



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JANUARY 28, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM**

*Kendra Burch, Chair
Jeffrey Barnett, Vice Chair
Susan Burnett, Commissioner
Adam Mayer, Commissioner
Joe Sordi, Commissioner
Rob Stump, Commissioner
Emily Thomas, Commissioner*

IMPORTANT NOTICE

This is a hybrid/in-person meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application (log-in information provided below). Members of the public may provide public comments for agenda items in-person or virtually through the Zoom webinar by following the instructions at the end of this agenda. The live stream of the meeting may be viewed on television and/or online at www.LosGatosCA.gov/TownYouTube.

To watch and participate via Zoom, please go to:

<https://losgatosca-gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1>

Enter Passcode: 011614

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on matters not listed on the agenda and are within the subject matter jurisdiction of the Commission. During special meetings, members of the public are welcome to address the Commission only on items listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five 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 three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

1. Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. **Located at 647 N. Santa Cruz Avenue.** APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-022. Property Owner/Appellant: 647 N. Santa Cruz Ave, LLC. Applicant: Lance Tate. Project Planner: Ryan Safty.
2. Consider a Request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a Vineyard Greater than 3,000 Square Feet on Property Zoned HR-2½. **Located at 16135 Cerro Vista Drive.** APN 537-30-018. Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land. Property Owner: Ruben Caballero. Applicant: Gary Kohlsaas. Project Planner: Suray Nathan.

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.)*

ADA NOTICE In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

NOTICE REGARDING SUPPLEMENTAL MATERIALS Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packets are available for public inspection at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Planning Commission agendas and related materials can be viewed online at <https://losgatos-ca.municodemeetings.com/>.

HOW TO PARTICIPATE

The public is welcome to provide oral comments in real-time during the meeting in three ways:

Zoom webinar (Online): Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: <https://losgatosca.gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1>. Passcode: 011614. You can also type in 884 3648 9094 in the “Join a Meeting” page on the Zoom website at <https://zoom.us/join> and use passcode 011614.

When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand.

Telephone: Please dial 855-758-1310 US Toll-free or 408-961-3927 US. (Webinar ID: 884 3648 9094). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

In-Person: Please complete a “speaker’s card” located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

NOTES: (1) Comments will be limited to three (3) minutes or less at the Chair’s discretion.

(2) If you are unable to participate in real-time, you may email planning@losgatosca.gov with the subject line “Public Comment Item #__” (insert the item number relevant to your comment).

(3) Deadlines to submit written public comments are:

11:00 a.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.

11:00 a.m. the Tuesday before the Planning Commission meeting for inclusion in an addendum.

11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

*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:
www.LosGatosCA.gov/TownYouTube*

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/28/2026

ITEM NO: 1

DATE: January 23, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. **Located at 647 N. Santa Cruz Avenue.** APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-022. Property Owner/Appellant: 647 N. Santa Cruz Ave, LLC. Applicant: Lance Tate. Project Planner: Ryan Safty.

RECOMMENDATION:

Deny the appeal of the Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned C-1, located at 647 N. Santa Cruz Avenue.

PROJECT DATA:

General Plan Designation: Neighborhood Commercial
Zoning Designation: C-1; Neighborhood Commercial
Applicable Plans & Standards: General Plan, Town Code, Residential Design Guidelines
Parcel Size: 24,703 square feet (0.57 acres)
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential and Commercial	Medium Density Residential and Neighborhood Commercial	R-1D and C-1
South	Residential and Commercial	Medium Density Residential and Neighborhood Commercial	R-1D and C-1
East	Commercial	Neighborhood Commercial	C-1
West	Residential	Medium Density Residential	R-1D

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

FINDINGS:

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment.
- As required to remove a pre-1941 property from the Historic Resources Inventory.

ACTION:

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

BACKGROUND:

The subject property is located on the west side of N. Santa Cruz Avenue, just south of the Blossom Hill Road intersection (Exhibit 1). The property is currently developed with a two-story, 4,086-square foot office building at the front of the site, and a 929-square foot single-family residence at the rear. The Santa Clara County Assessor's Database lists a construction date of 1978 for the property; however, that date reflects the date of construction of the office building at the front of the site. The existing residence at the rear of the property was not included in the 1990 Anne Bloomfield Survey, likely due to the office building obstructing view. The property is not within a historic district or LHP overlay. The Sanborn Fire Insurance Maps (Attachment 2 of Exhibit 3) show the residence on the property as early as 1928, with a rear addition occurring sometime between 1928 and 1944. The applicant's historic report (Attachment 3 of Exhibit 3) estimates that the residence was constructed in 1924.

On November 19, 2025, the Historic Preservation Committee (HPC) considered a request to remove the subject property from the Historic Resources Inventory (HRI). The applicant's historic report (Attachment 3 of Exhibit 3) indicates that, based on their research and experience, the findings for removal from the HRI could be made, noting that the residence was not associated with events important to the Town, not associated with significant persons, not representative of work of a master, does not yield information to the Town's history, and its integrity has been compromised. The HPC received the staff report, held a public hearing, and

discussed the request. The HPC voted four-to-one to recommend denial to the Community Development Director, finding that the residence still has integrity and is typical of the Craftsman style (Exhibit 4). The audio from this meeting is available on the Town's website at <https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-special-4>. On November 21, 2025, the Community Development Director denied the request for removal (Exhibit 5).

On November 25, 2025, the decision of the Community Development Director was appealed to the Planning Commission by an interested person, Michael Amidi, a member of the ownership team of 647 N. Santa Cruz Ave., LLC (Exhibit 6). On the appeal form, the appellant indicates that the appeal should be granted as the HPC relied on insufficient evidence, and the property does not meet the Town's criteria for inclusion in the HRI.

Pursuant to Town Code Section 29.20.255, any interested person, as defined by Section 29.10.020, may appeal to the Planning Commission any decision of the Community Development Director determining matters pertaining to historic preservation. For residential projects, an interested person is defined as "a person or entity who owns property or resides within 1,000 feet of a property for which a decision has been rendered and can demonstrate that their property will be injured by the decision." The appellant meets the requirements.

Pursuant to Town Code Section 29.20.265, the hearing for the appeal must be set for the first regular meeting of the Planning Commission more than five days after the date of filing the appeal. Due to legal noticing timelines, holiday closures, and timing of the applicant's addendum to their historic report, the January 28, 2026, Planning Commission meeting is the first regular meeting available to consider the appeal. The Planning Commission may hear the matter anew and render a new decision on the matter.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the west side of N. Santa Cruz Avenue, just south of the Blossom Hill Road intersection (Exhibit 1). The property is one-half acre, with an office building and parking lot developed at the front of the lot, and the existing residence at the rear, behind a fence. The surrounding properties contain a mixture of single-family residential and commercial development, with the commercial development fronting N. Santa Cruz Avenue.

B. Project Summary

The property owner is appealing the Community Development Director's decision to deny the request to remove a pre-1941 property from the HRI.

DISCUSSION:

A. HPC Authority and Applicability

Town Code Section 29.10.020 defines “Historic Structure” as “any primary structure constructed prior to 1941, unless the deciding body has determined that the structure has no historic significance and should not be included in the Town Historic Resources Inventory.” The applicant’s historic report notes an estimated construction date of 1924; therefore, the subject property is included on the HRI as a presumptive historic residence.

Town Code Sections 29.20.700 and 29.80.222 provide that the Community Development Director, upon recommendation by the HPC, determines matters pertaining to historic preservation that are not assigned to the Planning Commission. Section 29.80.227 (6) provides that it is the power and duty of the HPC to make a recommendation to the Community Development Director on requests for removal of a pre-1941 property from the HRI.

Pursuant to Town Code Section 29.80.215, the purpose of the Town’s Historic Preservation Ordinance states:

It is hereby found that structures, sites, and areas of special character or special historical, architectural, or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety, and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites, and areas.

The purpose of historic preservation is to promote the health, safety, and general welfare of the public through:

1. The protection, enhancement, perpetuation, and use of structures, sites, and areas that are reminders of past eras, events, and persons important in local, State, or National history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.
2. The development and maintenance of appropriate settings and environment for such structures.
3. The enhancement of property values, the stabilization of neighborhood and areas of the Town, the increase of economic and financial benefits to the Town and its inhabitants, and the promotion of tourist trade and interest.

4. The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

Residential Design Guidelines Section 4 notes that the Town has a wealth of older homes, many homes constructed prior to 1941, and may be found throughout Los Gatos. It is Town policy to preserve these resources whenever possible and practicable, and to require special care in the remodeling of and additions to them. All pre-1941 structures have the potential to be historically significant. Section 4.2 notes that the Town recognizes a historic resource as follows:

- Any structure/site that is located within an historic district (Broadway, Almond Grove, Fairview Plaza, University/ Edelen, and Downtown Commercial); or
- Any structure/site that is historically designated; or
- Any primary structure that was constructed prior to 1941, unless the Town has determined that the structure has no historic significance or architectural merit.

Lastly, Section 4.6 of the Residential Design Guidelines speaks specifically to pre-1941 structures and provides that pre-1941 structures have the potential to be historically significant, but not all will necessarily be classified as historic. Applications for removal, remodeling, or additions to structures constructed prior to 1941 will be reviewed by staff to determine their historic merit and contribution to the surrounding neighborhood. An initial evaluation will be made utilizing the 1991 Historical Resources Survey Project for Los Gatos. Staff may, at the discretion of the Community Development Director, refer a project application to the HPC for its input and recommendations.

When considering a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit, the HPC considers the following in their recommendation to the Community Development Director:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period, or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

These criteria are derived from the criteria used by the National and State Registers of Historic Places and reflect the purpose provided in the Town's Historic Preservation Ordinance found in Section 29.80.215 of the Town Code.

B. Historic Preservation Committee

On November 19, 2025, the HPC received the staff report, held a public hearing, and discussed the request (Exhibits 3 and 4). Following discussion, the HPC voted four-to-one to recommend denial to the Community Development Director.

Specifically, the HPC reviewed the request in relation to the five criteria to determine if a pre-1941 structure has historical significance or architectural merit. The first four criteria appeared as if they could be met: 1) the structure is not associated with events that made a significant contribution to the Town; 2) no significant personas are associated with the site; 3) no distinctive characteristics of construction; and 4) structure does not yield information to Town history. However, based on the information presented to the HPC at that time of the hearing, criterion number five could not be met: 5) the integrity has been compromised such that the structure no longer has the potential to convey significance.

On November 21, 2025, the Community Development Director denied the request for removal without prejudice (Exhibit 5).

C. Appeal to Planning Commission

The decision of the Community Development Director was appealed on November 25, 2025, by the property owner, Michael Amidi, a member of the ownership team of 647 N. Santa Cruz Ave., LLC (Exhibit 6). On the appeal form, the appellant indicates that the appeal should be granted as the HPC relied on insufficient evidence, and the property does not meet the Town's criteria for inclusion in the HRI.

An addendum report from the appellant was provided to support the appeal on January 7, 2026 (Exhibit 7), which focuses on criterion number five and determines that the integrity of the residence has been compromised such that the structure no longer has the potential to convey significance.

As noted in Exhibit 7, the original 1924 residence was a minimal Craftsman style home that has been significantly altered over time. Pictures were provided, showing the enclosing of the front porch, rear addition, and roof modifications and extensions. The addendum report notes that the rear addition introduced Neo-classical columns which also diminishes the Craftsman character. In response to the fifth criterion for removal, the report notes that, "the 1924 house has extensive alterations that greatly diminish the minimal Craftsman elements of the original design."

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. At time of publication of this report, no public comment has been received.

ENVIRONMENTAL REVIEW:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

CONCLUSION:

A. Summary

The property owner is appealing the Community Development Director's decision to deny the request to remove a pre-1941 property from the HRI for property zoned C-1, located at 647 N. Santa Cruz Avenue.

B. Recommendation

For reasons stated in this report, it is recommended that the Planning Commission deny the appeal and uphold the decision of the Community Development Director to deny the request to remove a pre-1941 property from the HRI.

C. Alternatives

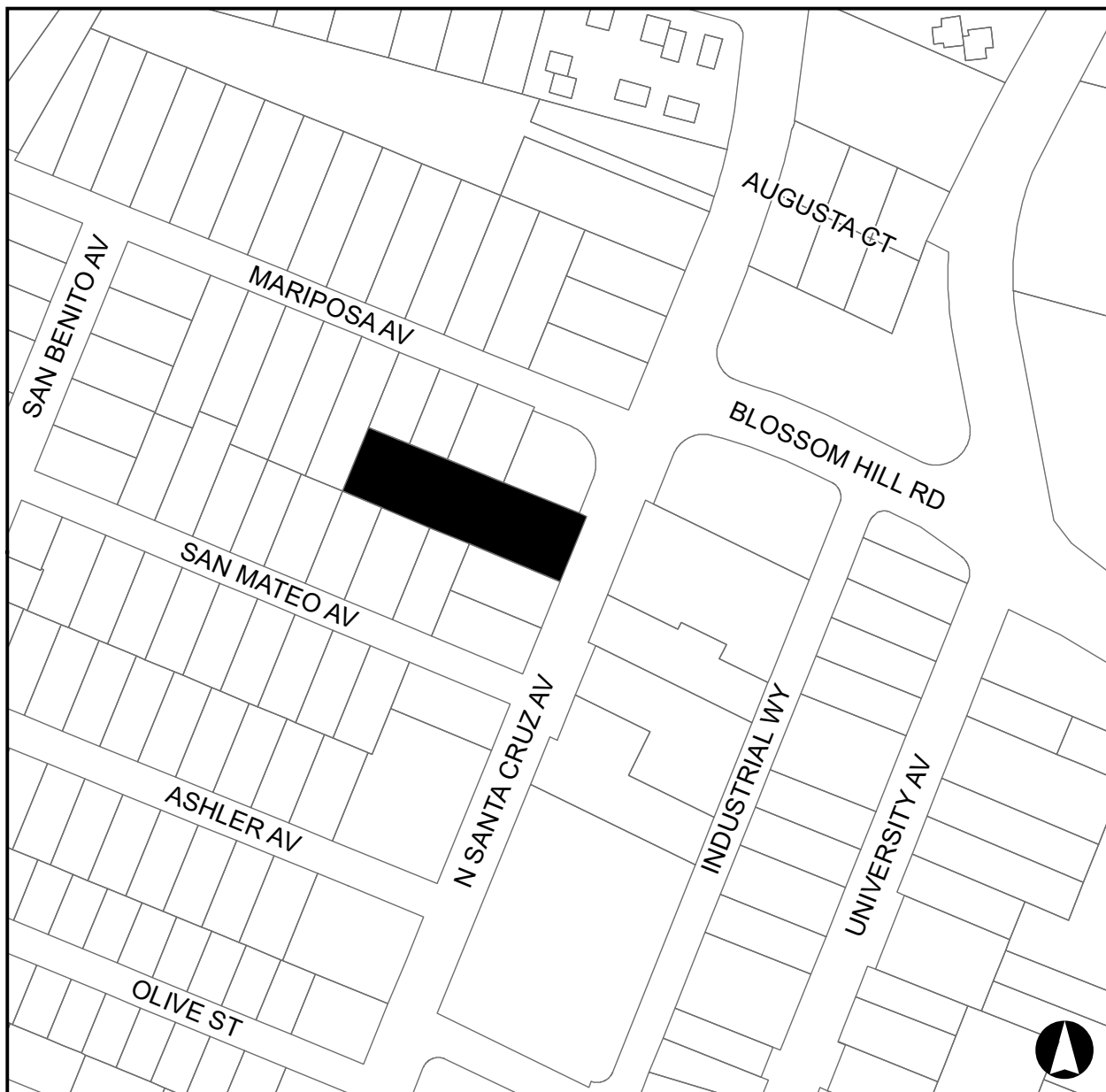
Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Grant the appeal and remove the subject property from the HRI, making the findings provided in Exhibit 2; or
3. Remand the appeal to the HPC with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings for Granting Appeal
3. Historic Preservation Committee Staff Report and Attachments, November 19, 2025
4. Historic Preservation Committee Meeting Minutes for November 19, 2025
5. Historic Preservation Committee Action Letter, November 21, 2025
6. Appeal of the Community Development Director decision, received November 25, 2025
7. Addendum to Historical and Architectural Evaluation Report

647 N. Santa Cruz Avenue



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PLANNING COMMISSION – January 28, 2026
REQUIRED FINDINGS FOR:

647 N. Santa Cruz Avenue
Request for Review PHST-25-022

**Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3).
Property Owner/Appellant: 647 N. Santa Cruz Ave, LLC.
Applicant: Lance Tate.**

FINDINGS

Required finding for CEQA:

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Required findings to determine that a pre-1941 structure has no significant or architectural merit:

- As required for a determination that a pre-1941 primary structure has no historic significance or architectural merit:
 1. The structure is not associated with events that have made a significant contribution to the Town;
 2. No Significant persons are associated with the site;
 3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
 4. The structure does not yield information to Town history; or
 5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

EXHIBIT 2

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TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 11/19/2025

ITEM NO: 4

DATE: November 14, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. **Located at 647 N. Santa Cruz Avenue.** APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-022. Property Owner: 647 N. Santa Cruz Ave, LLC. Applicant: Lance Tate. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned C-1 located at 647 N. Santa Cruz Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1978 per County Assessor
2. Bloomfield Preliminary Rating: N/A
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

BACKGROUND:

The subject property is located on North Santa Cruz Avenue and is developed with a two-story office building at the front and a pre-1941 residence at the rear, which is not visible from the street. The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory.

PREPARED BY: Ryan Safty
Associate Planner

Town records show that previously there were two residences on this site, and both were used as rentals (Attachment 1). In 1949, Town records show that an attached garage was added to one of the residences on the site, however no plans are available and it is unclear if the subject residence was modified with this garage. Records also show that one of the residences was required to disconnect electric and gas utilities due to hazardous conditions in 1974, but again it is unclear to which residence this applied. A staff report and plans from 1976 show the approval of the existing two-story office building, and notes that the front residence would be demolished and the residence at the rear of the site (subject residence) would remain.

The Santa Clara County Assessor's Database lists a construction date of 1978; however, that date appears to reflect the date of the construction of the office building at the front of the site. The property was not included in the 1990 Anne Bloomfield Survey, likely due to the office building at the front of the property obstructing view of the residence at the rear.

The Sanborn Fire Insurance Maps in Attachment 2 show the subject residence on the property as early as 1928, with a rear addition occurring sometime between 1928 and 1944.

DISCUSSION:

The applicant provided a detailed historic report for this property, prepared by Bonnie Bamburg of Urban Programmers (Attachment 3). The report contains pictures and a detailed written description of the existing residence; historic uses and occupancy of the property; history of the Town; and an explanation of whether the residence meets any of the State or Federal historic findings of significance. The report notes that the residence is of modest Craftsman-style and was built in around 1924 but notes that the building is not an example of a fine or exemplary Craftsman-style residence.

In summary, the report concludes that the residence is not listed in a historic district in the Town. The property is associated with the broad pattern of residential development in the Town but is not a significant example of that pattern. There is no association with a person of historical significance, and the architecture is not a significant example of the Craftsman style. It is also unlikely that important information from pre-history or the history of construction would be found. Compared to federal and state registers, the property does not meet the criteria to be considered a historic resource and is not a historic resource under the definition of the California Environmental Quality Act.

CONCLUSION:

Should the Committee find that the findings for removal can be made, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations or redevelopment of the property would not return to the Committee.

FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

_____ In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Town Records
2. Sanborn Fire Insurance Maps
3. Historic Report
4. Existing Conditions Plan

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DATE Jan 27 1949

The undersigned herewith makes application for the

Construction of 1 Story
wood garage attached Building, of
Type Construction, no basement, to be used and

occupied as Dwelling
Foundation to be concrete
With a footing of 16 in. 8 in. top and 18 in. high
Outside walls to be Plaster

Interior to be Sheet rock

The roof will be Comp. Asphalt
supported 2x4 rafters 2x4 "C"
Will be heated by gas with transite flue
Estimated value, \$ 7,550

.....herely agree to save, indemnify and keep harmless the Town of Los Gatos
against all liabilities, judgments, costs and expenses which may in any wise accrue
against said city in consequence of the granting of this permit or from the use or oc-
cupancy of any sidewalk, street, or sub-sidewalk place by virtue thereof, and will in
all things strictly comply with the conditions of this permit.

Owner Angelo Culver Address 647 Santa Lucia
Architect "
Contractor Dick Taylor

Inspector's File N
No. 833

Department of
Building & Inspection

BUILDING PERMIT

TOWN OF LOS GATOS

PERMIT is herewith granted to

on

for

in accordance with plans and specification
approved, and now on file in this office.

Receipt for

Dollar

as fee, is hereby acknowledged.

Dated

19

Inspector

Handwritten signature and initials

Town of Los Gatos
PO Box 949
Los Gatos, California 95030

July 24, 1974

Building Regulations

P.G.&E.
325 Saratoga Avenue
Los Gatos, California 95030

Attention: Mr. William Stephens

Subject: Disconnection of Utilities
647 N. Santa Cruz Avenue

Gentlemen:

Please consider this letter as a request to disconnect electric and gas utilities to the residence at the above location. Recent inspection by this office has revealed that the electric and gas systems in their present condition to be unsafe.

The building is presently occupied by Mr. W. Kazarlan and it is my understanding that this building will be vacated August 1, 1974.

The building's owner is:

Mr. George Mitchell, et al
23485 Sunset Drive, Los Gatos, AS 95030

Yours truly,

Arch Watson
ARCH WATSON
BUILDING OFFICIAL

AW:ls

ATTACHMENT 1

7

Town of Los Gatos
PO Box 949
Los Gatos, California 95030

July 24, 1974

Building Official

Mr. George Mitchell, et al
23485 Sunset Drive
Los Gatos, California 95030

Subject: Correction Notice - 647 North Santa Cruz Avenue, Los Gatos, CA

Dear Mr. Mitchell:

Recent inspection of buildings at the above location revealed certain hazardous conditions as listed below that require corrections:

1. Existing electric service is of inadequate size to serve dwelling unit.
2. Existing electric circuit over current protection does not provide adequate safety protection.
3. Portions of existing electrical wiring system(material used and method of installation) expose building and occupants to fire and shock hazard.
4. Lack of foundation and deterioration to ground supports have caused structural settlement.
5. Deterioration and lack of maintenance to wall and roof structural members(rear portion) have caused structural failure to the extent that framing members are incapable of supporting imposed loads.
6. Detached garage structure is in state of partial collapse and a structural hazard due to: lack of proper foundation supports; lack of and inadequate vertical framing members; lack of bracing to resist lateral forces.

-continued-

Page 2
Arch Watson
to: Mr. George Mitchell

July 24, 1974

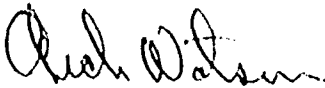
Please note that the above items reflect only major items of concern with relation to minimum safety requirements of Housing Code.

If repair or rehabilitation of building is to be done, consideration should be given to other existing deficiencies such as foundation, damaged siding, roof covering, etc.

As a result of this inspection and hazardous conditions found, P.G.&E. has been requested to disconnect utilities to the building.

If additional information is desired or to obtain permits for repair work, please feel free to contact the undersigned.

Yours truly,



ARCH WATSON
BUILDING OFFICIAL

AW:ls

September 10, 1976

Agenda Item #4

REPORT TO: The Architecture and Site Committee
FROM: Donald R. Ross, Associate Planner
SUBJECT: Architecture and Site Application S-76-47
APPLICANT: G. Edward Mitchell
LOCATION: 647 North Santa Cruz Avenue
ZONING: Parcel has C-2 zoning in front and R-M:5-12 zoning in the rear
REQUEST: Approval of plans pursuant to Section 4.56.020 of the Zoning Ordinance for the construction of a one-story office building.

PROPERTY SIZE AND SHAPE:

The property is rectangular shaped with 86.6 feet of frontage on North Santa Cruz Avenue and an area of 24,000 feet. The proposed plans call for development of the front portion of the parcel which has commercial zoning, a site of 9,990 square feet. No additional development is proposed for the rear 14,010 square feet.

ENVIRONMENTAL ASSESSMENT:

It has been determined that this project is Categorically Exempt pursuant to Section 15103(c).

EXHIBITS: A - Revised development plans (3 sheets), stamped Received August 25, 1976
B - Landscape lighting and building sign exhibit, stamped Received June 17, 1976.

BACKGROUND: On July 21, 1976, the Committee considered this application, and continued the matter to permit the submission of revised plans demonstrating compliance with a number of deficiencies noted in the staff report. This has now been done.

DETAILS OF THE PROJECT:

1. The property presently contains two rental dwellings and a large vacant area. The applicant has submitted plans proposing the demolition of the front dwelling and the construction of an office building with parking and office space on the ground level and additional offices above. The first floor will contain 710 square feet while the second floor will contain 3,520 square feet, for a total area of 4,230 square feet.

2. Factual data concerning this project includes:

	<u>Proposed</u>	<u>Permitted</u>
a. Number of stories	2	No Limit
b. Height (feet)	22	40
c. Site area coverage (%)	36.4	100

d. Building setbacks	<u>Proposed</u>	<u>Required</u>
Front	10*	0
Side	5	0
Rear	2	0**

*Back of Plan Line

**The rear zoning line is not a property line, and no setback is required.

e. Parking spaces ($4,262/235 = 17.98$ spaces)	18	18
f. Parking specifications (feet)		
Space width	9.5 - 12	9
Space length	20	20
Aisle width	26	26
g. Perimeter planter width (feet)	5	7*
h. Landscaping within parking areas	8'	5'
i. Trash enclosure: located on the ground floor of the building.		
j. Exterior materials: Walls: adobe color concrete masonry on first level (parking garage) Cedar shakes, and grooved redwood plywood stained charcoal brown on office floor level.		
k. Signing: Number plates for each office are proposed, as shown on the attached exhibit.		
l. Lighting: Low level redwood garden lanterns are proposed. The details are described in the attached exhibit.		
m. Access to undeveloped section: An ingress/egress right-of-way is proposed providing access to the multiple family zoned section of the parcel to the rear.		

- The ordinance now requires that the curbs around planter areas function as wheelstops.
- The previous report noted that two large trees, a 12-inch Oak and a 6-inch Acacia, were to be removed to permit additional parking. It was noted further that while the Acacia was not in good health, the Oak was worth preserving. This revised plan proposes removal of the Acacia and preservation of the Oak within a 16.5-foot-wide planter.
- Parking and building access for the handicapped is now provided.
- The only signing is illustrated in Exhibit B. Proposed sign area will not exceed 1.5 square feet while a maximum of 84 square feet is permitted.

PUBLIC WORKS COMMENTS:

This application proposes to develop a vacant parcel of land at 647 North Santa Cruz Avenue. The ultimate plans for Santa Cruz Avenue include widening between the existing trees to provide parking bays. The existing curb-to-curb width will

S-76-47
September 10, 1976
Page 3

provide two moving lanes and a two-way left-turn lane. Since this property is extremely close to the Blossom Hill intersection, we do not recommend parking bays along this frontage. The only street improvements needed on the frontage of this property are the removal of the existing driveway approach, installation of a new driveway approach, and the installation of one electrolier.

The traffic circulation pattern is acceptable with the two-way aisle and perpendicular parking. An easement is proposed to be retained over the aisle to provide access to the existing residence behind the property. There is no lighting proposed from the parking lot other than low level decorative lighting. If lighting is added to the parking lot, the final plans must show these details for review and approval.

RECOMMENDATION:

Approval, subject to the following conditions:

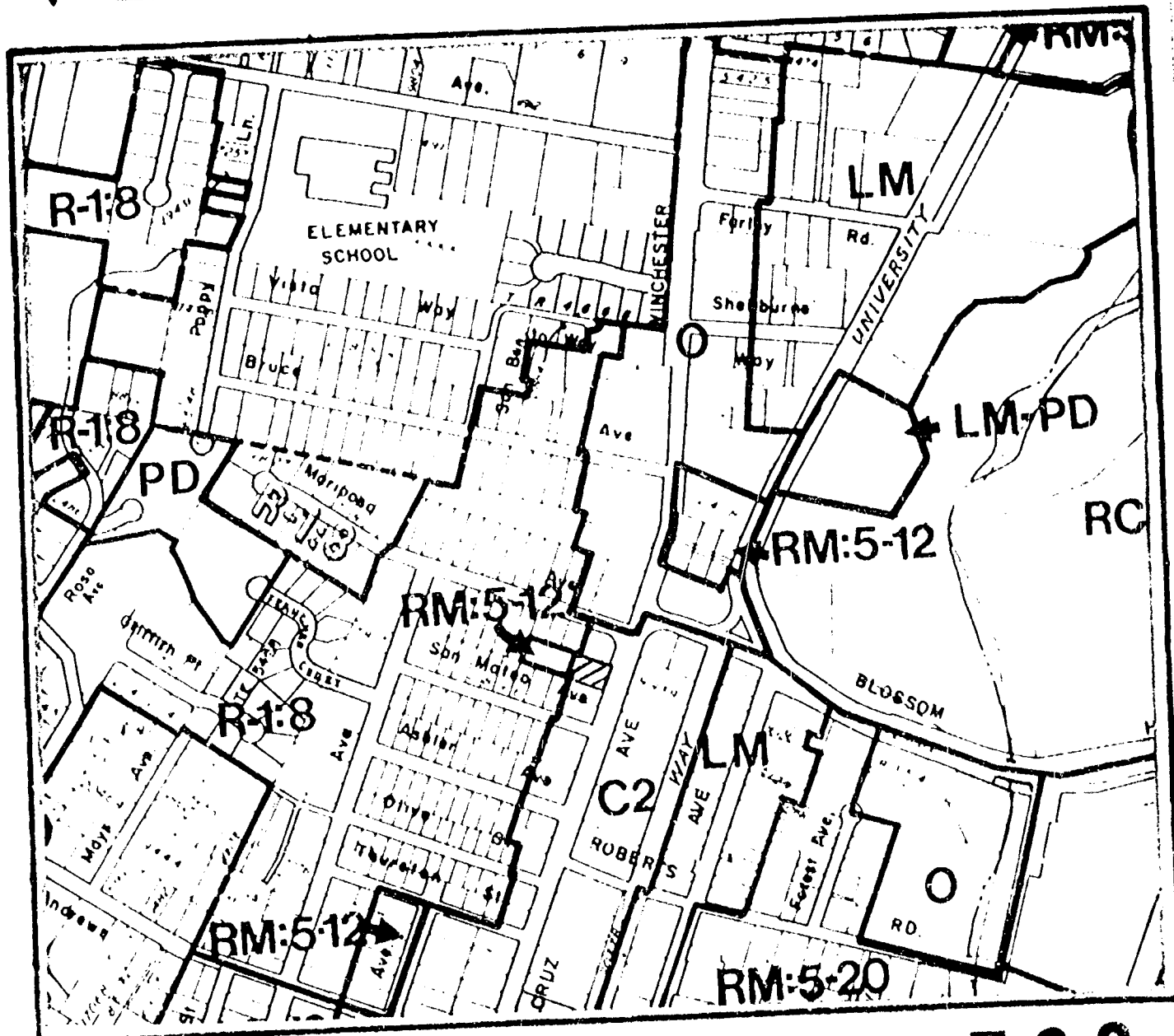
1. The applicant shall install a new driveway approach, replace the existing driveway approach with standard curb, gutter and sidewalk, and install one electrolier as approved by the Town Engineer.
2. The applicant shall submit final grading, drainage, and traffic circulation plans for review and approval by the Town Engineer.
3. The landscaped planter along the north property line shall be increased in width by two feet, and the parking spaces be reduced in length by a corresponding two feet to 18 feet.


