



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
SEPTEMBER 23, 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 are welcome to address the Planning Commission on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Commission. The law generally prohibits the Commission from discussing or taking action on such items. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

CONSENT ITEMS *(Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

1. Approve the Draft Minutes of the September 9, 2026, Planning Commission Meeting.

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Chair.)*

2. 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 R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-014. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3). Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.
3. Consider a Request for Approval of an Exception to the Town's Commercial Design Guidelines to Allow Wall Signs (ROEM) to Exceed the Maximum Letter Height on Property Zoned C-1. **Located at 536 N. Santa Cruz Avenue.** APN 529-07-090. Sign Permit Application SN-26-024. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities. Property Owner: Robert Emami. Applicant: David Ford. Project Planner: Suray Nathan.
4. Consider a Request for Approval to Construct a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-2½. **Located at 233 Forrester Road.** APN 537-21-010. Architecture and Site Application S-26-010. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Valy Jalalian, Hilow Road LLC. Applicant: Gary Kohlsaas. Project Planner: Jocelyn Shoopman.
5. Forward a Recommendation to the Town Council on a Request for Approval to Amend the North Forty Specific Plan to Allow for a Senior Living Facility to be Authorized as a Permitted Use in the Northern District on Properties Zoned North Forty Specific Plan and North Forty Specific Plan:Housing Element Overlay Zone. **Project Location: North Forty Specific Plan Area.** North Forty Specific Plan Amendment Application A-26-002. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) because

it can be seen with Certainty that there is No Possibility that the Amendments to the Specific Plan would have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval. Property Owner: Tama Holdings LLC. Applicant: Jared Gamelin. Project Planner: Jocelyn Shoopman.

6. Forward a Recommendation to the Town Council on a Resolution Amending the North Forty Specific Plan Pursuant to Implementation Program D of the 2023-2031 Housing Element to: Allow 30 to 40 Dwelling Units Per Acre; Remove the Housing Unit Cap; and Remove Guest Parking Requirements on Properties Zoned North Forty Specific Plan and North Forty Specific Plan: Housing Element Overlay Zone. **Project Location: North Forty Specific Plan Area.** North Forty Specific Plan Amendment Application A-26-005. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with Certainty that there is No Possibility that the Amendments to the Specific Plan would have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval. Applicant: Town of Los Gatos. Project Planner: Jocelyn Shoopman.

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 require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Commission after initial distribution of the agenda packets are available for public inspection in the Clerk's Office 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-](https://losgatosca.gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1)

[gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1](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:

- 3:00 p.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 3:00 p.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



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 9, 2026**

The Planning Commission of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.
Absent: Commissioner Adam Mayer.

PLEDGE OF ALLEGIANCE

Vice Chair Barnett led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the Public

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

1. **Approval of Minutes** – August 26, 2026
2. **Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) Regarding Urban Lot Splits and Two-Unit Housing Developments in Response to Changes in State Law.** The proposed amendments to the Town Code are not considered a project under Section 15378 of the California Environmental Quality Act, and in accordance with Government Code Section 66411.7(n) and 66452.21(g), Senate Bill 9 ordinances are not a project subject to the California Environmental Quality Act. Town Code Amendment Application A-26-004. Project Location: Town Wide. Applicant: Town of Los Gatos.

The following individuals spoke during Consent Items.

1. Member of the Public

(Time stamp: 00:15:01)

MOTION: **Motion by Commissioner Thomas** to approve adoption of Consent Calendar Item 1, Approval of Minutes, and continue Consent Calendar Item 2, Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) Regarding Urban Lot Splits and Two-Unit Housing Developments in Response to Changes in State Law, to a date certain of October 14, 2026. **Seconded by Commissioner Stump.**

Vice Chair Barnett recused himself from voting on the Consent Calendar as he was not present at the August 28, 2026, meeting.

VOTE: **Motion passed unanimously with one abstention.**

PUBLIC HEARINGS

3. 16717 Chirco Drive

Minor Residential Development Application MR-24-018

APN 424-20-014

Applicant: My Troung

Appellant: Zahra Hajihashemi

Property Owner: Deepak Gupta

Project Planner: Sean Mullin

Consider an Appeal of a Community Development Director Decision to approve a request to construct a second-story addition to an existing single-family residence on property zoned R-1:8. Categorically exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Commissioner Thomas recused herself from participating in the public hearing for 16717 Chirco Drive due to her residence being in proximity to the subject site.

Commissioner Stump disclosed that he had visited the subject site where he spoke with the owner who told him that he would seek a continuance at this hearing.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Moha Hajirostam (Appellant)
2. Deepak Gupta (Applicant)
3. Jeff's iPad
4. Troy Jaramillo
5. Carolyn Nguyen (Applicant)
6. Moha Hajirostam (Appellant)

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

(Time Stamp: 01:06:48)

MOTION: **Motion by Commissioner Stump** to deny an appeal of a Community Development Director Decision to approve a request to construct a second-story addition to an existing single-family residence on property zoned R-1:8 located at 16717 Chirco Drive. **Seconded by Vice Chair Barnett.**

Planning Commission discussed the item.

Vice Chair Barnett requested the motion be amended to include a condition of approval that the windows in question be frosted, opaque, or otherwise obscured.

The Maker of the Motion accepted the amendment to the motion.

Planning Commission discussed the item.

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Town Council adopted the Object Design Standards at its 9/1/26 meeting.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- HPC met on 9/9/26 to consider two items. The HPC recommended a change to the roof shingles for one item, and Commissioner Burnett recused herself from the other item.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 9, 2026, meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 2

DATE: September 18, 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 R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-014. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3). Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

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 (HRI) for property zoned R-1D, located at 226 Caldwell Avenue.

PROJECT DATA:

General Plan Designation: Medium Density Residential
Zoning Designation: R-1D – Single-Family Residential Downtown
Applicable Plans and Standards: General Plan, Town Code, Residential Design Guidelines
Parcel Size: 7,746 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-1D
South	Residential	Medium Density Residential	R-M:5-12:PD
East	Residential	Low Density Residential	R-1:8
West	Residential	Medium Density Residential	R-1:8

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

PREPARED BY: Suray Nathan
Assistant Planner

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

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 HRI.

ACTION:

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

BACKGROUND:

The subject property is located on the northwest corner of Caldwell Avenue and Los Gatos Boulevard (Exhibit 1). The property is 7,746 square feet and developed with an existing 2,260-square foot single-story residence constructed in 1928 per the Santa Clara County Assessor's Database. The property is not within a historic district or Landmark and Historic Preservation (LHP) overlay. The 1990 Anne Bloomfield Survey provides a preliminary rating of "plus (+)," classifying it as a historic and intact structure or worthy of special note (Exhibit 3, Attachment 3). The house first appears on the Sanborn Fire Insurance Maps in 1944 (Exhibit 3, Attachment 2). Subsequent maps show that the footprint of the residence remained consistent through 1956.

On May 27, 2026, the Historic Preservation Committee (HPC) considered a request to remove the subject property from the HRI. The applicant's request letter noted that, based on their research, the findings for removal can be made, noting that the residence is not associated with events important to the Town, not associated with significant persons, and the residence has lost integrity from previous modifications and additions (Exhibit 3, Attachment 4).

The HPC received the staff report, held a public hearing, and discussed the request. The HPC voted unanimously to recommend denial to the Community Development Director, finding that the residence still retains integrity and that the overall design is consistent with the Colonial Revival style of that period (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-19>.

On May 28, 2026, the Community Development Director denied the request for removal from the HRI (Exhibit 5).

On June 8, 2026, the decision of the Community Development Director was appealed to the Planning Commission by an interested person, Jignesh Mehta, property owner of 226 Caldwell Avenue (Exhibit 6).

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 appeal shall be set for the first regular meeting of the Planning Commission in which the business of the Planning Commission will permit, more than five (5) days after the date of filing the appeal. At the request of the appellant, the public hearing was scheduled for the September 23, 2026, Planning Commission meeting to allow the appellant time to conduct additional research. 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 northwest corner of Caldwell Avenue and Los Gatos Boulevard (Exhibit 1). Adjacent properties to the east and west are zoned R-1:8. The property to the north is zoned R-1D and the properties to the south are zoned R-M:5-12:PD. All surrounding properties are developed with single-family residences.

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 Santa Clara County Assessor’s Database lists a construction date of 1926 for the residence; 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 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 neighborhoods 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 a 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 May 27, 2026, the HPC received the staff report, held a public hearing, and discussed the request. The HPC voted unanimously to recommend denial to the Community Development Director, finding that the residence still retains integrity and that the overall design is consistent with the Colonial Revival style of that period (Exhibit 4). On May 28, 2026, the Community Development Director denied the request for removal (Exhibit 5).

C. Appeal to Planning Commission

On June 8, 2026, the decision of the Community Development Director was appealed to the Planning Commission by an interested person, Jignesh Mehta, property owner of 226 Caldwell Avenue (Exhibit 6).

The appellant submitted a letter dated August 24, 2026, in support of the appeal (Exhibit 7). This submittal contains historical research regarding the proposed removal of the Colonial Revival-style residence and addresses the five findings required to remove a property from the HRI.

The five required findings and the appellant's italicized corresponding justifications are provided below:

1. The structure is not associated with events that have made a significant contribution to the Town.
 - *The house is not associated with events that have made a significant contribution to the Town.*
2. No Significant persons are associated with the site.
 - *The house was associated with Alexander S. and Jennie Daziel (1928–1948), Daniel J. and Olive E. Linehan (1948–1949), Alice G. and Douglas B. Wilson (1949–1970). None of these individuals were significant in the history of Los Gatos, the state, or the nation.*
3. There are no distinctive characteristics of type, period, or method of construction or representation of work of a master.
 - *There are no distinctive characteristics of type, period, or method of construction. The architect and builder are unknown. The house was built in 1928, a simple hipped-roof one-story residence of six rooms clad in stucco, according to the 1941 assessment book. It had no distinctive architectural features.*
4. The structure does not yield information to Town history.
 - *Nothing about the buildings, structures, or objects on the site contains information important in prehistory or history.*
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.
 - *The integrity of the house to its period of construction has been significantly compromised. The house has additions, and the front entry of the house has been shifted to Caldwell Avenue.*

PUBLIC COMMENTS:

Written notice was sent to property owners and residents within 300 feet of the subject property. At the time of preparation 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 appealed the Community Development Director's decision to deny the request to remove a pre-1941 property from the HRI for property zoned R-1D, located at 226 Caldwell Avenue.

B. Recommendation

For reasons stated in this report, which include the HPC being unable to make findings #3 in their recommendation, it is recommended that the Planning Commission deny the appeal and uphold the decision of the Community Development Director to deny the removal of the presumptive historic property (pre-1941) from the HRI.

C. Alternatives

Alternatively, the Planning Commission can:

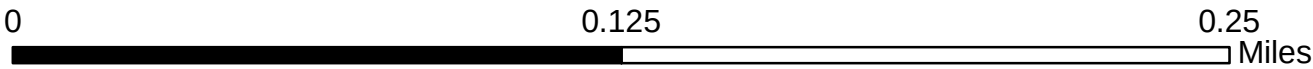
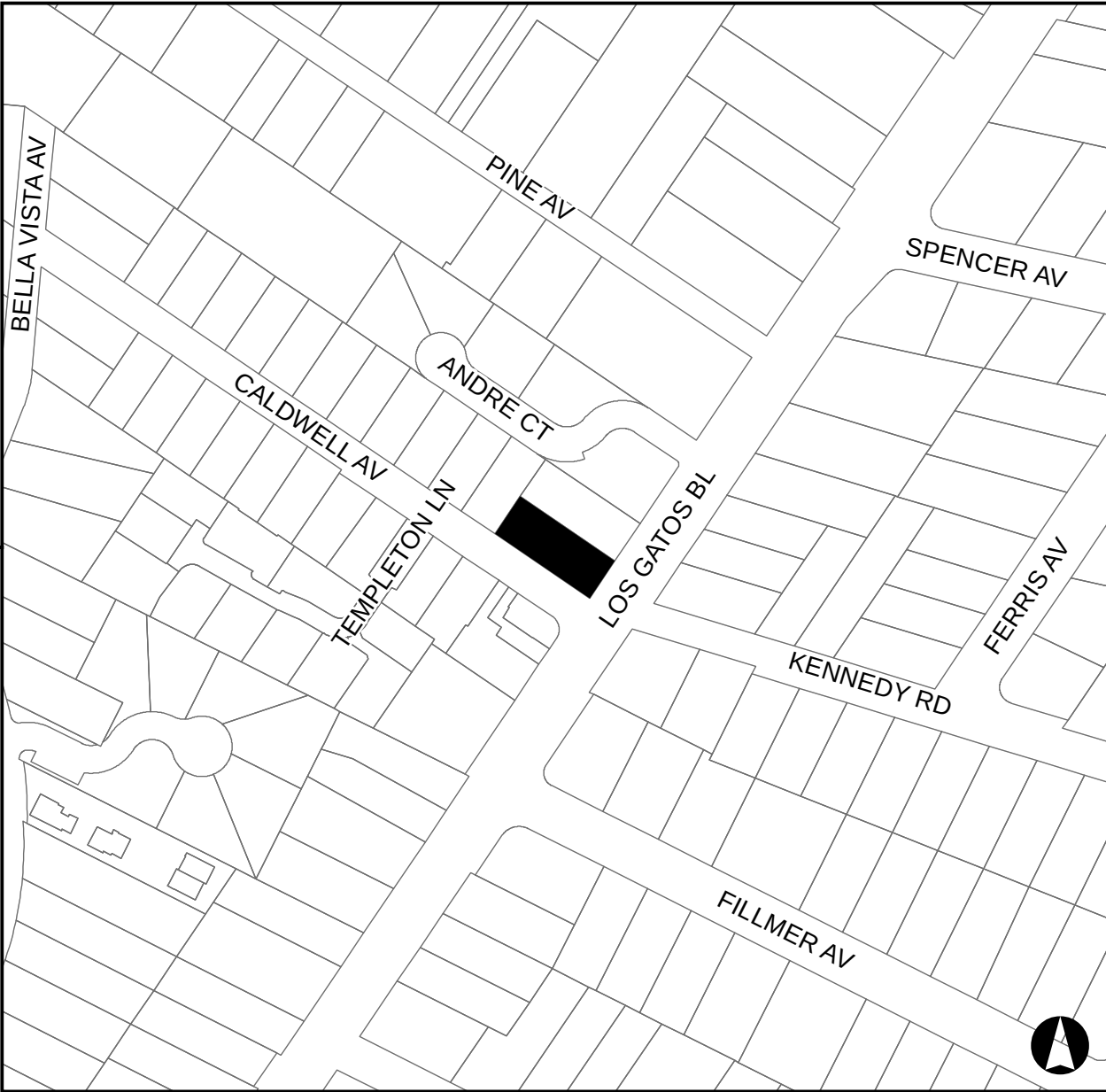
1. Continue the matter to a date certain with specific direction;
2. Grant the appeal and remove the subject property from the HRI, making the findings provided in Exhibit 2; or
3. Remand the appeal to the HPC with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings
3. Historic Preservation Committee Staff Report and Attachments, May 27, 2026
4. Historic Preservation Committee Meeting Minutes for May 27, 2026
5. Historic Preservation Committee Action Letter, May 28, 2026
6. Appeal of the Community Development Director, Received June 8, 2026
7. Appellant letter, dated August 24, 2026

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226 Caldwell Avenue



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PLANNING COMMISSION – September 23, 2026
REQUIRED FINDINGS FOR:

226 Caldwell Avenue
Request for Review PHST-26-014

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 R-1D. APN 529-20-031. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3).

Property Owner/Appellant: Jignesh Mehta. Applicant: Amir Afifi.

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: 05/27/2026

ITEM NO: 3

DATE: May 22, 2026
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 R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-014. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1D located at 226 Caldwell Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1928 per County Assessor
2. Bloomfield Preliminary Rating: +, historic and intact or worth special note
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

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory, located at the southwest corner of Los Gatos Boulevard and Caldwell Avenue (Attachment 1). The Santa Clara County Assessor's Database lists a construction date of 1928, and the residence first appears on the Sanborn Fire Insurance Maps in 1944 (Attachment 2). The footprint of the residence remains consistent through 1956. The property is not within a historic district or LHP overlay, but it is included in the 1990 Anne Bloomfield Survey (Attachment 3). The survey assigns the house a "plus (+)" rating, classifying it as a historic and intact structure or worthy of special note.

PREPARED BY: Suray Nathan
Assistant Planner

Historically, the property was known as 398 San Jose Avenue. The address changed to 389 Los Gatos Boulevard in the early 1970s when San Jose Avenue became Los Gatos Boulevard. The street address of the subject house was changed sometime after 1999 from 398 Los Gatos Boulevard to 226 Caldwell Avenue, as all documents thereafter list the house with the 226 Caldwell Avenue address.

The applicant provided a Letter of Justification and historical research regarding the requested removal of a Colonial Revival-style residence (Attachment 4), as well as photos of the current residence (Attachment 8). The materials provided include a streamlined history of the property, alterations over time, and potential historic significance.

The applicant's research and Town records show a building permit approval on January 13, 1994, to construct a 498-square foot master bedroom addition at the rear of the property (Attachment 5).

Subsequent modifications to the residence include approval on July 18, 1997, for chimney repairs (Attachment 6). Additionally, the Town issued a permit on July 22, 2003, to replace the original wood shingle roof with modern composite shingles (Attachment 7).

Aside from the modifications already noted, Town records do not indicate any other exterior modifications to the residence since its initial construction in 1928.

CONCLUSION:

Should the Committee find that the structure has no historic significance or architectural merit, 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 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

PAGE 3 OF 3

SUBJECT: 226 Caldwell Avenue/ PHST-26-014

DATE: May 22, 2026

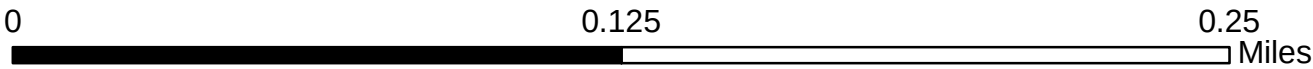
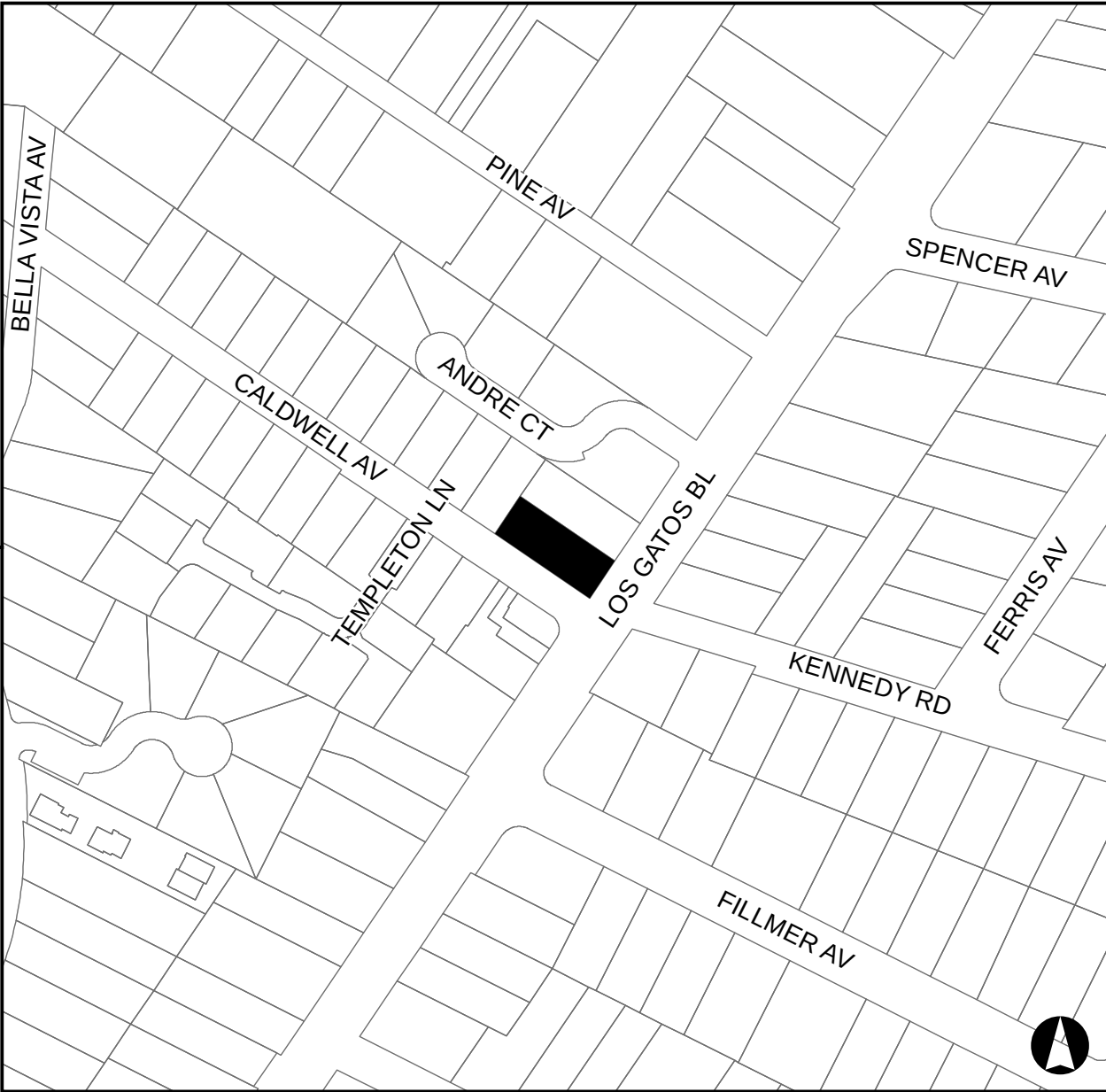
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

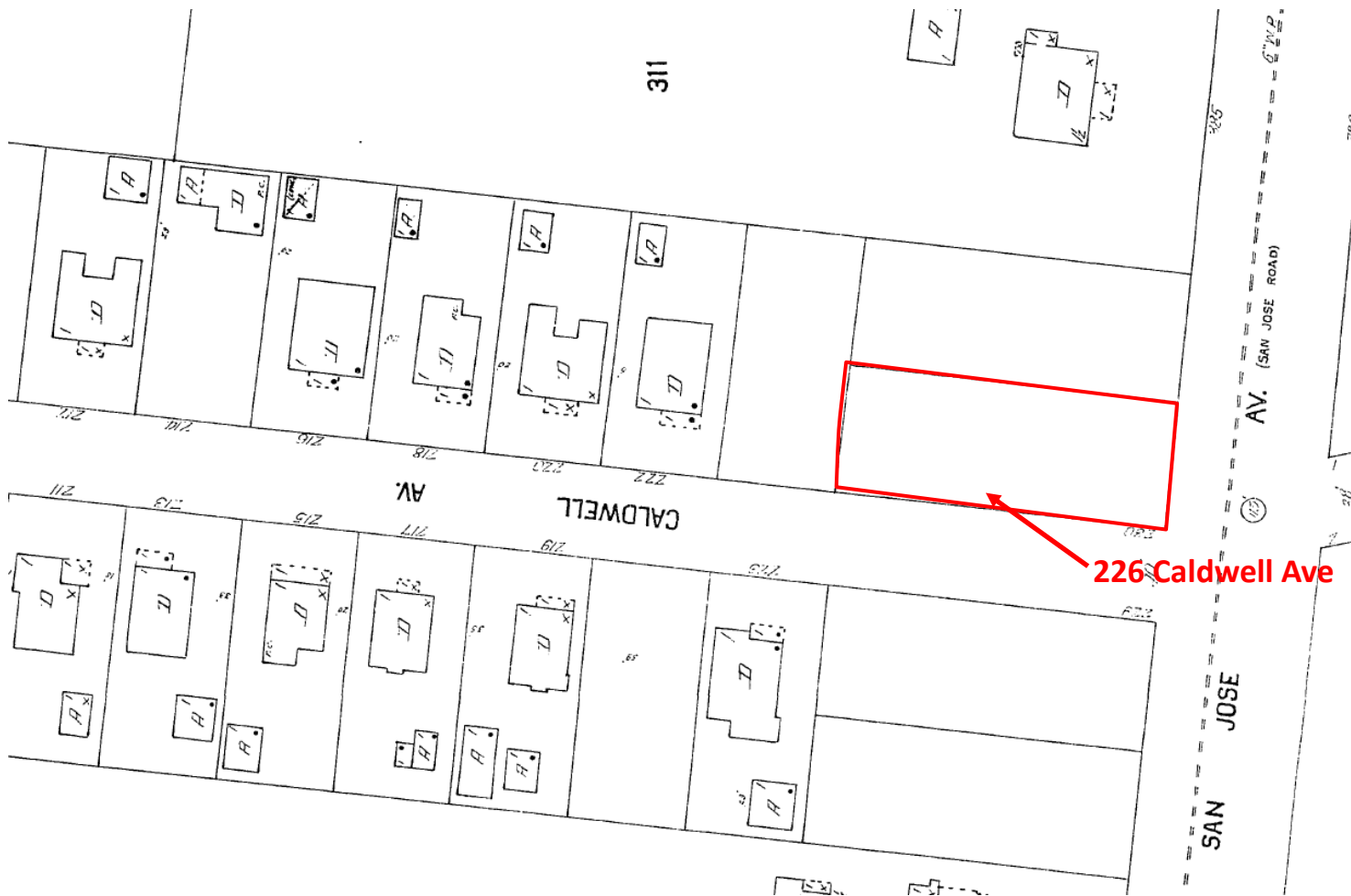
1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Letter of Justification and Historic Research
5. Town Records - Building Permit - January 4, 1994
6. Town Records - Building Permit - July 18, 1997
7. Town Records - Building Permit - July 22, 2003
8. Photographs

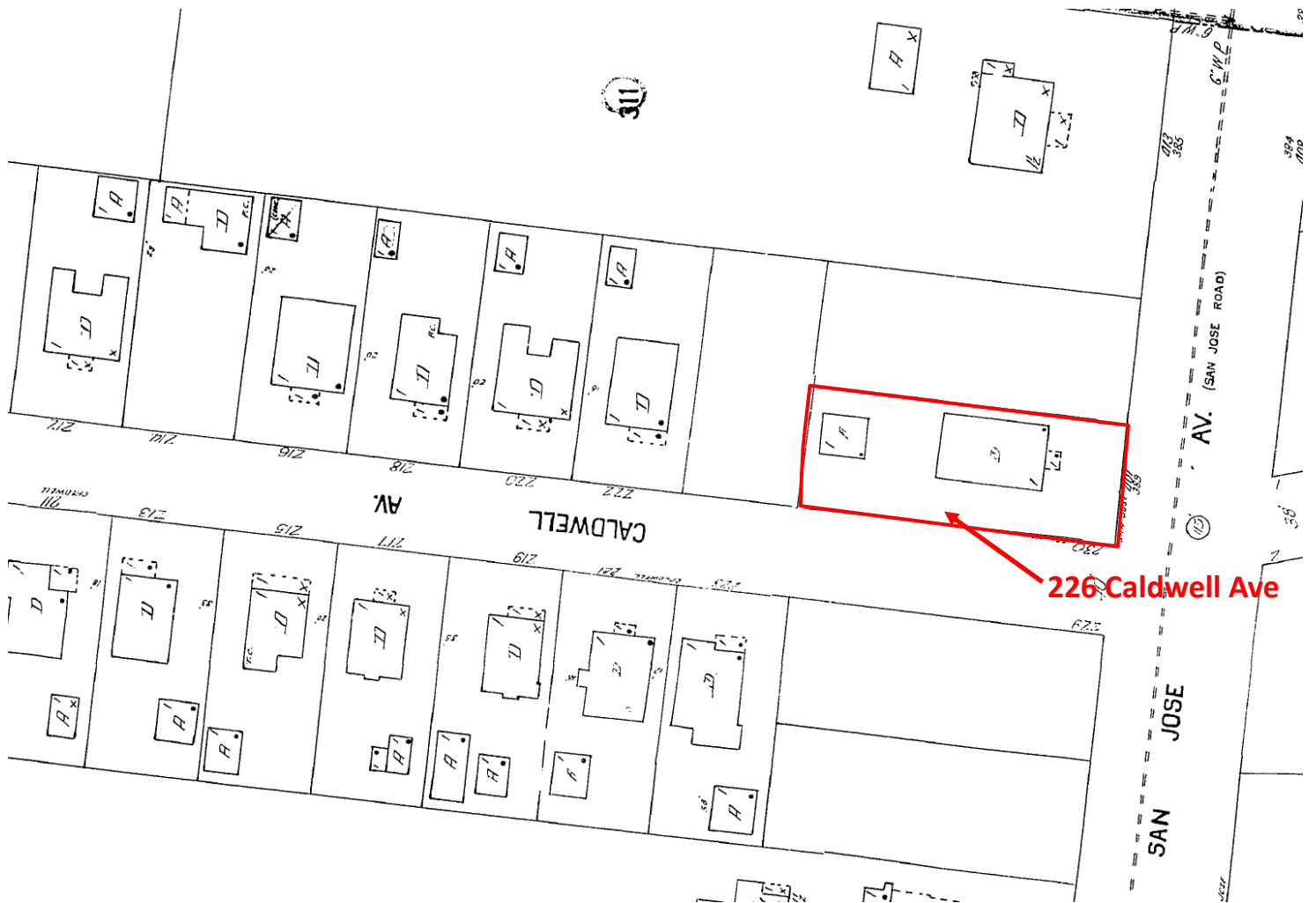
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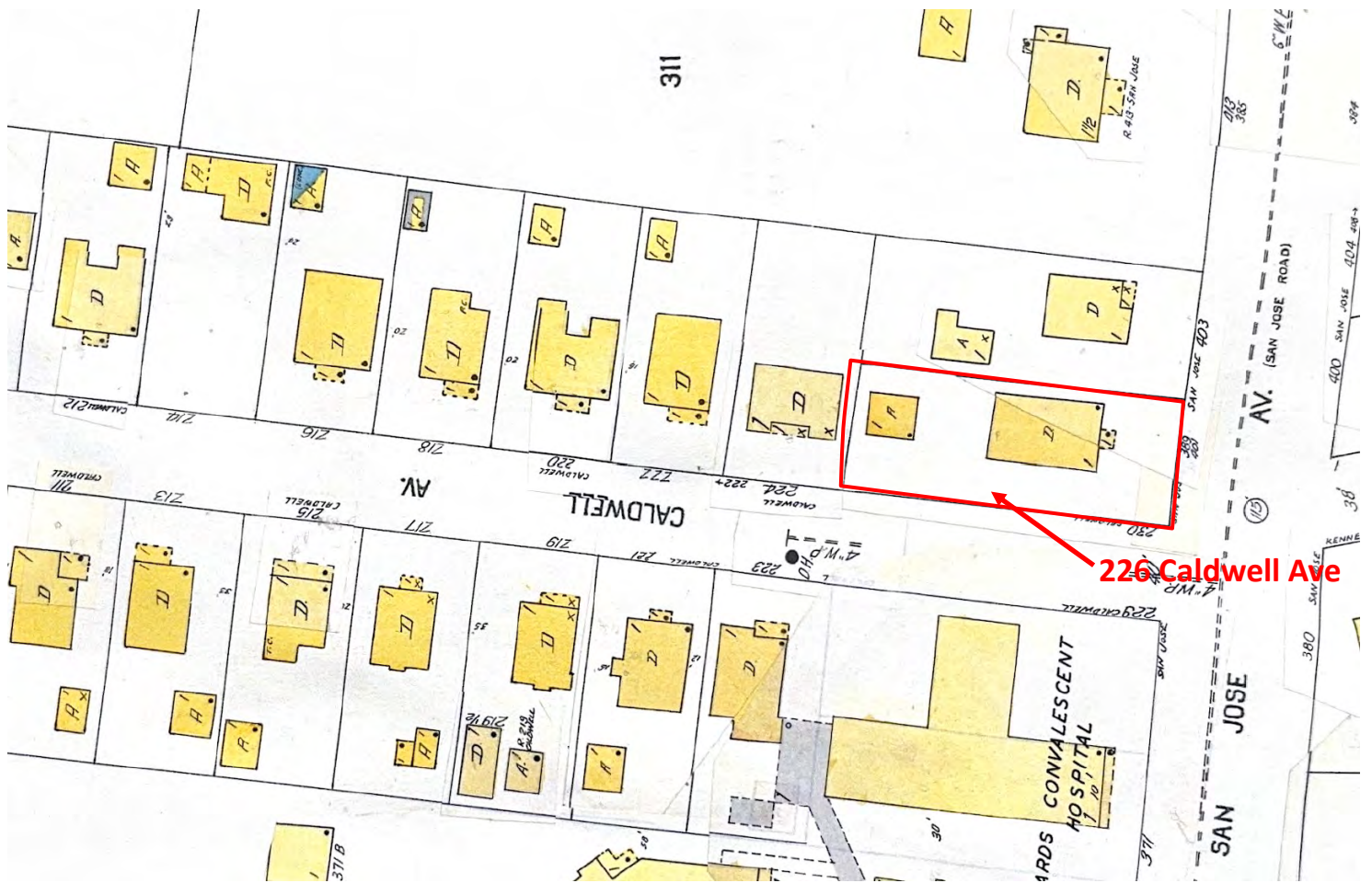
226 Caldwell Avenue



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547

File address 389 LG 3/vot

Parcel # 529-20-031 Lot size: 55 front ft. x 140 ft. deep
Lot shape: Rectangle ✓ L Rectangle with small rear jog Other
Location: N S E W ✓ side of LG St Ave Other B
distance to cross st: ft. N S E W from
at NE NW ✓ SE SW corner of Caldwell

Old tract or subdivision name 16 Follet Sub Old Block # 2 Old lot # 2

Preliminary rating --- Estimated age 1950 Style Colonial Rev. # stories ---
Alterations ---
Other ---

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 8544 Effective date 12/1/87

[illegible]

<u>Source Name</u>	<u>Source Date</u>	<u>Source Page</u>	<u>Location of property, or Old tract/block/lot</u>	<u>Lot Size</u>	<u>Owner Name</u>
	1891				
Blk Book	1908				
Survey	1941				

National Register listed date _____
County Inventory 1979 _____
Town of Los Gatos: Designation _____ Recognition _____
District Name _____
Previous Survey _____
Gebhard: page # _____ illustration page # _____
Butler/Junior League _____

PHOTOS: Roll/frame # 116 Date 2-2-89



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History of 226 Caldwell Avenue, Los Gatos, CA 95030
APN 529-20-031

Bonnie Montgomery, Historical Consultant
421 N 5th St
San Jose, CA 95112
bayandvalleybooks@gmail.com
408-439-9073

The history prepared here is based on documents found at the Los Gatos Public Library, including Sanborn maps, the 1941 Tax Assessment, the 1989 Anne Bloomfield Historic Resource Survey, Polk's directory listings, and Los Gatos telephone directories. It also uses county assessor's records, county official records, recorded maps, newspaper articles, Town of Los Gatos building permits, and genealogical resources as referenced in the footnotes and the figures.

The subject property's street address was changed to 226 Caldwell Avenue only in the last 25 years. Between 1928 and 1970, the address was 389 San Jose Avenue. After 1970, San Jose Avenue became known as Los Gatos Boulevard.

The subject property is Lot 2, Block 2 of the J. G. Follett Subdivision, recorded on August 7, 1923 (Santa Clara County [hereafter SCC] Recorded Maps Book R, Page 40). Figure 1 shows the subdivision map, with the subject property highlighted in blue. The map's certificate of ownership reads that "John H. Grill and Grace L. Grill (his wife) are the owners and that Charles H. Caldwell and Helen A. Caldwell (his wife) are the owners of a contract to purchase the tract of land..." The *San Jose Mercury* reported on May 30, 1923, that "C. H. Caldwell has purchased the old Follett ranch from J. H. Grill, and is planning to subdivide it into house lots. The sale was made through the Wagner and Wright agency. Mr. Grill will return to his home in Minneapolis, Minn."

Giles A. Follett moved from Minnesota to San Jose in 1884 and relocated to Los Gatos in 1893. On July 14, 1901, the *San Jose Mercury* reports that "J. G. Follett of Sherburn, Minn., who recently purchased the Price place on San Jose avenue, is the guest of his brother, G. A. Follett. He intends to leave shortly for Minnesota, where he will wind up business and with his family move here to permanently reside." It was not a permanent move. On September 30, 1902, the *San Jose Mercury* reported that "J. G. Follett and family left for their former home in Minnesota this morning after having spent a year in Los Gatos." In the 1910 census, Jesse Green Follett was enumerated in Sherburn, Minnesota, running his general store. Giles A. Follett and his wife Bertha remained in Los Gatos until their deaths in 1910 and 1916, respectively.

Three daughters of Jesse Green Follett had possession of the Follett ranch by the beginning of 1923. Eldest daughter Minnie B. Follett and her younger married sister, Eva J. Uplinger, granted their interest in the ranch to their sister, Grace L. Grill, on April 16, 1923 (SCC OR Book 23, Page 580). On May 9, 1923, Grace L. Grill granted her interest to her husband, John H. Grill (SCC OR Book 23, Page 579), so he could travel to Los Gatos and sell the ranch. The agreement between Grill and Caldwell was recorded on May 11, 1923 (SCC OR Book 31, Page 211).

As described in these deeds, the J. G. Follett ranch was 9.5 acres, "part of the J. E. Daves tract, in the Rancho Rinconada de los Gatos." The 1876 Thompson & West atlas of Santa Clara County

shows the 509.55-acre ranch of John E Daves, who purchased it in 1872, according to an 1881 biographical sketch.¹

Between 1876 and 1884, John E. Daves sold off much of his 500 acres. Surveyor Henry A. Brainard published a map of Los Gatos and vicinity around 1884 (Figure 2), which shows the 9.5-acre tract that became the J. G. Follett Subdivision. Brainard recorded Mrs. S. B. Williams of Oakland as owning the tract. She grew on it “3 acres apricots, 5 acres prunes, and 1 acre of table grapes.”² Nothing else could be found concerning Mrs. Williams.

Charles H. Caldwell, according to a biographical sketch published in 1922, was born in Maine in 1850. He was trained as a carpenter, but also dealt in real estate, buying land, subdividing it, and building houses to sell. He moved from Chicago to Lexington in 1903, where he operated a prune ranch. He sold the ranch in 1912 and moved to Los Gatos, where he “put the C. H. Caldwell Subdivision to Los Gatos, on the market; there he planned and built thirteen residences, two of which he sold.”³ Only one house built in the J. G. Follett subdivision can be attributed definitely to C. H. Caldwell. On February 28, 1924, the San Jose *Mercury* reported that “C. H. Caldwell has started to build a beautiful home on his lot, corner of Bella Vista and Caldwell avenues.”

On September 11, 1923, Charles H. Caldwell and his wife Helen sold Lots 1, 2, 14, and 15 of the J. G. Follett Subdivision to Henrietta Blanchard, the wife of San Jose attorney Hiram A. Blanchard (SCC Official Records [hereafter OR] Book 46, Page 282). On June 7, 1928, Henrietta Blanchard sold Lots 1 and 2 to Alexander S. and Jennie Dalziel (SCC OR Book 405, Page 146). The March 1928 Sanborn map of Los Gatos shows that both Lots 1 and 2 were then vacant (Figure 3). No information could be found concerning the construction of the house or garage. Presumably, the Dalziels began building soon after they purchased the lots in June 1928, because were listed living at 389 San Jose Avenue in the 1929 Los Gatos city directory.

Alexander Smith Dalziel was born in Oakland in 1868. His father, Robert D. Dalziel, partnered with William Moller to form the Dalziel-Moller Company, one of the largest plumbing and gas fixture suppliers in the Bay Area for decades. Alexander worked as a sheet-metal worker for his father’s company. Alexander married his first wife, Annie, in 1892. Annie died in 1922. A year later, Alexander married Jennie McIntosh Cameron. According to Alexander’s obituary in the Los Gatos *Times*, he moved from Oakland and retired to Los Gatos.⁴

The house at 389 San Jose Avenue has a page in the 1941 Los Gatos Assessment books (Figure 4, left). W. W. Holden appraised the property on April 18, 1941. The six-room house was 1288 square feet, with a front porch of 108 square feet. The garage behind the house was 340 square feet. The wood-frame house was clad in stucco over chicken wire. The house had a concrete foundation and a hipped roof covered in wood shingles. Lot 1 next door was still vacant and still

¹ J. P. Munro-Fraser, *History of Santa Clara County, California*. San Francisco: Alley, Bowen, 1881, page 751.

² Henry A. Brainard, Map No. 4, “Los Gatos and Vicinity,”
<https://digitalcollections.sjlibrary.org/digital/collection/sjplmaps/id/74>

³ Eugene Sawyer, “Charles H. Caldwell,” in *History of Santa Clara County, California*. Los Angeles: Historic Record Company, 1922, page 1665.

⁴ “Services Held for Alexander Dalziel,” *Los Gatos Times*, July 25, 1947.

owned by Alexander Dalziel. The house and garage appear on the 1944 Los Gatos Sanborn map, looking identical to how it was drawn on the 1941 assessment document (Figure 4, right).

Alexander Smith Dalziel died on July 17, 1947. On September 5, 1947, an order establishing his death and the termination of the joint tenancy of Lots 1 and 2 gave Jennie Dalziel full interest in the property (SCC OR Book 1501, Page 554). On March 29, 1948, Jennie Dalziel granted Lots 1 and 2 to Daniel J. Linehan, Sr., and his wife Olive E. Linehan (SCC OR Book 1586, Page 505). The Linehans began building a new house on the vacant Lot 1. The Linehans moved into the house, 403 San Jose Avenue, in time for them to be enumerated there on the April 1, 1950, census. The previous fall, November 17, 1949, the Linehans sold Lot 2 to Alice Giraud Wilson of Oakland (SCC OR Book 1877, Page 379).

Alice Giraud Wilson and her husband, Douglas Bower Wilson, were, like the Dalziels, residents of Oakland who retired to Los Gatos. Alice Louise Giraud was born in France and came to the United States as an infant with her parents. By 1914, she was working as a typist in San Francisco. She married Douglas Bower Wilson in September 1914. Wilson was born in England and had come to the United States as a child. The couple was living in San Francisco in the 1920 and 1930 censuses. Douglas was a clerk for a wholesale grocery company. Alice was a clerk for the Southern Pacific railroad. By the time of the 1940 census, the couple had moved to Oakland, where Douglas worked for the City Club Hotel. He was still working there at the time of the 1950 census. The Wilsons likely retired to live in Los Gatos later in 1950 or in 1951. They are first listed in the 1952 Los Gatos city directory. On August 1, 1957, Alice Giraud Wilson added her husband and her widowed sister, Leona G. Kramer, to the deed (SCC OR Book 3858, Page 499). Leona and her husband Ralph moved to Los Gatos around the same time as the Wilsons and lived at 18510 Beck Avenue. Ralph Kramer died in November 1952 and Douglas Wilson died in August 1959.⁵ The sisters continued to live in their separate houses for years after they were widowed. By 1965, Alice and Leona went to live with Leona's only child, Virginia McBride, in Berkeley. The house at 389 San Jose Avenue was listed as vacant in the 1965 and 1967 Los Gatos city directories. Leona died in Berkeley on March 27, 1970, and Alice passed away soon after on May 23, 1970. On March 12, 1971, Virginia McBride received her Aunt Alice's interest in the subject property (SCC OR Book 9300, Page 342). On January 19, 1972, Virginia received her mother's interest (SCC OR Book 9673, Page 138). During most of the 1970s, the house stood vacant, the address not even listed in the Los Gatos reverse city directories.

On March 29, 1977, Virginia McBride sold the property to Sebouh V. "Seb" Hamamjian (SCC OR Book C697, Page 95). Seb Hamamjian founded the Museum of Craft and Design in San Francisco in 2004 with his sister JoAnn Edwards.⁶ The siblings also owned Tercera Gallery in Palo Alto between 1978 and 2009.⁷ During Seb Hamamjian's tenure, the house was included in the

⁵ "Last Rites Set Tomorrow for Ralph Kramer," *Los Gatos Times*, November 19, 1952; "D. B. Wilson Dies at 73," *Los Gatos Times*, August 18, 1959.

⁶ "Deaths: Sue Hamamjian," *Palo Alto Online*,

https://www.paloaltoonline.com/morgue/2004/2004_11_03.obits3.shtml

⁷ "Tercera Gallery closes its doors with a final sale," *Palo Alto Online*,

<https://www.paloaltoonline.com/news/2009/08/07/tercera-gallery-closes-its-doors-with-a-final-sale/>

1989 Anne Bloomfield Survey. Its street address was then 389 Los Gatos Boulevard. A photograph of the front elevation at the bottom of page 1 of the form has been enlarged in Figure 5.

On July 7, 1993, Seb Hamamjian sold the subject property to John D. and Marianne H. Trotter (SCC OR Doc. No. 11982437). The Trotters remodeled the kitchen on a September 20, 1993, permit, and received a permit for a 498-square-foot master bedroom addition on December 20, 1993. These were the first significant changes to the house since it was built in 1928.⁸ On July 18, 1997, Mr. and Mrs. Trotter received a permit to “repair chimney and shoulder up existing steel.” A few days later, on July 25, 1997, the Trotters sold the property to Kevin T. and Anne Parker and (SCC OR Doc. No. 13790050). The Parkers received a permit to remove the wood shingle roof and replace it with composition shingles on July 22, 2003. On July 21, 2003, the Parkers sold the house to Pauline Anderson Berkowitz (SCC OR Doc. No. 17205741). On April 6, 2006, Paul Anderson Berkowitz sold the house to William and Cathy Davis (SCC OR Doc. No. 18874804). Mr. and Mrs. Davis received a permit to remodel the master bathroom on April 19, 2006. On October 12, 2017, William and Cathy Davis sold the house to husband and wife Jignesh A Mehta and Hetal R Shah (SCC OR Doc. No. 23773748). On April 2, 2021, Mehta and Shah received a permit for a voluntary seismic retrofit. On February 17, 2023, Mehta and Shah transferred their property to their revocable trust (SCC OR Doc. No. 25439169).

The house was built prior to 1941 and was identified in the 1989 Anne Bloomfield Historic Resource Survey. The house was not considered significant at that time, and it should now not be considered a significant historic resource for the following reasons:

1. The house is not associated with events that have made a significant contribution to the Town.
2. The house was associated with Alexander S. and Jennie Daziel (1928–1948), Daniel J. and Olive E. Linehan (1948–1949), Alice G. and Douglas B. Wilson (1949–1970). None of these individuals were significant in the history of Los Gatos, the state, or the nation.
3. There are no distinctive characteristics of type, period, or method of construction. The architect and builder are unknown. The house was built in 1928, a simple hipped-roof one-story residence of six rooms clad in stucco, according to the 1941 assessment book. It had no distinctive architectural features.
4. Nothing about the buildings, structures, or objects on the site contain information important in prehistory or history.
5. The integrity of the house to its period of construction has been significantly compromised. The house has additions, and the front entry of the house has been shifted to Caldwell Avenue.

⁸ Previous permits found in the Town of Los Gatos records: May 13, 1949, electrical permit; April 24, 1959, plumbing permit for sewer; 1969 plumbing permit, full date and type of work not legible.

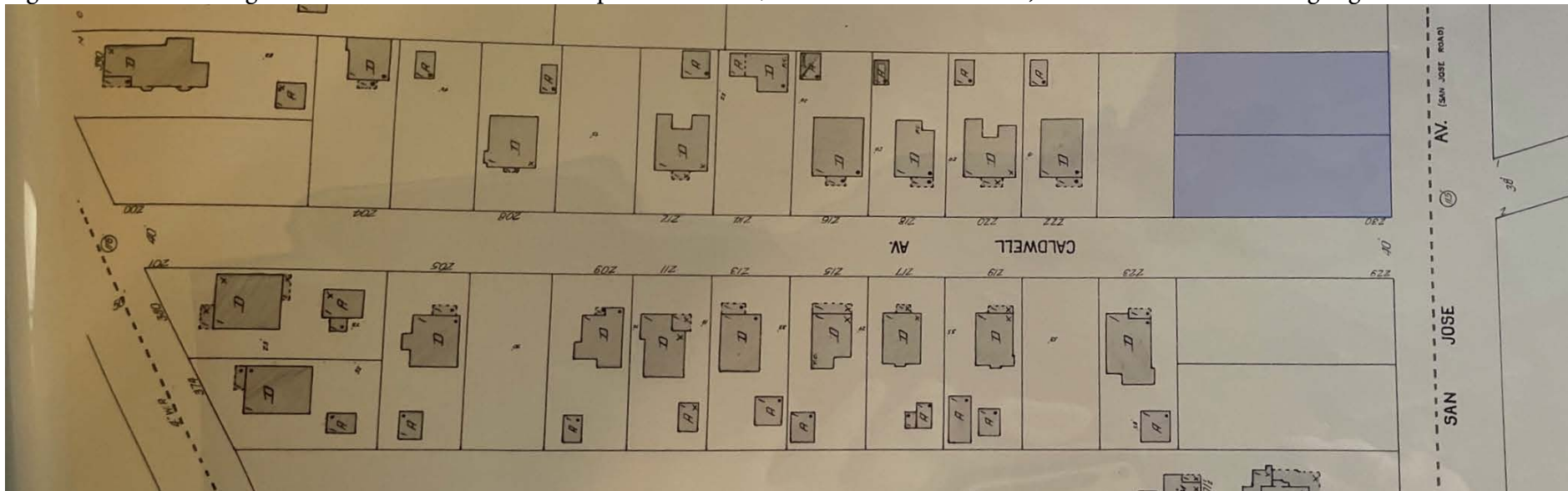
Page 37



Figure 2. Portion of Henry Brainerd's Map of Los Gatos and Vicinity, with 9.5-acre tract highlighted in blue.



Figure 3. Portion of Page 28 of March 1928 Sanborn maps of Los Gatos, with Lots 1 and 2 of the J. G. Follett Subdivision highlighted in blue.



[illegible]

ARCHITECTURAL HISTORY
 (415) 922-1063
 2229 WEBSTER STREET
 SAN FRANCISCO, CA 94115

Anne Bloomfield
 ARCHITECTURAL/CULTURAL SURVEY
 LOS GATOS RESEARCH

File address 389 LG Blvd

PARCEL MAP INFORMATION
 Parcel # 509-20-051 Lot size: 55 front ft. x 140 ft. deep
 Lot shape: Rectangle / L Rectangle with small rear jog Other _____
 Location: N S E W / side of LG St Ave Other B
 distance to cross st: _____ ft. N S E W from _____
 at NE / NW SE SW corner of Caldwell

HISTORIC INFORMATION ON PARCEL MAP
 Old tract or subdivision name LG Folio 4 Sub Old Block # 3 Old lot # 2

FIELD SURVEY INFORMATION (handwritten in red)
 Preliminary rating + Estimated age 1920 Style Colonial Rev # stories _____
 Alterations _____
 Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 54 Effective date 12/1/87

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS
 National Register listed date _____
 County Inventory 1979 _____
 Town of Los Gatos: Designation _____ Recognition _____
 District Name _____
 Previous Survey _____
 Gebhard: page # _____ illustration page # _____
 Butler/Junior League _____

PHOTOS: Roll/frame # 28/16 Date 23-12-87

16



Figure 5. 1989 Anne Bloomfield Survey for 389 Los Gatos Boulevard, Page 2.

Anne Bloomfield
ARCHITECTURAL SURVEY
BUILDING RESEARCH

ARCHITECTURAL HISTORY
415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

File address 389 LGB

PUBLISHED ANNOUNCEMENTS
Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EX News PCA Other
Volume Date Page
Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/render'g Floor plan Arch't/cont'r pub Real est.
Copy exactly: Owner Builder/Contractor Architect/Engineer Location Nature of work Cost

Owner	Builder/Contractor	Architect/Engineer	Location	Nature of work	Cost	Initials	Date

BUILDING PERMITS
Source: Permit Address requested
Register, Press- Application Number Date Location Cost Use/
man., or No. of Units Owner & address Builder/contr. & address Arch't/engin'r & address Description of work Bldg's width/depth/height Exterior Materials

Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/contr. & address	Arch't/engin'r & address	Description of work	Bldg's width/depth/height	Exterior Materials	Initials	Date

OTHER SOURCE (specify thoroughly)

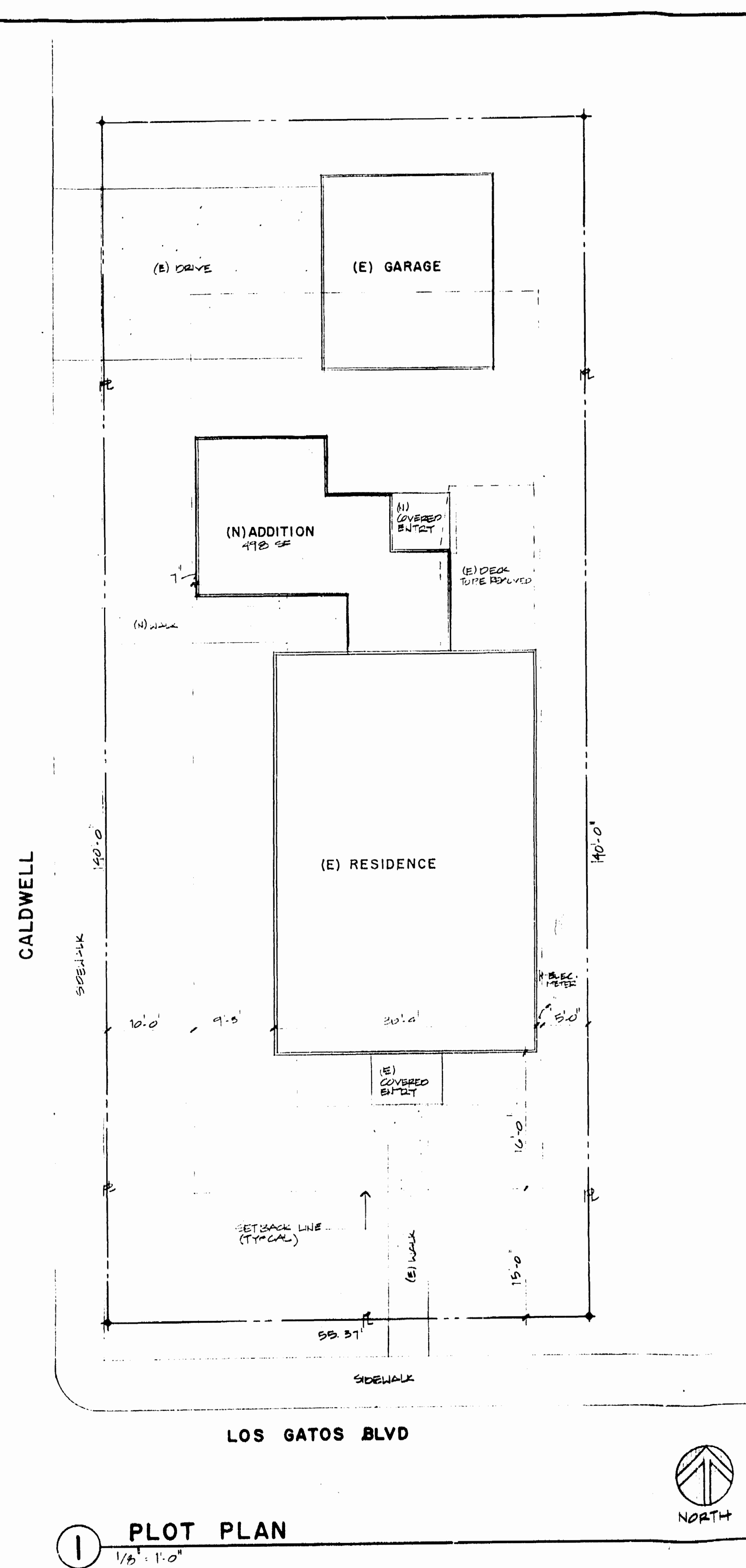
Initials Date

SANBORN MAPS
Color: yel, pnk, orange, blu, gry, green
Vac. or dif. bldg Address Use Patches Yes/No No. of stories Height (ft.) No. of bay windows PORCH Misc. Date of constr. Describe or sketch plan

Date	Vol/ page	Vac. or dif. bldg	Address	Use	Patches Yes/No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Misc.	Date of constr.	Describe or sketch plan
1844	28	this	401 ex 389	D	#1	1		0	1	auto rear		
1928	n	(vac)	San Jose									

Initials Date

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TABULATIONS	
APN	527-20-031
LOT SIZE	7752 SF
BUILDING COVERAGE	
(E) HOUSE	1425 SF
(E) GARAGE	760 SF
(E) COVERED ENTRY	50 SF
(E) AREA TOTAL	1735 SF
(E) LOT COVERAGE	25 %
PROPOSED ADDITION	
PROPOSED COV. ENTRY	490 SF
	46 SF
PROPOSED TOTAL	2469 SF
PROPOSED COVERAGE	32 %

GENERAL NOTES

Contractor shall protect all new and existing materials and construction from damage which may occur from construction, debris, dust, water, etc. and shall leave the premises clean and in its orderly manner.

Contractor is responsible for making all work plumb, level, of sound construction, and in compliance with all local building codes.

Contractor to verify all conditions prior to the execution of the work, and notify the architect of any inconsistencies which affect the work to be done.

General contractor and all subcontractors are responsible for obtaining permits prior to commencing the work.