LEE E. BOWMAN, PLANNING DIRECTOR for

DONALD R. ROSS, ASSOCIATE PLANNER

LEB:DRR:oh
Attachments

VICINITY MAP

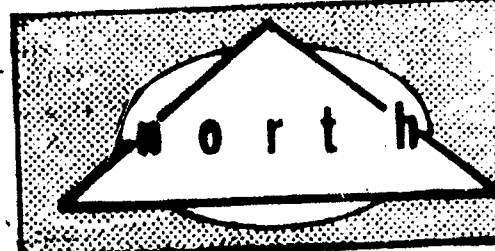


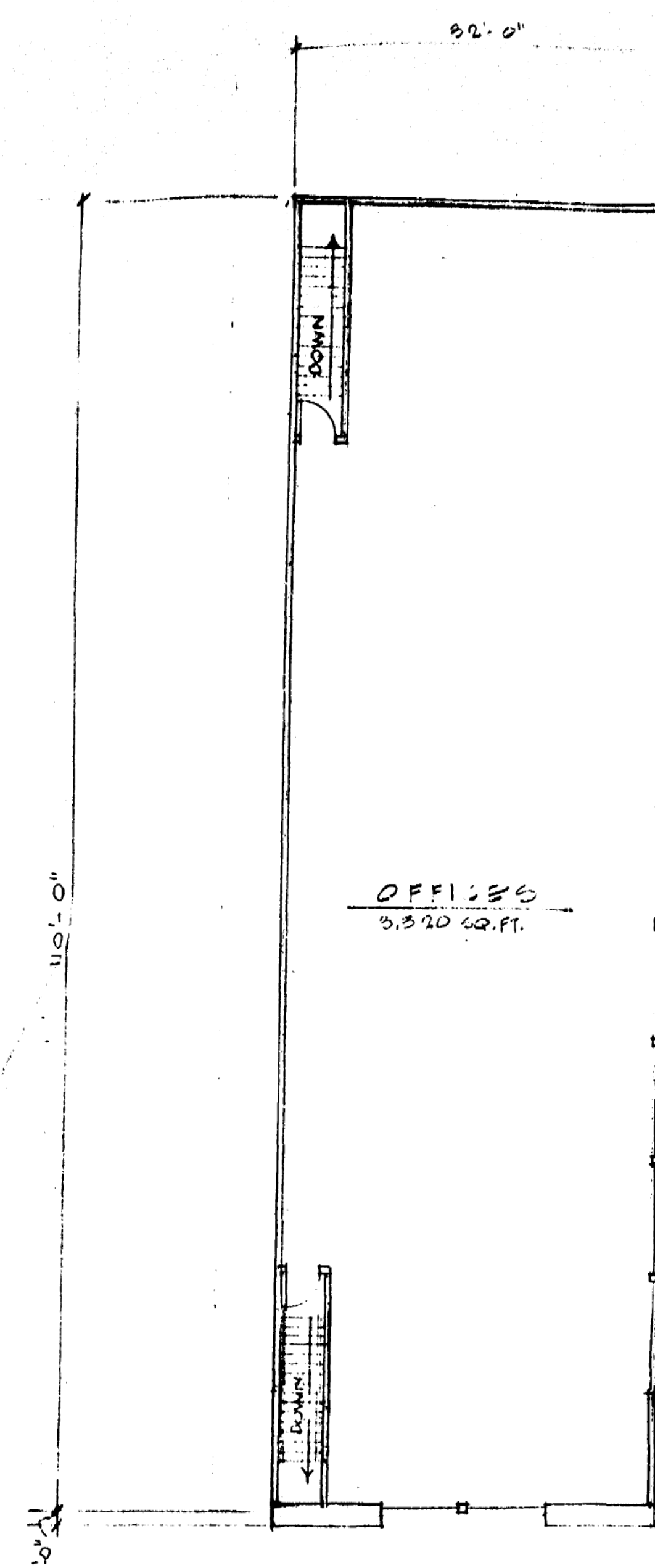
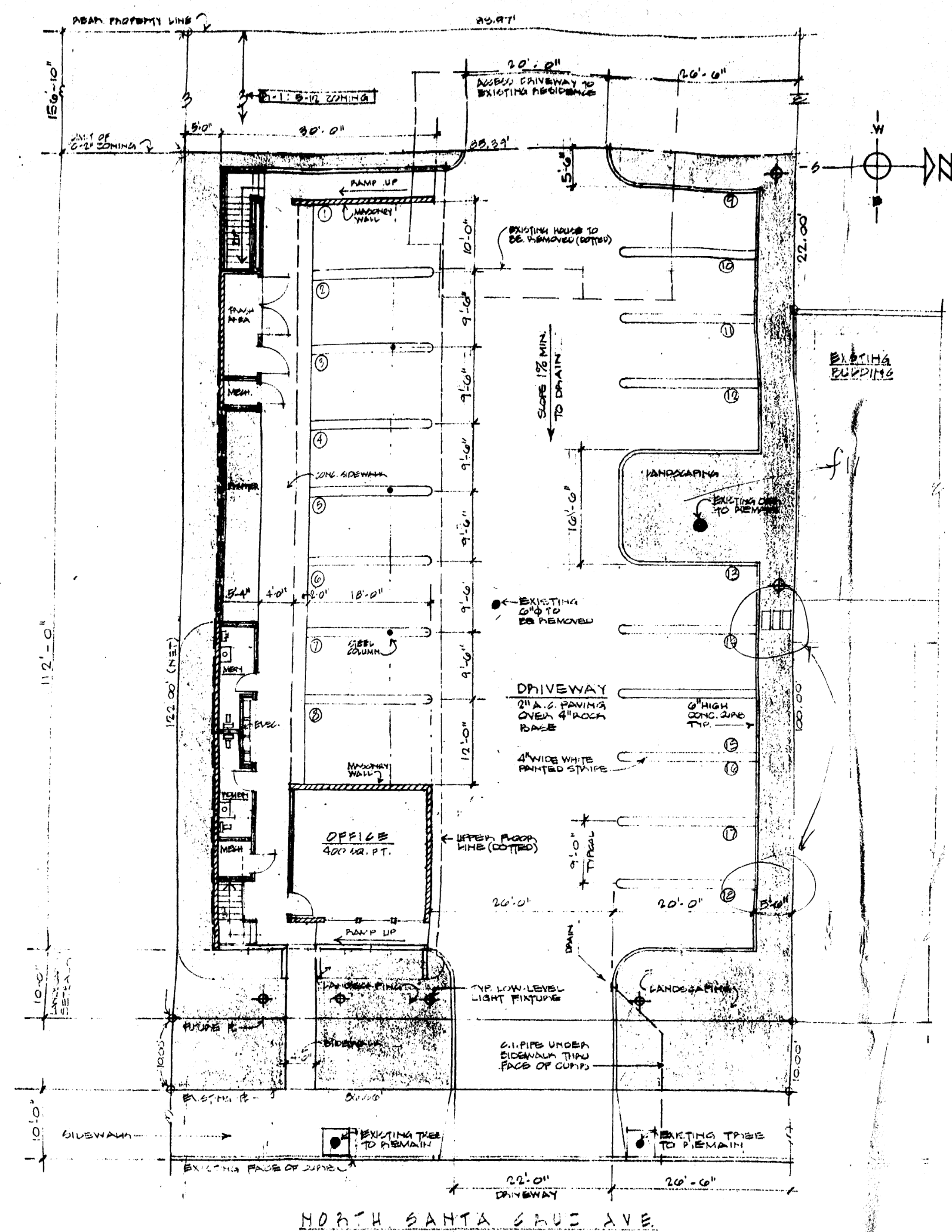
TOWN of LOS GATOS Planning Commission

Date of meeting - 9/15/76

Agenda item no. - 4

Applicant - MITCHELL

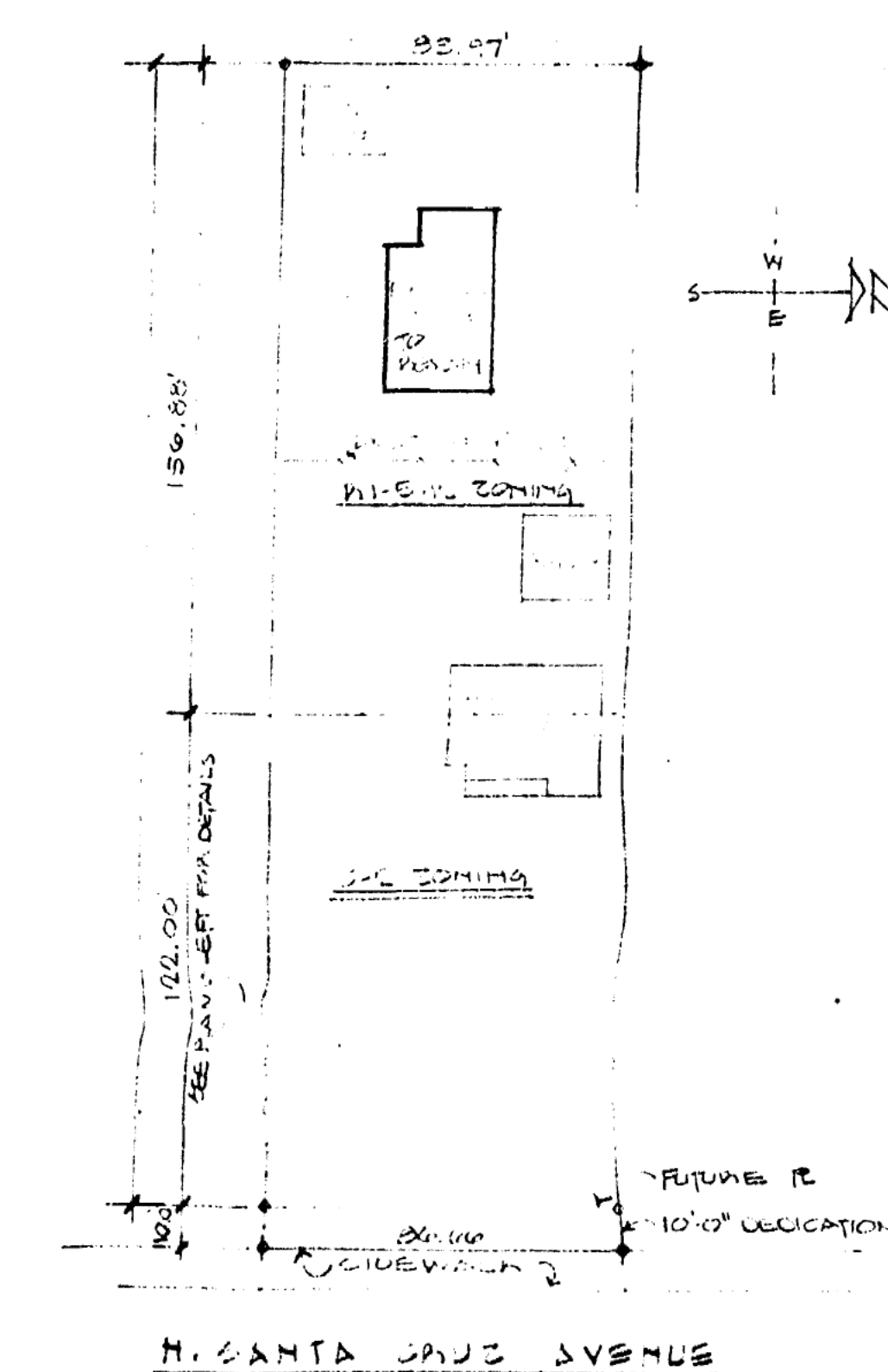




- # G E N E R A L H O T E L

1. OWNED:
G. EDWARD MICHENER
[REDACTED]
[REDACTED] 45030
2. CONED: 40-12'
3. ACRES: ONE PARCELS - NO. 1
4. AREA: 9,900.51 SQ FT (226.6)
5. 3/4" AC. = 10,000 SQ FT
9,900.51 / 10,000 = .990051
6. PARCELS: REVENUE = 4000000
ACTUAL = 17.95 ACRES
7. LAND: SAVING RATIO: PARCELS: AREA:
AREA OF LAND = 9,900.51 SQ FT
PARCELS: 9,900.51 / 10,000 = 0.990051

S I T E P L A N : SCALE: 1"=40'



DRAWING INDEX	
SHEET	DESCRIPTION
1	GENERAL INFORMATION
2	GENERAL INFORMATION
3	GENERAL INFORMATION
4	GENERAL INFORMATION
5	GENERAL INFORMATION
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100	GENERAL INFORMATION

APPROVED

By HRS Committee 9/15/76, adopted
the 3 Conditions of General License
Action L. 104 9/16/76

Secretary
Planning Commission of the Town of Los Gatos

RECEIVED

AUG 25 1976
TOWN OF LOS GATOS
PLANNING DEPARTMENT
By 5.76-47
Revised

EXHIBIT A

JOB NO.	7614	NO.		DATE		REVISION		DATE		REVISION	
DATE	AUG. 24, 1976										

DATE: 8-11-76

F. DENNIS BURROW

AIA

ARCHITECT - PLANNER

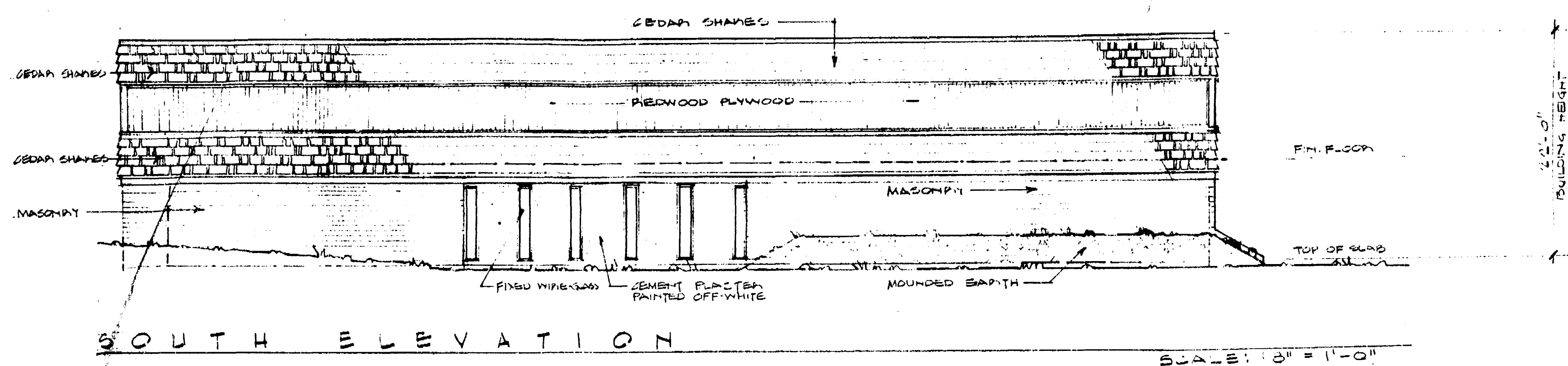
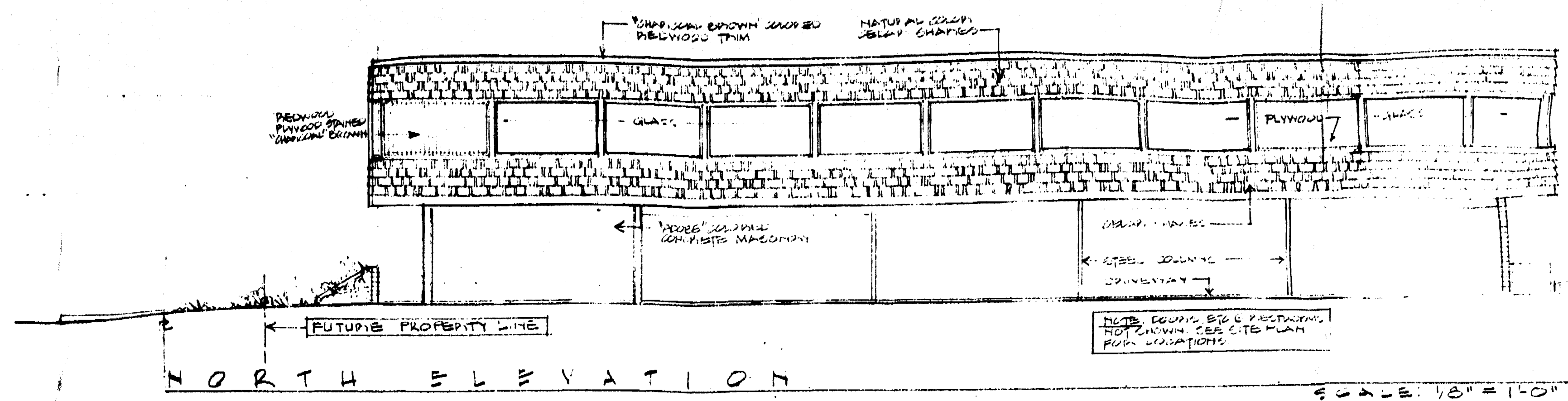
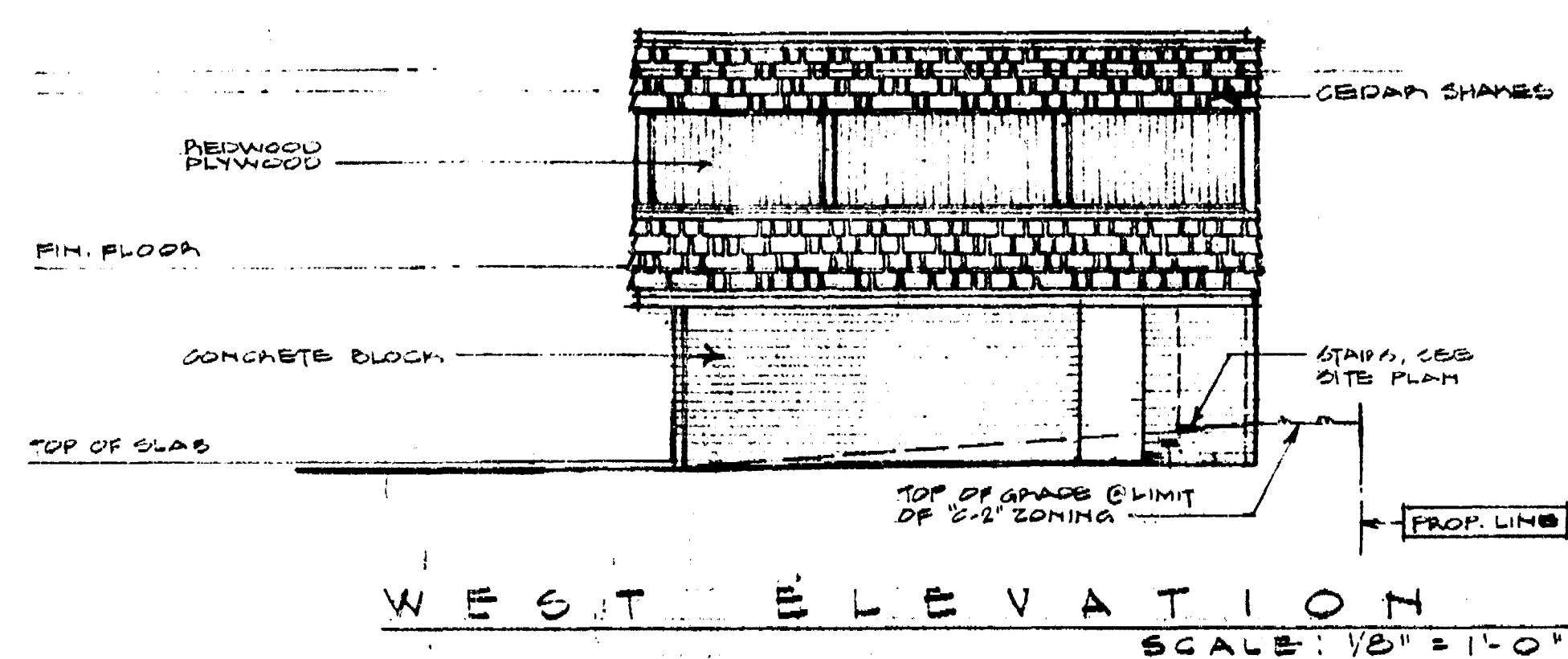
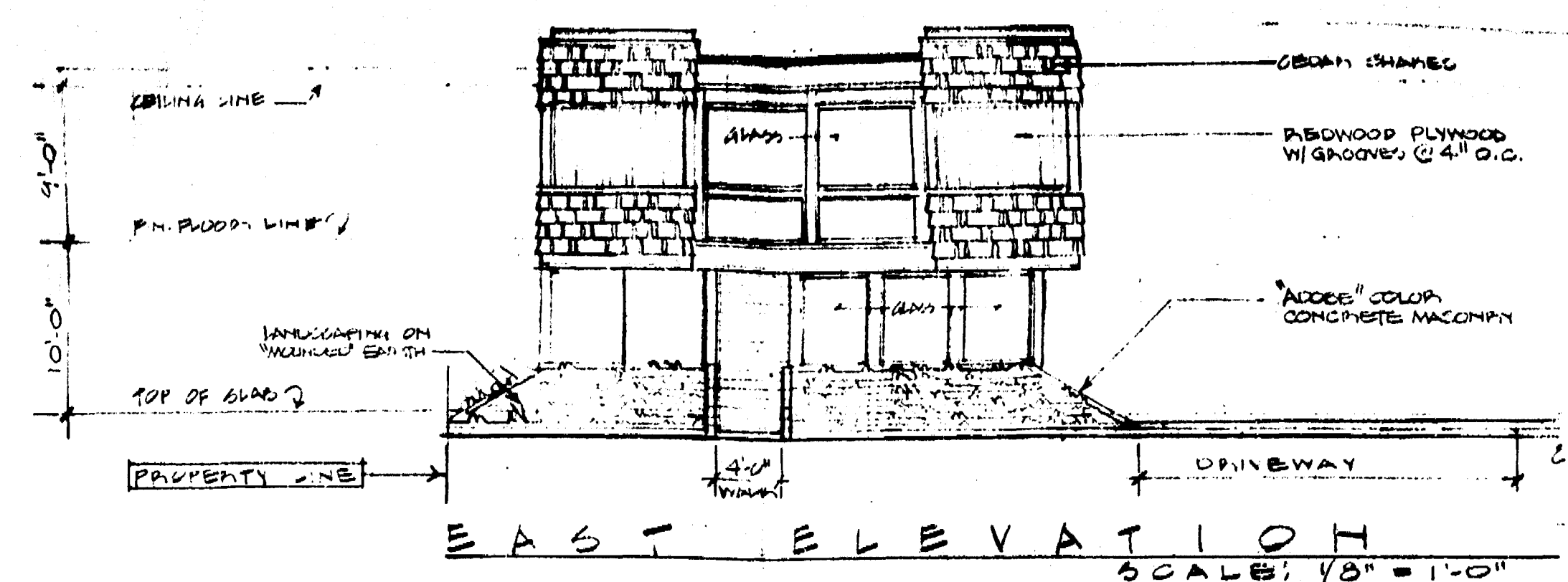
642 UNIVERSITY AVENUE - 354 8536

LOS ANGELES, CALIF. 90024

PROPOSED COMMERCIAL BUILDING

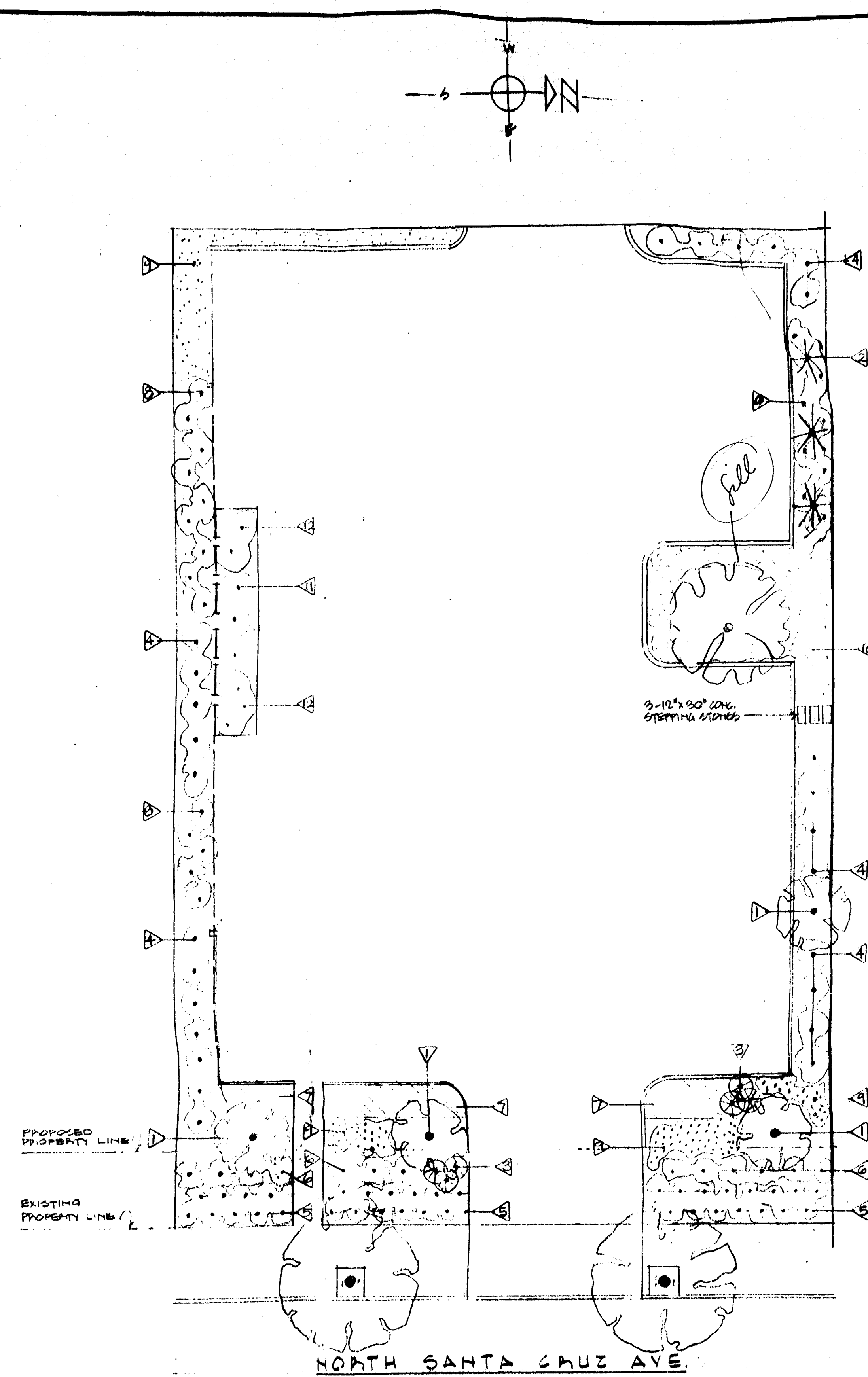
647 N. SANTA ANITA AVE.

LOS ANGELES, CALIF. 90024



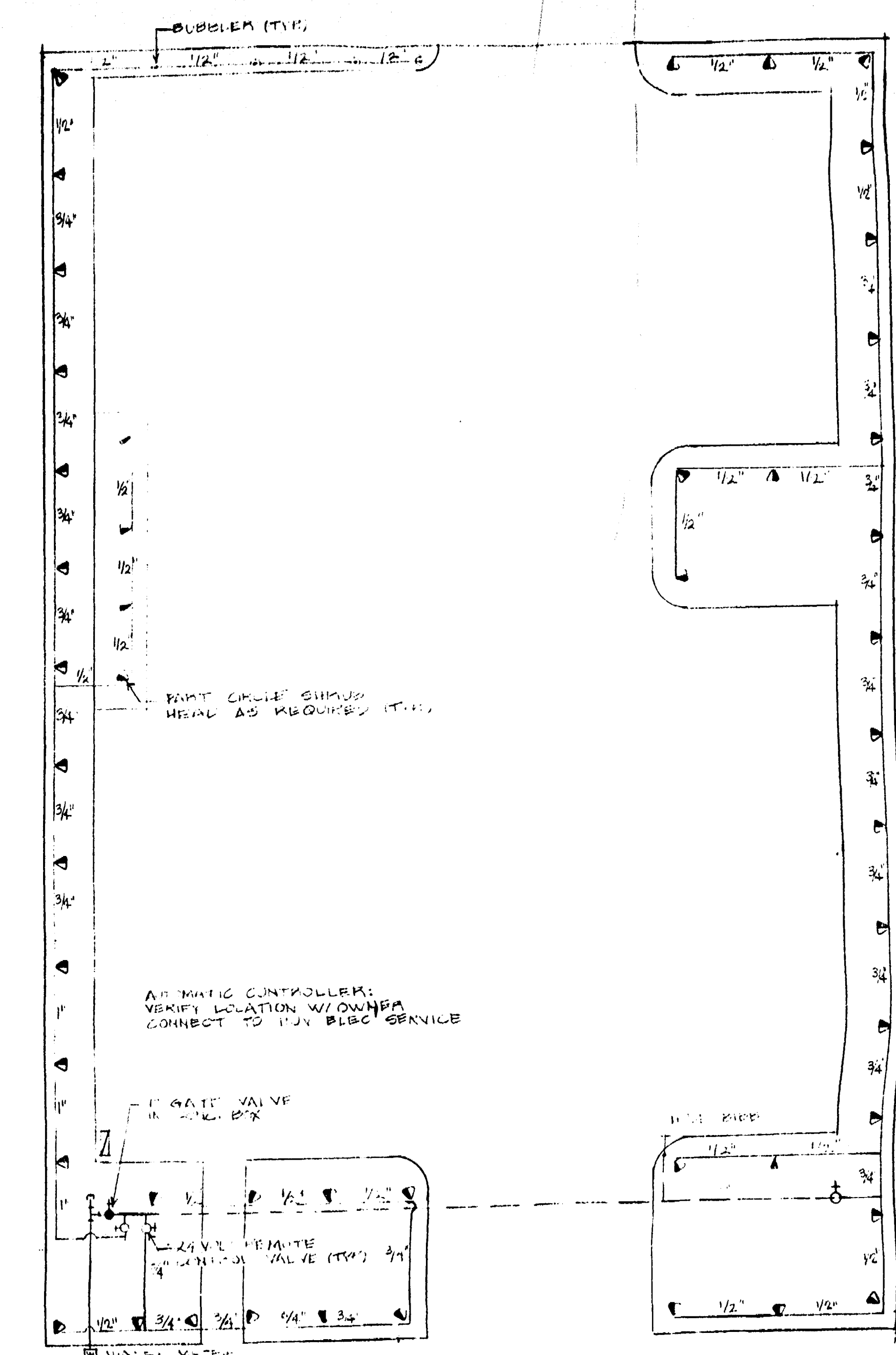
JOB NO. 7614		NO.	DATE	REVISION	EXTERIOR ELEVATIONS	DENNIS BURROW	AIA	PROPOSED COMMERCIAL BUILDING	SHEET 2
DATE AUG. 24, 1976						ARCHITECT - PLANNER 644 UNIVERSITY AVENUE - 114-8236 LOS GATOS, CALIFORNIA - 95030		647 N. SANTA GARCIA AVE. LOS GATOS, CALIFORNIA	

EXHIBIT A
Sheet 2 of 2



PLANTING PLAN
SCALE: 1"=10'-0"

QTY	DESCRIPTION	SIZE
1	FRAXINUS RAYNOLDII (QUAKING ASH)	15 GAL.
3	JUNIPERUS TORULOSA (TWISTED JUNIPER)	15 GAL.
5	MORAEA IRIODES (E. NIGHT LILY)	5 GAL.
20	ZISTUS HYBRIDUS (WHITE ROCKROSE)	1 GAL.
37	CORPUSMA KIPKII (CREEPING FIG)	1 GAL.
22	LIGUSTRUM TEXANUM (LUSTERLEAF)	1 GAL.
360	GAZANIA UNIFLORA-YELLOW (TRAILING GAZANIA)	FLAT
14	RAHIGOLEPIS 1. "ENCHANTRESS"	1 GAL.
205	POSMANUS OFFICINALIS (ROSEMARY)	FLAT
220	VINCA MAJOR	FLAT
3	CAMELLIA JAPONICA ALBA PLENA	5 GAL.
5	VIBURNUM DAVIDII	1 GAL.



IRRIGATION PLAN
SCALE: 1"=10'-0"

JOB NO. 7614		NO.		DATE		REVISION		LANDSCAPING PLAN		DENNIS BURROW		AIA		PROPOSED COMMERCIAL BUILDING		SHEET 3	
DATE AUG. 24, 1979										ARCHITECT - PLANNER		347 N. SANTA CRUZ AVE.		LOS GATOS, CALIFORNIA			

EXHIBIT A
Add 3/4"

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1928

MARCH 1928
LOS GATOS
CALIF.

2

2



16

17

26

36

44

48

SAN BENITO AV.

MARIPOSA AV.

SAN MATEO AV.

ASHLER AV.

OLIVE AV.

THURSTON AV.

3

27

37

45

48

MONTEREY AV.

AV.

SANTA CRUZ AV.

4



Scale of Feet

Copyright 1928 by the Sanborn Map Co.

ATTACHMENT 2

1944

2



MARCH 1928
LOS GATOS
CALIF.

2

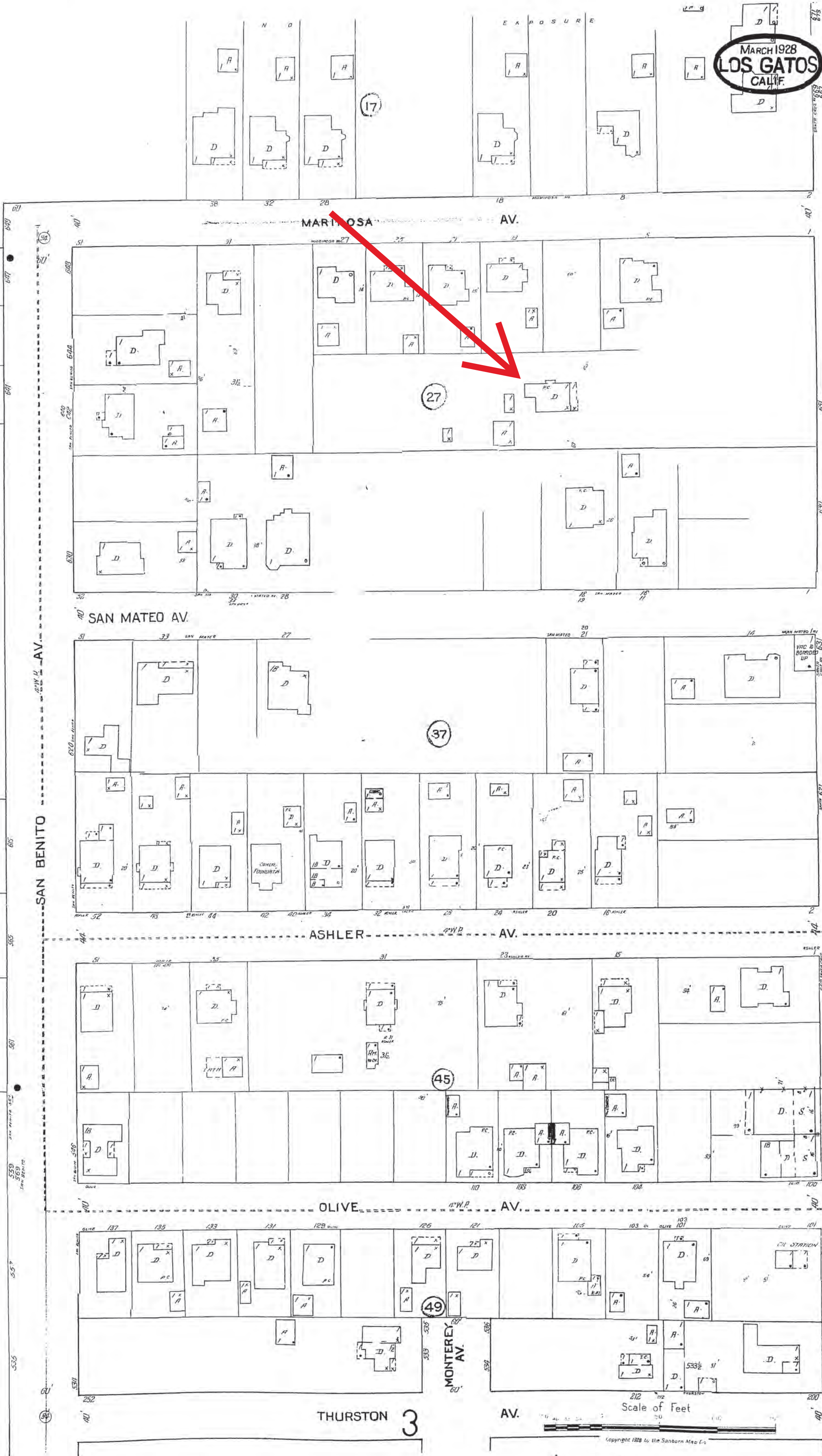
26

36

48

SAN BENITO AV.

3



SANTA CRUZ

4

Scale of Feet

Copyright 1928 by the Sanborn Map Co.

1956



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PRIMARY RECORD

NRHP Status Code

Other

Review Code

Primary #

HRI #

Trinomial

Listings

Date 8-12-2025

Page 1 of 23 *Resource Name or #: (Assigned by recorder) 647 & 651 N Santa Cruz Avenue, Los Gatos

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; of of Sec ; B.M.

c. Address 647 & 651 N. Santa Cruz Avenue City Los Gatos ip 95070

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590703.02 mE/ 4121470.70 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 410-14-015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is a long parcel that rises in elevation from N. Santa Cruz Avenue. It is 88.6 feet wide by 288.8 feet deep. Fronting on N. Santa Cruz Avenue is an office building that is one-story over car parking, addressed as 647 N. Santa Cruz Avenue. This office building was developed in 1978 and is perpendicular to the street with a parking lot along the north side running the full length of the building to a solid wood fence with a gate of the same material giving the appearance of a wall separating the rear portion of the site. Behind the fence, the property rises and contains a garage and a modest Craftsman-style house c.1924. The house is on the sloping site with a front porch that is elevated to match the rear elevation. Contemporary lattice fencing covers the front void under the porch and concrete steps reach the entry.

*P3b. Resource Attributes: (List attributes and codes) HP 2 single-family

*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front façade
651 N. Santa Cruz Ave. 0 7/25

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1978 and 1924 Assessor's Files

*P7. Owner and Address:

North Side Plaza LLC

647 N. Santa Cruz Ave

Los Gatos, CA 95030

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg

Urban Programmers

10710 Ridgeview Ave

San Jose, CA 95127

*P9. Date Recorded: 08/12/2025

*P10. Survey Type: (Describe) intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None found

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):



CONTINUATION SHEET

Property Name: _____ 647 North Santa Cruz Avenue, Los Gatos, CA _____

*Recorded by: _____ Bonnie Bamburg _____

*Date _____ 20 AUG 2025 _____



Continuation ☒ Update

Page ____2__ of ____23__

P3 continued

The front porch extends across the front façade and has been enclosed with sliding windows. The porch is covered by the extended roof with exposed rafter tails. The east side has two tall wood-frame windows on each side of an alteration pop-out that is sheathed in wider horizontal boards.

The pop-out has a shed roof with a wood-framed window beneath. A similar framed window is in the center of the wall. Other similar windows are close to the corners of the side facade. The east side has one paired-window toward the front and a single window close to the rear entry corner. The rear has also been altered by constructing an addition and extending the roof to cover it. A second entry is on the northwest corner. The house has beveled siding (clapboard) that appears to be redwood. The roof is a medium pitch with composition shingles and small vents close to the ridge line. It appears that the house has not been occupied for quite a while, and there is observable deterioration from a lack of maintenance.

The landscaping consists of stones randomly spaced creating a walkway from the parking lot of the office building up to the house. There is no evidence of a formal landscape plan.

The garage appears to have been constructed after the house but likely within the same decade as the house, however it is in a deteriorated condition. The basic pitched roof box-style 2-car garage has a double lift door and siding that is similar to the clapboard siding found on the house.

The buildings are not a fine or exemplary example of the Craftsman style.

CONTINUATION SHEET

Property Name: 647 North Santa Cruz Avenue, Los Gatos, CA

*Recorded by: Bonnie Bamberg

*Date 20 AUG 2025



Continuation Update

Page 3 of 23

OFFICE BUILDING




CONTINUATION SHEET

Property Name: 647 North Santa Cruz Avenue, Los Gatos, CA

*Recorded by: Bonnie Bamburg

*Date 20 AUG 2025



Continuation  Update

Page 4 of 23

HOUSE



EAST FACADE



NE CORNER



NORTH SIDE


CONTINUATION SHEET

Property Name: 647 North Santa Cruz Avenue, Los Gatos, CA

*Recorded by: Bonnie Bamburg

*Date 20 AUG 2025



Continuation  Update

Page 5 of 3



NW CORNER



SW CORNER



SOUTH SIDE

CONTINUATION SHEET

Property Name: _____

Page 6 of 23 *Resource Name or # (Assigned by recorder)

*Recorded by: _____ *Date _____  Continuation  Update

B10 continued



AERIAL VIEW OF 651 AND 647 N. SANTA CRUZ BLVD, LOS GATOS

N

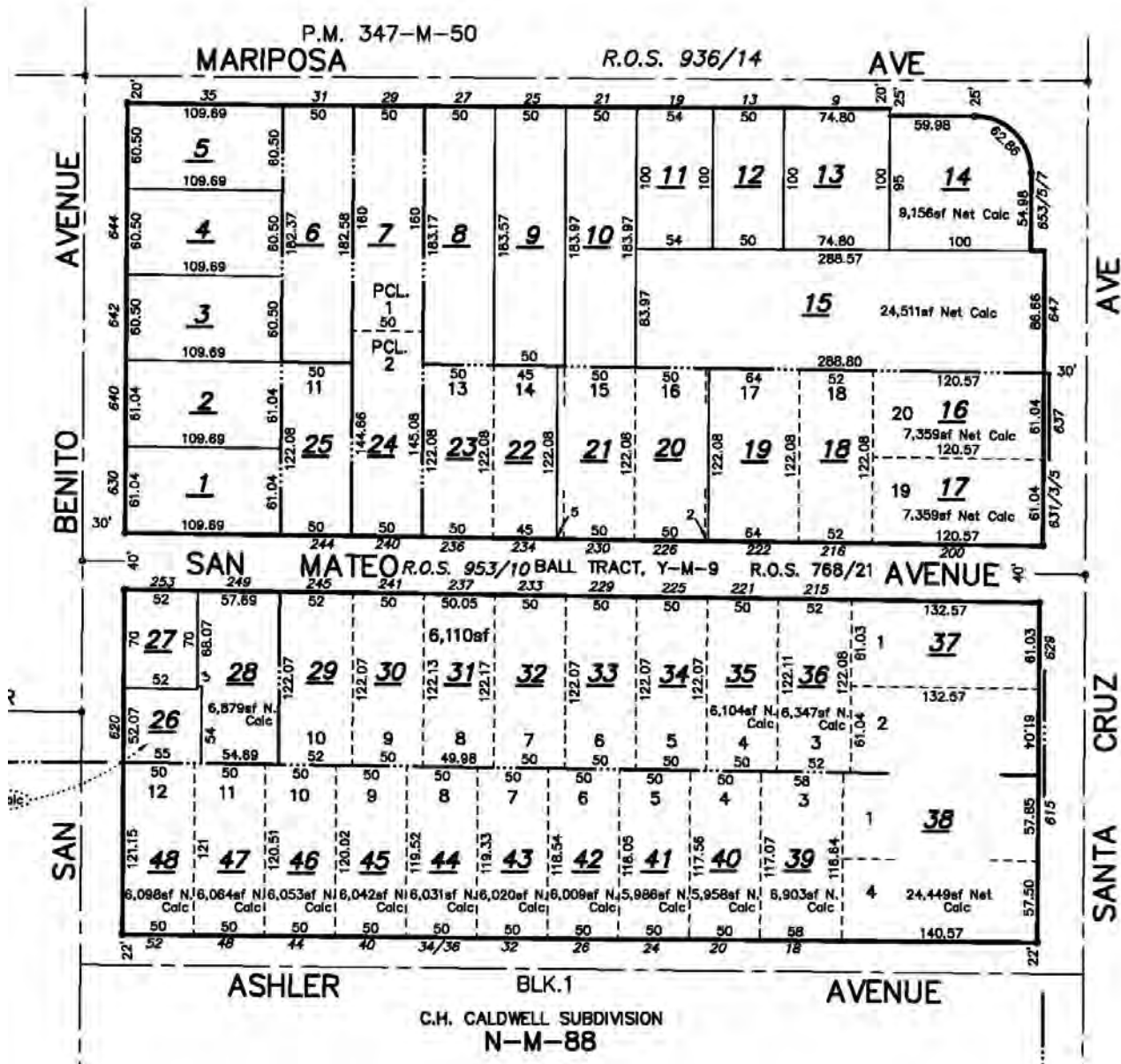
CONTINUATION SHEET

Property Name: _____

Page 7 of 23 *Resource Name or # (Assigned by recorder)

*Recorded by: _____ *Date _____ ☐ Continuation ☐ Update

B10 continued



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (647 & 651 N. Santa Cruz Ave. Los Gatos *NRHP Status 6Z
Code Page 8 of 23

- B1.** Historic Name: None
- B2.** Common Name: Plaza Office Building
- B3.** Original Use: Residential **B4.** Present Use: 651 Vacant; - 647 Office
- *B5. Architectural Style:** 651 Craftsman; 647 Contemporary Commercial
- *B6. Construction History:** (Construction date, alterations, and date of alterations)
647 N. Sant Cruz Ave. Office Bld. Constructed 1978
651 N. Santa Cruz Ave Residential. Constructed 1924 per Assessor Records; Alterations not documented
- *B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
- *B8. Related Features:** Mature trees on the site
- B9a.** Architect: Unknown (house) **b. Builder:** Unknown (house)
- *B10. Significance:** **Theme** NA **Area** Los Gatos **N>ANA**
Period of Significance NA **Property Type** NA **Applicable Criteria** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The property, including a 1924 house and a 1978 office building does not meet the criteria of the California Registers of Historical Resources and is not listed in a historic district in Los Gatos. The property is associated with the broad pattern of residential development in Los Gatos, but is not a significant example of the pattern. There is no association with a person of historical significance in Los Gatos and the architecture of the house is not a significant example of the Craftsman style. Due to the previous agriculture and construction on site, it is unlikely that important information from pre-history or the history of construction would be found.

Background/context.

The area that became the Town of Los Gatos was inhabited by a group of the Ohlone, Coastal Native Americans. The abundance of animals and native plants provided for year-round habitation that was enhanced by the temperate climate. Described as hunters and gathers, the population remained relatively constant for hundreds of years prior to (cont.)

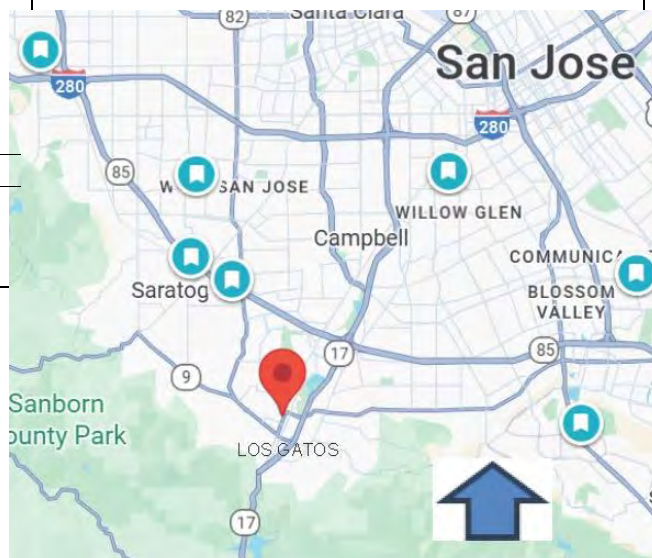
- B11.** Additional Resource Attributes: (List attributes and codes) none
- *B12. References:**

B13. Remarks:

(Sketch Map with north arrow required.)

- *B14. Evaluator:** Bonnie Bamburg
***Date of Evaluation:** 15 AUG 2025

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: ___ 647 & 651 N. Santa Cruz Ave. :os Gatos___

Page _9_ of _23_

*Recorded by: Urban Programmers *Date 8/12/2025 x Continuation Update

B 10 Significance continued

the European explorers and Mission settlements.¹

The Spanish Period

The Portola Expedition of 1769 was when Captain Juan Gaspar de Portolá led a contingent of Spaniards on an exploration of the San Francisco Peninsula seeking the seaward entrance to the Bay. By 1777 a city was established at San Jose de Guadalupe to provide provisions for the presidio at San Francisco. Mission Santa Clara, established that same year, brought Europeans and western customs to the area. Although not located in the Los Gatos area, the mission drew from the native population, exposing them to disease and deprivation of the native lifestyle. Within a few years the native population had expired.

The Mexican Era

In 1821, the governance of California changed from the Spanish to the Mexican authority. During this period (1821-1848) the bestowing of large acreages for service to the governors was popular, and California was extensively divided by these "Ranchos". In 1840, **El Rancho Rinconada de Los Gatos**² was 6,631-acres granted by Governor Juan Alvarado to Jose Maria Hernandez and Sebastian Fabian Peralta. It appears that the only structure constructed thereon was an adobe house where Vasona Park is today.³ After California became a state in 1850, the land grant was patented to Sebastian Peralta and José Hernandez in 1860. The owners began selling portions of the land as settlers came to the area. An early entrepreneur was James Alexander Forbes (1805–1881), who purchased about 200 acres in 1853, whereupon he built Forbes Mill. The mill began operating in 1855, but Forbes went bankrupt in 1857. This misfortune was overshadowed by the many who found success in orchards or services for the growing Town of Los Gatos.⁴ During this era adobe buildings were popular with wood frame emerging as lumber was milled.

Early Settlement

Los Gatos was located along the corridors between San Jose (Santa Clara Valley) and Santa Cruz. Connecting railroads began as a service to logging and agriculture and grew to be important for travelers going between the cities of the Santa Clara Valley and both Santa Cruz and San Francisco. The town became a natural location for hotels to accommodate those traveling for business, and, because of its

¹ Bruntz, George, History of Los Gatos, Pacific Group 1971 page 1

² It appears the name was in recognition of the mountain lions that inhabited the area.

³ Bruntz, George, History of Los Gatos, Pacific Group 1971 page 3

⁴ Bruntz, George, History of Los Gatos, Pacific Group 1971 page 5

CONTINUATION SHEET

Property Name: ___ 647 & 651 N. Santa Cruz Ave. :os Gatos___
Page ___10 of _23_

*Recorded by: Irban Programmers *Date 8/12/2025 x Continuation Update

natural beauty and climate, visitors who came for holiday as well. Some found the area offered opportunity for agriculture and as the lumber industry waned ,the cleared land was planted with fruit trees. Word spread of the pleasant living attracting new residents. During this era, buildings were constructed of stone, wood and brick. The styles were Victorian for commercial and residential buildings.



Above is the Beckwith Building on Maun Street, 1893



Above and left are
examples of Queen Anne Style
Residences

CONTINUATION SHEET

Property Name: ___ 647 & 651 N. Santa Cruz Ave. :os Gatos___

Page __11__ of __23__

*Recorded by: ___ Irban Programmers ___ *Date ___ 8/12/2025 ___ x Continuation Update

The new century was one of dramatic change in Los Gatos. At the turn of the century when the population was 1,952, the economy was primarily agriculture, orchards and vineyards, packing houses and wineries.⁵ Transportation remained essential as agriculture expanded and both new residents and visitors increased. The Southern Pacific train and interurban system of street cars and the private automobile were the primary modes of transportation. The private automobile allowed residential development to expand often filling the vacant parcels in subdivisions platted in the late 1800s or claiming orchard or small farms close to the center of town. By 1920 the population stood at 2,317 and ten years later the population had grown to 3,168.⁶ Los Gatos developed with subdivisions of small cottages and a reputation as an arts colony. Musicians, artists and writers occupied many of the cottages well into the 1970s. While some became famous such as violinist [Yehudi Menuhin](#) and author John Steinbeck, many were symphony musicians, commercial artists and supporting actors.⁷ During this era, commercial buildings adopted the Spanish Colonial Revival style promoted by the Southern Pacific and “this became the California Style”. The Beckwith Building 1893, constructed in brick, was given a new sheathing of stucco with small eyebrows of red tile. After the 1989 Earthquake, the building was repaired removing the stucco and rehabilitating the original appearance. Residential architecture entered the era with late Victorian and Craftsman styles, with front facing gables and double gable, cross-gable, and side gable roofs. Elements of the styles include truncated porch supports, full height and with a base. Low or half porch walls, either solid or open, exposed framing with rafter tails showing, and brackets, decorative or structural. The exterior walls were a mix of materials, often rock lower walls and wood or shingles siding. The style was made more economical with stucco siding in the 1920s. These bungalows developed in a variety of styles from the Mediterranean area, with red tile roofs, and a more Indigenous Craftsman Style in many variations. The Bayview Historic District exhibits this residential pattern

⁵ Bruntz, George, History of Los Gatos, Pacific Group 1971 page25

⁶ Bay Area Census Data - https://census.bayareametro.gov/historical-data/1860-1940/los_gatos. Retrived 7/24/2025

⁷ Authors personal experience as a child visiting family friends.

CONTINUATION SHEET

Property Name: ___ 647 & 651 N. Santa Cruz Ave. :os Gatos___
Page ___ 12 of _23

*Recorded by: ___ Irban Programmers ___ *Date ___ 8/12/2025 ___ x Continuation Update

Examples of Craftsman Style homes from this era.



CONTINUATION SHEET

Property Name: ___ 647 & 651 N. Santa Cruz Ave. :os Gatos___

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Mid to Late Twentieth Century-1941-1999

The era opens with WWII and the opportunity for the fruit growers and packers to receive federal grants to be sure there would be supplies to feed the military as well as the civilian population. This arrived as the growers and packers were facing a declining market and prices that did not support the industry. This cycle was due to several factors but the loss of European Axis countries as customers played heavily on the industry. By mid-century, the private automobile had replaced all but the Southern Pacific train. Los Gatos had changed from agriculture to a suburban residential community with small subdivisions accessed by hastily constructed roads. Access to the Town was from State Route 17 and State Route 9 (Los Gatos-Saratoga Road). Both were improved in the early 1950s, and State Route 17 continued to be widened after connecting the East Bay with Santa Cruz and the coast. Commercial development extended along Main Street and North Santa Cruz Avenue extending Bascom Avenue south into Los Gatos. An entrance from State Route 17 provided access to more area of residential development and encouraged commercial development to also expand. By the 1960s housing prices in Los Gatos were rising and although it retained some of the artist environment the culture was moving toward employees of the technology industries. By the 1980s Los Gatos had become one of the wealthiest residential areas in Santa Clara County. Architectural styles for commercial buildings included tilt-up concrete panel buildings but the predominate was frame construction, wood or metal, with stucco or manufactured siding, Residential styles began with International but was after WWII Stylized Ranch and Millenium Mansions . Most residential buildings were wood-frame construction.

The history of Los Gatos began with the lumbering industry followed by agriculture with orchards and processing. However, from the early years, aside from the economic drivers, Los Gatos experienced growth in residential development due to the climate and natural beauty of the area. Transportation improvements over the years encouraged part times residents into the 1960s when permanent residents were the growth..

647- 651 North Santa Cruz Avenue

The parcel is part of the tract of Land deeded to W. A. Kerlin, by Deed dated August 31, 1924 and recorded in Book 171 of Official Records, Page 550. William Albert Kerlin was born in 1866 in Pennsylvania. Shortly after his birth the family moved west living in Illinois and Nebraska where he was educated in surveying, and in Illinois where he met and married Grace Belle Haws before settling in Los

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Angeles about 1915. The 1920 US census shows ⁸William was a surveyor, and they have one son William Albert Jr., with the family living in Long Beach. In 1924 the family purchased land in Los Gatos and constructed a house and a garage that was on the property tax role in 1925. The 1926 Voter rolls for Santa Clara County show that William was a rancher(fruit) living at 651 N. Santa Cruz Ave in Los Gatos. This refers to the existing house on the subject property. The family owned fruit orchards in San Jose and elsewhere in the county. ⁹San Jose City directory foe 1932,¹⁰ lists William Sr., as the chairman of the County Survey, residence at 269 San Jose Avenue, in Redwood Township. William A. Kerlin passed away in 1935 and is buried in Forest Law, Glendale, California. The Kerlins are listed in the City Directories with several addresses over the years. The N. Santa Cruz property was a part-time residence, and it does not appear to have been rented. After her husband's death Grace is listed as his widow living at 1264 Pine, San Jose.¹¹ Grace Kerlin passed away in 1944. William Albert Kerlin, Jr. married and lived in San Jose when he and his wife registered to vote in 1938. After his father passed away, William Kerlin Jr. appears to have managed the property with his mother. After 1941 the house was rented outside the family.

In 1942, the first year the address 467 is listed in the City Directory, the property was rented to Mrs. L.P. Felice. During the 1940s Louis Felice operated a shoe store on N. Santa Cruz Road. It appears they rented for one year. Although not recorded, it appears there were short time rentals for five years.

The N. Santa Cruz property was sold by William A. Kerlin Jr. in 1946 to Lloyd Stryker Jr. and Minnie M., his wife. ¹²The Strykers were neighbors at 639 N. Santa Cruz Avenue where they raised poultry.¹³ The Strykers constructed a second and larger garage in the lare 1940s. This appears the time alterations were made to the house. In 1978, the garage was demolished, and a two-story office building was constructed on the property and addressed 647 N. Santa Cruz Avenue. The house was cut off with the only access through a solid wood fence at the end of the office building's parking lot. A resident who did not wish to be identified stated the house was rented but thought it empty for years. The house has been vacant for quite a while.

⁸ IS Census 1920 Los Angeles CA

⁹ Santa Clara Assessor's Records- William A. Kelin Santa Clara County Arvives.

¹⁰ R.L. Polk, San Jose City Directory, 1932 page 285

¹¹ R.L.Polk City Directory for San Jose 1938-1942

¹² Deed Stryker Jr. and Minnie M. November 20, 1946

¹³ Los Gatos City Directory, 1922 R.L. Polk Publisher.

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The owners and tenants of the property did not have a significant role in in the history of Los Gatos. The families had fruit trees on the property, and it appears most of the time the houses were rented outside the ownersfamilies. Owners and tenants after 1975 are not included because the threshold age for evaluating resources for the California Register of Historical Resources is 50 years unless there is extraordinary circumstances, which is not the case with this property.i

Historical Evaluation Framework.

The regulatory background outlined below offers criteria used to assess the historic significance and eligibility of a building, structure, object, site or district for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) the criterias for both are very similar with the NRHP the more restrictive. Therefore, when a property is not eligible for listing in the CRHR, it would not be eligible for listing in the NRHP. .

National Register of Historic Places

The National Historic Preservation Act (NHPA) authorizes the Secretary of the Interior to expand and maintain the National Register of Historic Places.

The National Register Criteria for Evaluation is composed of two factors. First, the property must be “associated with an important historic context.”¹⁴ Secondly, the resource must retain sufficient integrity to convey the reason for its significance. The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

¹⁴ U. S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (Washington, DC: Government Printing Office, 1997), 3.

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D. Property has yielded, or is likely to yield, information important to prehistory or history.

While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."¹⁵ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity: Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. The seven aspects are as follows;

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.¹⁶

California Register of Historical Resources

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the California Register of Historical Resources are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California

¹⁵ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

¹⁶ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44-45.

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- or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
 3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
 4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.¹⁷

Like the NRHP, evaluation for eligibility to the CRHR requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet NRHP integrity standards may be eligible for listing on the CRHR.¹⁷

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (Public Resources Code §5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:

¹⁷ State of California, Department of Parks and Recreation, Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6 (Sacramento: California Department of Parks and Recreation, 2001), 1.

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- a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- b) Is associated with the lives of persons important in our past;
- c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- d) Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act) Under CEQA §15064.5, "generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings shall be considered as mitigated to a level of less than a significant impact on the historical resource."

Historical Resource Evaluation of 647 & 651 N. Santa Cruz Abenue, Los Gatos

To evaluate a property for historical significance, it is necessary to place it in context to define the period of significance and identify the important items for the property.

The primary context in which to evaluate the 651 N. Santa Cruz Avenue, is Residential Development and the Craftsman style of Architecture. In Los Gatos 1924-1940.

Context Summary. The house at 651 N. Santa Cruz Avenue was constructed in 1924 for ther William A. Kerlin family who had moved d to Los Gatos from Los Angeles. Willia was a surveyor who also purchased orchard land in Santa Clara County. The house and a garage remained in the family until about 1940, although it appears to have been a vacation home. After a brief period of renting the property, it was sold to Lloyd Stryker Jr. and his wife Minnie. This family raised poultry, although it was not listed in the County Assessors' records for this property. .

The historical context is as a single-family residence . The architecture is a modest Craftsman style, that was likely constructed by a local carpenter/ builder with direction for the owner .

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National Register of Historic Places Criteria Evaluation

a. Property is associated with events that have made a significant contribution to the broad patterns of our history.

The single-family house and garage. Are a very small part of a very large pattern of residential development in Los Gatos during the 1920s, . However, this property is not a significant example of this large pattern. Thus, the buildings are not significant under National Register Criterion A.

B. Property is associated with the lives of persons significant in our past.

The property at 651 N. Santa Cruz Avenue, does not have an association with individuals who are significant in the history of Los Gatos, The owners of the property who had the house and garage constructed , lived in the house a short time before moving, although they retained the property for part-time use. The second owners were residents until it was developed with an office building in 1978. Research did not find an important association with the owners and the history of Los Gatos,. Therefore, the property it is not significant under National Register Criterion B. .

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The modest Craftsman style house is onstructed with a wood frame and siding. Elements of the style are the natural material and exposed rafter tails of the eaves. The side-facing building has been altered to enclose the front porch and create additions and a modified entrance in the rear. Compared to the very fine examples of Craftsman style homes found in Los Gatos, this house is not an important example of the style.

D. Property has yielded, or is likely to yield, information important to prehistory or history.

It is unlikely that important information about building construction, materials or methods would be found in the wood frame house since it is considered common construction. It is also unlikely information important in pre-history would be found on the site due to the disturbance of native spils, however an archaeological survey was not part of this stdy.

Conclusion. The property is not significant under National Register Criteria A, B, C or D thus it is not

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eligible for the National Register.

California Register of Historical Resources Criteria for Evaluation

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United State'*

The single-family house and garage. Are a very small part of a very large pattern of residential development in Los Gatos during the 1920s, . However, this property is not a significant example of this large pattern. Thus, the Thus, the buildings are not significant under California Register Criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history.*

The property at 651 N. Santa Cruz Avenue, does not have an association with individuals who are significant in the history of Los Gatos, The owners of the property who had the house and garage constructed , lived in the house a short time before moving, although they retained the property for part-time use. The second owners were residents until it was developed with an office building in 1978. Research did not find an important association with the owners and the history of Los Gatos,. Therefore, the property it is not significant under The California Register of Gistorical Resources ccriterion 2Criterion B. .

3. *It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master or possesses high artistic values.*

The modest Craftsman style house is onstrycted with a wood frame and siding. Elements of the style are the natural material and exposed rafter tails of the eaves. The side-facing building has been altered to enclose the front porch and create additions and a modified entrance in the rear. Compared to the very fine examples of Craftsman style homes found in Los Gatos,.this house is not an important example of the this style.

The house and garage at 651 N. Santa Cruz Avenue are modest vernacular versions of the Craftsman style. the house is a rectangular form with the front facing N. Santa Cruz Avenue. This facade has been altered by enclosing it with sliding windows above a half wall. The main entrance appears to have been relocated to the modified rear façade where the roof was extended and columns of a Colonial Revival style were added as porch supports. The housed is not a r artistic rendition of the style. The property does not meet the Caalifornia Register of Historical Resources criterion 3.

4. *It has yielded, or is likely to yield, information important to prehistory or history of the*

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local area, California, or the nation.

5.

The property has been disturbed by trees and construction of three building's foundation and driveways, It is unlikely that important information about construction of the buildings or pre-history would be found on this parcel. However, an archaeological survey was not conducted as part of this study.

Conclusion: When compared to the criteria of the California Register of Historical Resources it is determined that the property at 651 N. Santa Cruz Avenue does not meet the criteria and is not eligible for listing. The office building at 46 N. Santa Cruz Avenue is not 50 years old and does not meet the threshold age to be considered a historical resource.

Local Register

The Town of Los Gatos does not maintain a historical register or list of designated properties, therefore there are no regulations, guidelines or criteria for evaluating the significance of properties on a local level.

SIMMARY FINDINGS.

The property at 647 & 651 N. Santa Cruz Avenue is not within a historic district in Los Gatos. Compared to federal and state registers, the property does not meet the criteria of the National Register of Historic Places nor the California Register of Historical Resources and is not an historic resource under the definition in the California Environmental Quality Act.

Sourced Consulted or referenced.

Repositories searched

Los Gatos Library, City Directories, newspapers

Santa Clara County Assessor's records

Santa Clara county Rcorders; Records, Deeds shown in the text and footnotes

Ancestrt-.com US Census, City Directories and maps.

Bruntz, George, History of Los Gatos, Western Tanager Press, 1983 page 89

McCaleb, Charles S, Tracks, Tiers and Wires, Interurban Press 1981

McAllister Virginia Savage, A Feld Guide to American Hoses, Te definitive Guide to Identifying and Understanding America's Domestic Architecture, A.A. Knoff, NNew York r,NY,2018,

CONTINUATION SHEET

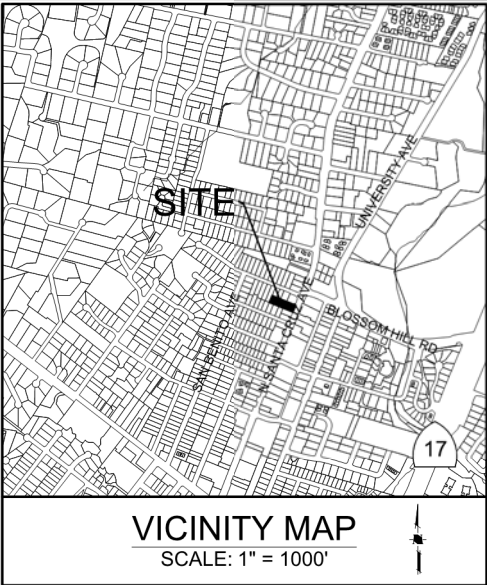
Property Name: __647 & 651 N. Santa Cruz Ave. :os Gatos__
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Deeds

Deed Kirlin-dated August 31, 1924 and recorded in Book 171 of Official Records, Page 550.

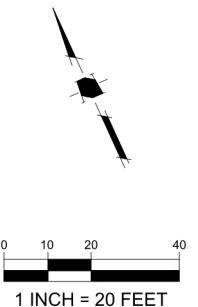
Deed Stryker Jr. and Minnie M. November 20, 1946 (retrieved from the internet July 20, 2025)



LEGEND	
PROJECT BOUNDARY	---
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
JOINT TRENCH	JT(E) JT(E)
WATER PIPE	W(E) W(E) W(E)
TREE TO BE REMOVED (SEE LANDSCAPE PLANS)	X
OVERHEAD ELECTRICAL LINE	OH(E) OH(E)
GAS LINE	G(E) G(E) G(E)

- NOTES**
- ALL EXISTING BUILDINGS AND SURFACE IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
 - TREE NUMBERS SHOWN ON TENTATIVE MAP MATCH THE PROVIDED ARBORIST REPORT PREPARED BY HMM ON JUNE 21, 2024. ARBORIST REPORT LISTS TREE COMMON NAME, BOTANICAL NAME, DIAMETER AT BREAST HEIGHT, ETC. SHOWN CANOPY OUTLINES MATCHES THAT LISTED IN THE ARBORIST REPORT. EXISTING GRADES AT BASE ARE SHOWN.

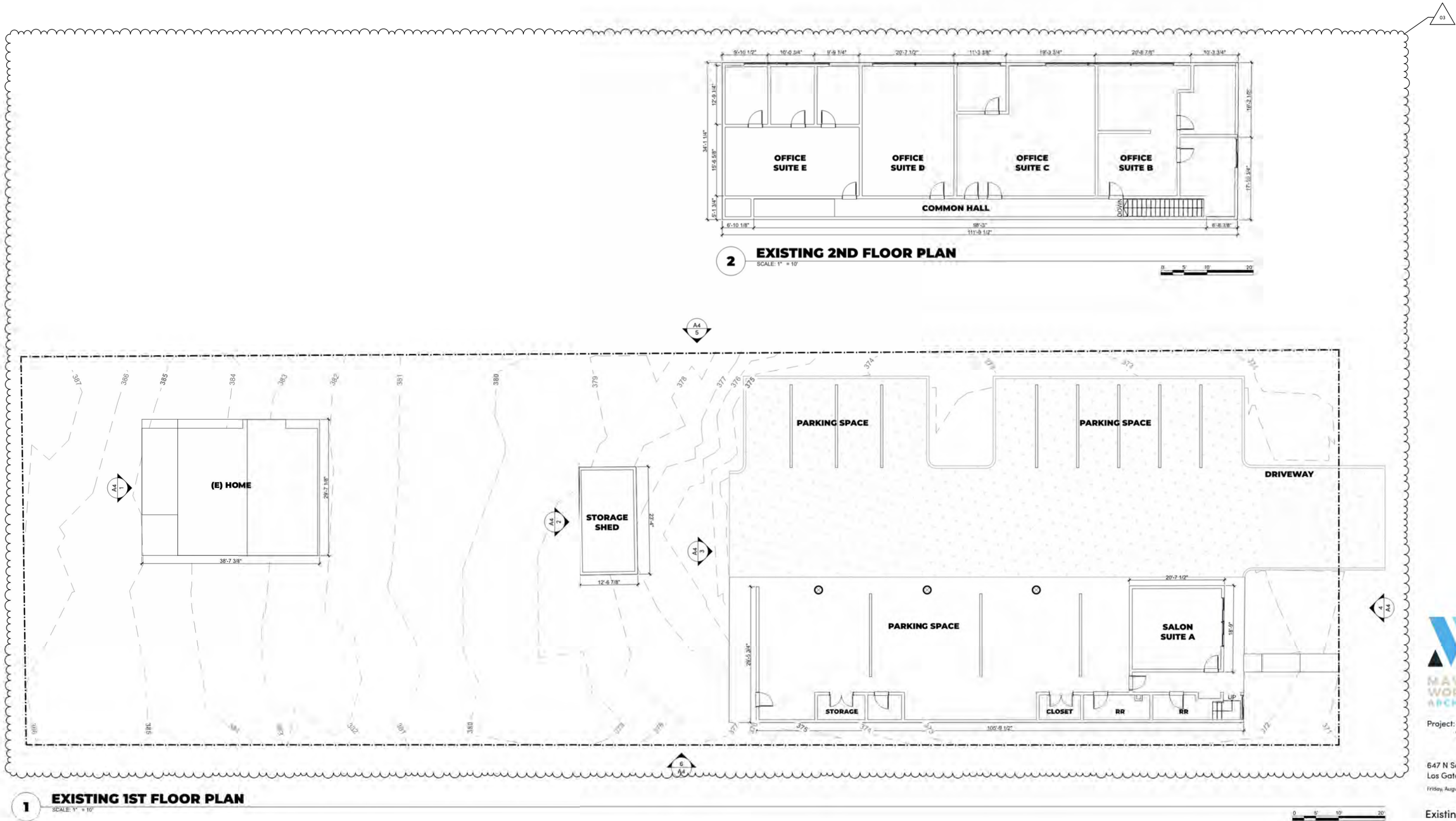
EXISTING UTILITIES LEGEND	
1	EXISTING WATER VALVE
2	EXISTING ELECTRICAL BOX
3	EXISTING TELEVISION BOX
4	EXISTING WATER METER
5	EXISTING GAS BOX



647 N SANTA CRUZ AVE
DESIGN REVIEW & TENTATIVE MAP
S-24-060, U-24-018, M-24-020

NO	DATE	DESCRIPTION
1	8/18/2025	PER TOWN COMMENTS
2	2/17/2025	PER TOWN COMMENTS
PROJECT NO: 6862.00		
CAD DWG FILE: 686200EX.DWG		
DESIGNED BY: XXX		
DRAWN BY: XXX		
CHECKED BY:		
DATE: OCTOBER 22, 2024		
SCALE: AS SHOWN		
© HMM		
EXISTING CONDITIONS/ DEMOLITION PLAN		
2.0		





Project: **Villa Santa Cruz**
647 N Santa Cruz Ave
Los Gatos, CA 95030
Friday, August 15, 2025

Existing Floor Plan



A3



TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING NOVEMBER 19, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on November 19, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Lee Quintana, Vice Chair Martha Queiroz, Planning Commissioner Emily Thomas, Planning Commissioner Susan Burnett and Committee Member Alan Feinberg.