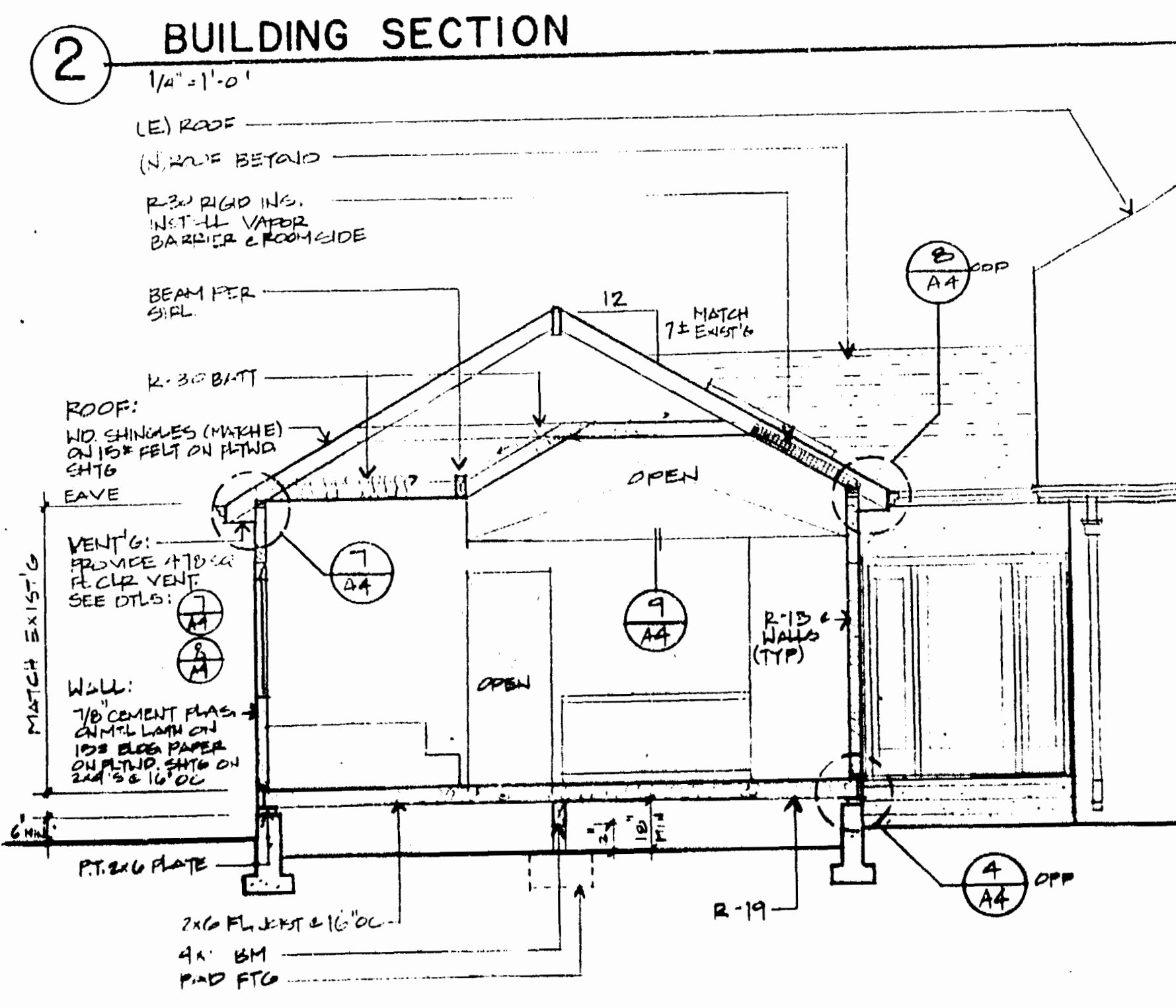
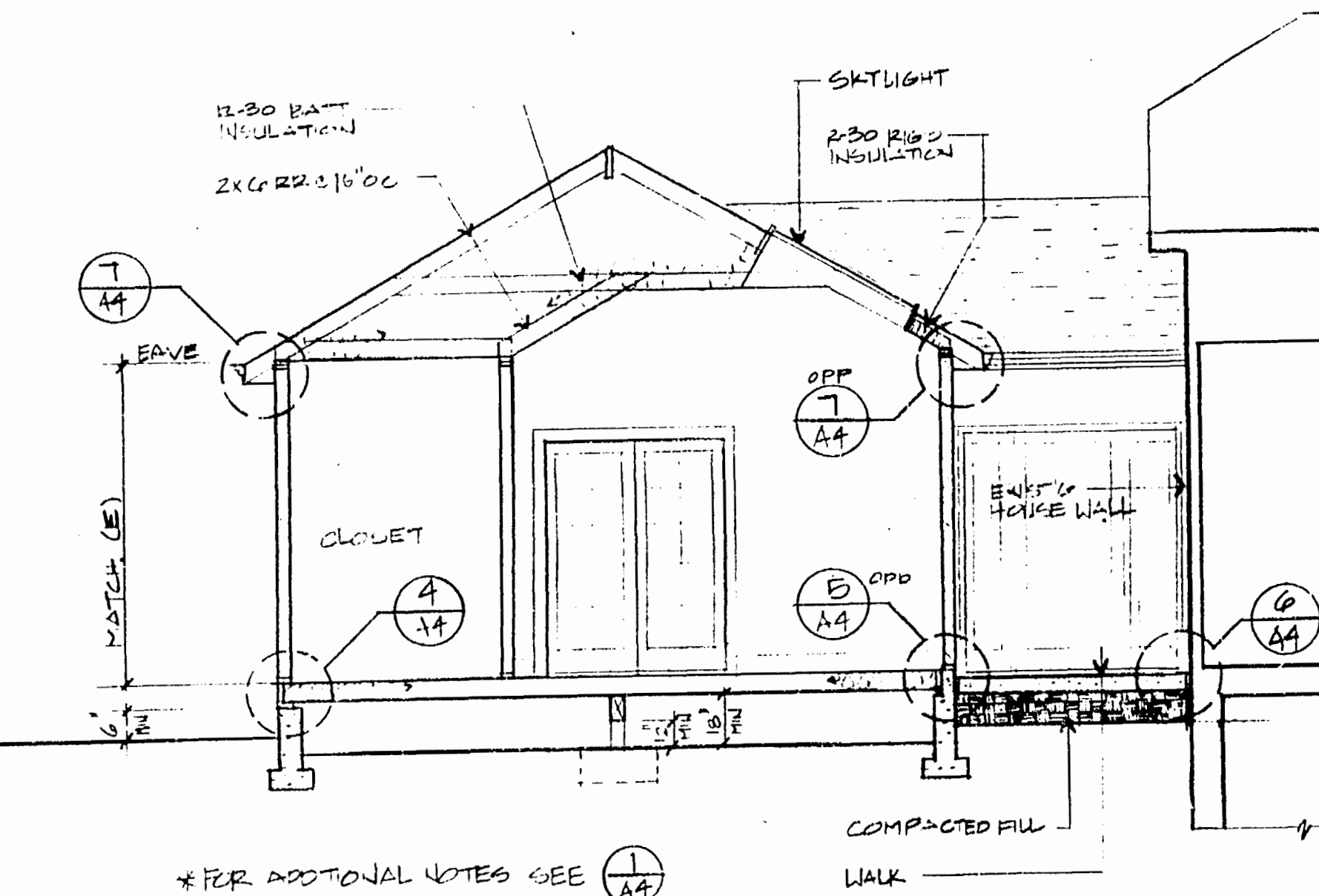
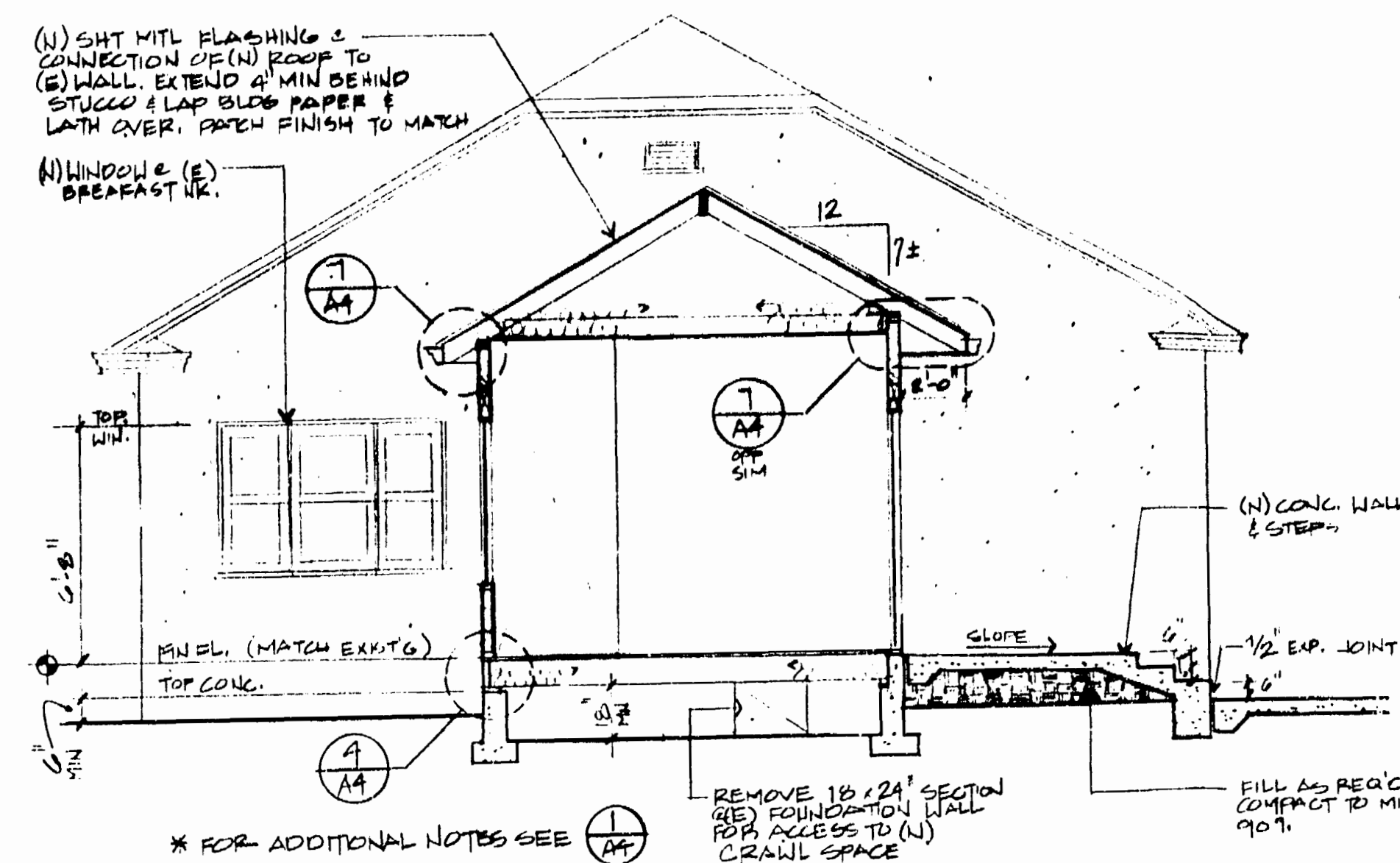
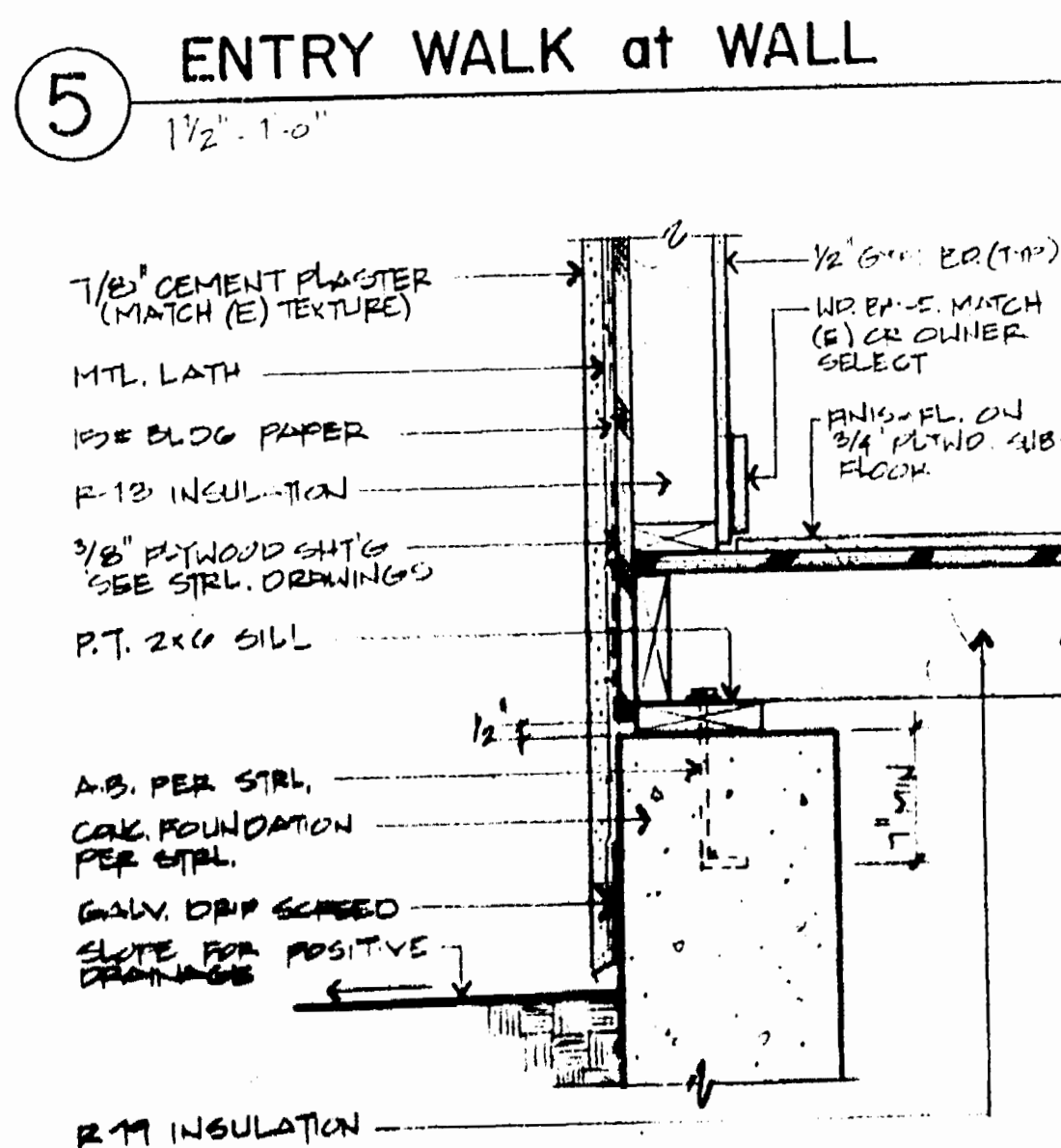
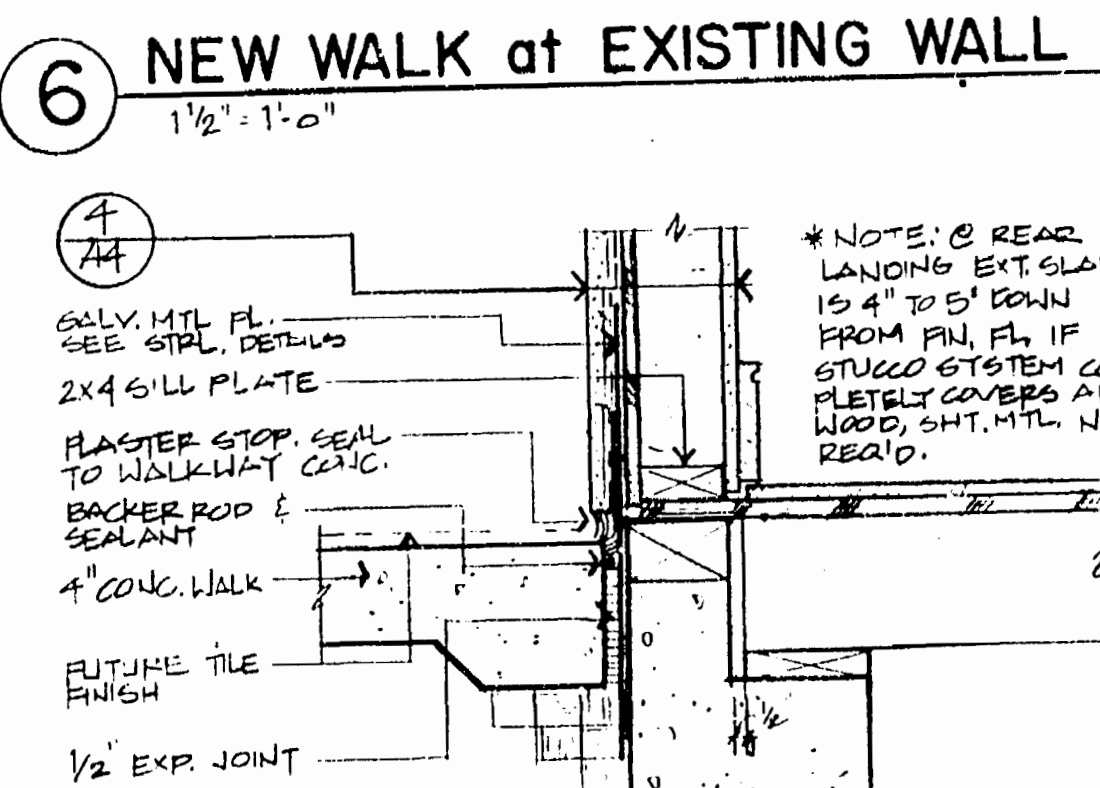
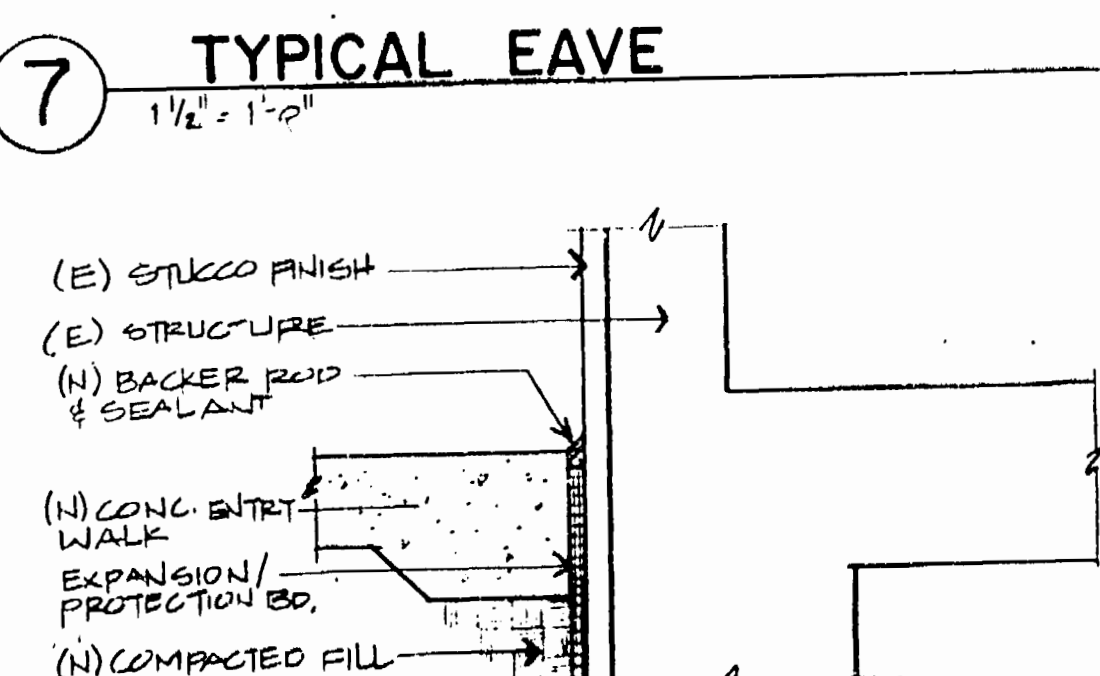
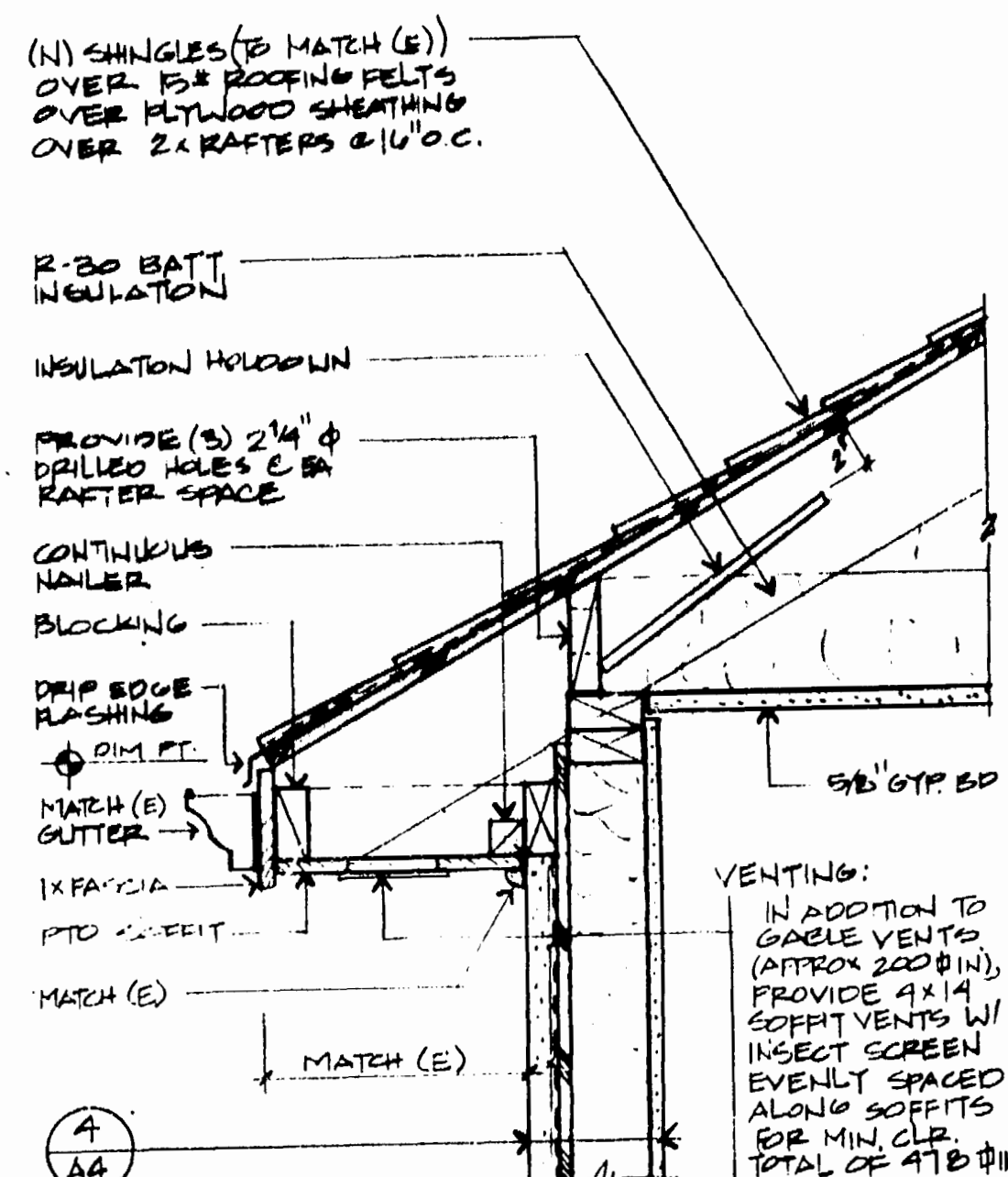
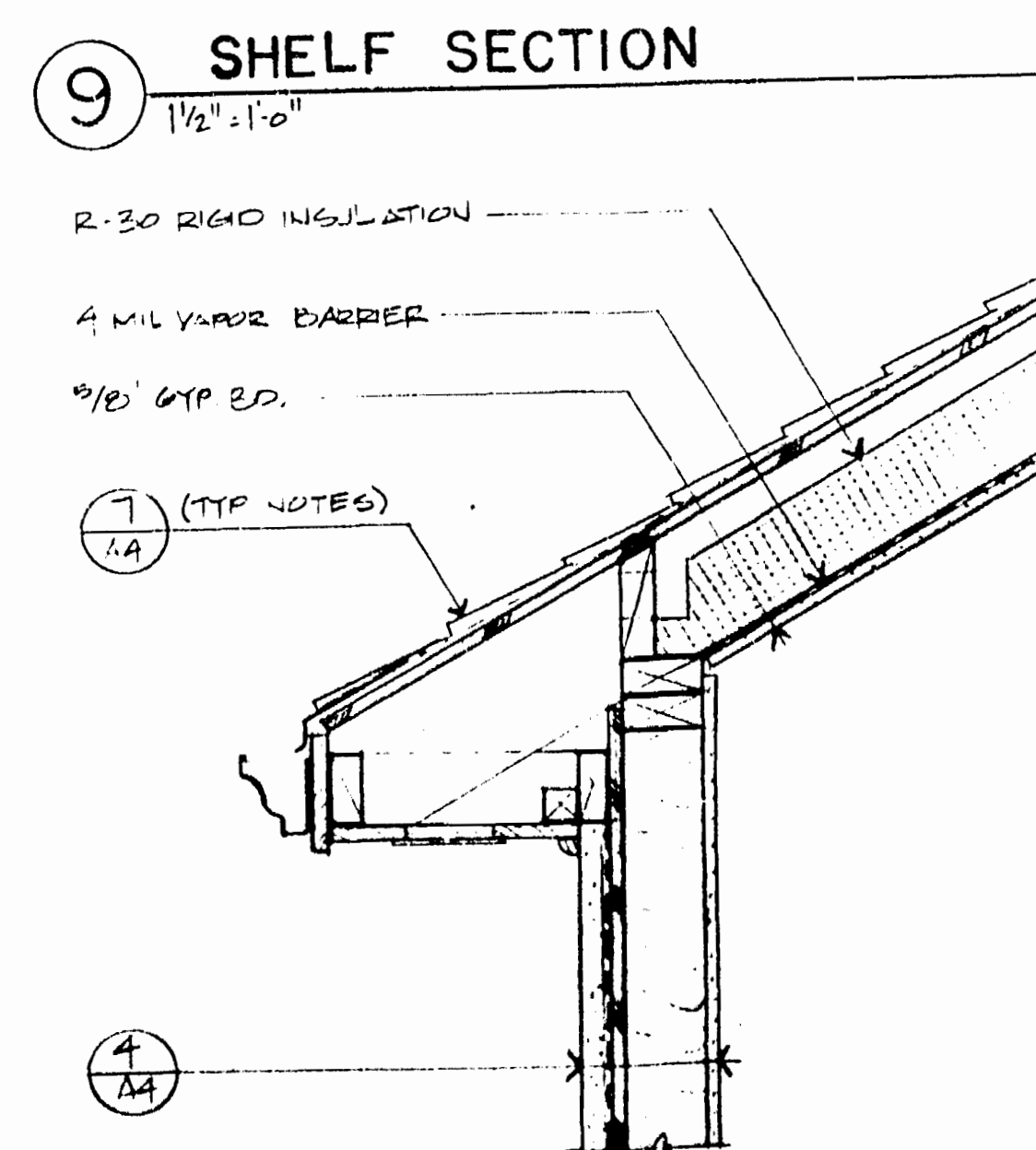
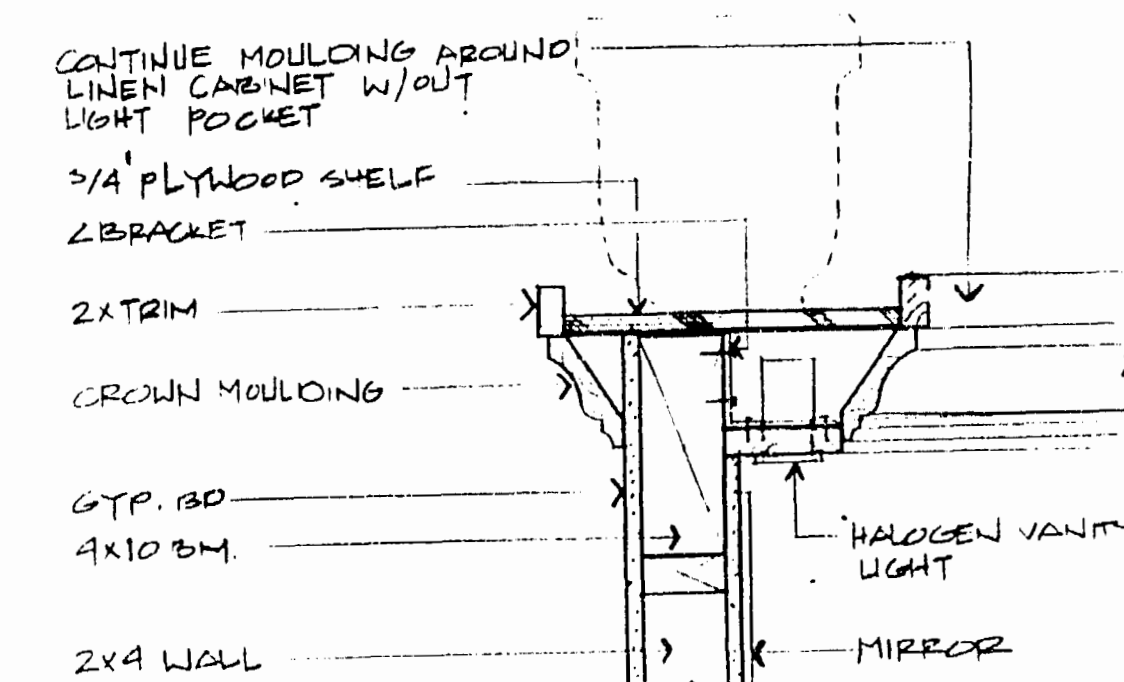
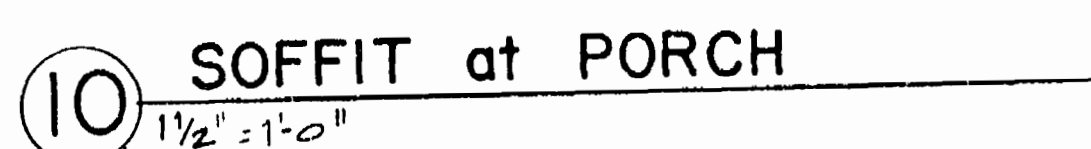
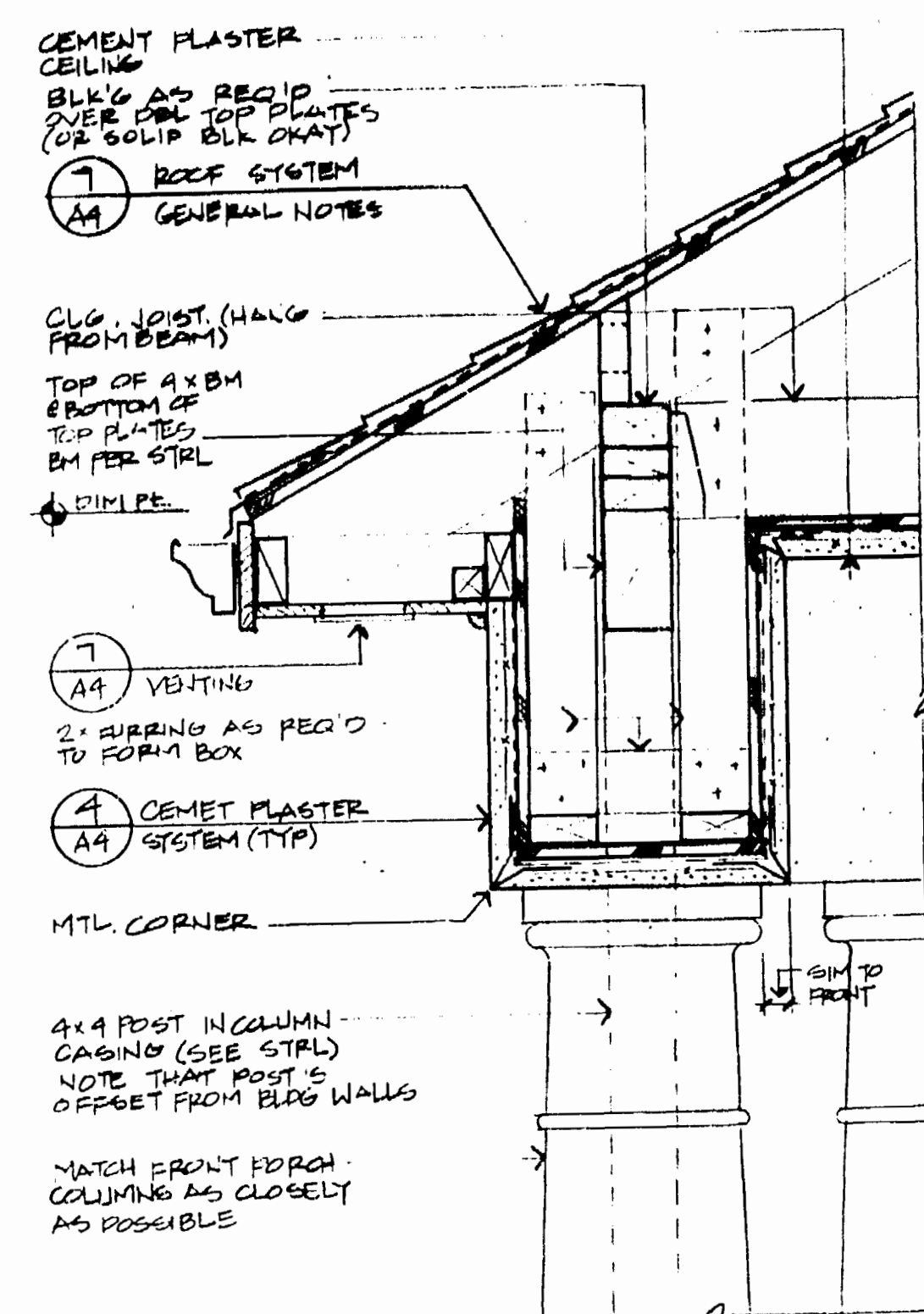
All plan dimensions are to face of wall unless otherwise noted. In areas where dimensions are shown to a countertop, dimension is to edge of countertop.

Written dimensions shall take precedence over scaled dimensions.

All angles are 45 or 90 degrees unless otherwise noted.

Comply with requirements of 1981 edition of California State Building Codes, City building codes and ordinances, the 1991 Uniform Plumbing Code, the 1991 Uniform Mechanical Code, and the 1990 National Electric Code.

PLOT PLAN TITLE 24	TROTTER ADDITION & REMODEL 389 LOS GATOS BLVD. LOS GATOS, CALIFORNIA		T.R.G. ASSOCIATES ARCHITECTURE - PLANNING 21 DOWNTOWN RD. BURLINGAME, CA 94010 (415) 578-0773	REVISIONS										BY
				Date 12-17-95	Drawn T.R.G.	Job	Sheet A-1	Scale AS NOTED	01	Sheets				



INSULATION/VENTILATION

Insulation shall be as follows unless otherwise noted:

Walls R-13 fiberglass with integral vapor barrier.
 Ceiling R-30 fiberglass with integral vapor barrier.
 Ceiling R-30 rigid. Install vapor barrier on inside face of framing.
 Floors R-10 fiberglass with integral vapor barrier.

Install insulation with factory applied membrane facing warm side of building spaces. Fit tight within framing spaces, tight behind mechanical or electrical service within the plane of insulation.

Install foam sealant to prevent air infiltration around windows and doors, through plate penetrations, at corner joints, and any cracks in the exterior envelope.

Contractor to provide uniform cross ventilation at attic and at ground space equal to 1/100 of the area of the space ventilated. Vent openings to be watertight and have insect screen of corrosion resistant metal mesh.

Bathroom vent fan shall provide a complete change of air every 15 minutes. Vent shall discharge to the outdoors at a point not less than 5 feet from any operable window.

FINISHES

FINISHES

New exterior stucco shall match existing stucco.

Gypsum board walls and ceilings to be 1/2" gypsum board, except for ceilings where joist spacing exceeds 16", in which case gypsum board shall be 5/8". "Green board" shall be used at all bathroom walls and other wet area walls as required.

Contractor shall use paint from an approved manufacturer: Sherwin Williams, Glidden, Benjamin Moore, Kelly Moore, or Pittsburg Paint.

All interior painting shall consist of 1 coat of primer and 2 coats of finish. Contractor shall insure that all painted surfaces are prepared in accordance with manufacturer's recommendations, except as to select colors.

At tub and shower areas, tile shall be installed over 1/2" "wonderboard" or mortar bed and metal lath. Wall tile in non wet areas shall be installed over "green board". Floor tile shall be installed over minimum 1/4" concrete floor board.

Carefully plan tile layouts. Where possible, lay out work so that no tile less than half size occurs. align joints in both directions unless otherwise shown.

Allow tile to set a minimum of 48 hours prior to grouting.

PLUMBING

PLUMBING

All new plumbing fixtures shall be installed with Sec 2-5314 (a,b)(c) of Building Efficiency Standards.

New plumbing shall comply with Sec 2-5352(j) of Building Energy Efficiency Standards.

All fixtures and finishes to be selected by the owner. Contractor shall provide any samples of specifications required by the owner.

Hot water piping to be insulated.

Provide hot and cold water shut-off valves for each new area of plumbing

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO BE
TO BE AN ADOPTION OF THE PLAN OR OF ANY
STATE LAW.

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE • PLANNING

21 DWIGHT RD. BURLINGAME, CA 94010
(415) 579-0773

RESIDENCE
MODEL
LOS GATOS CALIFORNIA

TROTTER
ADD
389 LOS GATOS BLVD.

BUILDING SECTIONS DETAILS

Date 12.17.73
Scale AS NOTED
Drawn TRG
Job
Sheet
A-4
Of Sheets

100

UNLESS OTHERWISE NOTED HEREIN, STRUCTURAL MATERIALS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS.

1. Contractor shall verify all dimensions, elevations, and conditions of the site and existing conditions prior to commencing construction. If there are any discrepancies between the existing conditions and the drawings and specifications, the Contractor shall notify the Owner immediately in writing. In no case shall dimensions be scaled from plans, sections, or details on the drawings or calculations.

2. All construction shall be in accordance with the 1995 Uniform Building Code.
3. All omissions and conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the Engineer before proceeding with any work so involved.
4. The Contractor shall locate and protect all existing utility lines and connections including sewer, water, gas, and electric services before and during his work.
5. Where a construction detail is not shown or noted, the detail shall be the same as for other similar work.
6. Ho pipes, ducts, sleeves, chases, etc., shall be placed in side, footing, beams, or walls unless specifically shown or noted otherwise. Any other shall apply for pipes, ducts, etc., unless otherwise noted.
Contractor shall obtain prior approval for installation of any additional pipes, ducts, etc.
7. Contractor agrees that he shall assume sole and complete responsibility for all conditions during the course of construction of this project, including safety of all persons and property that this requirement shall apply continuously throughout the project. Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from all and any liability, real or alleged, in the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
8. Contractor shall take precautionary measures to ensure that property is protected during this operation. Any damage to or destruction of the property shall be repaired or replaced at condition equal to that existing at the commencement of the work. Contractor shall restore any damage at his own expense.

1. All work shall comply with applicable Federal Laws, State statutes, local ordinances, and the regulations of agencies having jurisdiction. The Contractor shall assume full responsibility for complying with the construction safety orders of the State Division of Industrial Safety, the regulations of the Federal and State Occupational Safety and Health Administrations, and such other agencies governing the Contractor's acts. The Contractor shall be responsible for and hold harmless the Design Engineer for any damages and/or penalties resulting from his failure to comply with the said laws, statutes, ordinances, and regulations.

2. The design, adequacy and safety of erection bracing, shoring, temporary supports, etc. is the responsibility of the Design Engineer. The Contractor, and he shall be considered by the Design Engineer. The Contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms and finished materials, and shall provide required bracing to provide stability.
3. No alternate methods of construction or substitutions shall be allowed without prior approval of the Engineer.

1. SOIL DESIGN PRESSURE 1000 PSF (assumed, no soils report available)

2. All excavations for footings shall have firm level bottoms in undisturbed natural soil or approved compacted fill. Excavations shall be kept free of standing water. Where excavations have been made to a depth greater than indicated on approved design they shall be filled with concrete as specified for the footings. All materials shall be free from debris, vegetable matter, and other foreign substances.
3. Hoards and cofferdams shall extend under isolated columns and under continuous wall footings unless specifically detailed or approved by the Engineer and the District Office.
4. The bottom excavations for Foundations shall be neat and true to the full of any loose material removed.
5. Foundation excavations shall be kept free of loose material and standing water shall be checked and approved by the District Office PRIOR to the placement of Concrete.
6. Contractor shall provide all necessary temporary shoring

1. Cement shall conform to ASTM C150 type II or V. Water shall be clean, fresh, free from detrimental quantities of acids, alkalis, and organic materials.

2. Aggregates for normal weight Concrete shall conform to ASTM C59, maximum size of aggregate shall be 1".
3. Aggregates for light-weight Concrete shall conform to ASTM C
4. Ready-Mix Concrete shall be mixed and delivered in accordance with ASTM C44.
5. Concrete shall have a minimum compressive strength at 28 days of 2500 PSI, unless otherwise noted.

6. Admixtures shall comply with ASTM A94 and be of a type that ensures the homogeneity of the concrete but shall not be considered to reduce the specified minimum cement content. Calcium chloride shall not be used.
7. There shall be a minimum of 5-1/2% solids of cement per cubic yard of concrete (100 lbs./2800 cu. yd.).
8. Concrete work shall conform to all requirements of ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, except as modified herein.
9. Refer to the Architectural Drawings for molds, grooves, consistency, chips, or other required elements to be cast in concrete.
10. No conduit placed in a concrete slab shall have an outside diameter greater than 1/8" the thickness of the slab. No conduit shall be embedded in a slab that is less than 3-1/2". Minimum clear distance between conduits shall not be less than 3".
11. All concrete shall be thoroughly compacted by a mechanical vibrator during the placement of placing and shall be thoroughly worked around reinforcement and re-embedded fixture and to the corners of forms.
12. Concrete in contact with forms shall be cured 7, one of the following methods to prevent premature drying of concrete to at least 7 days:
 - a. Application of absorptive mat or fabric kept continuously wet;
 - b. Application of water-proofing sheet materials conforming to ASTM G711;
 - c. Application of a curing compound conforming to ASTM G308. The compound shall not be used on any surface where additional concrete or other material is to be placed.

1. Steel Bars shall conform to ASTM A615 and be Grade 60 except that No. 3 and No. 4 bars used as ties or stirrups may be Grade 40. Steel bars shall not be welded.

2. The wire shall be 16 gauge, black, annealed and conform to AISI A20.
3. Wire fabric shall conform to ASTM A185.
4. Reinforcing detailing, bending, and placing shall be in accordance with the Concrete Reinforcing Steel Institute's "MANUAL OF STANDARD PRACTICE", latest edition.
5. Reinforcing steel shall be provided with the following minimums of cover for cast-in-place concrete:
 - a. CONCRETE EXPOSED TO EARTH 3"
 - b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
 - 1) THROUGH - 10 DAYS 2"
 - 2) DAYS AND SMALLER 1-1/2"
 - c. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - 1) AISI, WALLS, JOISTS 1"
 - 2) AND 10' ID EARS 2"
 - 3) EARS AND SMALLER 1-1/2"

be positively secured in position prior to placing of concrete or grout. Vertical bars in Masonry walls shall be positioned as detailed and shall be fixed in position at top and bottom and at intervals of not less than 142 bar diameters. All reinforcing bar bends shall be made cold.

1. All solid framing lumber shall be DOUGLAS FIR LARCH (D.F.L.), grade marked and conform to the standard grading and dress rules of the West Coast Lumber Inspection Agency. Board grades shall be as follows:

- a. JOISTS AND RAFTERS _____ GRADE # 2
b. HANGING AND SUBMITTALS _____ GRADE # 1
c. PLANTS AND HEADERS _____ GRADE # 1
d. LEAKAGE _____ GRADE # 2
e. PLATTS _____ GRADE # 2
f. 2X4 STUDS 8'-0" TO 16'-0" _____ STUD GRADE
g. 2X4 STUDS 8'-0" TO 16'-0" _____ STUD GRADE # 2
h. OTHER STUDS _____ STUD GRADE # 2
i. POSITS _____
2. Unheated lumber shall be dry and well seasoned, and the moisture content shall not exceed 18%. All lumber shall be air seasoned not less than 30 days before being given covered with plastic. Lumber shall be uniform all lumber off ground, considerably vented, and covered.
3. All nails shown on the drawings shall be common iron nails, and conform to show 25-g of USC, unless otherwise noted. Nails machine bolts shall conform to ASTM A307.
4. Manufactured hardware shall be USGBO variety. Pacing is to an Simpson Company, ICHO 1321-1250, heavy rough count to exposed to weather or in ground contact, provide fasteners installed, installers shall keep up the same as they are otherwise noted. Installations shall be made by the manufacturers' recommendations. All both heads and nuts bearing on wood shall have standard cut washers. All both heads and nuts shall have standard cut washers. All both heads and nuts shall have standard cut washers. All both heads and nuts shall have standard cut washers.

5. All framing shall be in accordance with the requirements of chapter 25 of the Uniform Building Code, unless otherwise noted. Install joists and beams with the crown edge up, provide all necessary bridging, blocking, and fire blocking.
6. Cutting, notching or drilling of studs or joists is to be permitted only as detailed by the Engineer.
7. All wood resting on concrete or masonry shall be pressure treated. Anchor bolts shall be placed within 4" from the end of the joist or beam and spaced at intervals not less than the plan, but no more than 6'-0" o.c., with a minimum of two bolts per plate.
8. Provide double joists under all parallel non bearing walls. Provide steel slrips at pipes as required by chapter 25 of the U.B.C.

1. All wood product panels (plywood, particleboard, waterboard, oriented strand board, structural composite board) shall comply with U.S. Product Standard PS 1 or shall comply with the American Plywood Association standards for APA Structural Panels, IGB0 NER-204. Panels which may have any edge or surface permanently exposed to the weather or to the moisture shall be classified as Exterior. The spacing in ft. of roof and floor supports over which panels are applied shall not exceed the Span Rating stamped on the panels. Panel thickness shall be as shown on the drawings. Panels shall be identified with the appropriate grade mark of the American Plywood Association as follows:

- a. Plywood roof sheathing shall be APA Rated Sheathing Exposure 1.
- b. Plywood wall sheathing shall be APA Rated Sheathing Exposure 1.
- c. Plywood floor sheathing shall be APA rated Sheathing Exposure 1 or APA Rated Glued-J-Floor Exposure 1.

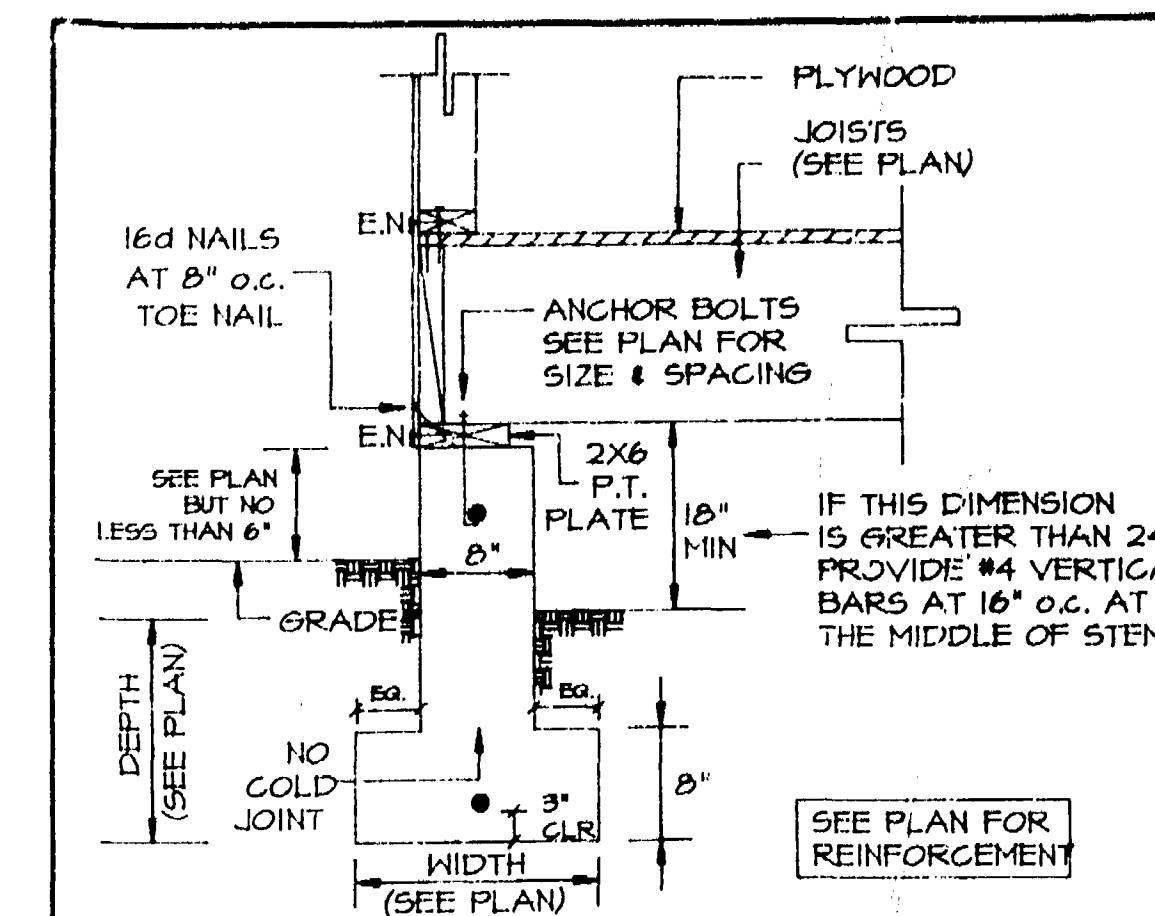
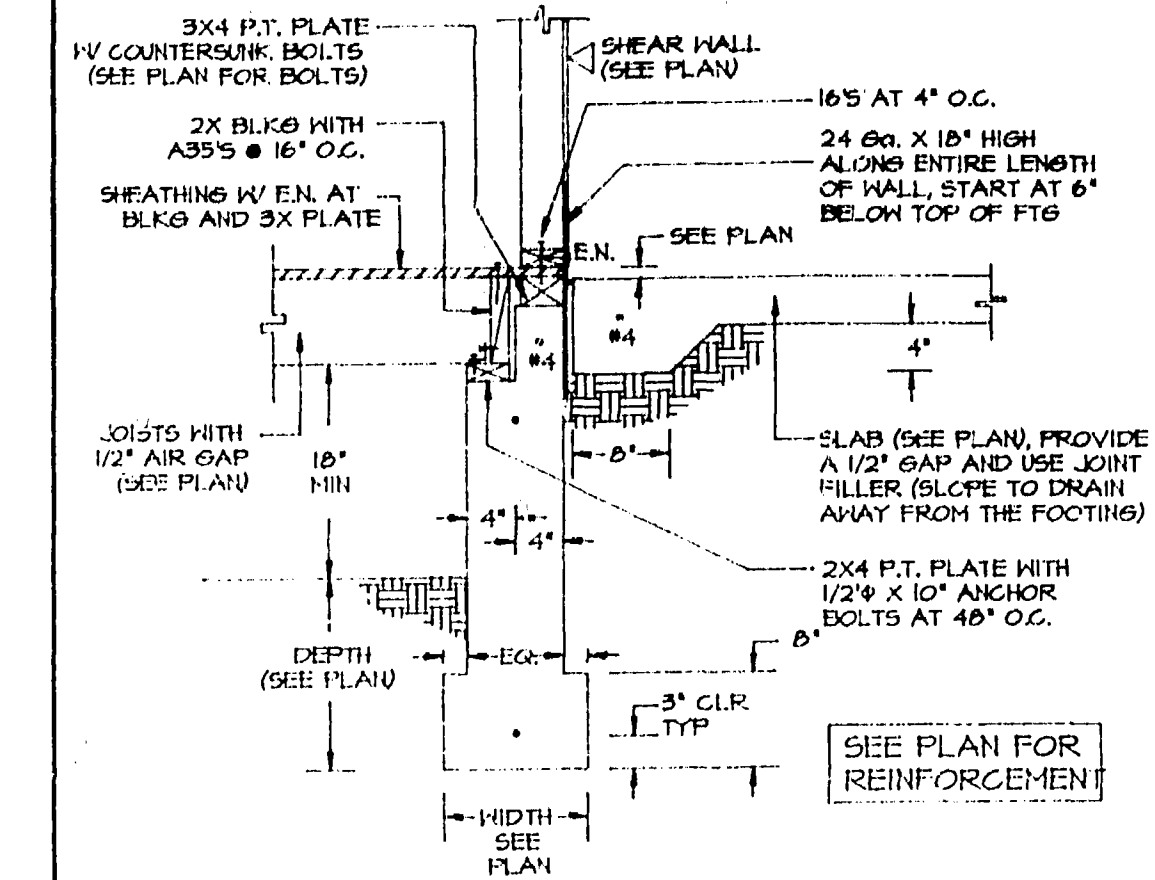
The following list applies only to Structural Drawings:

[illegible]

△: Not observed; shaded cells: Not common; white cells: 6° or less.

- 9 3/8" plywood sheathing with 6d common nails at 6" o.c. edges and 12" o.c. field. Block all edges 264 pcf
 10 3/8" plywood sheathing with 6d common nails at 4" o.c. edges and 12" o.c. field. Block all edges 364 pcf
 11 3/8" plywood sheathing with 6d common nails at 3" o.c. edges and 12" o.c. field. Block all edges 412 pcf
 12 3/8" plywood sheathing with 6d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing of adjoining panel edges shall be 3" nominal or wider and edge nailing shall be staggered 636 pcf
 13 3/8" plywood sheathing with 16d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing of adjoining panel edges shall be 3" nominal or wider and edge nailing shall be staggered 636 pcf

1997 February / Office Year 20 / 11 February 97 8 AM MDT / C.A. Boush

[illegible]

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

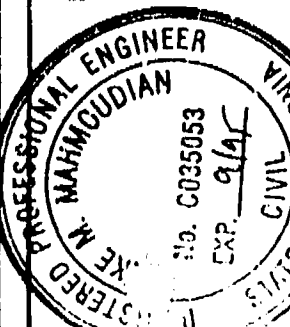
BY _____ DATE _____

THE SIGNING OF THIS PLAN SHALL NOT BE HELD TO BE
TO BE AN APPROVAL OF THE PROJECT OR AN INTENT TO
STATE LAW.

REVISIONS	

MAHMOUDIAN & ASSOCIATES
Consulting Engineers
WINCKLEY ROAD, SUITE 123
SURLINGAME, CA 94010
TEL. (415) 697-2001

MIKE MAHMOUDAIN LIC. # C35053
EXP. 9/30/95. RESPONSIBLE ONLY
FOR THE PORTIONS OF THE STRUCTURE
COVERED BY THE ATTACHED CALCULATIONS.

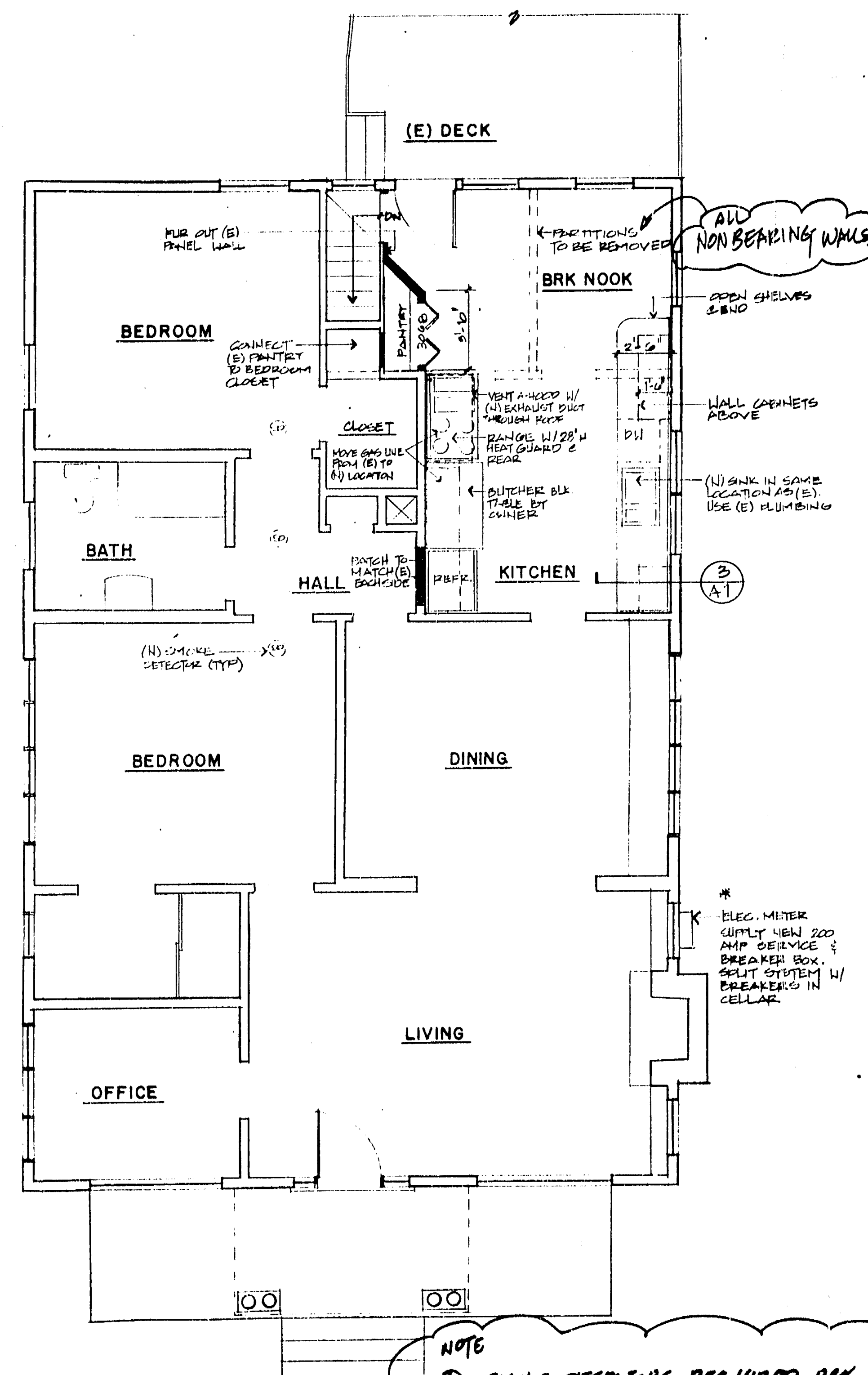
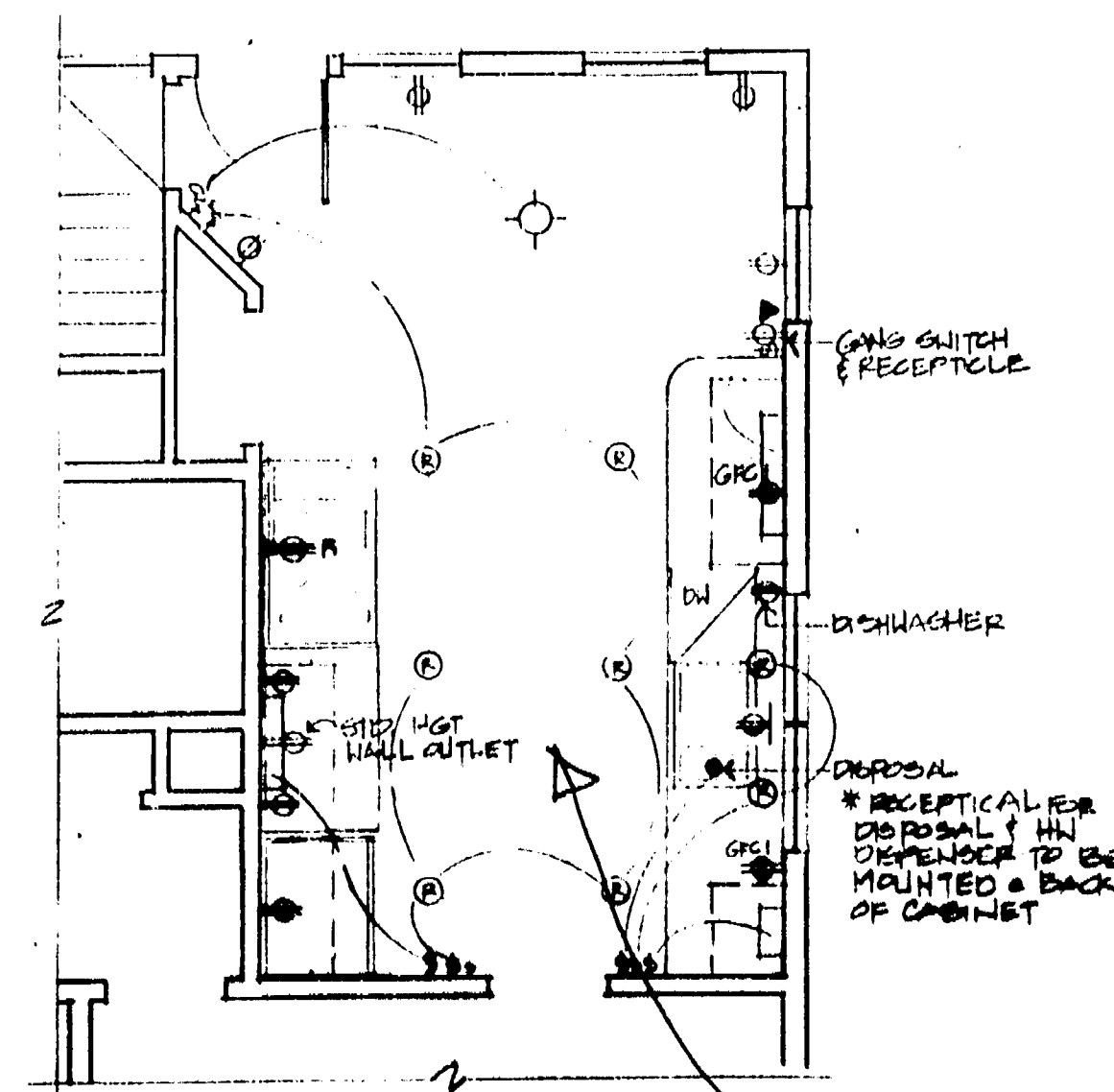
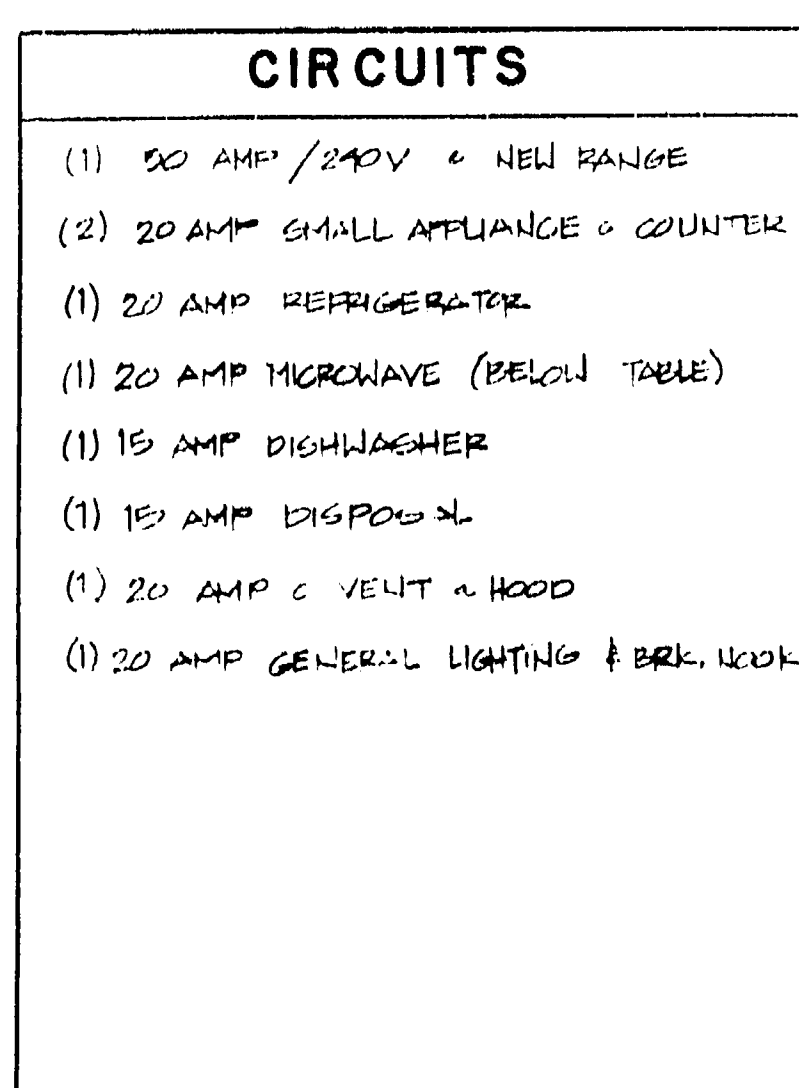
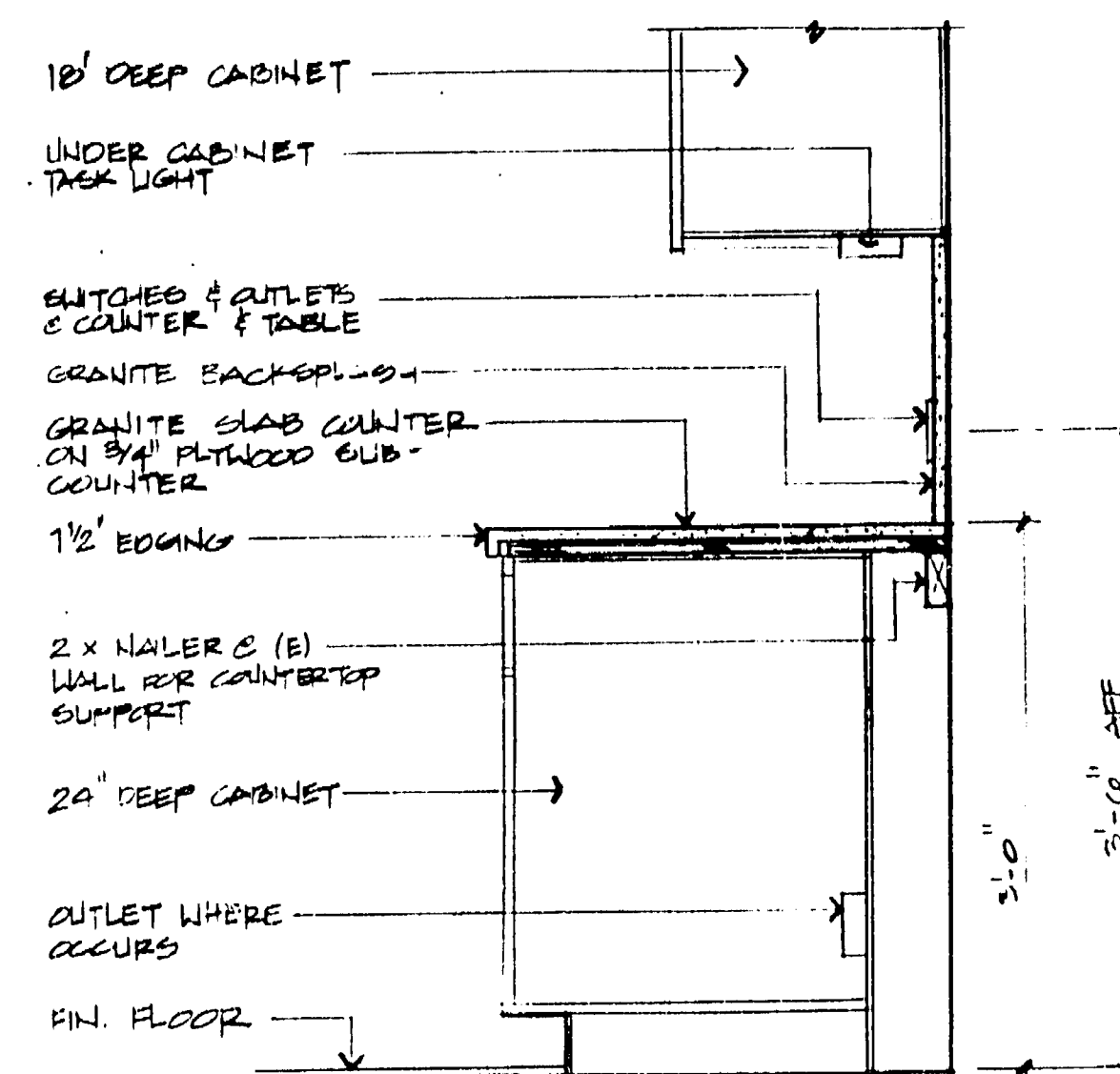


THE ARRANGEMENTS DEPICTED
HEREIN ARE THE SOLE PROPERTY
OF MIKE MAHMOUDIAN & ASSOCIATES
AND MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT ITS WRITTEN PERMISSION.

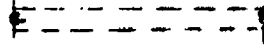
TROTTER RESIDENCE ADDITION
389 LOS GATOS BLVD.
LOS GATOS, CA

DATE	12/16/85
SCALE	AS NOTED
DRAWN	HR
ASB	480
INSET	

S-3



PLAN LEGEND

	PARTITION TO BE REMOVED
	PARTITION TO REMAIN
	NEW PARTITION
	DUPLEX OUTLET
	SPLIT RECEPTACLE
	GROUND FAULT INTERRUPTER
	240 V RANGE OUTLET
	SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	SMOKE DETECTOR
	UNDER CABINET FLUORESCENT
	RECESSED CAN
	HANGING PENDANT LIGHT
	QUADRUPLEX RECEPTACLE
	TELEPHONE

GENERAL NOTES

Contractor shall protect all new fixed existing materials and construction from damage which may occur from construction, demolition, dust, water, etc. and shall leave the premises clean and in an orderly manner.

Contractor is responsible for making all work plumb, level, of sound construction, and in compliance with all local building codes.

Contractor to verify all conditions prior to the execution of the work and notify the architect of any inconsistencies which affect the work to be done.

General contractor and all subcontractors are responsible for obtaining permits prior to commencing the work.

All plan dimensions are to face of stud unless otherwise noted. In all cases, dimensions are shown to a centerpoint, dimension is to edge of centerpoint.

Written dimensions shall take precedence over scaled dimensions.

All angles are 45 or 90 degrees unless otherwise noted.

Comply with requirements of 1991 edition of California State Building Code, and the 1991 National Electrical Code.

REVISIONS	BY

T. RANDOLPH GRANGE AIA
ARCHITECTURE • PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010
(415) 570-0773

TROTTER	RESIDENCE
KITCHEN REMODEL	
389 LOS GATOS BLVD.	LOS GATOS, CA

KITCHEN PLAN DETAILS

Date 4/15/95
Scale AS NOTED
Drawn TLO
Job 9800
Sheet
A-1

TOWN OF LOS GATOS

116 E. MAIN ST., LOS GATOS, CA 95030

BUILDING INSPECTION DEPARTMENT • PHONE 384-8878

Mile.