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – October 22, 2025
2. Approval of Minutes – October 29, 2025
3. Adopt a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

Consent Item 3 moved to the end of the meeting

MOTION: **Motion by Commissioner Thomas to approve the Consent Calendar.
Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously, (5-0)**

PUBLIC HEARINGS

4. 647 N. Santa Cruz Avenue

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-022. Property Owner: 647 N. Santa Cruz Ave, LLC. Applicant: Lance Tate. Project Planner: Ryan Safty.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF NOVEMBER 19, 2025

Ryan Safty, Project Planner, presented the staff report.

Opened Public and close Comment.

Applicant presented the project.

Daniel Hudson, Applicant Team

They conducted a study with Bonnie Bamburg. The house in the back is beyond repair. They are asking to remove the structure. It is not salvageable. They want to provide housing.

Bonnie Bamburg, Applicant Team

They first look to find historical significance and not just the condition of the structure. They did not find any architectural or historical significance.

Public Hearing Closed

Committee members discussed the matter.

MOTION: **Motion by Committee Member Feinberg** to Recommend Approval to the Community Development Director to a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. **Seconded by Commissioner Thomas.**

Committee discussed the motion.

VOTE: **Motion failed (1-4), Commissioner Thomas, Commissioner Brunett, Committee Member Queiroz, and Chair Quintana dissenting.**

MOTION: **Motion by Vice Chair Queiroz** to Recommend Denial to the Community Development Director to a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed, (4-1), Committee Member Feinberg dissenting.**

5. 245 Los Gatos Boulevard

Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-24-024. Request for Review Application PHST-25-023. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Phung. Applicant: Andres Johnson. Project Planner: Samina Merchant.

Samina Merchant, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Andres Johnson, Architect

They intend to add two bedrooms by adding a second story. It would not be seen from the street.

Committee members asked questions of the applicant.

Andres Johnson, Architect

They can use a French door instead of a sliding glass door. They will discuss with the owner about moving the yard access from the back instead of the side. They are open to suggestions. They want to move ahead with the project.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Burnett to Recommend Approval to the Community Development Director to Construct Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-24-024. Request for Review Application PHST-25-023. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Additional recommendations are to remove the side slider and maintain the back door with French doors, and to maintain the front existing door or use a new similar looking door. **Seconded** by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

6. 321 Bachman Avenue

Consider a Request for Approval to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Architecture and Site Application S-25-049. Property Owner: Stanley and Jean Melax. Applicant: Jennifer Kretschmer, AIA. Project Planner: Suray Nathan.

Suray Nathan, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Jennifer Kretschmer, Architect; Stan and Jean Melax, Co-owners

They have incorporated Committee's suggestions to the columns of the porches and neighborhood context. They added more decorations to the front bay window. The home is not pre-1941 and does not match the neighborhood.

Stan and Jean Melax, Co-owners

The front is pretty plain. They want to add a small sitting space and a bay window. They are mainly asking for reduced setbacks to put a garage in the back.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Thomas** to Recommend Approval to the Community Development Director to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. With recommendations to install one window of appropriate style or one double-hung window for the kitchen facing the alley, and to change the garage door to be compatible with the architectural style of the house. **Seconded by Vice Chair Queiroz.**

Friendly Amendment by Chair Quintana to change the garage door option to a requirement.

Amendment accepted by the Maker of the Motion and Seconded.

MOTION: **Motion by Commissioner Thomas** to Recommend Approval to the Community Development Director to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. With the modifications of changing the

garden window style and either keeping one window or two double-hung windows on the side. Also, there is a requirement to use a garage door of a different style that is appropriate to the house and neighborhood.

Seconded by Vice Chair Queiroz.

VOTE: Motion passed unanimously, (5-0)

7. 446 San Benito Avenue

Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Devendra Deshwal. Project Planner: Sean Mullin for Maria Chavarin.

Sean Mullin, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Devendra Deshwal, Owner

Last time they discussed the massing. Now it is a single-story structure. They incorporated all metal-clad windows, stucco in the back, and off-setting of the garage. The belly band is no longer needed.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Chair Quintana** to Recommend Approval to the Community Development Director to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. With the following conditions: Give the applicant flexibility on the using Hardie board shingles or other fire safe materials. Change the metal-clad windows to fiberglass-clad windows. Change the slider to French doors

that match the style of the house. Change the front door to wood craftsman style door. The garage door should match what is illustrated on drawing A.5-3. The roof shingle color will match the existing roof shingles.

Seconded by Commissioner Thomas.

Friendly Amendment by Commissioner Thomas to add that the door should match the architectural style of the house.

Amendment accepted by the Maker of the Motion.

MOTION: **Motion by Chair Quintana** to Recommend Approval to the Community Development Director to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. With the following conditions: Give the applicant flexibility on the using Hardie board shingles or other fire safe materials. Change the metal-clad windows to fiberglass-clad windows. Change the slider to French doors that match the style of the house. Change the front door to wood craftsman style door. The garage door should match the architectural style of the house. The roof shingle color will match the existing roof shingles. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

8. 310 Johnson Avenue

Consider a Request for Approval to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. Property Owner/Applicant: Sumit Ahluwalia. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Sumit Ahluwalia, Owner

The foundation has been assessed to have 70 percent failure. They want to fix and not demolish the house. They have a permit to fix the foundation. A horizontal siding was revealed

when some brick façade fell off. They plan to use the horizontal style all around the house. A 1928 drawing shows an open porch. They propose to putting the entry in the middle for symmetry.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Feinberg** to Recommend Approval to the Community Development Director to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. **Seconded by Commissioner Thomas.**

Friendly amendment by Chair Quintana to clarify that the replacement of the brick siding will be the same as the horizontal siding on the first floor.

Amendment accepted by the Maker of the Motion and Seconded.

MOTION: **Motion by Committee Member Feinberg** to Recommend Approval to the Community Development Director to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. With the condition that the replacement of the brick siding will be the same as the horizontal siding on the first floor. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

9. 328 Bachman Avenue

Consider a Request for Approval to Modify a Previously Approved Project to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-037. Request for Review Application PHST-25-025. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Snighdha Uday Dharmavaram. Applicant: Bess Wiersema. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Bess Wiersema and Michael Rowe, Applicants

Due to significant job and budget changes the basement has been eliminated, and the master suite has been reduced. They will match the adjacent dormer. The materials and windows will still be matching.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Queiroz** to Recommend Approval to the Community Development Director to Modify a Previously Approved Project to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-037. Request for Review Application PHST-25-025. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. **Seconded by Chair Quintana.**

VOTE: **Motion passed unanimously, (5-0)**

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

10. Adopt the 2026 Meeting Schedule.

MOTION: **Motion by Chair Quintana** to approve. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

3. Adopt a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

Committee members discussed the matter.

Closed the Public Hearing

MOTION: **Motion by Chair Quintana** to approve the letter as amended in this discussion. **Seconded by Vice Chair Queiroz.**

Friendly amendment by Commissioner Thomas to reorganize the objectives.

Amendment accepted by the Motion Maker and the Seconder.

VOTE: **Motion passed unanimously, (5-0)**

COMMITTEE MATTERS

None.

ADJOURNMENT

The meeting adjourned at 6:33 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 19, 2025 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Planning Manager

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TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

November 21, 2025

Lance Tate
4530 Caminito San Sebastian
Del Mar, CA 92014
Via email

**RE: 647 North Santa Cruz Avenue
Request for Review PHST-25-022**

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. Categorically Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner: 647 N. Santa Cruz Ave, LLC. Applicant: Lance Tate.

On November 19, 2025, the Los Gatos Historic Preservation Committee recommended denial of the above request to the Community Development Director. The request was denied by the Community Development Director on November 21, 2025.

PLEASE NOTE: Pursuant to Sections 29.20.255 and 29.20.260 of the Town Code, this decision may be appealed to the Planning Commission by any interested person as defined by Town Code Section 29.10.020 within 10 days on forms available online with fees paid. Final deadline is 4:00 p.m. on that 10th day (December 1, 2025). Therefore, this action should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, I can be contacted by phone at (408) 354-6802 or by email at rsafty@losgatosca.gov.

Respectfully,

Ryan Safty
Associate Planner

cc: Dan Hudson and Michael Amidi, via email

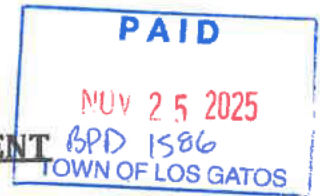
N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2025\Letters have been sent\N. Santa Cruz Ave, 647 - 11-19-25_Action Letter - HPC Action Letter.docx

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**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT**

110 E. Main Street
Los Gatos, CA 95030



**APPEAL OF THE DECISION OF
DIRECTOR OF COMMUNITY DEVELOPMENT**

PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DIRECTOR OF COMMUNITY DEVELOPMENT as follows:

DATE OF DECISION: 11/19/2025

PROJECT/APPLICATION: PHST-25-022

LOCATION: 647 N. Santa Cruz Ave.

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Director.

Interested person means:

1. *Residential projects.* Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. *Non-residential and mixed-use projects.* Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

1. The Historic Preservation Committee Relied on Insufficient Evidence
2. The property does not meet the Town's own criteria for inclusion in the Historic Inventory.

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Director of Community Development. 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. Appeals are due by 4:00 P.M. *If an appeal is filed on a Friday, they must be submitted by 1:00 P.M.*
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.

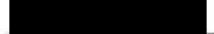
RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

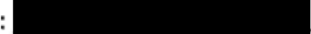
PRINT NAME: Michael Amidi

SIGNATURE: 

DATE: 11/24/25

ADDRESS: 647 N. Santa Cruz Ave, Suite B, Los Gatos, Ca 95030

PHONE: 

EMAIL: 

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

COMMISSION ACTION:	1. _____	DATE: _____
	2. _____	DATE: _____
	3. _____	DATE: _____

PLAPPEAL \$ 271.00 Residential
PLAPPEAL \$ 1081.00 Commercial
PLAPPEAL \$ 110.00 Tree Appeals

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7 January 2026

Lance Tate
TATE DEVELOPMENT INVESTMENT CO
4530 Caminito San Sebastián,
Del Mar, CA 92014

Addendum 1 to the Historical and Architectural Evaluation of 647 and 651 N. Santa Cruz Ave., Los Gatos, CA.

The previous evaluation report presented the history of the property, the former owners and the existing architecture of a 1979 office building and a 1924 house and garage. The context described the residential development pattern in Los Gatos, 1910-1930, which included the the era of residential subdivisions supported by the access to Los Gatos by the popularity of the personal automobile and regional transportation. This was the era of the Craftsman Style, and Los Gatos has a wealth of homes constructed in variations of the Style, some very fine examples are found in the historic districts and some modest interperations are in subdivisions east of Highway 17.

The criteria for evaluation was the National Register of Historic Places and the California Register of Historical Resources, generally a requirement for CEQA. The evaluation criteria of the two registers is very similar and both require an assessment of individual significance when compared to the history, historic patterns and existing architecture of the Town.

- A or 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - B or 2. Is associated with the lives of persons important in our past .
 - C or 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - 4 or D. Has yielded, or may be likely to yield, information important in prehistory or
- The evaluation found the property at 647 (office Building) and 651 (house and garage) did not meet the any of the 4 criteria in an important or significant way. The property is not eligible for listing in either register.

During the History Committee hearing in November, it was pointed out that the evaluation did not include the Los Gatos Local Criteria. We apologize that this was not provided. This addendum provides an evaluation following the local criteria and guidance found in Municipal code Division 3 Historic Preservation Ordinance, Sec. 29.80.215.

Bonnie Bamburg, owner
10710 Ridgeview Avenue
San Jose California
95127
USA

Phone: 408-254-7171
Fax: 408-254-0969
E-mail: bbamburg@USA.net

Purposes.

It is hereby found that structures, sites and areas **of special character** or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites and areas. The purpose of historic preservation is to promote the health, safety and general welfare of the public through:

- (1) The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, State, or National history, or which **provide significant examples of architectural styles** of the past or **are landmarks in the history of architecture**, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.
- (2) The development and maintenance of appropriate settings and environment for such structures.

In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

647 & 651 N. Santa Cruz Avenue-History / context and architectural description:

This summary starts the property history in 1924 with the construction of the oldest building on the property, a single-family house designed in a variation of Craftsman style. This sets the historical context period of 1910-1930 when the Craftsman style was most popular in Los Gatos with focus on the decade of the 1920s. By 1920 the Town population stood at 2,310; ten years later the population had grown to 3,168 - the greatest increase in population of any previous decade. Most of the new residents acquired homes in the recently-approved subdivisions or as larger parcels were divided. The popular architectural style of the decade was Craftsman Style, and Los Gatos has a wonderfully large collection of Craftsman Style houses exhibiting a variety of variations from the single gable very small bungalow to large architect designed one and two-story homes. Many of these are in the Almond Grove and Broadway and Fairview Plaza Historic Districts..¹ During this period, the pattern of residential development was subdivisions of small cottages as Los Gatos acquired a reputation as an arts colony. Musicians, artists and writers occupied many of the cottages well into the 1970s. While some became famous such as violinist Yehudi Menuhin and author John Steinbeck, many were symphony musicians, commercial artists and supporting actors.² The Craftsman

¹ Bay Area Census Data - https://census.bayareametro.gov/historical-data/1860-1940/Los_Gatos. Retrieved 7/24/2025

² Authors personal experience as a child visiting family friends.

styles, grouped in small subdivisions or in existing neighborhoods, were fashionable and appealed to the new residents culture.

Craftsman Style 1900-1930

The Craftsman style was most popular between 1905 and 1925, with few after 1930. Features of the style include, low pitched roof, often a double front facing gable and always exposed rafter tails in open, overhanging eaves. Another typical decorative feature is oversized roof beams that extend to the eave and have brackets also decorative. Although there are variations in the style, these are found in 90 % of the Craftsman styles³ The exteriors are often a mix of materials, wood, shingles, stucco and rock. The low-pitched roof, commonly a double gable, included a porch with square supports, often resting on a truncated base or porch half wall. Heavily influenced by the furniture makers turned architects, Tom and Henry Green in Pasadena, the style exhibited a hand-crafted feeling.

Examples of Craftsman Styles in Los Gatos



16770 Redwood Lodge Rd, Los Gatos, CA 95033
Rustic, cabin style Craftsman Constructed in 1927;

³ McAlster, Virginal S., A Field Guide to American Homes-The Delineative Guide to Identifying and Understanding America's Domestic Architecture, Alfred A Knopf, New York, 2018 pages 599-578

Examples in the Almond Grove and Bayview Historic Districts

The 40-acre subdivision, the first in Los Gatos after incorporation, features primarily Victorian-era homes with 78 built before 1895. The district's final development phase (1917–1930) added 30 mainly Craftsman-style homes. Below are examples of Craftsman variations in the area.



155 Tate Avenue.
Double-gable (wide porch)
Craftsman constructed 1918



150 Wilder Avenue
Early Craftsman Style with hipped
roof, full width porch, constructed
1905



120 Massol Avenue
Double-gable Style; constructed 1920



147 Tate
two-story double and cross
gable house. constructed
1923

16 Bayview Avenue



Description of 647 & 651 N. Santa Cruz Avenue

The Parcel is located between San Mateo Avenue and Mariposa Avenue on N. Santa Cruz Avenue extending from N. Santa Cruz Avenue west as it raises in elevation.

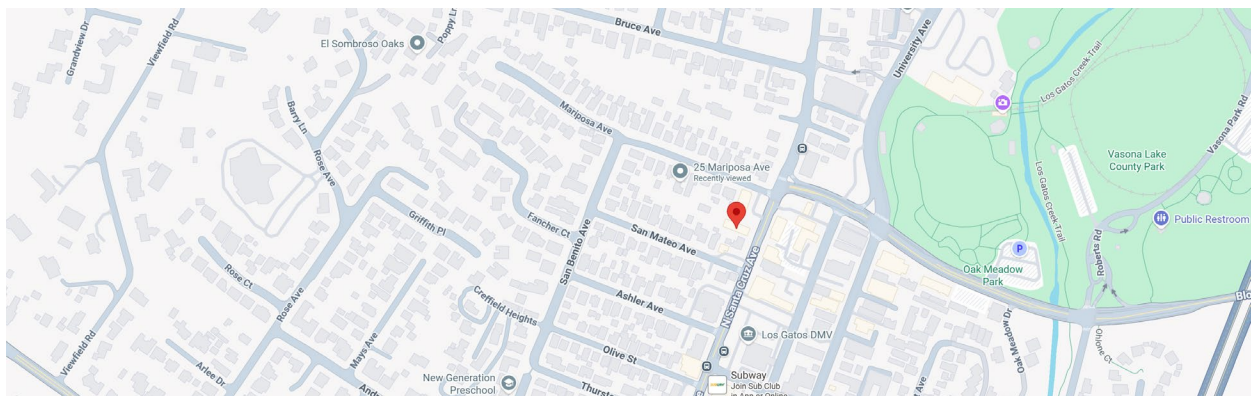
647 N. Santa Cruz Avenue is a linear commercial building with tuck-under parking and a surface lot. The 1979 building is not of distinctive architecture. At the rear of the commercial use is a solid wood fence with an gate to access the upper section of the parcel.

651 N. Santa Cruz Avenue is a house and garage designed with a pitched roof, side gable that was originally construct in 1924 and significantly altered over time. The original design was a minimal Craftsman Style that has added interior space under the roof overhang in the front and extended the roof in the rear to cover additions. The rear includes columns and architectural features from the Neo-classic style. The building is a mix of styles and forms.

647 & 651 N Sant Cruz Avenue Photographs



Aerial location map - The house is not visible from N. Santa Cruz Ave



Area Location n Map- 647 & 651 N. Santa Cruz Avenue



847 N. Santa Cruz Ave
View: Fence and gate from the
house side.



647 N. Santa Cruz Ave.
1979 Office Building
The fence is separating the two
buildings.



651 N. Santa Cruz Ave. East façade. Note the addition of a wall enclosing the open porch.. Entrance is on the left side.



651 N. Santa Cruz Ave.
View: South Facde . Note additions and alterations on both sides of the facade



651 N. Santa Cruz Ave.
View: North facade with shed pop out.
Note the additions on the left and right sides of the building.



651 N. Santa Cruz Ave.
View: West facade Note extensive alterations extending the roof to cover additions, and with Neo-classic architectural columns from other eras that remove the Craftsman style character.

The Los Gatos Historic Preservation Ordinance Sec. 29.80.215. states in the purpose that historic resources must be of "special character" and exhibit qualities that are very similar to the 4 criteria of the California Register of Historical Resources.

Five Elements of the Los Gatos criteria

- 1 The structure is not associated with events that have made a significant contribution to the Town;

The history of the property details the development of a single-family residence that is not linked to any significant events in the history of Los Gatos.

- 2 No Significant persons are associated with the site;

The historical research identified the owners of the property in 1924 as a surveyor who moved with his family from Los Angeles. The family lived on the property a short time before moving , although they retained ownership as a second home. Research did not find any occupants to be significant in the history of Los Gatos.

- 3 There are no distinctive characteristics of type, period or method of construction or representation of work of a master.

There are two buildings on the property and a utility structure (garage). The office building ,constructed in 1979, is an efficient style that does not exhibit a significant office architecture in the late twentieth century.

The house constructed in a minimal Craftsman Style has been altered significantly compromising the original style. The house does not exhibit special character as stated in the ordinance. Los Gatos has many other fine examples of the Craftsman Style homes.

4. The structure does not yield information to Town history.
The property has had different uses, orchard, office and parking lot and residence. All structures and buildings are wood frame construction and use materials that are in common use today.

The property does not yield information important in the history of Los Gatos.

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

*The 1979 Office building retains the original design.
The 1924 house has extensive alterations that greatly diminish the minimal Craftsman elements of the original design.*

This Addendum presents the historic and architectural evaluation of the property at 647 and 651 N. Santa Cruz Avenue following the guidance in the Los Gatos Historic Preservation ordinance and the established local criteria. Included is the historical context of residential development in the 1920s as population surged. Also included is a definition of the Craftsman style and examples of homes in the historic districts that exhibit special characteristics of the Craftsman Style. This information forms the basis for the evaluation following the Local criteria that was not included in the previous evaluation report.

Findings. The property at 647 & 651 N. Santa Cruz Avenue does not exhibit special characteristics of a historical nature, associated with the owners, users or architecture of Los Gatos. The property is not a significant historic resource.

We are available to answer any questions regarding this evaluation.

Best regards,



URBAN PROGRAMMERS
Bonnie Bamberg
President

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/28/2026

ITEM NO: 2

DATE: January 23, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a Vineyard Greater than 3,000 Square Feet on Property Zoned HR-2½. **Located at 16135 Cerro Vista Drive.** APN 537-30-018. Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land. Property Owner: Ruben Caballero. Applicant: Gary Kohlsaas. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request for approval for site improvements requiring a Grading Permit and a Conditional Use Permit for the construction of a vineyard greater than 3,000 square feet on property zoned HR-2½.

PROJECT DATA:

General Plan Designation: Hillside Residential (0 to 1 dwelling unit/acre)
Zoning Designation: HR-2½ - Hillside Residential
Applicable Plans & Standards: General Plan, Hillside Specific Plan, and Hillside Development Standards and Guidelines
Parcel Size: 10.22-acres (445,125 square feet)
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Hillside Residential	HR-1
South	Residential	Hillside Residential	HR-2½
East	Residential	Hillside Residential	HR-2½ and HR-1
West	Residential	Hillside Residential	HR-2½ and HR-1

PREPARED BY: Suray Nathan
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.
- As required by Section 29.40.0320 of the Town Code for granting a Fence Height Exception.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project complies with the Hillside Development Standards and Guidelines except for the requested exception to height of finished floor above existing grade.
- The project complies with the Hillside Specific Plan.

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 subject property is located on the west side of Cerro Vista Drive, approximately 0.4 miles south of Shannon Road (Exhibit 1). All surrounding properties are zoned Hillside Residential and developed with single-family residential uses. The property has a gross lot size of 445,125 square feet with an average slope of 39 percent. The resulting net lot size is 178,050 square feet when reduced by slope pursuant to the Hillside Development Standards and Guidelines (HDS&G).

On January 24, 2025, the Town received a complaint regarding a vineyard installed on the site and a fence taller than the maximum allowed height constructed around the perimeter of the vineyard without the required permits. On January 27, 2025, the Town issued a violation for the unpermitted work and requested that the applicant apply for a Conditional Use Permit (CUP).

On July 21, 2025, the applicant applied for an Architecture and Site application for site improvements requiring a Grading Permit and a CUP for the recently planted 14,300-square

foot vineyard. The project scope also includes a new detached accessory building (outdoor kitchen), a fence height exception for a portion of eight-foot tall deer fencing, and new patios and pool decking. The project plans show a new accessory dwelling unit (ADU), which is subject to ministerial review and not the subject of this application, consistent with state law.

As required by the Town Code, the Planning Commission is considering the project due to the creation of a vineyard requiring a CUP.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the west side of Cerro Vista Drive, approximately 0.4 miles south of Shannon Road (Exhibit 1). All surrounding properties are zoned Hillside Residential and developed with single-family residential uses.

B. Project Summary

The applicant is requesting approval of an Architecture and Site application for site improvements requiring a Grading Permit, a CUP for a 14,300-square foot vineyard, and a Fence Height Exception for eight-foot tall deer fencing (Exhibit 10). The project scope also includes a new detached accessory building (outdoor kitchen) and new patios and pool decking.

C. Zoning Compliance

The proposed project includes site improvements with grading quantities exceeding 50 cubic yards, which requires a Grading Permit. Architecture and Site approval is required for a Grading Permit pursuant to Town Code Section 12.20.020.

A vineyard larger than 3,000 square feet is permitted in the Hillside Residential (HR) zone, subject to CUP approval. The CUP process was established due to concerns about the clearance of large hillside areas to create vineyards or orchards. The area of the subject lot where the vines are planted previously contained tall grass, required no tree removal, and required minimal grading (Exhibit 10).

Fences in the Hillside Area are limited to a maximum height of six feet. The project includes a portion of eight-foot-tall deer fencing adjacent to the vineyard. Town Code Section 29.40.0320 provides for an exception to the fence height limitations, subject to specific findings.

Accessory structures are permitted in the HR-2½ zone. The proposed outdoor kitchen complies with the applicable Town Code for building height and setback requirements.

DISCUSSION:

A. Architecture and Site Analysis

Grading:

The applicant proposes site work with cumulative grading quantities exceeding 50 cubic yards, which requires a Grading Permit. The Grading Plan shows that areas of fill are proposed to expand the pool deck and patio areas along the downhill slopes west of the pool. The expanded patio would tie into the proposed ADU, stepping down to a large patio adjacent to the pool equipment pad. An additional five cubic yards of cut is proposed for the vineyard. The following table provides a summary of the proposed grading quantities that count toward a Grading Permit.

Site Grading Summary (cubic yards)		
	Cut	Fill
Porch Patio	10	45
Vineyard	5	0
Pool Decking	0	63
Total	15	108

The Grading Plan includes a limited area with a finished floor height for the outdoor kitchen that is greater than three feet above the existing grade, requiring an exception to the HDS&G. This triangular area is within the footprint of the outdoor kitchen and adjacent patio (Exhibit 10, Sheet A-5). The applicant provided a Letter of Justification that notes the limited footprint and extent of the area requiring the exception (Exhibit 6).

Accessory Structure:

The applicant also proposes construction of a new 576-square foot detached outdoor kitchen structure, with no walls at the front and large openings on three sides. The site is located in a hillside neighborhood with large lots and many mature trees. The proposed outdoor kitchen is designed to complement the existing Mediterranean style house, with stucco siding and a brown tile roof (Exhibit 10, Sheet A-6.5). The outdoor kitchen is not included in the floor area calculation as it does not meet the Town's definition of floor area since it is not enclosed. The proposed kitchen structure is 15 feet tall at its most restrictive point, where 15 feet is allowed by Town Code. The proposed structure is not visible per the HDS&G's visibility analysis criteria.

An ADU is also included in the development plan. Pursuant to state law, the ADU is not the subject of this discretionary application, as it may be permitted through a ministerial Building Permit.

B. Conditional Use Permit

The applicant is requesting approval of a CUP for a vineyard larger than 3,000 square feet. The vineyard is 14,300 square feet on a 445,125-square foot parcel. The vineyard area is located on a sloped area in the northeast corner of the property, with 18 rows of vines, each vine planted five feet apart (Exhibit 10, Sheet A-3.1). The vineyard area will be maintained by the owner and a professional landscape team. A drip system was installed to provide water for the vineyard. No trees were affected, as there were none within the vineyard area.

The applicant submitted a Project Description and Letter of Justification (Exhibit 4) and site plan (Exhibit 10) describing the proposal.

The following findings must be made by the deciding body in order to grant approval of a Conditional Use Permit:

1. The proposed use of the property is essential or desirable to the public convenience or welfare; and
2. The proposed use would not impair the integrity and character of the zone; and
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.

Regarding the first finding, planting grape vines on a steep slope would provide erosion control by anchoring the undulating land to reduce soil erosion. Regarding the second finding, the vineyard would not impair the integrity of the zone, as its use would be compatible with the existing single-family residential use of the hillside property and consistent with the allowable uses in the zone. Regarding the third finding, the vineyard would not be detrimental to public health, safety, or general welfare, as the conditions placed on the permit would maintain the welfare of the community. Regarding the final finding, the vineyard would be in harmony with the various elements and goals of the General Plan to preserve the natural beauty and ecological integrity of the Santa Cruz Mountains (CD14, CD15, and LU-1.3), as well as with the purposes of the Town Code discussed in this report.

C. Fence Height Exception

The vineyard is enclosed with visually open wire fencing attached to wood posts to protect the vines from deer (Exhibits 5 and 10). The seven-foot tall fences on the north and east sides of the vineyard existed prior to this project. A new section of six-foot tall fencing atop a stone retaining wall is located on the west side of the vineyard. An eight-foot tall section of fencing is located on the south side of the vineyard. This eight-foot tall fence requires approval of a Fence Height Exception as it exceeds the maximum height permitted by Town

Code. This approximately 95-foot long section of fence is comprised of six-foot tall wire fencing atop a two-foot tall stone landscape wall.

Town Code Section 29.40.0320 provides the findings for granting a Fence Height Exception. The request exception appears to align with finding (b)(2):

A special wildlife/animal problem affects the property that cannot be practically addressed through alternatives. Documented instances of wildlife grazing on gardens or ornamental landscaping may be an example of such a problem.

In addition to the Town Code, the Site Elements Section of the HDS&G includes a standard requiring that deer fencing up to a maximum height of eight feet be limited to areas around ornamental landscaping. However, larger areas shall not be enclosed unless specific reasons for keeping deer out have been demonstrated to the satisfaction of the decision-making body. The 14,300-square foot vineyard is a small portion of the 445,125-square foot property, consistent with this standard. The applicant notes in the Letter of Justification that for the grape vines to thrive, adequate deer fencing is required (Exhibit 5). The applicant requests an exception to allow the deer fence to be eight feet tall.

D. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist (Exhibit 9). As the subject lot is 10.22-acres, the Consulting Arborist surveyed only the areas within the proposed construction sites. The inventory of trees includes six large protected trees and nine protected trees, comprising two species: nine coast live oaks; and six blue oaks. The Consulting Arborist noted that two trees (#179 and #190) have been highly impacted by the proximity to the improvements made prior to the inventory analysis. The Consulting Arborist provided standard recommendations for tree preservation and protection (Exhibit 9).

E. Neighbor Outreach

The applicant has been in communication with many of the surrounding neighbors regarding the proposed project. A summary of their outreach efforts is included as Exhibit 8. At the time of preparation of this report, no public comments have been received.

F. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

PUBLIC COMMENTS:

Story poles are not required for this project pursuant to the Town's Story Pole Policy (Resolution 2024-017), and project signage was installed on the subject property prior to the mailing of notices for the public hearing. Written notice was sent to property owners and residents within 500 feet of the subject property. At the time of preparation of this report, no public comments have been received.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site Application for site improvements requiring a Grading Permit and a Conditional Use Permit for the construction of a vineyard greater than 3,000 square feet on property zoned HR-2½. The project scope also includes a new detached accessory building (outdoor kitchen), a Fence Height Exception for a portion of eight-foot tall deer fencing, new patios and pool decking requiring an exception to the HDS&G. The applicant has provided a Letter of Justification discussing the requested exceptions (Exhibits 4, 5 and 6). Aside from the requested exception, the project complies with the Zoning Code, HDS&G, and Hillside Specific Plan.

B. Recommendation

Based on the summary above, staff recommends approval of the Architecture and Site and CUP applications subject to the recommended conditions of approval included as Exhibit 3. If the Planning Commission finds merit in the request, it should:

1. Make the finding that the proposed project is Categorically Exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land (Exhibit 2);
2. Make the finding as required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit (Exhibit 2);
3. Make the finding as required by Section 29.40.0320 of the Town Code for granting a Fence Height Exception (Exhibit 2);
4. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
5. Make the finding that the project complies with the Hillside Development Standards and Guidelines except for the requested exception to height of finished floor above existing grade (Exhibit 2);
6. 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
7. Approve Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006 with the recommended conditions of approval contained in Exhibit 3 and the development plans in Exhibit 9.

C. Alternatives

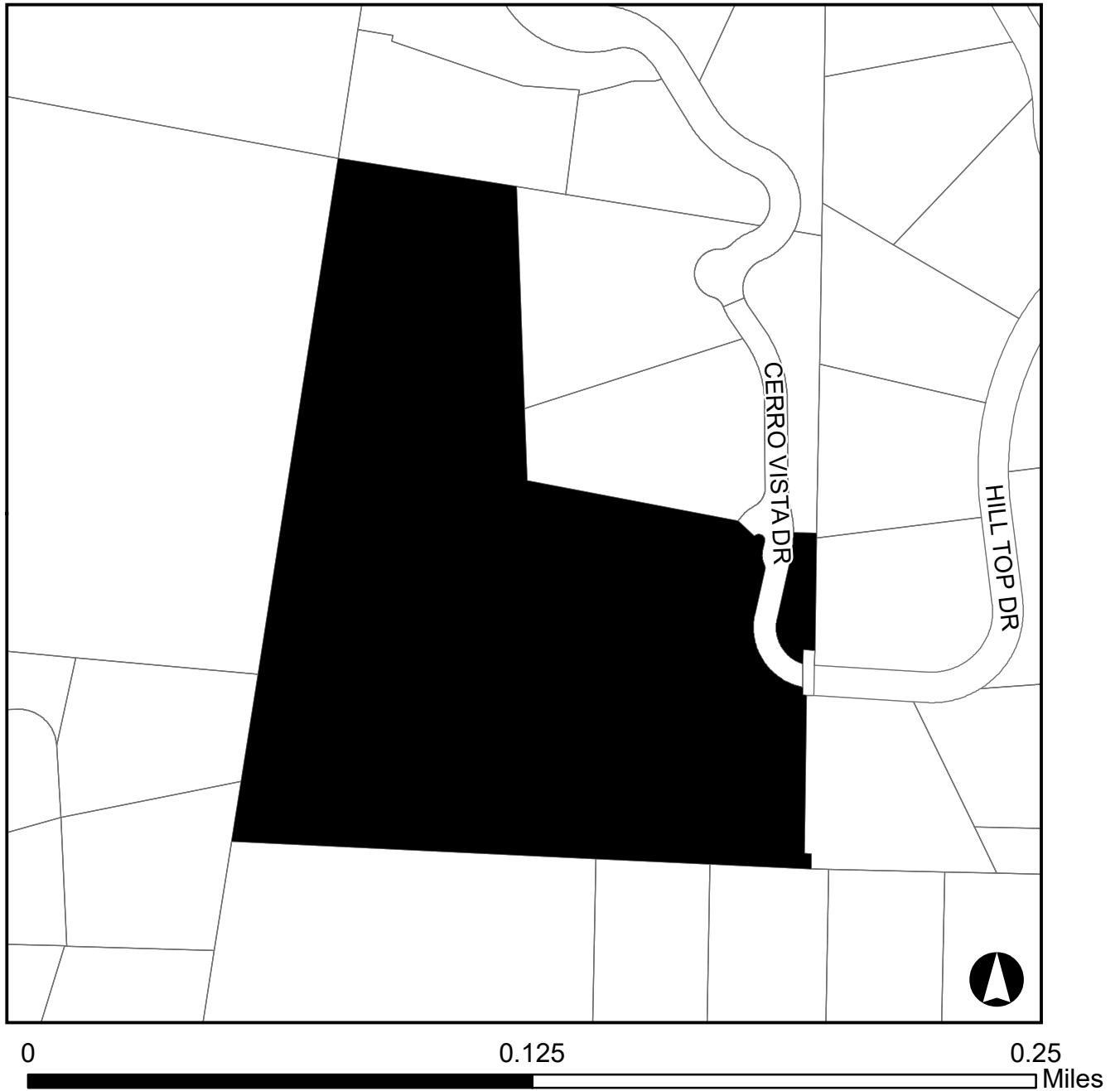
Alternatively, the Planning Commission can:

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 application.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, Conditional Use Permit
5. Letter of Justification, Fence Height Exception
6. Letter of Justification, Grade Height Exception
7. Site Photos
8. Consulting Arborist's Report, dated August 26, 2025
9. Applicant's Response to Neighborhood Outreach
10. Development Plans

16135 Cerro Vista Drive



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PLANNING COMMISSION – January 28, 2026
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16135 Cerro Vista Drive

Architecture and Site Application S-25-036

Conditional Use Permit Application U-25-006

Consider a Request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a Vineyard Greater than 3,000 Square Feet on Property Zoned HR-2½. APN 537-30-018. Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

Property Owner: Ruben Caballero.