INSPECTION REQUESTS PHONE 384-8877

B43-000198

B 21589-1

BUILDING ADDRESS 389 LOS GATOS BLVD	STREET, AVE, BLVD, ETC	SUITE OR APT. NO
USE OF EXISTING BUILDING RES	DATE 12/20/93	PH
OWNER JOHN TROTTER	PH	
ADDRESS 389 LOS GATOS BLVD	SUITE OR APT. NO	
CITY LOS GATOS	ZIP	
ARCHITECT () ENGINEER () DESIGNER ()	PH	
ADDRESS	SUITE OR APT. NO	
CITY	ZIP	
CONTRACTOR TRIDEC CREST	ELL 356-9536	
ADDRESS 324 CALDWELL	SUITE OR APT. NO	
CITY LOS GATOS	ZIP	
STATE LICENSE 594734	TOWN LICENSE	

TYPE OF WORK	RES.	COMM.	ADDING SQUARE FOOTAGE
NEW BUILDING	☐	☐	BASEMENT 50 FT
ROOM ADDITION	☒	☐	1ST FLOOR 498 50 FT
2nd STORY ROOM ADDITION	☐	☐	2ND FLOOR 50 FT
ALTER REPAIR REMODEL	☐	☐	GARAGE 50 FT
POOL ☐ GARAGE ☐	☐	☐	50 FT
DEMOLITION	☐	☐	50 FT
OTHER			TOTAL 50 FT

NO OF STORES 1	SIZE OF LOT 7752.47	NO OF LIVING UNITS 1
APN 029-20-031	EXISTING SQUARE FOOTAGE 1425	

DESCRIPTION OF WORK **HANDICAPPED (BED) ADDITION**

ESTIMATED VALUATION **\$41,048.76**

LENDING AGENCY ADDRESS

HAZARDOUS MATERIALS DECLARATION: If this application is for commercial use and contains the intended occupancy will use hazardous materials ☐ Yes ☒ NO

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS LICENSE LAW

SIGNATURE **Michael R. Trotter**

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE **Michael R. Trotter**

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE **Michael R. Trotter**

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE **Michael R. Trotter**

REQ FINAL INSP	PFM DEPT	PERMIT APPROVALS	DATE
☒	☒	Michael R. Trotter	12/22/93
☒	☒	Michael R. Trotter	1/4/94
☒	☒	Michael R. Trotter	12/21/93
☒	☒	Michael R. Trotter	1/3/94

FRONT SE	FEES AND TAXES
REAR SB	PERMIT ISSUANCE BldgPrmt \$ 20.00
LEFT SB	BUILDING PERMIT BldgPrmt 399.00
RIGHT SB	TITLE 24 Title24F 199.50
USE ZONE	SEISMIC TAX SMIP 5% 0.21
	SMIP 95% 3.45 3.96
SLIVER NO. 02/18	PLAN CHECK PChkBldg 0.01
TYPE GROUP MICRO BUILDING	MicroBldg 40.70
TYPE CONST CONSTRUCTION TAX	ConstCap 89.64
FIBS SPURIED ()	UTILITY TAX ConstInd 89.64
PCA ()	PARK TAX ConstPrk 19.92
PCE ()	PLANNING PLAN CHECK PchKPlan 71.80
PCIC ()	Permit Fee PchKPlan 7.98
PC NEW RES BLDG ()	STORM DRAIN EXCL Basin 2 164.31
PC NEW COMM BLDG ()	Handling fees 14.74
PC RES ADD ()	Gen Plan Upk TOTAL 208.21
CO OF TYPICALLY ()	

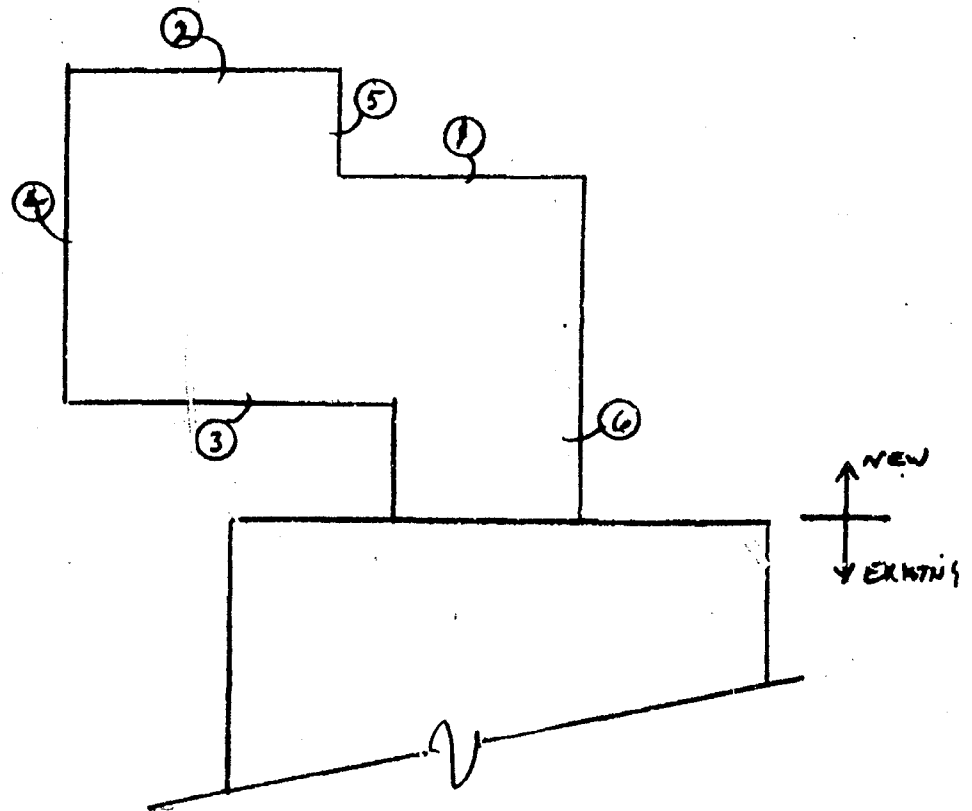
INSPECTION RECORD

Total: #1337.83

Validation: JAN 4 1994 #30150

LA #1337.83

APPROVALS	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION	1-12-94	T. R. Trotter
FORMS MATERIALS	1-14-94	T. R. Trotter
UNDERFLOOR GIRDERS JOISTS	2-2-94	T. R. Trotter
EXTERIOR SHEAR WALL & ROOF NAIL	2-16-94	T. R. Trotter
ROUGH FRAME	2-24-94	T. R. Trotter
EXTERIOR LATH	2-21-94	T. R. Trotter
INSULATION	2-24-94	T. R. Trotter
SHEDROCK	4-22-94	T. R. Trotter
BUILDING CODE FINAL		
BUILDING PERMIT FINAL		



PARTIAL Floor Plan

WOOD TRUSS WITH ELEVATED BOTTOM CHORD

JOB NO: 4301
DATE: 12-93
SHEET: 4

Description: Trusses at Master bedroom

Dead Load = 10 psf
Live Load = 16 "

Total = 26 psf
L.D.F. = 1.25
Clg Load = 6 psf
L = 12.50 ft
L1 = 3.43 "
h = 2.00 "
H = 3.05 "

Trusses at 16 inches o.c.
Pitch = 7 : 12

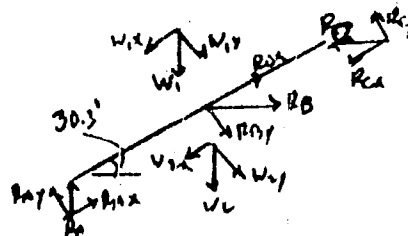
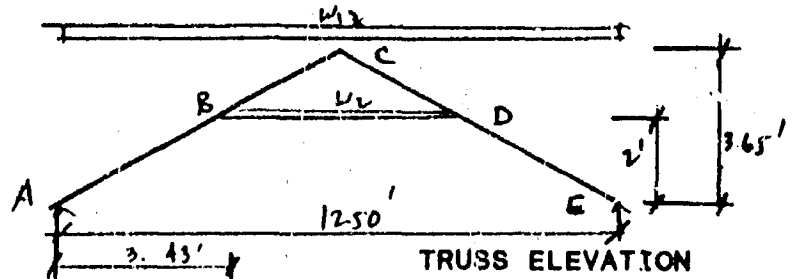
Angle = 30.3 Degrees

w1 = 35 plf
w2 = 8 "
R = 239 lbs

Sum (M about c) = 0

Therefore:

REI = 458 lbs
RC = 458 "
W1 = 217 "
W2 = 23 lbs
RBK = 396 "
RBY = 231 "
RCX = 396 "
ROY = 231 "
RAX = 121 "
RAY = 207 "
W1X = 109 "
W1Y = 187 "
W2X = 11 "
W2Y = 19 "



FREE BODY DIAGRAM

Members AC & CE

Fb = 1,250 psi
Fv = 95 "
E = 1.7E+06 "
Fc = 1,000 "
b = 1.50 in
d = 5.50 "

Member BD

Fb = 1,250 psi
Ft = 1,000 "
E = 1.7E+06 psi
b = 1.50 in
d = 5.50 "

Members AC & CE

M = 616 ft-lbs Use 2 X 8 AT 16 inches O.C.
fb = 978 psi
fc = 48 "

>> $f_c/F_c + f_b/F_b = 0.83 < 1.25$, O.K.
Check Shear >> $A (req) = 2.92 \text{ in}^2 >> \text{O.K.}$

Member BD

T = 458 lbs
M = 32 ft-lbs Use 2 X 6 AT 16 inches O.C.
ft = 56 psi
fb = 51 "

>> $f_t/FT + f_b/F_b = 0.10 < 1 >> \text{O.K.}$
Deflection = 0.03 in >> O.K.

Connections

Load = 458 lbs Use Bolts (1=YES, 0=NO) = 0

using 16d nails for connection, no of nails req'd = 5

4250 UNIT SHEET Rev 9/25

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**TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT**

Permit Number: B97-000586

Work Description: REPAIR CHIMNEY @ SHOULDER UP (E) STEEL

Building Address: 389 LOS GATOS BL	Status...: ISSUED
Owner.....: TROTTER JOHN D & MARIANNE H	Applied.: 07/18/1997
Address.....: 389 LOS GATOS BLVD	Approved: 07/18/1997
City.....: LOS GATOS CA	Issued...: 07/18/1997
Contractor.....: JONES MASONRY	Expires..: 01/14/1998
License.....: 390359	
Address.....: 1058 DELL AVE	
City.....: CAMPBELL, CA	
Business Lic...: 97011011	
Arch\Eng\Design..:	
License.....:	
Address.....:	
City.....:	

Valuation.....: 1,575.00

Total Sq.Ft.....:

Livable Sq.Ft.:

Class Code.....: 434

Bldg Count: 001

Unit Count: 000

***** PERMIT FEES *****

Permit Issuance..:	25.00	Park Tax.....:	.00
Building Permit..:	52.25	Planning Plan Ck.:	.00
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	.50	Storm Drain Eng...:	.00
Plan Check.....:	.00	Road Impact Fee...:	.00
Micro Building...:	1.00	Computer Services:	2.09
Construction Tax:	.00	Electrical Fee....:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt.....:	.00	Mechanical Fee...:	

Total Calculated Fees:	80.84
Total Additional Fees:	.00
Total Fees Due.....:	80.84
Total Payments.....:	.00
BALANCE DUE.....:	80.84

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X Randy K. Jones

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation Insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the project.

Signature X Randy K. Jones

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X Randy K. Jones

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**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT**

Permit Number: B03-000556

Work Description: T/O (E) SHINGLES R/R 3400 SF W/COMP OSB MAY BE NEEDED BUT
IT APPEARS TO BE SOLID SHEETED)

Building Address: 226 CALDWELL AV 1G

Status: APPLIED
Applied: 07/22/2003 Issued: 07/22/2003
Approved: 07/22/2003 Expires: 01/18/2004

OWNER PARKER KEVIN T; PEZZINI ANNE 07/22/2003 Phone: [REDACTED]
389 LOS GATOS BLVD
LOS GATOS, CA
95032-5543
License:
CONTRACTOR OLD COUNTRY ROOFING 07/22/2003 Phone: 782-8300
125 B GROBRIC CT
SUISUN CA
94585
License: 622731

Valuation: \$10,200.00
Total Sq. Ft.: 3400 Liveable Sq. Ft.: 0
Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	229.00
Computer Services Fee	7.92
Microfilm Fees - Bldg.	2.20
Road Impact Basin #2	136.00
Seismic Tax 5%	.95
Seismic Tax 95%	.97

Total Calculated Fees:	\$376.14
Total Additional Fees:	\$0.00
Total Fees Due:	\$376.14
Total Payments:	\$0.00
Balance Due:	\$376.14

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature X _____ COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A) I hereby affirm under penalty of perjury I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Signature X _____
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature X _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

CERTIFICATION OF OWNER/BUILDER DECLARATION

I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspections.

Signature X _____

ATTACHMENT 7



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

(408) 354-6881 or (408) 399-5711 FAX (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
LOS GATOS, CA 95031

PERMIT APPLICATION FOR
PLAN REVIEW/BUILDING PERMIT

SITE ADDRESS 226 CALDWELL AVE Today's Date 7-22-03

TYPE OF WORK TO BE DONE ☐ New ☐ Addition ☐ Alteration ☐ Repair ☐ Demo. ☒ Reroof ☐ Pool/Spa ☐ Renewal

DETAILED DESCRIPTION OF WORK TO BE DONE REMOVE EXISTING LAYER OF WOOD SHINGLES
INSTALL 30 FT FELT & CERTAINTED GYPSUM COMP

COSB MAY BE NEEDED BUT IT APPEARS TO BE SOLID SHEET

Square Foot Detail	Existing	Alteration	New/Addition/Conversion	Pool/Spa/Reroof
1 st Floor				<u>3400</u>
2 nd Floor				
Attic/Basement/Cellar				
Attached/Detached Garage				

CONSTRUCTION VALUATION: \$10,000 Include costs of all labor and materials

IS BUILDING/ADDITION: Heated? ☐ Yes ☐ No Cooled? ☐ Yes ☐ No ☐ Pre 1941/Historic ☐ Fire Sprinkler System

PROPOSED USE OF BUILDING: RESIDENTIAL

CONTACT NAME TESS Phone [REDACTED]

Address 1263 GROVER CT City PALM BEACH Zip 94534

Owner Name KEVIN PARKER Phone (Regular) [REDACTED]

Address DAME City [REDACTED] Zip [REDACTED]

Architect/Engineer/Designer License # [REDACTED] Phone [REDACTED]

Address [REDACTED] City [REDACTED] Zip [REDACTED]

Contractor Name OLD COUNTRY ROOFING

State License No. 622731 License Type CB9 Expires 7-31-03 Town Business Lic. No. 15892

Tenant Phone [REDACTED]

Address [REDACTED] City [REDACTED] Zip [REDACTED]

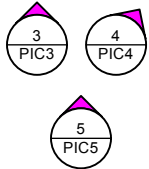
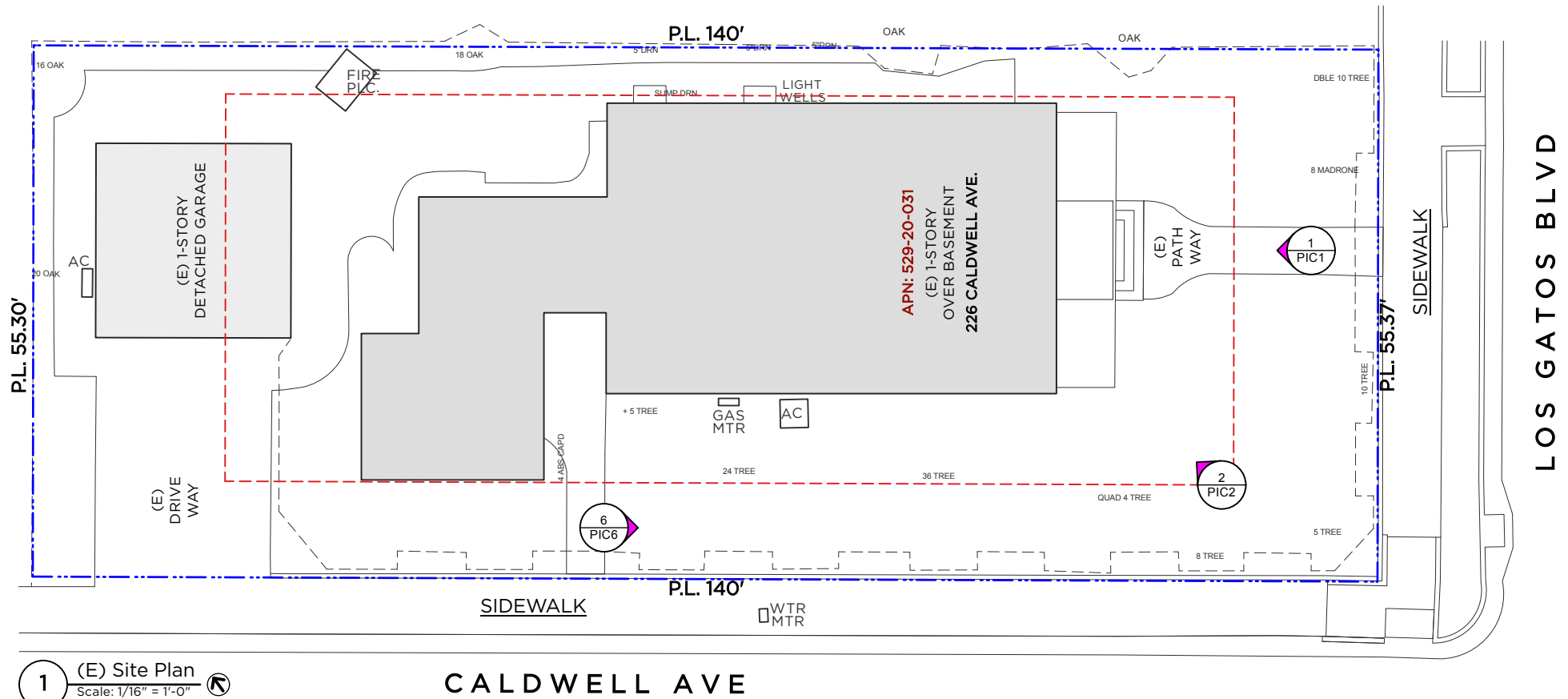
CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (sec. 1097, Civ. C.)

Lender's Name [REDACTED] Lender's Address [REDACTED]

I certify that I have read this application and state that the above information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this Town to enter upon the property for inspection purposes.

Signature T. Robinson Date 7-22-03

INCORPORATED AUGUST 10, 1887















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**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
MAY 27, 2026**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting in person.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

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

Absent: Vice Chair Martha Queiroz.

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

1. Draft Minutes of the April 22, 2026, Historic Preservation Committee Meeting

(Audio time: 00:01:25)

MOTION: **Motion by Committee Member Burnett to Approve Adoption of the Consent Calendar. Seconded by Committee Member Quintana.**

VOTE: **Motion passed unanimously.**

VERBAL COMMUNICATIONS

None.

PUBLIC HEARINGS

2. 9 Peralta Avenue

Request for Review PHST-26-012

APN 510-24-040

Property Owner: John and Donna Fox

Project Planner: Maria Chavarin

Consider a Request for Approval to Construct Exterior Alterations (Window Modifications) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-8. Categorically Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Committee Member Quintana was recused due to owning property within 500 feet of the subject site.

Maria Chavarin, Assistant Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Gary Kohsaat, Applicant
2. John and Donna Fox, Owners

Committee members asked questions of the applicant and owners.

Chair Thomas closed Public Comment.

(Audio time: 00:13:12)

MOTION: **Motion by Committee Member Burnett** to recommend approval.
 Seconded by Committee Member Feinberg.

Committee members discussed the matter.

VOTE: **Motion passed unanimously (3-0) Committee Member Quintana recused.**

3. 226 Caldwell Avenue

Request for Review Application PHST-26-014

APN 529-20-031

Property Owner: Jignesh Mehta

Applicant: Amir Afifi

Project Planner: Suray Nathan

Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3).

Suray Nathan, Assistant Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Amir Afifi, Applicant
2. Jignesh Mehta, Owner

Committee members asked questions of the applicant.

Chair Thomas closed Public Comment.

(Audio time: 00:27:37)

MOTION: **Motion by Committee Member Quintana** to Recommend Denial to the Community Development Director to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. Based on the Finding that the Integrity of the House has Been Maintained. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3). **Seconded by Committee Member Burnett.**

Committee members discussed the matter.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Member of the Public

Chair Thomas closed Public Comment.

Committee members discussed the matter.

The maker of the motion amended the motion to include the finding that the house has distinctive style characteristics.

The seconder of the motion accepted the amendment to the motion.

(Audio time: 00:40:14)

MOTION: **Motion by Committee Member Quintana** to Recommend Denial to the Community Development Director to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. This is Based on the Findings that the Integrity of the House has Been Maintained and that the House has Distinctive Style Characteristics. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3). **Seconded by Committee Member Burnett.**

VOTE: **Motion passed unanimously (4-0).**

4. 142 Wheeler Avenue

Request for Review Application PHST-26-011

APN 532-37-034

Property Owner/Applicant: Rod and Wendy Rowalt

Project Planner: Erin Walters

Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3).

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individuals spoke on this item:

1. Bess Wiersema, Applicant
2. Rod and Wendy Rowalt, Owner

Committee members asked questions of the applicant.

Chair Thomas closed Public Comment.

Committee members asked questions of staff.

(Audio time: 01:01:04)

MOTION: **Motion by Committee Member Feinberg** to Recommend Approval to the Community Development Director to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). **Seconded by Chair Thomas.**

Committee members discussed the matter.

VOTE: **Motion failed (2-2). Quintana and Burnett opposed.**

OTHER BUSINESS

5. 25 Hernandez Avenue

Request for Review Application PHST-26-007

APN: 510-42-071

Applicant: Davide Giannella

Property Owner: Chiara Zuniga and Karl Petre

Project Planner: Erin Walters.

Consider a Request for Preliminary Review to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-family Residence on Property Zoned R-1:8. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Committee Member Quintana was recused due to owning property within 500 feet of the subject site.

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Lee Quintana, Neighbor
2. Davide Giannella, Applicant

Committee members asked questions of the neighbor.

Committee members asked questions of the applicant.

Committee members asked questions of staff.

Chair Thomas closed Public Comment.

Committee members discussed the matter and provided feedback.

In favor of the proposed changes to the windows and wrapping the frieze around the home.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Sean Mullin, Planning Manager, presented the report:

1. The HPC discussion item has been rescheduled for June 10, 2026.

ADJOURNMENT

The meeting adjourned at 5:34 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 27, 2026 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

May 28, 2026

Amir Afifi
1807 Lyon Street
San Francisco, CA 94115
Via email

RE: 226 Caldwell Avenue

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. Located at 226 Caldwell Avenue. APN 529-20-031. Request for Review PHST-26-014. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

On May 27, 2026, the Los Gatos Historic Preservation Committee recommended denial of the subject request to the Community Development Director. The request was denied by the Community Development Director on May 28, 2026.

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. The final deadline is 4:00 p.m. on the 10th day (June 8, 2026). Therefore, this action should not be considered final, and no permits will be issued by the Town until the appeal period has passed. Once the appeal period is over, you can submit Building Permit applications.

If you have any questions, please contact Suray Nathan at snathan@losgatosca.gov.

Sincerely,

Suray Nathan
Assistant Planner

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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**

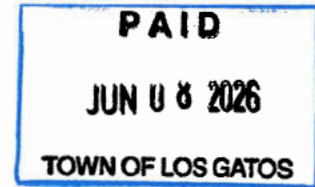
PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DIRECTOR OF COMMUNITY DEVELOPMENT as follows: **BPD-3021**

DATE OF DECISION: May 28, 2026

PROJECT/APPLICATION: PHST-26-014

LOCATION: 226 Caldwell 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:

Please see the 2nd page

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: Jignesh Mehta SIGNATURE: [Signature]

DATE: 6/8/26 ADDRESS: 226 Caldwell Ave

PHONE: [Redacted] EMAIL: Los Gatos, CA, 95032

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

EXHIBIT 6

The 1989 Anne Bloomfield Survey assigned only a preliminary rating of '+' with no formal designation, and the surveyor described the style merely as 'Colonial Rev.' — a cursory field notation that does not constitute an architectural determination of significance. The original structure's integrity has been materially compromised by a 498-square-foot master bedroom addition permitted in 1993, a kitchen remodel the same year, a chimney repair in 1997, a full roof replacement in 2003, and a master bathroom remodel in 2006 — alterations that collectively depart substantially from the 1928 six-room, hipped-roof stucco residence documented in the 1941 Tax Assessment. Per the Town's own criteria, the property is not associated with any significant events or persons in Los Gatos history, the architect and builder remain unknown, and the cumulative alterations have severed any meaningful connection to its period of construction — none of the ~~four~~ significance criteria are met.

Planning Department
Community Development Department
Town of Los Gatos
110 E. Main St. Los Gatos, CA 95030
Attn: Suray Nathan – Planner/Project Coordinator

08.24.2026

**Re: 226 Caldwell Ave.
Addition to an existing Single Family Home**

Dear Planning Commission,

In light of the Historic Preservation Committee's decision on 05.27.2026 meeting, we would like the Planning Commission to review our findings and allow the Mehta-Shah family to improve and expand their residence, pursuant to the Town of Los Gatos Residential Design Guidelines.

This Letter of Justification and attached historic report are submitted in support of our request to appeal the PHC decision.

Building History

Pre 1923 The 9.5-acre property was originally part of the Rancho Rinconada de los Gatos, later owned by John E. Daves and then Mrs. S. B. Williams. It was acquired by the Follett family before selling to developer Charles H. Caldwell.

Subdivision & Development (1923–1928) Caldwell sold the sub-divided lots in 1928 to Alexander and Jennie Dalziel, who built the house at 389 San Jose Avenue — a 1,288 sq ft, stucco-clad, hipped-roof home with a 340 sq ft garage.

Mid-Century Ownership (1947–1977) After Alexander Dalziel's death in 1947, property was sold in 1948 to the Linehans, and resold to Alice & Douglas Wilson. Alice later added her sister Leona Kramer to the deed. After both sisters died in 1970, their niece Virginia McBride inherited the property.

Recent Owners (1977–present)

- Seb Hamamjian (1977–1993) — later co-founded the Museum of Craft and Design in SF
- John & Marianne Trotter (1993–1997) — **first major renovations: kitchen remodel and master bedroom addition in rear**
- Kevin & Anne Parker (1997–2003) — **replaced the original wood shingle roof**

EXHIBIT 7

DesignRituals

- Pauline Berkowitz (2003–2006)
- William & Cathy Davis (2006–2017) — bathroom remodel
- Jignesh Mehta & Hetal Shah (2017–present) — seismic retrofit in 2021

Proposed Addition & Alteration

The Mehta-Shah family is growing and there is a need to improve the house they have lived in for the last 10 years. In addition, to accommodate adequate care & facility for Mr. Mehta's aging mother changes to the street facing facades would be inevitable. We respectfully request the Planning Commission to accept our request to remove the property from Town's Historic Preservation list.

As part of the proposed addition, our intent is to implement the same design language of the 1928 structure in terms of material and color palette, align with neighborhood context

In summary, the proposed addition and alteration would not overwhelm the original structure and would provide much needed improvements for the Hetal-Shah family. We sincerely request that the Commission consider and pave the way for the proposed project.

Regards,

Hetal Shah & Jignesh Mehta
Amir Afifi

Property Owners
Project Designer

History of 226 Caldwell Avenue, Los Gatos, CA 95030
APN 529-20-031

Bonnie Montgomery, Historical Consultant
421 N 5th St
San Jose, CA 95112
bayandvalleybooks@gmail.com
408-439-9073

The history prepared here is based on documents found at the Los Gatos Public Library, including Sanborn maps, the 1941 Tax Assessment, the 1989 Anne Bloomfield Historic Resource Survey, Polk's directory listings, and Los Gatos telephone directories. It also uses county assessor's records, county official records, recorded maps, newspaper articles, Town of Los Gatos building permits, and genealogical resources as referenced in the footnotes and the figures.

The subject property's street address was changed to 226 Caldwell Avenue only in the last 25 years. Between 1928 and 1970, the address was 389 San Jose Avenue. After 1970, San Jose Avenue became known as Los Gatos Boulevard.

The subject property is Lot 2, Block 2 of the J. G. Follett Subdivision, recorded on August 7, 1923 (Santa Clara County [hereafter SCC] Recorded Maps Book R, Page 40). Figure 1 shows the subdivision map, with the subject property highlighted in blue. The map's certificate of ownership reads that "John H. Grill and Grace L. Grill (his wife) are the owners and that Charles H. Caldwell and Helen A. Caldwell (his wife) are the owners of a contract to purchase the tract of land..." The *San Jose Mercury* reported on May 30, 1923, that "C. H. Caldwell has purchased the old Follett ranch from J. H. Grill, and is planning to subdivide it into house lots. The sale was made through the Wagner and Wright agency. Mr. Grill will return to his home in Minneapolis, Minn."

Giles A. Follett moved from Minnesota to San Jose in 1884 and relocated to Los Gatos in 1893. On July 14, 1901, the *San Jose Mercury* reports that "J. G. Follett of Sherburn, Minn., who recently purchased the Price place on San Jose avenue, is the guest of his brother, G. A. Follett. He intends to leave shortly for Minnesota, where he will wind up business and with his family move here to permanently reside." It was not a permanent move. On September 30, 1902, the *San Jose Mercury* reported that "J. G. Follett and family left for their former home in Minnesota this morning after having spent a year in Los Gatos." In the 1910 census, Jesse Green Follett was enumerated in Sherburn, Minnesota, running his general store. Giles A. Follett and his wife Bertha remained in Los Gatos until their deaths in 1910 and 1916, respectively.

Three daughters of Jesse Green Follett had possession of the Follett ranch by the beginning of 1923. Eldest daughter Minnie B. Follett and her younger married sister, Eva J. Uplinger, granted their interest in the ranch to their sister, Grace L. Grill, on April 16, 1923 (SCC OR Book 23, Page 580). On May 9, 1923, Grace L. Grill granted her interest to her husband, John H. Grill (SCC OR Book 23, Page 579), so he could travel to Los Gatos and sell the ranch. The agreement between Grill and Caldwell was recorded on May 11, 1923 (SCC OR Book 31, Page 211).

As described in these deeds, the J. G. Follett ranch was 9.5 acres, "part of the J. E. Daves tract, in the Rancho Rinconada de los Gatos." The 1876 Thompson & West atlas of Santa Clara County

shows the 509.55-acre ranch of John E Daves, who purchased it in 1872, according to an 1881 biographical sketch.¹

Between 1876 and 1884, John E. Daves sold off much of his 500 acres. Surveyor Henry A. Brainard published a map of Los Gatos and vicinity around 1884 (Figure 2), which shows the 9.5-acre tract that became the J. G. Follett Subdivision. Brainard recorded Mrs. S. B. Williams of Oakland as owning the tract. She grew on it “3 acres apricots, 5 acres prunes, and 1 acre of table grapes.”² Nothing else could be found concerning Mrs. Williams.

Charles H. Caldwell, according to a biographical sketch published in 1922, was born in Maine in 1850. He was trained as a carpenter, but also dealt in real estate, buying land, subdividing it, and building houses to sell. He moved from Chicago to Lexington in 1903, where he operated a prune ranch. He sold the ranch in 1912 and moved to Los Gatos, where he “put the C. H. Caldwell Subdivision to Los Gatos, on the market; there he planned and built thirteen residences, two of which he sold.”³ Only one house built in the J. G. Follett subdivision can be attributed definitely to C. H. Caldwell. On February 28, 1924, the San Jose *Mercury* reported that “C. H. Caldwell has started to build a beautiful home on his lot, corner of Bella Vista and Caldwell avenues.”

On September 11, 1923, Charles H. Caldwell and his wife Helen sold Lots 1, 2, 14, and 15 of the J. G. Follett Subdivision to Henrietta Blanchard, the wife of San Jose attorney Hiram A. Blanchard (SCC Official Records [hereafter OR] Book 46, Page 282). On June 7, 1928, Henrietta Blanchard sold Lots 1 and 2 to Alexander S. and Jennie Dalziel (SCC OR Book 405, Page 146). The March 1928 Sanborn map of Los Gatos shows that both Lots 1 and 2 were then vacant (Figure 3). No information could be found concerning the construction of the house or garage. Presumably, the Dalziels began building soon after they purchased the lots in June 1928, because were listed living at 389 San Jose Avenue in the 1929 Los Gatos city directory.

Alexander Smith Dalziel was born in Oakland in 1868. His father, Robert D. Dalziel, partnered with William Moller to form the Dalziel-Moller Company, one of the largest plumbing and gas fixture suppliers in the Bay Area for decades. Alexander worked as a sheet-metal worker for his father’s company. Alexander married his first wife, Annie, in 1892. Annie died in 1922. A year later, Alexander married Jennie McIntosh Cameron. According to Alexander’s obituary in the Los Gatos *Times*, he moved from Oakland and retired to Los Gatos.⁴

The house at 389 San Jose Avenue has a page in the 1941 Los Gatos Assessment books (Figure 4, left). W. W. Holden appraised the property on April 18, 1941. The six-room house was 1288 square feet, with a front porch of 108 square feet. The garage behind the house was 340 square feet. The wood-frame house was clad in stucco over chicken wire. The house had a concrete foundation and a hipped roof covered in wood shingles. Lot 1 next door was still vacant and still

¹ J. P. Munro-Fraser, *History of Santa Clara County, California*. San Francisco: Alley, Bowen, 1881, page 751.

² Henry A. Brainard, Map No. 4, “Los Gatos and Vicinity,”
<https://digitalcollections.sjlibrary.org/digital/collection/sjplmaps/id/74>

³ Eugene Sawyer, “Charles H. Caldwell,” in *History of Santa Clara County, California*. Los Angeles: Historic Record Company, 1922, page 1665.

⁴ “Services Held for Alexander Dalziel,” *Los Gatos Times*, July 25, 1947.

owned by Alexander Dalziel. The house and garage appear on the 1944 Los Gatos Sanborn map, looking identical to how it was drawn on the 1941 assessment document (Figure 4, right).

Alexander Smith Dalziel died on July 17, 1947. On September 5, 1947, an order establishing his death and the termination of the joint tenancy of Lots 1 and 2 gave Jennie Dalziel full interest in the property (SCC OR Book 1501, Page 554). On March 29, 1948, Jennie Dalziel granted Lots 1 and 2 to Daniel J. Linehan, Sr., and his wife Olive E. Linehan (SCC OR Book 1586, Page 505). The Linehans began building a new house on the vacant Lot 1. The Linehans moved into the house, 403 San Jose Avenue, in time for them to be enumerated there on the April 1, 1950, census. The previous fall, November 17, 1949, the Linehans sold Lot 2 to Alice Giraud Wilson of Oakland (SCC OR Book 1877, Page 379).

Alice Giraud Wilson and her husband, Douglas Bower Wilson, were, like the Dalziels, residents of Oakland who retired to Los Gatos. Alice Louise Giraud was born in France and came to the United States as an infant with her parents. By 1914, she was working as a typist in San Francisco. She married Douglas Bower Wilson in September 1914. Wilson was born in England and had come to the United States as a child. The couple was living in San Francisco in the 1920 and 1930 censuses. Douglas was a clerk for a wholesale grocery company. Alice was a clerk for the Southern Pacific railroad. By the time of the 1940 census, the couple had moved to Oakland, where Douglas worked for the City Club Hotel. He was still working there at the time of the 1950 census. The Wilsons likely retired to live in Los Gatos later in 1950 or in 1951. They are first listed in the 1952 Los Gatos city directory. On August 1, 1957, Alice Giraud Wilson added her husband and her widowed sister, Leona G. Kramer, to the deed (SCC OR Book 3858, Page 499). Leona and her husband Ralph moved to Los Gatos around the same time as the Wilsons and lived at 18510 Beck Avenue. Ralph Kramer died in November 1952 and Douglas Wilson died in August 1959.⁵ The sisters continued to live in their separate houses for years after they were widowed. By 1965, Alice and Leona went to live with Leona's only child, Virginia McBride, in Berkeley. The house at 389 San Jose Avenue was listed as vacant in the 1965 and 1967 Los Gatos city directories. Leona died in Berkeley on March 27, 1970, and Alice passed away soon after on May 23, 1970. On March 12, 1971, Virginia McBride received her Aunt Alice's interest in the subject property (SCC OR Book 9300, Page 342). On January 19, 1972, Virginia received her mother's interest (SCC OR Book 9673, Page 138). During most of the 1970s, the house stood vacant, the address not even listed in the Los Gatos reverse city directories.

On March 29, 1977, Virginia McBride sold the property to Sebouh V. "Seb" Hamamjian (SCC OR Book C697, Page 95). Seb Hamamjian founded the Museum of Craft and Design in San Francisco in 2004 with his sister JoAnn Edwards.⁶ The siblings also owned Tercera Gallery in Palo Alto between 1978 and 2009.⁷ During Seb Hamamjian's tenure, the house was included in the

⁵ "Last Rites Set Tomorrow for Ralph Kramer," *Los Gatos Times*, November 19, 1952; "D. B. Wilson Dies at 73," *Los Gatos Times*, August 18, 1959.

⁶ "Deaths: Sue Hamamjian," *Palo Alto Online*,

https://www.paloaltoonline.com/morgue/2004/2004_11_03.obits3.shtml

⁷ "Tercera Gallery closes its doors with a final sale," *Palo Alto Online*,

<https://www.paloaltoonline.com/news/2009/08/07/tercera-gallery-closes-its-doors-with-a-final-sale/>

1989 Anne Bloomfield Survey. Its street address was then 389 Los Gatos Boulevard. A photograph of the front elevation at the bottom of page 1 of the form has been enlarged in Figure 5.

On July 7, 1993, Seb Hamamjian sold the subject property to John D. and Marianne H. Trotter (SCC OR Doc. No. 11982437). The Trotters remodeled the kitchen on a September 20, 1993, permit, and received a permit for a 498-square-foot master bedroom addition on December 20, 1993. These were the first significant changes to the house since it was built in 1928.⁸ On July 18, 1997, Mr. and Mrs. Trotter received a permit to “repair chimney and shoulder up existing steel.” A few days later, on July 25, 1997, the Trotters sold the property to Kevin T. and Anne Parker and (SCC OR Doc. No. 13790050). The Parkers received a permit to remove the wood shingle roof and replace it with composition shingles on July 22, 2003. On July 21, 2003, the Parkers sold the house to Pauline Anderson Berkowitz (SCC OR Doc. No. 17205741). On April 6, 2006, Paul Anderson Berkowitz sold the house to William and Cathy Davis (SCC OR Doc. No. 18874804). Mr. and Mrs. Davis received a permit to remodel the master bathroom on April 19, 2006. On October 12, 2017, William and Cathy Davis sold the house to husband and wife Jignesh A Mehta and Hetal R Shah (SCC OR Doc. No. 23773748). On April 2, 2021, Mehta and Shah received a permit for a voluntary seismic retrofit. On February 17, 2023, Mehta and Shah transferred their property to their revocable trust (SCC OR Doc. No. 25439169).

The house was built prior to 1941 and was identified in the 1989 Anne Bloomfield Historic Resource Survey. The house was not considered significant at that time, and it should now not be considered a significant historic resource for the following reasons:

1. The house is not associated with events that have made a significant contribution to the Town.
2. The house was associated with Alexander S. and Jennie Daziel (1928–1948), Daniel J. and Olive E. Linehan (1948–1949), Alice G. and Douglas B. Wilson (1949–1970). None of these individuals were significant in the history of Los Gatos, the state, or the nation.
3. There are no distinctive characteristics of type, period, or method of construction. The architect and builder are unknown. The house was built in 1928, a simple hipped-roof one-story residence of six rooms clad in stucco, according to the 1941 assessment book. It had no distinctive architectural features.
4. Nothing about the buildings, structures, or objects on the site contain information important in prehistory or history.
5. The integrity of the house to its period of construction has been significantly compromised. The house has additions, and the front entry of the house has been shifted to Caldwell Avenue.

⁸ Previous permits found in the Town of Los Gatos records: May 13, 1949, electrical permit; April 24, 1959, plumbing permit for sewer; 1969 plumbing permit, full date and type of work not legible.

Figure 2. Portion of Henry Brainard's Map of Los Gatos and Vicinity, with 9.5-acre tract highlighted in blue.

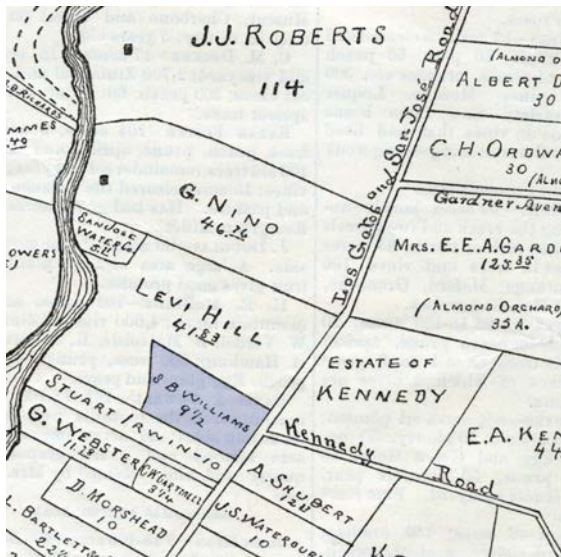


Figure 3. Portion of Page 28 of March 1928 Sanborn maps of Los Gatos, with Lots 1 and 2 of the J. G. Follett Subdivision highlighted in blue.

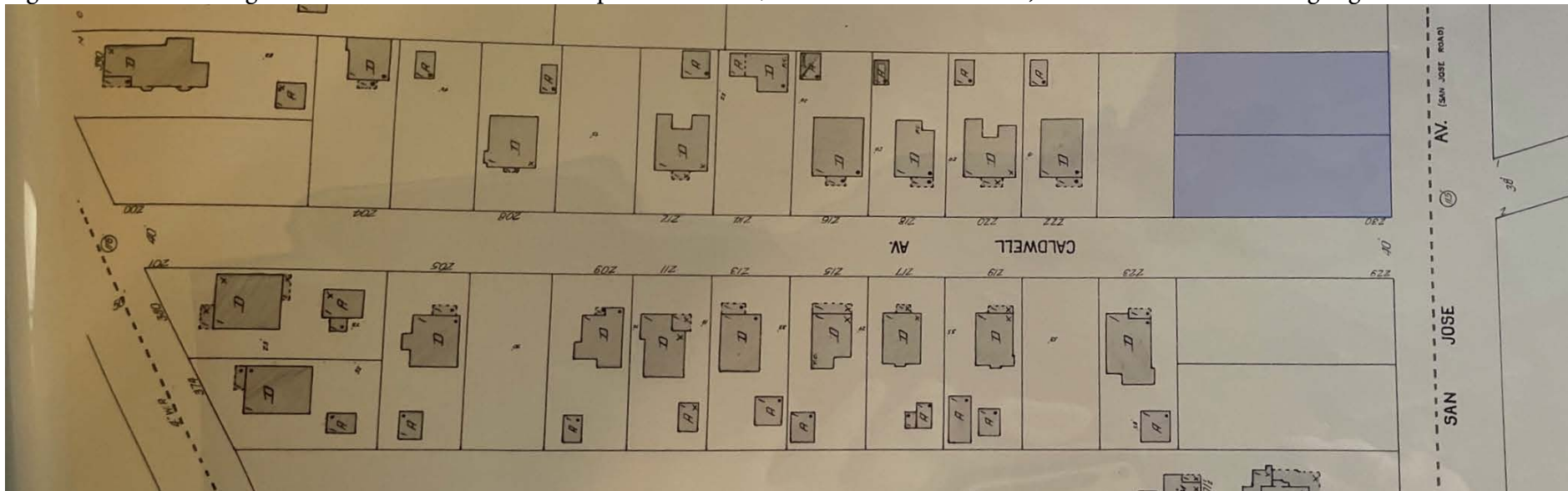


Figure 4. 1941 Los Gatos Assessment of 389 San Jose Avenue (left), with 1944 Sanborn map (right).

Form 1(28) BUILDING CLASSIFICATION AND COMPUTATION RECORD										BUILDING DIAGRAM AND DETAILS.	
ADDRESS LOCATION		ST. AVE.		CITY OF		LOS GATOS		CALIFORNIA		Scale 1" = 50' HEIGHT.....FT.	
BLOCK NUMBER		LOT NUMBER		OWNERSHIP		ALEXANDER WALZEL					
SUBDIVISION OR TRACT,		FOLLETT SUB									
DESCRIPTION											
Sect.	Dimensions	Area or Cubage	Unit Cost	Repro. Cost	Out'bldgs	Pres. Value					
(A)	X 28 X 46 =	1288	sq. ft. @ \$ 3.15	\$ 4057.		\$					
(B)	X 18 X 6 =	108	sq. ft. @ \$ 1.25	135.							
(C)	X X =		cu. ft. @ \$		Miscel.						
(D)	X X =		cu. ft. @ \$		Retain. Wall						
	X X =		cu. ft. @ \$		Tank						
	X X =		cu. ft. @ \$		Pool						
Reproduction Cost of Main Building				\$ 4192.	73 % Good	\$ 3060.					
Garage	X 17 X 20 =	340	cu. ft. @ \$ 2.00	\$ 680.	70 % Good	\$ 475.					
Depreciation		%	Pct. Good	%	TOTAL DEPRECIATED VALUE		\$ 3531				
EXTERIOR DESCRIPTION						INTERIOR DESCRIPTION					
COMMERCIAL BLDGS Stories Deep ☒ Shallow ☒ Stores Concrete ☒ Office Bldg Brick Stone Terra Cotta Apartments Posts Piers Rms. Hotel Mud sill Rng. House Piles Rms. Hosp. ☒ On Wood Lath Bank Rustic ☒ On Chick Wire Whse. Loft Gable ☒ Flat Car Garage Hip ☒ Gambrel Seat Theatre Mansard ☒ Drmr. Mill Factory Plain ☒ Cut up Gas Station Green House School						RESTO'L. BUILDINGS Stories ☒ Rooms ☒ Apts Family Duplex Flat Dwlg. Bungalow Cottage Shack CONSTRUCTION Lt. Med. Hvy. Masonry Reinf'd. Conc. Fr. Fl. Steel Frame Bulkhead Wood Frame Mill Frame Single Wall Double Wall					
FOUNDATION Deep ☒ Shallow ☒ Concrete ☒ Brick Stone Posts Piers Mud sill Piles On Wood Lath On Chick Wire Rustic ☒ On Wood Lath Resawed Brd. & Bat. Ship lap Novelty T&G Corr. Iron Painted Stained ROOFING Wood Shingle Pat. Shingle Tar & Gravel Tile Composition Metal Cor. Iron Good Med. Chip Glass Ornamental Plain EXTERIOR TRIM Masonry Metal Plastic Tile Wood Glass Ornamental Plain STONE FRONT Bulkhead Plate in Met. Plate in Wood Plate with rod Sheet Glass						INSIDE Stock Spec. Pine Hdw. Painted Enam. WALLS & CEILINGS Plastered ☒ Plaster Bd. Compo. Bd. Stucco Wainscot Paneled Beamed Ceiling Tile Floor Tile Wall PLUMBING No. of Fixt. 5 Old Style Modern Good Med. Chip BATH ROOMS Large Small Rooms 1 NO. Good Medium Cheap Shower Tile Floor Tile Wall DECORATING Papered ☒ Tinted ☒ Canvas Sanitas Cloth & Pap. Ras Unfin. Plain Med. Good LIGHTING No. of Fixt. Electric Old Style Modern Gas Oil Good Med. Chip Special HEATING Fireplace Stove Hot Air Furn. Radiators Gas or Oil Fire Radiant Fire Steam or Hot Wat. Arcola System Thermostat Floor or Wall Furn.					
BUILT-IN FEATURES Kitchen Cab. ☒ Buffet ☒ Book Cases Lockers Patent Beds Refrigerator Open Shelfg. BASEMENT Full Part None Floor St. Wd. Dt Walls St. Wd. Dt On Finished ELEVATORS Speed: H L Low Elec. Hyd. Auto Pass. Frt. Dsh. Wt. Height Sidewalk						MISCELLANEOUS Sidewalk Lights Fire Escapes Plate Glass MECHANICAL EQUIPMENT - Pres. Val. Ventilating System \$ Sprinkler System \$ Automatic Fire Alarm \$ Vacuum Cleaning System \$ Water Heater Storage Automatic Air Conditioning \$ Well Windmill Elec. Pump Tank Pressure System OUTBUILDINGS - VALUE Under \$400 Dimen. X Ft. Age Walls Roof Floor Area Sq. Ft. @ \$ Repro. Cost \$ % Good: PRES. VALUE \$ Miscellaneous Remarks See Reverse					
STREET FRONT PRICED BY W.W. Holden DATE 4/18/41 CLASSIFICATION 1 2 3 4 A B C D QUALITY: Cheap....; Medium....; Good....; Special.... OCCUPANCY Owner ☒ Vacant Tenant Not Home Age 14 Yrs. Remodeled Age Yrs. Condition: New Good ☒ Medium Poor Obsolescence Yes No Functional Defects.... Special Depreciation For: Lack of Utility..... Over...% Under...% Improvement: Location... DESIGN: Good....; Acceptable....; Poor....; Freak.... FLOOR PLAN: Good....; Acceptable....; Awkward.... Perimeter of Walls... Ft.; Number of angles..... RENT \$ Per Source of Information No. Tenant Agent Estimated											

1944 Sanborn

Figure 5. 1989 Anne Bloomfield Survey for 389 Los Gatos Boulevard, Page 1, with front elevation photo enlarged.

CB

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 389 LG Blvd

PARCEL MAP INFORMATION
Parcel # 509-20-031 Lot size: 55 front ft. x 140 ft. deep
Lot shape: Rectangle L Rectangle with small rear jog Other
Location: N S E W side of LG St Ave Other B
distance to cross st: _____ ft. N S E W from _____
at NE NW SE SW corner of Caldwell

HISTORIC INFORMATION ON PARCEL MAP
Old tract or subdivision name LG Follett Sub Old Block # 3 Old lot # 2

FIELD SURVEY INFORMATION (handwritten in red)
Preliminary rating + Estimated age 1920s Style Colonial Rev. # stories _____
Alterations _____
Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 544 Effective date 12/1/87

APN: 509-20-031	ADDRESS: 389 LOS GATOS	BL LG 95030	55 55' FEET	140' 140'	TOT ROOMS	6	BENING ROOM	1	POOL	
1-40-1 FAMILY	TBA	3-001	WIDTH	140	ROOMS	6	FAMILY ROOM	1	DARAGE 317	400
USE CODE	11	DEPTH	140	ROOMS	6	UTILITY RM	1	2EN RMT		
19.0017	28	ACRES	.17	NO. FLOORS	1	BATHS	1.0			

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS
National Register listed date _____
County Inventory 1979 _____
Town of Los Gatos: Designation _____ Recognition _____
District Name _____
Previous Survey _____
Gebhard: page # _____ illustration page # _____
Butler/Junior League _____

PHOTOS: Roll/frame # 16 Date 2-2-89




Anne Tompfield
ARCHITECTURAL SURVEY
BUILDING RESEARCH

ARCHITECTURAL HISTORY
4151 922-1063
2225 WEBSTER STREET
SAN FRANCISCO, CA 94115

File address 381 LGB

PUBLISHED ANNOUNCEMENTS
Source: A&E Bulletin CA&BN Call Chron DPB Ed. AB EX News PCA Other
Volume Date Page
Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/rend'g Floor plan Arch't/cont'r pub Real est
Copy exactly:
Owner Builder/Contractor Architect/Engineer Location Nature of work Cost

Initials Date

BUILDING PERMITS Address requested _____

Source: Permit Register, Press-
Adm., or . . .

Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/ contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials

Initials Date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange, blu, gry, green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Misc.	Date of constr.	Describe or sketch plan
1844	28	this	401 ex 389		D	#1	1		0	1	auto rear		
1928	n	Vac	San Jose										

Initials Date

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 3

DATE: September 18, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval of an Exception to the Town's Commercial Design Guidelines to Allow Wall Signs (ROEM) to Exceed the Maximum Letter Height on Property Zoned C-1. **Located at 536 N. Santa Cruz Avenue.** APN 529-07-090. Sign Permit Application SN-26-024. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities. Property Owner: Robert Emami. Applicant: David Ford. Project Planner: Suray Nathan.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Neighborhood Commercial
Zoning Designation: C-1, Neighborhood Commercial
Applicable Plans & Standards: Zoning Code and Commercial Design Guidelines
Parcel Size: 20,748 square feet

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial	Neighborhood Commercial	C-1
South	Commercial	Neighborhood Commercial	C-1
East	Commercial	Commercial-Industrial	LM
West	Commercial	Neighborhood Commercial	C-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 15301: Existing Facilities.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- The proposed signs are consistent with applicable provisions of the Commercial Design Guidelines with the exception of the maximum letter height for wall signs in the C-1 District.

ACTION:

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

BACKGROUND:

The subject property is located on the east side of N. Santa Cruz Avenue, one block south of Roberts Road (Exhibit 1). The subject property consists of a single 9,030-square foot building with one tenant.

On April 10, 2026, the applicant applied for a Sign Permit (SN-26-024) for one new wall sign at the front, two new wall signs at the rear, and one refacing of an existing ground sign.

On August 10, 2026, the applicant requested an exception to the Town's Commercial Design Guidelines to allow wall signs with a letter height of 24 inches at the primary frontage and 15 inches at the secondary frontage, where a maximum of 12 inches is permitted.

PROJECT DESCRIPTION:

The project is being considered by the Planning Commission as the applicant is requesting an exception to the Town's Commercial Design Guidelines to exceed the maximum letter height for a wall sign located in the C-1 zone.

A. Location and Surrounding Neighborhood

The subject property is located on the east side of N. Santa Cruz Avenue, one block south of Roberts Road (Exhibit 1). Existing commercial uses are located on surrounding properties, which are zoned C-1 to the north, south, and west, and LM to the east.

DISCUSSION:A. Project Summary

The applicant proposes one primary frontage wall sign facing N. Santa Cruz Avenue and two secondary frontage wall signs facing Industrial Way (rear) (Exhibit 5, Sheets 4 and 6). The proposed signage exceeds the maximum allowable letter height of 12 inches for wall signs located in the C-1 zone per the Commercial Design Guidelines. The applicant requests exceptions to permit a 24-inch letter height for the N. Santa Cruz Avenue frontage and a 15-inch letter height for the two secondary rear signs. The applicant states in their Letter of Justification that the proposed larger lettering represents a unified logo design, and strict adherence to the 12-inch standard height limit would compromise the logo's aesthetic proportions and impede legibility from the public right-of-way (Exhibit 4).

Total Sign Area

The proposed wall signs comply with the Town Code requirements for total sign area. The combined length of the primary and secondary business frontage is 141.5 linear feet. Pursuant to Town Code Section 29.10.135 (c), the maximum allowable signage area for the subject business is 106.12 square feet. The proposed signage consists of one 41.7-square foot primary sign and two secondary signs totaling 44.5 square feet, for a cumulative sign area of 86.2 square feet, which remains below the allowable threshold.

Total Sign Area - Three Wall Signs	
Proposed	Maximum Allowed
86.2 square feet	106.12 square feet

Wall Sign Letter Height

Pursuant to the Commercial Design Guidelines, wall sign letter heights are limited to a maximum of 12 inches in the C-1 district. The applicant is requesting exceptions to allow a 24-inch letter height for the primary frontage wall sign and a 15-inch letter height for two wall signs along the secondary (rear) frontage (Exhibit 5, Sheets 4 and 6).

Wall Sign Letter Height	
Proposed	Maximum Allowed
24-inches (primary)	12-inches
15-inches (secondary)	12-inches

Section 6.2.5 of the Commercial Design Guidelines provides the following guidance for maximum letter height for wall signs:

Sign height and width should be appropriate to the building on which it is placed and the distance of the sign from the fronting streets. Generally, wall sign letter heights should not exceed the following: C-1 zone, 12 inches.

The subject site is located in the C-1 zone and is subject to a maximum letter height of 12 inches. An exception from the Commercial Design Guidelines is required to exceed the maximum letter height.

B. Neighborhood Compatibility

The following table provides a summary of sign letter height for wall signs located within the immediate business district.

Sign Letter Height within Immediate Business District		
Tenant Name	Sign Letter Height	Address
The Bywater	12-inches	532 N. Santa Cruz Ave
VCA Animal Hospital	12-inches	524 N. Santa Cruz Ave
Obsession	16-inch letter "O" and "b"	529 N. Santa Cruz Ave
INTERO	Sign permit not on file with the Town	518 N. Santa Cruz Ave
Subway	14-inches (Maximum allowed per Sarah's Center Sign Program)	540 N. Santa Cruz Ave

An evaluation of existing permitted commercial signage in the vicinity indicates approved letter heights ranging from 12 to 16 inches. Staff verified that valid sign permits are on file for all identified adjacent businesses, except for "Intero," located at 518 N. Santa Cruz Avenue.

C. Neighbor Outreach

The applicant has not reached out to surrounding neighbors.

PUBLIC COMMENTS:

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 300 feet of the subject property. At the time of preparation of this report, no public comment has been received.

ENVIRONMENTAL REVIEW:

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

CONCLUSION:

A. Summary

The applicant is requesting approval of an exception to the Town's Commercial Design Guidelines to exceed the maximum letter height for a wall sign located in the C-1 district.

B. Recommendation

Based on the analysis provided above, staff recommends that the Planning Commission deny the request for approval of an exception to the Town's Commercial Design Guidelines to exceed the maximum letter height for a wall sign (ROEM) on property zoned C-1. Located at 536 N. Santa Cruz Avenue.

C. Alternatives

Alternatively, the Commission can:

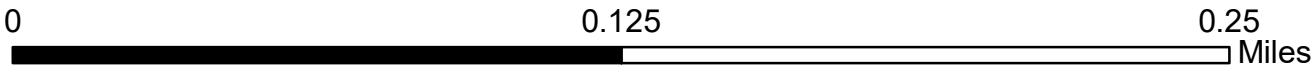
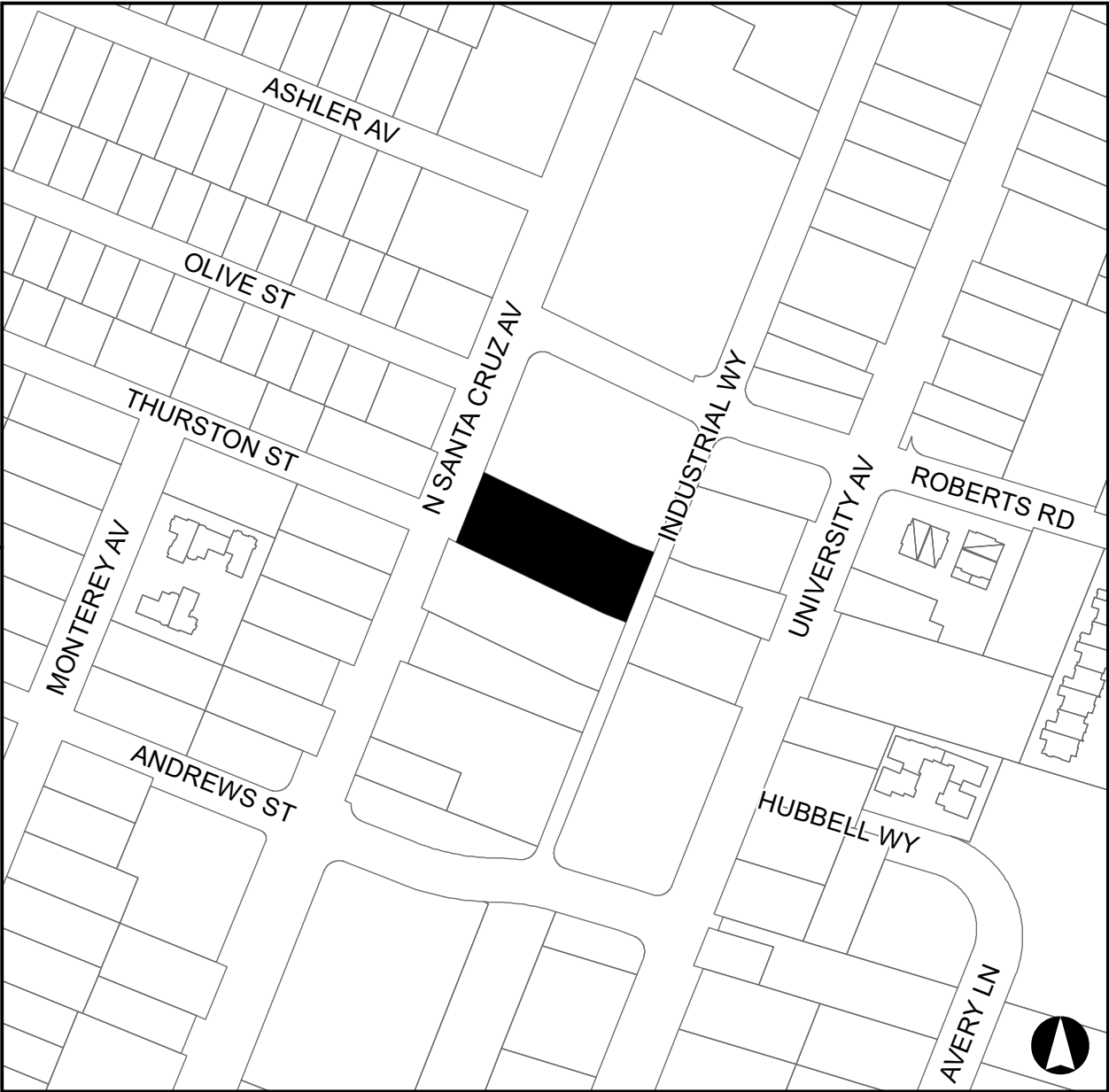
1. Approve the requested exception and approve the Sign Permit Application by taking the following actions:
 - a. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
 - b. Make the finding that the project complies with the applicable Commercial Design Guidelines with the exception of exceeding the maximum letter height for a wall sign located in the C-1 district(Exhibit 2); and
 - c. Grant the exception request and approve Sign Permit Application SN-26-024 with the conditions contained in Exhibit 3 and the development plans in Exhibit 6
2. Continue the matter to a date certain with specific direction; or
3. Approve the application with additional and/or modified conditions.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Letter of Justification
5. Development Plans

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536 N Santa Cruz Avenue



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PLANNING COMMISSION – September 23, 2026
REQUIRED FINDINGS FOR:

536 N. Santa Cruz Avenue
Sign Permit Application SN-26-024

Consider a Request for Approval of an Exception to the Town’s Commercial Design Guidelines to Allow Wall Signs (ROEM) to Exceed the Maximum Letter Height on Property Zoned C-1. Located at 536 N. Santa Cruz Avenue. APN 529-07-090.

Property Owner: Robert Emami
Applicant: David Ford
Project Planner: Suray Nathan

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

Commercial Design Guidelines:

- The proposed signs are consistent with applicable provisions of the Commercial Design Guidelines with the exception of the maximum letter height for wall signs in the C-1 zone.

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PLANNING COMMISSION – September 23, 2026
CONDITIONS OF APPROVAL

536 N. Santa Cruz Avenue
Sign Permit Application SN-26-024

Consider a Request for Approval of an Exception to the Town’s Commercial Design Guidelines to Allow Wall Signs (ROEM) to Exceed the Maximum Letter Height on Property Zoned C-1. Located at 536 N. Santa Cruz Avenue. APN 529-07-090.

Property Owner: Robert Emami
Applicant: David Ford
Project Planner: Suray Nathan

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **OUTDOOR LIGHTING:** Exterior lighting shall be kept to a minimum, and shall be down-directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. **SIGN:** The sign on the project site shall be removed within 30 days of approval of the Minor Residential Application.
5. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement (“the Project”) from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney’s fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand

any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

August 25, 2026

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

RE: 536 N Santa Cruz Ave – ROEM Development Building Signage

Dear Community Development,

ROEM requesting an exception to the Town's 12-inch maximum wall sign letter height to accommodate the "ROEM" portion of our ROEM Development corporate logo and provide effective identification of the property from N. Santa Cruz Avenue.

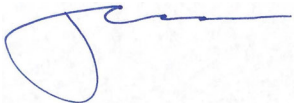
The proportions, scale, and relationship of "ROEM" to the other lettering of the logo are essential to maintaining the logo's identity and legibility. Reducing the "ROEM" lettering to 12 inches would require the entire logo to be reduced proportionally, resulting in a significantly less visible and less recognizable logo when viewed from the public right-of-way.

The requested exception is consistent with the intent of the Town's Commercial Design Guidelines, which specifically recognize that effective signage should be legible and visible by passing motorists and pedestrians. The Guidelines identify viewing distance, speed of travel, letter-to-background contrast, and surrounding signage as factors that affect sign readability which the Town may consider when evaluating appropriate sign dimensions.

We feel the additional height is warranted to preserve the proportions and legibility of an established corporate logo at a scale appropriate for the building and its location along N. Santa Cruz Avenue. The proposed exception would not result in an excessive increase in signage area or create an incompatible visual element. As proposed, the signage would maintain the legibility and visual integrity of the logo.

Granting this exception would allow the signage to better accomplish its intended purpose: clear identification of the building and its occupant from the street, while maintaining an appropriately scaled, cohesive, and architecturally compatible appearance.

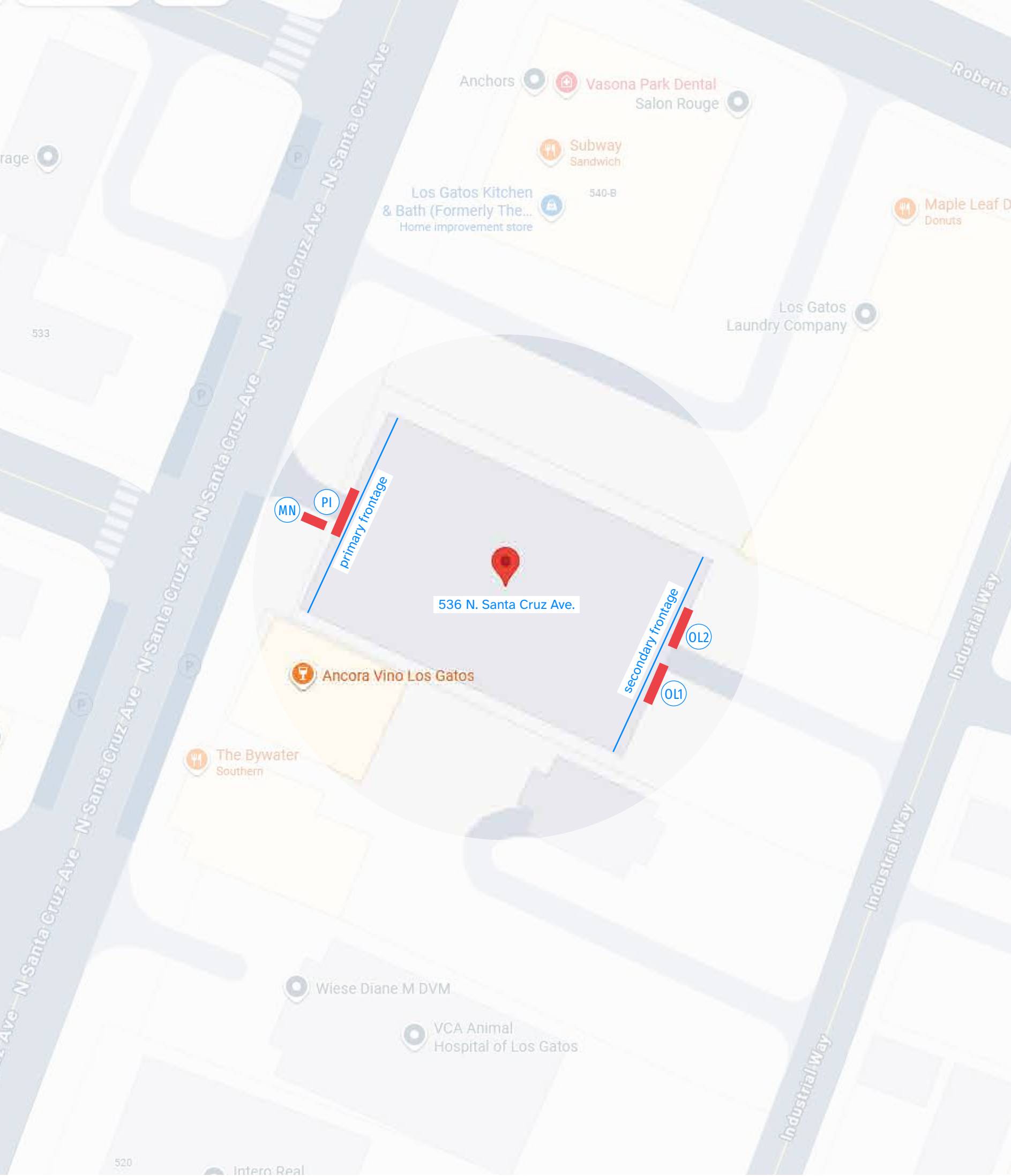
Respectfully,



Jim Campbell
Architect/Development Manager

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SP	Site Plan	1
	Frontages and Sign Areas	2
MN	Monument Rebuild	3
PI	Project ID	4
	Elevation and Sign Area	5
OL1	Office Logo Back Left.	6
	Elevation and Sign Area	7
OL2	Office Logo Back Right	8
	Elevation and Sign Area	9



ROEM Builders
536 North Santa Cruz Avenue
Los Gatos, California 95030

ROEM Development
1650 Lafayette Street
Santa Clara, California 95050

SP
Site Plan

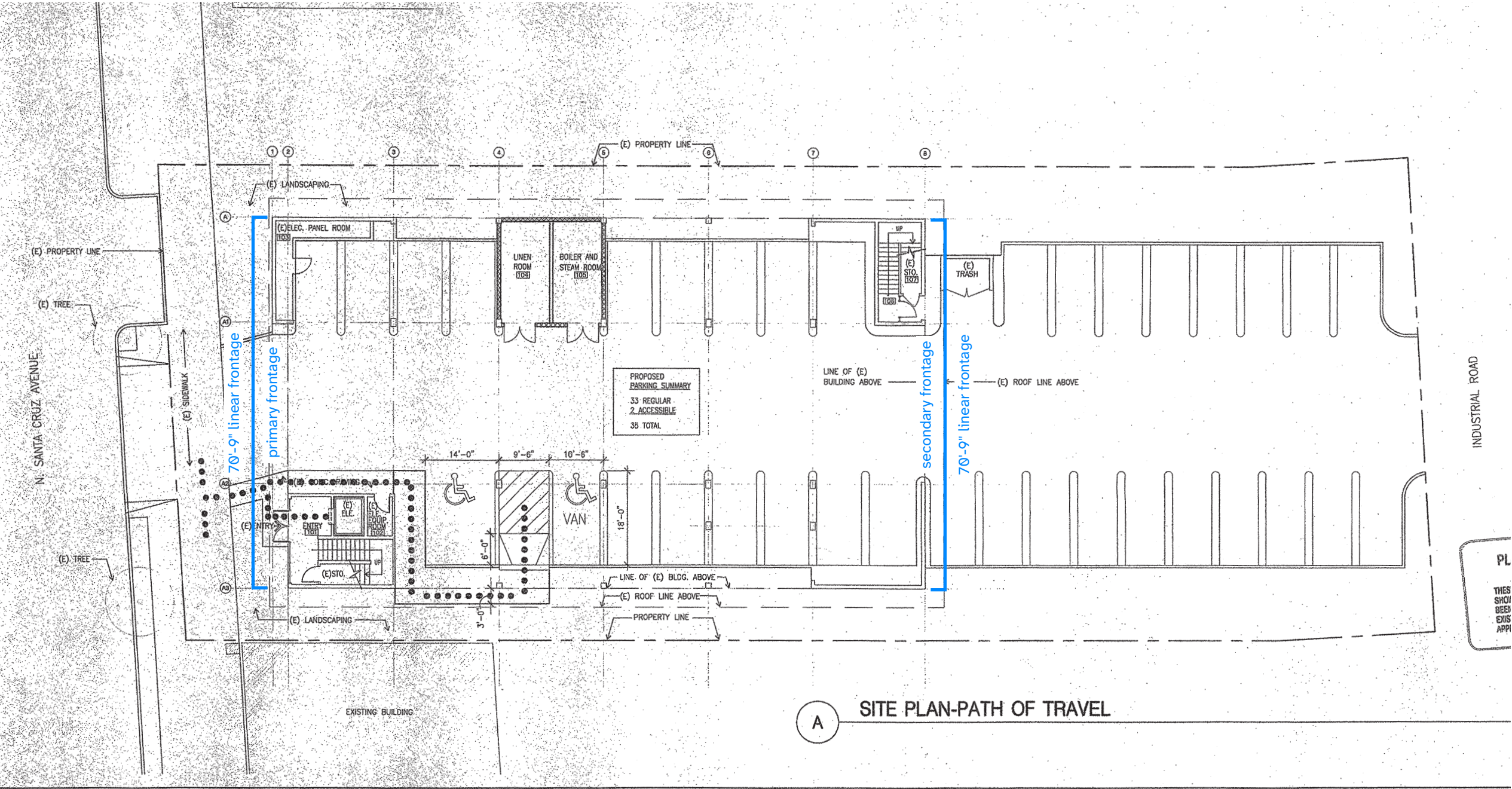
permit SN-26-024

zone C-1

APN 529-07-090

**SignCraft, Inc.**
375 Meridian Avenue
San José, California 95126
www.thinksigncraft.com

2026-09-01
SB/EMS
4 signs
EXHIBIT 5
1 of 9



Primary Frontage
facing N. Santa Cruz Ave.

frontage = 70'-9" (70.75 linear feet)

sign area is one (1) square foot for each lineal foot of primary business frontage

70.75 linear feet
⇒ 70.75 square feet maximum

(MN) Monument Rebuild
10 square feet per face

(PI) Project ID
41.7 square feet

total
51.7 square feet

Secondary Frontage
facing Industrial Road

frontage = 70'-9" (70.75 linear feet)

one (1) square foot for each lineal foot of secondary business frontage provided that the sign area generated by each secondary business frontage cannot exceed fifty (50) percent of the sign area generated by the primary business frontage

70.75 linear feet
⇒ 70.75 square feet × 50%
⇒ 35.375 square feet maximum

(OL1) Office Logo Back Left
22.25 square feet

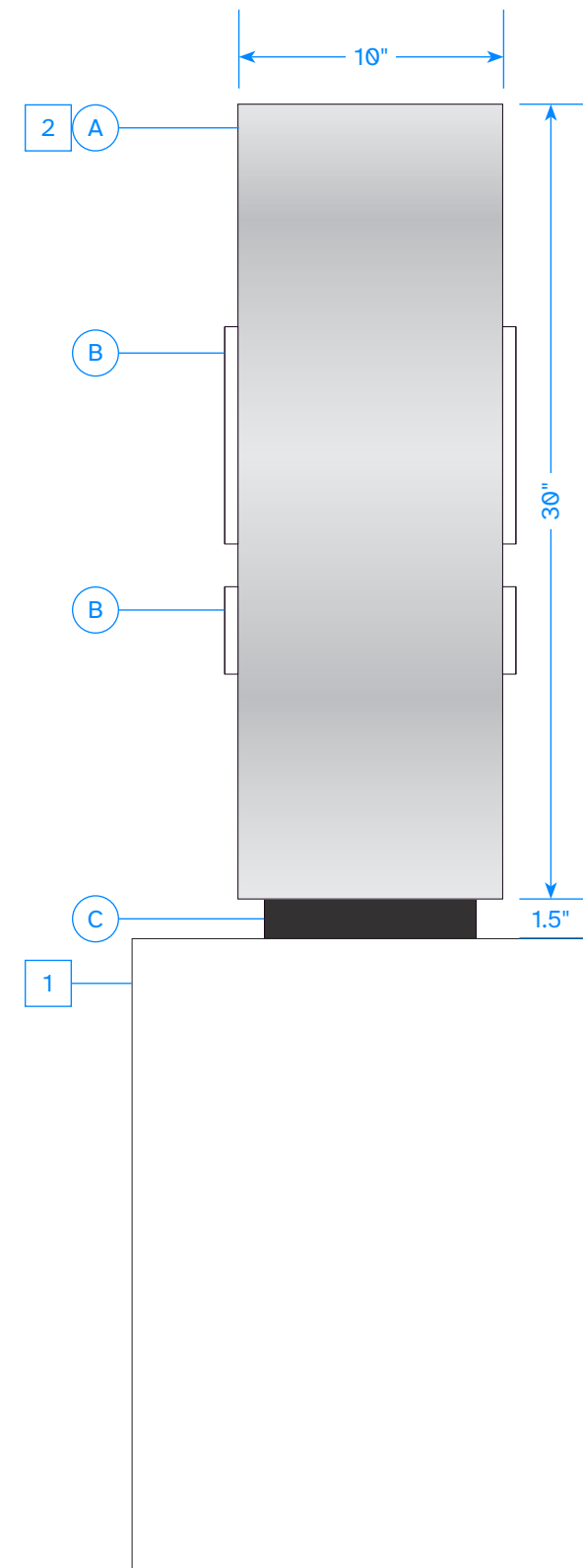
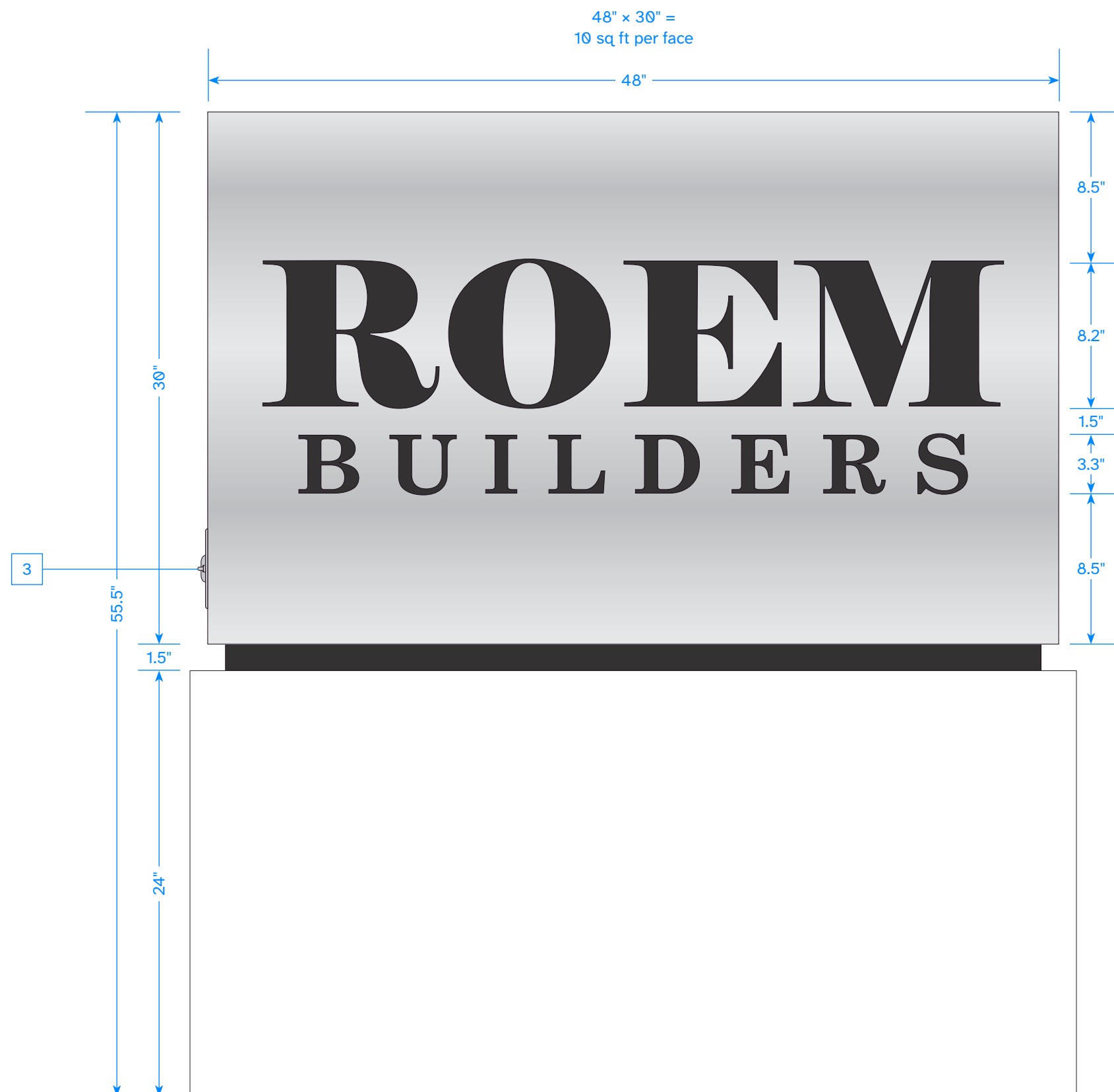
(OL2) Office Logo Back Right
22.25 square feet

total
44.5 square feet

ROEM Builders
536 North Santa Cruz Avenue
Los Gatos, California 95030

ROEM Development
1650 Lafayette Street
Santa Clara, California 95050

SP
Frontages



ROEM Builders

536 North Santa Cruz Avenue
Los Gatos, California 95030

ROEM Development

1650 Lafayette Street
Santa Clara, California 95050

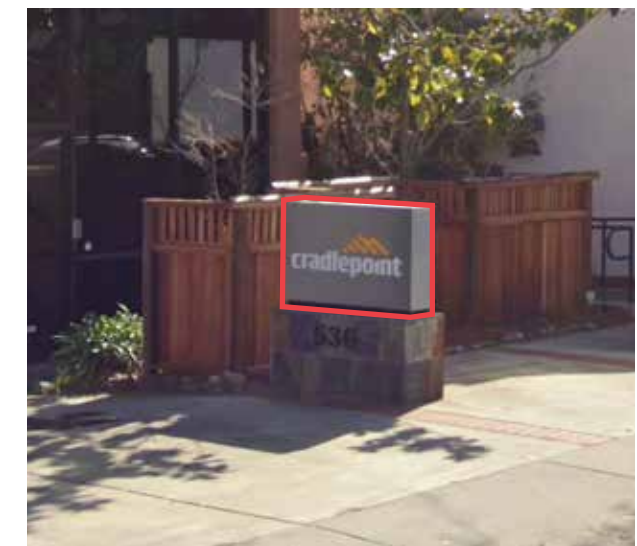
MN

Monument Rebuild

qty: 1

- A fabricated monument box
 replacing existing top structure
 faced with brushed aluminum panels
 horizontal grain
 internal illumination
 using existing electrical and lighting
 mounted to existing base
 using existing mounting brackets
- B push-through Sign White acrylic logo
 faces only painted Black
 edges left as milled finish
 with 0.5" reveal
- C inset reveal
 painted Black
- 1 mounted to existing base
- 2 using existing electrical and lighting
- 3 electrical shutoff switch

area under consideration - base left untouched



SignCraft, Inc.
375 Meridian Avenue
San José, California 95126
www.thinksigncraft.com

2026-09-01
SB/EMS
4 signs

3 of 9

PI
Project ID - Front
qty: 1

A 4" deep fabricated steel raceway
textured and painted to match
BM HC-27 Monterey White
(same color as repainted building)

B 2" fabricated steel logo
faces and edges painted Black
internal LED illumination
reverse halo-lit lettering
mounted with 1" deep standoffs
to raceway

1 power to be pulled by others

2 electrical shutoff switch





primary frontage - facing N. Santa Cruz Ave.



$$(6" + 122.5" + 6") \times (6" + 37" + 6")$$
$$= 134.5" \times 49"$$
$$= 41.7 \text{ square feet}$$

ROEM Builders

536 North Santa Cruz Avenue
Los Gatos, California 95030

ROEM Development

1650 Lafayette Street
Santa Clara, California 95050

PI

Project ID - Front
qty: 1

- A 4" deep fabricated raceway
textured and painted to match
BM HC-27 Monterey White
(same color as repainted building)
- B 2" fabricated metal logo
faces and edges painted Black
internal LED illumination
reverse halo-lit lettering
mounted with 1" deep standoffs
to raceway

1 power to be pulled by others

2 electrical shutoff switch

ROEM Builders
536 North Santa Cruz Avenue
Los Gatos, California 95030

ROEM Development
1650 Lafayette Street
Santa Clara, California 95050

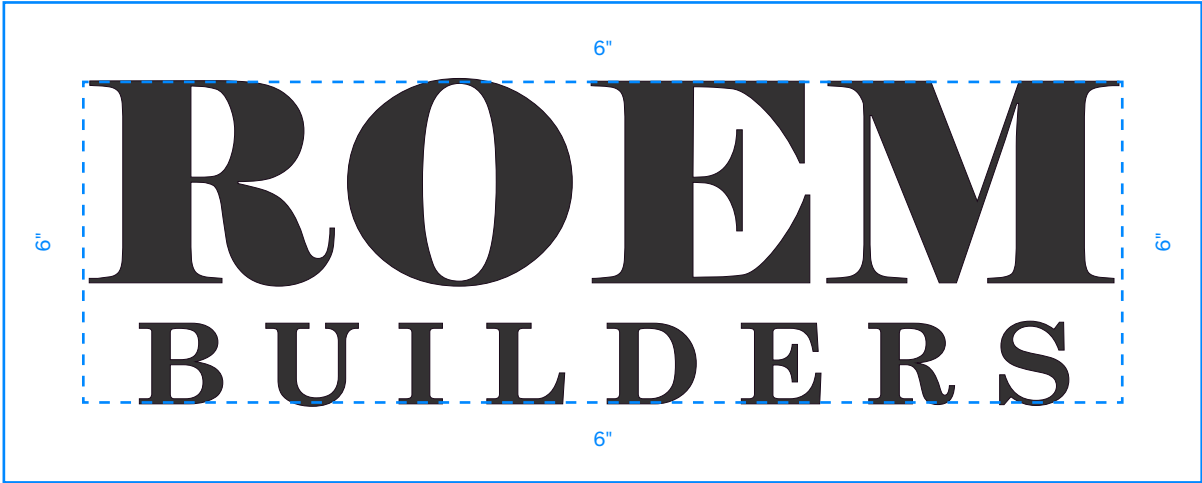
OL1
Office Logo - Back - Left
qty: 1

- A Ø.5" flat cut aluminum logo
faces and edges painted Black
non-illuminated
blind stud mounted to building face
holes sealed with silicone adhesive caulk





secondary frontage - facing Industrial Way



$$(6" + 77" + 14") \times (6" + 24" + 6")$$
$$= 89" \times 36"$$
$$= 22.25 \text{ square feet}$$

ROEM Builders

536 North Santa Cruz Avenue
Los Gatos, California 95030

ROEM Development

1650 Lafayette Street
Santa Clara, California 95050

OL1

Office Logo - Back - Left
qty: 1

ROEM Builders
536 North Santa Cruz Avenue
Los Gatos, California 95030

ROEM Development
1650 Lafayette Street
Santa Clara, California 95050

OL2
Office Logo - Back - Right
qty: 1

- A Ø.5" flat cut aluminum logo
faces and edges painted Black
non-illuminated
blind stud mounted to building face
holes sealed with silicone adhesive caulk





secondary frontage - facing Industrial Way



$$(6" + 77" + 14") \times (6" + 24" + 6")$$
$$= 89" \times 36"$$
$$= 22.25 \text{ square feet}$$

ROEM Builders

536 North Santa Cruz Avenue
Los Gatos, California 95030

ROEM Development

1650 Lafayette Street
Santa Clara, California 95050

OL2

Office Logo - Back - Right
qty: 1

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 4

DATE: September 18, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-2½. **Located at 233 Forrester Road.** APN 537-21-010. Architecture and Site Application S-26-010. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Valy Jalalian, Hilow Road LLC. Applicant: Gary Kohlsaas. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Consider a request for approval to construct a new single-family residence and site improvements requiring a Grading Permit on vacant property zoned HR-2½, located at 233 Forrester Road.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: HR-2½, Hillside Residential (40,000 square feet minimum)
Applicable Plans & Standards: General Plan; Hillside Development Standards and Guidelines; and Hillside Specific Plan
Parcel Size: 84,263 square feet (1.93 acres)
Surrounding Area:

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

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

CEQA:

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

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required, that other than the exceptions to grading depths, retaining wall length, and the building located outside of the least restrictive development area (LRDA), the project complies with the Hillside Development Standards and Guidelines (HDS&G).
- As required, the project complies with the Hillside Specific Plan (HSP).

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 north side of Forrester Road (Exhibit 1). The subject property is vacant and approximately 1.93 acres (84,263 square feet) with an average slope of 32.9 percent.

On July 7, 2025, the Town approved a Senate Bill 9 (SB 9) Urban Lot Split (ULS) for the property located at 233 Forrester Road. The ULS divided a 4.8-acre lot into two parcels: a 125,007-square foot lot developed with an 8,085-square foot single-family residence and 1,200-square foot garage; and the subject property, an 84,263-square foot vacant lot. The subject property is zoned HR-2½ and complies with the minimum lot area and lot width.

The Architecture and Site application has been referred to the Planning Commission based on the applicant's request for exceptions to the grading depth, retaining wall length, and LRDA.

PROJECT DESCRIPTION:A. Location and Surrounding Neighborhood

The subject property is located on the north side of Forrester Road (Exhibit 1). Single-family residential development surrounds the property on all sides.

B. Project Summary

The applicant proposes construction of a two-story residence with an attached three-car garage. A portion of the proposed residence and attached garage would be located outside of the LRDA. The proposed residence would not be visible from any of the Town's established viewing platforms, pursuant to the HDS&G. The project requires a Grading Permit for site improvements for earthwork quantities exceeding 50 cubic yards. The project also requires exceptions to the grading depth, retaining wall length, and LRDA.

C. Zoning Compliance

A single-family residence is permitted in the HR-2½ zone. The proposed residence is in compliance with the zoning regulations for allowable floor area, height, setbacks, and on-site parking requirements for the property.

DISCUSSION:A. Architecture and Site Analysis

The applicant proposes construction of a new 5,973-square foot, two-story residence with a 752-square foot attached three-car garage (Exhibit 9). The applicant has provided a Letter of Justification detailing the project and the requested exceptions to the requirements of the HDS&G (Exhibit 4). A summary of the floor area for the proposed residence is included in the following table.

	Proposed Square Footage	Counts Towards Floor Area
First Floor	3,134 sf	3,134 sf
Second Floor	2,487 sf	2,487 sf
Attached Garage*	752 sf	352 sf
Total	6,373 sf	5,973 sf

** Pursuant to the HDS&G garages up to 400 square feet in area are not included in the floor area ratio calculation.*

The proposed residence would be situated in the flattest area of the lot that is located at the southernmost portion, adjacent to Forrester Road (Exhibit 1). Approximately 105 square feet of the residence and 38 square feet of the attached garage are proposed to be located

outside of the LRDA. The maximum height of the proposed residence is 25 feet, where a maximum of 25 feet is allowed by the HDS&G for nonvisible homes. The project requires a Grading Permit for site improvements with earthwork quantities exceeding 50 cubic yards. The project also requires exceptions to the grading depth, retaining wall length, and LRDA.

B. Building Design

The applicant proposes a traditional mediterranean style residence with subdued colors to blend with the surrounding hillside environment. Proposed exterior materials include: a two-piece clay roof; smooth coat stucco; stone accent walls, cast limestone lintels; and wrought iron handrails (Exhibit 4). The proposed exterior materials comply with the HDS&G standard for nonvisible homes.

The Town's Consulting Architect reviewed the proposed residence and noted that the home is very well designed with good attention to forms and details appropriate to the style (Exhibit 5).

The Consulting Architect identified two issues and concerns and provided one recommendation for changes to better align the project with the immediate neighborhood (Exhibit 5). These are detailed below, along with the applicant's responses (Exhibit 6).

1. Windows need further clarification to assure that they are consistent with Residential Design Guidelines 3.7.3 and 3.7.4.

Applicant Response: *The windows are now shown with a two-inch minimum recess. The windows are now labeled aluminum clad, wood framed. The grids on the windows may be hard to see in the color elevations; the glass has been lightened to make them more apparent. The elevation notes now also call out the minimum mullion thickness. Wood trim would not be appropriate on a stucco finished house.*

2. Clarification is needed on the scale and shapes of the proposed exposed rafter tails and corbels. In some drawings they appear appropriate in size and scale but not so much in others.

Applicant Response: *The thickness of the rafter tails and corbels is now labeled on the elevation callouts. This is what is pictured on the elevations and renderings on the cover sheet.*

3. Work with the applicant to review the details for windows and supporting rafters and corbels.

Applicant Response: *Details for the windows, rafters, and corbels described above.*

C. Neighborhood Compatibility

Based on Town and County records, the residences in the immediate neighborhood range in size from 4,594 square feet to 9,802 square feet. The FAR ranges from 0.01 to 0.12. The applicant is proposing 5,621-square foot residence with a 752-square foot attached garage on a 84,263-square foot parcel (0.07 FAR). When accounting for the 400-square foot garage credit, the total proposed countable square footage is 5,973 square feet. Pursuant to the Town Code, the maximum allowable floor area for the subject property is 6,000 square feet, less the 400-square foot garage credit. The following table reflects the current conditions of the homes in the immediate area and the proposed project.

Address	Zoning	House SF	Garage SF*	Total SF	Gross Lot Size	FAR	No. of Stories
229 Forrester Rd.	HR-2½	5,773	567	6340	145,412	0.04	2
227 Forrester Rd.	HR-2½	4,639	756	5395	103,878	0.04	2
235 Forrester Rd.	HR-2½	4,594	836	5430	78,805	0.06	2
237 Forrester Rd.	HR-2½	5,623	893	6516	125,598	0.04	2
239 Forrester Rd.	HR-2½	9,802	1,012	10,814	460,038	0.02	2
15651 Kennedy Rd.	HR-2½	6,026	1,000	7,026	412,907	0.01	1
230 Forrester Rd.	HR-2½	5,598	924	6,540	74,872	0.07	2
226 Forrester Rd.	HR-2½	5,122	909	6,031	43,173	0.12	2
233 Forrester Rd.	HR-2½	8,085	1,200	9,285	125,007	0.06	1
233 Forrester Rd. (P) - Vacant	HR-2½	5,621	752	6,373	84,263	0.07	2
* The garage square footage does not reflect the allowed 400-square-foot exemption.							

D. Site Design

The vacant property is approximately 84,263 square feet and is located on the north side of Forrester Road (Exhibit 1).

The property has an average slope of 32.9 percent with steep topography towards the rear of the site (Exhibit 4). The property contains an existing drainage pond that is proposed to be filled in, with on-site drainage proposed to be re-routed as part of the application. Due to the existing topography of the site, the majority of the LRDA is concentrated in the southernmost portion of the lot, adjacent to Forrester Road.

Approximately 105 square feet of the residence and 38 square feet of the attached garage are proposed to be located outside of the LRDA.

The proposed site design requires approval of several exceptions to the HDS&G, including:

- Grading depth shall not exceed four feet of cut;

- Retaining walls should not run in a straight continuous direction for more than 50 feet without a break, offset, or planting pocket; and
- Buildings shall be located within the LRDA.

Grading Depth:

The HDS&G limits the grading depth outside of the footprint of a primary residence to four feet of cut. The proposed site work includes cut depths of up to four feet, nine inches for the residence, up to eight feet, one inch for the driveway, and up to six feet, five inches for the rear yard.

The proposed turnaround is required by the Santa Clara County Fire Department due to the fact that there is no firetruck turnaround available on Forrester Road. Based on this existing condition, the applicant is proposing a firetruck turnaround to be placed on-site within the driveway, the garage has been placed directly adjacent to the turnaround to maximize efficiency (Exhibit 4). Due to the existing slope and limited areas of LRDA, there is no way for the proposal to comply with the HDS&G grading depth limit while also meeting the Santa Clara County Fire Department requirements for a firetruck turnaround.

Towards the uphill portion of the home, cut depths of up to six feet, five inches are proposed in order to accommodate pedestrian access around the residence. The applicant states that the areas have been kept to the bare minimum to gain access around the house, while being necessary to provide structural separation between the house, retaining of the hill above, and providing adequate site drainage (Exhibit 4).

This application has been reviewed and approved by the Town's Engineering Division and the Santa Clara County Fire Department.

The project also includes site improvements with grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3).

Retaining Wall Length:

The HDS&G includes a guideline that a retaining wall should not run in a straight continuous direction for more than 50 feet without a break, offset, or planting pocket to break up the long flat horizontal surface. The applicant's Letter of Justification describes the exception request, stating that there is only one wall located along the rear of the residence that is more than 100 feet from the front property line and is completely hidden from offsite views as it is located five feet from the residence (Exhibit 4). The applicant states that the wall is needed to prevent the house from directly supporting the adjacent hillside which would result in structural and drainage challenges for the residence.

Buildings Outside of the LRDA:

The HDS&G includes a standard requiring that buildings be located in the LRDA. Due to the existing topography of the site, the majority of the LRDA is concentrated in the southernmost portion of the lot, adjacent to Forrester Road (Exhibit 9).

Approximately 105 square feet of the residence and 38 square feet of the attached garage would be located outside of the LRDA. In their Letter of Justification, the applicant describes that there is a limited narrow swath of LRDA for the site, and that the limited LRDA is almost certainly man made in part to create the existing drainage pond (Exhibit 4). The applicant states that only a minor portion of the home and garage are located outside of the LRDA, and that the proposed home is in-keeping with the immediate neighborhood in terms of floor area and massing.

E. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist who inventoried three protected trees within the project area (Exhibit 7). The project proposes removal of three protected trees to accommodate the new residence and driveway. The Landscape Plans indicate that 27, 24-inch box trees will be planted on site to offset the proposed tree removal.

F. CEQA Determination

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

PUBLIC COMMENTS:

Story poles and project signage were installed on the site by August 25, 2026, in advance of the September 23, 2026, Planning Commission hearing. The applicant's neighborhood outreach efforts are included in Exhibit 8.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application to construct a new single-family residence and site improvements requiring a Grading Permit on a vacant property. The residence is well designed and compatible with the immediate area. The project is consistent with the Zoning and General Plan Land Use Designation for the property. Due to the constraints of the site, the applicant is requesting exceptions to grading depths, retaining wall length, and LRDA, and has provided a Letter of Justification discussing these requested exceptions (Exhibit 4). Aside from the requested exceptions, the

project complies with the Zoning Code, Hillside Development Standards and Guidelines, and Hillside Specific Plan.

B. Recommendation

Based on the analysis above, and if the Planning Commission agrees with the applicant's justification for exceptions to the grading depth, retaining wall length, and LRDA, the Commission can take the actions below to approve the Architecture and Site application:

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: New Construction (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the finding that due to the constraints of the site, exceptions to grading depths, retaining wall length, and building located outside of the LRDA are appropriate, and the project is otherwise in compliance with the Hillside Development Standards and Guidelines (Exhibit 2);
4. Make the finding that the project complies with the Hillside Specific Plan (Exhibit 2);
5. 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
6. Approve Architecture and Site Application S-26-010 with the conditions contained in Exhibit 3 and the development plans in Exhibit 9.

C. Alternatives

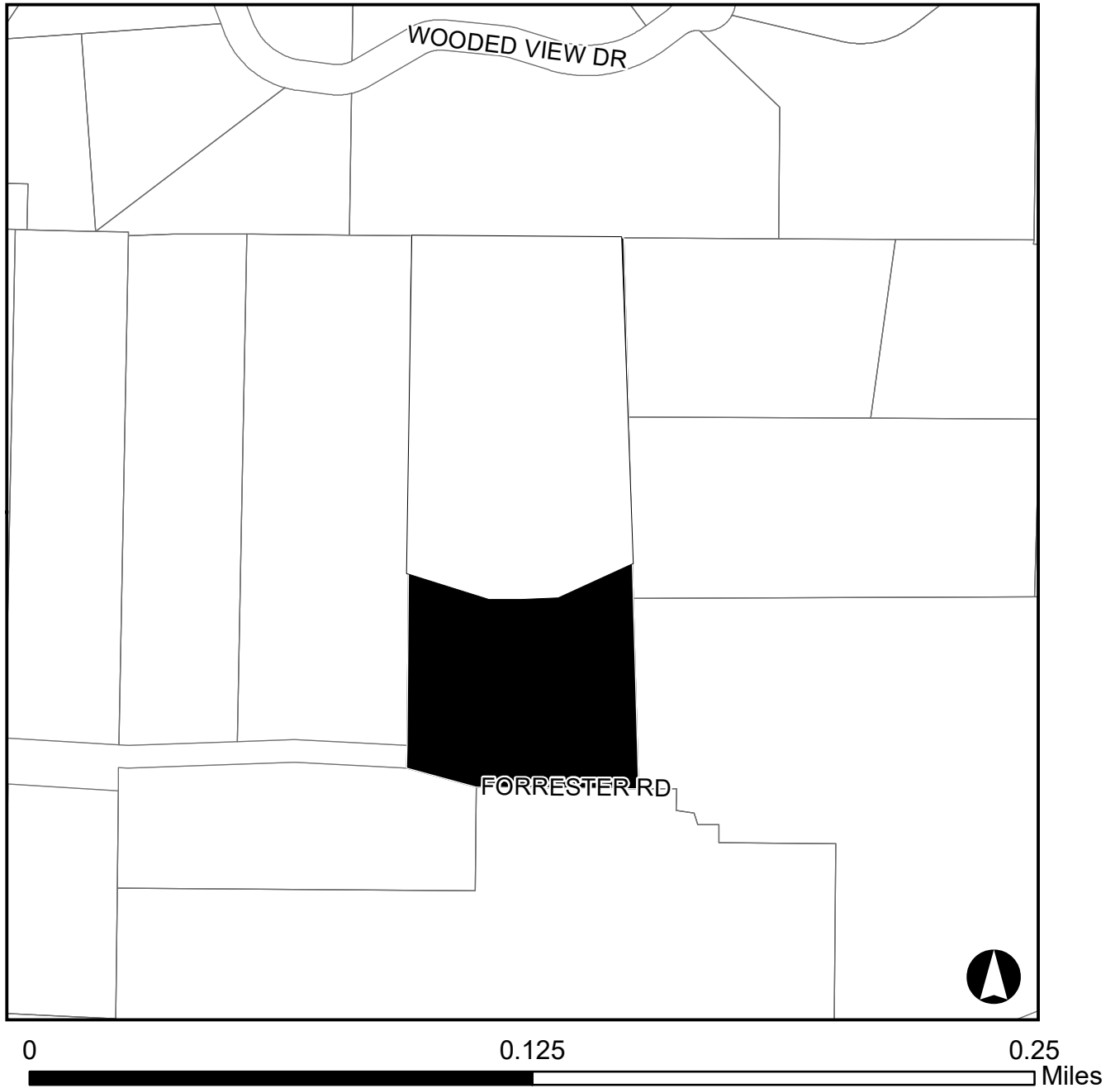
Alternatively, the Planning Commission can:

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 and Considerations
3. Recommended Conditions of Approval
4. Letter of Justification
5. Consulting Architect's Report
6. Applicant's Response to Consulting Architect's Report
7. Consulting Arborist's Report
8. Neighborhood Outreach
9. Development Plan

233 Forrester Road



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PLANNING COMMISSION – September 23, 2026
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

233 Forrester Road

Architecture and Site Application S-26-010

Consider a Request for Approval to Construct a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-2½. APN 537-21-010. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner: Valy Jalalian

Applicant: Gary Kohlsaatt

Project Planner: Jocelyn Shoopman

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.

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 exceptions to grading depths, retaining wall length, and buildings located outside of the least restrictive development area.

Required compliance with the Hillside Specific Plan:

- As required, 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.

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PLANNING COMMISSION – September 23, 2026
CONDITIONS OF APPROVAL

233 Forrester Road
Architecture and Site Application S-26-010

Consider a Request for Approval to Construct a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-2½. APN 537-21-010. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner: Valy Jalalian
Applicant: Gary Kohlsaas
Project Planner: Jocelyn Shoopman

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report dated August 18, 2026, for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
6. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
7. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
8. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
9. 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.

10. **STORY POLES/PROJECT IDENTIFICATION SIGNAGE:** Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the Architecture and Site application.
11. **EXTERIOR COLORS:** The exterior colors of all structures shall comply with the Hillside Development Standards & Guidelines.
12. **DEED RESTRICTION:** Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior materials be maintained in conformance with the Town's Hillside Development Standards & Guidelines.
13. **PROPERTY FENCE:** All new fencing shall comply with Town Code Section 29.40.0315 at building permit stage, unless an exception is granted by the Community Development Director.
14. **NESTING BIRDS:** To avoid impacts to nesting birds, the removal of trees and shrubs shall be minimized to the greatest extent feasible. Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction starts, if work is scheduled to start or if work already occurring during the nesting season stops for at least two weeks and is scheduled to resume during the bird nesting season, then a qualified biologist shall conduct a pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction. If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to start of construction, with the second survey conducted with 48 hours prior to start of construction. Appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.
15. **SPECIAL-STATUS BATS:** Approximately 14 days prior to tree removal or structure demolition activities, a qualified biologist shall conduct a habitat assessment for bats and

potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys will include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked.

If no roosting sites or bats are found, a letter report confirming absence will be prepared and no further measures are required.

If bats or roosting sites are found, a letter report and supplemental documents will be prepared prior to grading permit issuance and the following monitoring, exclusion, and habitat replacement measures will be implemented:

- a. If bats are found roosting outside of the nursery season (May 1 through October 1), they will be evicted as described under (b) below. If bats are found roosting during the nursery season, they will be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats will be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the CDFW) will be established around the roosting site within which no construction activities including tree removal or structure disturbance will occur until after the nursery season.
- b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals will be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.

If needed, other methods conducted under the direction of a qualified bat biologist could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures will be conducted no earlier than the following day (i.e., at least one night will be provided between initial roost eviction disturbance and tree removal/structure

disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

16. ARCHAEOLOGICAL RESOURCES AND HUMAN REMAINS:

- a. In the event that archaeological traces are encountered, all construction within a 50-meter radius of the find will be halted, the Community Development Director will be notified, and an archaeologist will be retained to examine the find and make appropriate recommendations.
- b. If human remains are discovered, the Santa Clara County Coroner will be notified. The Coroner will determine whether or not the remains are Native American. If the Coroner determines the remains are not subject to his authority, he will notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native Americans.
- c. If the Community Development Director finds that the archaeological find is not a significant resource, work will resume only after the submittal of a preliminary archaeological report and after provisions for reburial and ongoing monitoring are accepted. Provisions for identifying descendants of a deceased Native American and for reburial will follow the protocol set forth in CEQA Guidelines Section 15064.5(e). If the site is found to be a significant archaeological site, a mitigation program will be prepared and submitted to the Community Development Director for consideration and approval, in conformance with the protocol set forth in Public Resources Code Section 21083.2.
- d. A final report shall be prepared when a find is determined to be a significant archaeological site, and/or when Native American remains are found on the site. The final report will include background information on the completed work, a description and list of identified resources, the disposition and curation of these resources, any testing, other recovered information, and conclusions.

17. DUSKY-FOOTED WOODRATS: This project will implement the following standard measures to minimize impacts on woodrats and active woodrat nests on the project site.

- a. PRECONSTRUCTION SURVEY. A qualified biologist will conduct a preconstruction survey for San Francisco dusky-footed woodrat nests within 30 days of the start of work activities. If active woodrat nests are determined to be present in, or within 10 feet of the impact areas, the conditions below (Avoidance and/or Nest Relocation) will be implemented, as appropriate. If no active woodrat nests are present on or within 10 feet of impact areas, no further conditions are warranted.
- b. AVOIDANCE. Active woodrat nests that are detected within the work area will be avoided to the extent feasible. Ideally, a minimum 10-foot buffer will be maintained between project activities and woodrat nests to avoid disturbance. In some situations, a small buffer may be allowed if, in the opinion of a qualified biologist, nest relocation (below) would represent a greater disturbance to the woodrats than the adjacent work activities.
- c. NEST RELOCATION. If avoidance of active woodrat nests within and immediately adjacent to (within 10 feet of) the work areas is not feasible, then nest materials will be relocated to suitable habitat as close to the project site as possible (ideally, within or immediately adjacent to the project site).

Relocation efforts will avoid the peak nesting season (February-July) to the maximum extent feasible. Prior to the start of construction activities, a qualified biologist will disturb the woodrat nest to the degree that all woodrats leave the nest and seek refuge outside of the construction area. Disturbance of the woodrat nest will be initiated no earlier than one hour before dusk to prevent the exposure of woodrats to diurnal predators. Subsequently, the biologist will dismantle and relocate the nest material by hand. During the deconstruction process, the biologist will attempt to assess if there are juveniles in the nest. If immobile juveniles are observed, the deconstruction process will be discontinued until a time when the biologist believes the juveniles will be capable of independent survival (typically after 2 to 3 weeks). A no-disturbance buffer will be established around the nest until the juveniles are mobile. The nest may be dismantled once the biologist has determined that adverse impacts on the juveniles would not occur.

18. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

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

Building Division

20. PERMITS REQUIRED:

- a. A Building Permit is required for the construction of the new single-family residence and attached garage.
- b. Additional Building Permits will be required for the automated gate, swimming pool, and any other detached structures.
- c. A separate Building Permit will be required for the PV System and must be finalized prior to the issuance of the Certificate of Occupancy.

21. APPLICABLE CODES: The project shall comply with the 2025 California Building Standards Code (California Code of Regulations, Title 24, Parts 1–12), as adopted and amended by the Town of Los Gatos effective January 1, 2026.

22. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum describing how the conditions will be satisfied shall be submitted with the Building Permit application.

23. BUILDING & SUITE NUMBERS: Requests for new building addresses must be submitted to the Building Division prior to filing the building permit application.

24. SIZE OF PLANS:

- a. Minimum sheet size: 24" × 36"
- b. Maximum sheet size: 30" × 42"

25. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soil mechanics.

26. SHORING: Shoring plans and calculations are required for all excavations deeper than 5 feet or that remove lateral support from an existing structure, adjacent property, or the public right-of-way. Shoring documents must be prepared by a California-licensed engineer and comply with Cal/OSHA regulations.

27. FOUNDATION INSPECTIONS: A pad certificate prepared by a California-licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at the foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:

- a. Building pad elevation
- b. Finish floor elevation
- c. Foundation corner locations
- d. Retaining wall(s) locations and elevations

28. TITLE 24 ENERGY COMPLIANCE: All required Title 24 Energy Compliance Forms must be printed directly onto a plan sheet.

29. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) require backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches

- above the elevation of the next upstream manhole.
30. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
 31. WILDLAND URBAN INTERFACE: This project is in a Wildland-Urban Interface High Fire Area and must comply with the relevant Wildland-Urban fire protection regulations in effect at the time of permit submittal.
 32. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval before issuance of the Building Permit. The Town Special Inspection form must be completely filled out and signed by all parties requested before the permit is issued. Special Inspection forms are available online at www.losgatosca.gov/building.
 33. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
 34. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a building permit:
 - a. Community Development – Planning Division: (408) 354-6874
 - b. Engineering/Parks & Public Works Department: (408) 399-5771
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & 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.

35. PAYMENT OF PARKS AND PUBLIC WORKS (“PPW”) ENGINEERING PLAN CHECK FEE AND INSPECTION FEE: At the time of the first construction submittal, the Applicant shall submit to the Town Engineer for approval a detailed construction project cost estimate prepared and stamped by the Applicant’s civil engineer. The cost estimate shall break out on-site and off-site improvements separately. This cost estimate will be used to determine the Engineering Plan Check Fee. A final construction cost estimate shall be provided once the project plans are approved. This cost estimate will be used to determine the Engineering Inspection Fee. The Engineering Inspection Fee must be paid prior to the issuance of any construction related permit.
36. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any permits the Owner shall pay the project's proportional share of transportation improvements needed to serve

cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The amount based on the current resolution is \$10,253.52. The fee shall be paid before issuance of any grading or building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time, using a comparison between the existing and proposed use.

37. **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.
38. **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.

39. **STANDARD PLAN COMPLIANCE:** The project shall comply with the Town's Standard Plans to the approval of the Town Engineer. Street improvements, all street sections, the design of all off-site storm drainage facilities shall be in accordance with most current Town Standard Specifications and Standard Plans approved by the Town Engineer. Improvements deemed necessary by the Town Engineer shall be shown on the Improvement Plans.
40. **EXISTING FACILITY PROTECTION AND REPAIR:** All existing public utilities shall be either protected in place, relocated, or repaired. The Applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the Applicant's operations. This includes sidewalk, curb and gutter, streetlights, valley gutters, curb ramps, and any other existing improvements in the area that are not intended to be removed and replaced. The Applicant shall request a walk-through with the PPW construction Inspector before the start of construction to verify existing conditions. Said repairs shall be completed prior to issuance of the first certificate of occupancy of the project.
41. **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.
42. **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.
43. **UTILITY COMPANY COORDINATION:** The Applicant shall negotiate any necessary right-of-way or easements with the various utility companies in the area, subject to the review and approval by the Town Engineer and the utility companies. Prior to the approval of the site plan for construction, the Applicant shall submit "Will Serve" letters from PG&E, San José Water, West Valley Sanitation District, West Valley Collections and Recycling, and AT&T (or the current "Carrier of Last Resort") with a statement indicating either a list of improvements necessary to serve the project or a statement that the existing network is sufficient to accommodate the project. Coordination of the stormwater conveyance system will be addressed during the Grading Permit review.
44. **PREPARATION OF ELECTRICAL PLANS:** All street lighting and traffic signal electrical plans shall be prepared by a California registered professional engineer experienced in preparing these types of plans. The Applicant shall submit necessary stamped and signed Traffic Signal Plan with the Improvement Plans.
45. **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.

46. OFF-SITE DRAINAGE: The Applicant shall not alter any existing drainage patterns without an approved Grading Permit.
47. CLEAN, INSPECT, AND REPAIR STORM LINE: If the project will connect to the public storm drainage system, the Applicant is required to evaluate the conditions of the existing storm lines along the project frontage by videotaping and providing the result to the Town Engineer. The Applicant shall clean and inspect (via remote TV camera) the storm line from the manhole upstream to the manhole downstream of the project area. The video inspection shall be done by a professional video inspection company and be completed prior to building permit issuance. The video of the inspection shall be reviewed with PPW and any cracked, broken, or otherwise compromised integrity is found, the areas of the line along the project frontage shall be repaired by the Applicant at the applicant’s expense. The Applicant shall include the required repairs on the Improvement Plans submitted. All necessary repairs to the storm line shall be completed and approved prior to the project connecting to the storm drainage system
48. 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.
49. 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.

50. 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.
51. GEOTECHNICAL REVIEW: Prior to building permit issuance, the Applicant's Geotechnical Engineer shall submit a design level geotechnical report. The report will require a peer review by the Town's geological and geotechnical consultant. A deposit and fee for the peer review will be required per the Town's current fee schedule, unless there are any remaining deposit funds from the entitlement phase. The Town will route the design level geotechnical report to the Town's peer review consultant once the report is submitted and deposit and fee are available. Once approved, the geotechnical engineer shall review the grading and drainage plan and proposed pavement and foundation design to verify that the design is in accordance with their recommendations. The Applicant's Geotechnical Engineer's approval shall be conveyed to the Town either by letter or by signing and stamping the plans. All grading operations and soil compaction activities shall be per the approved project's design level geotechnical report. The Applicant shall add this condition to the general notes on the grading plan.
52. GEOTECHNICAL ENGINEER OBSERVATION: All grading activities shall be conducted under the observation of, and tested by, a licensed geotechnical engineer. A report shall be filed with the Town of Los Gatos for each phase of construction stating that all grading activities were performed in conformance with the requirements of the project's design level geotechnical report. The Applicant shall submit a Final Geotechnical Construction Observation and Testing Summary in an "as-built" letter/report prepared and submitted to the Town prior to issuance of the certificate of occupancy. The Applicant shall add this condition to the general notes on the grading plan.
53. PRECONSTRUCTION MEETING: After the issuance of any Grading or Encroachment permit and before the commencement of any on or off-site work, the Applicant shall request a pre-construction meeting with the PPW Inspector to discuss the project conditions of approval, working hours, site maintenance, and other construction matters. At that meeting, the Applicant shall submit a letter acknowledging that:
 - a. They have read and understand these project Conditions of Approval;
 - b. They will require that all project sub-contractors read and understand these project Conditions of Approval; and,
 - c. They ensure a copy of these project Conditions of Approval will be posted on-site at all times during construction.

54. **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.
55. **SITE LANDSCAPING COORDINATION:** The Applicant shall coordinate the overall site landscaping and the stormwater treatment area landscaping. Stormwater treatment areas should be identified on the site first, and then site landscaping to make sure the correct plant material is identified for each area. Some site landscaping plant material may not be suitable in stormwater treatment areas due to the nature of the facility. Sanitary sewer facilities cannot be aligned through stormwater treatment facilities.
56. **OFF-HOURS MATERIAL DELIVERY:** The Applicant shall coordinate with the future site operators so that all site delivery of materials and goods are delivered off-hours and on-site. This will allow the on-site customer parking for the development site to be utilized during business hours, and not be impacted by the staging of delivery vehicles. The Applicant shall provide a written plan, to ensure that this condition is satisfied, prior to occupancy of the first site building. The plan shall be to the approval of the Town Engineer.

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.

57. **PROJECT CONSTRUCTION SETUP:** All storage and office trailers will be kept off the public right-of-way.
58. **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.
59. **PROJECT CONSTRUCTION SUPERVISION:** The Contractor shall always provide a qualified supervisor on the job site during construction.
60. **PUBLIC WORKS CONSTRUCTION INSPECTION:** All work shown on the Improvement Plans shall be inspected to the approval of the Town Engineer. Uninspected work shall be removed as deemed appropriate by the Town Engineer.
61. **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.
62. **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.
63. **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.
64. 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.

65. 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).
66. 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.

67. DISCLOSURE OF REVISIONS: All modifications or deviations between submittals must be clearly identified on the plans using standard drafting conventions (clouds and deltas) and detailed in a formal compliance memorandum. PPW/Engineering approval is limited

strictly to those revisions explicitly disclosed in this manner. Any undisclosed changes discovered after permit issuance shall be considered unapproved and may be subject to immediate revocation of the permit or a requirement for plan re-submittal at the applicant's expense.

68. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

69. 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.
70. UPGRADED FIRE SPRINKLERS REQUIRED (Approved AMMR shown on sheet A-1.1): 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. Main house and detached ADU require sprinklers. Make a note on building permit plan set coversheet that this project has an approved AMMR.
71. REQUIRED FIRE FLOW (Approved AMMR PC 261767): The minimum required fireflow for this project is 1,125 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.3.1]. Upgrade sprinkler and construction type V-A will be provided.
72. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED (Approved AMMR shown on sheet A-1.1): 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%. Maximum grade shall not exceed 15%. The SCCFD may permit grades up to a maximum of 20% with approved mitigation measures if no other method is practical and when approved by the Fire Code official. In no case shall each section greater than 15% gradient exceed 300 feet in length. There shall be a minimum 100 feet length of 15% or less gradient between each 300-foot section. NOTE: See surface requirements in item II.G, below. a. State Responsibility Area (SRA) excluding Ranchlands (AR): Maximum grade shall not exceed 16%. 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.

73. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIRED (Approved AMMR shown on sheet A-1.1): 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. Pervious Paver Surface turnaround requires an Alternate Means and Methods request (AMMR) submitted to SCCFD office
74. WILDLAND URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Wildland-Urban Interface Code 2025 Chapter 5. Note that vegetation clearance and shall be in compliance with California Wildland-Urban Interface Code Section 603 prior to project final approval. Check with the Planning Department for related landscape plan requirements.
75. 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). 2025 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
76. 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.

77. 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.
78. EMERGENCY GATE/ACCESS GATE REQUIREMENTS (As noted on sheet A-4): Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed.



March 30, 2026

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

**Re: The Forrester Residence, 233 Forrester Road (formerly)
Project Description/ Letter of Justification**

To Whom it May Concern:

On behalf of Hilow Road LLC, I am pleased to present this new project to the Town of Los Gatos. The proposed project is a new two-story single family residence with an attached three car garage. A detached accessory dwelling unit is also proposed. This letter accompanies the submitted building plans and additional exhibits for the above referenced project, and contains descriptions of the property, the neighborhood, and how it complies with the Hillside Development Standards and Guidelines.

EXISTING PROPERTY DESCRIPTION

The property is located at the end of Forrester Road in a neighborhood of very large estate type properties with varying architectural styles, but many are quite formal and traditional. The neighborhood is zoned hillside, but Forrester Road is the basin of a natural valley. All the homes are not visible from anywhere other than the street.

This property was created by a recent SB-9 lot split, and is undeveloped. The property used to be a part of the parcel uphill and to the north. The remaining lot is just under 2 acres. The net site area is 1.79 acres after the ingress/egress easements are subtracted. It is a corner lot with Forrester Road frontage on both the south and east sides of the lot. Forrester Road becomes a private road at the western edge of the property and it continues up hill to serve three properties.

Much of this lot has a slope at or greater than 30%, with the exception of a 50 foot wide flatter area about 15 feet above the road and running east to west going from one side of the property to the other. This area contains a drainage pond that will be filled in. Drainage will be rerouted off property as a condition of the sale.

There are only three trees on the lot, all of which will be removed. None are of high value as they are split at the base and leaning heavily.

PROPOSED DEVELOPMENT DESCRIPTION

The proposed home is 5,973 SF and includes 5 bedroom suites, an office, a covered loggia, a covered veranda, and a 3-car garage. The home presents itself to the street on the south facing side, as that is the predominate viewing angle and aligns with the other homes on the street. The front facade is mostly symmetrical with a covered porch in the center. The garage is on the east side of the home along with the firetruck turnaround, while the living room, dining room and family rooms face the west where there is room for outdoor activities on the remaining flat area of the lot.

At the rear of the house, there is a site retaining wall holding back the hill for access around the house.

The home is designed in a traditional Mediterranean style. This includes a predominantly stucco facade with natural stone accent walls, and cast limestone lintels, sills, and trim. Materials also include exposed stained wood, shaped rafter tails, copper half round gutters and a two-piece clay tile, barrel roof. Wrought iron handrails and guards, and recessed, dark metal framed windows and doors complete the look. (See color samples on the Exterior Elevation sheets for specifics)

GRADING

The proposed home sits centered on the flattest area of the lot. There are two other factors that contributed to its final location. Although there is road frontage on two sides, only the eastern side is at an elevation that allows realistic vehicular access. The slopes on the south side are much too steep to traverse by car to reach the existing pad. The other factor is that there is no legal firetruck turnaround on Forrester road. A turnaround has to be placed onsite and the garage has been placed directly adjacent to it for efficiency. Other than the filling of the drainage pond, only minor grading is required for the driveway and turnaround.

The tallest site walls (5 feet tall) are located at the rear of the residence. These walls are placed to allow minimum access around the house and ADU. Additional site walls that are on average much less than 5', are adjacent to proposed street parking. There is no room for parking at the main level near the turnaround. Some additional grading is proposed below the pool and ADU, and is within the grading guideline limitations.

Preliminary Grading and Drainage plans prepared by the civil engineer details the cuts, fills, retaining walls and earthwork quantities.

LANDSCAPING

A preliminary landscape plan is included with the application. A pool is proposed between the house and ADU, all within the LRDA. The site is almost 100% void of any vegetation other than a couple scrub oaks, and native grasses. Dozens of new oak trees and olive trees are proposed around the perimeter of the development, and several specimen crape myrtles, pistache and arbutus marina punctuate the landscape design. A majority of the proposed plantings are California natives indigenous to the immediate area and are from the Town's plant list for Hillside areas. The landscaping is relatively minimal and encompasses a 30-40 foot radius from the house, leaving the hillside in native grasses and meadow flowers.

EXCEPTIONS JUSTIFICATION

Residence Outside the LRDA:

A somewhat narrow swath of LRDA is identified onsite as described above and is almost certainly man made in part to create the drainage pond. 95% of the house is within this LRDA with only a small sliver of the residence along the rear outside of it. The footprint of the home in large part matches the LRDA area and we humbly request this small exception. The proposed home is in keeping with all the homes in the area both in floor area and massing.

Site Walls Longer than 50 feet:

There is only one wall that is longer than 50 feet. The proposed site wall is located along the rear of the development behind the house more than 100 feet from the property line. This wall is completely hidden from offsite as it is just 5 feet from the house. This wall is required to keep the

hillside from being directly retained by the house, which would be much more challenging structurally and for site drainage.

Grading: Exceedance of Grading Limitations

The requested vertical cut of 8 feet is required to accommodate the firetruck turnaround. Of all the templates provided by the fire department, the proposed template requires the least amount of grading. As shown on the grading exceptions diagram, there is only a small portion of the turnaround that exceeds the grading guidelines limits.

At the uphill side of the home, some small areas of cut is being requested for access around the house and ADU. These areas have been kept to the bare minimum to gain access around the house. This is also necessary to provide good structural separation between the house and the retaining of the hill above. It also provides better site drainage.

COMPLIANCE WITH HILLSIDE DESIGN STANDARDS & GUIDELINES

The proposed home specifically addresses the Hillside Design Standards & Guidelines as follows:

II. CONSTRAINTS ANALYSIS:

- The proposed home preserves views and sits well below any visibility from viewing platforms.
- The proposed home is sited almost entirely within the LRDA, with a minor exception.

III. SITE PLANNING:

- Even though the average slope of the property is almost 33%, the proposed home is placed such that very little grading is required to reach it for both vehicles and pedestrian access.
- Proposed activity areas are also proposed on the flattest areas of the lot and completely in the LRDA.

IV. DEVELOPMENT INTENSITY:

- The proposed home floor area is very much in keeping with the neighborhood in both floor area and massing.

V. ARCHITECTURAL DESIGN:

- The traditional mediterranean style is both in keeping with the hillside setting as well as the formal estates character of the neighborhood.
- The materials proposed are integral color smooth stucco, natural stone veneer, and stained wood accents, all earth toned and will blend into the hillside. All meet stringent WUI classified fire resistant materials.
- An average LRV for all exterior surfaces has been calculated to meet the 30 LRV requirement.

VI. SITE ELEMENTS:

- Site walls are finished in natural earth tones to blend with the hillside and also match the house. All site walls are kept to 5' tall or less.

VII. LANDSCAPE DESIGN:

- All proposed plantings are California natives and/or drought tolerant.
- Proposed trees and shrubs are located in a natural and irregular pattern to blend with the natural landscape.

CONCLUSION

This house has been conceived from the beginning to be compatible with both the neighborhood and the site. The size, mass, color and exterior style are in keeping with the surrounding properties and will enhance the neighborhood. It complies with the 25 foot height limit and requires very minimal exceptions.

Sincerely,

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

Gary Kohlsaatt
Architect C19245



ARCHITECTURE PLANNING URBAN DESIGN

April 9, 2026, 2026

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

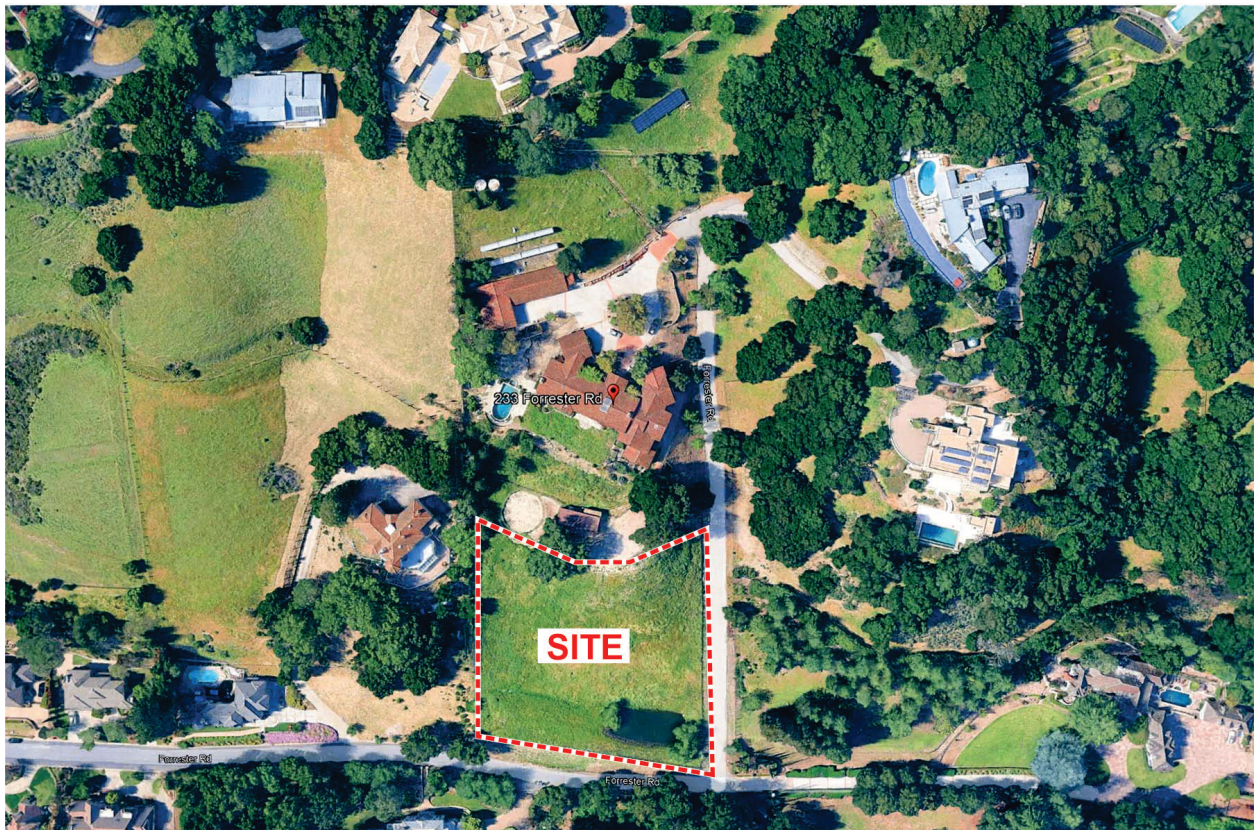
RE: 223 Forrester Road

Dear Jocelyn

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

NEIGHBORHOOD CONTEXT

The site is located on a semi-rural interface parcel of large lots with substantially steep uphill slopes. Photos of the site and its surrounding neighborhood are shown on the following page.