Applicant: Gary Kohlsaas.

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, and Section 15304: Minor Alterations to Land.

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 of the property is essential or desirable to the public convenience or welfare in that the use will provide erosion control; and
- (2) The proposed use will not impair the integrity and character of the zone in that the vineyard is compatible with the existing single-family residential use and is consistent with allowable uses in the zone; and
- (3) The proposed use would not be detrimental to public health, safety or general welfare in that the conditions placed on the permit would mitigate potential impacts; and
- (4) The proposed use is in harmony with the General Plan and purposes of the Town Code as discussed within the staff report.

Required findings for granting a Fence Height Exception:

Pursuant to Town Code Section 29.40.0320, the applicant provided written justification that demonstrates that the following conditions exists:

- A special wildlife/animal problem affects the property that cannot be practically addressed through alternatives. Documented instances of wildlife grazing on gardens or ornamental landscaping may be an example of such a problem.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Hillside Development Standards and Guidelines:

- The project complies with the Hillside Development Standards and Guidelines except for the requested exception to height of finished floor above existing grade for which the applicant provided justification.

Required compliance with the Hillside Specific Plan:

- The project complies with the Hillside Specific Plan.

CONSIDERATIONS**Required 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.

PLANNING COMMISSION – January 28, 2026
DRAFT CONDITIONS OF APPROVAL FOR:

16135 Cerro Vista Drive
Architecture and Site Application S-25-036
Conditional Use Permit Application U-25-006

Consider a Request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a Vineyard Greater than 3,000 Square Feet on Property Zoned HR-2½. APN 537-30-018. Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

Property Owner: Ruben Caballero.
Applicant: Gary Kohlsaas.

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, Development Review Committee, 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.
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. **ARBORIST REQUIREMENTS:** The developer shall implement, at their cost, all recommendations identified in the Arborist's report dated as received August 26, 2025, for the project, on file in the Community Development Department. These recommendations must be incorporated into the building permit plans and completed prior to issuance of a building permit where applicable.
7. **WATER EFFICIENCY LANDSCAPE ORDINANCE:** The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. 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.

8. ACCESSORY STRUCTURE: The maximum building height shall not exceed 15 feet above the most restrictive grade, whether existing or proposed.
9. FENCE HEIGHT: The deer fencing around the perimeter of the vineyard shall not exceed 8 feet in height from grade.
10. 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.
11. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

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

Engineering Division

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

12. STORM DRAINAGE FEE – The Applicant shall pay Storm Drainage Fees in accordance with the Town's Adopted Schedule of Fees and Charges in effect at the date of application for the future construction of drainage facilities serving new buildings, improvements, or structures to be constructed which substantially impair the perviousness of the surface of land. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the Town Council in place at the time of the building permit submittal. The Applicant shall pay this fee to PPW prior to issuance of the first building permit.
13. PERMITS REQUIRED BY OTHER AGENCIES – The Applicant shall obtain all applicable permits from federal, state, and local agencies as required to construct the proposed improvements. The Applicant is hereby informed that permits may be required by one (1) or more of the following: Army Corps of Engineers, Fish and Wildlife (1603), The Bay Area Joint Aquatic Resources Permit Application (JARPA), Regional Water Quality Control Board, Santa Clara County Roads and Airports, Valley Water, or Habitat Permit. If the project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to PPW prior to issuance of any required Town permits. If the Town is required to be a party to the permit application and a fee is required, the Applicant shall reimburse the Town for its cost. A copy of these permits shall be provided to the satisfaction of the Town Engineer prior to the issuance of the first building permit.
14. CALTRANS PERMIT – Prior to the issuance of the first building permit, the Applicant must submit evidence to PPW of approval by the State of California for the performance of any work within the State right of way. If the Town is required to be a party to the permit application and a fee is required, the Applicant shall reimburse the Town for its cost. The

Applicant is encouraged to contact the Caltrans permit office as soon as possible to learn what is required to obtain Caltrans approval and issuance of a State Encroachment Permit.

15. **GRADING PERMIT** – A grading permit is required for all site grading and drainage work that is outside the perimeter of a building, retaining wall footing, or other structure authorized by a valid building permit. The Applicant must submit a grading permit application after the appeal period of the entitlement approval process has passed. Submittals are accepted through Accela only. The grading permit application shall include detailed grading plans and associated required materials. Plan check fees are based on the scope of onsite work. Prior to approval of the grading permit, the Applicant shall pay all fees due and provide faithful performance and payment securities for the performance of the work described and delineated on the approved grading plan, final erosion and sedimentation control plan, and interim erosion and sedimentation control plan (if required), in an amount to be set by the Town Engineer (but not to exceed one hundred (100) percent) of the approved estimated cost of the grading and erosion and sedimentation control measures. The form of security shall be one or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney: (1) Bond or bonds issued by one or more duly authorized corporate sureties on a form approved by the Town; (2) Deposit with the Town, money, or negotiable bonds of the kind approved for securing deposits of public monies; or (3) other instrument of credit from one or more financial institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment. The grading permit shall be issued prior to the issuance of the building permit unless otherwise allowed by the Town Engineer. The permit shall be limited to work shown on the grading plans approved by the Town Engineer. In granting a permit, the Town Engineer may impose any condition deemed necessary to protect the health, safety, and welfare of the public, to prevent the creation of a nuisance or hazard to public or private property, and to assure proper completion of the grading including but not limited to: (1) Mitigation of adverse environmental impacts; (2) Improvement of any existing grading or correction of any existing grading violation to comply with Town Code; (3) Requirements for fencing or other protection of grading which would otherwise be hazardous; (4) Requirements for dust, erosion, sediment, and noise control, hours of operation and season of work, weather conditions, sequence of work, access roads, and haul routes; (5) Requirements for safeguarding watercourses from excessive deposition of sediment or debris in quantities exceeding natural levels; (6) Assurance that the land area in which grading is proposed and for which habitable structures are proposed is not subject to hazards of land slippage or significant settlement or erosion and that the hazards of seismic activity or flooding can be eliminated or adequately reduced; (7) Temporary and permanent landscape plans.
16. **TREE REMOVAL PERMIT** – The Applicant shall apply and obtain a Tree Removal Permit from the Parks and Public Works Department for the removal of existing trees on-site or in the public right-of-way prior to the issuance of a building permit or demolition building permit, whichever is issued first. Tree removals shall be consistent with the arborist report and approved entitlement plans.

17. UNDERGROUND UTILITIES – All new services to the development shall be placed underground in accordance with the various utility regulations. Underground utility plans must be submitted to the Town and approved by the Town Engineer prior to installation.
18. UTILITY RESPONSIBILITIES – The Applicant is responsible for the maintenance of existing stormwater drainage facilities, including piped and open channel stormwater conveyances in private areas. The Applicant is responsible for all expenses necessary to connect to the various utility providers. Currently, the public storm sewer system is owned and maintained by the Town of Los Gatos, the water system in Los Gatos is owned and maintained by San José Water Company, and the sanitary sewer system in Los Gatos is owned and maintained by West Valley Sanitation District. Any alterations of the approved utilities listed must be approved by the Town prior to any construction.
19. SITE DRAINAGE – Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drains (public or private) directly connected to public storm system shall be stenciled/signed with appropriate “NO DUMPING - Flows to Bay” NPDES required language using methods approved by the Town Engineer on all storm inlets surrounding and within the project parcel. Furthermore, storm drains shall be designed to serve exclusively stormwater. Dual-purpose storm drains that switch to sanitary sewer are not permitted in the Town of Los Gatos. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
20. OFF-SITE DRAINAGE – The Applicant shall not alter any existing drainage patterns without an approved Grading Permit.
21. GRADING & DRAINAGE WINTER MORATORIUM – All grading activity shall comply with the Municipal Regional Stormwater Permit and Chapter 12 of the Town Code. There shall be no earthwork disturbance or grading activities between October 15th and April 15th of each year unless approved by the Town Engineer. In order to be considered for approval, the Applicant must submit a Winterization Erosion Control Plan certified by a California certified QSD to the Town Engineer for review and approval. If grading is allowed during the rainy season, a maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on the exposed area. The submission of a certified plan does not guarantee approval. Any approved and executed plan must be kept on-site while the project is in construction.
22. EROSION CONTROL – The Applicant shall prepare and submit interim and final erosion control plans to the Town Engineer for review and approval. The interim erosion control plan(s) shall include measures carried out during construction before final landscaping is installed. Multiple phases of interim erosion control plans may be necessary depending on the complexity of the project. Interim erosion control best management practices may include silt fences, fiber rolls, erosion control blankets, Town approved seeding mixtures, filter berms, check dams, retention basins, etc. The Applicant shall install, maintain, and modify the erosion control measures as needed to continuously protect downstream water quality. In the event an emergency modification is deemed necessary, the Applicant must implement necessary measures to protect downstream waterways immediately and then submit the changes made within 24-hours to the Town Engineer for review and approval. The erosion control plans shall be in compliance with applicable measures contained in the most current Santa Clara County National Pollutant Discharge Elimination System (NPDES)

Municipal Regional Permit (MRP). Any fees or penalties assessed against the Town in response to the Applicant's failure to comply with the Permit must be paid by the Applicant. The Applicant must permit Town staff onsite to conduct periodic NPDES inspections throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

23. SITE TRIANGLE AND TRAFFIC VIEW AREA – Fencing, landscaping, and permanent structures shall not visually obstruct line of sight between three-feet and 7.5-feet in height if located within the driveway view area, traffic view area, or corner sight triangle. The driveway and intersection site triangles are represented on Town Standard Drawing ST-231. The traffic view area and corner sight triangle are shown on Town Standard Drawing ST-232. This includes all above ground obstructions including utility structures, for example electric transformers. The various clearance lines shall be shown on the site plan to demonstrate compliance.
24. OVERHEAD UTILITY CLEARANCE – For projects that have overhead utility lines on-site that travel over new buildings, the Applicant shall obtain a letter from the utility company indicating that there is adequate overhead clearance from the utility to the proposed building. The letter shall be submitted with the first set of improvement plans submitted. The plans shall show the existing utility pole, any necessary proposed pole protection (including overhead clearance warning identification), and shall be confirmed satisfactory with the utility company. The letter shall be to the approval of the Town Engineer.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

25. DRAWINGS – The Applicant shall submit a scanned PDF set of stamped record drawings and construction specifications for all off-site improvements to the Department of Parks and Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The Applicant shall also provide the Town with an electronic copy of the record drawings in the AutoCAD Version being used by the Town at the time of completion of the work. The Applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
26. RESTORATION OF PUBLIC IMPROVEMENTS – The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed during construction. Improvements such as, but not limited to curbs, gutters, sidewalks, driveways, signs, streetlights, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired or replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Existing improvement to be repaired or replaced shall be at the direction of the PPW Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the PPW Inspector shall be completed before the issuance of a

certificate of occupancy. The Applicant shall request a walk-through with the PPW Inspector before the start of construction to verify existing conditions.

27. PAVEMENT RESTORATION – Due to construction activities, new utility cuts along the project frontage, and the anticipated project’s truck traffic, the Applicant shall grind and provide a 2.5” overlay with asphalt concrete the south side of Los Gatos-Saratoga Road along the entire property length between the center median island and the property frontage. Prior to overlay, any base failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION AT THAT TIME.

28. PROJECT CONSTRUCTION SETUP – All storage and office trailers will be kept off the public right-of-way.
29. PUBLIC WORKS CONSTRUCTION NOTICE – The contractor shall notify the PPW Inspector at least ten (10) working days prior to the start of any construction work. At that time, the Contractor shall provide an initial project construction schedule and a 24-hour emergency telephone number list.
30. PROJECT CONSTRUCTION SCHEDULE – The contractor shall submit the project schedule in a static PDF 11”x17” format and Microsoft Project, or an approved equal. The Contractor shall identify the scheduled critical path for the installation of improvements to the approval of the Town Engineer. The schedule shall be updated monthly and submitted to the PPW Inspector in the same formats as the original.
31. PROJECT CONSTRUCTION HANDOUT – The Contractor shall provide to the Town Engineer an approved construction information handout for the purpose of responding to questions the Town receives regarding the project construction.
32. PROJECT CONSTRUCTION SUPERVISION – The Contractor shall always provide a qualified supervisor on the job site during construction.
33. PROJECT CONSTRUCTION HOURS – Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to the weekday between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under Encroachment Permit may be performed on the weekend unless prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:

- a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.
 - b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.
 - c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
 - d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.
 - e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This notification must be provided three days prior to the start of the extended construction activity.
 - f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.
 - g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.
 - h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.
34. PROJECT CONSTRUCTION BMPs – All construction activities 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 ordinances, the project specific temporary erosion control plan, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
35. PROJECT CONSTRUCTION EXCAVATION – The following provisions to control traffic congestion, noise, and dust shall be followed during site excavation, grading, and construction:
- a. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
 - b. Travel speeds on unpaved roads shall be limited to fifteen (15) miles per hour.
 - c. 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.
 - d. 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 times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to ensure proper control of blowing dust for the duration of the project.

- e. Watering on public streets and wash down of dirt and debris into storm drain systems is prohibited. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the PPW Inspector, 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 late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the Town Engineer. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be coordinated with the San José Water Company.
 - f. 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 Construction Inspector.
 - g. Construction grading activity shall be discontinued in wind conditions in excess of 25 miles per hour, or that in the opinion of the PPW Inspector cause excessive neighborhood dust problems.
 - h. Site dirt shall not be tracked into the public right-of-way and shall be cleaned immediately if tracked into the public right-of-way. Mud, silt, concrete and other construction debris shall not be washed into the Town's storm drains.
 - i. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
 - j. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.
 - k. Prior to issuance of any permit, the Applicant shall submit any applicable pedestrian or traffic detour plans to the satisfaction of the Town Engineer for any lane or sidewalk closures. The temporary traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans and in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way.
 - l. During construction, the Applicant shall make accessible any or all public and private utilities within the area impacted by construction, as directed by the Town Engineer.
 - m. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The Applicant shall require the soils engineer submit to daily testing and sampling reports to the Town Engineer.
36. MATERIAL HAULING ROUTE AND PERMIT – For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck size as defined by FHWA Standards, the Applicant shall submit a truck hauling route that conforms to Town of Los Gatos Standards for approval. Note that the Town requires a Haul Permit be issued for any hauling activities. The Applicant shall require contractors to prohibit trucks from using “compression release engine brakes” on residential streets. The haul route for this project unless otherwise approved by the Town Engineer, shall be: _____. A letter from the Applicant confirming the intention to use the designated haul route shall be submitted to the Town Engineer for review and approval prior to the issuance of any Town permits. All material hauling activities including but not limited to, adherence to the approved route,

hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the Applicant. 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 Town Engineer. The Applicant must provide an approved method of cleaning tires and trimming loads on site. All material hauling activities shall be done in accordance with applicable Town ordinances and conditions of approval.

37. **PROJECT CLOSE-OUT** – Prior to requesting a Final Inspection, the Applicant shall submit to the Town Engineer a letter indicating that all project conditions have been met, and all improvements are complete. All work must be completed to the satisfaction of the Planning Director and Town Engineer prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, storm drainage, underground utilities, etc., shall be completed and attested to by the Town Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, including those for water and sanitary sewer services, such installation shall be verified as having been completed and accepted by those agencies. In addition, the Applicant shall submit an itemized final quantities list of all public improvements constructed on-site and within the public right-of-way. The final quantities list shall be prepared by the project engineer and be to the approval of the Town Engineer. The final quantities list shall be broken out into on-site and off-site improvements based on the format provided by the Town. Until such time as all required improvements are fully completed and accepted by Town, the Applicant shall be responsible for the care, maintenance, and any damage to such improvements. Town shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by the Applicant.
38. **CONSTRUCTION WORKER PARKING** – The Applicant shall provide a Construction Parking Plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the Town Engineer prior to issuance of Town permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the Town permits. No vehicle having a manufacturer'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 (§15.40.070).
39. **SITE WATER DISCHARGE** – In accordance with the Town Code, Prohibition of Illegal Discharges (Los Gatos Town Code Section 22.30.015), the Town Engineer may approve in coordination West Valley Sanitation District the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is

available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Town Engineer.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS ENTITLEMENT OCCUPIES THE PREMISES

40. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) – Post construction storm water pollution prevention requirements shall include:
- a. The Applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private stormwater facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair if the treatment facility is no longer able to meet performance standards or has deteriorated. Any abatement activity performed on the Applicant's property by Town staff will be charged to the Applicant at the Town's adopted fully-loaded hourly rates.
 - b. Maintenance of the storm drain inlets "No Dumping – Drains to Bay" plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org.
 - c. All process equipment, oils, fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.
 - d. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations.
 - e. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system.
 - f. It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

41. **GENERAL:** Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
42. **Fire Apparatus (Engine) Access Driveway Required:** An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface shall be designed and maintained to support a 75,000-pound fire apparatus, designed per the latest edition of Caltrans Standard. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. On grades up to 15%, the surface shall provide all-weather driving capability, including sufficient drainage and surface course consistent with

good engineering practices. Grades in excess of 15% may be approved by the Fire Code Official on a case-by-case basis through an Alternate Means and Methods request. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Alternate driveway surfaces such as "Turf Block," pavers, or other materials may be approved by the Fire Code Official on a case-by-case basis through an Alternate Means and Methods request. The boundary edges of the alternate material shall be delineated by concrete curbs, borders, posts, signs, or other means that clearly indicate the location and extent of the driving surface. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **From the cul-de-sac of Cerro Vista Dr to the project lot, provide driveway details including width, turning radius, slope, pavement material rather it supports 75,000lbs.**

43. **Fire Sprinklers Required:** *(As noted on sheet A-3)* 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 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
44. **Fire Department (Engine) Driveway Turnaround Required:** An approved fire apparatus turnaround is required for all dead-end access roads and driveways in excess of 150 feet. [Ref: CFC 503.2.5]. All turnarounds shall have a maximum slope of 5% in any direction. Placement of any architectural feature within a turnaround is not permitted. All turnarounds shall be provided an approved metal, all weather sign or other approved notices or markings that shall include the words "NO PARKING – FIRE DEPARTMENT TURNAROUND". Turnarounds located on parcels shall be provided with a sign at the entrance to the parcel that shall include the words "FIRE DEPARTMENT TURNAROUND ON SITE". Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **Provide existing fire turnaround dimension, slope and signage location on plans.**
45. **Required Fire Flow:** The minimum required fireflow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3] **Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (San Jose Water) for details on how to obtain the fire flow letter.**
46. **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). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

47. **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 6 inches 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.
48. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
49. **This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].**



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

May 28, 2025

**Re: The Caballero Vineyard, 16135 Cerro Vista Dr
Project Description/ Letter of Justification**

To Whom it May Concern:

On behalf of [REDACTED], I hereby present this request for a Conditional Use Permit, post factum, for a private vineyard installation at 16135 Cerro Vista Drive. The vineyard is the subject of an Administrative Warning (VL-25-015) that was issued January 29, 2025. The owner was unaware of this violation notice until it was recently brought to his attention by the planner working on a building permit request for an upcoming ADU. This letter accompanies the plans and additional exhibits for the above referenced project.

BACKGROUND

The Caballeros purchased this 10.22 acre property in 2017 and soon after began work on their addition/remodel of the existing home. During this time, [REDACTED] became interested in growing grapes and identified an ideal section of his property for a vineyard. The northernmost portion of the site was a treeless west facing slope just below his neighbors existing vineyard. Ruben consulted with the owners of La Honda winery, and in 2019 hired them to install the roughly 20,000 square foot vineyard. They cleared the grasses and planted the vines. Neither the owner nor installer were aware of any special requirements needed to plant a vineyard.

There's an active property line dispute between abutting property owner to the east where the existing vineyard was planted. Our surveyor has mapped this area and identified the encroachment along this entire shared boundary line. While this is a civil matter, it does involve both sets of vineyards and the shared fences.

THE VINEYARD

The location of the vineyard was chosen for the lack of trees as well as abutting a neighbor's vineyard. In an area measuring approximately 20,000 square feet, two varietals were planted in 17 rows. The rows follow the contours of the slope. Each row is approximately 4 feet apart and is irrigated using a drip system. The rows are supported using 6 foot tall wood posts every 16 feet with 12 ga. wires that run the length each row to support the vines and assist in training them.

The vines were planted by hand in rows that didn't require terracing or any other grading. Only the soil excavated for each plant was spread between the rows and has been trampled down. Cover crops now grow prolifically, guarding against erosion while returning nitrogen back into the ground.

Vineyards truly require adequate deer fencing in order to grow and produce fruit. A 6 foot tall wood and wire fence is proposed for the two remaining open sides in order to fully enclose the vineyard. The shared fencing along the two properties already have similar fences. Due to the current situation, fencing the entire vineyard doesn't restrict flow and maintains the existing wildlife corridor.

The vineyard is non-commercial and is solely for the owner's use and enjoyment. Maintenance and harvesting will be done by a small crew. And well-maintained vineyards can act as a natural firebreak, so from that standpoint, the vineyard is preferred over natural grasses.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Gary Kohlsaat", with a long horizontal flourish extending to the right.

Gary Kohlsaat
Architect C19245



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

October 27, 2025

**Re: The Caballero Vineyard, 16135 Cerro Vista Dr
Fence Height Exception- Letter of Justification**

To Whom it May Concern:

On behalf of Ruben and Joy Caballero, I hereby present this request for a Fence Height Exception for a private vineyard installation at 16135 Cerro Vista Drive. The vineyard is the subject of a current CUP application.

BACKGROUND

The Caballeros purchased this 10.22 acre property in 2017 and soon after began work on their addition/remodel of the existing home. During this time, Ruben became interested in growing grapes and identified an ideal section of his property for a vineyard. The northernmost portion of the site was a treeless west facing slope just below his neighbors existing vineyard. The two perimeter fences at the NE corner were installed prior to the Town's revised Hillside fence ordinance and therefore are grandfathered.

PROPOSED FENCES

Vineyards truly require adequate deer fencing in order to grow and produce fruit; without it, the deer will decimate the crop. The two outside lines are already protected w/7 foot tall wood and wire fences. On the western edge, an existing 6 foot tall wood and wire fence is built on top of a 24" tall stone retaining wall. Fences are measured from the highest adjacent grade, so this fence technically complies with the ordinance.

That leaves the southern border of the vineyard, which is on an uphill slope. A low, 24" high stone wall to match the western one exists, along with 6 foot tall wood posts. The proposed fence is an open wire to match the other three sides and in doing so would result in an 8 foot high overall fence.

Given the position of the vineyard in a corner, along with the long standing existing 7 foot high perimeter fencing, the addition of one new 8 foot high fence will not restrict the overall flow and maintains the existing wildlife corridor.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Gary Kohl Saat", with a long horizontal flourish extending to the right.

Gary Kohl Saat





Architect C19245



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

January 19, 2026

**Re: The Caballero Residence A&S, 16135 Cerro Vista Dr
Grade Height Exception- Letter of Justification**

To Whom it May Concern:

On behalf of Ruben and Joy Caballero, I hereby present this request for a Finish Floor/Patio Height Exception at the outdoor kitchen 16135 Cerro Vista Drive. The kitchen is included in a current A&S application and is being constructed along with a detached ADU and patio.

DESCRIPTION

A detached ADU and a covered outdoor kitchen are proposed to be constructed adjacent to an existing swimming pool and patio. Each structure is a 24 foot square, with a third 24ft x 24ft open patio connecting the two. The structures are centered on the pool and an existing oak tree, and the front faces align with the upper walkway near the main residence.

This new accessory structure for a covered outdoor kitchen/BBQ will have one small sliver of floor area that is higher than 3 feet above the adjacent grade. The adjacent open patio that connects the ADU also has a small piece that extends more than 3 feet about grade. Both of these areas are highlighted on the Grading Plan (Sheet A-5), the Cross Sections (Sheet A-6) and the Exterior Elevations (Sheet A-7).

HDS&G

Chapter V, Section E.4 states that finished floor elevations should not be more than 3 feet out of grade. The kitchen level is 3'-2" above the lower grade. The patio elevation ranges from 3'-2" to 4'-3" above grade. The counter lines are not exactly parallel to the downhill face of the improvements and create a small triangular area (4ft by 24ft) that is out of compliance. The architecture really calls for straight alignments and creating an offset would severely limit the usability of the patio. This elevation is not visible from the neighbors or any public route, and landscaping will be installed to further reduce any potential visual impacts.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Gary Kohl Saat", with a long horizontal flourish extending to the right.

Gary Kohl Saat
Architect C19245

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The Caballero Vineyard, 16135 Cerro Vista Dr Site Photos



View of Vineyard From Residence





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**Tree Inventory, Assessment,
and
Protection Report**

**16135 Cerro Vista Drive
Los Gatos, CA 95032**

Prepared for:

Town of Los Gatos

August 26, 2025

Prepared By:



Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

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Summary

The site is already under construction and trees within the context of the improvements have been affected.

The inventory contains fifteen (15) trees comprised of two (2) different species. There are six (6) Large Protected oaks and no Exempt or Street Trees.

Five (5) trees are in good condition, six (6) fair, and four (4) are in poor shape. Trees in poor condition include Large Protected coast live oaks #84, #177, and #190 along with blue oak #88.

For this project the impacts have already been realized so the chart and assessments are an estimation of the impacts that already occurred around the trees. Two (2) trees have been highly impacted based on the proximity to improvements and estimated sustained root damage, an additional six (6) have been moderate-highly impacted. Three (3) trees have potentially been moderately affected and four (4) are far enough from improvements damage is unlikely.

Only Type III trunk protection is feasible/reasonable because all the root zones are now covered where construction is occurring (Appendix D2).

All fifteen (15) trees were appraised for a rounded depreciated value of \$156,510.00.

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, structure, and form), and suitability for preservation ratings. Affix number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on July 29, 2025. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.



- The plans reviewed for this assignment were as follows (Table 1).

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic	12/23/24	SU3	Yes	Lea & Braze Engineering, Inc.
Proposed Site Plan	07/12/24	A-7	Yes	Kohlsaas & Associates
Erosion Control				
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 property owners, their agents, and the Town of Los Gatos as a reference for existing tree conditions to help satisfy planning requirements.

Observations

The site is already under construction and trees within the context of the improvements have been affected.

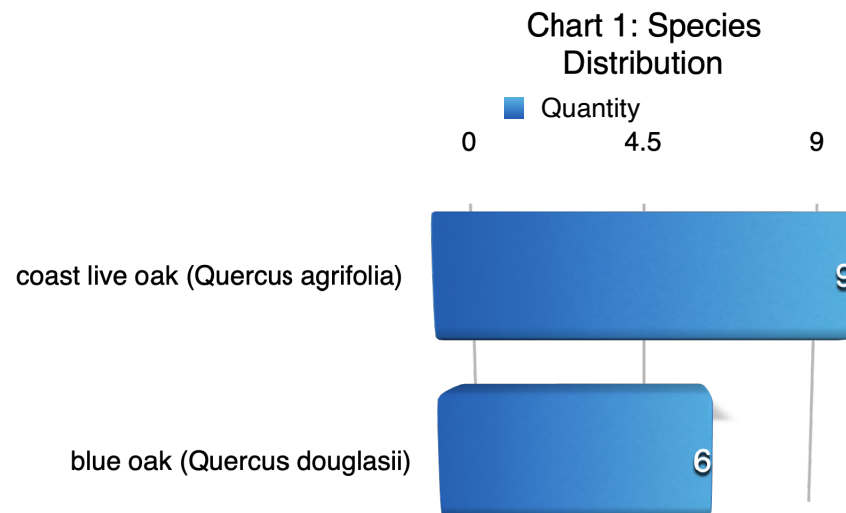
The site contains a new pool and patio area where construction took place in the absence of any tree protection. There is an extensive trail network throughout the property and one segment leads to the vineyard area below the residence. There were no trees in the vineyard area that had been in jeopardy from my observation. Some landscape work was occurring in the area including the installation of stairs into the vineyard.



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 fifteen (15) trees comprised of two (2) different species. There are six (6) Large Protected¹ oaks and no Exempt² or Street Trees³ (Appendix B).



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 A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference). Species listed in 29.10.0970 subsection (2).

³ Street tree means a tree in a public place, or along or within a public street or right-of-way.



Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (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 Technique” (Appendix B).

“Trunk Formula Technique” is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The trunk formula valuations are based on four tree factors; size (trunk cross sectional area), condition, functional limitations, and external limitations. There are two steps to determine the overall value. The first step is to determine the “Basic Tree Cost” based on size and unit tree cost. Unit tree cost is calculated by dividing the nursery wholesale cost of a 24 inch box specimen and its replacement size (cost per square inch trunk caliper) which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. The cost of the 24 inch box wholesale specimen was determined through personal communications with Devil Mountain and Normans nurseries in Farmington for an average of \$214.00.

All fifteen (15) trees were appraised for a rounded depreciated value of \$156,510.00.

Appraisal worksheets are available upon request.



Discussion

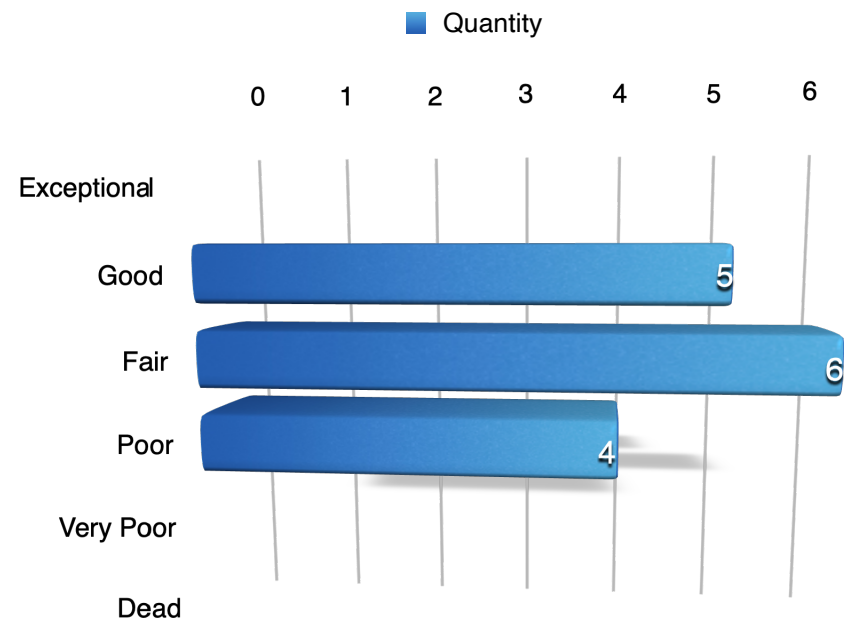
Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria 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.

Five (5) trees are in good condition, six (6) fair, and four (4) are in poor shape (Chart 2). Trees in poor condition include Large Protected coast live oaks #84, #177, and #190 along with blue oak #88. One limitation is trees were not assessed for their condition prior to this assessment.

Chart 2: Condition Ratings



Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). At this time no trees are required to be planted. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not indicate any replacement trees.

Table 2: 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 Hillside shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillside.



Expected Impacts

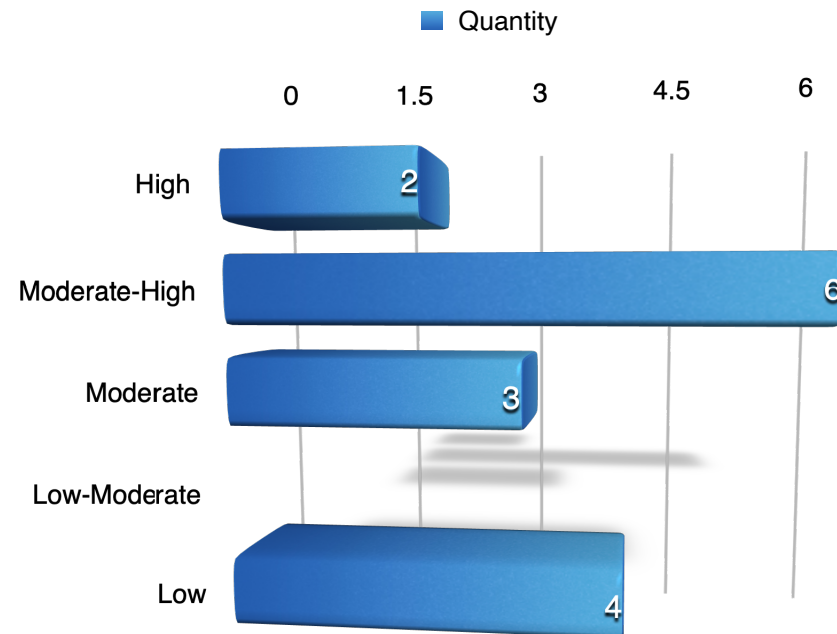
Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- 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.

For this project the impacts have already been realized so the chart and assessments are an estimation of the impacts that already occurred around the trees.

Two (2) trees have been highly impacted based on the proximity to improvements and estimated sustained root damage, an additional six (6) have been moderate-highly impacted. Three (3) trees have potentially been moderately affected and four (4) are far enough from improvements damage is unlikely.

Chart 3: Expected Impact



The table below indicates what is affecting each tree in the inventory (Table 2).