6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

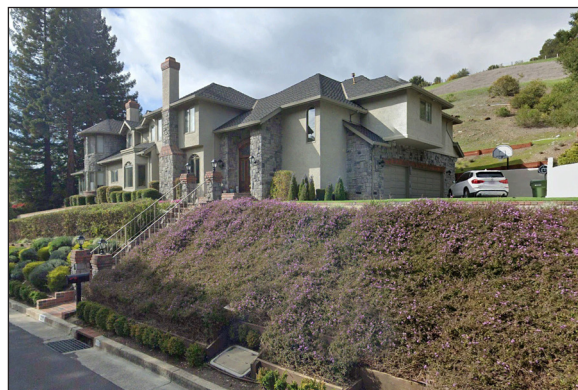
EXHIBIT 5



THE SITE FROM ROAD



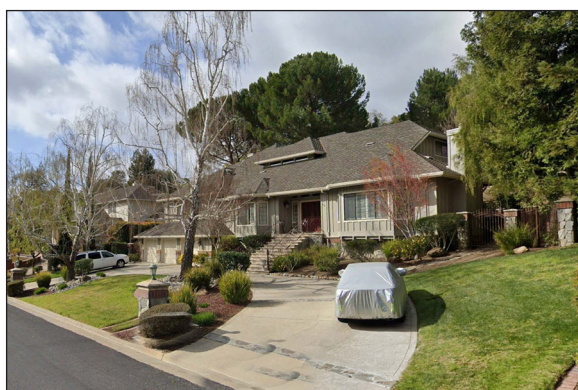
THE SITE from adjacent parcel



House to the immediate left



Entry gate to home immediately across Forrester Road



Nearby homes to the left

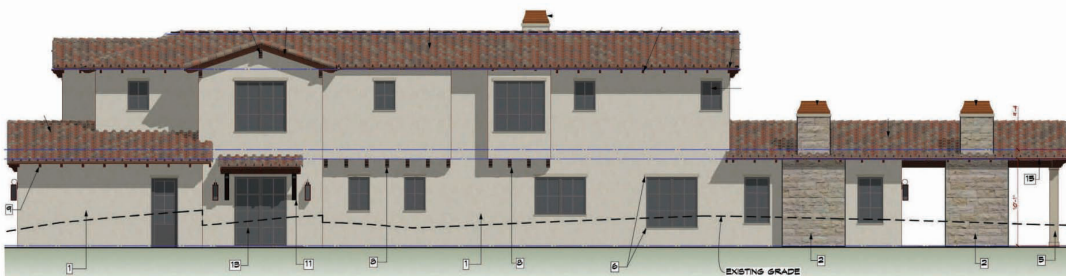


Nearby home across Forrester Road

PROPOSED PROJECT



Proposed Front Elevation



Proposed Rear Elevation



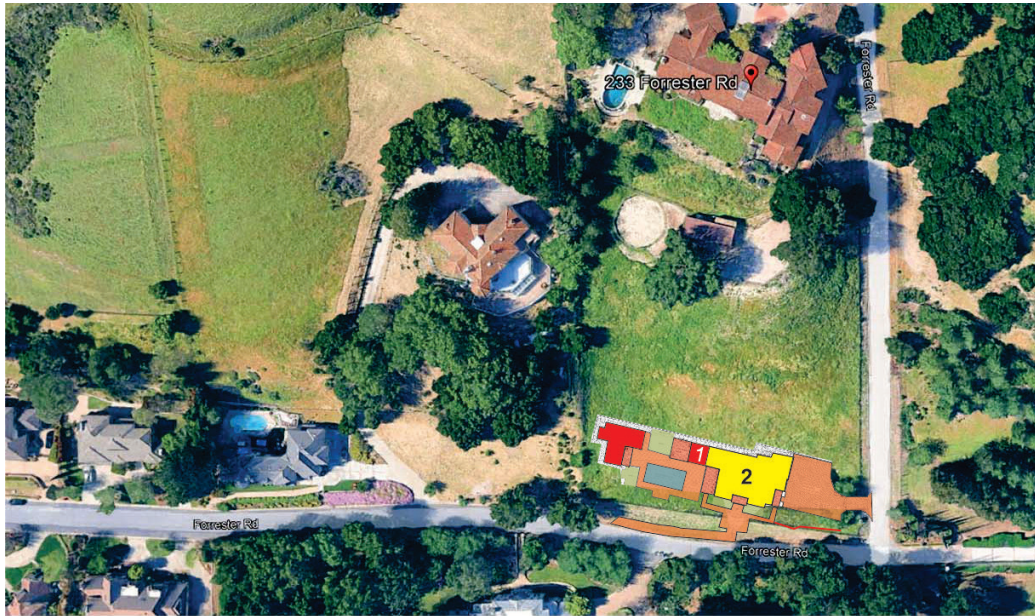
Proposed Left Side Elevation



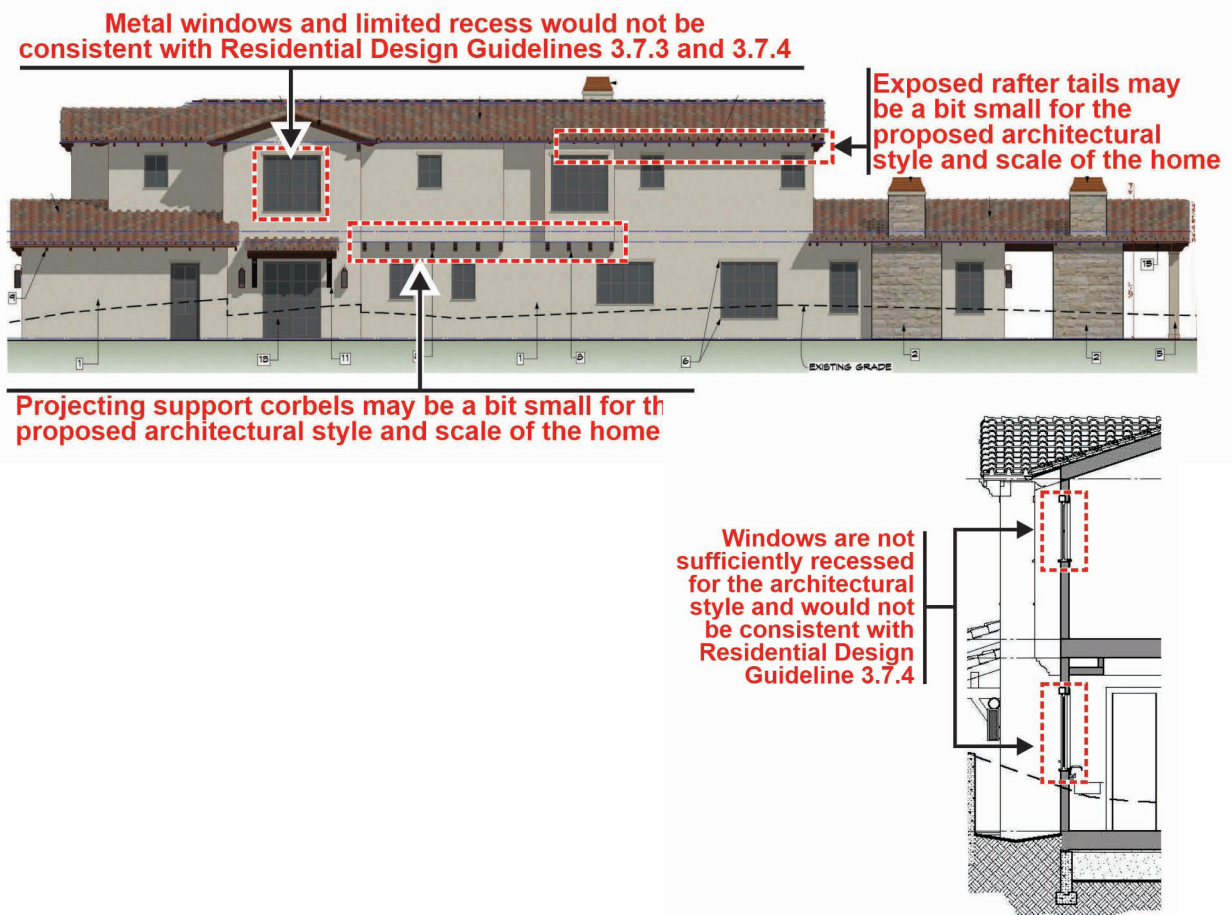
Proposed Right Side Elevation

ISSUES AND CONCERNS

The site is quite large but the house is sited very close to the facing road which is common for nearby homes to the west on the uphill side of Forrester Road.



The proposed home is very well designed in an architectural Mediterranean Style with good attention to forms and details appropriate to the style. There are only a couple of details that I would suggest staff review further with the applicant.



1. Windows need further clarification to assure that they are consistent with Residential Design Guidelines 3.7.3 and 3.7.4.

- Windows are not sufficiently recessed from the exterior surface of the wall.
- Metal windows may be too small in sash section of for the style and scale of the house.
- No details are provided for the divided lite window grids.

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles.*

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and beads are strongly encouraged unless the architectural style would not normally have those features.*
- ***Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.***
- ***Divided lights (i.e., larger window panes broken up into smaller pieces) are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions (i.e., the ratio of the horizontal to the vertical dimension) of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a spacer muntin between the panes of glass. Use consistently for windows on all sides of the house.***

Note: For previous homes similar to this one, staff has consistently ask for wider window sashes such as wood or metal clad wood.

2. Clarification is needed on the scale and shapes of the proposed exposed rafter tails and corbels. In some drawings they appear appropriate in size and scale but not so much in others.

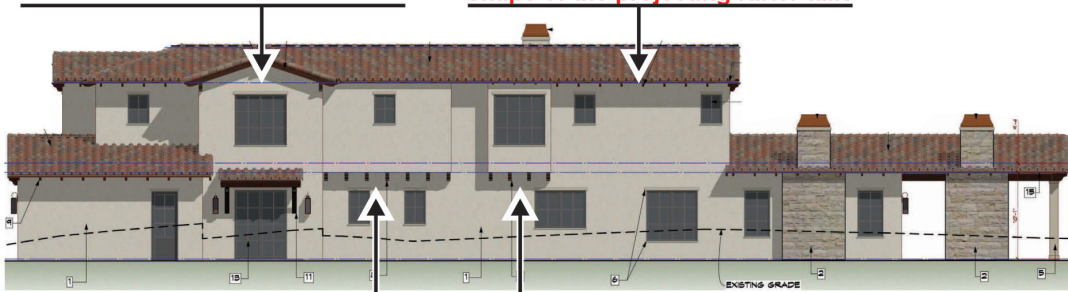
RECOMMENDATIONS

1. Work with the applicant to review the details for windows and supporting rafters and corbels.
Jocelyn, please let me know if you have any questions or if there are any issues that I did not address.

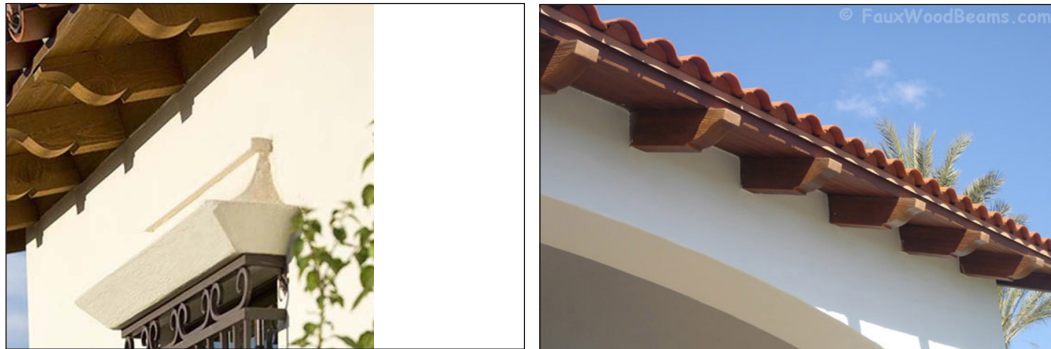
**Provide more details on windows
to assure that they are consistent
with Residential Design Guidelines
3.7.3 and 3.7.4**

- Materials
- Recesses
- Window grids

**Provide more details on the size and
shape of the projecting rafter tails**



**Provide more details on the size and shape
of the projecting support corbels**



Exposed rafter examples



Divided lite window grid examples

Sincerely,
CANNON DESIGN GROUP

A handwritten signature in black ink, reading 'Larry L. Cannon'.

Larry L. Cannon



Town of Los Gatos
Planning Division
110 E. Main Street
Los Gatos, CA 95030

June 11, 2026

Re: 233 Forrester Road
Architecture & Site App.: S-26-010

Attn: Jocelyn Shoopman

Below is our response to the consulting architect's comments & recommendations dated April 9, 2026.

Issues & Concerns:

1. The windows are now shown with a 2" minimum recess. The windows are now labeled aluminum clad, wood framed. The grids on the windows may be hard to see in the color elevations; the glass has been lightened to make them more apparent. The elevation notes, now also call out the minimum mullion thickness. Wood trim would not be appropriate on a stucco finished house.
2. The thickness of the rafter tails and corbels is now labeled on the elevation callouts. This is what is pictured on the elevations and renderings on the cover sheet.

We thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jaclyn Greenmyer".

Jaclyn Greenmyer

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August 18, 2026

Jocelyn Shoopman
110 E. Main Street
Los Gatos, CA 95030



Monarch Consulting Arborists

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

Summary

The plans indicate a new residence, pool, and Accessory Dwelling Unit (ADU). The inventory contains three (3) trees comprised of one species (*Salix lasiolepis*). There are three (3) Protected trees, no Large Protected, no Exempt (fruit or nut trees), and no Street Trees. All three trees are in fair condition. All three trees are expected to be highly impacted and removed as they are located in the footprint of the proposed improvements. Three (3) protected trees are required to be replaced. The three (3) trees appraised for a value of \$11,230.00.

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. 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 August 12, 2026. No tree risk assessments were performed. Tree heights and canopy diameters are estimates.



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.

The plans reviewed for this project are provided in the plan set by Kohlsaas & Associates dated May 30, 2026 submitted to the Town.

Observations

The plans indicate a new residence, pool, and Accessory Dwelling Unit (ADU).

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 three (3) trees comprised of one species (*Salix lasiolepis*). There are three (3) Protected trees, no Large Protected¹, no Exempt² (fruit or nut trees), and no Street Trees³ The inventory contains three (3) arroyo willow trees (Table 2).

Table 2: Tree Inventory

Tree Species	I.D. #	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition
willow (<i>Salix lasiolepis</i>)	1	10	20	10	Fair
willow (<i>Salix lasiolepis</i>)	2	14	25	15	Fair
willow (<i>Salix lasiolepis</i>)	3	12, 8, 8	30	30	Fair

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”.

“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 three (3) trees appraised for a value of \$11,230.00.

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. All three trees are in fair⁴ condition.

Mitigation for Removals

The table below indicates the recommended replacement values (Table 3). Three (3) protected trees are required to be replaced. 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.

⁴ 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.



Table 3: Town of Los Gatos Tree Canopy - Replacement Standard

Canopy Size of Removed Tree (1)	Replacement Requirement (2)(4)	Single Family Residential Replacement Option (3)(4)
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or three 36 inch box trees	Not available
Greater than 55 feet	Ten 24 inch box trees; or five 36 inch box trees	Not available

¹To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.

²Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

³Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All 15-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council.

⁴Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Replacement requirements in the Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillsides.



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.

All three trees are expected to be highly impacted and removed as they are located in the footprint of the proposed improvements.

Tree Protection

There is no tree protection for this project.

Conclusion

The plans indicate a new residence, pool, and Accessory Dwelling Unit (ADU). The inventory contains three (3) trees comprised of one species (*Salix lasiolepis*). There are three (3) Protected trees, no Large Protected, no Exempt (fruit or nut trees), and no Street Trees. All three trees are in fair condition. All three trees are expected to be highly impacted and removed as they are located in the footprint of the proposed improvements. Three (3) protected trees are required to be replaced. The three (3) trees appraised for a value of \$11,230.00.

Recommendations

Provide the appropriate quantities of replacement trees to mitigate the removal (10, 15, and 30 foot crown diameters).



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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ISA. *Guide For Plant Appraisal 10th Edition*. Savoy, IL: International Society of Arboriculture, 2018. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA

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.

Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment*: International Society of Arboriculture, 2025. Print



Appendix A: Photographs

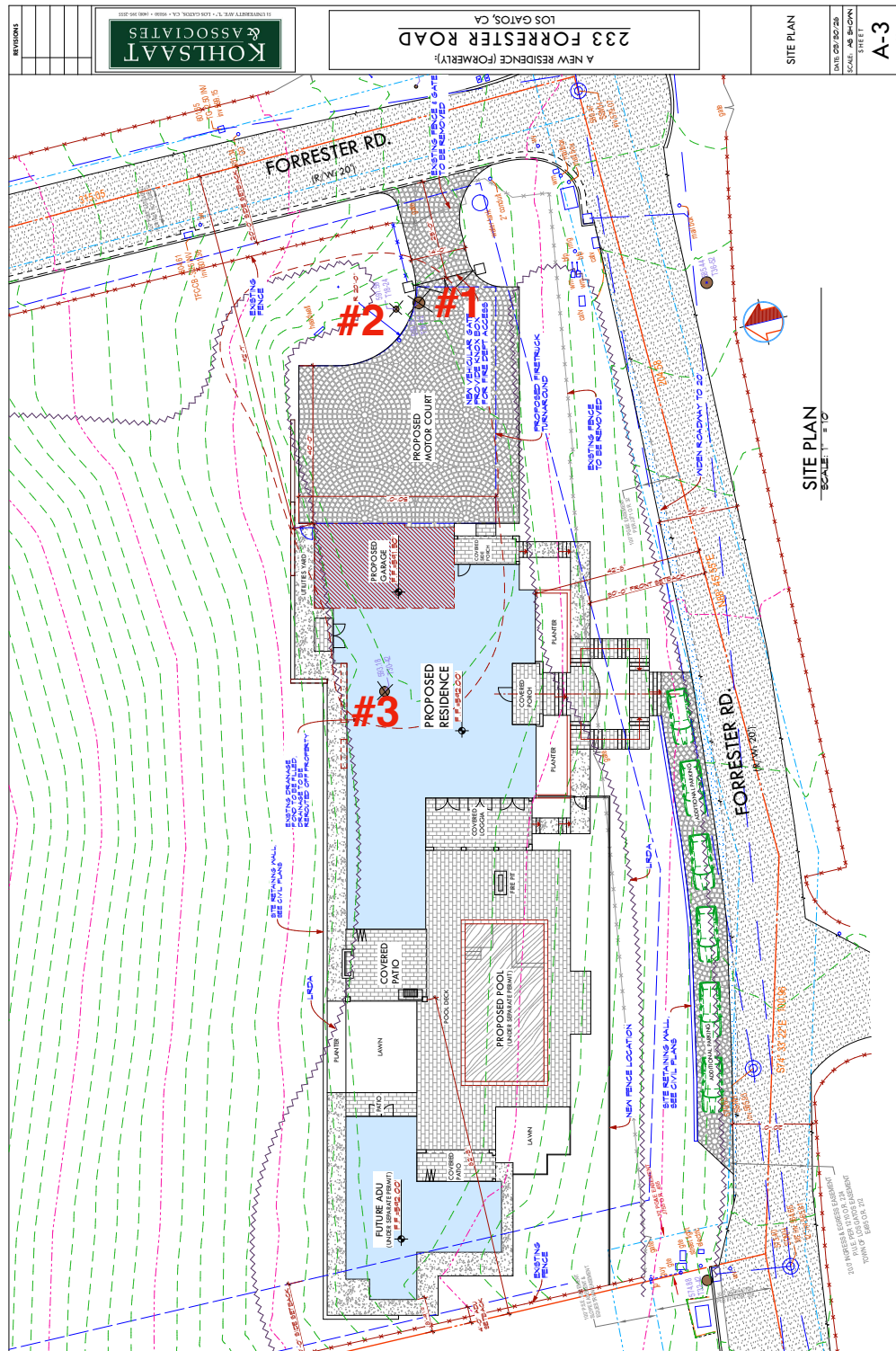
A1: Trees 1 and 2



A2: Tree #3



Appendix B: Site Plan and Tree Locations



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® and Tree Risk Assessor Qualified. 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 Assessor Qualified

 **asca** RCA #496
Registered Consulting Arborist®



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Town of Los Gatos
Planning Division
110 E. Main Street
Los Gatos, CA 95030

September 16, 2026

Re: 233 Forrester Road
Architecture & Site App.: S-26-010

Attn: Jocelyn Shoopman

The owner was able to meet with five of the neighbors surrounding the property. They introduced ourselves and asked if they had any questions or concerns regarding the upcoming construction of the new home. All five were positive, and none expressed any objections. It was a great opportunity to establish a relationship with the neighbors and let them know that we are available if any questions come up as the project moves forward.

Neighbors They Met:

██████████ — Across the Street
Spoke with James Petros

██████████ — Up the Street, Above the Project
Spoke with Jonathan and Janine Miller

██████████ — Up the Street, Above the Project
Spoke with Gia Nguyen

██████████ — Next Door
Spoke with JB Satia

██████████ — Large Estate Next Door
Met Jim and spoke with his daughter, Tracy

Overall, it was a very positive experience. Everyone was friendly and receptive, and no concerns or objections were raised regarding the upcoming construction.

Sincerely,

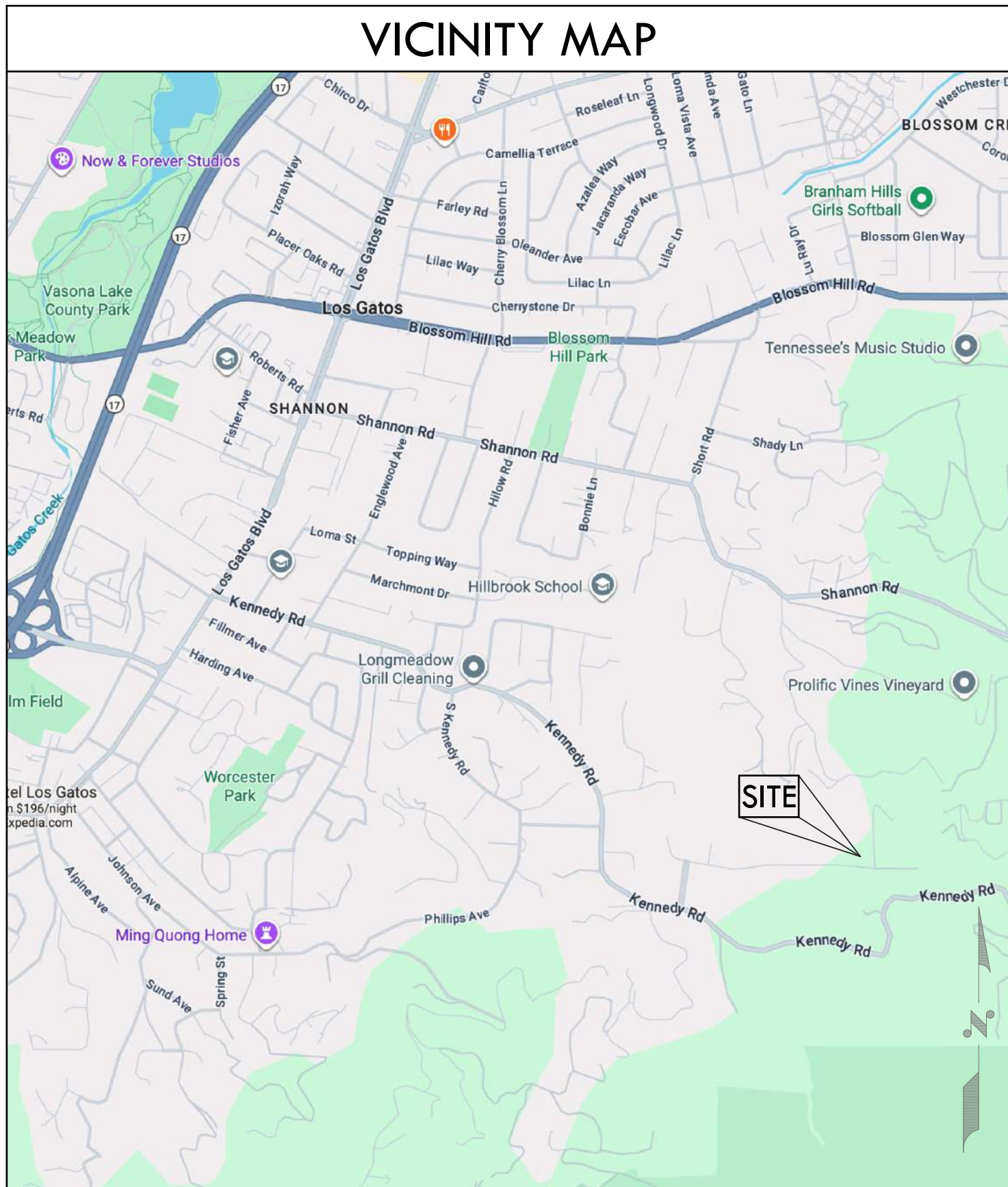
A handwritten signature in black ink, appearing to read "Jaclyn Greenmyer".

Jaclyn Greenmyer

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The Forrester Residence



PROJECT DIRECTORY	
ARCHITECT: KOHLSAAT & ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 395-2555	SURVEYOR & CIVIL ENGINEER: HANNA-BRUNETTI 7651 EIGLEBERRY STREET GILROY, CA 95020 TEL: (408) 842-2173
LANDSCAPE ARCHITECT: KAREN AITKEN & ASSOCIATES 8262 RANCHO REAL GILROY, CA 95020 TEL: (408) 857-6275	
NOTES	
A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO THE ISSUANCE CERTIFICATE OF OCCUPANCY. THE PROJECT IS LOCATED IN THE WILDLAND URBAN INTERFACE FIRE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE SECTION 603 PRIOR TO PROJECT FINAL INSPECTION. THIS PROJECT HAS AN APPROVED AMMR.	
SCOPE OF WORK	
CONSTRUCTION OF A NEW 5,621 S.F. SINGLE FAMILY RESIDENCE WHICH INCLUDES 5 BEDROOMS, 6 BATHROOMS, (1) 1/2 BATHROOM, AND A 3-CAR GARAGE. ALSO INCLUDE AN OFFICE, LOFT, COVERED VERANDA, AND COVERED LOGGIA.	

PROJECT DATA

PROJECT ADDRESS:	233 FORRESTER ROAD (FORMERLY) LOS GATOS, CA 95030
OWNER:	HILLOW ROAD LLC (408) 406-9871
APN#:	557-21-010 (FORMERLY)
ZONING:	HR-2 1/2
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-A / SPRINKLERED (UPGRADED NFPA 13D)
GROSS SITE AREA:	84,236 S.F. / 1.93 AC
EASEMENT AREA: (INGRESS/EGRESS)	6,187 S.F. / .14 AC
NET SITE AREA:	78,157 S.F. / 1.79 AC
AVERAGE SLOPE:	32.91% (REDUCE AREA BY 60%)
NET SITE AREA REDUCTION:	84,236 SF X 0.40 = 33,694 SF
ALLOWABLE F.A.R. - RESIDENCE:	6,000 SF (+400 SF GARAGE ALLOWANCE)
TREE REMOVALS:	2

<u>FLOOR AREAS:</u>	<u>PROPOSED</u>
MAIN FLOOR	3,134 SF
UPPER FLOOR	2,487 SF
GARAGE (LESS 400 SF)	352 SF (752 SF)
TOTAL	5,973 SF
ACCESSORY DWELLING UNIT	1,193 SF

<u>SITE AREAS:</u>	
RESIDENCE FOOTPRINT	3,886 SF
ADU	1,193 SF
COVERED PORCH & PATIOS (RESIDENCE)	354 SF
COVERED PATIO (ADU)	160 SF
TOTAL BUILDING COVERAGE	6,093 SF
PATIOS & PATHS	2,507 SF
POOL & SPA	200 SF
PARKING AREA (PERMEABLE)	1,066 SF
DRIVEWAY (PERMEABLE)	3,786 SF
TOTAL SITE COVERAGE	14,252 SF

SHEET INDEX
A-1 COVER SHEET A-1.1 APPROVED AMMR A-2 NEIGHBORHOOD PLAN A-3 VISIBILITY ANALYSIS A-4 SITE PLAN A-5 GRADING EXCEPTIONS 1 CIVIL COVER SHEET 2 BASMAA BEST PRACTICES 3 EXISTING TOPOGRAPHY PLAN 4 GRADING & DRAINAGE PLAN 5 CIVIL CROSS SECTIONS & DETAILS 6 EROSION CONTROL PLAN A-6 MAIN FLOOR PLAN A-7 SECOND FLOOR PLAN A-8 ROOF PLAN A-9 FRONT & LEFT ELEVATIONS A-10 REAR & RIGHT ELEVATIONS A-11 CROSS SECTIONS A-12 CROSS SECTIONS A-13 SHADOW STUDIES L-1 LANDSCAPE LIGHTING, LAYOUT & MATERIAL PLAN L-2 PLANTING PLAN L-3 IRRIGATION PLAN L-4 IRRIGATION DETAILS L-5 PLANTING DETAILS
EXHIBIT 9

REVISIONS

A. 06/12/26

B. 07/24/26

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE. "L" • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

COVER SHEET

DATE: 09/30/26

SCALE: AS SHOWN

SHEET

A-1

1 OF -

EXHIBIT 8



FIRE DEPARTMENT
SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 (408) 378-9342 (fax) www.sccfd.org



261767

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF
CONSTRUCTION, OR MODIFICATION OF CODE

Project Address: 233 Forrester Rd, Los Gatos, portion of APN 537-21-010

Applicant's Name: Valy Jalalian

Applicant's Address: 140 Clover Way, Los Gatos, CA 95032 Suite

Telephone: 408 406-9371 Fax:

The applicant hereby requests the following:

- ☒ Use of Alternate Materials or Method of Construction
☐ Modification of Code

Codes Affected:

- ☐ Building Code
☐ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: CFC B105.1, CFC D102.1

Brief description of the request: Request for an exception for both hydrant fire flow and pressure to the available 616 GPM at 20 PSI and use of permeable pavers for the fire access and turnaround. To mitigate the fire flow/pressure of the hydrant, the building will built with V-A construction type, 4 head calculation for fire sprinklers, add fire sprinklers to bathrooms, closets, and covered porches, and extend zone 0 defensible space to 0-10ft. The permeable pavers will meet the 75,000 lb loading, see attached. The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire- resistance, durability, safety, etc.

Organized as the Santa Clara County Central Fire Protection District
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos,
Los Altos Hills, Los Gatos, Monte Sereno, and San Jose

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: Project will be built above the WUI standards for building construction to V-A construction type

2. Strength The permeable pavers in the fire access road will meet the required 75,000 loading, see letter from geotechnical engineer.

3. Effectiveness: Even though the fire hydrant pressure and flow rate is lower than the required 750 GPM at 20 PSI, the 616 gpm in conjunction with 4 head sprinkler calculation, extra sprinklers, extra zone zero defensible space, and upgraded construction type to provide effectiveness.

4. Fire Resistance: Project proposes to construct the building exterior with V-A construction type to harden the building exterior. Moreover the project proposes a larger zone 0 defensible space to 0-10 ft to add the fire resistance.

5. Durability:

6. Safety:

Additional evidence of proof:

Applicant Signature: Valy Jalalian Date: 6-10-2026

The above application has been reviewed and has been:

ACCEPTED

REJECTED

Signature:

Fire Official: Date: 7/16/26

Building Official: Date:

Alternativematerials/es/12.31.14



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:

FIRE DEPT PLAN REVIEW #: 261767

CITY/COUNTY PROJECT #: S-26-010

LOCATION: 233 Forrester Road, Los Gatos

PREPARED BY:

NAME/TITLE: Kenny Ip - Deputy Fire Marshal II

EMAIL: Kenny.Ip@sccfd.org

DATE: 07/17/2026

PROJECT NAME: AMMR - New SFR And New Detached ADU

SCOPE OF WORK:

Alternate Means/Methods Application - Proposed new 6,827 SF two-story single-family residence with attached garage. On the same site, proposed new 1,353 SF detached ADU.

Plan Status:

The alternate means/methods request is APPROVED with the follow conditions.

Discussion:

This application proposes an exception for both hydrant fireflow pressure to the available 616 GPM @ 20 psi and use of permeable pavers for the fire access and turnaround per CFC B105.1 and CFC D102.1.

Proposal:

- Proposed V-A construction type for the main house, the required fireflow is 750 GPM @ 20 psi.
- Upgraded sprinkler system with a 4 head calculation with addition fire sprinklers in bathrooms, closets and covered porches.
- Extend zone 0 defensible space to 0 to 10 feet.
- The permeable pavers will meet 75,000 lbs loading and civil engineer letter attached.

Comments:

- Make a note on building plan set coversheet that this project will be provided with an upgraded NFPA 13D sprinkler system.



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

-Approved metal, all weather sign or markings indicating the words "NO PARKING -- FIRE DEPARTMENT TURNAROUND" shall be installed at the fire apparatus turnaround.

-A sign at the entrance to the parcel that shall include the words "FIRE DEPARTMENT TURNAROUND ON SITE and FIRE DEPARTMENT APPROVED DRIVEWAY"

-A copy of the Alternate Means/Methods application form with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

-A copy of this comment letter shall be made part of the building permit drawing set.

-A note "This project has an approved AMMR" shall be made on the building permit drawing set coversheet or title sheet.

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]

REVISIONS

- A. 06/12/26
B. 07/24/26

KOHLSAAT
& ASSOCIATES
51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95030 • (408) 396-2555

A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

APPROVED
AMMR

DATE: 08/30/26

SCALE: AS SHOWN

SHEET

A-1.1

2 OF -



221



217



218



222



225



(TBD)



227



229



230



233



226



NEIGHBORHOOD PLAN
SCALE: 1" = 100'

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE., T. • LOS GATOS, CA • 95030 • (408) 396-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

NEIGHBORH
OOD PLAN

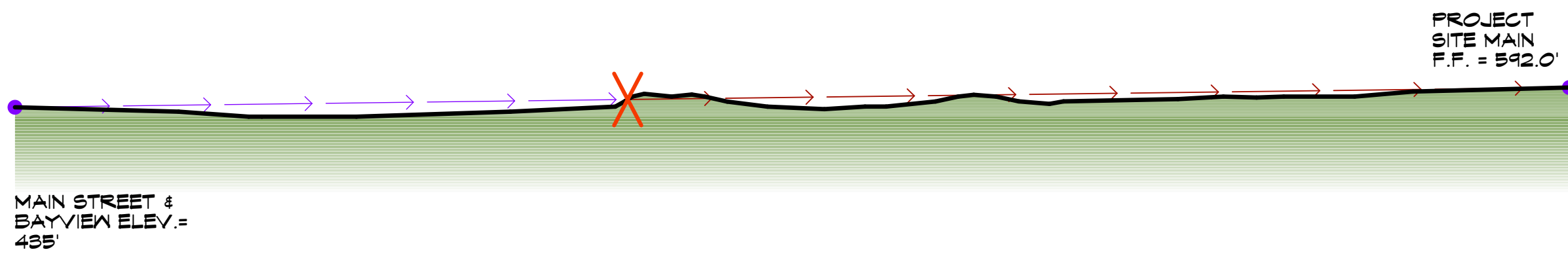
DATE: 09/30/26

SCALE: AS SHOWN

SHEET

A-2

9 OF -



SITE IS NOT VISIBLE FROM ANY VIEWING PLATFORMS

#4 VIEWING PLATFORM TO SITE SECTION - BAYVIEW AVE & MAIN STREET

VISIBILITY ANALYSIS
SCALE: 1" = 1000'

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE., 1ST FLOOR, LOS GATOS, CA 95030 • (408) 395-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

VISIBILITY ANALYSIS

DATE: 09/30/26

SCALE: AS SHOWN

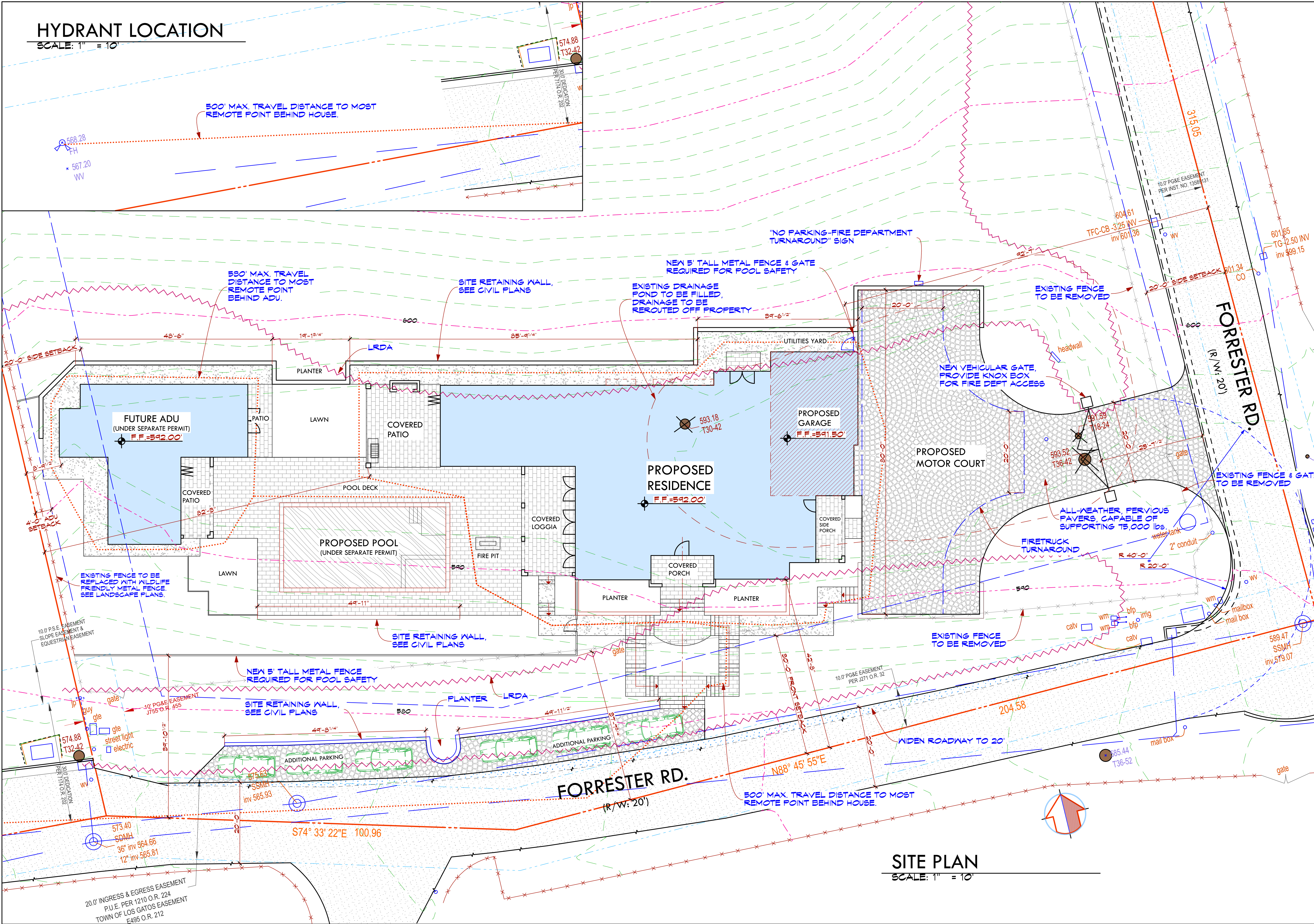
SHEET

A-3

4 OF -

HYDRANT LOCATION

SCALE: 1" = 10'



SITE PLAN

SCALE: 1" = 10'

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE., T. • LOS GATOS, CA • 95030 • (408) 396-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

SITE PLAN

DATE: 09/30/26

SCALE: AS SHOWN

SHEET

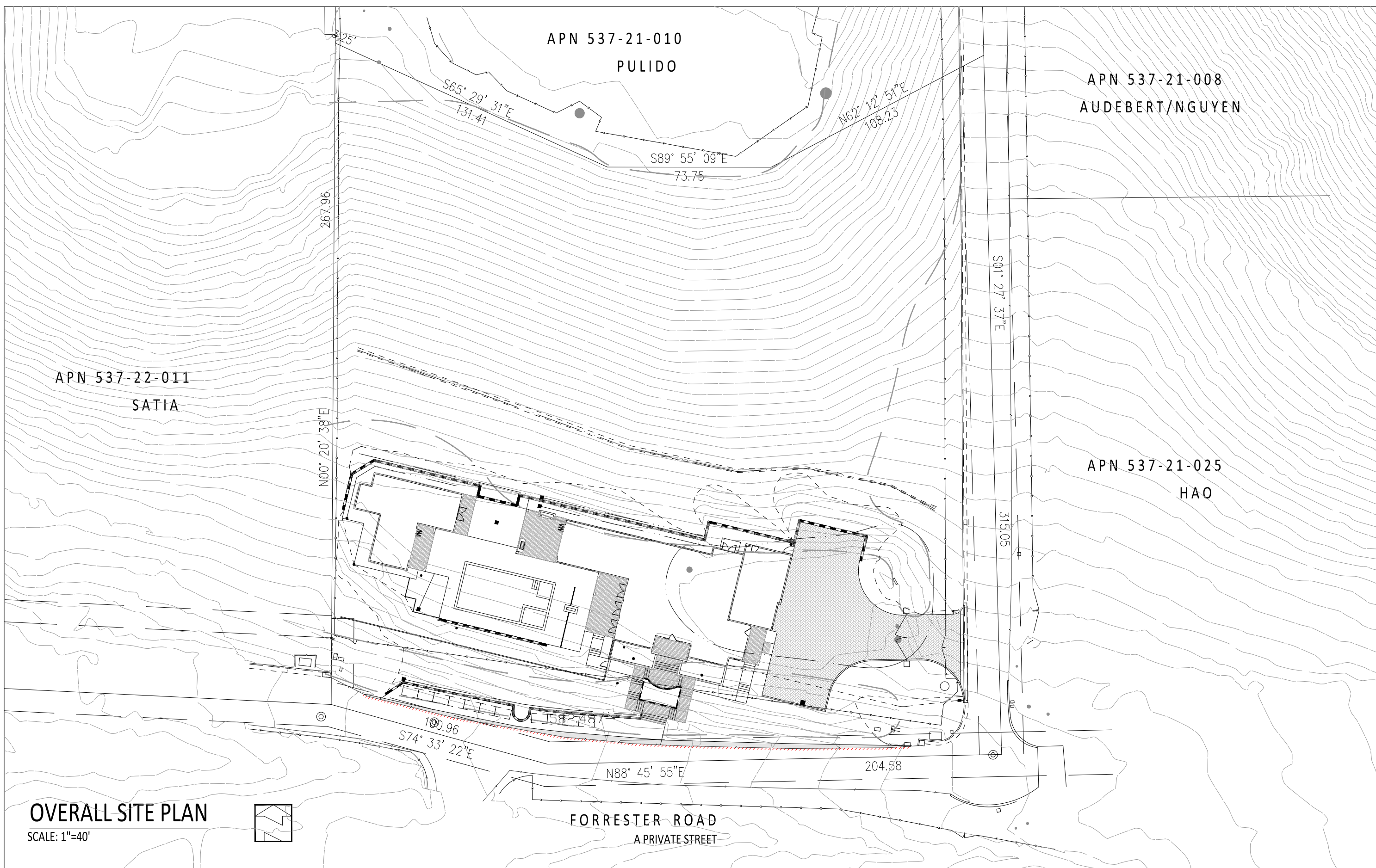
A-4

5 OF -

PLAN FOR THE IMPROVEMENT OF
GRADING & DRAINAGE PLANS
TOWN OF LOS GATOS
ARCHITECTURAL & SITE APPLICATION NO. S-26-010 & GRADING PERMIT NO. GR26-207

TOWN OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
 - a. TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS).
 - b. ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT. THESE PLANS AND DETAILS.
 - c. RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION SOILS ENGINEERREFERENCE REPORT NO. _____, DATED _____, LETTER NO. _____, DATED _____, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THESE PLANS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ON-SITE WORK. THIS MEETING SHOULD INCLUDE:
 - a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
 - b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEIR PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
7. ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
9. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TRAFFIC, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
12. DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.
13. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
14. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN ADVANCE OF CLOSURE, AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND PROTECTION TO THE PUBLIC AT ALL TIMES.
16. OWNER/APPLICANT: _____ PHONE: _____
17. GENERAL CONTRACTOR: _____ PHONE: _____
18. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
19. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.



NOTE:

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

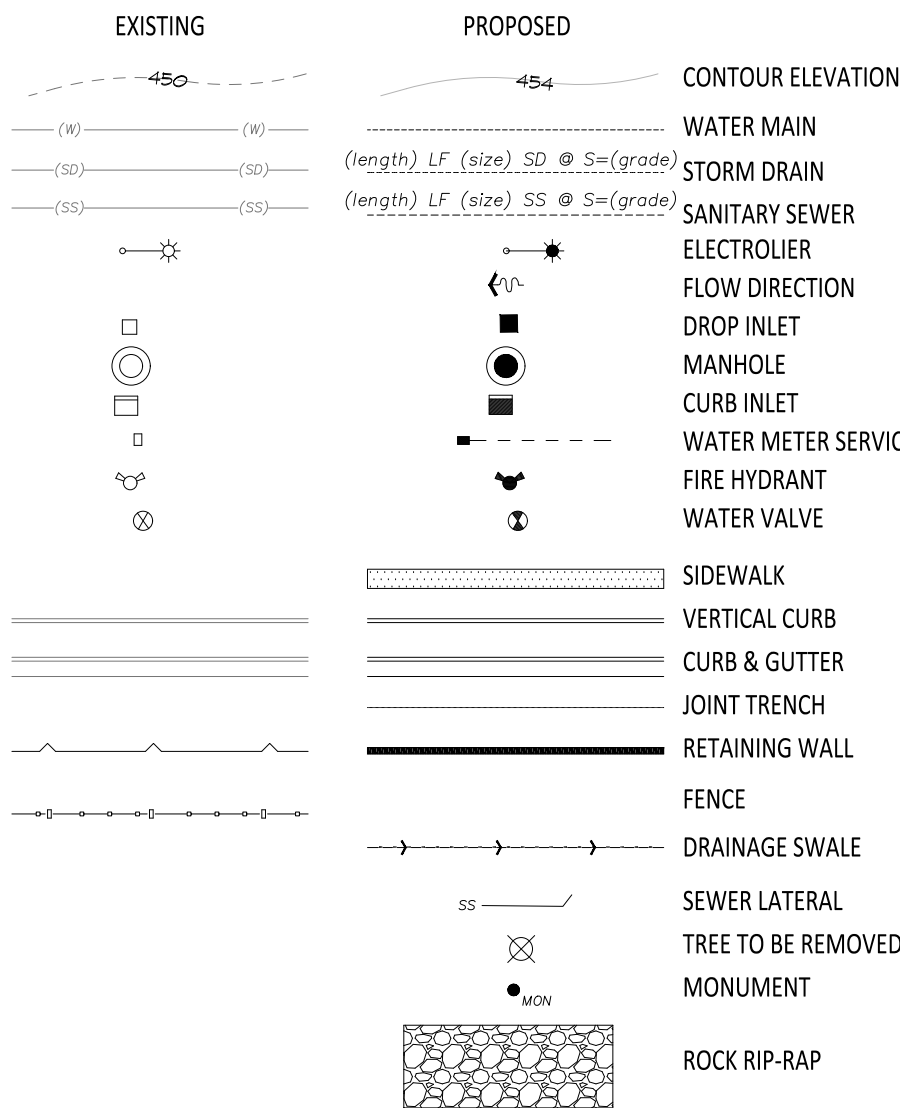
NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

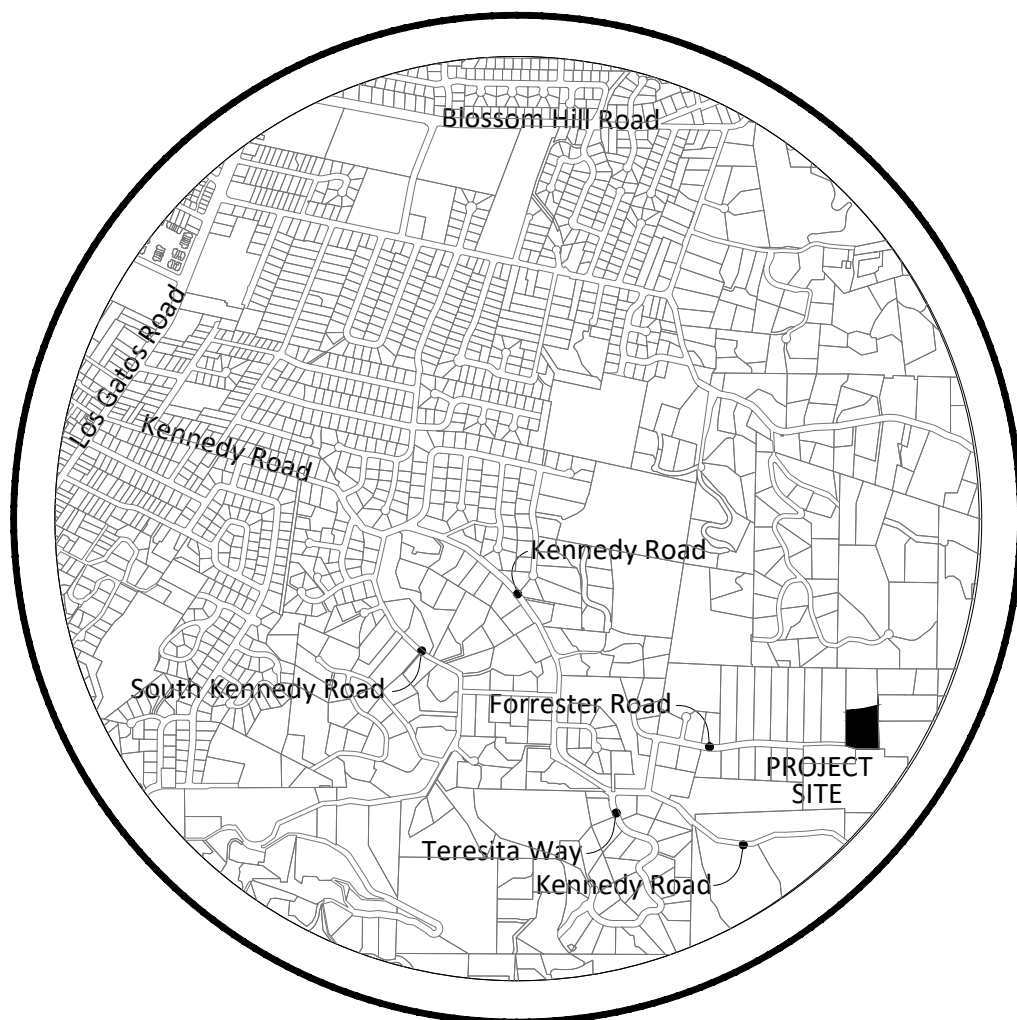
LEGEND



AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BC	BACK OF CURB
BP	BACKFLOW PREVENTER
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CF	CUBIC FEET PER SECOND
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CY	CUBIC YARD
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
(E)	EAST
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PATH
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCED MAIN
FS	FIRE SERVICE
FT	FEET
G	GAS

GA	GAUGE
GB	GRADE BREAK
GM	GAS METER
G5	GAS SERVICE
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
IEE	INGRESS/EGRESS EASEMENT
IN	INCH
INV	INVERT ELEVATION
LAT	LATERAL
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MPH	MILES PER HOUR
(N)	NORTH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PAD	PAD ELEVATION
PC	PORTLAND CEMENT CONCRETE
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PIE	PRIVATE INGRESS/EGRESS EASEMENT
PL	PROPERTY LINE
R	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION

R/W	RIGHT-OF-WAY
(S)	SOUTH
S	SLOPE
SCC	SANTA CLARA COUNTY
SCCFD	SANTA CLARA COUNTY FIRE DEPARTMENT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SF	SQARE FEET
SIWC	SAN JOSE WATER COMPANY
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TELE	TELEPHONE
TLG	TOWN OF LOS GATOS
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
(W)	WEST
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
WVSD	WEST VALLEY SANITATION DISTRICT
XING	CROSSING



VICINITY MAP

SHEET INDEX

1. TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
2. BLUEPRINT FOR A CLEAN BAY SHEET
3. EXISTING TOPOGRAPHY PLAN
4. GRADING & DRAINAGE PLAN
5. CROSS SECTIONS AND DETAILS
6. EROSION CONTROL PLAN

GRADING QUANTITIES			
SITE ELEMENT	CUT	FILL	HEIGHT
MAIN HOUSE	239± C.Y.	2± C.Y.	4.9'±/1.4'
ADU	92± C.Y.	9± C.Y.	4.3'±/3.9'
DRIVEWAY	181± C.Y.	21± C.Y.	8.1'±/2.6'
YARD	297± C.Y.	540± C.Y.	6.5'±/3'
PARKING AREA	45± C.Y.	0± C.Y.	3.2'±/0'
TOTAL	854± C.Y.	572± C.Y.	282± C.Y. OFF-HAUL

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS				
TOTAL SITE AREA: 84,236 SF	TOTAL SITE AREA DISTURBED: 26,982 SF (INCLUDING CLEARING, GRADING OR EXCAVATING)			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	6,640 SF	0 SF	9,995 SF	9,995 SF
TOTAL NEW & REPLACED IMPERVIOUS AREA		9,995 SF		
PERVIOUS AREA	77,596 SF	0 SF		9,995 SF

ABBREVIATIONS

DATE:	July 13, 2026
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	25055

LANDS OF JALALIAN - 233 FORRESTER ROAD

APN 537-21-010

COVER SHEET

207

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

HANNA-BRUNETTI

EST. 1910

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

STREET • GILROY • 95020 • C

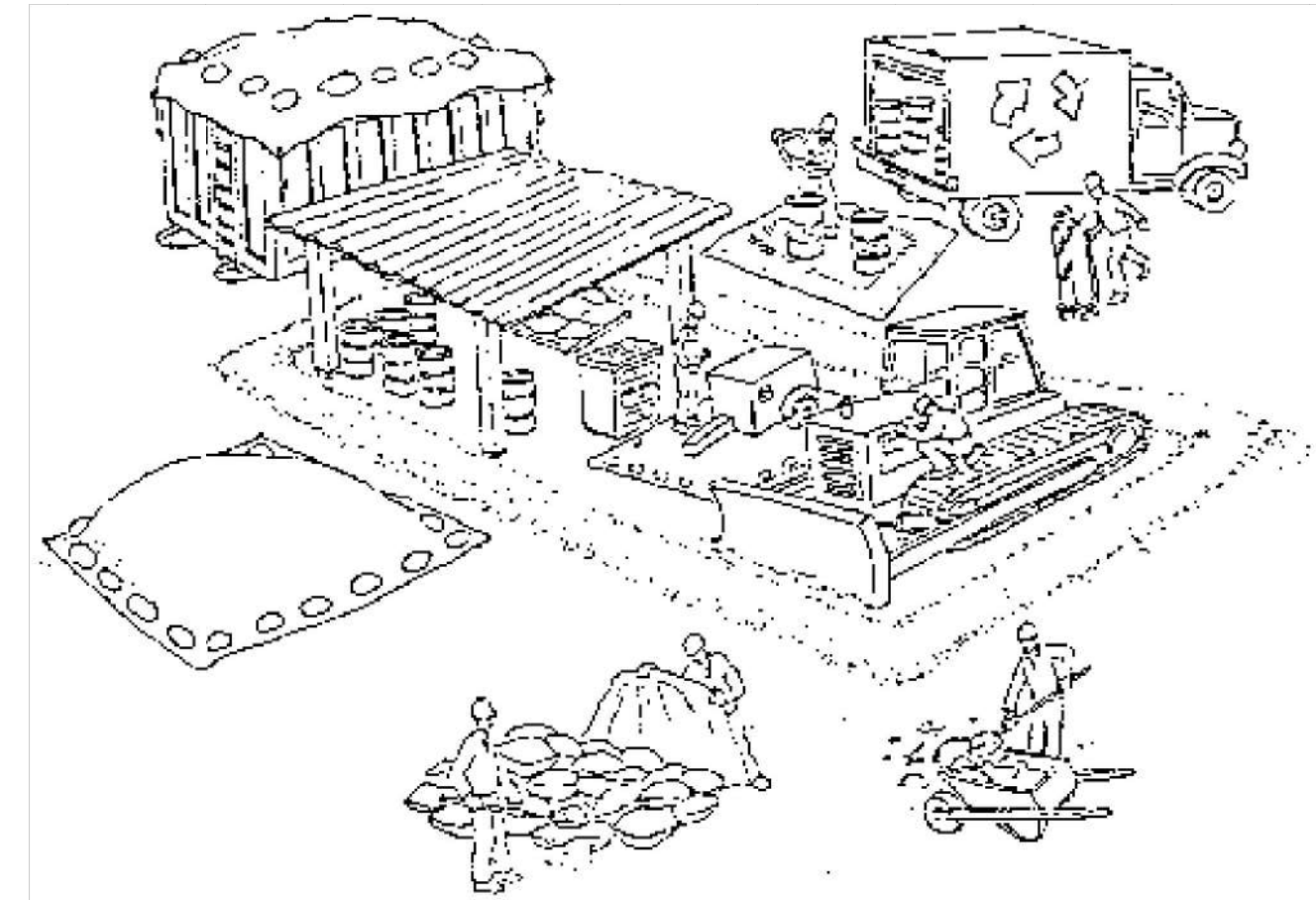
2173

ING@HANNABRUNETTI.COM

[illegible]

SHEET 1 OF 9

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

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



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Vehicle and equipment maintenance & cleaning

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



Dewatering operations

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



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Saw cutting

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

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



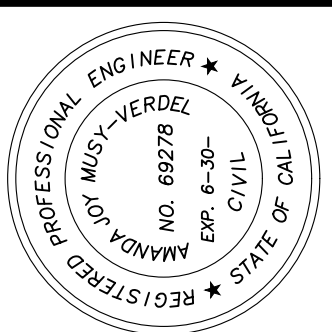
Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

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



DATE:	July 9, 2026
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	25055

PLAN FOR THE IMPROVEMENT OF
LANDS OF JALALIAN - 233 FORRESTER ROAD
APN 537-21-010
EXISTING TOPOGRAPHY PLAN
ARCHITECTURAL & SITE APPLICATION NO. S-26-010 & GRADING PERMIT NO. GR26-207
STATES PARKS AND PUBLIC WORKS

TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1916

**CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS**

7651 EGGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2773
E-MAIL: ENGINEERING@HANNABRUNETTI.COM

◆	REVISIONS	BY	DATE

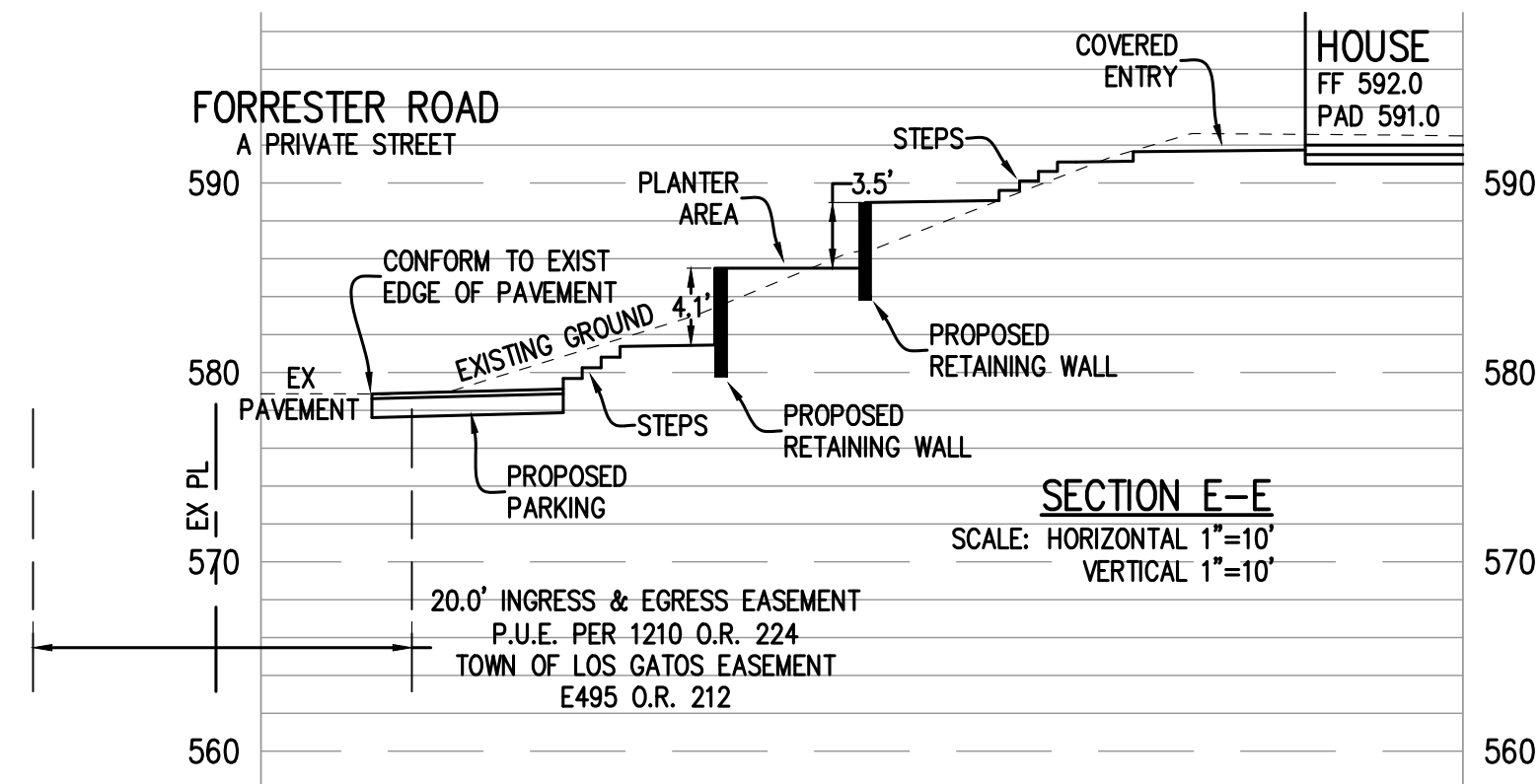
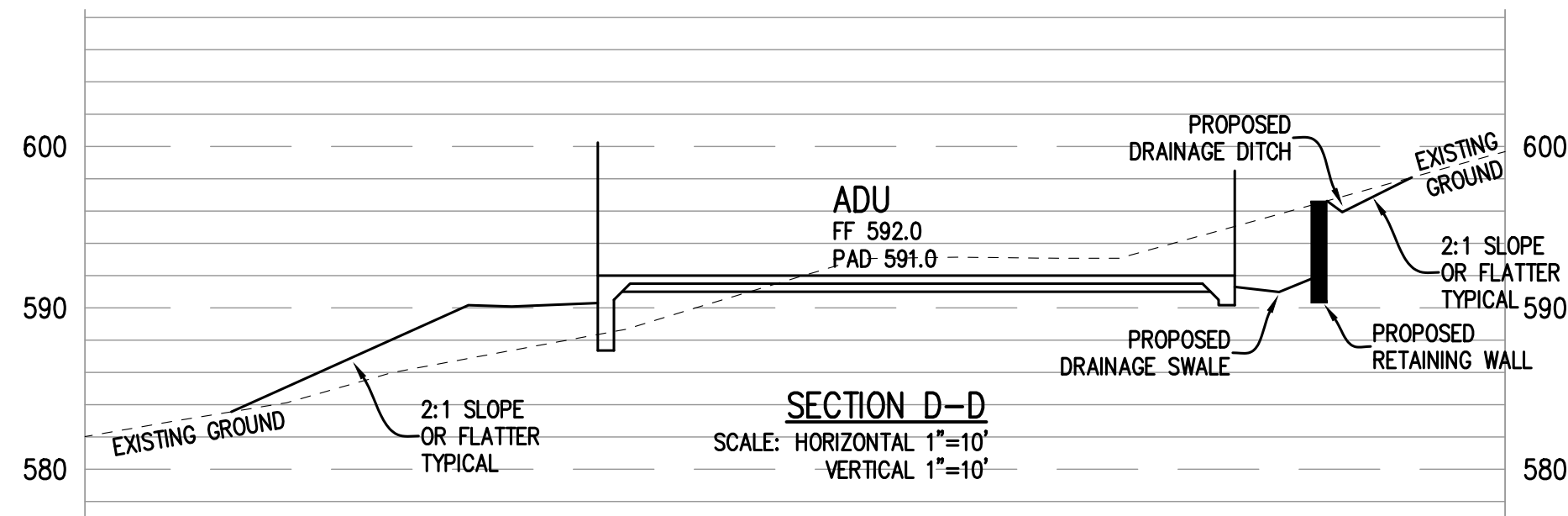
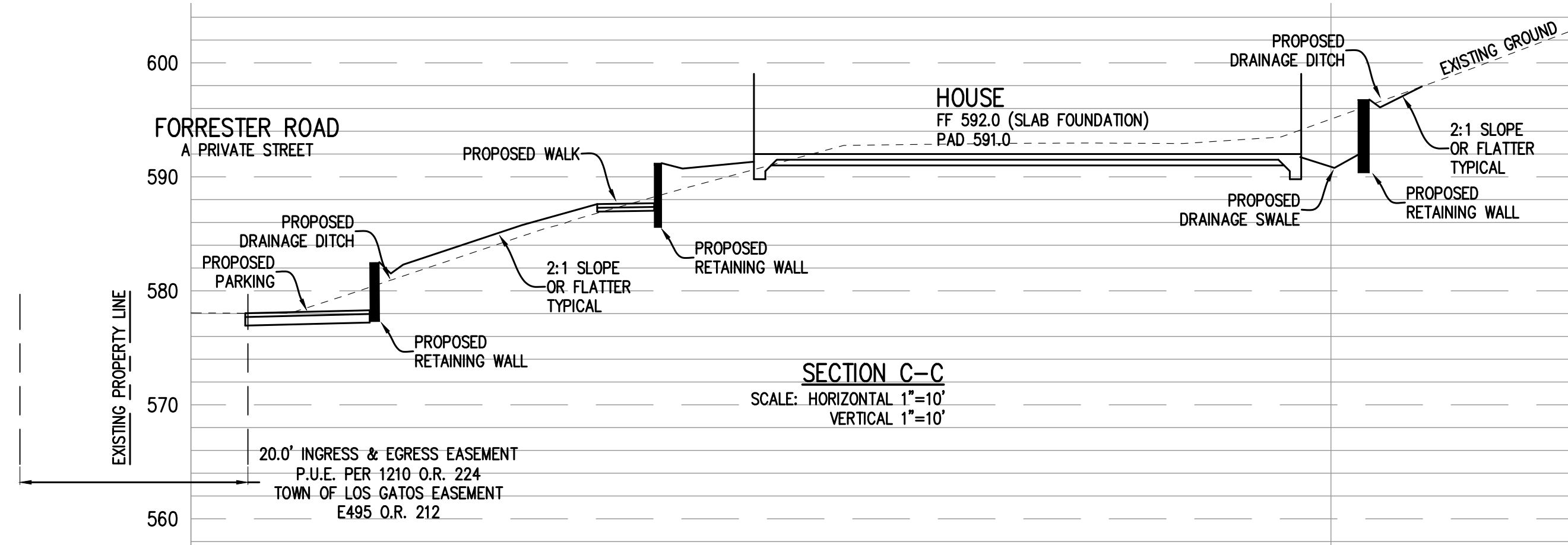
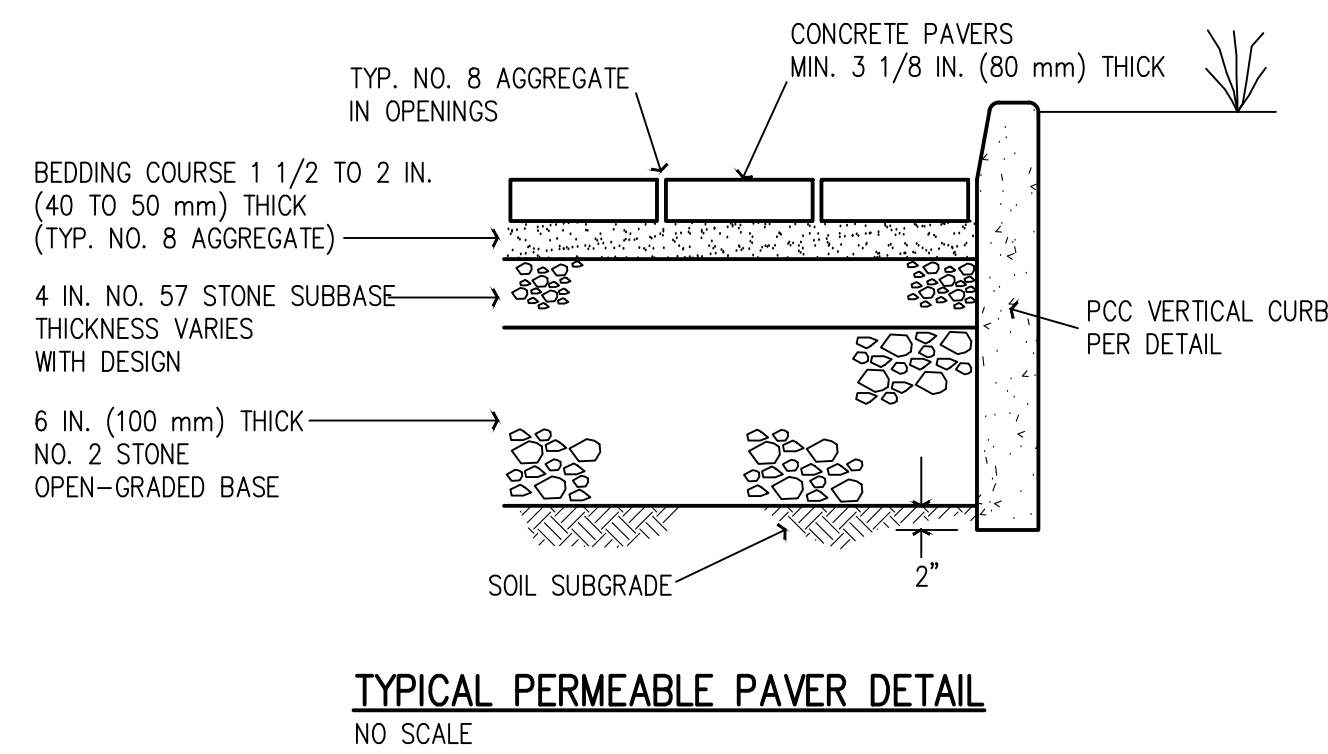
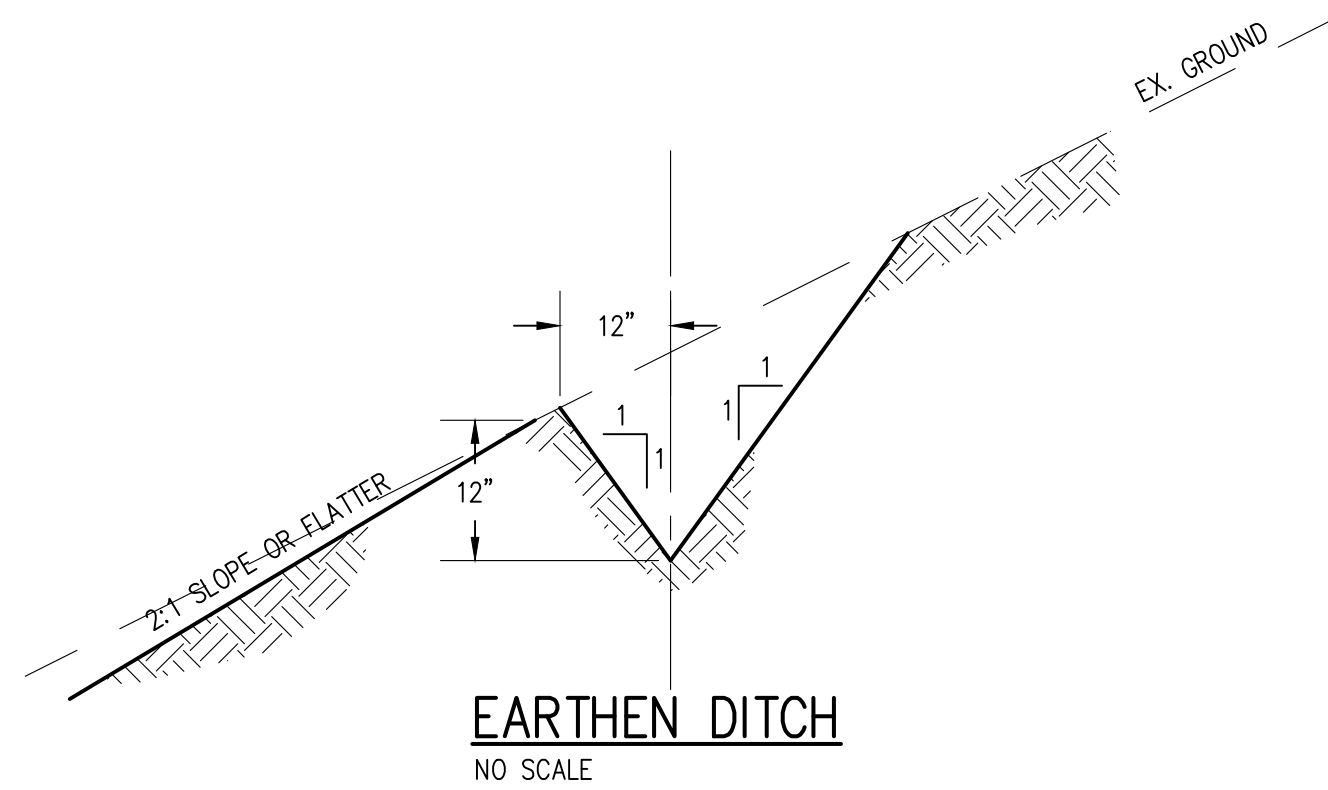
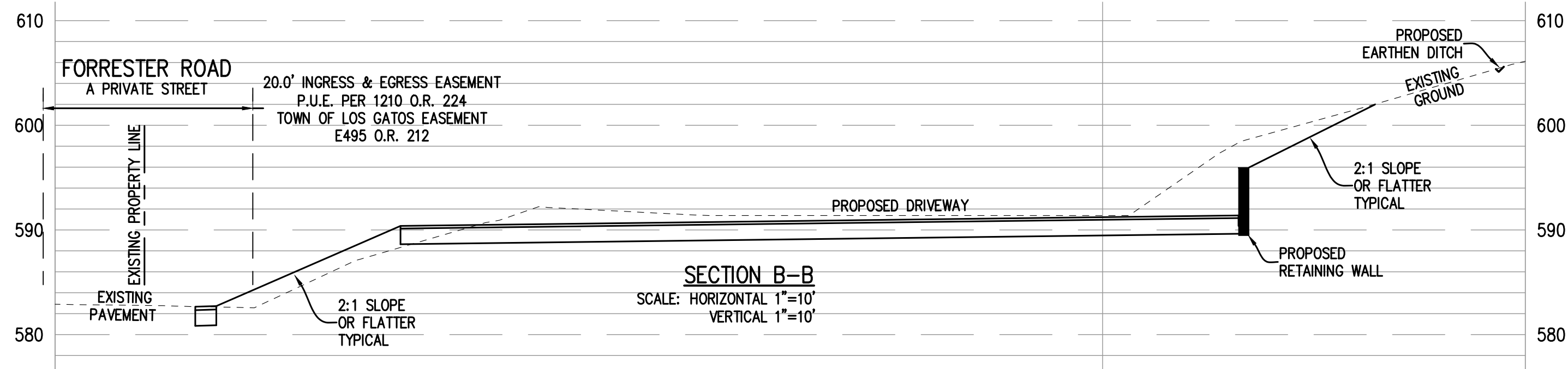
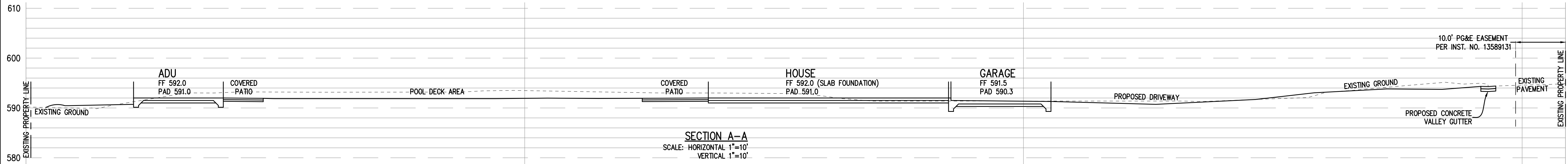
SHEET 3 OF 6