Table 3: Inventory and Assessment Summary-1

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Notes
coast live oak (<i>Quercus agrifolia</i>)	84	13, 11	20	Poor	Moderate	Large Protected	Stripped for view one stem removed
blue oak (<i>Quercus douglasii</i>)	174	15	20	Good	Moderate	Protected	Wood retaining wall 2-3 feet
blue oak (<i>Quercus douglasii</i>)	175	15	20	Good	Moderate	Protected	Wood retaining wall 2-3 feet
coast live oak (<i>Quercus agrifolia</i>)	176	21	20	Fair	Moderate-High	Protected	Fill over root collar
coast live oak (<i>Quercus agrifolia</i>)	177	24, 20, 22	35	Poor	Low	Large Protected	
coast live oak (<i>Quercus agrifolia</i>)	178	21	20	Good	Moderate-High	Protected	Fill over root collar
coast live oak (<i>Quercus agrifolia</i>)	179	21	25	Fair	High	Protected	Concrete pool deck 18 inches away with damage to buttress roots
blue oak (<i>Quercus douglasii</i>)	188	20	20	Fair	Moderate-High	Protected	Some fill pushed over root area
coast live oak (<i>Quercus agrifolia</i>)	189	20, 20	35	Fair	Moderate-High	Large Protected	Some fill pushed over root area
coast live oak (<i>Quercus agrifolia</i>)	190	36	30	Poor	High	Large Protected	Pool deck 36 inches on 3 sides, fill and root destruction large lower trunk wounds



Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Notes
coast live oak (<i>Quercus agrifolia</i>)	191	16	20	Fair	Moderate-High	Protected	Stem removed sparse crown
coast live oak (<i>Quercus agrifolia</i>)	362	24	20	Fair	Moderate-High	Large Protected	Now in tree well about 8'

Tree Protection

Typically there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) trunk protection only. The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. There are two tree protection zones determined which include the “calculated” and “specified”. The “calculated” tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter. The “specified” tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This “specified” zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

Calculated tree protection zones would be six times the trunk diameter distance in radius (ft.) for young trees and eight time the trunk diameter distance for those considered “Large Protected” or mature. The radii are provided in Appendix B. The specified tree protection will need to conform to proposed construction when the calculated distance cannot be achieved, and trees should be fenced as groups whenever possible. These tree protection fence location must be placed on a T-1 Sheet with this report included on those plan sheets.

For this project only Type III trunk protection is feasible/reasonable because all the root zones are now covered where construction is occurring (Appendix D2).



Conclusion

The site is already under construction and trees within the context of the improvements have been affected.

The site contains a new pool and patio area where construction took place in the absence of any tree protection. There is an extensive trail network throughout the property and one segment leads to the vineyard area below the residence. There were no trees in the vineyard area that had been in jeopardy from my observation. Some landscape work was occurring in the area including the installation of stairs into the vineyard.

The inventory contains fifteen (15) trees comprised of two (2) different species. There are six (6) Large Protected oaks and no Exempt or Street Trees (Appendix B).

Five (5) trees are in good condition, six (6) fair, and four (4) are in poor shape. Trees in poor condition include Large Protected coast live oaks #84, #177, and #190 along with blue oak #88. One limitation is trees were not assessed for their condition prior to this assessment.

For this project the impacts have already been realized so the chart and assessments are an estimation of the impacts that already occurred around the trees.

Two trees have been highly impacted based on the proximity to improvements and estimated sustained root damage, an additional six have been moderate-highly impacted. Three trees have potentially been moderately affected and four are far enough from improvements damage is unlikely.

For this project only Type III trunk protection is feasible/reasonable because all the root zones are now covered where construction is occurring (Appendix D2).

All fifteen (15) trees were appraised for a rounded depreciated value of \$156,510.00.



Recommendations

1. Place tree protection around the trunks where more construction is proposed (Appendix D2).
2. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled “T-1 Tree Protection Plan.” sheet based on the information in this report and in Appendix A and B.
3. 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.
4. 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.
5. 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. 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

Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. *Managing trees during construction*, Third edition. Champaign, IL: International Society of Arboriculture, 2023.

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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 Arboriculture 1998.

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Glossary of Terms

calculated tree protection zone: A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

critical root zone: a conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

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.

specified tree protection zone (specified TPZ): a TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy conformation, visible root orientation, size, condition, maturity, and species response to construction.

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.

structure: 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 Technique: 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.

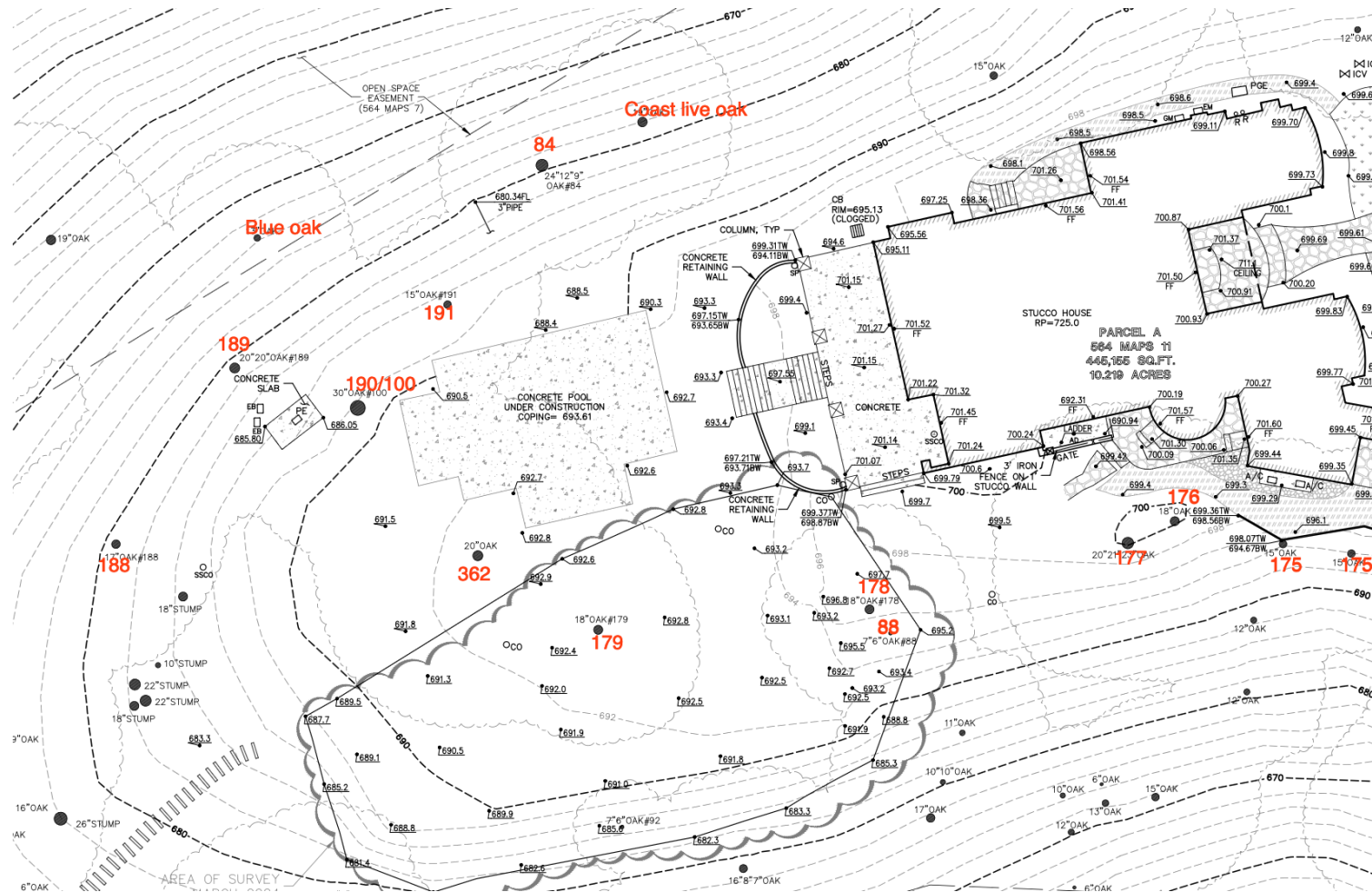
volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, 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.

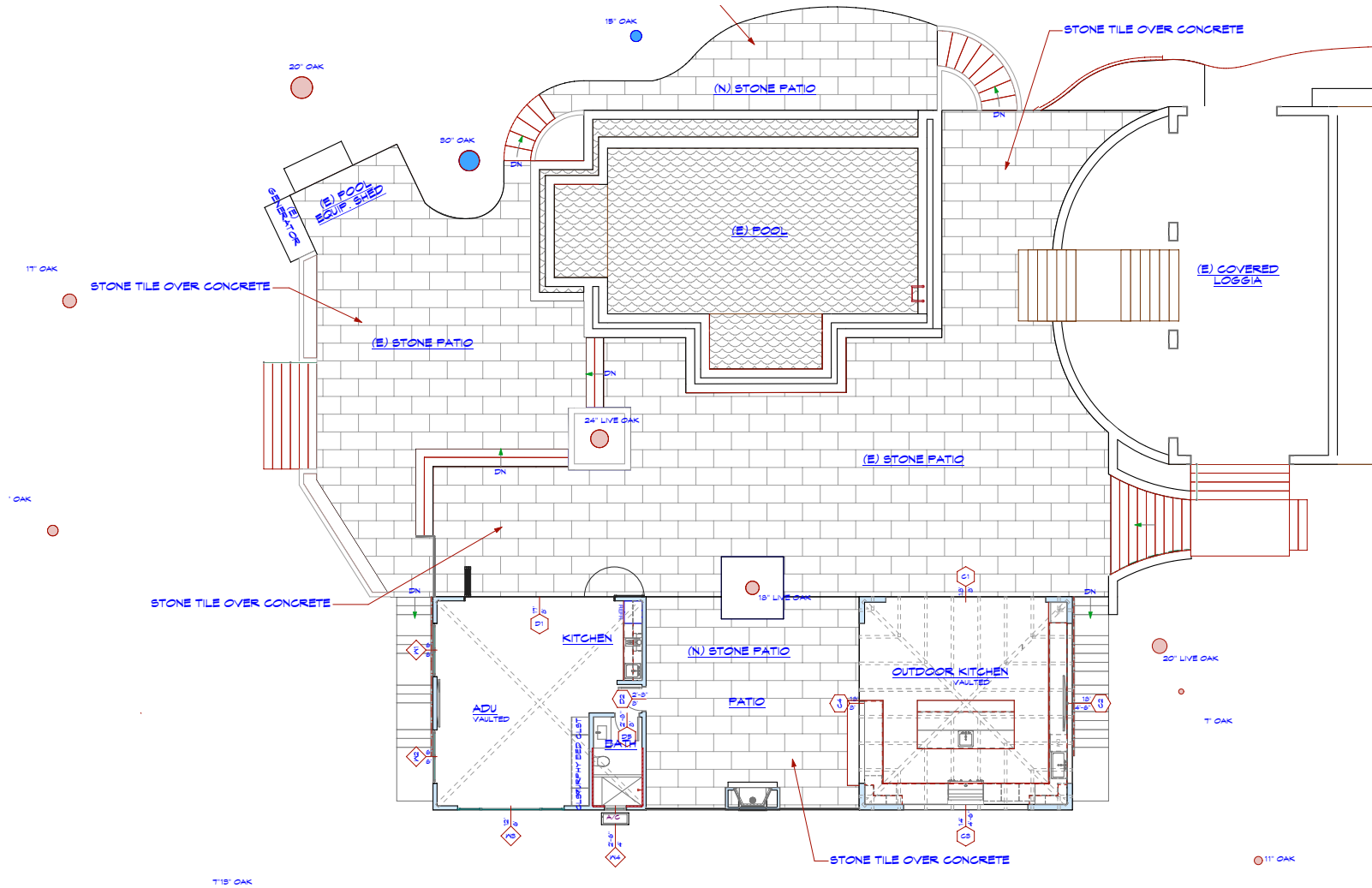


Appendix A: Tree Inventory, Site Plan, and Protection

A1: Tree Locations

See fully dimensioned sheet for clarity.



A2: Site Plan

Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
coast live oak (<i>Quercus agrifolia</i>)	84	13, 11	20	Poor	Moderate	Large Protected	\$3,120.00	11
blue oak (<i>Quercus douglasii</i>)	88	6, 6	10	Poor	Low	Protected	\$1,310.00	6
blue oak (<i>Quercus douglasii</i>)	172	20, 10, 10	30	Good	Low	Large Protected	\$25,500.00	16
blue oak (<i>Quercus douglasii</i>)	173	15	20	Good	Low	Protected	\$9,600.00	10
blue oak (<i>Quercus douglasii</i>)	174	15	20	Good	Moderate	Protected	\$9,600.00	10
blue oak (<i>Quercus douglasii</i>)	175	15	20	Good	Moderate	Protected	\$9,600.00	10
coast live oak (<i>Quercus agrifolia</i>)	176	21	20	Fair	Moderate-High	Protected	\$7,900.00	14
coast live oak (<i>Quercus agrifolia</i>)	177	24, 20, 22	35	Poor	Low	Large Protected	\$15,700.00	25
coast live oak (<i>Quercus agrifolia</i>)	178	21	20	Good	Moderate-High	Protected	\$11,100.00	14
coast live oak (<i>Quercus agrifolia</i>)	179	21	25	Fair	High	Protected	\$7,900.00	14
blue oak (<i>Quercus douglasii</i>)	188	20	20	Fair	Moderate-High	Protected	\$12,100.00	13
coast live oak (<i>Quercus agrifolia</i>)	189	20, 20	35	Fair	Moderate-High	Large Protected	\$14,300.00	19



Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
coast live oak (<i>Quercus agrifolia</i>)	190	36	30	Poor	High	Large Protected	\$13,900.00	24
coast live oak (<i>Quercus agrifolia</i>)	191	16	20	Fair	Moderate-High	Protected	\$4,580.00	11
coast live oak (<i>Quercus agrifolia</i>)	362	24	20	Fair	Moderate-High	Large Protected	\$10,300.00	16



Appendix C: Photographs

C1: Trees #175, #176, #177



C2: Trees #178 and #88



C3: Trees #179, #362, and #100/190



C4: Tree #189



C5: Tree #190/#100



C6: Trees #191, #190/#100, and #189

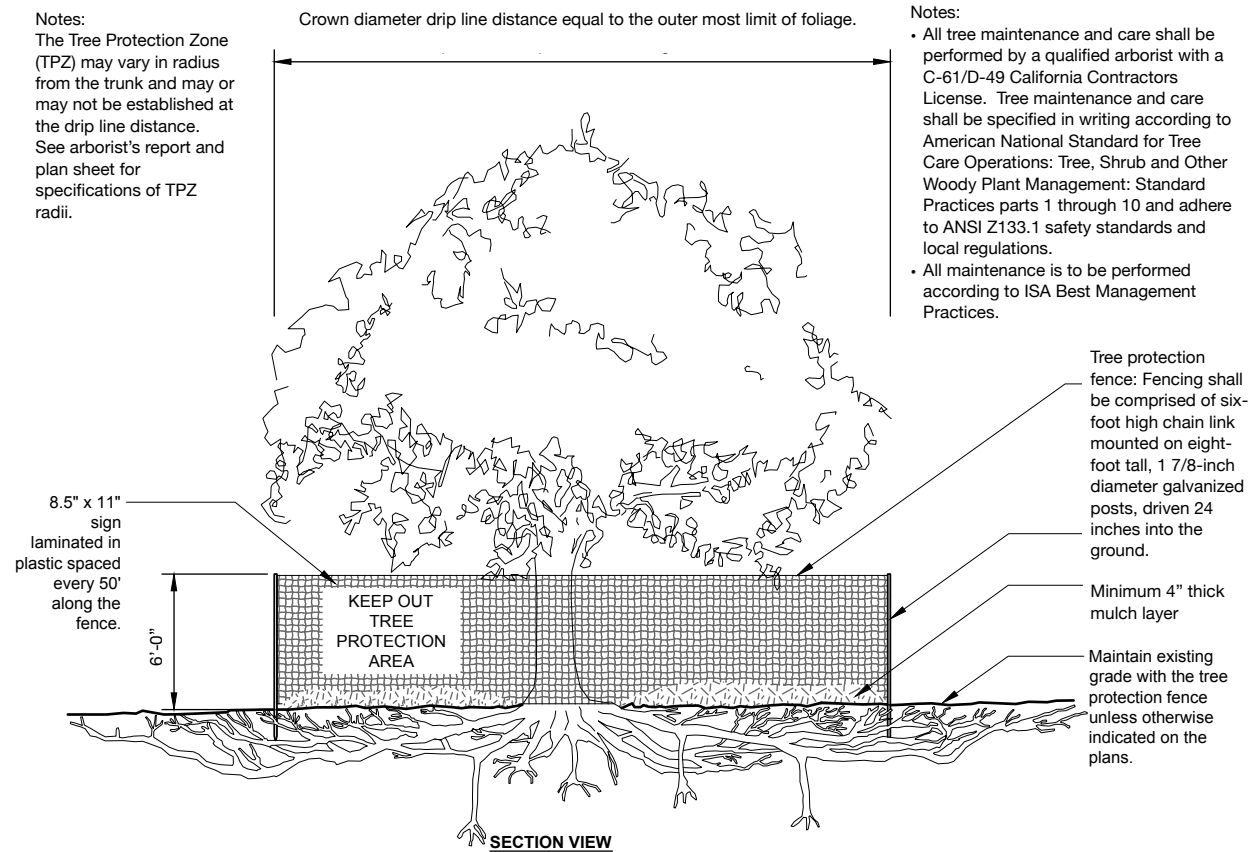


C7: Trees #174, #175, and #176



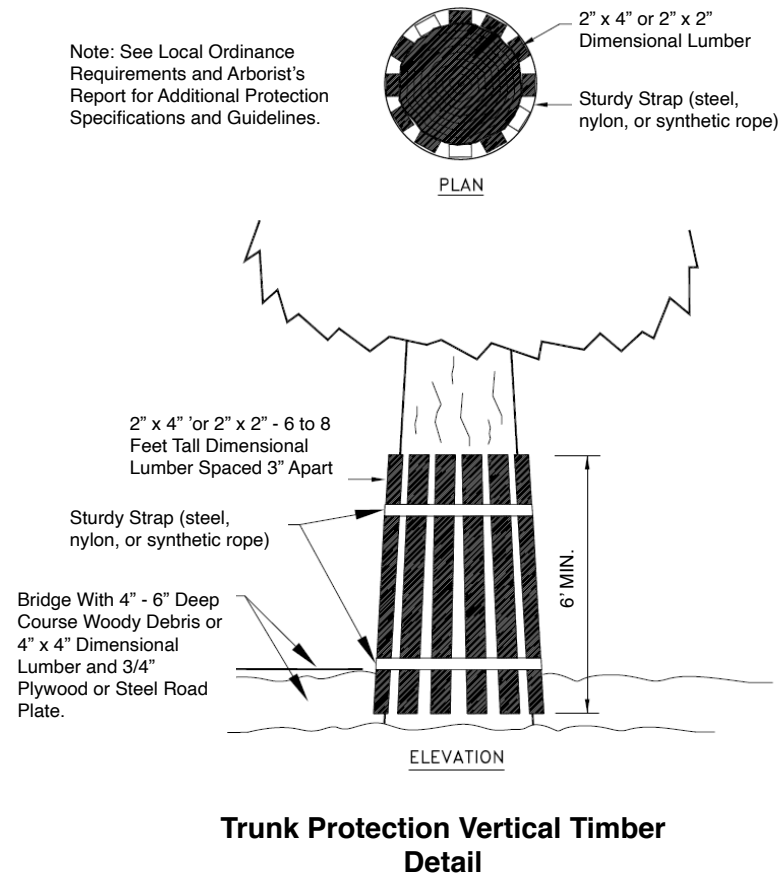
Appendix D: Tree Protection Guidelines

D1: Plan Sheet Detail S-X (Type I)



S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting
Arborists LLC, 2019

D2: Plan Sheet Detail S-Y (Type III)

D3: 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.
4. **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.

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.



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**



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



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessment Qualified

 RCA #496
Registered Consulting Arborist®



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16135 Cerro Vista Drive

Architecture and Site Application S-25-036_Conditional Use Permit U-25-006

Neighbor outreach:

Responded to neighborhood outreach (see below).



9/26/25

Town of Los Gatos
Building division
110 E. Main St.
Los Gatos, Ca. 95030

Address: 16139 Cerro Vista Dr., Detached Accessory Dwelling

Attn: Suray,

- 1) [REDACTED]
- 2) Owner spoke to homeowner at 16105 Cerro Vista, but it has been some time ago. The homeowner at 16199 Cerro Vista has not communicated with Mr. Caballero because they are in lawsuit regarding their vineyard that is encroaching into Mr. Caballero's property.

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CAL GREEN MANDATORY MEASURES 2022		
MANDATORY FEATURE OR MEASURE	VERIFICATION	
	REQUIREMENTS	
PLANNING & DESIGN		
Site Development:		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.106.4.1 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces as specified for multifamily dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General		
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER EFFICIENCY AND CONSERVATION		
Indoor Water Use		
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets & showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. 1.20 gpm for water closets		
II. 1.8 gpm @ 60psi for showers		
III. 1.2 gpm @ 60psi for lavatory faucets		
IV. 1.8 gpm @ 60psi for kitchen faucets		
4.303.3 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outdoor Water Use		
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current Calif. Depart. of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) whichever is more stringent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
Enhanced Durability & Reduced Maintenance		
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction Waste Reduction, Disposal, & Recycling		
4.409.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Comply with a more stringent local construction & demolition waste management ordinance; or		
2. A construction waste management plan, per Section 4.409.2; or		
3. A waste management company, per Section 4.409.3; or		
4. The waste stream reduction alternative, per Section 4.409.4		
Building Maintenance & Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL QUALITY		
Fireplaces		
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROG and other toxic compounds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.4 30% of floor area receiving resilient flooring shall comply with specified VOC criteria.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break in installed at slab on grade foundation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Indoor Air Quality and Exhaust		
4.506.1 Each bathroom shall be provided with the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. ENERGY STAR fans ducted to terminate outside the building.		
2. Fans must be controlled by a humidity control (separate or build-in); OR function as a component of a whole-house ventilation system.		
3. Humidity controls with manual or automatic means of adjustment capable of adjustment between a relative humidity range of < 30% to a maximum of 50%.		
Environmental Comfort		
4.507.2 Duct systems are sized designed and equipment is selected using the following methods:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.		
2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent.		
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.		
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS		
Qualifications		
TO2.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TO2.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Verifications		
TO3.1 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WILDLAND-URBAN INTERFACE

ROOF VALLEYS:
VALLEYS & GUTTERS SHALL BE 26 GAUGE GALV. SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF 12LB MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36" WIDE THE FULL LENGTH OF THE VALLEY. GUTTERS WILL HAVE THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS IN THE GUTTER. AS REQ'D PER SEC. R337.5.3 & R337.5.4 TYP.

VENTS:
WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, & UNDERFLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CBC & SECTIONS R337.6.1 THROUGH R337.6.3 OF THIS SECTION TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS & FLAME THROUGH THE VENTILATION OPENING. R337.6.1

EXTERIOR WALLS:
EXTERIOR WALL COVERINGS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL & EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF & TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. R337.1.3

ENCLOSED EAVES & EAVE SOFFITS:
THE EXPOSED UNDERSIDE OF ENCLOSED EAVES HAVING EITHER A BOXED-IN EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION RESISTANT MATERIAL.
3. ONE LAYER OF 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. BOXED EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
5.1 SPM STANDARDS 12-7A-3 OR ASTM E841
EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. GABLE END OVERHANGS & ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
2. FASCIA & OTHER ARCHITECTURAL TRIM BOARDS. CBC R337.1.5

UNDERFLOOR PROTECTION:
UNDERFLOOR AREAS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS. PER SEC. R337.1.9 TYP.

EXTERIOR GLAZING:
EXTERIOR GLAZING SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. PER R337.2.2

EXTERIOR DOORS:
EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SPM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1 3/4" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MIN. PER R337.2.3

GUTTERS
GUTTER SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CBC R337.5.4

OPEN ROOF EAVES
THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION RESISTANT MATERIAL.
3. ONE LAYER OF 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

EXCEPTIONS:
1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MIN. NOMINAL DIMENSION OF 2".
2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MIN. NOMINAL DIMENSION OF 2".
3. GABLE END OVERHANGS & ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
4. FASCIA & OTHER ARCHITECTURAL TRIM BOARDS. CBC R337.1.4

ENLARGED SITE PLAN



SITE PLAN

SCALE: 1" = 50'

16135 & 16139 PROJECT DATA	
PROJECT ADDRESS:	16226 & 16139 CERRO VISTA DR, LOS GATOS, CA 95032
OWNER:	RUBEN & JOY CABALLERO 16135 CERRO VISTA DR, LOS GATOS, CA 95032
APN#:	557-30-013
ZONING:	HR 2 1/2
OCCUPANCY GROUP:	R-3/1
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	YES
GROSS & NET SITE AREA:	10.22 ACRES, 445,125 SF 445,125 SF - 60% = 170,050 SF 39%
AVERAGE SLOPE:	

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2022 CBC, CRC, CEC, CMC, CPC, CALIF. ENERGY CODE, CEC, CFC, CEC, CALGREEN AS WELL AS ALL APPLICABLE STATE & LOCAL CODES.

VICINITY MAP



REVISIONS	
5	PLAN CHECK COMMENTS 12/8/25
2	PLAN CHECK COMMENTS 2/20/25
3	PLAN CHECK COMMENTS 4/12/25
4	PLAN CHECK COMMENTS 10/21/25



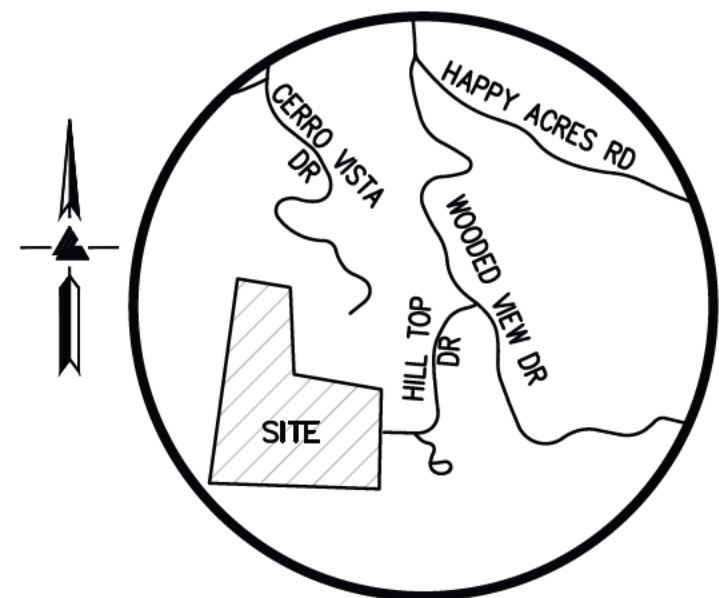
A NEW ADU & OUTDOOR KITCHEN FOR:

THE CABALLERO'S

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The architect shall verify all dimensions, elevations and conditions, prior to starting any field work. Conditions called by field conditions or any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

SITE PLAN	
DATE:	7/12/24
SCALE:	AS SHOWN
SHEET	
A-3	
3 OF 35	



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE
IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS
BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO
FINISHED MATERIAL (STUCCO/SIDING)
AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY
TITLE REPORT ISSUED BY STEWART TITLE
COMPANY, ORDER NO. 01180-275773, DATED
AS OF JUNE 21, 2017

BENCHMARK

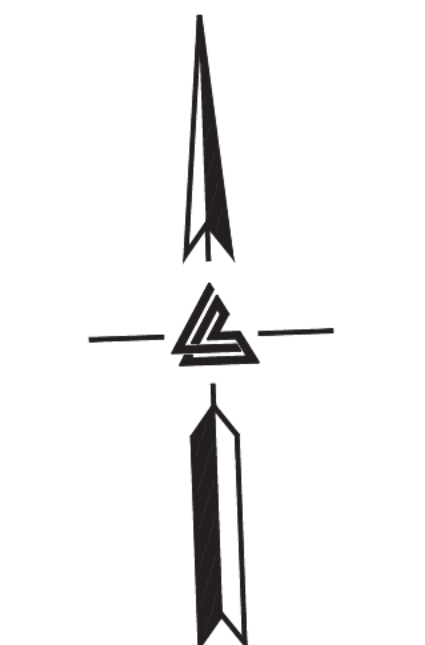
LOS GATOS BENCHMARK LG49
SET BRASS DISK IN MONUMENT WELL STAMPED
"LG49" IN THE CUL DE SAC OF LEOTAR COURT
ELEVATION = 521.97'
(NGVD 29 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 736.17'
(NGVD 29 DATUM)

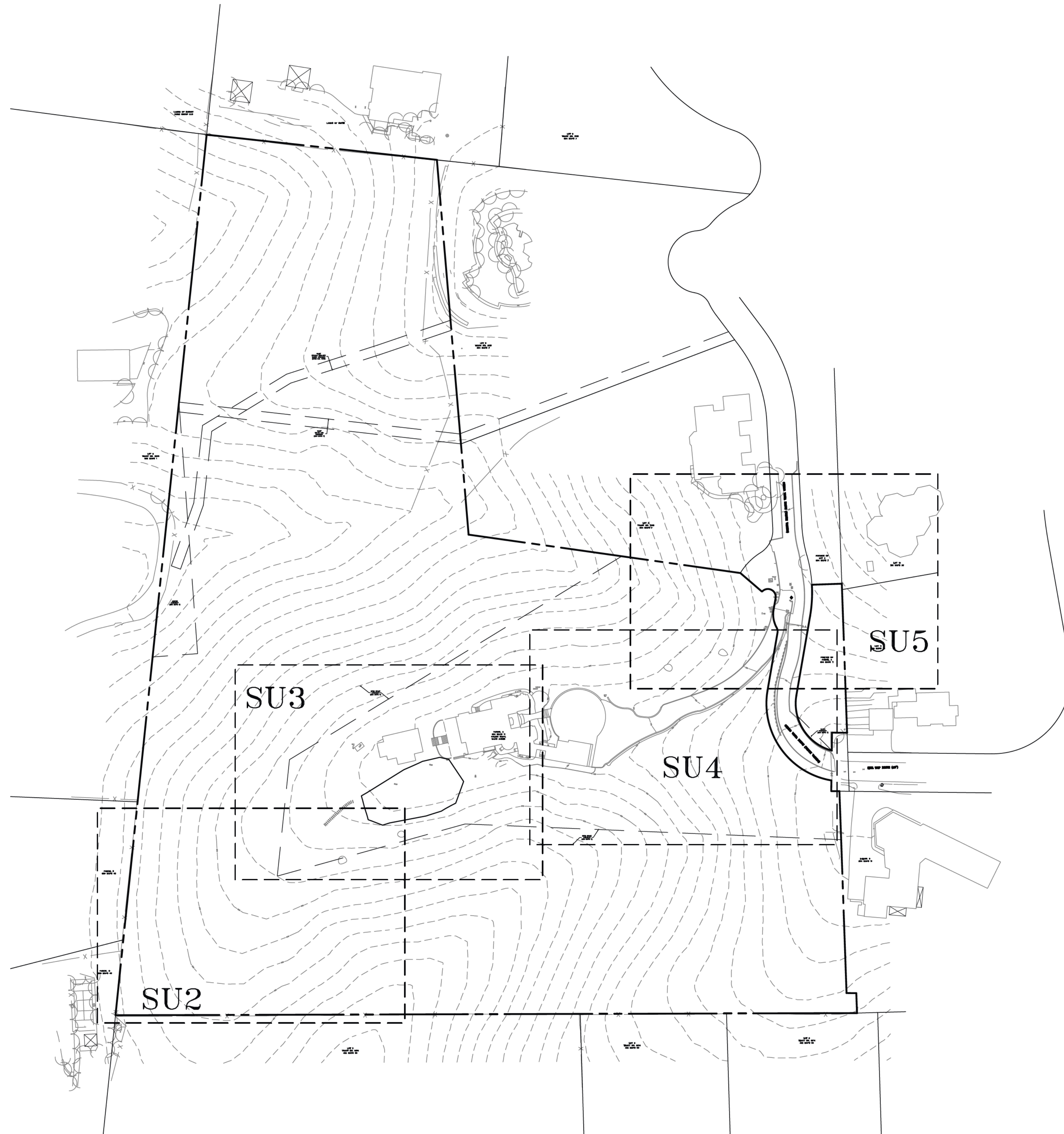
TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE
BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE
MADE BY THE PROJECT ARBORIST.



SCALE: 1" = 60'

SHEET LAYOUT



UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND
LOCATION SHOWN ON THIS SURVEY ARE BASED
ON VISUAL OBSERVATION. ANY USE OF THIS
INFORMATION SHOULD BE VERIFIED, BEFORE ITS
USE, WITH THE CONTROLLING MUNICIPALITY OR
UTILITY PROVIDER. THIS SURVEY MAKES NO
GUARANTEE OF THE INSTALLED ACTUAL
LOCATION, DEPTHS OR SIZE.

LEGEND AND NOTES

---	BOUNDARY LINE
- - - - -	BUILDING OVERHANG LINE
- - - - -	EASEMENT
- x - - -	FENCE LINE
.....	FLOW LINE
SD	STORM DRAIN LINE
A/C	AIR CONDITIONING UNIT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BOL	BENCHMARK
BW	BOTTOM RETAINING WALL
CATV	CABLE TV BOX
CB	CATCH BASIN
CO	CLEAN-OUT
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
FF	FINISH FLOOR
FL	FIRE HYDRANT
FL	FLOW LINE
GM	GAS METER
GV	GAS VALVE
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
KP	KEY PAD
M	MULTI-TRUNK TREE
PGE	PG&E BOX
P	PILLAR, SIMILAR
PE	POOL EQUIPMENT
RCP	REINFORCED CONCRETE PIPE
R	RISER
RP	ROOF PEAK
SSCO	SANITARY SEWER CLEAN-OUT
SP	STANDPIPE
ST	STREET SIGN
TEL	TELEPHONE BOX
TC	TOP OF CURB
TW	TOP OF RETAINING WALL
TOS	TOP OF SLAB
VLT	UTILITY VAULT
WM	WATER METER
WV	WATER VALVE
XXX.XX	SPOTGRADE

ASPHALT

BRICK

CONCRETE

DECOMPOSED GRANITE

GRAVEL

LAWN

PAVERS

RIVER ROCK

STONE

16135 CERRO VISTA DRIVE
LOS GATOS
CALIFORNIA

TOPOGRAPHIC SURVEY

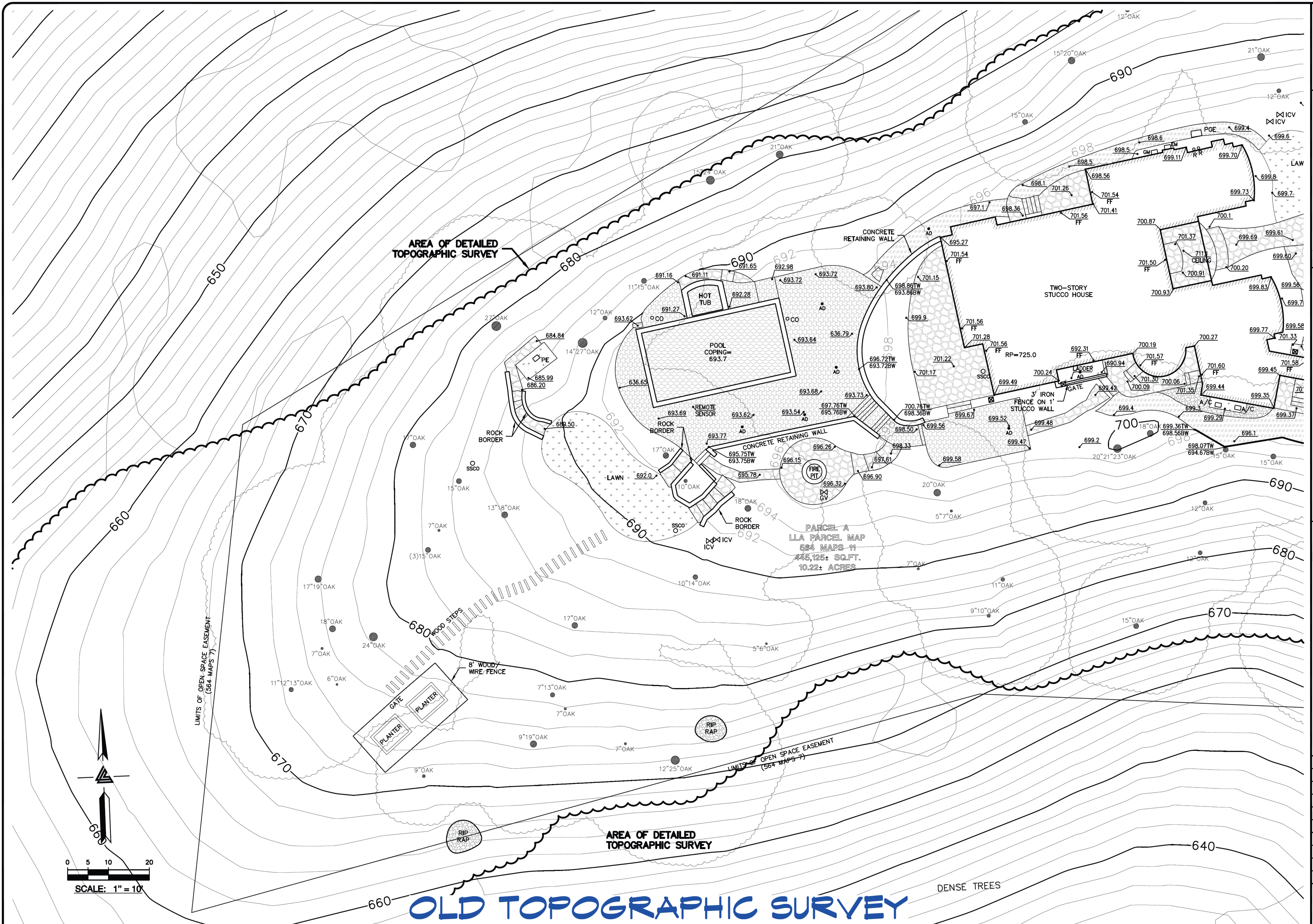
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TOPO UPDATE 12-14-23	DDR
REVISIONS	BY
JOB NO: 2212078	
DATE: 10-26-17	
SCALE: 1"=60'	
BNDY BY: MT	
FIELD BY: EH/ES	
DRAWN BY: DB	
SHEET NO:	

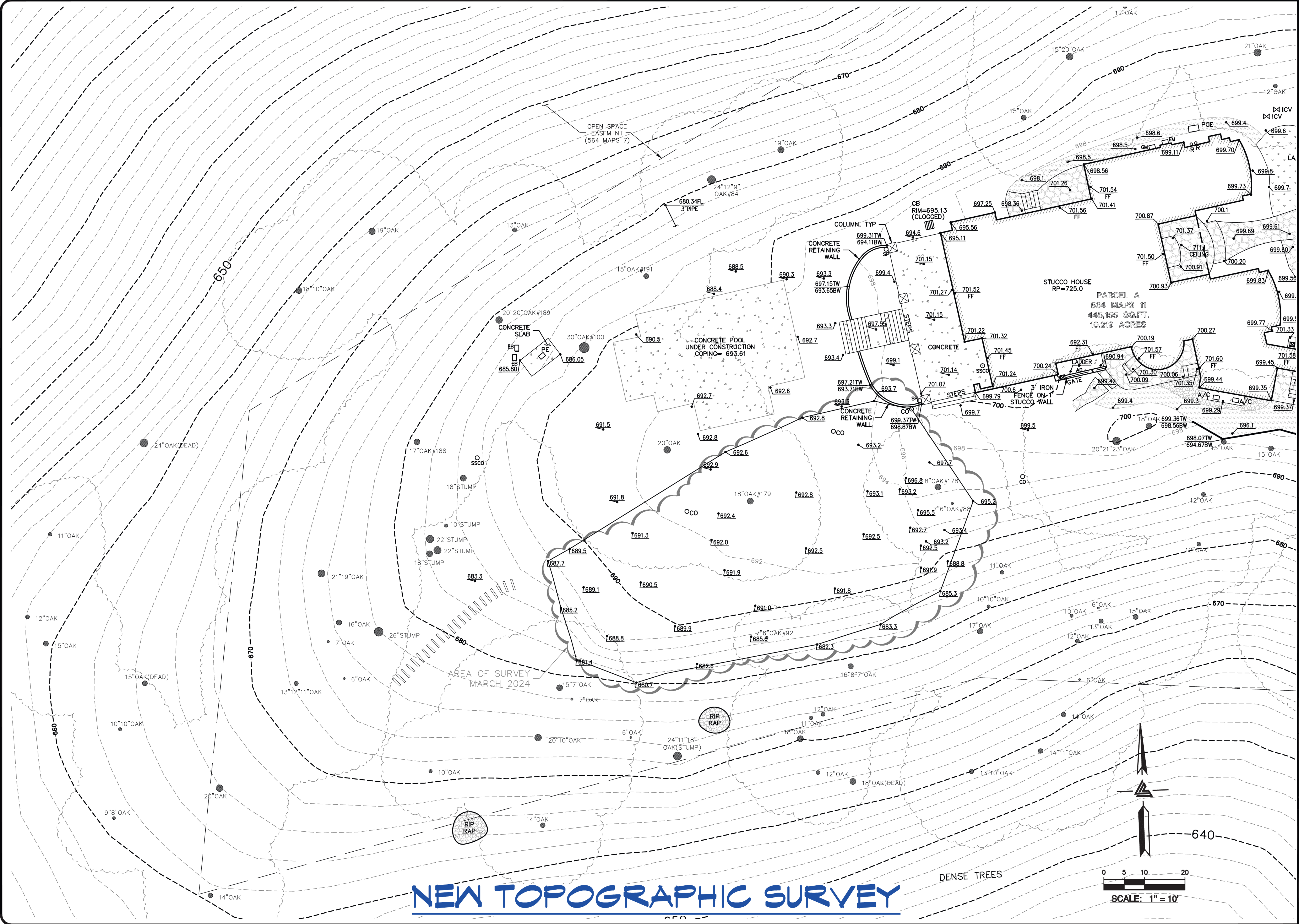
SU1
1 OF 5 SHEETS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 2455 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

APN: 537-30-018
SANTA CLARA COUNTY





NEW TOPOGRAPHIC SURVEY



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 2495 INDUSTRIAL PARK WEST, PLEASANTON, CA 94545
SAN JOSE OFFICE: 1010 N. SAN ANTONIO AVE., SAN JOSE, CA 95128
(510) 887-4086
WWW.LEABRAZE.COM

16135 CERRO VISTA DRIVE
LOS GATOS
CALIFORNIA

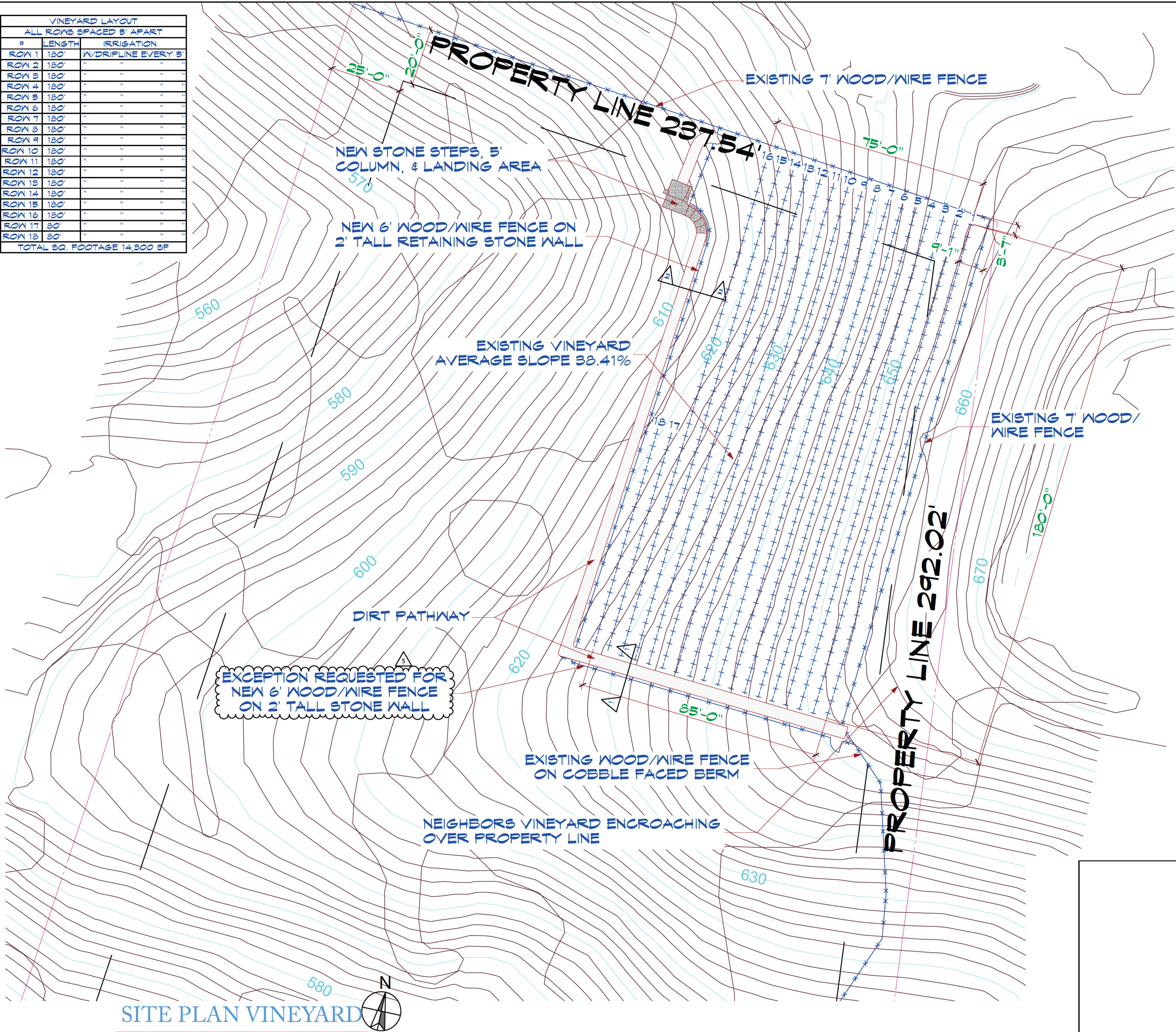
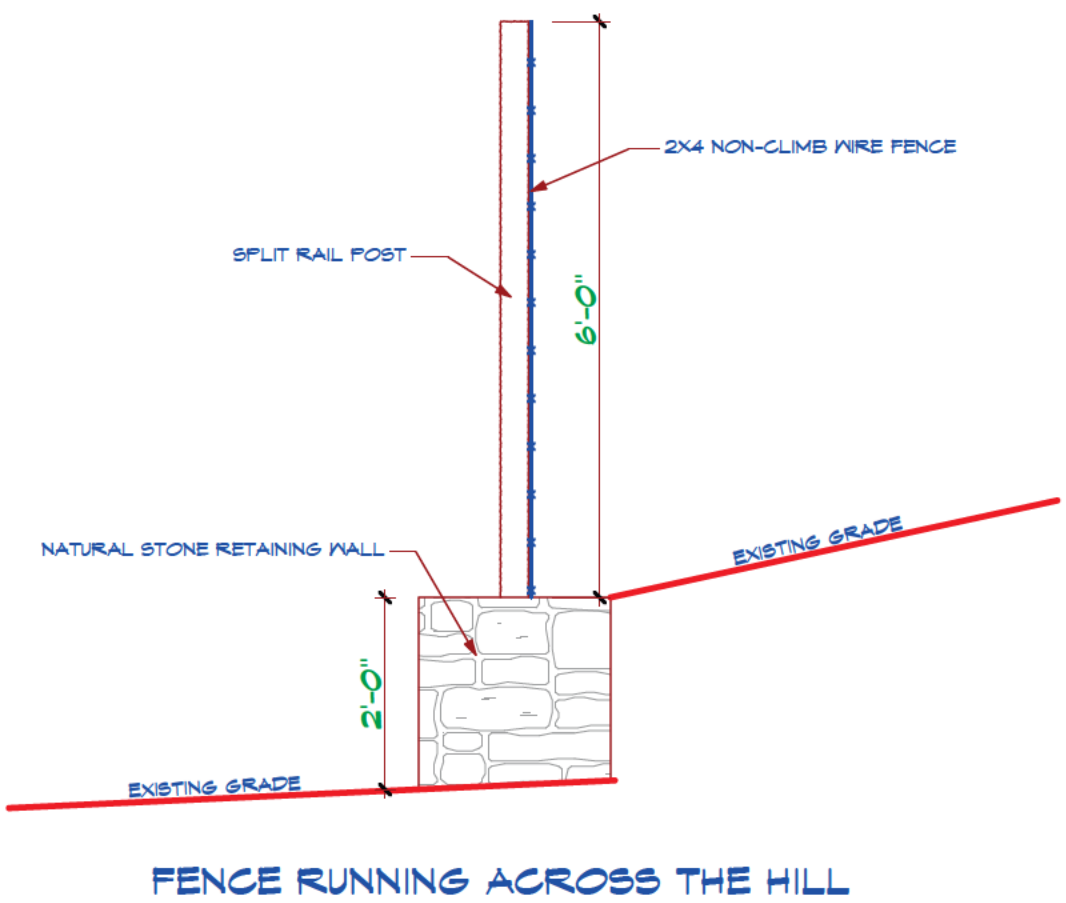
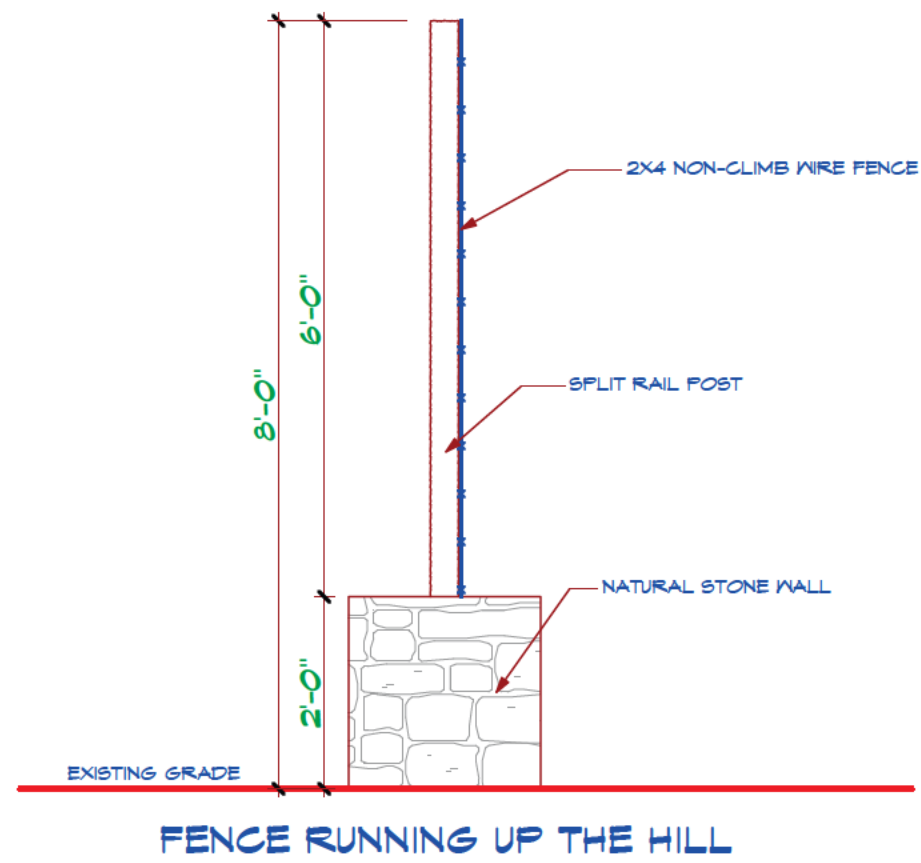
TOPOGRAPHIC SURVEY

TOPO UPDATE 3-28-24	DB
TOPO UPDATE 12-14-23	DDR
REVISIONS	BY
JOB NO: 2212078	
DATE: 10-26-17	
SCALE: 1"=10'	
BN DY BY: MT	
FIELD BY: EH/ES	
DRAWN BY: DB	
SHEET NO:	

SU3
3 OF 5 SHEETS



VINEYARD LAYOUT		
ALL ROWS SPACED 5' APART		
#	LENGTH	IRRIGATION
ROW 1	180'	W/DRIPLINE EVERY 5'
ROW 2	180'	"
ROW 3	180'	"
ROW 4	180'	"
ROW 5	180'	"
ROW 6	180'	"
ROW 7	180'	"
ROW 8	180'	"
ROW 9	180'	"
ROW 10	180'	"
ROW 11	180'	"
ROW 12	180'	"
ROW 13	180'	"
ROW 14	180'	"
ROW 15	180'	"
ROW 16	180'	"
ROW 17	80'	"
ROW 18	80'	"
TOTAL SQ. FOOTAGE 14,900 SF		



SITE PLAN VINEYARD



SCALE: 1/16" = 1'-0"

REVISIONS

4	PLAN CHECK COMMENTS 10/21/25
5	PLAN CHECK COMMENTS 12/5/25

KOHLSAAT & ASSOCIATES ARCHITECTURE

51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95032 • (408) 392-2535

ARCHITECT

LANDSCAPE ARCHITECT

REGISTERED

100119845

REN 2/28/25

STATE OF CALIFORNIA

A NEW ADU & OUTDOOR KITCHEN FOR:

THE CABALLERO'S

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE:

1. The architect and landscape architect shall verify all dimensions, elevations and conditions, prior to starting any field work.

2. Any changes or additions to the plan shall be indicated on the plans and be brought to the client's attention prior to installation.

VINEYARD SITE PLAN

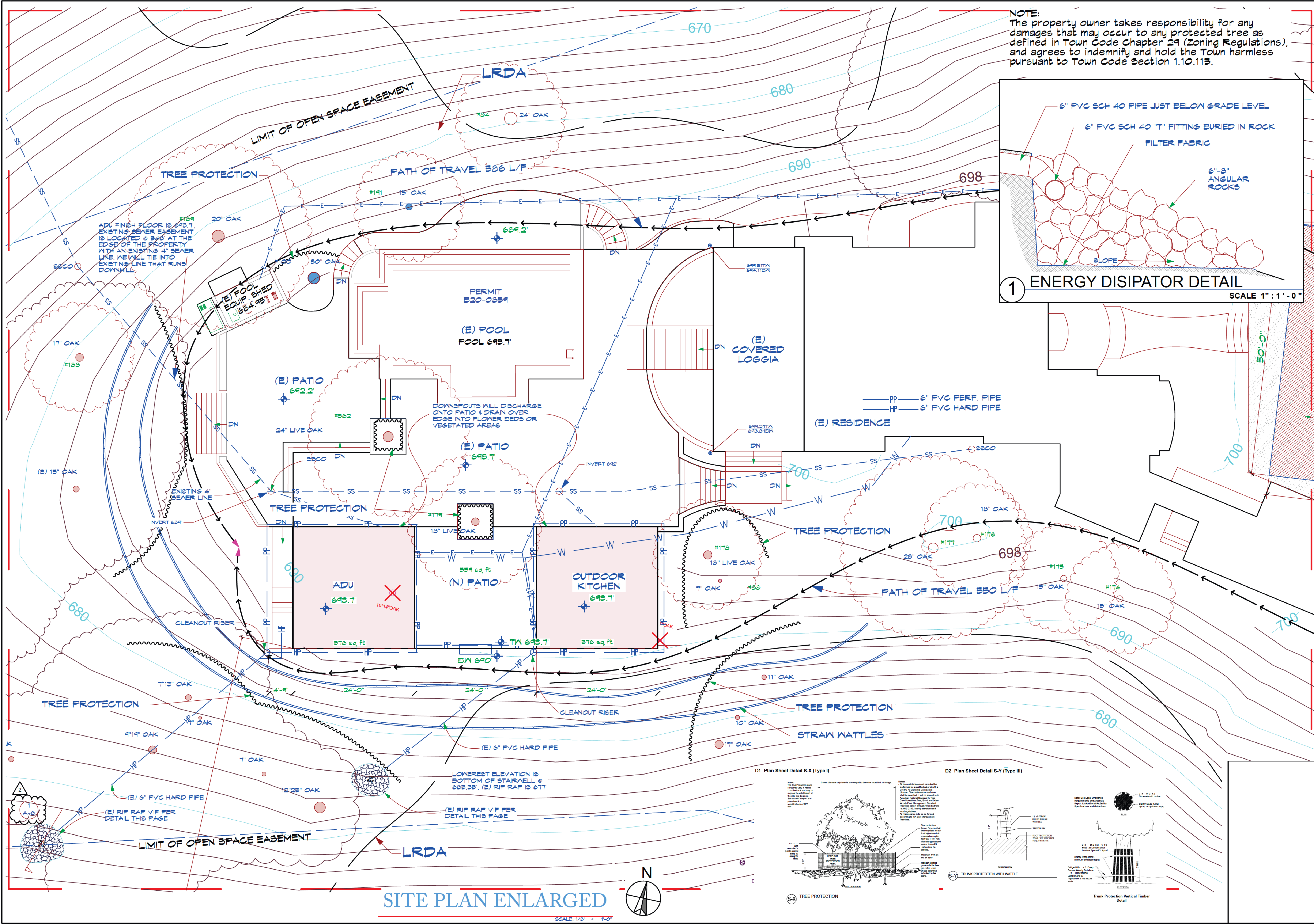
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SCALE: AS SHOWN

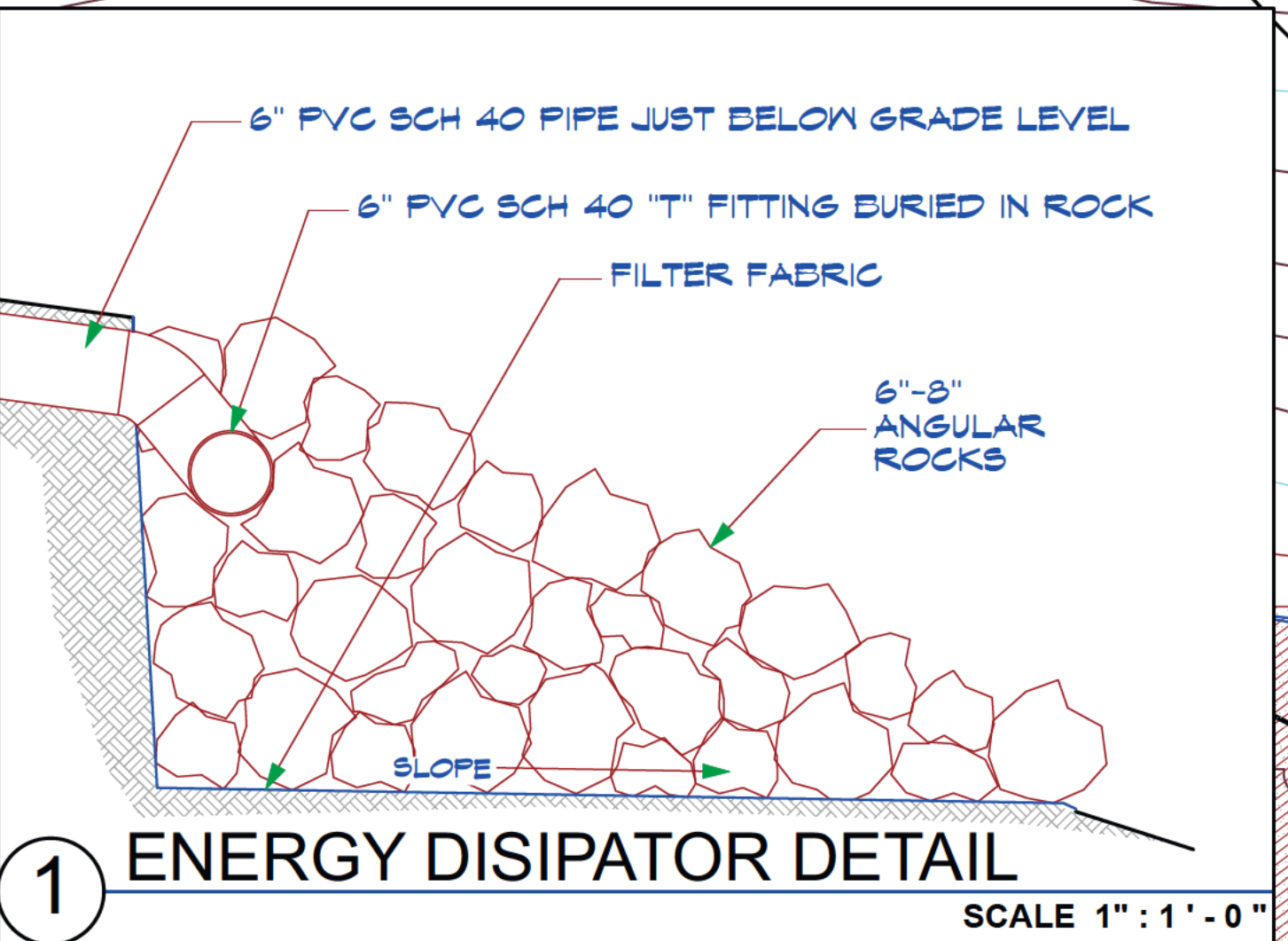
SHEET

A-3.1

7 OF 25



NOTE:
The property owner takes responsibility for any damages that may occur to any protected tree as defined in Town Code Chapter 29 (Zoning Regulations), and agrees to indemnify and hold the Town harmless pursuant to Town Code Section 1.10.115.



REVISIONS

KOHLSAAT & ASSOCIATES ARCHITECTURE

51 UNIVERSITY AVE., 1ST FLOOR, LOS GATOS, CA 95032
(408) 395-2555

REGISTERED ARCHITECT

STATE OF CALIFORNIA

NO. 12345
EXPIRATION DATE 12/31/2025

A NEW ADU & OUTDOOR KITCHEN FOR:

THE CABALLERO'S

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

ENLARGED DRAINAGE & GRADING PLAN

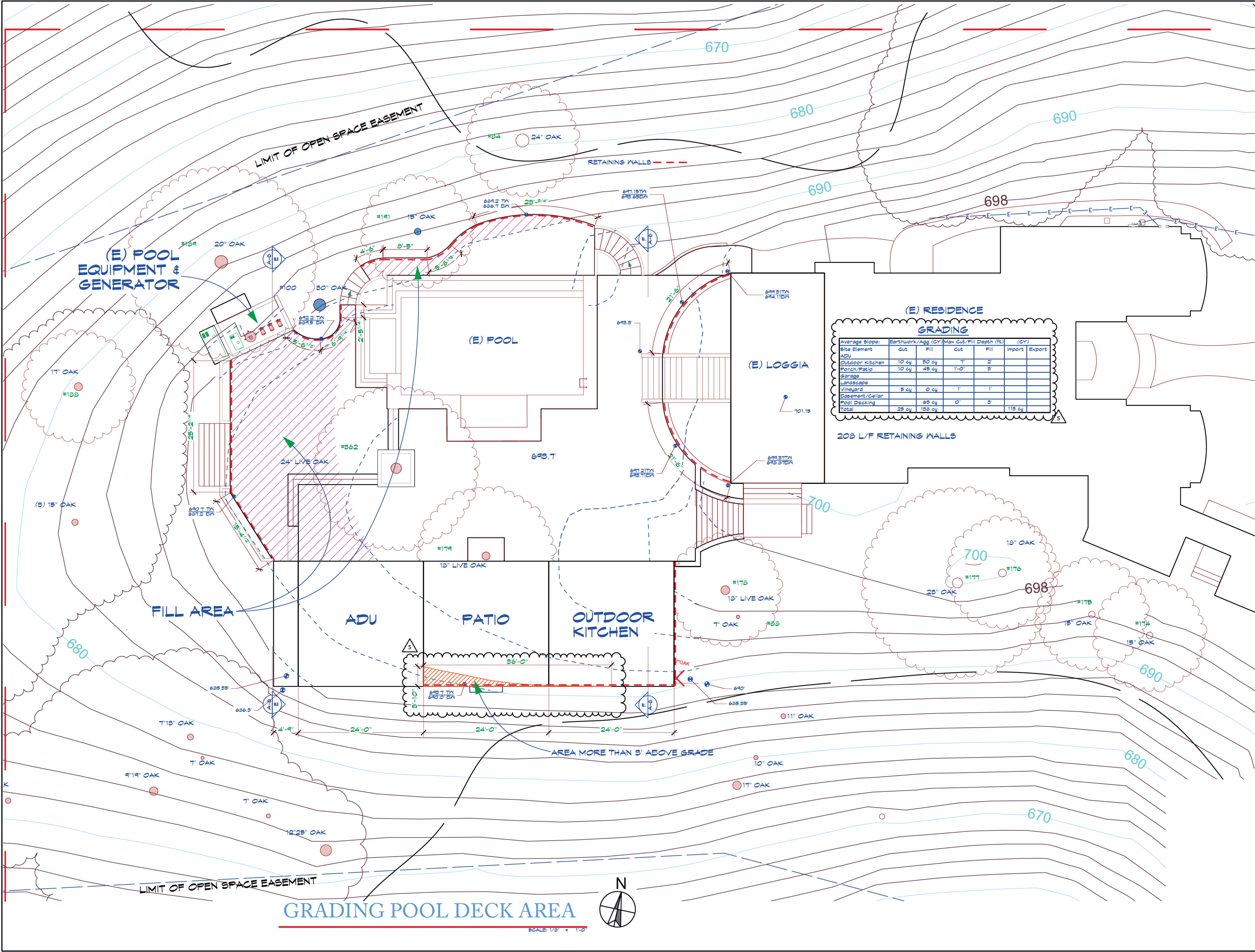
DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-4

2 OF 25



(E) RESIDENCE

GRADING

Average Slope:	Earthwork/Agg (CY)	Max Cut/Fill Depth (ft.)	(CY)	
Site Element	Cut	Fill	Import	Export
ADU	10 cy	30 cy	7"	2"
Outdoor Kitchen	10 cy	45 cy	1'-0"	5"
Porch/Patio	5 cy	0 cy	1'	1'
Landscaping	5 cy	0 cy	1'	1'
Basement/Ceiling	25 cy	155 cy	0"	5"
Pool Decking	25 cy	155 cy	0"	5"
Total	25 cy	155 cy	115 cy	5"

203 L/F RETAINING WALLS

REVISIONS

4

PLAN CHECK COMMENTS 10/21/23

5

PLAN CHECK COMMENTS 12/5/23

KOHLSAAT & ASSOCIATES

ARCHITECTURE

51 UNIVERSITY AVE., 11th FLOOR, LOS GATOS, CA 95028 • (408) 392-2555

REGISTERED ARCHITECT

STATE OF CALIFORNIA

NO. 10145

RENEWED 2/28/25

A NEW ADU & OUTDOOR KITCHEN FOR:

THE CABALLERO'S

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95022

NOTE: The architect shall verify all dimensions, elevations and conditions, prior to starting any field work. The architect shall be responsible for any conditions different from those indicated on the plans and shall be brought to the client's attention prior to installation.