OB NO. 25055

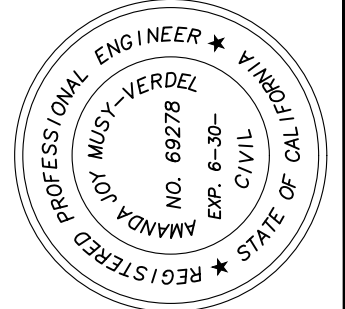


PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR OR SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, AND SHALL MAINTAIN THE SAME AT ALL TIMES, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, AND SHALL MAINTAIN THE SAME AT ALL TIMES, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, AND SHALL MAINTAIN THE SAME AT ALL TIMES.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION



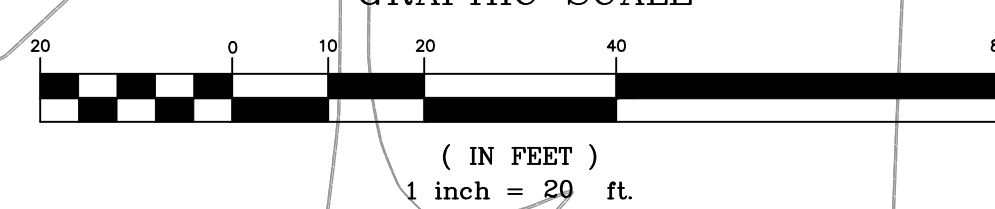
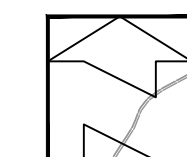
DATE:	July 10, 2026
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	25055

PLAN FOR THE IMPROVEMENT OF
LANDS OF JALALIAN - 233 FORRESTER ROAD
APN 537-21-010
CROSS SECTIONS & DETAILS
ARCHITECTURAL & SITE APPLICATION NO. S-26-010 & GRADING PERMIT NO. GR26-207
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1986
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EGGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

REVISIONS	DATE	BY

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

- Legend**
- | | |
|---|--|
|  | Construction Entrance/Exit
per Detail TC-1 |
|  | Fiber-Roll Barrier
per Detail SE-5 |
|  | Storm Drain Inlet Protection
per Detail SE-10 |
|  | Port-o-let with Secondary Containment |
|  | Concrete Wash Area |
|  | Material Storage Area |
|  | Vehicle Parking Area |

	REVISIONS	BY	DATE
◆			

SHEET 6 OF 6

HANNA-BRUNETTI
EST. 1910

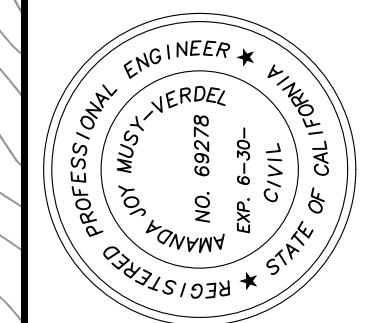


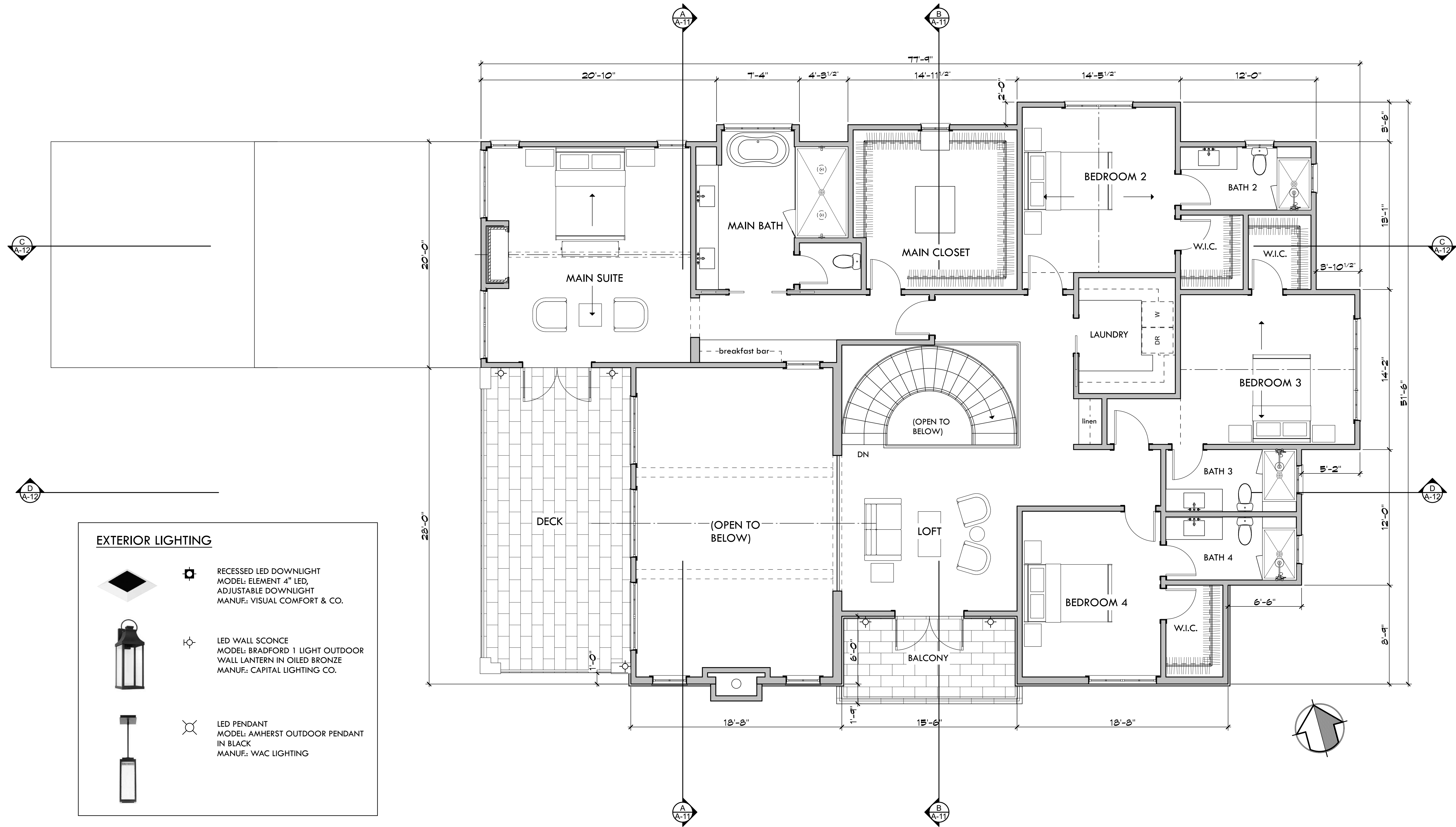
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CONSTRUCTION MANAGERS

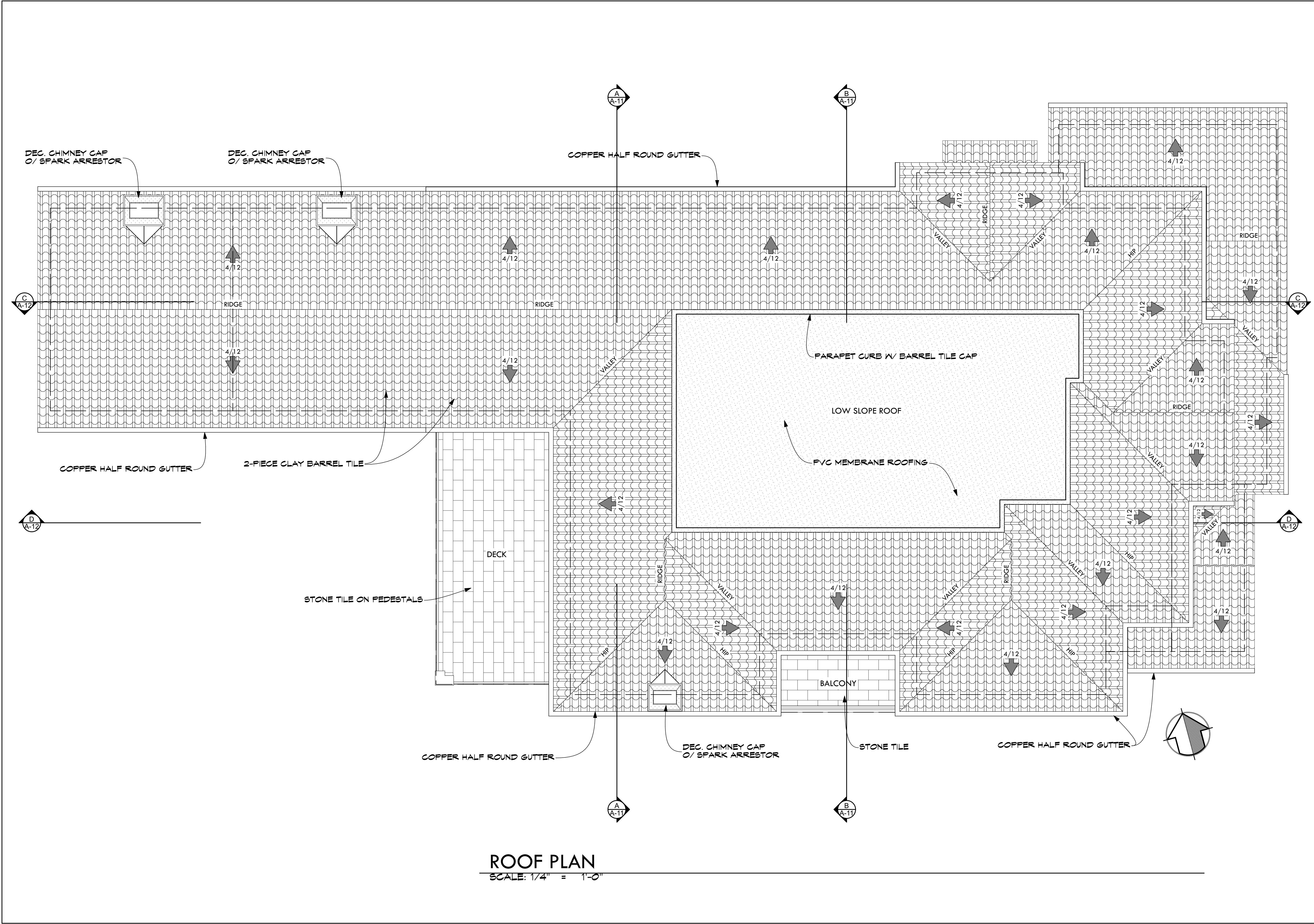
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OFFICE (408) 942-2773
EMAIL: ENGINEERING@HANNABRUNETTI.COM

LANDS OF JALALIAN - 233 FORRESTER ROAD
 PLAN FOR THE IMPROVEMENT OF
 APN 537-21-010
 EROSION CONTROL PLAN
 ARCHITECTURAL & SITE APPLICATION NO. S-26-010 & GRADING PERMIT NO. GR26-207
 PARKS AND PUBLIC WORKS
 ATOS

DATE:	July 10, 2026
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	25055







ROOF PLAN

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

REVISIONS	
A.	06/12/26
B.	07/24/26
KOHLSAAT & ASSOCIATES 51 UNIVERSITY AVE. "L" • LOS GATOS, CA • 95030 • (408) 396-2555	
A NEW RESIDENCE (FORMERLY): 233 FORRESTER ROAD LOS GATOS, CA	
ROOF PLAN	
DATE: 09/30/26	
SCALE: AS SHOWN	
SHEET	
A-8	
15 OF -	



MATERIALS & COLORS/
ELEVATIONS KEY NOTES

*SEE SHEET A-11 FOR AVERAGE LRV CALCULATIONS



1 INTEGRAL COLOR SMOOTH
STUCCO

* AVERAGE = 33.4

2 STONE VENEER, SPLIT FACE
REGULAR SHAPED

3 ENGINEERED LIMESTONE SHAPED TRIM

4 ENGINEERED LIMESTONE WALL CAP

5 DEC. ENG. LIMESTONE COLUMN
W/ CAP & BASE

6 DEC. ENG. LIMESTONE LINTEL & SILL

7 3X DEC. SHAPED BARGE RAFTER

8 6X12 DEC. SHAPED CEDAR CORBEL

9 3X DEC. EXPOSED SHAPED CEDAR
RAFTER TAILS

10 STAINED WOOD CARRIAGE STYLE
GARAGE DOORS W/ LITES

11 STAINED WOOD KNEE BRACE

12 2-PIECE CLAY BARREL TILE ROOFING

13 ALUM. CLAD, WOOD FRAMED
DOORS & WINDOWS W/ MIN. 7/8"
WIDE SIMULATED DIVIDED LITES

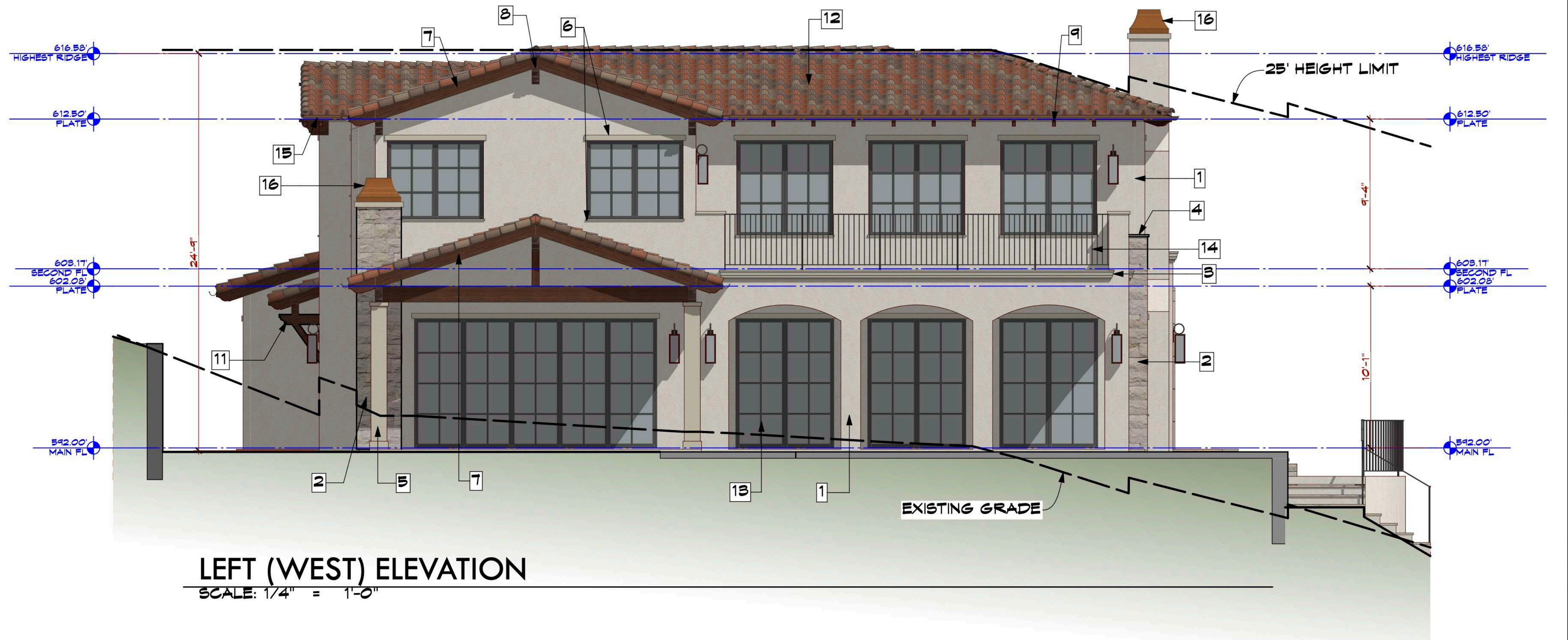
14 POWDER COATED METAL HANDRAILS
& BALUSTRADES TO MATCH DOORS &
WINDOWS

15 HALF ROUND COPPER GUTTERS &
DOWNSPOUTS

16 DEC. CHIMNEY CAP

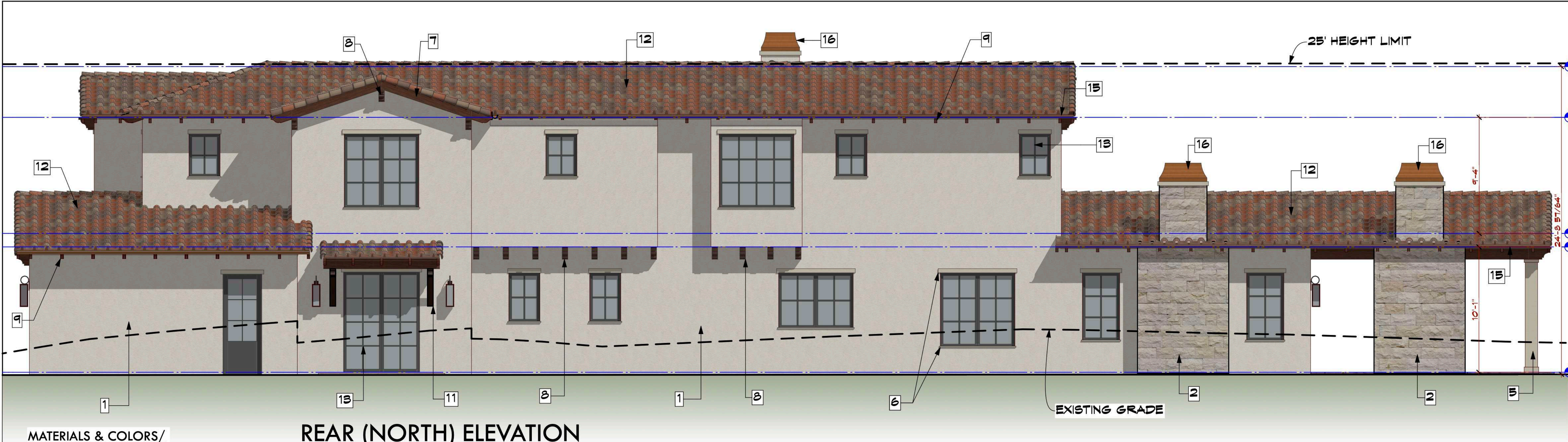
FRONT (SOUTH) ELEVATION

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



LEFT (WEST) ELEVATION

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

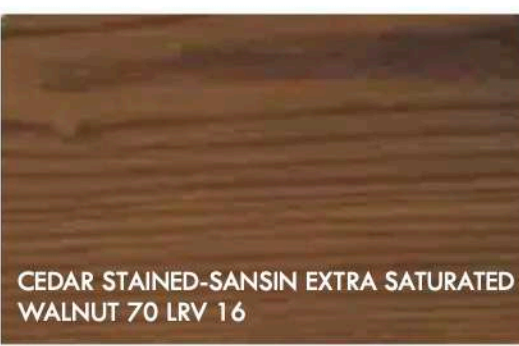
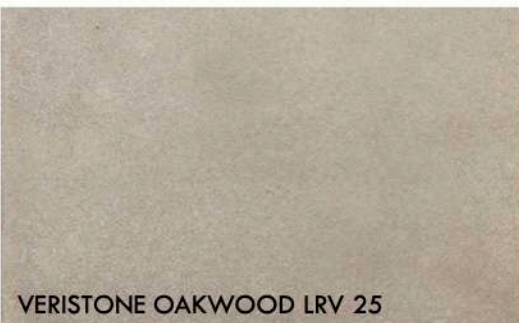


**MATERIALS & COLORS/
ELEVATIONS KEY NOTES**

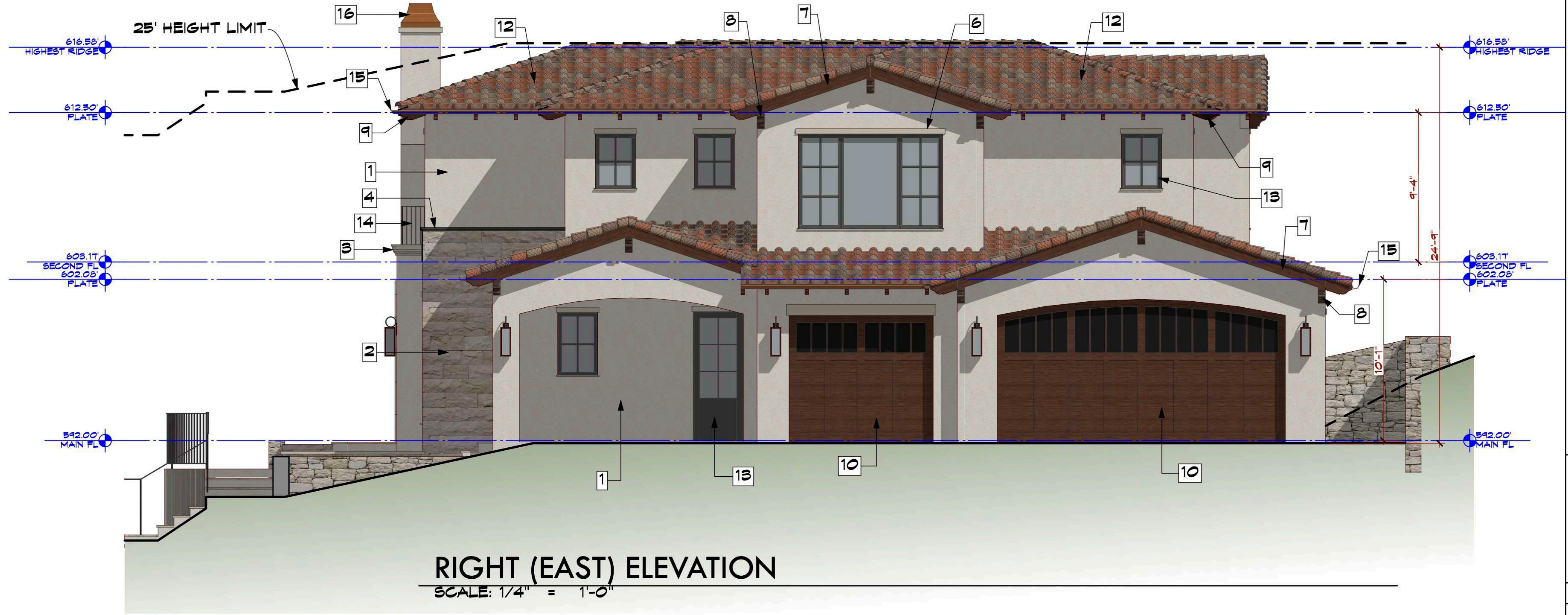
*SEE SHEET A-11 FOR AVERAGE LRV CALCULATIONS

	1 INTEGRAL COLOR SMOOTH STUCCO
	2 STONE VENEER, SPLIT FACE REGULAR SHAPED
	3 ENGINEERED LIMESTONE SHAPED TRIM
	4 ENGINEERED LIMESTONE WALL CAP
	5 DEC. ENG. LIMESTONE COLUMN W/ CAP & BASE
	6 DEC. ENG. LIMESTONE LINTEL & SILL
	7 3X DEC. SHAPED BARGE RAFTER
	8 6X12 DEC. SHAPED CEDAR CORBEL
	9 3X DEC. EXPOSED SHAPED CEDAR RAFTER TAILS
	10 STAINED WOOD CARRIAGE STYLE GARAGE DOORS W/ LITES
	11 STAINED WOOD KNEE BRACE
	12 2-PIECE CLAY BARREL TILE ROOFING
	13 ALUM. CLAD, WOOD FRAMED DOORS & WINDOWS W/ MIN. 7/8" WIDE SIMULATED DIVIDED LITES
	14 POWDER COATED METAL HANDRAILS & BALUSTRADES TO MATCH DOORS & WINDOWS
	15 HALF ROUND COPPER GUTTERS & DOWNSPOUTS
	16 DEC. CHIMNEY CAP

* AVERAGE = 33.4



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



RIGHT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE., #1, LOS GATOS, CA. 95030 • (408) 396-2555

A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

REAR & RIGHT ELEVATIONS

DATE: 03/30/26
SCALE: AS SHOWN
SHEET
A-10
17 OF -

AVERAGE LRV CALCULATIONS

Front Elevation

Material	Area	Specification	LRV	LRV x Area
Stucco	963	Integral Color Blend-See Elevs.	33.4	32164.2
Stone Veneer	393	Flint Hills Gray	25	9825
Gutters	34	Match Roof-Weathered Copper	24	816
Wood Trim	103	Stained Cedar-Sansin Walnut	16	1648
Cast Stone Trim	60	Veristone-Oakwood	25	1500
D/W Frames	31	Fleetwood-Black Anodized	3.3	267.3
Total =	1634		Total =	46220.5
			LRV =	29.28672

Left Elevation

Stucco	543	Integral Color Blend-See Elevs.	33.4	18303.2
Stone Veneer	59	Flint Hills Gray	25	1475
Gutters	8	Match Roof-Weathered Copper	24	192
Wood Trims	31	Stained Cedar-Sansin Walnut	16	1296
Cast Stone Trim	39	Veristone-Oakwood	25	975
D/W Frames	99	Fleetwood-Black Anodized	3.3	326.7
Total =	834		Total =	22567.9
			LRV =	27.05983

Rear Elevation

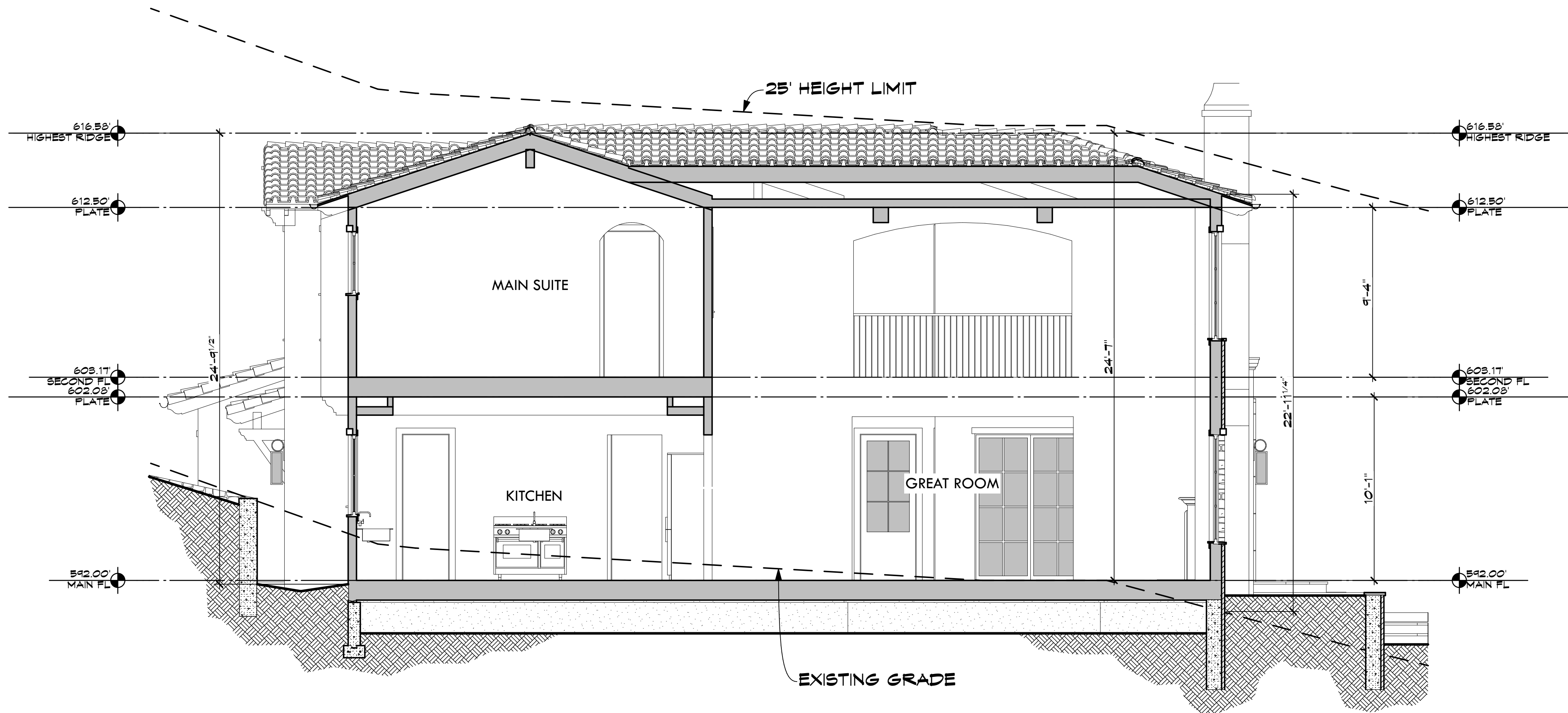
Stucco	1320	Integral Color Blend-See Elevs.	33.4	44033
Stone Veneer	177	Flint Hills Gray	25	4425
Gutters	33	Match Roof-Weathered Copper	24	792
Wood Trim	34	Stained Cedar-Sansin Walnut	16	1344
Cast Stone Trim	29	Veristone-Oakwood	25	725
D/W Frames	32	Fleetwood-Black Anodized	3.3	270.6
Total =	1725		Total =	51644.6
			LRV =	29.9339

Right Elevation

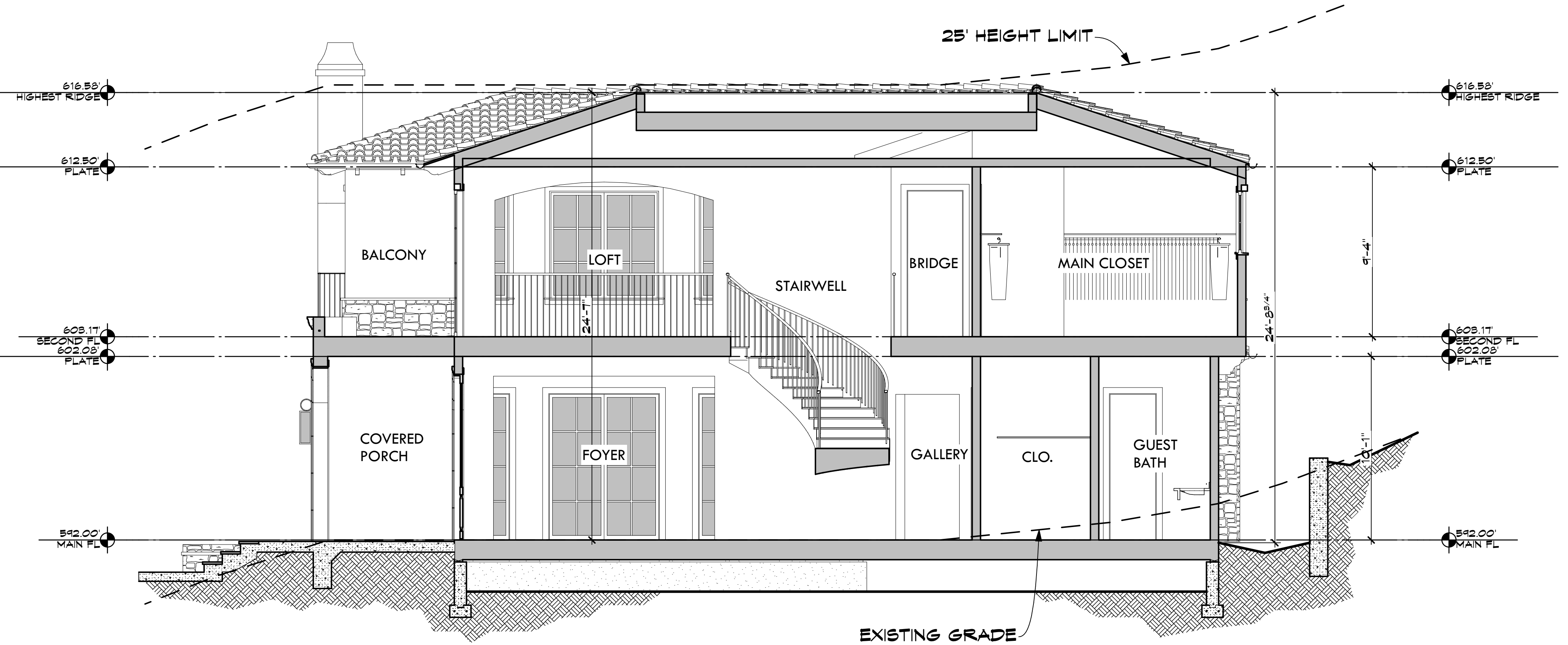
Stucco	612	Integral Color Blend-See Elevs.	33.4	20440.3
Stone Veneer	64	Flint Hills Gray	25	1600
Gutters	12	Match Roof-Weathered Copper	24	288
Wood Trim	243	Stained Cedar-Sansin Walnut	16	3888
Cast Stone Trim	14	Veristone-Oakwood	25	350
D/W Frames	33	Fleetwood-Black Anodized	3.3	103.9
Total =	978		Total =	26675.7
			LRV =	27.27577

Total Average LRV

Front Elevation	29.3
Left Elevation	27.1
Rear Elevation	29.9
Right Elevation	27.3
	113
Average LRV =	28



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



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

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE., 1ST • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

CROSS SECTIONS

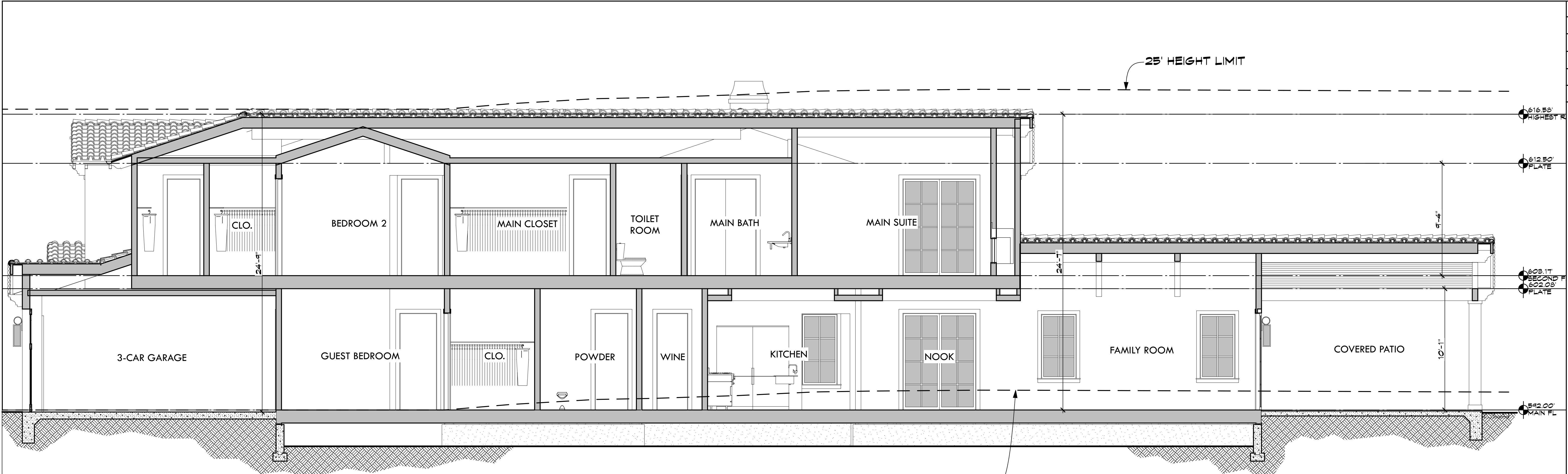
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SCALE: AS SHOWN

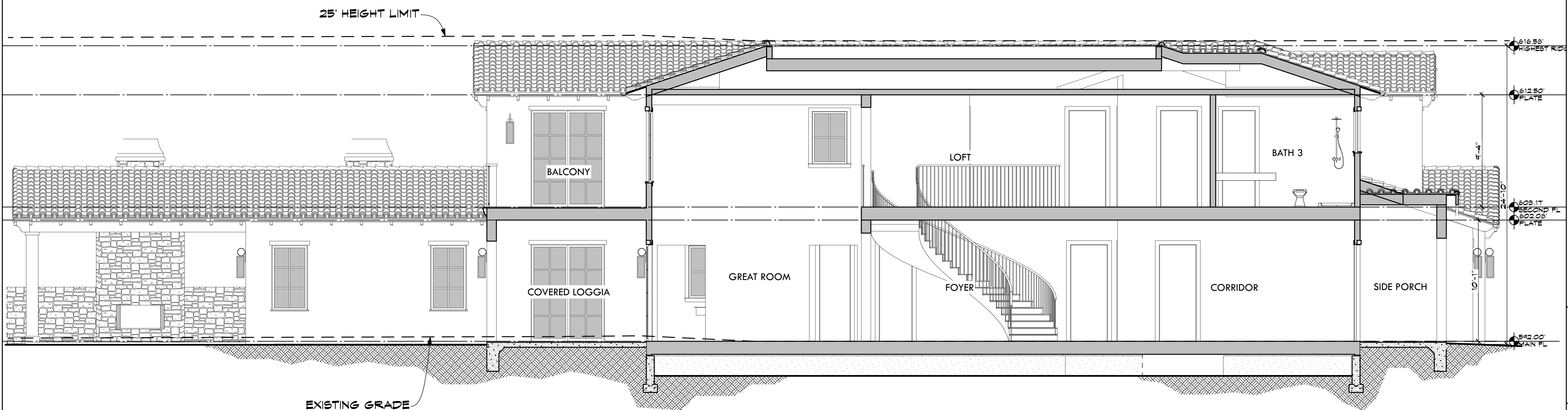
SHEET

A-11

18 OF -



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



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

REVISIONS	
A.	06/12/26
B.	07/24/26

KOHLSAAT
& ASSOCIATES

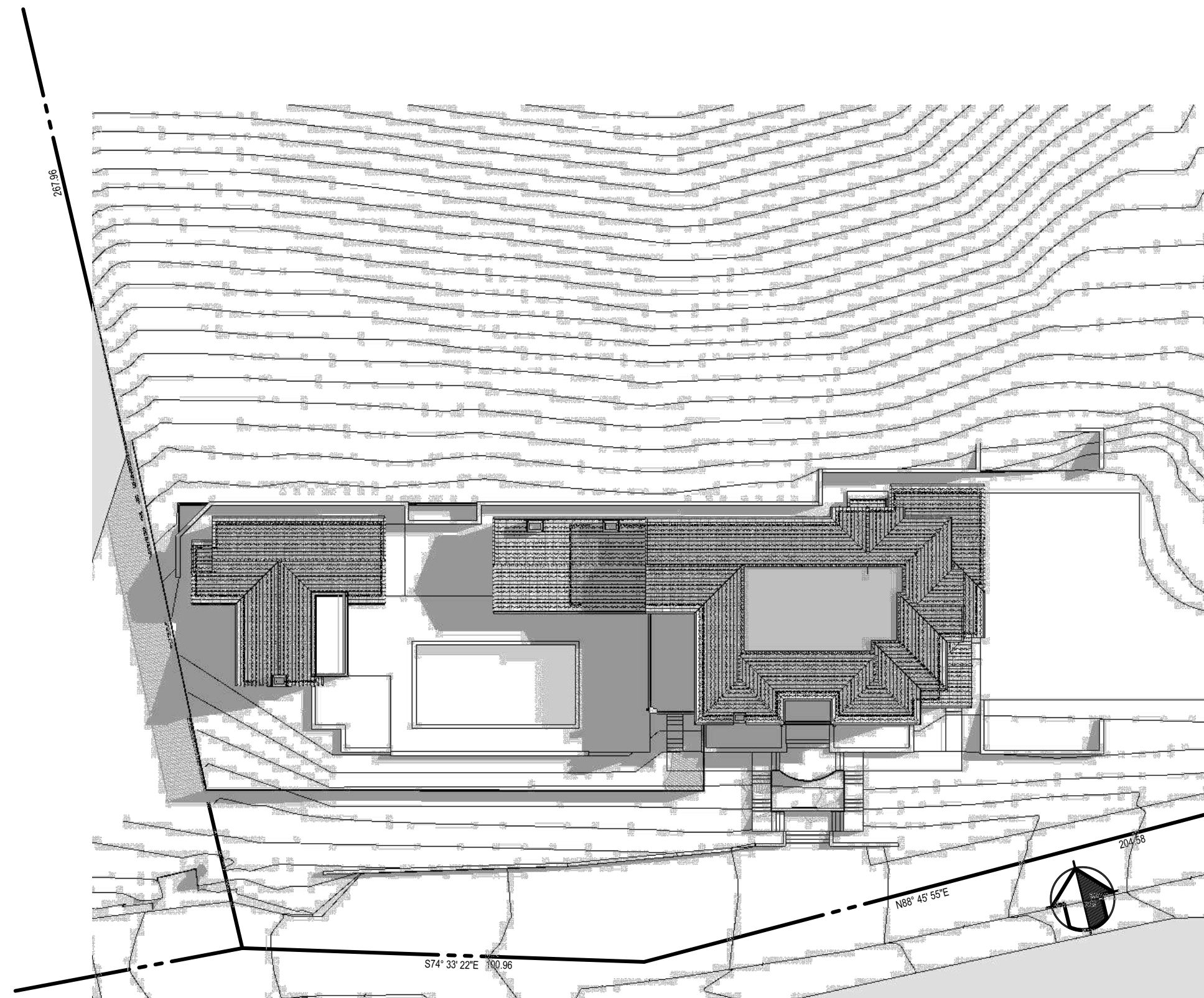
51 UNIVERSITY AVE. "L" • LOS GATOS, CA • 95030 • (408) 396-2555

A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

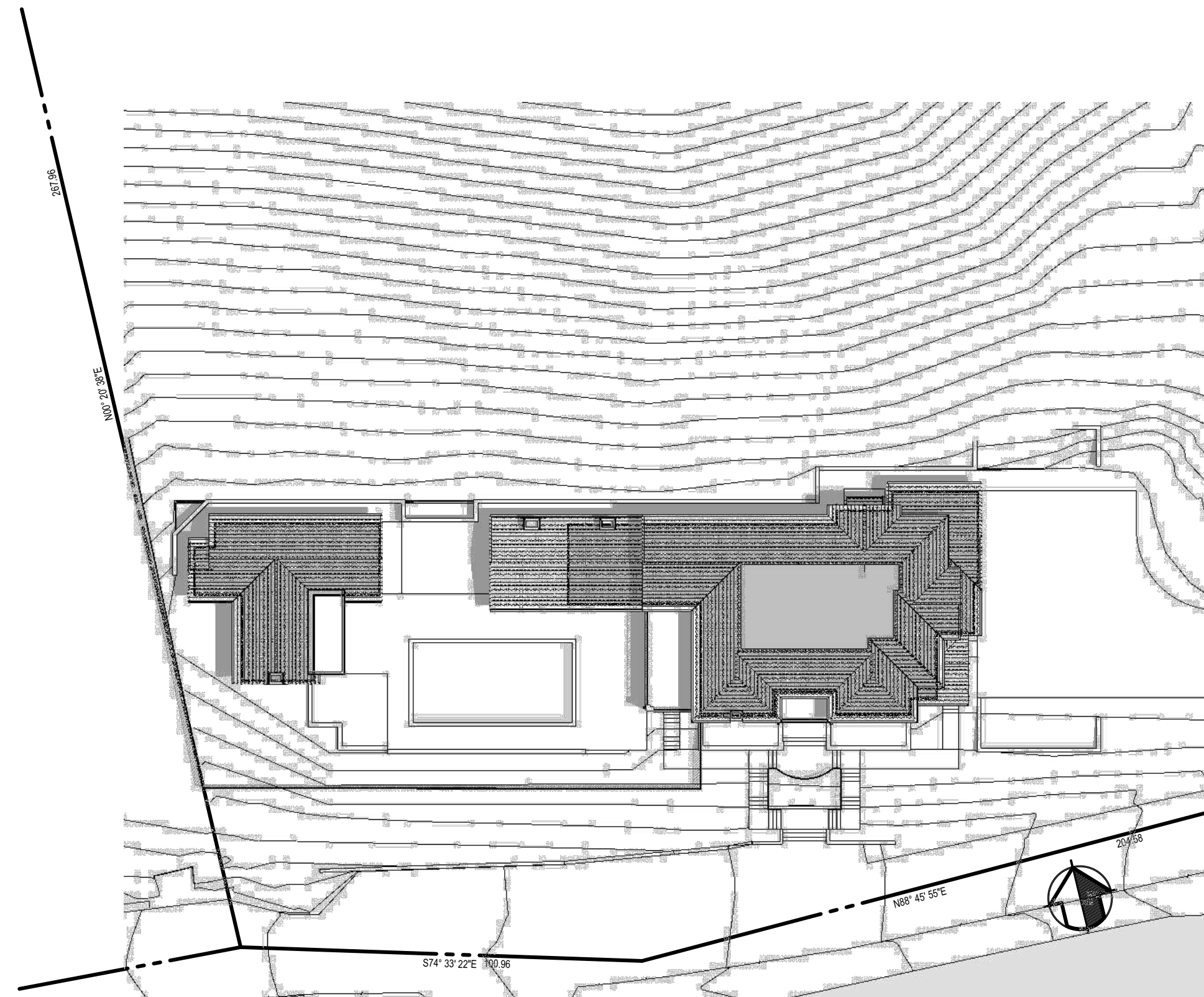
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SECTIONS

DATE: 03/30/26
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SHEET

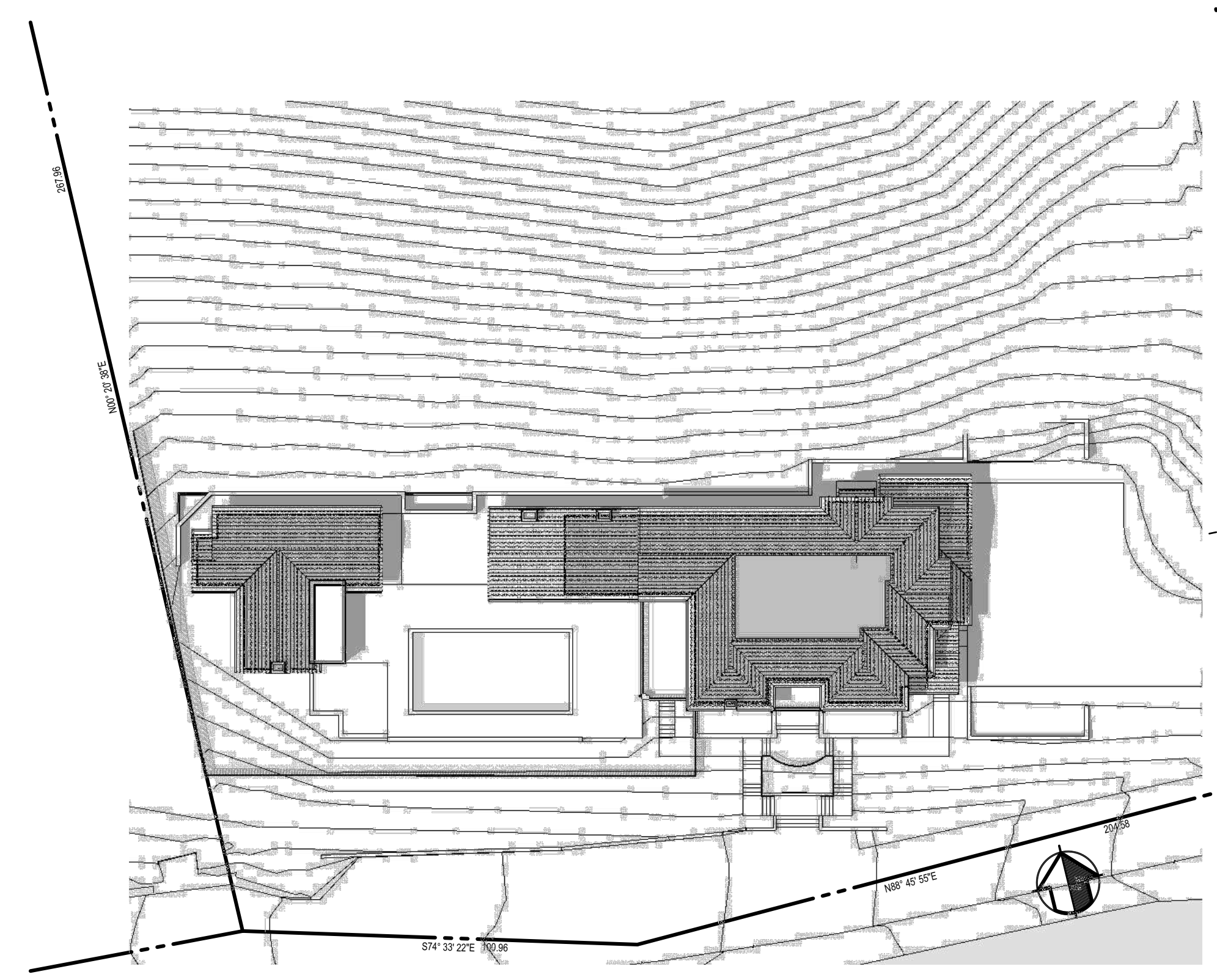
A-12
19 OF -



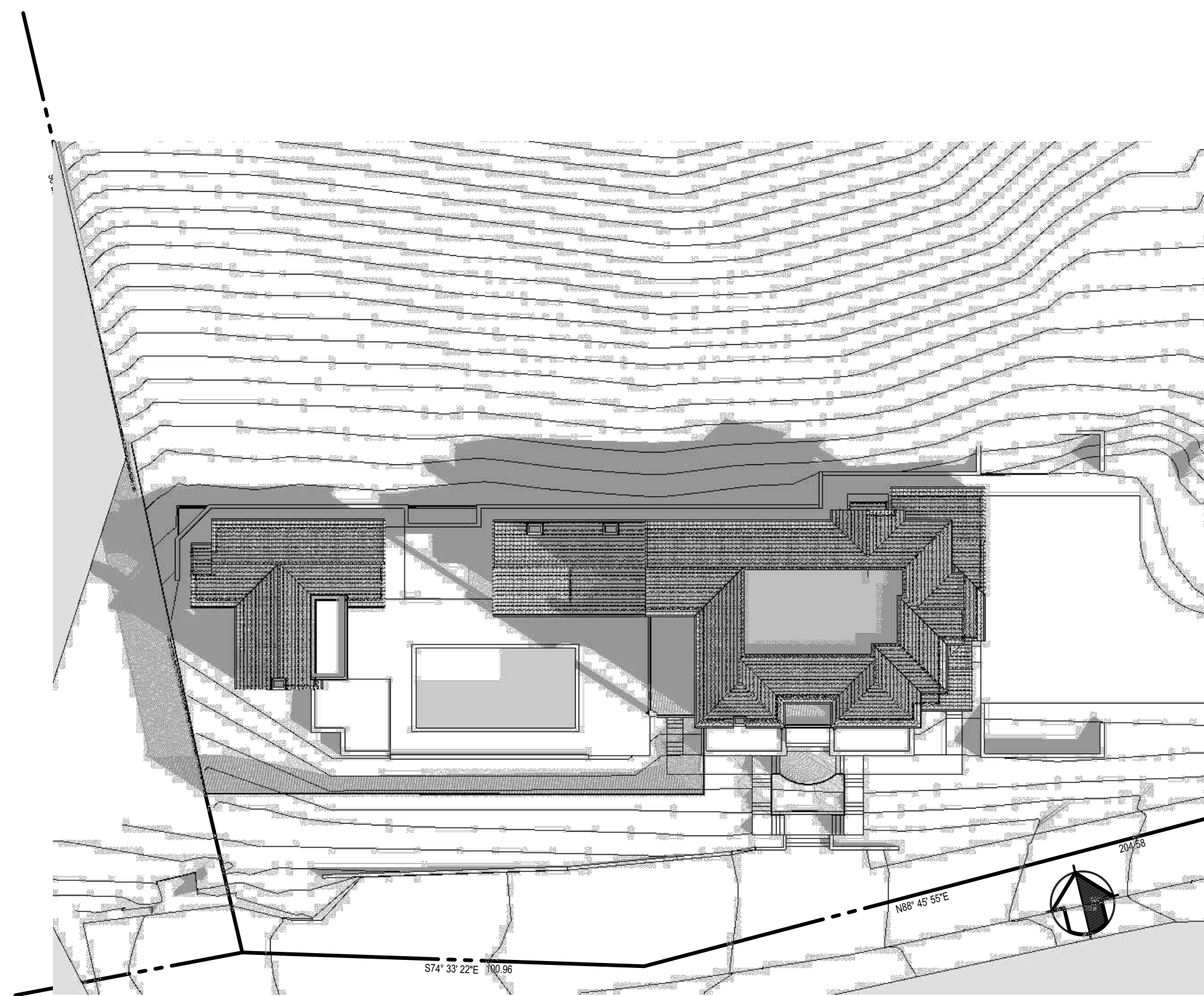
June 21 @ 9am



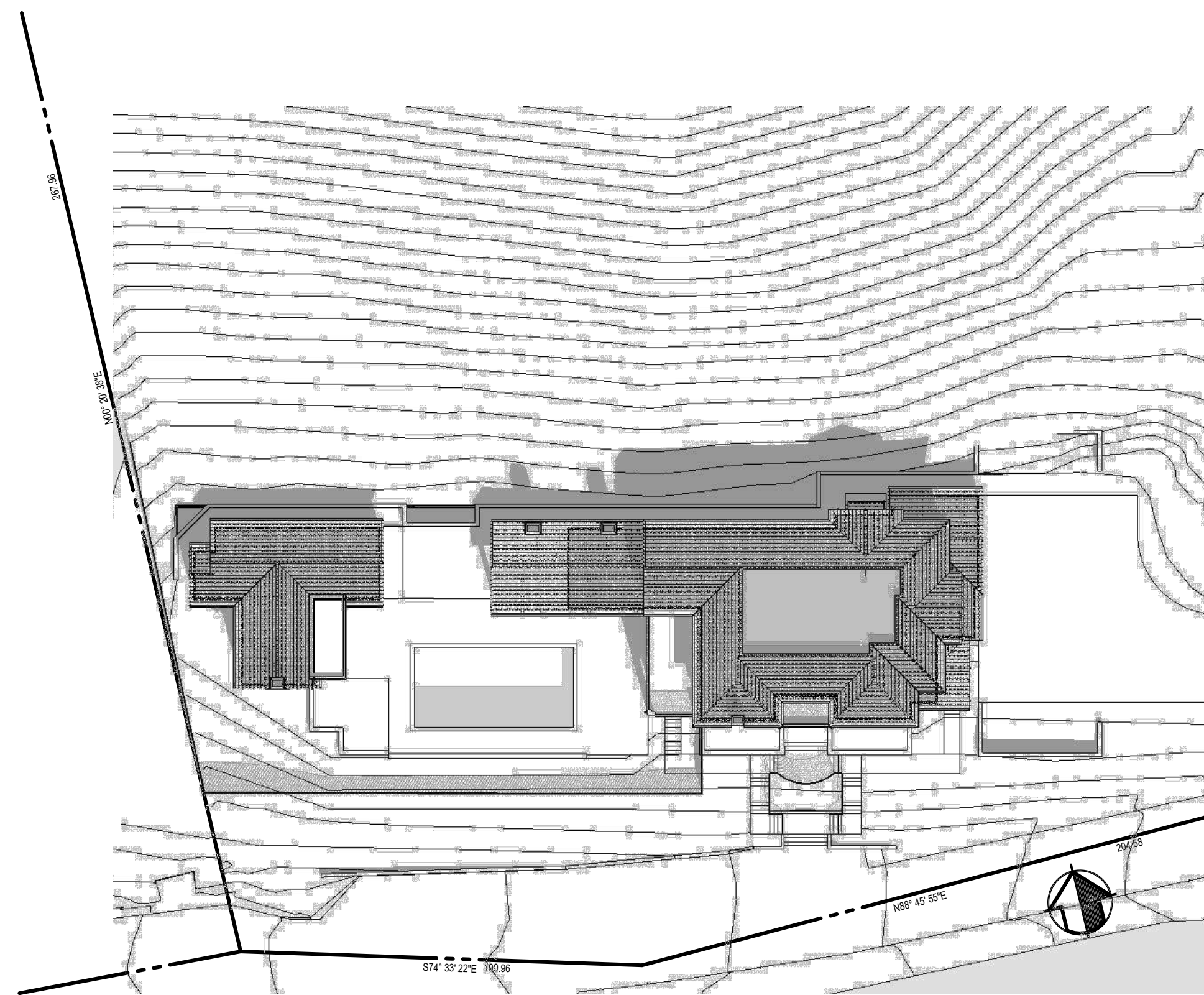
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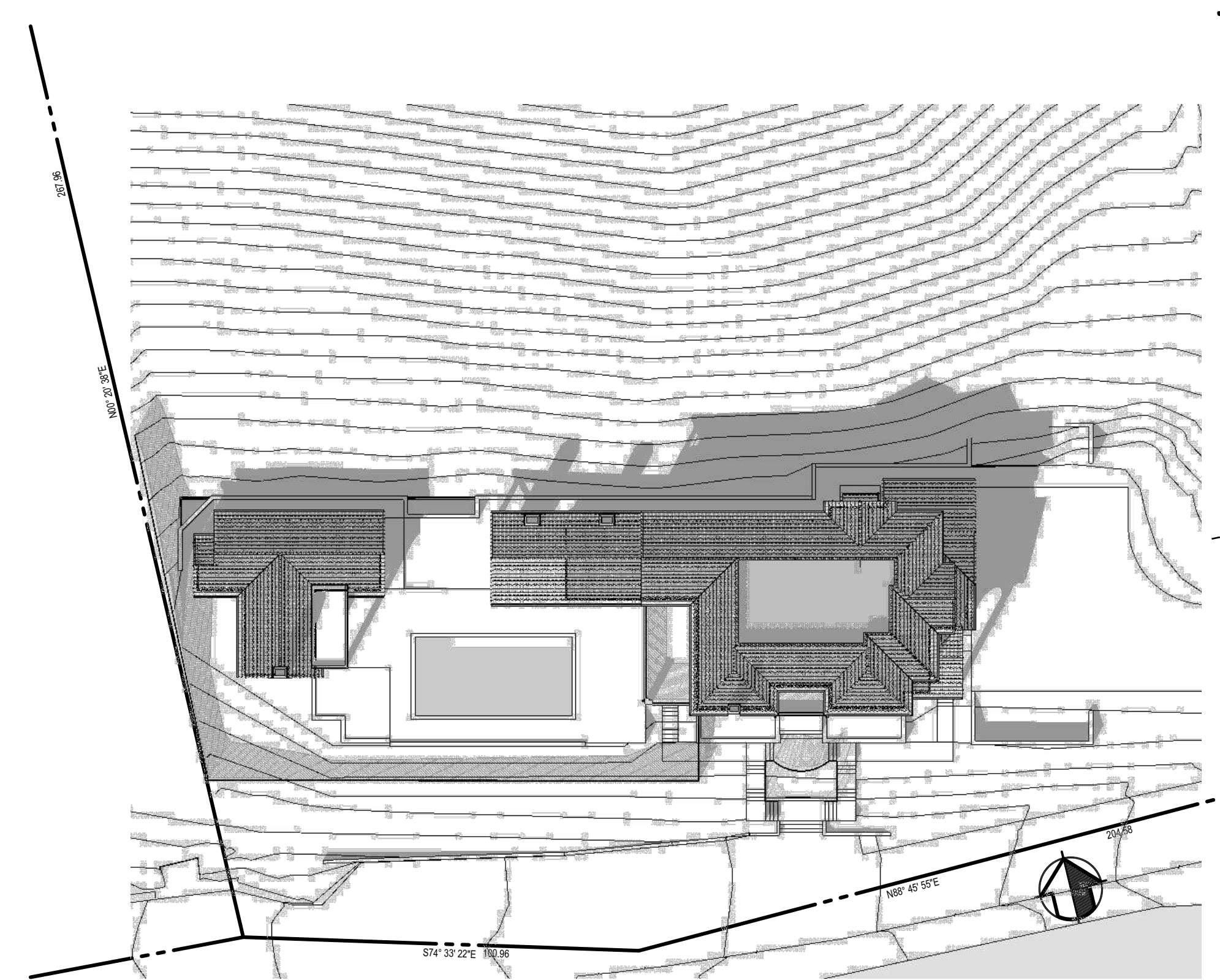
June 21 @ 3pm