GRADING POOL AREA

DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-5

9 OF 25

REVISIONS

4	PLAN CHECK COMMENTS 10/21/23
5	PLAN CHECK COMMENTS 12/5/23

KOHLSAAT
& ASSOCIATES

ARCHITECTURE

51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95032 • (408) 392-2555



A NEW ADU & OUTDOOR KITCHEN FOR:

THE CABALLERO'S

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE:
The architect shall verify all dimensions, elevations and conditions, prior to starting any field work.
Any field work shall be subject to the conditions or any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

GRADING SECTIONS

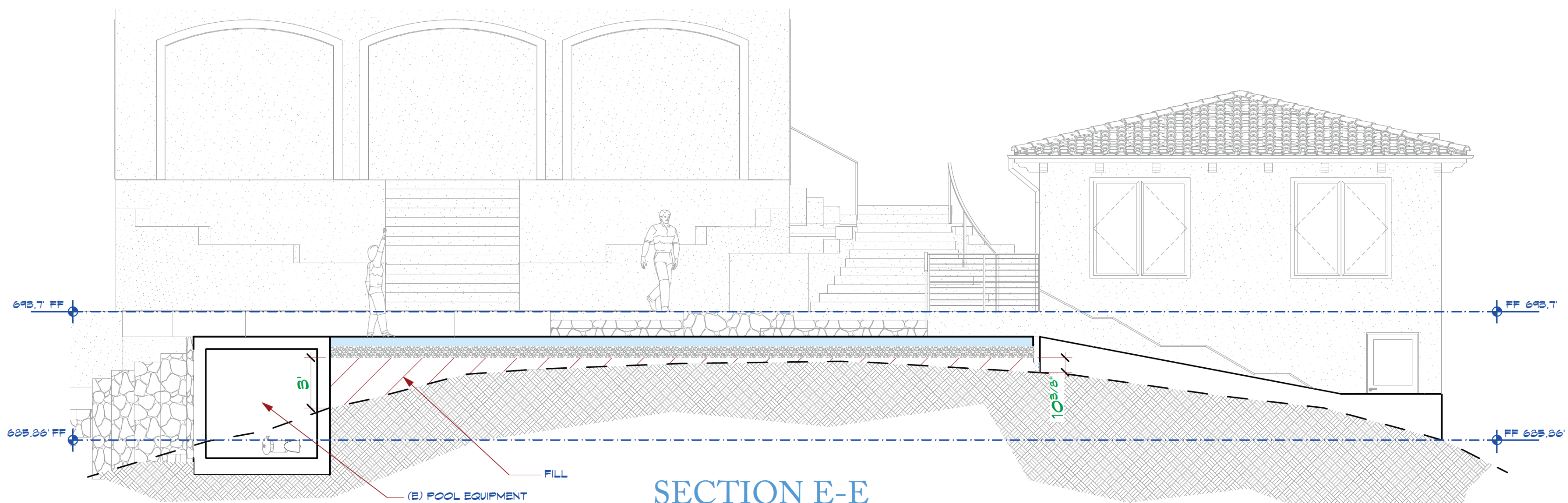
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SCALE: AS SHOWN

SHEET

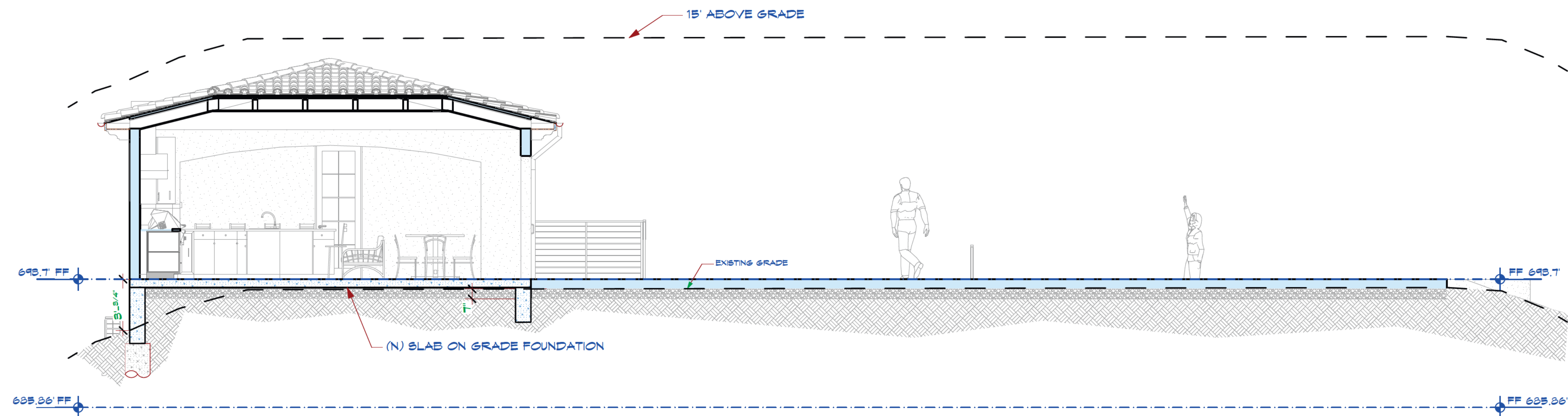
A-6

10 OF 25



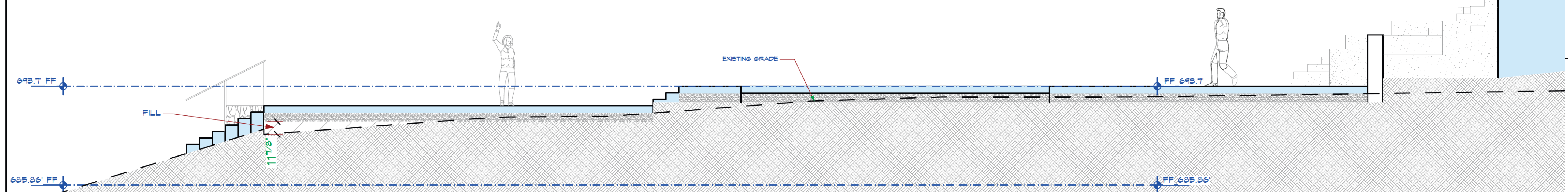
SECTION E-E

SCALE: 1/4" = 1'-0"



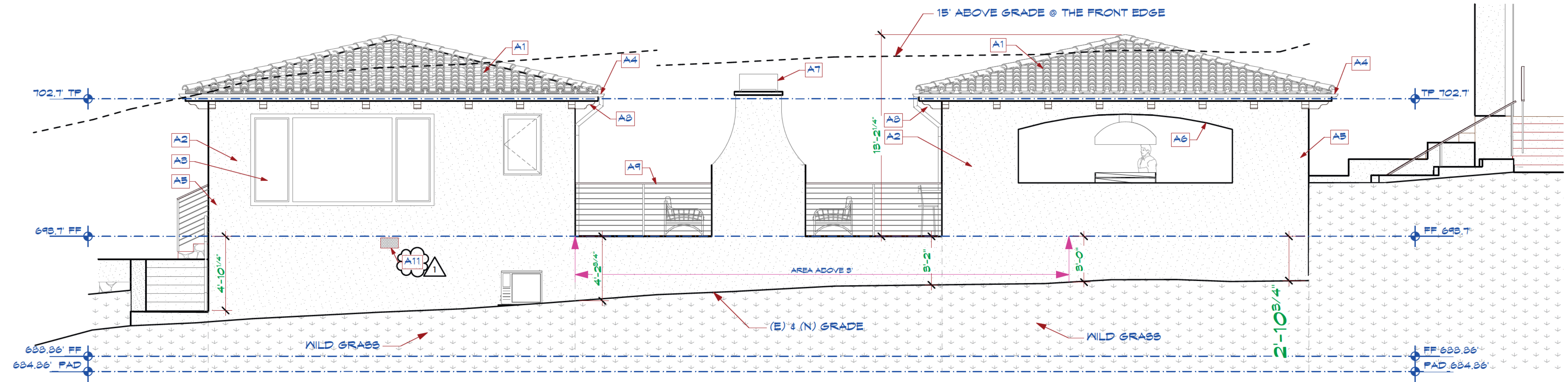
SECTION F-F

SCALE: 1/4" = 1'-0"

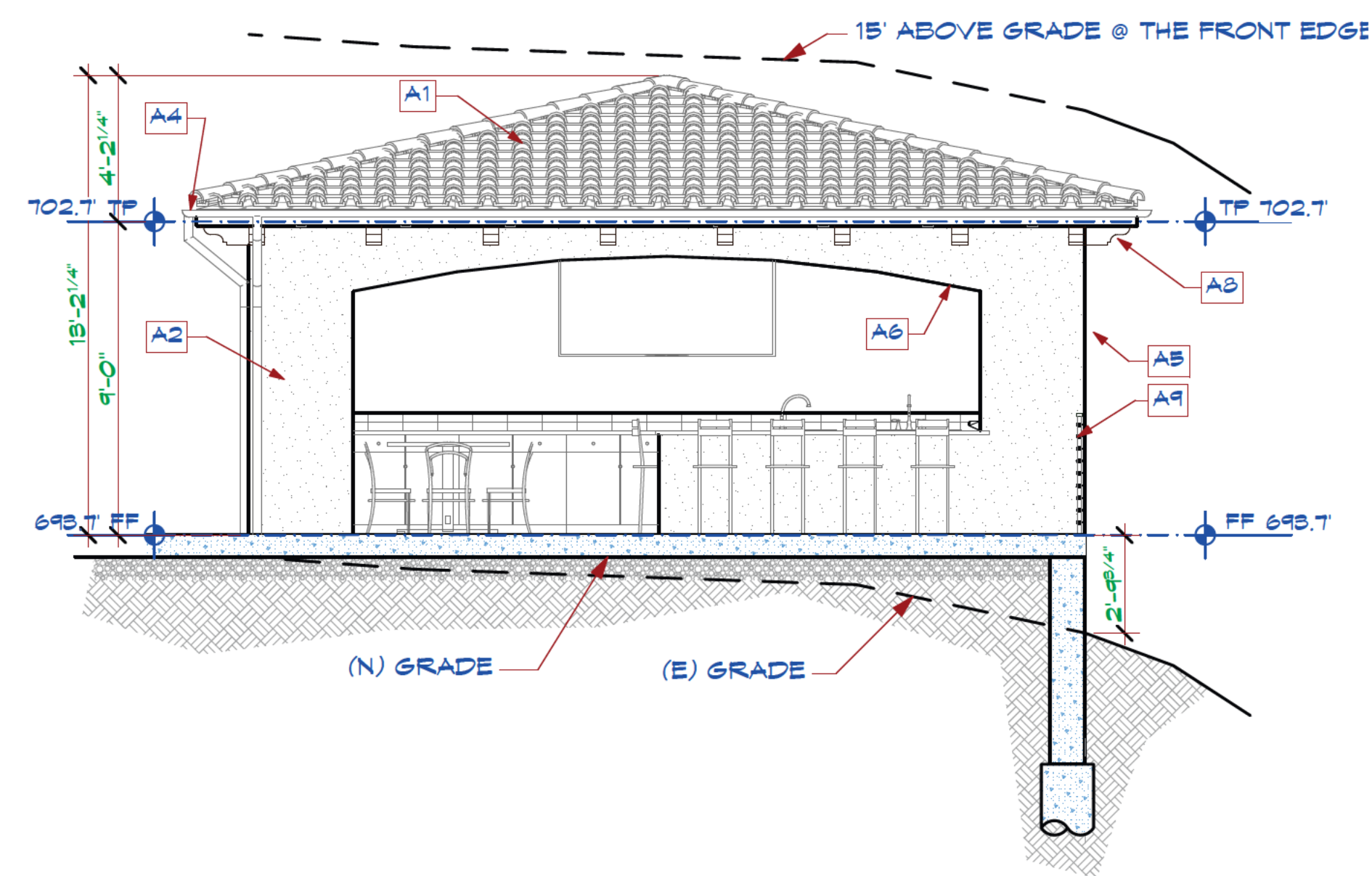


SECTION G-G

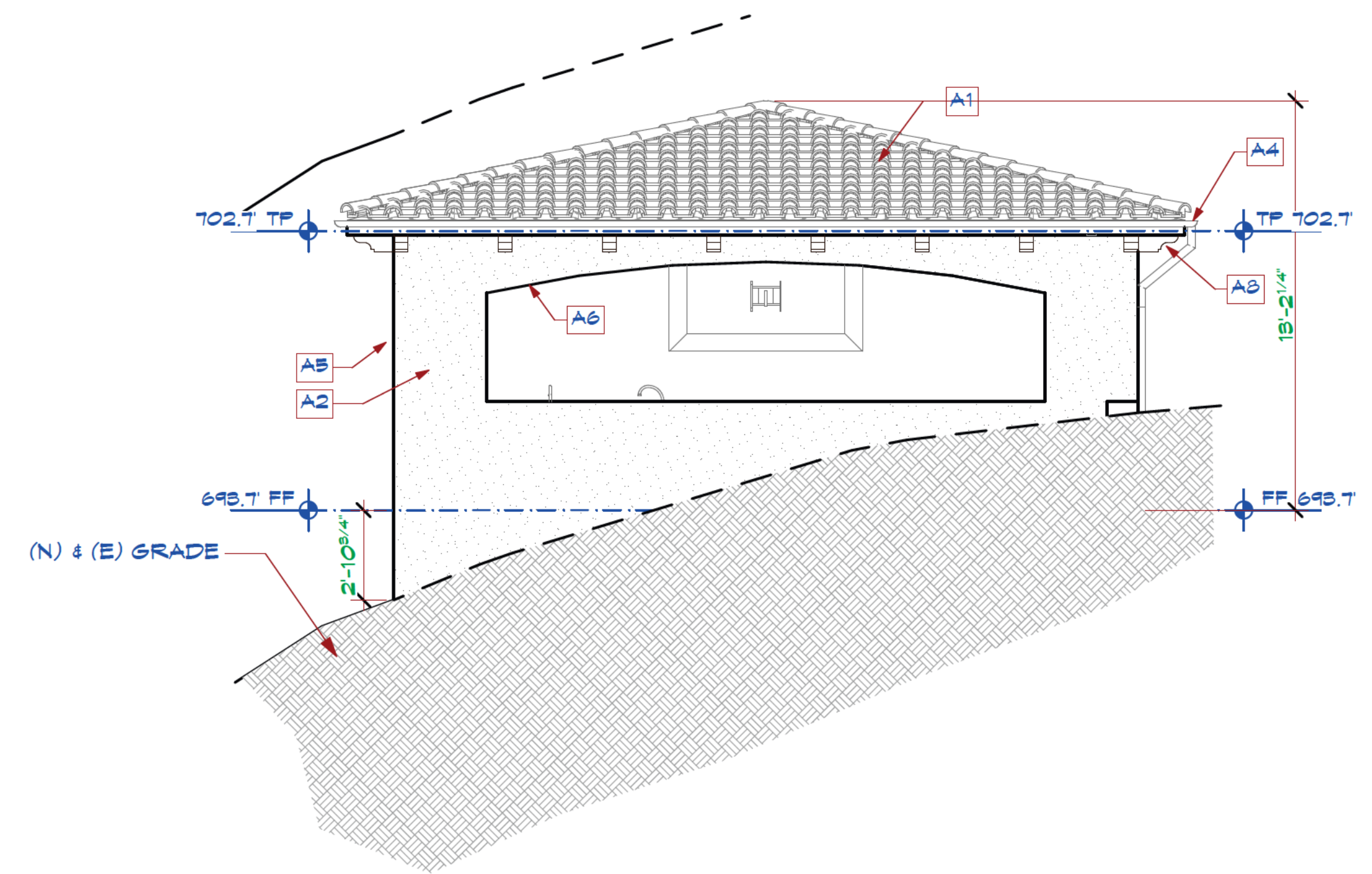
SCALE: 1/4" = 1'-0"



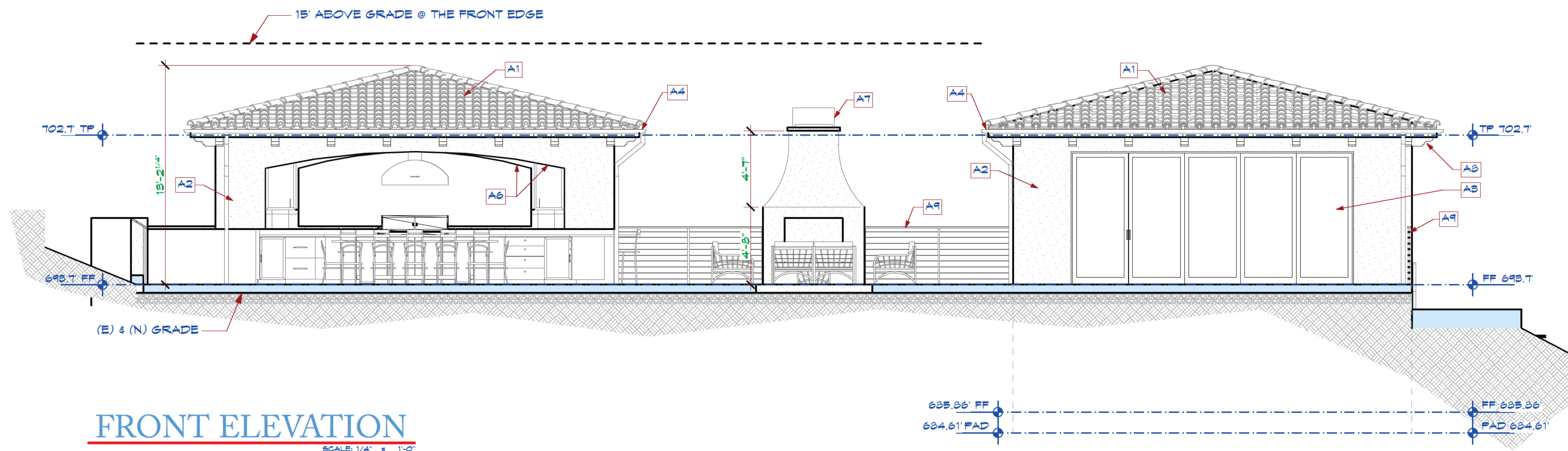
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT OUTDOOR KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"



LEFT OUTDOOR KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	
5	PLAN CHECK COMMENTS 12/8/25

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95032 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE:
The architect shall verify all dimensions, elevations and conditions, prior to starting any field work. Any field work shall be called by field conditions or any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

OUTDOOR KITCHEN ELEVATIONS

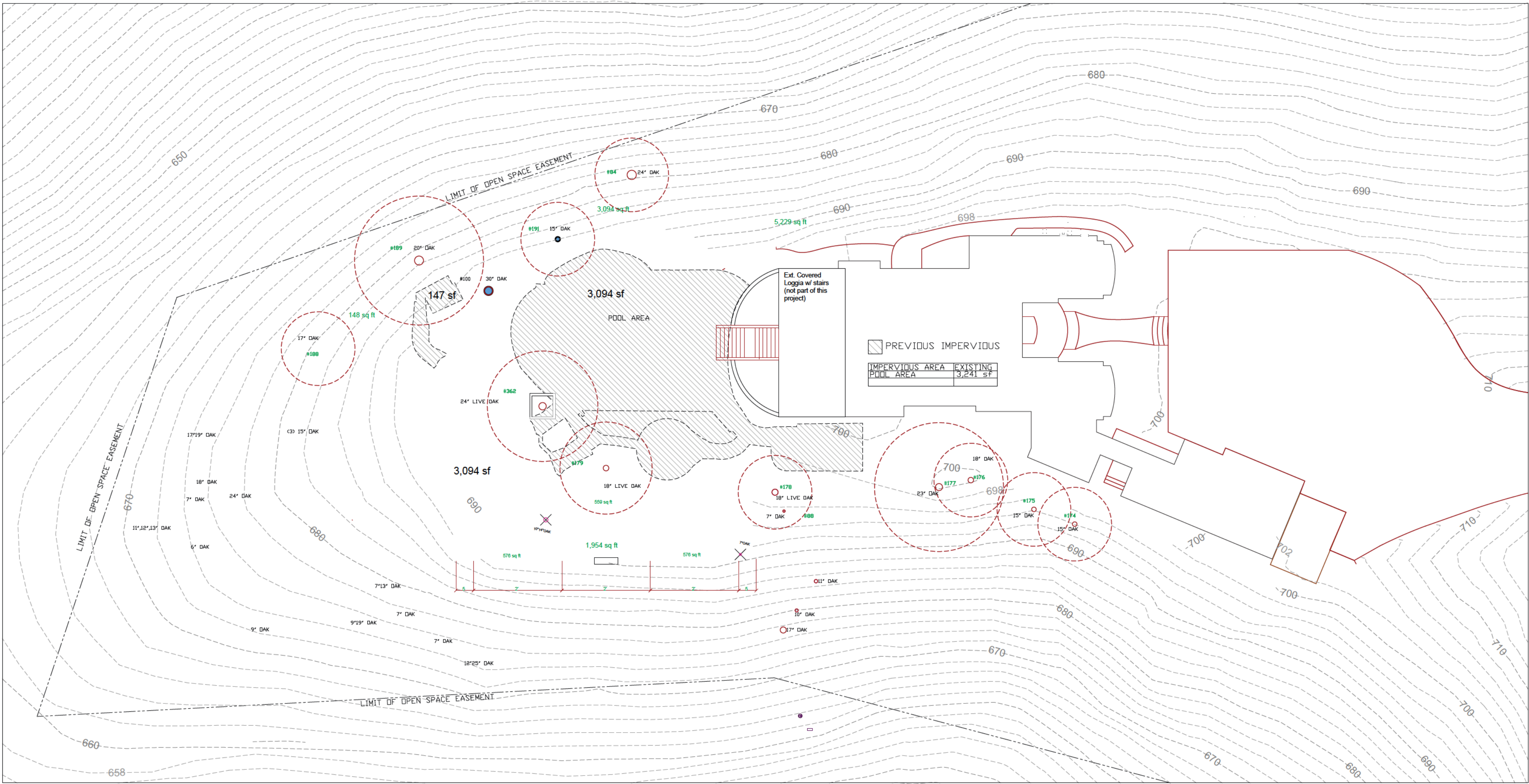
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SCALE: AS SHOWN

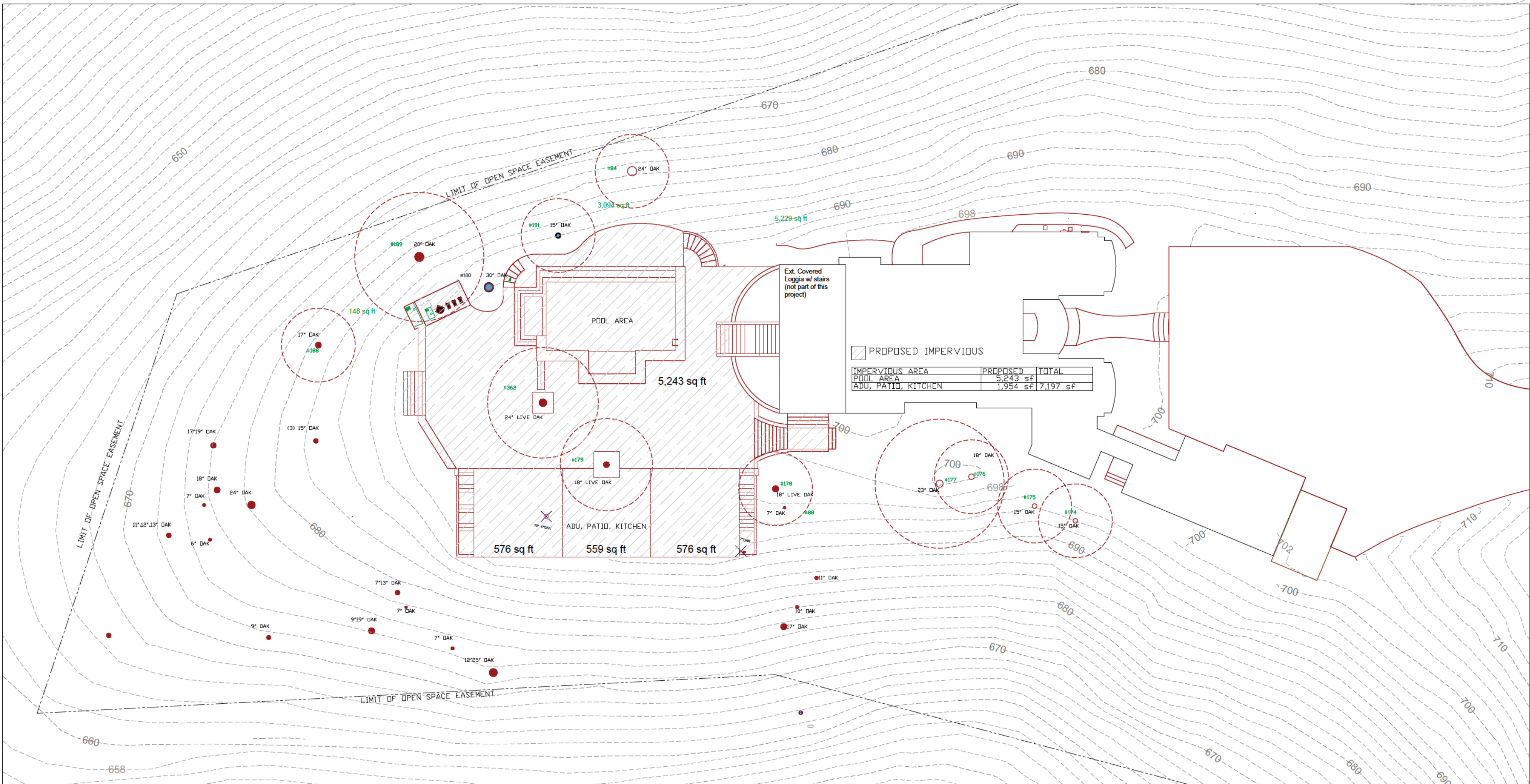
SHEET

A-6.5

11 OF 25



Existing Impervious Surface



Proposed Impervious Surface



REVISIONS BY

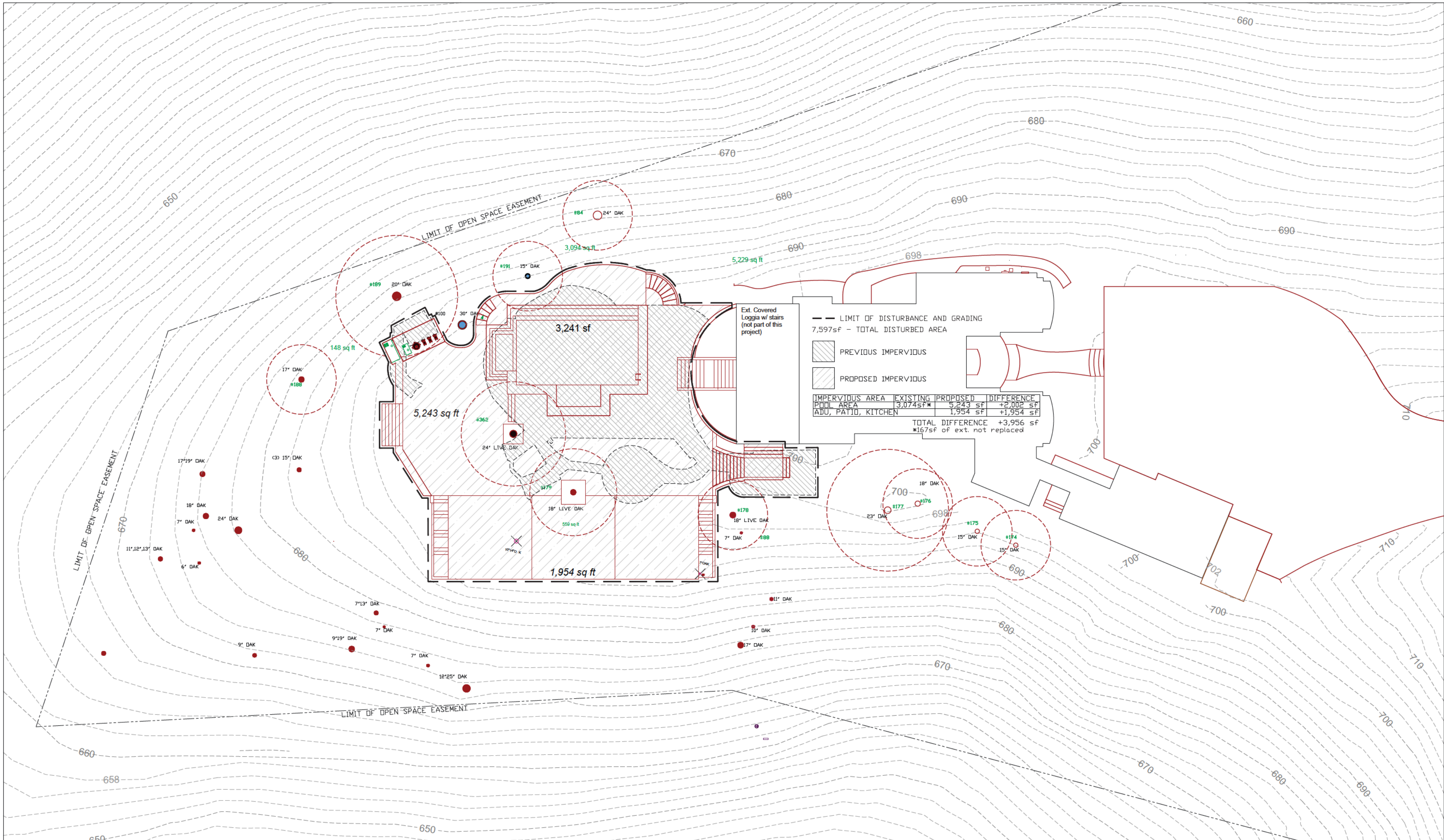
David R. Fox & Company, Landscape Architecture
1188 Koenigs Avenue San Jose 95128
408-761-0212 phone david@foxa.net

Existing Impervious Area
Proposed Impervious Area

Caballero Residence
16135 Cerro Vista, APN 537-30-018
Los Gatos California

Date 9-25-25
Scale 1"=20'-0"
Drawn DRF
Job Caballero
Sheet
Of Sheets

L1.0



Existing Impervious Surface over *Proposed Impervious Surface*

Impervious Area (IA) Table					
Total Site Area (sqft)	445,423sf		Total Disturbed Area (sqft)		
			7,197sf		
Project Totals	1. Total Existing (Pre-project) Area (sqft)	2. Existing Area Retained (sqft)	3. Existing Area Replaced (sqft)	4. New Area Created (sqft)	5. Total Post-Project Area (sqft)
Impervious Area (IA)					
a. Total on-site IA	3,241	3,074	3,074	7,197	7,197
b. Total off-site IA	0		0	0	0
c. Total Project IA (a+b)	3,241		3,074	7,197	7,197
d. Total new and replaced			7,197		
Pervious Area (PA)					
e. Total on-site PA	0				0
f. Total off-site PA	0				0
g. Total Project PA (e+f)	0				0
Total project area (c+g)	3,241				7,197
Percent Replacements: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 42.7%					



NPDES Stormwater Compliance
Small Projects Worksheet

Small Projects are development and redevelopment projects that are subject to approval and/or permits and that create and/or replace at least 2,500 sq. ft. but less than 5,000 sq. ft. of impervious surface, and detached single-family home projects that create and/or replace at least 2,500 sq. ft. but less than 10,000 sq. ft. of impervious surface (as of July 1, 2023, per MRP 3.0 Provision C.3.i).

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to roofs, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

Small Projects must implement at least one of six specified Low Impact Development (LID) Site Design measures. Check one or more that will be applied to your project.

- ☐ Direct roof runoff into cisterns or rain barrels for reuse.
- ☐ Direct roof runoff onto vegetated areas.
- ☐ Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- ☐ Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- ☒ Construct sidewalks, walkways, and/or patios with permeable surfaces.
- ☐ Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

Project Information

Applicant/Developer Name: Gary Kohlsaas

Project Address: 16135 Cerro Vista, APN 537-30-018

Project Description: Replacement of existing impervious area with new patio, pool and ADU

Total new or replaced impervious area: 7,197 sf (3,074sf replaced, 3,956sf new)

Please return form to: _____

20240827_Small_Projects_Worksheet



REVISIONS

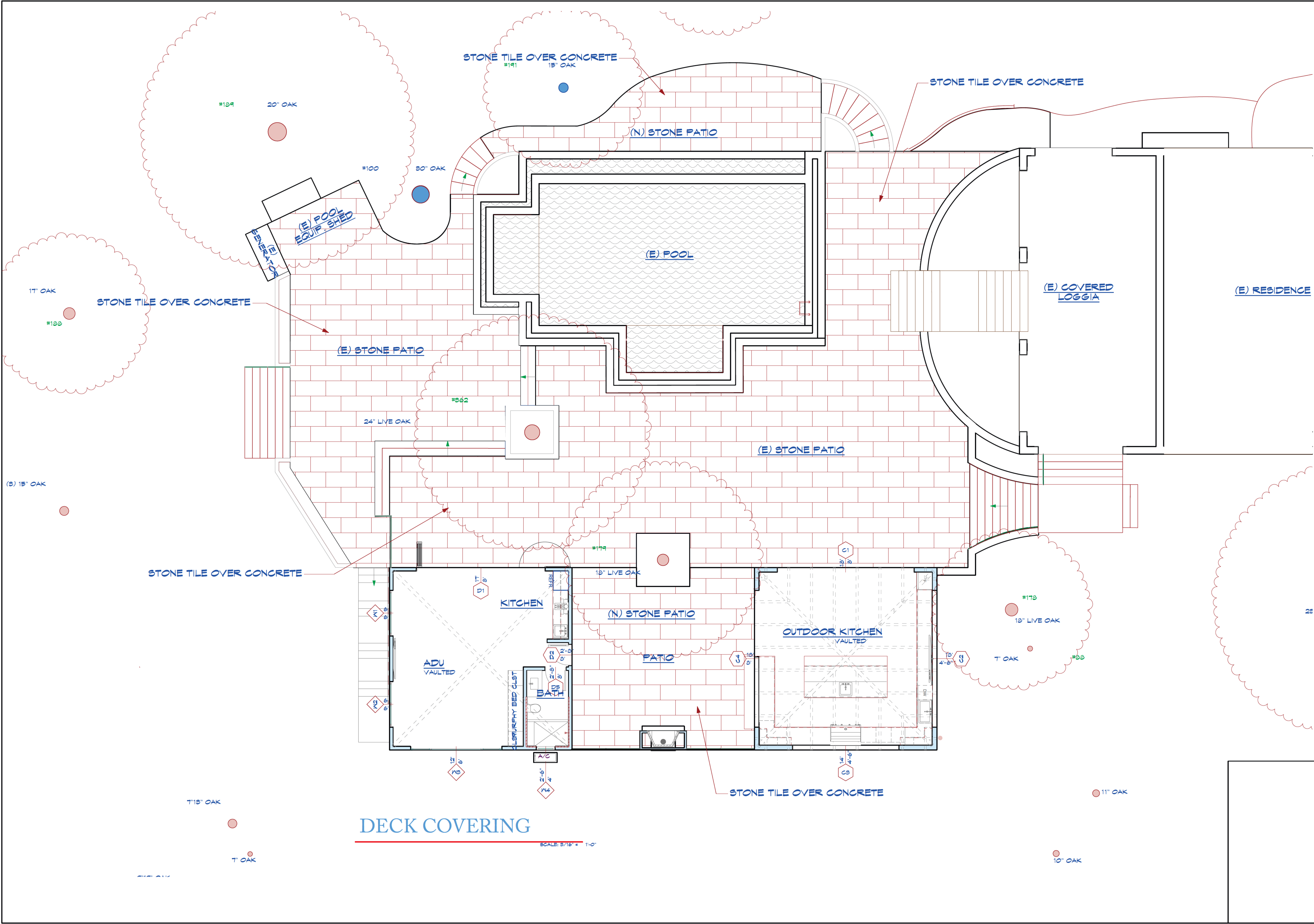
BY

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San Jose, CA 95131
408-761-0212 phone
dfox@foxia.net

Ext. and Proposed Area Overlay
Impervious Area Table
NPDES Small Projects wrksht

Caballero Residence
16135 Cerro Vista, APN 537-30-018
Los Gatos, California

Date 9-25-25
Scale 1"=20'-0"
Drawn DRF
Job Caballero
Sheet
L1.1
Of Sheets



REVISIONS	

KOHLSAAT & ASSOCIATES
ARCHITECTURE

51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95032 • (408) 395-2555

REGISTERED ARCHITECT
ARCHITECTURE
NOV 1 1994
REV 2 2825
STATE OF CALIFORNIA

A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The architect shall verify all dimensions, elevations and conditions, prior to starting any field work. Any changes or conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

STONE TILE LAYOUT

DATE: 7/12/24
SCALE: AS SHOWN

SHEET
A-7
14 OF 25