December 21 @ 9am



December 21 @ 12pm



December 21 @ 3pm

REVISIONS

A.	06/12/26
B.	07/24/26

**KOHLSAAT
& ASSOCIATES**
51 UNIVERSITY AVE. "L" • LOS GATOS, CA • 95030 • (408) 396-2555

A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

SHADOW
STUDIES

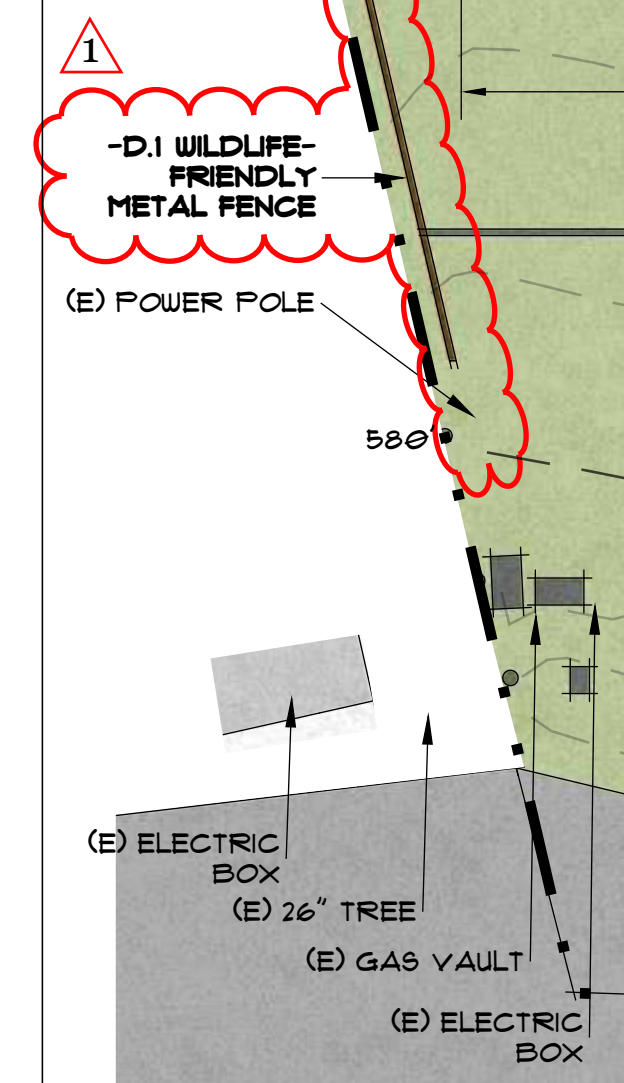
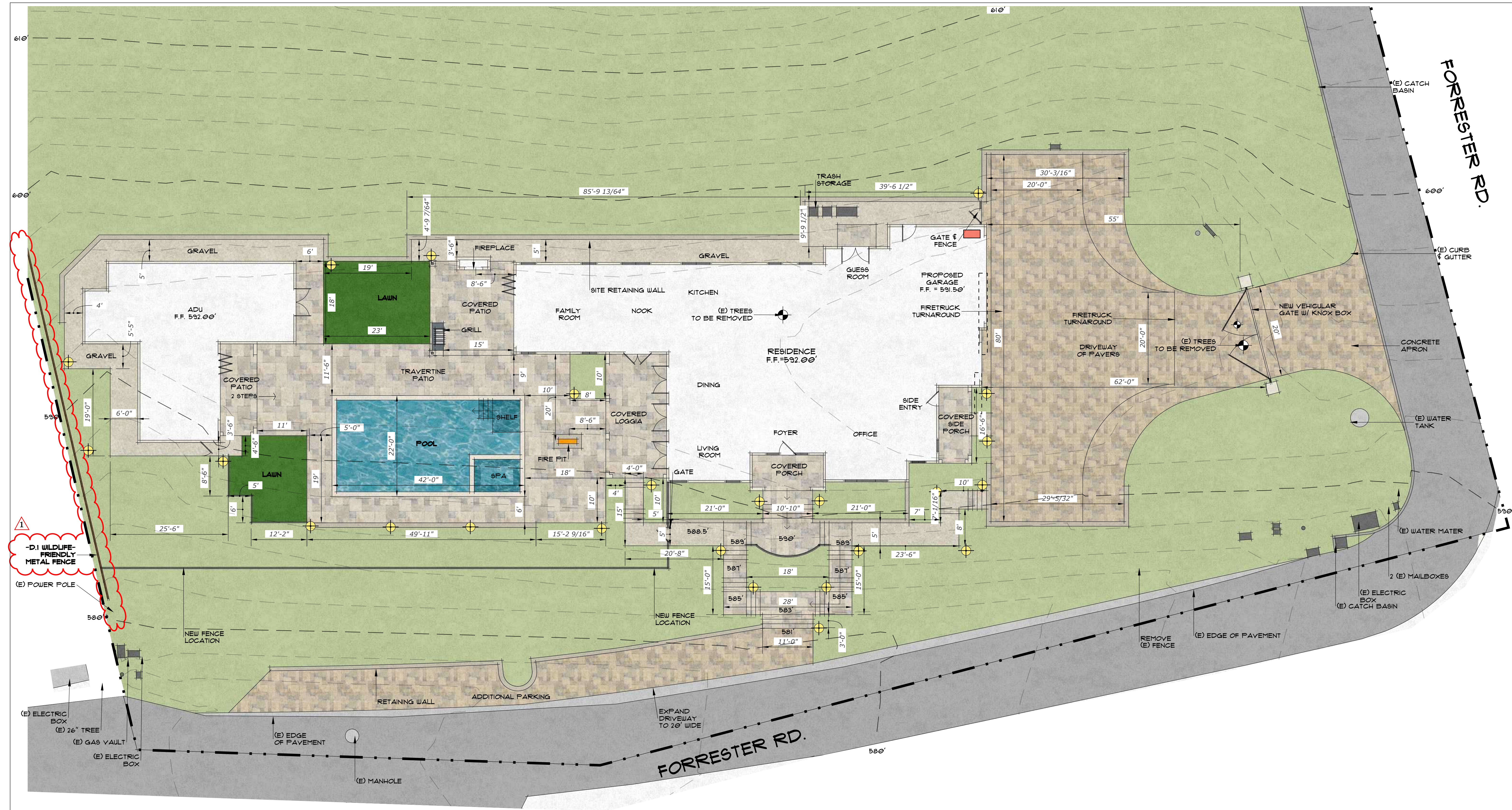
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SHEET

A-13

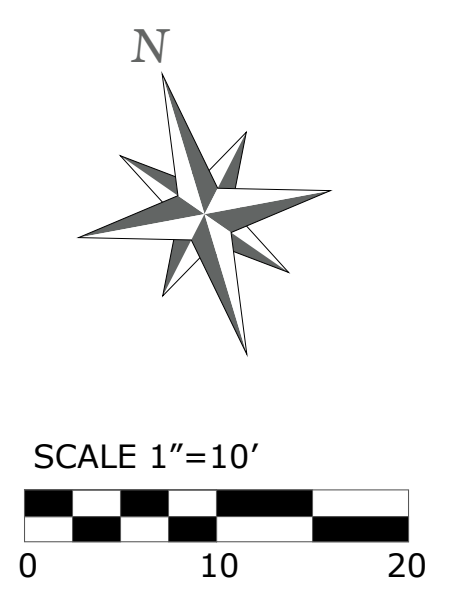
20 OF -



LEGEND

- EX. TREE
- TO BE REMOVED

* NOTES (E) = EXISTING



MATERIAL CHART		
MATERIAL	SQUARE FOOTAGE	
DRIVEWAY PAVERS	3,815 SF	
STAIRCASE PAVERS	620 SF	
COVERED PAVERS	1,110 SF	
BACKYARD PATIO PAVES	1,870 SF	
POOL	175 SF	
POOL COPING	145'-6" LF	
LAWN	712 SF	
LAWN EDGE	30'-6" LF	
GRAVEL	1,515 SF	
CONCRETE	300 SF	
RET. WALL	310 LF	

LOW VOLTAGE LIGHTS- BY ALLIANCE		
SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY.
	ALLIANCE IT150 TRANSFORMER	1
	PATH LIGHT - FL300-LED 22" HIGH ORDER CODE: FL300-BT, BRASS, (AB) AGED BRASS, 15-200LM, 2-4W, RBG & DIMMING OPTION CTT OPTIONS: 2100K, 3000K, 4000K.	24

REVISIONS

BY

07-20-26

DI

FORRESTER RESIDENCE

233 FORRESTER ROAD, LOS GATOS

LAYOUT, LIGHTING & MATERIAL PLAN

KAREN AITKEN & ASSOCIATES

LANDSCAPE ARCHITECTS

8262 RANCHO REAL GILROY CA. 95020

CALIF. REG #2239 (408) 851-6215

KAREN@KAA.DESIGN

LICENSED LANDSCAPE ARCHITECT

KAREN JONES AITKEN

No. 2239

Exp. 8-31-26

STATE OF CALIFORNIA

DATE

07-20-26

SCALE

1"= 10'

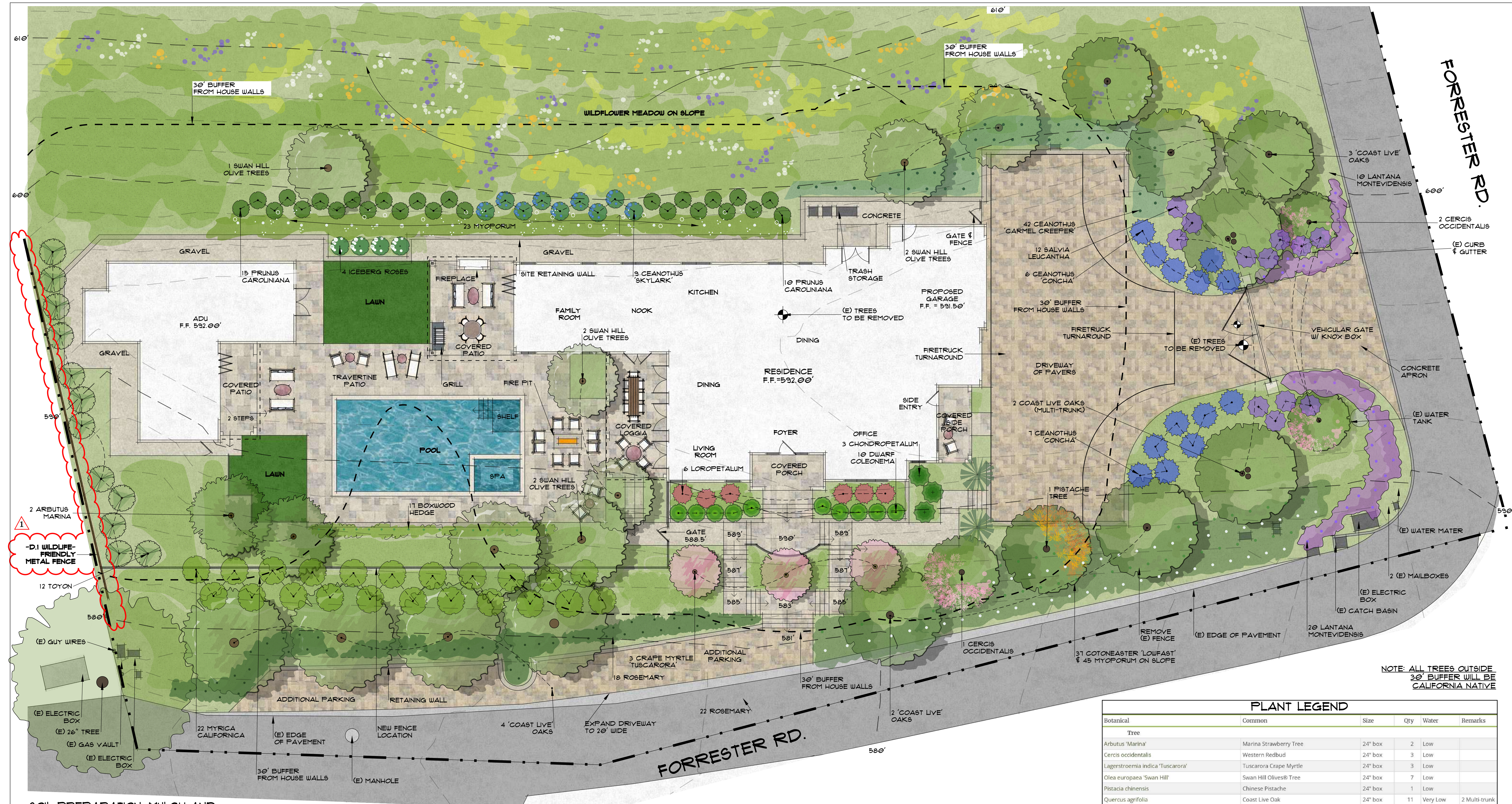
DRAWN

IN-AA

JOB

VALY

L-1

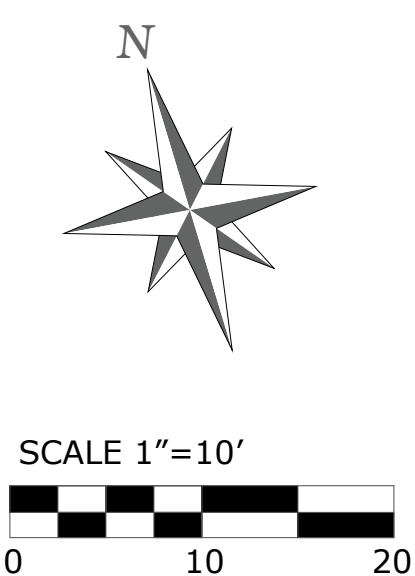


SOIL PREPARATION, MULCH AND AMENDMENTS

- THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:
- A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT;
 - B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED;
 - C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;
 - D) A MINIMUM THREE INCH (3/4") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5 % OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH;
 - E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS;
 - F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT;
 - G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

LEGEND

- EX. TREE
- TO BE REMOVED
- * NOTES (E) = EXISTING



PLANT LEGEND					
Botanical	Common	Size	Qty	Water	Remarks
Tree					
Arbutus 'Marina'	Marina Strawberry Tree	24" box	2	Low	
Cercis occidentalis	Western Redbud	24" box	3	Low	
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	24" box	3	Low	
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	7	Low	
Pistacia chinensis	Chinese Pistache	24" box	1	Low	
Quercus agrifolia	Coast Live Oak	24" box	11	Very Low	2 Multi-trunk
Shrub					
Buxus 'Green Beauty'	Globe Japanese Boxwood	5 gal	17	Medium	
Ceanothus thyrsiflorus 'Skylark'	Skylark Mountain Lilac	5 gal	9	Low	
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	5 gal	10	Medium	
Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	1 gal	37	Low	
Heteromeles arbutifolia	Toyon	5 gal	12	Low	
Loropetalum chinense	Fringe Flower	5 gal	6	Low	
Myrica californica	Pacific Wax Myrtle	5 gal	22	Medium	
Prunus caroliniana	Carolina Laurel Cherry	5 gal	25	Medium	
Rosa 'Iceberg'	Iceberg Floribunda Rose	5 gal	4	Medium	
Salvia leucantha	Mexican Bush Sage	5 gal	12	Low	
Ground Cover					
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	42	Low	
Lantana montevidensis	Trailing Lantana	5 gal	30	Low	
Myoporum parvifolium	Ground Cover Myoporum	1 gal	68	Low	
Grass					
Chondropetalum tectorum	Cape Rush	1 gal	3	Low	
Herb					
Rosmarinus officinalis	Rosemary	1 gal	55	Low	

REVISIONS

BY

01-20-26

DI

KAREN AITKEN & ASSOCIATES

LANDSCAPE ARCHITECTS

8262 RANCHO REAL GILROY CA. 95020

REG #2239 (408) 851-6215

KAREN@KAA.DESIGN

FORRESTER RESIDENCE

233 FORRESTER ROAD, LOS GATOS

PLANTING PLAN

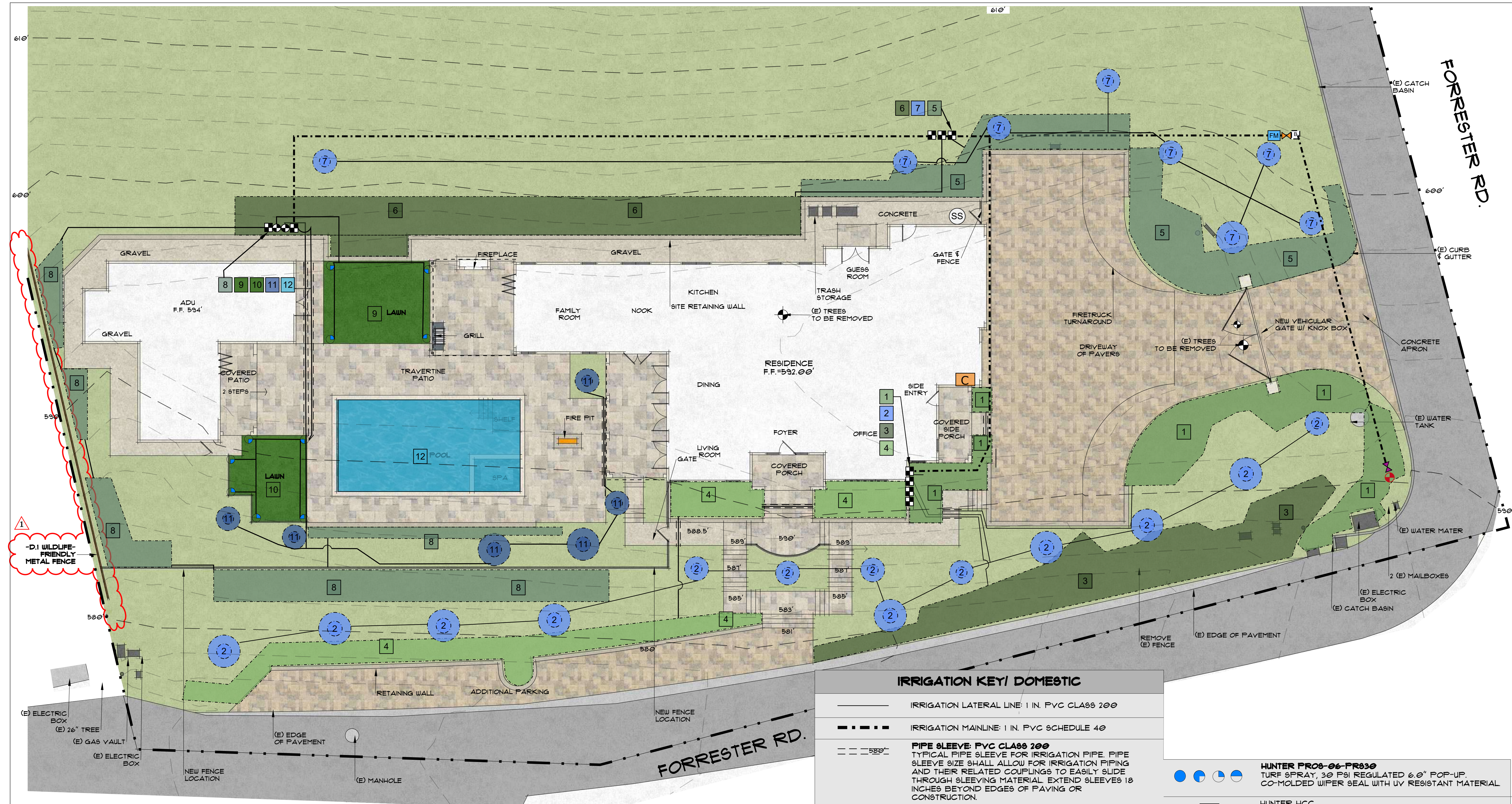
DATE 01-20-26

SCALE 1"=10'

DRAWN DI-IN

JOB VALY

L-2



HYDROZONES

1	972 SF Low Water Drip	7	250 SF Med Water Drip
2	440 SF Med Water Drip	8	1140 SF Med Water Drip
3	1085 SF Low Water Drip	9	428 SF High Water Spray
4	920 SF Low Water Drip	10	283 SF High Water Spray
5	1035 SF Low Water Drip	11	240 SF Med Water Drip
6	1120 SF Med Water Drip	12	775 SF High Water Hose

Total irrigated landscape area: 7,913 SF + 775 SF pool area.

COLOR INDICATES THE IRRIGATED AREA

HYDROZONE NUMBER (VALVE)

100 SF Low Water Drip

WATER USE (LOW, MODERATE OR HIGH)

I have complied with the criteria of the Water CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE & IRRIGATION DESIGN plan.

Karen Aitken

*** NOTE: REFER TO L-4 FOR WATER CALCULATIONS & PARCEL WATER BUDGET**

LEGEND

EX. TREE TO BE REMOVED

* NOTES (E) = EXISTING

SCALE 1"=10'

0 10 20

IRRIGATION KEY/ DOMESTIC

IRRIGATION LATERAL LINE: 1 IN. PVC CLASS 200

IRRIGATION MAINLINE: 1 IN. PVC SCHEDULE 40

PIPE SLEEVE: PVC CLASS 200
TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

HUNTER PGV
1" RESIDENTIAL/LIGHT COMMERCIAL PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET AND FLOW CONTROL.

HUNTER ICZ-101-40
DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40 PSI. FLOW RANGE: .5-20 GPM. 150 MESH STAINLESS STEEL SCREEN.

HUNTER DRIPLINE HDL-06-12-CV
HUNTER DRIPLINE W/ 0.9 GPH EMITTERS EVERY 12 IN. DRIPLINE LATERALS SPACED AT 12" APART. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

HUNTER DRIPLINE HDL-09-12-CV
TREE RING IRRIGATION DRIPLINE W/ 0.9 GPH DRIPLINE EMITTERS PLACED EVERY 12 IN. INNER RING 12" FROM PLANT. OUTER RING 30" FROM PLANT. PLACE TIE DOWN EVERY 4' IN LOAM AND 5' IN CLAY.

HUNTER PRO8-06-PR830
TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

HUNTER HCC
12 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.

HUNTER SOLAR-SYNC W88-SEN
SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.

HUNTER HC FLOW METER 1"
NEW IRRIGATION FLOW WATER METER

HUNTER ICV-G AS A MASTER VALVE
1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.

WILKINS 915 XL2 1"
LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER

GATE VALVE - ISOLATION SHUT OFF VALVE

P.O.C. POINT OF CONNECTION

REVISIONS	BY
01-20-26	DI

Karen Aitken & Associates
LANDSCAPE ARCHITECTS

8262 RANCHO REAL GILROY CA. 95020
CALIF. REG #2239 (408) 851-6215
KAREN@KAA.DESIGN

FORRESTER RESIDENCE
233 FORRESTER ROAD, LOS GATOS
IRRIGATION PLAN

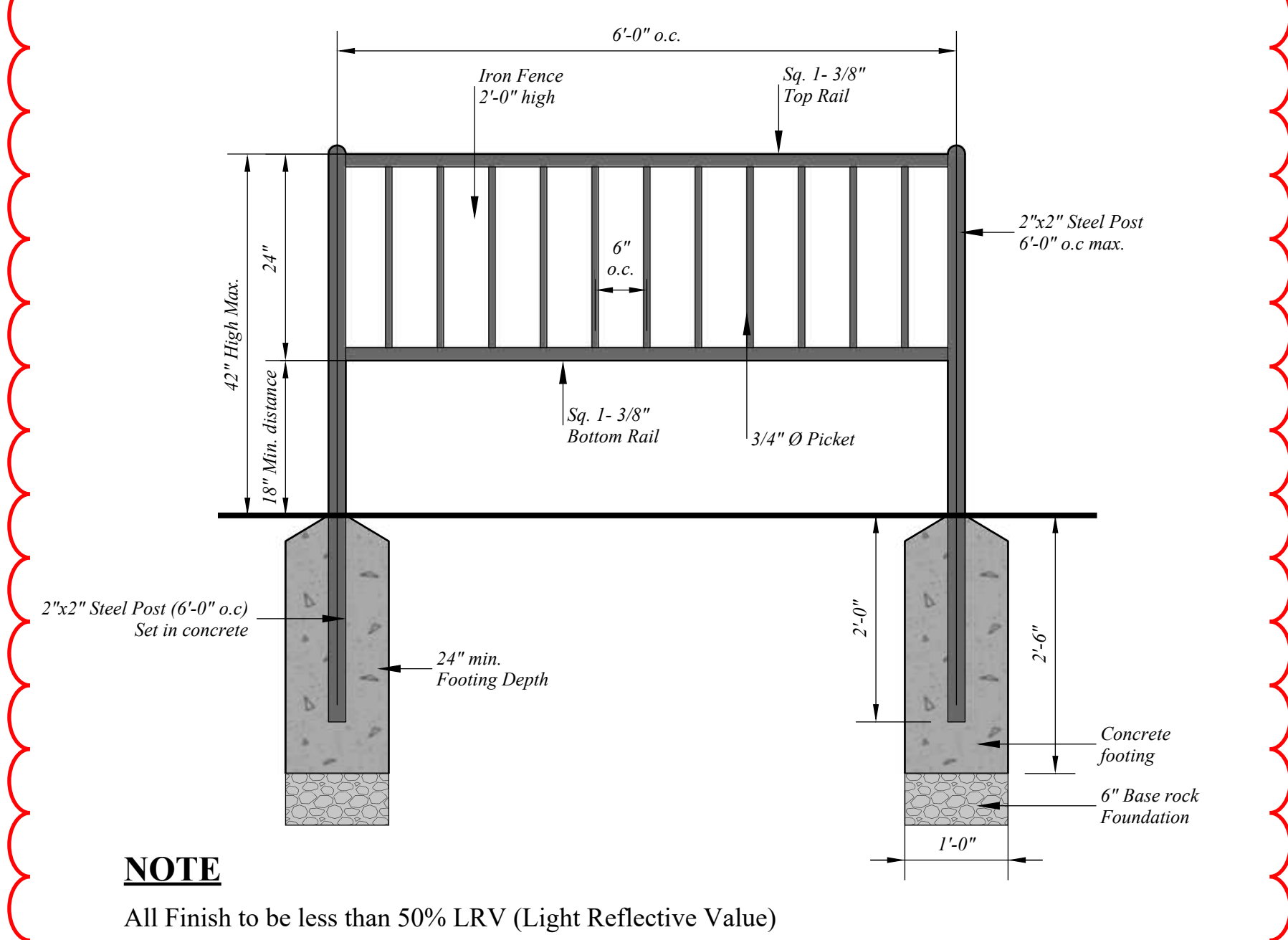
L-3

DATE 01-20-26
SCALE 1"=10'
DRAWN IN
JOB VALY

L-3

-D.1- Wildlife-Friendly Metal Fence

Scale: 1/2"=1'-0"



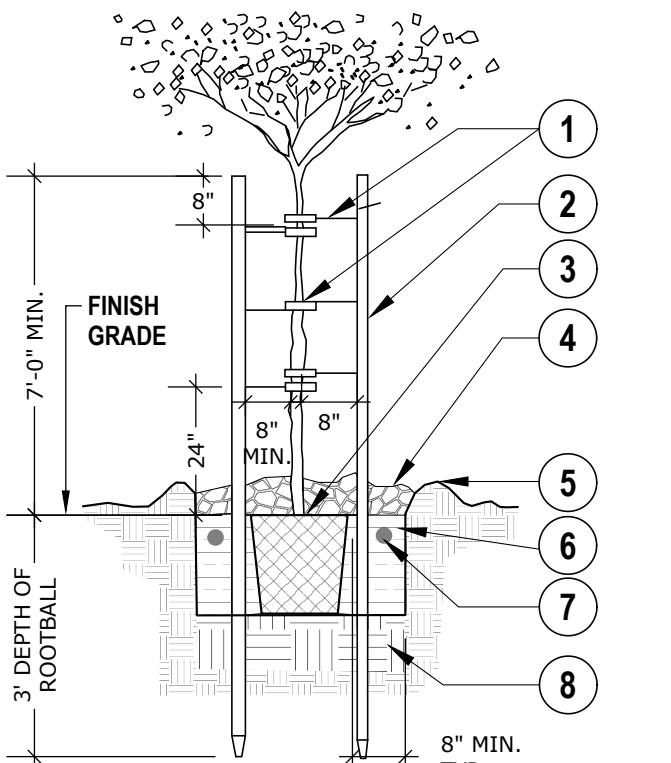
NOTE:

ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.

LEGEND

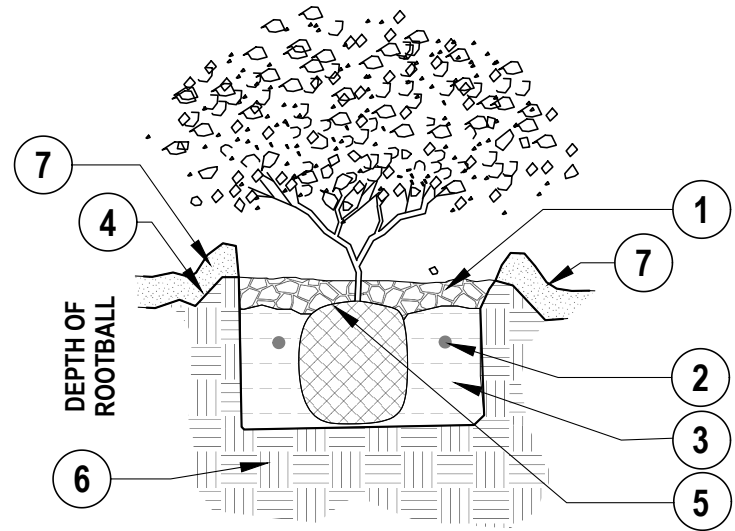
- 1 "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURE'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
- 2 LODGE POLE PINE STAKES: 3 POLES FOR 24" BOX IN TRIANGLE ARRANGEMENT
- 3 SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- 4 2" SHREDDED BARK MULCH (APPROX. 3" DIAMETER RING)
- 5 WATER BASIN (SHRUB AREAS ONLY)
- 6 BACKFILL MIX - 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
- 7 AGRIFORM 20-10-5 PLANTING FERTILIZAR TABLETS - 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
- 8 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTH GROWTH OF PLANT

TREE PLANTING WITH DOUBLE STAKE (24" BOX)



- 1 WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
- 2 AGRIFORM 20-10-5 PLANTING FERTILIZAR TABLETS - 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
- 3 BACKFILL MIX - 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
- 4 FINISH GRADE
- 5 ROOTBALL 1"-2" ABOVE FINISH GRADE
- 6 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTH GROWTH OF PLANT
- 7 3" MULCH LAYER

TYPICAL SHRUB PLANTING



REVISIONS	BY
07-20-26	DI



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG #2239 (408) 851-6215
KAREN@KAA.DESIGN

FORRESTER RESIDENCE
233 FORRESTER ROAD, LOS GATOS
DETAILS



DATE 07-20-26

SCALE

DRAWN DI

JOB VALY

L-5

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 5

DATE: September 18, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Forward a Recommendation to the Town Council on a Request for Approval to Amend the North Forty Specific Plan to Allow for a Senior Living Facility to be Authorized as a Permitted Use in the Northern District on Properties Zoned North Forty Specific Plan and North Forty Specific Plan:Housing Element Overlay Zone. **Project Location: North Forty Specific Plan Area.** North Forty Specific Plan Amendment Application A-26-002. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with Certainty that there is No Possibility that the Amendments to the Specific Plan would have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval. Property Owner: Tama Holdings LLC. Applicant: Jared Gamelin. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Forward a recommendation to the Town Council on a request for approval to amend the North Forty Specific Plan to allow for a senior living facility to be authorized as a permitted use in the Northern District on properties zoned North Forty Specific Plan (NF-SP) and NF-SP:Housing Element Overlay Zone (HEOZ).

PROJECT DATA:

General Plan Designation: NF-SP
Zoning Designation: NF-SP and NF-SP:HEOZ
Applicable Plans & Standards: General Plan; NF-SP
Parcel Size: 44 acres
Surrounding Area:

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

	Existing Land Use	General Plan	Zoning
North	Highway 85	N/A	N/A
South	Commercial	NF-SP	NF-SP
East	Highway 85	N/A	N/A
West	Highway 17	NF-SP	NF-SP:HEOZ

CEQA:

The proposed amendments are not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

FINDINGS:

- As required, the project is not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.
- As required, the proposed amendments to the NF-SP are consistent with the General Plan and its Elements in that it allows for a senior living facility to be authorized as a permitted use in the Northern District.

ACTION:

The Planning Commission will provide a recommendation to the Town Council who will render the final decision.

BACKGROUND:A. North Forty Specific Plan Area

The NF-SP Area is approximately 44 acres and is bounded by Highway 85 to the north, Lark Avenue to the south, Highway 17 to the west, and Los Gatos Boulevard to the east.

The Town Council certified an environmental impact report (EIR) for the NF-SP on January 5, 2015. The NF-SP was adopted by the Town Council on June 17, 2015.

On August 1, 2017, the Town Council approved Phase I of the NF-SP, which included the construction of 320 residential units, of which 50 were affordable senior units; approximately 66,800 square feet of commercial floor area; on-site and off-site improvements; and a vesting tentative map.

On September 4, 2018, the Town Council adopted Resolution 2018-044 approving amendments to the NF-SP (Exhibit 8).

On January 13, 2026, the Town Council approved Phase II of the NF-SP, which included the construction of 450 residential units, of which 77 are designated as affordable units; approximately 15,074 square feet of commercial space; on-site and off-site improvements; and a vesting tentative map.

B. Conceptual Development Advisory Committee

The Conceptual Development Advisory Committee (CDAC) reviewed a preliminary proposal for an amendment of the NF-SP and redevelopment of the properties located at 16245 Burton Road and Assessor Parcel Number (APN) 424-06-116 on February 11, 2026. The staff report and minutes of the CDAC meeting are attached as Exhibits 3 and 4.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject properties requesting amendment of the NF-SP are located at 16245 Burton Road and APN 424-06-116 and are located within the Northern District of the NF-SP, on north side of Burton Road (Exhibit 1). The subject property is comprised of two separate parcels for an approximate combined total of 50,965 square feet. The proposed amendment to the NF-SP would apply throughout the Northern District of the NF-SP and would not be limited to the subject properties (Exhibit 9).

B. Project Summary

The applicant proposes to amend Table 2-1, Permitted Land Uses of the NF-SP to add a senior living facility as a permitted use in the Northern District (Exhibit 5). Redevelopment of the site is not proposed by the applicant at this time.

C. Zoning Compliance

The Zoning Ordinance is the primary document that implements the General Plan. It provides regulations regarding permitted land uses, development standards, and the development entitlement process for parcels of land in the Town of Los Gatos. The NF-SP is also a regulatory document that provides development regulations. The requirements of the NF-SP supplement and in some cases supersede the Zoning Ordinance within the Specific Plan boundary.

Table 2-1 of the NF-SP provides specific direction on permitted and conditionally permitted uses for each of three districts in the NF-SP. Uses not listed in Table 2-1 are prohibited. Presently, a senior living facility is not listed in Table 2-1, meaning that the use is not allowed.

DISCUSSION:

A. NF-SP Analysis

The applicant proposes to amend Table 2-1 of the NF-SP to add a senior living facility as a permitted use in the Northern District. The applicant's letter of justification states that the allowance of a senior living facility as a permitted use in the Northern District of the NF-SP will provide benefits to the Town by contributing to the supply of senior housing and supporting local and state housing objectives by introducing a range of housing options to the aging population (Exhibit 6).

Any future development of a senior living facility would require an Architecture and Site application and be subject to the development regulations of the NF-SP.

Redlined and clean versions of Table 2-1 of the NF-SP are provided in Exhibits 10 and 11.

B. CEQA Determination

The project is not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

PUBLIC COMMENTS:

Project signage was installed on the site by September 10, 2026, in advance of the September 23, 2026, Planning Commission hearing.

CONCLUSION:

A. Summary

The applicant is requesting approval to amend Table 2-1, Permitted Land Uses of the NF-SP to add a senior living facility as a permitted use in the Northern District. The applicant is not proposing redevelopment of the site at this time.

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation for approval of the amendment to Table 2-1 of the NF-SP. If the Planning Commission finds merit with the proposed amendment, it should:

1. Make the finding that project not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the

environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval (Exhibit 2);

2. Make the required finding that the NF-SP is consistent with the General Plan and its Elements in that it allows for a senior living facility to be authorized as a permitted use in the Northern District (Exhibit 2); and
3. Forward a recommendation to the Town Council for approval of the amendments to the NF-SP in the draft Resolution (Exhibit 11).

C. Alternatives

Alternatively, the Planning Commission can:

1. Forward a recommendation to the Town Council for approval of the Draft Resolution with modifications; or
2. Continue the matter to a date certain with specific direction; or
3. Forward a recommendation for denial to the Town Council providing findings for denial.

EXHIBITS:

1. Location Map
2. Required Findings
3. Conceptual Development Advisory Committee Staff Report, February 11, 2026
4. Conceptual Development Advisory Committee Meeting Minutes, February 11, 2026
5. Project Description
6. Letter of Justification
7. Property Photos
8. Resolution 2018-044
9. North Forty District Plan Map
10. Redlined Version of Table 2-1, Permitted Land Uses
11. Draft Resolution with Exhibit A

North Forty Specific Plan Amendment

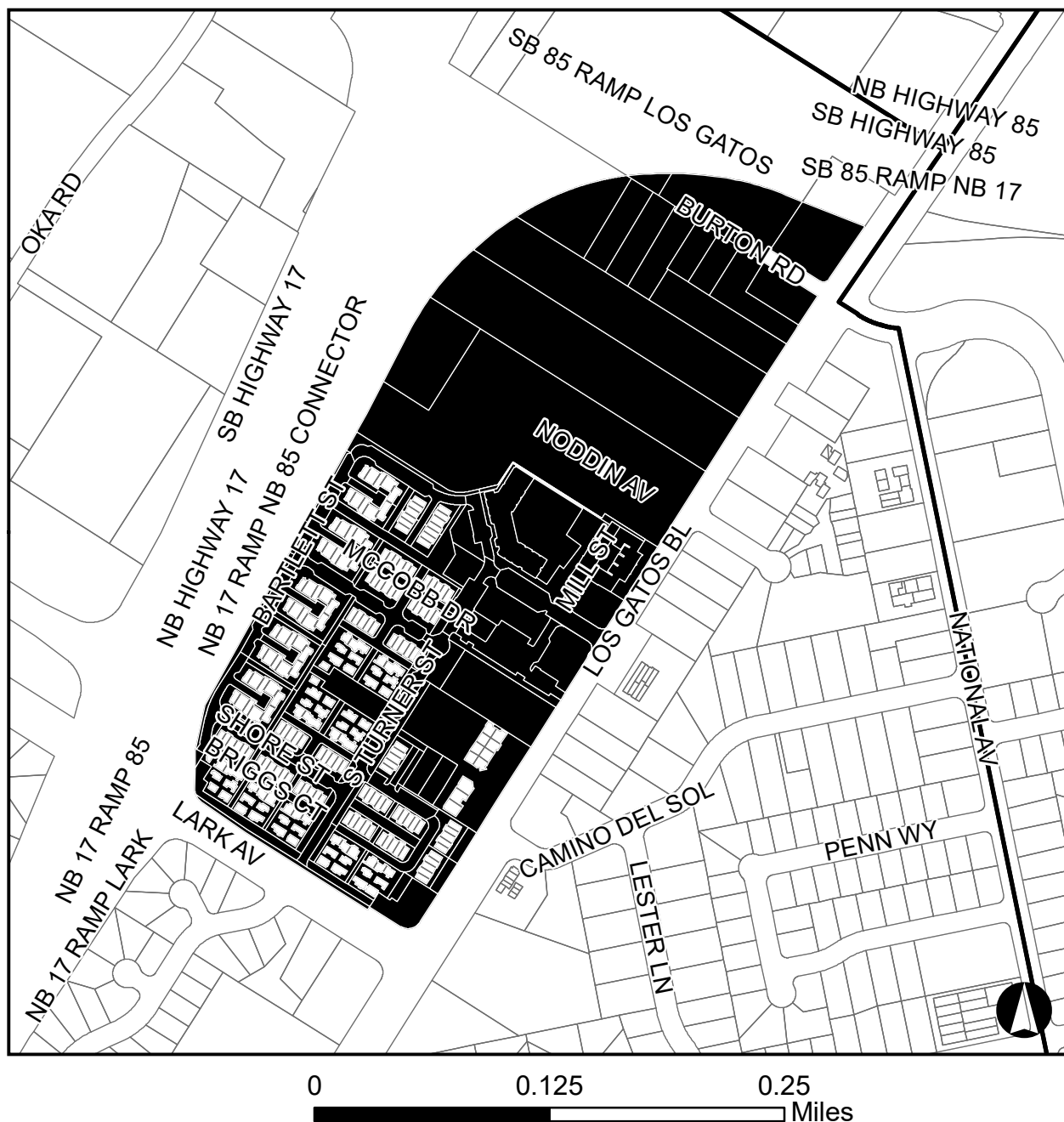


EXHIBIT 1

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PLANNING COMMISSION – September 23, 2026
REQUIRED FINDINGS

16245 Burton Road and Assessor Parcel Number 424-06-116
North Forty Specific Plan Amendment Application A-26-002

Forward a Recommendation to the Town Council on a Request for Approval to Amend the North Forty Specific Plan to Allow for a Senior Living Facility to be Authorized as a Permitted Use in the Northern District on Properties Zoned North Forty Specific Plan: Housing Element Overlay Zone. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with Certainty that there is No Possibility that the Amendments to the Specific Plan would have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval.

Property Owner: Tama Holdings LLC.
Applicant: Jared Gamelin.
Project Location: North Forty Specific Plan Area.
Project Planner: Jocelyn Shoopman.

FINDINGS:

Required finding for CEQA:

- The project is not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

Required consistency with the Town's General Plan:

- That the proposed amendment to the North Forty Specific Plan is consistent with the General Plan and its Elements in that it allows for a senior living facility to be authorized as a permitted use in the Northern District.

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TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT
ADVISORY COMMITTEE REPORT

MEETING DATE: 02/11/2026

ITEM NO: 3

DATE: February 6, 2026

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review of an Amendment to the North Forty Specific Plan and a Proposal for Construction of a Senior Living Facility (176 Units) on Property Zoned North Forty Specific Plan:Housing Element Overlay Zone. **Located at 16245 Burton Road and Assessor Parcel Number 424-06-116.** APNs 424-06-115 and 424-06-116. Conceptual Development Advisory Committee Application CD-26-001. Property Owner: Tama Holdings LLC. Applicant: Jared Gamelin. Project Planner: Jocelyn Shoopman.

ROLE OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE:

The Conceptual Development Advisory Committee (Committee) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and other additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis would need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 500 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PROJECT DESCRIPTION:

The applicant submitted an application (Attachment 2), project description (Attachment 3), context diagram (Attachment 4), and conceptual development plans (Attachment 5) for 16245 Burton Road and Assessor Parcel Number (APN) 424-06-116. The subject property is comprised of two separate parcels for an approximate combined total of 50,965 square feet, located on

PREPARED BY: Jocelyn Shoopman
Senior Planner

the north side of Burton Road and within the North Forty Specific Plan (NF-SP) boundary area (Attachment 1). The NF-SP was adopted by the Town Council on June 17, 2015. On September 4, 2018, the Town Council adopted Resolution 2018-044 approving amendments to the NF-SP.

The development plans for Phase I of the NF-SP included the approval of 320 residential units and approximately 66,000 square feet of commercial space. The development plans for Phase II of the NF-SP included the approval of 450 residential units and approximately 15,074 square feet of commercial space.

The applicant is proposing to amend the NF-SP to allow for an eight-story senior living facility to be authorized as a permitted use in the Northern District and construction of an eight-story building with 176 units (Attachment 3). The property contains an existing single-family residence.

Key elements of the proposed project are as follows:

- Amend the NF-SP to allow for a senior living facility to be authorized as a permitted use in the Northern District;
- Demolition of the existing single-family residence;
- Merging of two parcels into one parcel;
- Construction of an eight-story senior living facility at a proposed height of 88 feet, two inches;
- Memory care units on levels two and three and assisted living units on levels four through eight;
- Combination of studio, one-bedroom, and two-bedroom units spread amongst eight levels;
- Between 22 and 29 units on each level for a total of 176 units; and
- 90 parking spaces located in a basement garage and three surface parking spaces for a total of 93 spaces.

EXISTING GENERAL PLAN, ZONING, AND PLANNING AREA:

1. General Plan designation: North Forty Specific Plan Overlay.
2. Surrounding General Plan designations: NF-SP:HEOZ to the south and east; California State Route 17 to the west; and California State Route 85 to the north.
3. Zoning designation: NF-SP:HEOZ.
4. Surrounding zoning designations: NF-SP:HEOZ to the south and east; California State Route 17 to the west; and California State Route 85 to the north.

EXISTING CONDITIONS:

1. The project site is comprised of two separate parcels for an approximate combined total of 50,965 square feet (1.17 acres).

2. The project site is located on the north side of Burton Road (Attachment 1).
3. Surrounding land uses: Residential uses are located to the south; commercial uses are located to the east; California State Route 17 is located to the west; and California State Route 85 is located to the north.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the Committee. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the discussion and to solicit input. The main question for the Committee is whether the applicant's concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan
 - a. General Plan Policy LU-1.4 states, "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."
 - b. General Plan Policy LU-6.5 states, "The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood."
 - c. General Plan Policy LU-6.7 states, "Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood."
 - d. General Plan Policy LU-7.4 states, "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."
2. Zoning
 - a. Project site is zoned NF-SP:HEOZ and is surrounded by residential, commercial, and office uses as described above.
 - b. HEOZ: A senior living facility is considered to be a commercial use. Pursuant to Section 29.80.510 (c) through (e) of the Town Code, the underlying development standards of the NF-SP shall apply to the project.
 - c. Pursuant to Section 6.4.1 of the NF-SP, proposed developments within the Specific Plan Area may request to enter into a Development Agreement and will be reviewed pursuant to the established Architecture and Site Review and approval process as defined within Division 3 of the Zoning Ordinance or the Planned Development Overlay process.
 - d. Use: A senior living facility use was not contemplated in the NF-SP and therefore is not listed as either a permitted or conditionally permitted use.
 - e. Height: The maximum allowable height of a principal building as designed by the

NF-SP:HEOZ is 35 feet. The proposed height is identified in the conceptual development plans as 88 feet, two inches.

- f. Setbacks: The conceptual development plans do not provide the proposed building setbacks for staff to verify the project's compliance with Tables 2-5 and 2-6 of the NF-SP.
 - g. Coverage: The conceptual development plans do not provide the proposed lot coverage for staff to verify the project's compliance with the maximum lot coverage of 50 percent.
3. Open Space and Community Recreation Space
- a. The NF-SP requires a minimum of 30 percent open space to be provided across the entire Specific Plan Area. The 30 percent requirement shall be calculated for each application or group of applications.
4. Parking and Circulation
- a. Parking requirements for a senior living facility are one parking space per two and one-half beds. The total parking requirement is 70 parking spaces.
 - b. The proposed on-site parking is 90 spaces located in a basement garage and three surface parking spaces for a total of 93 spaces.
 - c. Street improvements to Burton Road will be required as part of the development review of the project.
5. Traffic
- a. A traffic analysis will determine whether a traffic study or mitigation fees will be required.
6. Trees
- a. The conceptual development plans would result in impacts to protected trees. Any development application will be reviewed by the Town's Consulting Arborist to ensure that the Town's Tree Protection Ordinance is complied with.
7. Environmental Review
- a. The project would need to be reviewed for compliance with the California Environmental Quality Act as grading, tree removals, and new construction would all be proposed.

PAGE 5 OF 5

SUBJECT: 16245 Burton Road and Assessor Parcel Number 424-06-116/CD-26-001

DATE: February 6, 2026

ATTACHMENTS:

1. Location Map
2. Conceptual Development Advisory Committee Application
3. Project Description Letter
4. Context Diagram
5. Conceptual Development Plans
6. Planned Development Overlay Zone
7. North Forty Specific Plan:
<https://www.losgatosca.gov/DocumentCenter/View/44396/Amended-North-Forty-Specific-Plan-PDF>

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16245 Burton Road and APN 424-06-116



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APPLICATION FOR PROJECT REVIEW CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE

TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT

110 E MAIN STREET, LOS GATOS, CA 95030

PLANNING@LOSGATOSCA.GOV

408-354-6872

PLEASE SUBMIT APPLICATION WITH ALL REQUIRED DOCUMENTS VIA THE CITIZEN'S PORTAL:

<https://permits.losgatosca.gov/Login-and-Manage-My-Records>

PLEASE TYPE OR PRINT CLEARLY

1. PROPERTY LOCATION: 16183-16245 BURTON RD
Address of subject property _____

2. PROPERTY DETAIL:
Lot Area: 1.09 acre Zoning: North 40 Specific APN: 2406115 & 42406116
Existing Use: Vacant & Residential

3. APPLICANT:
Name: Jared Gamelin Phone: 408-816-2000
Address: 750 University Ave Suite 275
City: 750 University Ave Suite 275 State: CA Zip: 95023
Email: jared@madroneventures.com

4. NAME OF PROPERTY OWNER: (If same as above, check here ☐)
Name: Tama Holdings LLC Phone: 408-816-2000
Address: 750 University Ave Suite 275
City: 750 University Ave Suite 275 State: CA Zip: 95023
Email: tamara@madroneventures.com

I hereby certify that I am the owner of record of the property described in Box #2 above, and that I approve of the action requested herein.

Signed by: Tamara Current DATE: 1/21/2026
SIGNATURE OF OWNER 1A7F21AA54C04F9...

ACKNOWLEDGMENT FORM

I, the undersigned, fully acknowledge and understand the Conceptual Development Advisory Committee is only an advisory body and is not empowered by the Town Council or the Planning Commission to render recommendations or decisions regarding land use issues.

I further understand and acknowledge that any statement by the Committee that a potential land use appears consistent with Town Policy is not an express or implied approval of a development project. A project may be rejected by the Planning Commission and/or Town Council for inconsistency with Town policy or for other reasons in the course of the development review process, including public input.

I further understand and acknowledge that the members of the Conceptual Development Advisory Committee are in no way bound in their future review of the project by their comments at this very preliminary state of project development.

Signed by: Tamara Current DATE: 1/21/2026
SIGNATURE OF OWNER 1A7F21AA54C04F9...

DO NOT WRITE IN THIS SPACE.

Application #: _____

FEES PAID:	
PLPERMIT	\$ 2,966.00
PLTRACK	\$ 118.64
PLANAP	\$ 296.60
PLPERMIT (noticing deposit)	\$ 500.00
TOTAL	\$ 3,881.24

**ADMINISTRATIVE POLICY FOR PROCESSING
"REQUESTS FOR REVIEW" BEFORE THE CONCEPTUAL
DEVELOPMENT ADVISORY COMMITTEE (CDAC)**

1. The Committee will meet once a month on a regular schedule (time and date to be determined by Committee members) if an application is pending.
2. The Committee shall consist of three Planning Commissioners and two Town Council persons.
3. Only one item will be permitted on each agenda.
4. The following materials constitute an application package and must be submitted through the Town's online portal:
 - a. A signed application form available from the Community Development Department. The property owner must sign the application, or it will not be accepted.
 - b. A brief, general description of the project and its location (no more than one typed page-double spaced).
 - c. One set of plans. Schematic elevations are encouraged but are not required. The more information provided to the Committee, the more detailed the responses will be.
 - d. Required filing fee pursuant to the adopted fee schedule.
 - e. All materials (plans, letters, etc.) intended to be viewed by the Committee members prior to the meeting must be submitted at the same time the application is filed. Materials filed after the submittal will not be accepted. Materials may be brought to the meeting.
5. The prospective developer will be allotted five minutes to present the request to make a presentation to the Committee. Following the presentation, the Committee may ask questions of the prospective developer or staff. Members of the public will then be allowed up to three minutes to provide public comments. After public comments have concluded, the prospective development will have an additional three minutes to respond to any comments.
6. The Committee may only review a project once unless there are material changes to the plans and recommended by the Director of Community Development.
7. The Committee will not review a project for which any permit application has been submitted to the Planning or Building Department.

8. A Committee agenda will be mailed and posted 72 hours before the meeting and notice of the hearing will be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within three hundred feet of the real property that is the subject of the hearing.
9. To make prospective project information accessible to the public, minutes of the meeting shall be kept.
10. There will be an action letter mailed out advising the prospective developer of the Committee's list of concerns and comments. This letter will be come part of the Development Review Committee staff report to the Planning Commission at such time as a formal application is filed.
11. The Committee review is based on policy issues only from Town documents included, but not limited to the General Plan and Zoning Code. There is no technical or ordinance compliance review by either the Committee or staff.
12. Committee members shall give their individual perspective about the project. The applicant shall not argue about such opinions or try to dissuade the Committee members.

Community Development Application Process Agreement

This document explains the decision-making process used by the Town of Los Gatos for all land-use related applications and permits being considered by the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or the Town Council. All applicants and their representatives/professionals are required to read, understand, acknowledge, and sign this disclosure prior to their application being deemed complete and ready for consideration.

All applications and permits presented to the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or the Town Council are solely at their discretion, including but not limited to General Plan Amendments, Zoning Amendments, Planned Developments, Architecture and Site Applications, Conditional Use Permits, Subdivisions, Minor Residential Developments, and Removals from the Historic Resources Inventory. Staff and consultant recommendations, including those of the consulting architect, are in no way limiting on or indicative of any subsequent decision or direction from the Community Development Director, Development Review Committee, Historic Preservation Committee, Planning Commission, and/or Town Council.

Staff and consultant recommendations are based solely on the application of the Town’s General Plan, Zoning and other ordinances, Specific Plans, Guidelines, and adopted policies. Staff’s role is not to advocate for or support the interests of the applicant, but to ensure compliance with the aforementioned policy direction and to consider the proposed development’s impacts on both the immediate neighborhood and the broader community.

Town Council policy prohibits the Planning Commission from discussing pending applications or permits with either the proponents or opponents of the application. **Applicants and their representatives are prohibited from directly or indirectly contacting or communicating with Planning Commissioners regarding the application except through publicly disclosed written communications.**

For Planning Commission matters appealed to the Town Council, in the appeal, and based on the record, the appellant bears the burden to prove that there was an error or abuse of discretion by the Planning Commission as required by Section 29.20.275. If neither is proved, the appeal shall be denied. If the appellant meets the burden, the Council shall grant the appeal and may modify, in whole or in part, the determination from which the appeal was taken or, in its discretion, return the matter to the Planning Commission. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

Those signing below grant the Town of Los Gatos release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town’s regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act

The undersigned hereby

Signed by:

Tamara Current

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ment and acknowledge and agree to the statements above.

Property Owner:

DATE: 1/21/2026

Architect/Designer:

DATE: 1/21/2026

Civil Engineer:

DATE:

Business Owner:

DATE:

Other:

DATE:

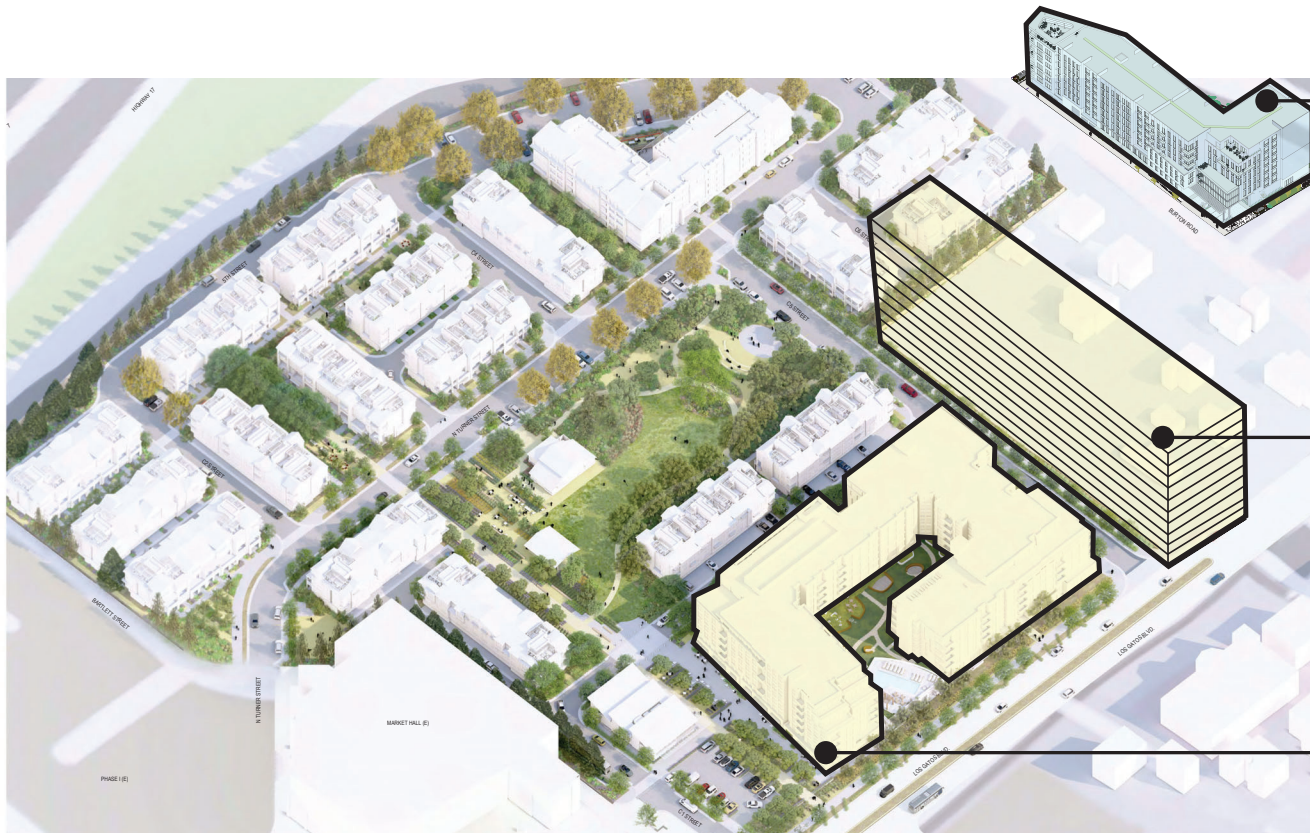
Community Benefit Statement – CDAC Submission North 40 Specific Plan (Phase II)

The proposed eight-story senior living community located at 16425 Burton Road in Los Gatos, within the North 40 Specific Plan area, provides a meaningful public benefit by addressing the Town's growing need for age-appropriate housing while advancing the Plan's objectives for compact, efficient, and context-sensitive development.

The project is strategically situated along a freeway-adjacent edge condition on Burton Road, where existing transportation infrastructure establishes an appropriate setting for increased building height while limiting direct interface with lower-scale residential neighborhoods.

Purpose-built senior housing at this location allows longtime Los Gatos residents to age in place, reduces displacement pressures, and supports housing turnover within the broader community, while its operational characteristics generate fewer peak-hour vehicle trips than many alternative uses. Concentrating density vertically on this uniquely constrained and irregular parcel preserves land efficiency, enables enhanced on-site amenities and open space, and allows building massing and stepbacks to mitigate visual and neighborhood impacts.

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16245 BURTON ROAD

8-STORY SENIOR LIVING
176 UNITS



14849 LOS GATOS BLVD

9-10-STORY MULTI FAMILY
117 UNITS



GROSVENOR NORTH 40

7-8-STORY MIXED USE
450 UNITS

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Project:

16245 BURTON RD

Mixed Use Proposal

Consultant

PRELIMINARY REVIEW

Revision

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Sheet Information

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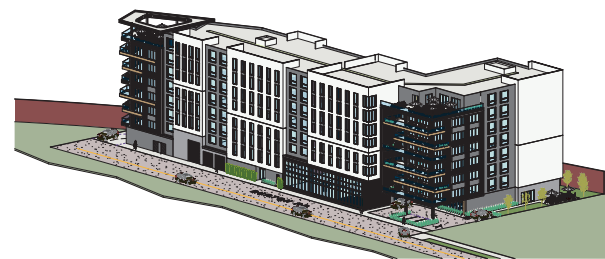
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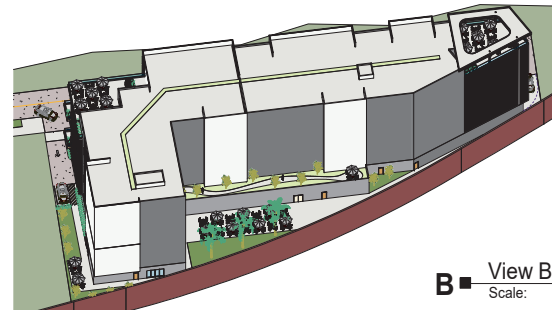
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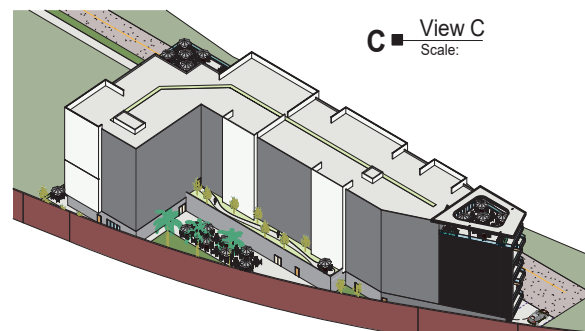




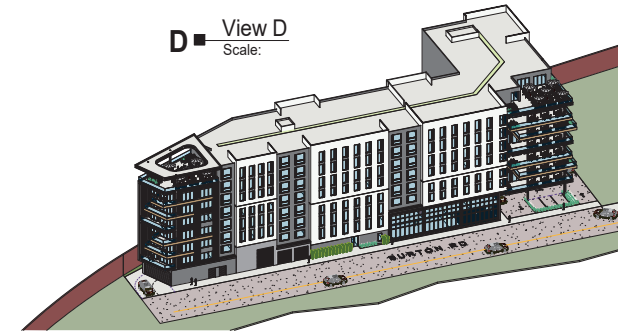
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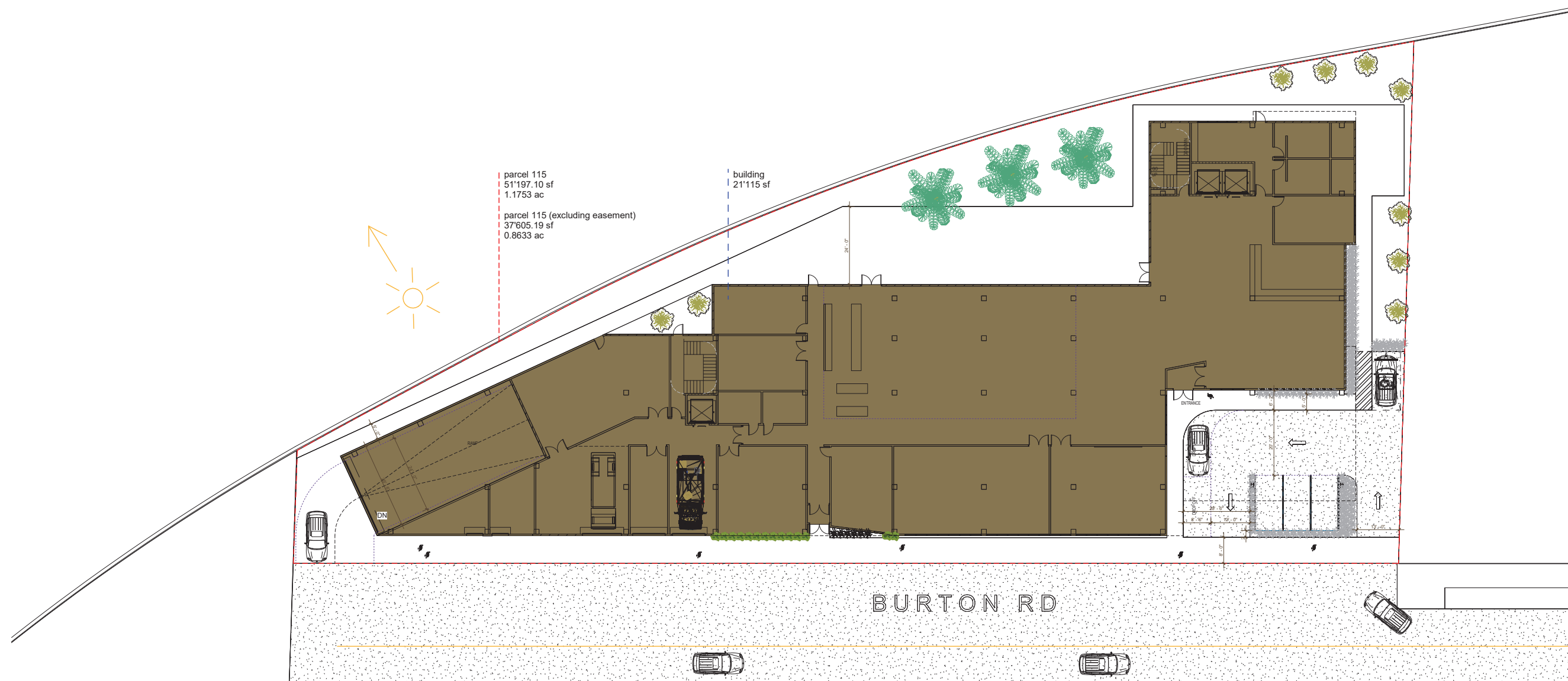
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parcel 115 (excluding easement)
37'605.19 sf
0.8633 ac

building
21'115 sf

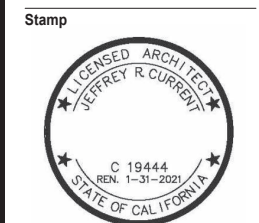
BURTON RD



1 SITE PLAN
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SITE PLAN &
AXONOMETRIES

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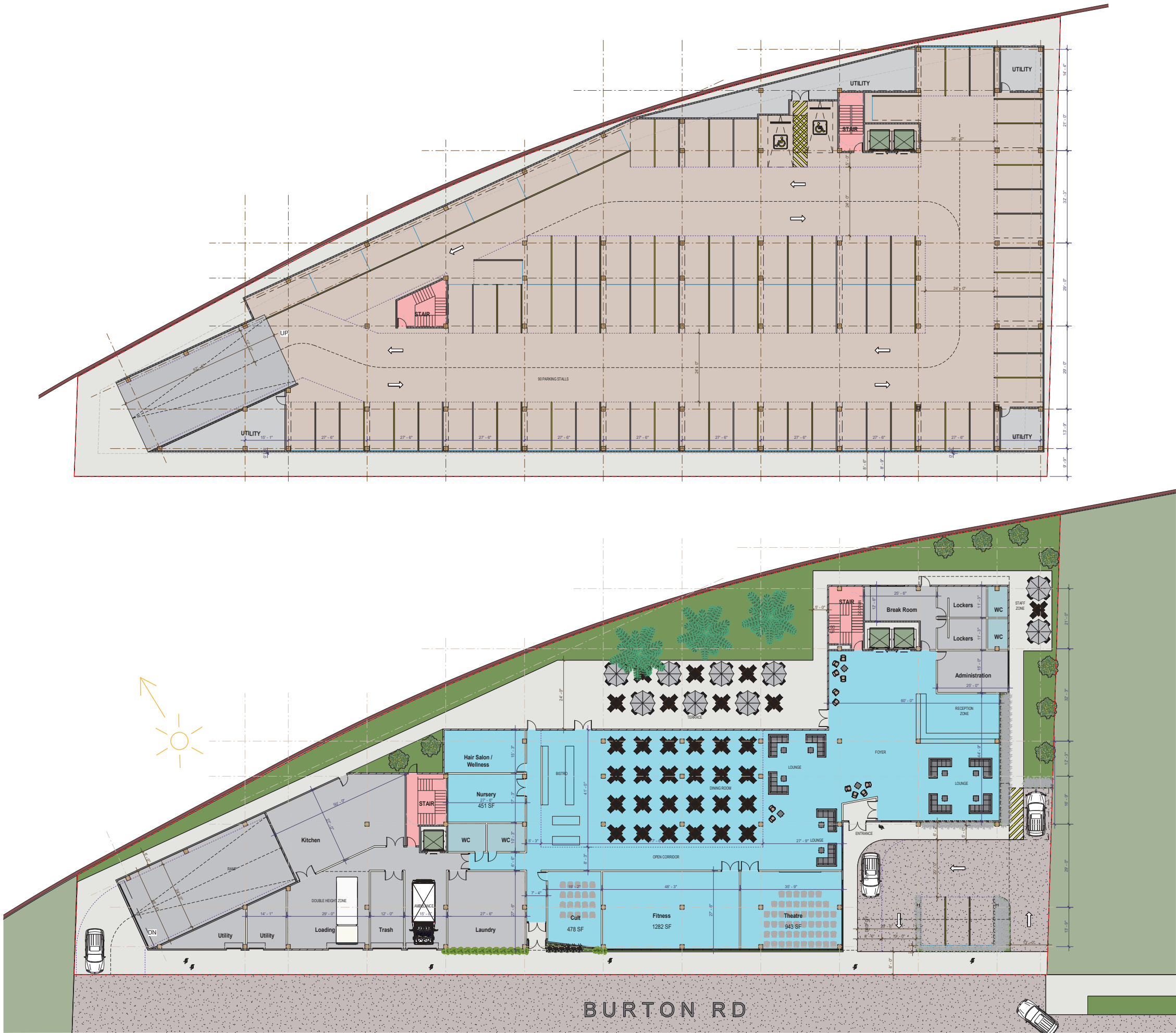
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UND. & GROUND
LEVEL PLANS

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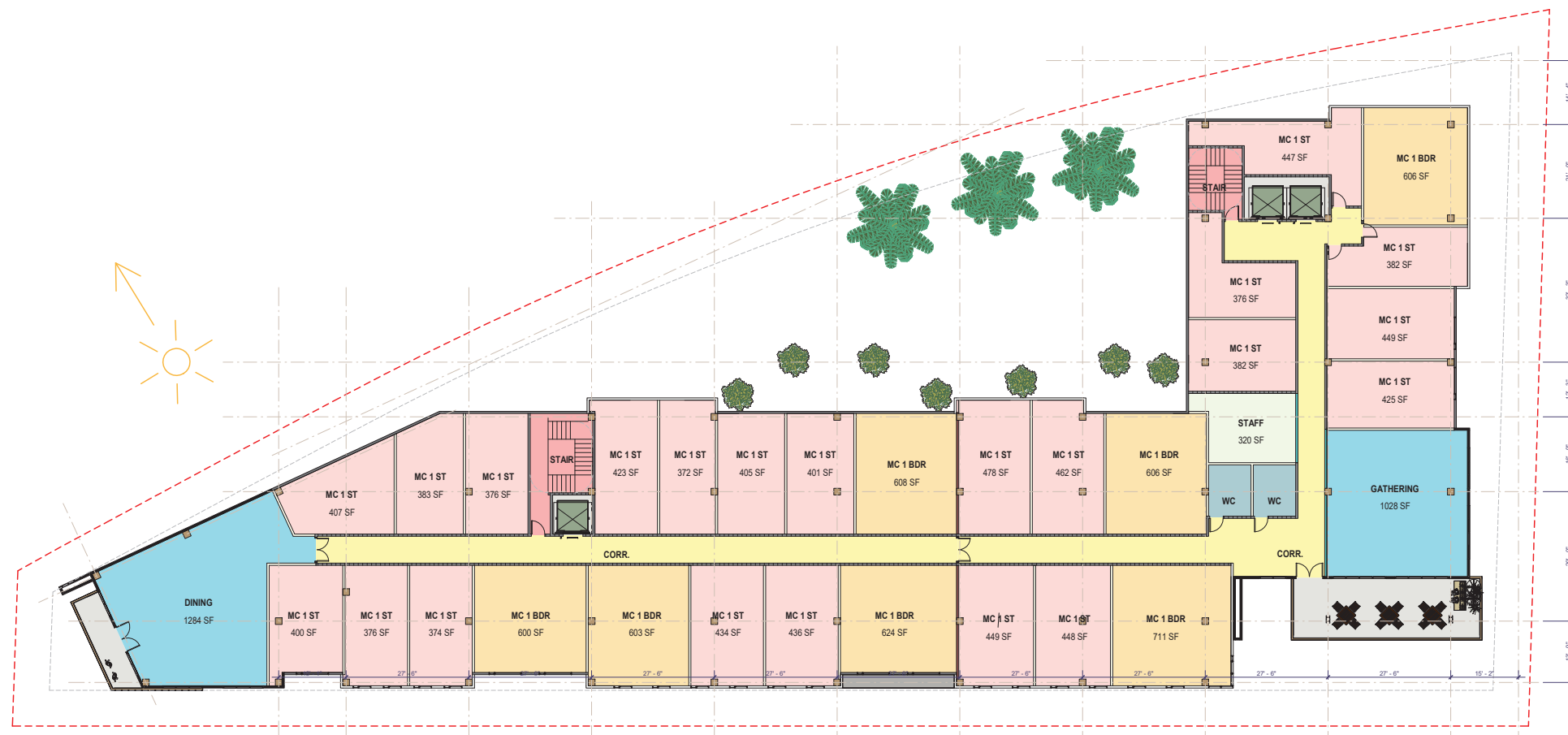
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3 ■ LEVEL 3 (similar to LEVEL 4)
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LEVELS 2, 3 & 4 PLANS

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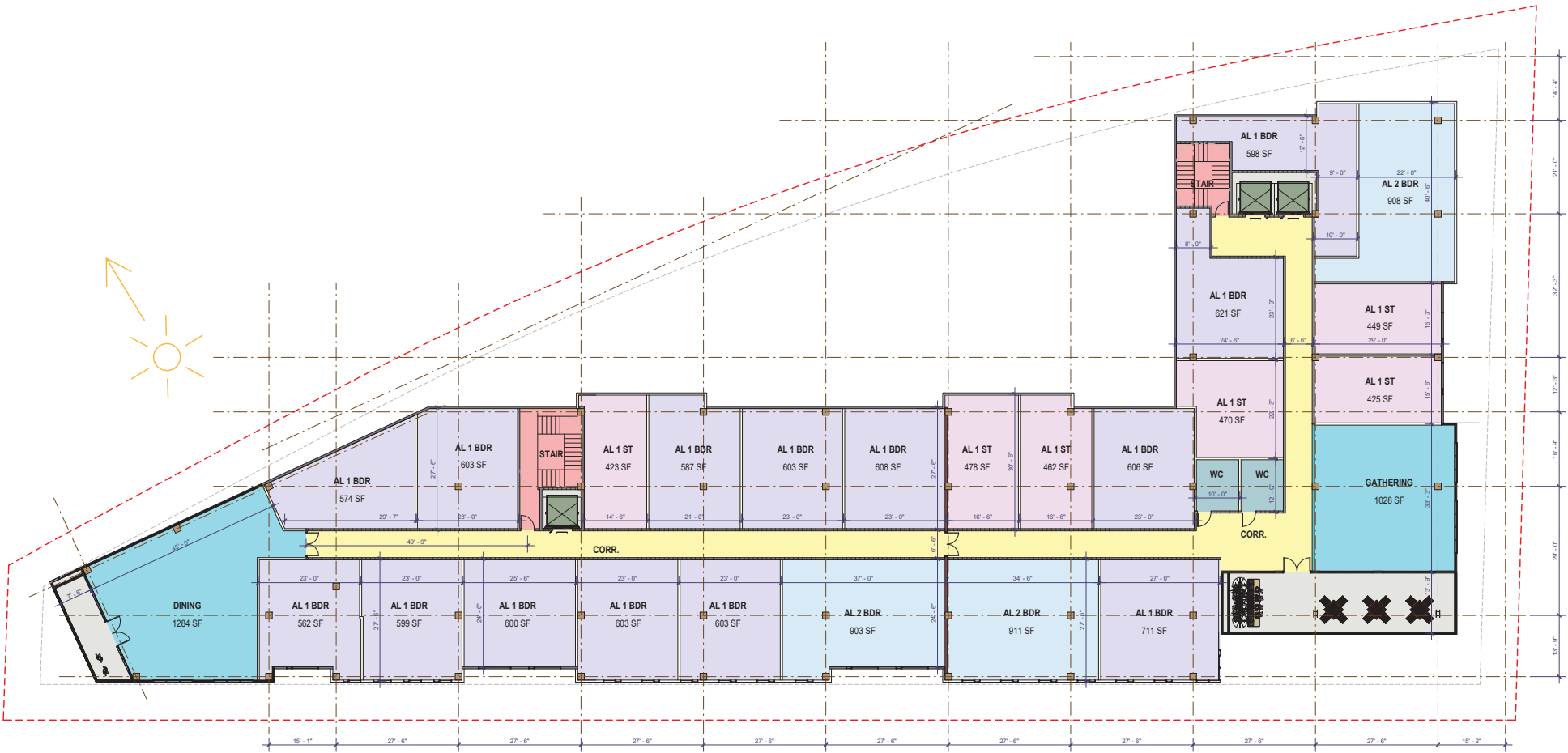


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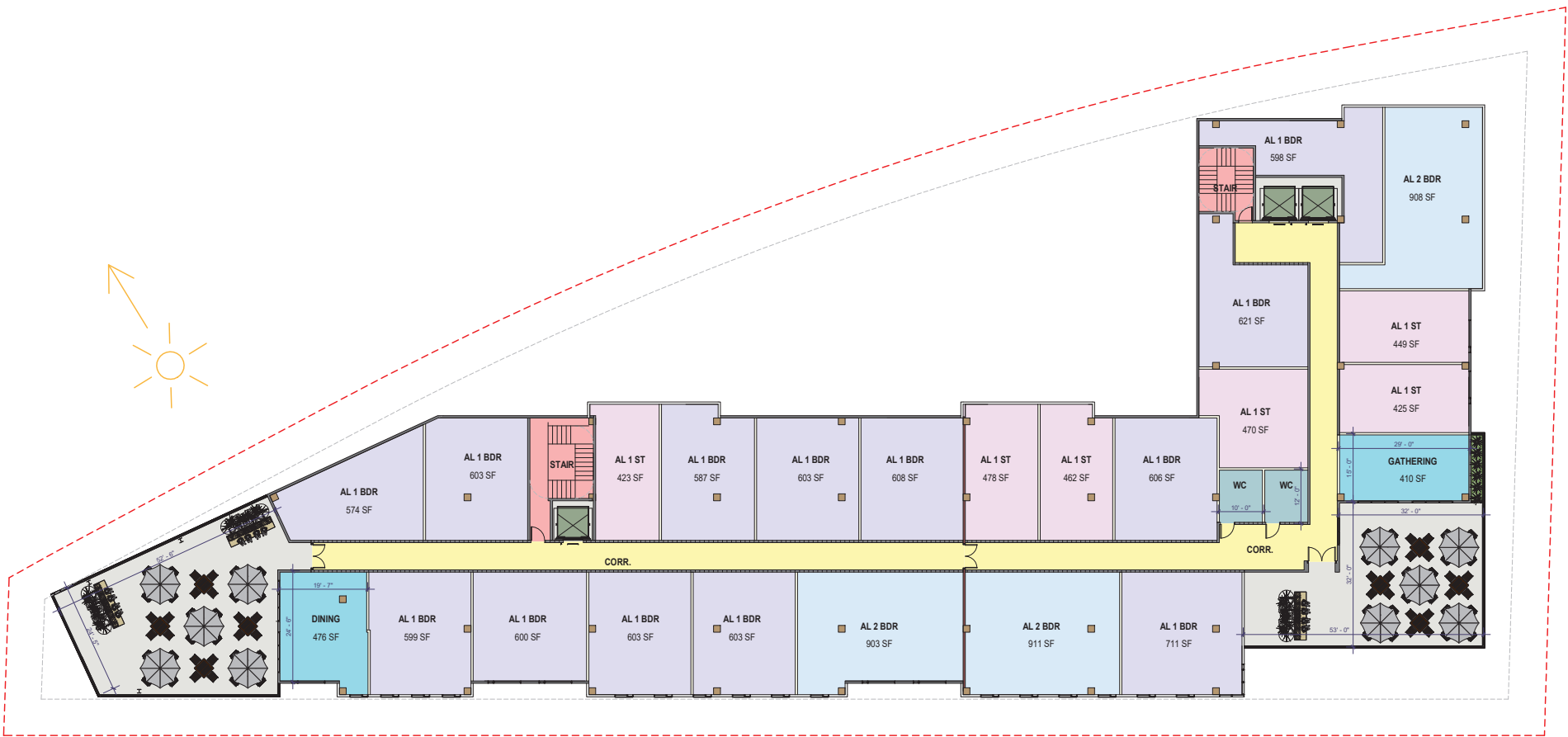
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LEVELS 5, 6, 7 & 8
PLANS



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8 LEVEL 8
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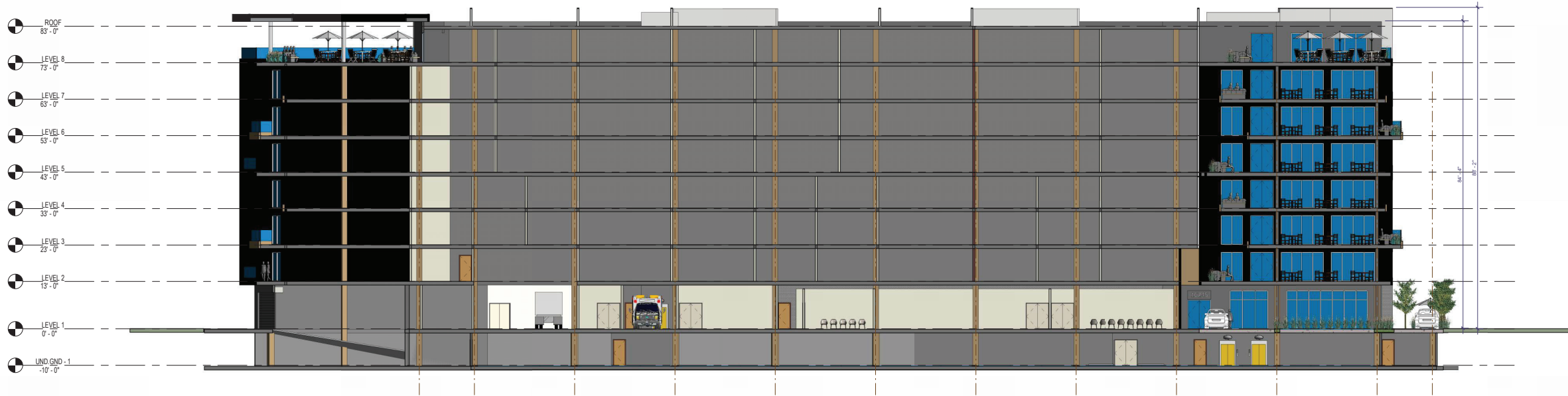
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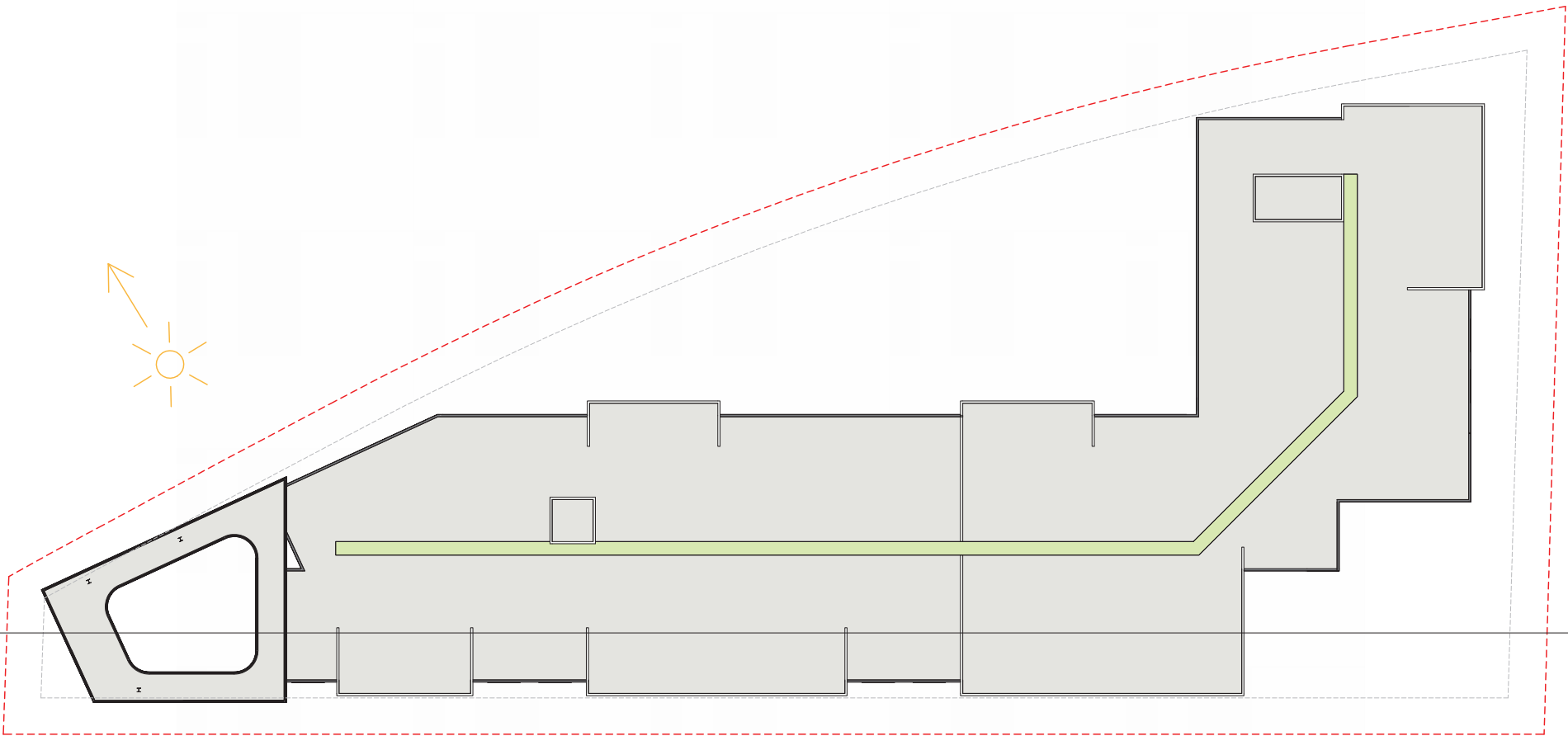
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9 ROOF
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ELEVATIONS

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1 ■ South West Elevation - Burton Road View
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2 ■ South East Elevation
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ARTICLE VIII. OVERLAY ZONES AND HISTORIC PRESERVATION

DIVISION 1. GENERALLY

Sec. 29.80.010. Scope.

Overlay zones are the PD or planned development overlay zone, LHP or landmark and historic preservation overlay zone and PS or public school overlay zones. The zone with which an overlay zone is combined is called the underlying zone.

(Ord. No. 1316, § 4.80.010, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1344, 1-17-77; Ord. No. 1452, 12-17-79; Ord. No. 1571, 3-7-83)

Secs. 29.80.015—29.80.070. Reserved.

DIVISION 2. PLANNED DEVELOPMENT OVERLAY ZONE¹

Sec. 29.80.075. Purpose and intent.

As more specifically provided in section 29.80.080(b), the purpose and intent of the planned development overlay zone (PD) is to preserve, enhance, and/or promote:

- (1) The Town's natural and historic resources;
- (2) The production of affordable housing;
- (3) The maximization of open space; and/or
- (4) A project that provides a public benefit to the citizens of the Town.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.080. Limitations on use of a planned development.

- (a) The PD overlay is not intended for:
- (1) Uses inconsistent with the general plan;
 - (2) Proposed development that is reasonably feasible under the existing Town Code; or

¹Editor's note(s)—Ord. No. 2273, § I, adopted May 1, 2018, repealed the former div. 2 §§ 29.80.075—29.80.145, and enacted a new div. 2 as set out herein. The former div. 2 pertained to similar subject matter and derived from Ord. No. 1316, §§ 4.82.010—4.82.150, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1363, 8-1-77; Ord. No. 1500, 5-18-81; Ord. No. 1838, §§ III, IV, 11-5-90; Ord. No. 1942, § I, 5-17-93.

-
- (3) A deviation of standards applicable to similar types of development.
- (b) An application for a PD shall only be considered by the recommending and deciding bodies if it meets the purpose and intent of this division, and meets one (1) or more of the following criteria:
- (1) A project that provides a public benefit to the citizens of the Town.
 - (2) Property that is designated within the Hillside Development Standards and Guidelines Area Map.
 - (3) Property that has a historical designation or is within a Landmark Historic Preservation (LHP) Overlay Zone.
 - (4) Property with a tree or "stand of trees" that is unique, historical, ecological, or of aesthetic value, as determined according to standards set forth in the Town's Tree Protection Ordinance.
 - (5) Property that contains a stream, channel, or creek that supports or has supported riparian vegetation, fish, and/or aquatic life as further defined in the guidelines and standards for land use near streams.
 - (6) A property with a geological hazard or within a fault zone.
 - (7) A property being considered for affordable housing as defined in the Town's adopted and certified housing element.
 - (8) A property being considered for a use or combination of uses not allowed in the Town's existing zoning districts.
 - (9) A property being considered for the creative use of the site consistent with the base zoning district.
- (Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.085. Relationship of planned developments to other adopted land use documents.

The planned development overlay shall not be used to deviate from general plan provisions, guidelines adopted by the Town Council, the standards contained in any existing land use regulation, or any other provision of the Town Code otherwise applicable to the property except as otherwise provided in section 29.80.095(4).

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.090. Requirements.

The PD application shall include text and plans or diagrams that clearly demonstrate and specify all of the following:

- (1) Compliance with all sections of this division.
- (2) Conformity of the PD to the goals, policies, applicable land use designation(s) and standards of the general plan.
- (3) A plan or set of plans that identify characteristics existing on the property which warrant application of the PD overlay zone.
- (4) Proposed distribution, location and extent of the land uses on the site, including open space.
- (5) Proposed standards and criteria by which development will proceed, including standards for conservation, development and utilization of natural and/or historic resources.
- (6) Proposed deviations from the land use regulations and development standards applicable to the underlying zoning district(s).

(7) Description of the public benefit of the proposal.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.095. Findings.

The deciding body, on the basis of the totality of the evidence and testimony submitted at the hearing, may adopt a PD if all of the following findings can be made:

- (1) The proposed PD is in compliance with all sections of this division.
- (2) The proposed PD is in conformance with the goals, policies, and applicable land use designation(s) and standards of the Town's general plan.
- (3) The proposed PD is in conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines, except as otherwise provided in section 29.80.095(4).
- (4) Any proposed use or development standards that deviate from the underlying zoning district(s) result in innovative and creative site planning to develop:
 - a. Housing with a minimum of forty (40) percent of the units affordable to households of very low, low, or moderate income; or
 - b. Mixed commercial, or mixed residential, or mixed commercial and residential development; or
 - c. A development designed and sited to protect, preserve and enhance conservation and enrichment of hillsides, natural and/or historic resources, ridgelines, a tree or stand of trees, creek and riparian corridors, geologic hazard or fault zone, and open space; or
 - d. A project that maximizes open space; or
 - e. The proposed PD provides a public benefit to the citizens of the Town.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.100. Phased development.

Proposed phasing plans shall be reviewed and adopted by the Town Council only if each phase is self-sufficient and is not dependent on subsequent phases to fulfill infrastructure requirements and/or conditions of approval.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.105. Dedication prior to issuance of first building permit.

Development rights for required open spaces shall be dedicated in advance of the issuance of any building permits.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.110. Vested.

Failure to obtain building permits for the approved Planned Development within twenty-four (24) months from the date of approval will automatically void the PD ordinance, unless an extension of time has been granted by the Town Council for good cause shown.

(Ord. No. 2273, § I, 5-1-18)

Sec. 29.80.120. Amendments to previously approved planned development.

Amendments to a PD approved both prior to and after the adoption of this division may only be considered under this division and its provisions and must meet the requirements set forth herein.

(Ord. No. 2273, § I, 5-1-18)

Secs. 29.80.125—29.80.210. Reserved.

***DIVISION 3. HISTORIC PRESERVATION AND LHP OR LANDMARK AND HISTORIC
PRESERVATION OVERLAY ZONE***

Sec. 29.80.215. 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.
- (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.

(Ord. No. 1316, § 4.86.010, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.220. Powers and duties of Planning Commission.

The Planning Commission:

- (1) Shall recommend to the Town Council, after public hearing, concerning designation of landmarks and historic districts, as provided in Section 29.80.245.
- (2) May establish and maintain a list of structures and other landmarks deserving official recognition although not designated as landmarks or historic districts, and take appropriate measures for recognition.

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- (3) Shall hear and determine architecture and site approval applications for demolition a designated landmark sites and principal buildings in historic districts, as provided in sections 29.80.270 through 29.80.290.
 - (4) May take steps to encourage or bring about preservation of structures or other features where the Planning Commission has decided to suspend action on a permit application, as provided in Section 29.80.285.
 - (5) Shall seek and consider a recommendation from the Historic Preservation Committee when undertaking the powers and duties set forth in subsections (1) and (3) above, and shall consult with or request assistance from the Historic Preservation Committee when undertaking the powers and duties set forth in subsections (2) and (4) above.

(Ord. No. 1316, § 4.86.020, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1831, § I, 7-16-90; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2355, § V, 4-2-24)

Sec. 29.80.222. Powers and duties of the Planning Director.

The Planning Director:

- (1) Upon recommendation by the Historic Preservation Committee, determines matters pertaining to historic preservation as provided in Section 29.80.227 that are not assigned to the Planning Commission.

(Ord. No. 2355, § VI, 4-2-24)

Sec. 29.80.225. Historic Preservation Committee.

- (a) The Historic Preservation Committee acts as an advisory body to the Planning Commission and Planning Director on all matters pertaining to historic preservation. The Historic Preservation Committee shall consist of five (5) members, three (3) public members and two (2) Planning Commissioners. The public members shall be appointed by the Town Council, and the Planning Commission members shall be appointed by the Planning Commission Chair and affirmed by the Town Council.
- (b) The Committee is composed of professional and lay members with demonstrated interest, competence, or knowledge in historic preservation. Committee members shall be appointed from among the disciplines of architecture, history, architectural history, planning, archeology, or other historic preservation-related disciplines such as urban planning, American studies, American civilization, cultural geography, or cultural anthropology to the extent that such professionals are available in the community.

(Ord. No. 1316, § 4.86.040, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84; Ord. No. 1762, § I, 9-19-88; Ord. No. 1831, § II, 7-16-90; Ord. No. 1856, § I, 6-3-91; Ord. No. 1915, § III, 10-19-92; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2355, § VII, 4-2-24)

Sec. 29.80.227. Powers and duties of the Historic Preservation Committee.

The Historic Preservation Committee shall:

- (1) Regularly review and make recommendations to the Planning Commission concerning the determination of all matters pertaining to historic preservation which comes before the Planning Commission.

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- (2) Review and make recommendations to the Planning Director concerning the determination of a minor residential development permit for properties with a LHP overlay zone or structures which were built prior to 1941.
 - (3) Review and make recommendations to the Planning Director concerning minor residential and commercial exterior alterations not covered under the architecture and site approval process or the minor residential development permit, for designated properties with a LHP overlay zone pursuant to subsection 29.20.485.
 - (4) Upon request of the Planning Director, review pending or proposed building permits dealing with historic structures when it is questionable that the work proposed meets the guidelines for pre-1941 structures.
 - (5) May, on request of the property owner, advise with respect to any proposed work requiring or not requiring a Town permit on any historic structure, a designated landmark site or in a designated historic district. Examples of the work referred to are additions, demolitions, painting and repainting of exterior surfaces, roofing, fencing, landscaping, glazing, and installation of lighting fixtures. In advising, the Historic Preservation Committee shall be guided by the purposes and standards specified in this division and other applicable ordinances and/or development standards. This subsection does not impose regulations or controls on any property.
 - (6) Review and make recommendations to the Planning Director on requests for removal of a pre-1941 property from the Historic Resources Inventory.

(Ord. No. 1915, § IV, 10-19-92; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2169, § I, 10-20-08; Ord. No. 2355, § VIII, 4-2-24)

Sec. 29.80.230. Designation by ordinance.

- (a) The Council may by ordinance designate:
 - (1) One (1) or more individual structures or other features, or integrated groups of structures and features on one (1) or more lots or sites, having a special character or special historical, architectural or aesthetic interest or value, as landmarks, and shall designate a landmark site for each landmark; and
 - (2) One (1) or more areas containing a number of structures having special character or special historical, architectural or aesthetic interest or value, and constituting distinct sections of the Town, as historic districts.
- (b) Each designating ordinance shall include a description of the characteristics of the landmark or historic district which justify its designation, and a list of any particular features in addition to those features which would be affected by work described in section 29.80.260 that are to be preserved, and shall specify the location and boundaries of the landmark site or historic district.
- (c) A lot zoned LHP may only be used in the manner provided in the underlying zone, however, the Town Council, on the basis of the evidence submitted at the hearing, may permit an existing use not otherwise permitted in the underlying zone to continue providing the Council makes the following findings:
 - (1) The use has been legal and continues to operate in a manner that is not detrimental to other uses in the general vicinity;
 - (2) There is no history of complaints about the use;
 - (3) Removal of the use to another location would effectively end the significance of the historical designation on the property; and
 - (4) The use has been legally and continuously operating for at least fifty (50) years.

The specific use and the findings to support its continuance shall be incorporated in the designating ordinance.

- (d) If the use permitted by subsection (c) above is discontinued for one hundred eighty (180) consecutive days, the use shall not be resumed and the use of the property shall conform with the provisions of the underlying zone. Token use does not toll or interrupt a period of discontinuance.
- (e) The property designated shall be subject to the controls and standards contained in this division. In addition, the property shall be subject to the following further controls and standards if imposed by the designating ordinance:
 - (1) For a publicly owned landmark, review of proposed changes in major interior architectural features.
 - (2) For a historic district, such further controls and standards as the Council finds necessary or desirable, including but not limited to facade, setback and height controls.
- (f) The Council may amend or rescind a designation only by ordinance, after Planning Commission and Council hearings as required for original designations.

(Ord. No. 1316, § 4.86.050, 6-7-76; Ord. No. 1674, 2-18-86; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.235. Initiation of designation.

Initiation of designation proceedings shall be by resolution of the Council or Planning Commission. The date of initiation is the date the resolution is adopted.

(Ord. No. 1316, § 4.86.060, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.240. Procedure.

Except as provided by this division the proceedings for LHP or landmark and historic preservation overlay zone designation are the same as for any other zoning of land.

(Ord. No. 1316, § 4.86.070, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.245. Hearing by Planning Commission for proposed historic designation.

Notices required by sections 29.20.560 and 29.20.565, shall be mailed.

- (1) *Action and time limit.* The Planning Commission shall consider the degree of conformity of the proposed designation with the purposes and standards of this division and the general plan. The Planning Commission shall determine the matter within one hundred twenty (120) days after the initiation of designation proceedings.
- (2) *Notice of action.* The Planning Commission shall promptly notify the property owner of action taken. If the Planning Commission approves or modifies the proposed designation in whole or in part, it shall transmit the proposal, together with a copy of the resolution of approval, to the Council.

(Ord. No. 1316, § 4.86.080, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1626, 8-6-84; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.250. Notice of designation by Council.

When a landmark or historic district has been designated by the Council, the Town Clerk shall promptly notify the owners of the property included therein.

(Ord. No. 1316, § 4.86.100, 6-7-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.255. Conformity required.

Construction, alteration, demolition or removal work for which a Town permit is required is prohibited on a designated landmark site or in a designated historic district unless approval by the deciding body has been granted as provided in sections 29.80.260 through 29.80.300, or unless the work conforms with the provisions of section 29.80.310.

(Ord. No. 1316, § 4.86.110, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.260. Permit required.

No person shall do any work listed below without first obtaining the required planning approval:

- (1) Exterior alteration to a designated landmark, property in an historic district or pre-1941 structure consisting of any construction, addition, demolition, restoration or rehabilitation.
- (2) Interior alterations that would affect the exterior of a designated landmark, a structure in an historic district or a pre-1941 structure.
- (3) Construction of any type on a landmark site or within a historic district unless excepted by the designating ordinance, or of a type which does not affect the exterior appearance of the site, district or any structure on the site or in the district.

(Ord. No. 1316, § 4.86.120, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.265. Application for permit.

Prior to issuance of a building permit, a Notice to Contractor form must be signed by the contractor and posted at the job site stating that the property is on the Historic Resources Inventory and no deviations from the approved plans are allowed without prior review and approval. This information shall be affixed on the approved building plans.

(Ord. No. 1316, § 4.86.130, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2083, § I, 5-7-01)

Sec. 29.80.270. Reserved.

Editor's note(s)—Ord. No. 1914, § I, adopted Oct. 19, 1992, deleted former § 29.80.270, relative to the procedure for architecture and site approval, which derived from Ord. No. 1316, § 4.86.140, adopted June 7, 1976 and Ord. No. 1375, adopted Nov. 21, 1977.

Sec. 29.80.275. Reserved.

Editor's note(s)—Ord. No. 2083, § II, adopted May 7, 2001, repealed former § 29.80.275 of the Code entitled Notice which derived from Ord. No. 2041, § IV, adopted Feb. 2, 1998.

Sec. 29.80.280. Decision.

The Planning Commission shall consider any report from the Historic Preservation Committee and shall ascertain whether the proposed work conforms to this chapter and to the provisions of the designating ordinance.

(Ord. No. 1316, § 4.86.160, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.285. Suspended action.

To obtain sufficient time for steps necessary to preserve the structure concerned, the Planning Commission may suspend action on an architecture and site approval application to permit construction, alteration, demolition or removal for a period not to exceed one hundred eighty (180) days. The Council may, by resolution, extend the suspension for an additional period not to exceed one hundred eighty (180) days, if the resolution is adopted not more than ninety (90) days and not less than thirty (30) days prior to the expiration of the original one-hundred eighty-day period. During the suspension period, the Planning Commission may consult with the Historic Preservation Committee, the Los Gatos Heritage Preservation Society and other civic groups, public agencies and interested citizens, make recommendations for acquisition of property by public or private bodies or agencies, explore the possibility of moving one (1) or more structures or other features, and take any other reasonable measures.

(Ord. No. 1316, § 4.86.170, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84)

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- (1) On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features) nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.
- (2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.
- (3) For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

In any event applications shall not be granted for work which violates standards included in the designating ordinance or pre-1941 design guidelines.

(Ord. No. 1316, § 4.86.180, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1914, § II, 10-19-92; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.295. Exemptions for reconstruction.

Reconstruction of a designated structure shall be exempt from setback and height requirements if it is rebuilt as originally constructed, except for modifications approved in the permit.

(Ord. No. 1316, § 4.86.185, 6-7-76; Ord. No. 1546, 8-16-82; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.297. State Historical Building Code.

The California State Historical Building Code (SHBC) provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as cultural resources. As required by state law, the SHBC shall be used if the property owner requests its use for historic buildings in the Town's building permit procedure.

(Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.300. Showing of hardship in cases of proposed alterations, demolitions or construction.

If the applicant presents facts clearly demonstrating to the satisfaction of the Planning Commission that failure to approve the application will work immediate and substantial hardship because of conditions peculiar to the particular structure or other feature involved, the Planning Commission may approve the application even though it does not meet the standards set forth in either the enabling or designating ordinance.

(Ord. No. 1316, § 4.86.190, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.305. Applicability for proposed historic designation.

- (a) No application for a permit to construct, alter, demolish or remove any structure or other feature on a proposed landmark site or in a proposed historic district, filed subsequent to the date of initiation of proceedings to designate the landmark site or historic district, shall be approved while the proceedings are pending; provided, however, that if final action on the designation has not been completed one hundred eighty (180) days after initiation of designation proceedings, the permit application may be approved.
- (b) The regulations of this division do not apply to the construction, alteration, demolition or removal of any structure or other feature on a landmark site or in a historic district, where a permit for the performance of such work was validly issued and used before initiation of proceedings for designation of the landmark site or historic district. For the purpose of this subsection, a permit is used if substantial construction work specifically for the purpose for which the permit is issued is lawfully performed after the permit is issued, and in reliance on the permit. (The term "construction" includes grading.)

(Ord. No. 1316, § 4.86.200, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.310. Unsafe or dangerous conditions.

None of the provisions of this division shall prevent any measures of construction, alteration, or demolition necessary to correct the unsafe or dangerous condition of any structure, other feature, or part thereof, where such condition has been declared unsafe or dangerous by the Building Official or the Fire Marshal, and where the proposed measures have been declared necessary, by such official to correct the condition; provided, however, that only such work as is absolutely necessary to correct the unsafe or dangerous condition and as is done with due regard for preservation of the appearance of the structure involved may be performed pursuant to this section. If any structure or other feature is damaged by fire, or other calamity, or by act of God, to such an extent that in the opinion of the aforesaid officials it cannot be reasonably repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws.

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(Ord. No. 1316, § 4.86.210, 6-7-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.315. Duty to keep in good repair.

The owner, lessee, and any other person in actual charge or possession of a pre-1941 structure, designated landmark or structure in the LHP or landmark and historic preservation overlay zone shall keep all of the exterior portions in good repair as well as all of the interior portions which are subject to control by the terms of the designating ordinance, and all portions whose maintenance is necessary to prevent deterioration or decay of any exterior portion.

(Ord. No. 1316, § 4.86.220, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.320. Reserved.

Editor's note(s)—Ord. No. 1981, § I, adopted July 5, 1994, repealed former § 29.80.320, relative to filing fees, which derived from Ord. No. 1610, § I(4.86.230), adopted March 5, 1984 and Ord. No. 1952, § IV, adopted Aug. 2, 1993.

Secs. 29.80.330—29.80.400. Reserved.

DIVISION 4. PS OR PUBLIC SCHOOL OVERLAY ZONE

Sec. 29.80.405. Application.

The provisions of this division apply in the PS (Public School Overlay) zone. Land in any zone, but only land owned by a public school district, may be zoned PS. The rules of the PS zone allow uses that are not necessarily allowed by the rules of the underlying zone. Only land owned by a public school district may be used according to the rules of the PS zone.

(Ord. No. 1316, § 4.88.010, 6-7-76; Ord. No. 1452, 12-17-79)

Sec. 29.80.410. Intent.

Where practical, the Town wants public school offices, buildings and grounds to remain in public ownership and to be available for present or future public use. The PS or public school overlay zone is intended to allow school buildings to be used, without extensive exterior modifications, in ways which will make it unnecessary to sell schools.

(Ord. No. 1316, § 4.88.020, 6-7-76; Ord. No. 1452, 12-17-79)

Sec. 29.80.415. Permitted uses.

In addition to activities allowed in the underlying zone the following activities are allowed in buildings in the PS or public school overlay zone. However, no activity shall be conducted in a manner which would unreasonably interfere with nearby residential uses.

- (1) Public building, police, fire, community center.
- (2) Library, art gallery, museum.

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- (3) Park, plaza, playground.
 - (4) School or college not otherwise specified.
 - (5) Nursery school.
 - (6) Vocational or trade school.
 - (7) Business or professional school or college.
 - (8) Art, craft, music, dancing school.

(Ord. No. 1316, § 4.88.030, 6-7-76; Ord. No. 1452, 12-17-79; Ord. No. 1511, 8-3-81)

Sec. 29.80.420. Uses permitted by conditional use permit.

The following uses are permitted in the PS or public school overlay zone by conditional use permit:

- (1) All uses, not listed in section 29.80.415, specified as allowable with a conditional use permit by regulations of the underlying zone.
- (2) Multiple-family dwellings.
- (3) Activities involving controlled manufacturing, research and development, wholesaling and other light industrial uses.
- (4) Warehousing.
- (5) Offices, business, professional, or executive.

(Ord. No. 1316, § 4.88.040, 6-7-76; Ord. No. 1452, 12-17-79; Ord. No. 1511, 8-3-81)

Sec. 29.80.425. Other regulations.

All other regulations of the underlying zone and the general provisions applicable to all zones apply to a PS or public school overlay zone.

(Ord. No. 1316, § 4.88.050, 6-7-76; Ord. No. 1452, 12-17-79)

Sec. 29.80.430. Playgrounds and playing fields.

The extent of the school playground and playing fields to be reserved for public use shall be designated at the time the public school zoning is adopted.

(Ord. No. 1316, § 4.88.060, 6-7-76; Ord. No. 1452, 12-17-79; Ord. No. 1511, 8-3-81)

Secs. 29.80.435—29.80.500. Reserved.

DIVISION 5. HOUSING ELEMENT OVERLAY ZONE²

Sec. 29.80.505. Intent.

The Housing Element Overlay Zone (HEOZ) ordinance in this division is intended to increase the supply and the mix of housing types, tenure, and affordability within the Town of Los Gatos. Through appropriate densities, concessions, and fee deferrals or waivers, the HEOZ encourages the development of housing affordable to all income levels on sites within the Town that are deemed to be most appropriate for such uses. The Housing Element lists sites within the Town of Los Gatos as key housing opportunities. The designation of these sites will assist the Town in meeting its Regional Housing Needs Allocation (RHNA), as required by the State.

(Ord. No. 2353, § II, 3-5-24)

Sec. 29.80.510. HEOZ and underlying zoning.

- (a) "By right" residential developments on sites with underlying zoning of RM, CH, or NF-SP (Table 1A below). Pursuant to Government Code Section 65583.2, subsections (h) and (i), in the HEOZ, residential developments with at least twenty (20) percent of the units proposed for "low income" households are subject to "by right approval." These developments are subject to the following:
- (1) The developments must be developed within the density ranges specified in Table 1A below and in no event shall any residential development projects be developed below the minimum density of thirty (30) units per acre.
 - (2) The developments shall be subject to non-discretionary design review based on objective development standards in accordance with the procedures specified in Article II, "Administration and Enforcement," of Chapter 29, "Zoning Regulations," of the Town Code.
 - (3) No California Environmental Quality Act review shall be required.
 - (4) Any subdivision of sites in the HEOZ shall be subject to all laws, including, but not limited to, Chapter 24, "Subdivision Regulations," and sections 29.10.067—29.10.087 of the Town Code implementing the Subdivision Map Act.
 - (5) Residential units shall occupy at least fifty (50) percent of the floor area in all mixed-use projects.
 - (6) For residential developments and mixed-use projects, the standards set forth in Table 1A shall apply.

Table 1A HEOZ Development Standards for "By Right" Residential Development

General Plan Land Use Designation	Zoning	Minimum Yards	Maximum Lot Coverage	Maximum Floor Area	Maximum Height Limit (ft)	Density Units Per Acre
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²Ord. No. 2353, § II, adopted March 5, 2024, repealed the former Div. 5, §§ 29.80.505—29.80.515, and enacted a new Div. 5 as set out herein. The former Div. 5 pertained to affordable housing overlay zone and derived from Ord. No. 2224, § I, 11-18-13; Ord. No. 2277, II, 8-21-18; Ord. No. 2347, § I, 11-21-23.

				Ratio (FAR)		
High Density Residential	R-M	As authorized by Section 29.40.645	75%	N/A	45 feet	30—40
Mixed-Use	CH	As authorized by Section 29.60.435	N/A	3.0	45 feet	30—40
North Forty Specific Plan	NF-SP	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	30—40

- (b) For all other residential developments other than those described in subsection (a), the standards set forth in Table 1B below shall apply.

Table 1B HEOZ Development Standards for Other Residential Development

General Plan Land Use Designation	Zoning	Minimum Yards	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Height Limit (ft)	Density Units Per Acre
Low Density Residential	R-1	As authorized by Section 29.40.405	50%	N/A	30 feet	0—5
Medium Density Residential	R-1D, R-D, and R-M	As authorized by Section 29.40.405, 29.40.530, and 29.40.645	75%	N/A	35 feet	14—22 or 5—12 in Very High Fire Hazard Severity Zones
Neighborhood Commercial	C-1	As authorized by Section 29.60.225	N/A	1.0	35 feet	10—20
Central Business District	C-2	As authorized by Section 29.60.335	N/A	2.0	45 feet	20—30
Office Professional	O	As authorized by Section 29.60.100	N/A	1.0	35 feet	10—20

- (c) The underlying zoning development standards will remain in effect for all other development without a residential component.
- (d) Regardless of the underlying zoning designation, no residential use may be developed that does not meet the applicable HEOZ development standards.

(e) Where standards are not specified, the development standards provided in the underlying zoning district shall apply.

(Ord. No. 2353, § II, 3-5-24)

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**TOWN OF LOS GATOS
CONCEPTUAL
DEVELOPMENT ADVISORY
COMMITTEE REPORT**

MEETING DATE: 05/13/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING
FEBRUARY 11, 2026**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a regular meeting on February 11, 2026, at 4:30 PM.

MEETING CALLED TO ORDER AT 4:30 PM

ROLL CALL

Present: Chair Jeffrey Barnett, Vice Mayor Maria Ristow, Councilmember Mary Badame, Commissioner Joe Sordi, Commissioner Rob Stump.

Absent: None.

VERBAL COMMUNICATIONS

Karen Yamamoto

Provided comments regarding the alarm permit letter she received.

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

1. **Approve the Draft Minutes of the March 12, 2025, Conceptual Development Advisory Committee Meeting.**

MOTION: Motion by Vice Mayor Ristow to approve this item. **Seconded** by Committee Member Stump.

VOTE: Motion passed (4-1, Sordi abstained).

2. **Approve the Conceptual Development Advisory Committee 2026 Meeting Schedule.**

MOTION: Motion by Committee Member Stump to approve the consent calendar. **Seconded** by Councilmember Badame.

VOTE: Motion passed unanimously (5-0).

PUBLIC HEARINGS

3. 16245 Burton Road

Conceptual Development Advisory Committee Application CD-26-001

Consider a Request for Preliminary Review of an Amendment to the North Forty Specific Plan and a Proposal for Construction of a Senior Living Facility (176 Units) on Property Zoned North Forty Specific Plan:Housing Element Overlay Zone. APNs 424-06-115 and 424-06-116.

Property Owner: Tama Holdings LLC

Applicant: Jared Gamelin

Project Planner: Jocelyn Shoopman

Project Planner presented the staff report.

Open Public Comment.

Jared Gamelin, Applicant

This project is at the north edge of the North Forty Specific Plan. We are seeking to amend the North Forty Specific Plan to include a senior living community use. It is in close proximity to Good Samaritan hospital and surrounding medical services. We are looking to discuss the plan and get feedback on it.

Michaelle Williams, Architect

This site is zoned to permit mixed-use and office development, and the senior living facility is in line with this. The walkability, public space, and amenities would be great with this project.

Lee Fagot

There are issues of safety and costs to the Town for infrastructure support that has to be considered. This site is not in what is considered North Forty Phase II. What guidelines should be in place based on when the application was received since it is not included in the North Forty Phase II application. The height being proposed is not within the character of the Town. The emergency exit that will be required for this site needs to be considered due to the impact of the freeways in the area.

Karen Yamamoto

The height should be considered, as well as the emergency routes. With the Eden Housing building adjacent to the property, the concern is the safety of those people who may be disabled to be able to safely evacuate from the proposed senior living facility, including the staff. This proposal is not a SB 330 or Builder's Remedy project, so why is a nine story building being considered. A hotel would be great. While senior housing is needed, we need more affordable senior living options.

MINUTES OF CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING OF
FEBRUARY 11, 2026

Jared Gamelin, Applicant

We appreciate your time on this.

Closed Public Comment.

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

- Consider including independent living units along with assisted living and memory care.
- Concerned with the proposed height and its visibility along the freeway since nothing over four stories has typically been approved.
- Has there been any thought around a hotel or gym use instead?
- Concerned that the proposed architecture does not fit the character of the Town.
- Emergency access and evacuation routes need to be a consideration for this type of project.
- Senior living is a needed use in the Town, but the use on this corridor of Los Gatos Boulevard is concerning given traffic congestion.
- Parking for the use may be an issue depending on the number of employees and visitors.
- Setbacks of the building are important to understand the project's impact along Burton Road and the adjacent Eden Housing building.
- Would like to see kitchens in the assisted living units.
- The height of the building should step down to better blend with the North Forty Phase II buildings.
- Concern with the scale and character of the building given its height and proposed architecture.
- Is there enough recreation and open space for the seniors?

OTHER BUSINESS

4. Elect a Chair and Vice Chair

MOTION: **Motion by Councilmember Badame to nominate Jeffrey Barnett as Chair. Seconded by Vice Mayor Ristow.**

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

MOTION: **Motion by Chair Barnett to nominate Rob Stump as Vice Chair. Seconded by Vice Mayor Ristow.**

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

ADJOURNMENT

The meeting adjourned at 5:55 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
February 11, 2026, meeting as approved by the
Conceptual Development Advisory Committee.

Joel Paulson, Community Development Director

PROJECT DESCRIPTION

This application has been submitted to add senior living as an additional permitted use in the North 40 Plan. After completing a CDAC Project Review it was concluded that this use would be appropriate by the committee. We would like to proceed with this amendment.

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LETTER OF JUSTIFICATION

This application has been submitted to add senior living as an addition permitted use in the North 40 Plan. After completing a CDAC Project Review it was concluded that this use would be appropriate by the committee. We would like to proceed with this amendment.

The property currently has a vacant single-family residence, which constitutes a significant underutilization of the land. Documentation of the existing site will be provided as part of the application materials.

This project provides meaningful benefits to the Town of Los Gatos by contributing to the supply of much-needed senior housing. It directly supports local and state housing objectives by introducing a range of housing options tailored to an aging population. The inclusion of both independent and assisted living units will generate local employment opportunities while helping the Town meet city and state housing development requirements.

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SITE



SITE



CONTEXT



(E) HOUSE ON PROPERTY



CONTEXT



CONTEXT

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RESOLUTION 2018-044

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF LOS GATOS
APPROVING AMENDMENTS TO THE NORTH 40 SPECIFIC PLAN.**

**APN 424-07-009, 010, 024 THROUGH 027, 031 THROUGH 037, 052 THROUGH 054,
060, 063 THROUGH 065, 070, 081 THROUGH 086, 090, 094 THROUGH 096, 099, 100,
102 THROUGH 112, 424-06-115, 116, AND 129.**

**PROPERTY OWNERS: YUKI FARMS, ETPH LP, GROSVENOR USA LIMITED,
SUMMERHILL N40 LLC, DODSON, HIRSCHMAN, MATTES, VENTURA TRUSTEE,
MOISENCO, LOS GATOS MEDICAL OFFICE CENTER LLC, LOS GATOS GATEWAY LLC,
MBK ENTERPRISE, CONNELL, GIN, JOHN & ALLISON DIEP LLC, BERNAL, LG
BOULEVARD HOLDINGS LLC, POLARIS NAVIGATION, EW REAL ESTATE LLC, LAZAAR
ENTERPRISES LLC, KOTHARY, AND SWENSON TRUSTEE.**

APPLICANT: TOWN OF LOS GATOS

WHEREAS, on June 17, 2015, the Town Council adopted the North 40 Specific Plan, providing detailed land use and development guidance for the area bounded by Highway 17 to the west, Los Gatos Boulevard to the east, Lark Avenue to the south and Highway 85 to the north.

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the North 40 Specific Plan in compliance with the California Environmental Quality Act (CEQA).

WHEREAS, on September 27, 2016, the Town Council conducted a special meeting and provided suggestions for potential amendments to the North 40 Specific Plan; and

WHEREAS, Council direction was clear that potential amendments to the North 40 Specific Plan should not require changes to the Town's Housing Element or any additional environmental, economic, or other analysis; and

WHEREAS, the General Plan Committee met on October 27, 2016 and November 17, 2016 to discuss the Council's suggestions for potential amendments; and

WHEREAS, on November 17, 2016, specific potential amendments to the North 40 Specific Plan were forwarded by the General Plan Committee to the Planning Commission for their consideration; and

WHEREAS, the Planning Commission began its consideration of the potential North 40 Specific Plan amendments on December 15, 2016 and continued the matter to January 26, 2017; and

WHEREAS, on January 26, 2017, the Planning Commission completed its consideration of the potential amendments and forwarded their suggestions to the Town Council for consideration; and

WHEREAS, on October 3, 2017, the Town Council held a Study Session to discuss potential amendments to the North 40 Specific Plan, received public testimony, and requested additional information on a number of topics; and

WHEREAS, on November 14, 2017, the Town Council held a Special Meeting to discuss potential amendments to the North 40 Specific Plan, received public testimony, and provided staff direction for amendments to the North 40 Specific Plan; and

WHEREAS, on January 16, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan, received public testimony, and continued the matter to the February 6, 2018 Town Council meeting with requests for additional information from staff; and

WHEREAS, due to the length of time anticipated to consider other items on the February 6, 2018 Town Council agenda this item was continued to the March 6, 2018 meeting; and

WHEREAS, on March 6, 2018, the Town Council held a continued public hearing to consider amendments to the North 40 Specific Plan, received public testimony, and continued the matter to the April 17, 2018 Town Council meeting with requests for additional information from staff; and

WHEREAS, staff was not been able to complete the work associated with the Town Council's requests for additional information from the April 17, 2018 Town Council meeting and the item was continued to the Town Council meeting on June 5, 2018; and

WHEREAS, on June 5, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan, received public testimony, and continued the matter to the August 7, 2018 Town Council meeting with direction to staff.

WHEREAS, on August 7, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan, received public testimony, and continued the matter to the August 15, 2018 Town Council meeting with direction to staff.

WHEREAS, on August 15, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan and continued the matter to the September 4, 2018 Town Council meeting with direction to staff to prepare a Resolution and exhibit for the amendments agreed to and voted on by a majority of the Town Council.

WHEREAS, on September 4, 2018, the Town Council held a noticed public hearing to consider amendments to the North 40 Specific Plan and received public testimony.

NOW, THEREFORE, BE IT RESOLVED:

1. The amendments to the North 40 Specific Plan attached as Exhibit A are approved.
2. The Town Council hereby adopts the following findings:
 - a. The Town Council certified an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program for the North 40 Specific Plan on January 20, 2015 (Resolution 2015-002) and no additional environmental review is necessary for the proposed amendments; and
 - b. The proposed amendments to the North 40 Specific Plan are consistent with the goals and policies of the General Plan and its elements.
3. In addition to the above findings, the Town Council approves the amendments based on the entire administrative record.
4. The decision constitutes a final administrative decision pursuant to Code of Civil Procedure section 1094.6 as adopted by section 1.10.085 of the Town Code of the Town of Los Gatos. Any application for judicial relief from this decision must be sought within the time limits and pursuant to the procedures established by Code of Civil Procedure section 1094.6, or such shorter time as required by state and federal Law.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 4th day of September, 2018, by the following vote:

COUNCIL MEMBERS:

AYES: Marcia Jensen, Steve Leonardis, Mayor Rob Rennie

NAYS: Marico Sayoc, Barbara Spector

ABSENT: None.

ABSTAIN: None.

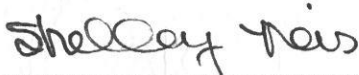
SIGNED:



MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: 9/5/18

ATTEST:



TOWN CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: 9/10/18

6.4 ADMINISTRATION

This section describes the authority of the Specific Plan, the process which will be used to consider development applications, and the administrative procedures required for amendments and/or modifications to the Specific Plan.

6.4.1 Specific Plan Administration

Proposed developments within the Specific Plan Area may request to enter into a Development Agreement and will be reviewed pursuant to the established Architecture and Site Review and approval process as defined within Division 3 of the Zoning Ordinance or the Planned Development Overlay process. In addition, proposed developments will be required to adhere to existing Zoning Ordinance regulations and processes for other types of discretionary review, such as those for conditional use permits, variances, and subdivisions.

Future Applications must be consistent with this specific plan standards or their intent and within the parameters studied in the EIR.

6.4.2 Relationship to Zoning Regulations

The land use and development requirements contained in this Specific Plan constitute the primary zoning and development regulations for the Specific Plan Area. These regulations are applied in addition to the Zoning Regulations provisions of the Zoning Ordinance (Chapter 29). If there is a difference or conflict between the requirements of the Town's Zoning Regulations and this Specific Plan, the provisions of this Specific Plan shall prevail.

6.4.3 General Plan Amendments

To be consistent with the Town's Vision Statement and Guiding Principles Developed in 2012, two General Plan guidelines and one policy that addresses the North 40 planning area will be amended. Refer to Section 1.4 of the Specific Plan for revised language.

6.4.4 Interpretation of Provisions and Uses

The Director of Community Development shall have the responsibility to interpret the provisions of this Specific Plan. If an issue or situation arises that is not sufficiently provided for or is not clearly understandable, those regulations of the Zoning Ordinance that are most applicable shall be used by the Director as guidelines to resolve the issue or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Zoning Ordinance.

If ambiguity arises concerning the appropriate classification of a particular land use, the Director shall have the authority to make an interpretation as to whether the use should be allowed because it is similar to other allowed uses in a particular Specific Plan District, or whether the use should not be allowed in any Specific Plan District.

The Director may refer any matter for interpretation to the Planning Commission for their consideration. The Planning Commission shall make the final decision on an interpretation. The Planning Commission's decision may be appealed to the Town Council.

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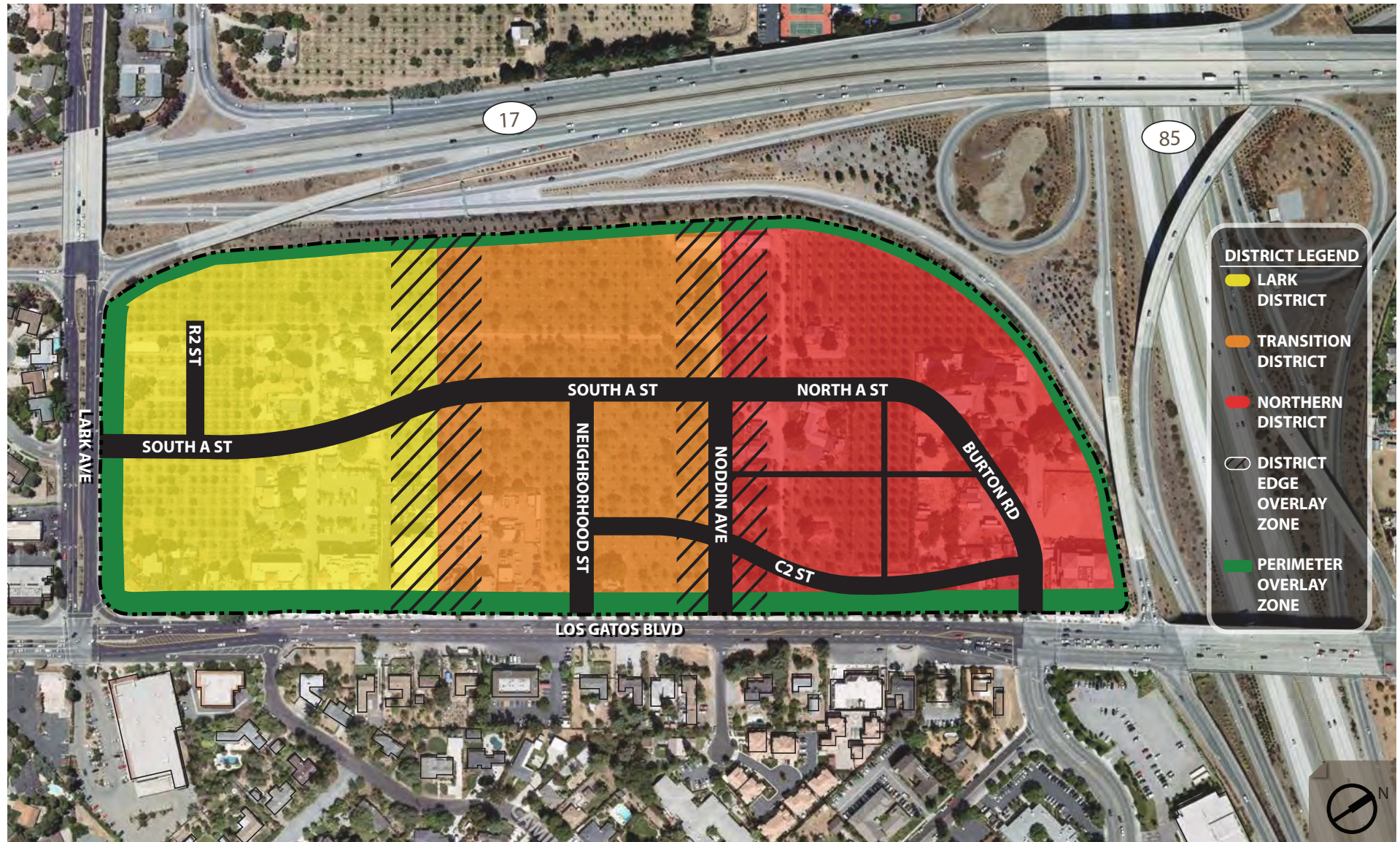


Figure 2-1 District Plan

2.4 PERMITTED LAND USES

The Specific Plan land uses help to create a pedestrian-oriented and interactive environment that is compatible with surrounding neighborhoods as well as provides for on-site uses that are compatible with each other. The Specific Plan specifies the desired mix, as well as the location of land uses. In general, lower intensity shops, offices, and residential land uses are envisioned in the southern portion of the Specific Plan Area. Moving northward, potential land uses transition to mixed-use residential and potential hospitality uses to provide a buffer between primarily residential uses in the southern portion of the Specific Plan Area and the entertainment, restaurant, and shopping uses envisioned in the northern portion of the Specific Plan Area. The Specific Plan establishes two primary land use categories to guide development within the Specific Plan Area. These land uses categories are: (1) non-residential – including retail, office, recreation, community services, restaurants, entertainment, and hotel, and (2) residential – including condominium, cottage cluster/garden cluster housing, live-work flats, multi-family flats, multiplexes, rowhouses and townhomes. Residential development is focused on multi-family housing types and shall be designed to attract the unmet housing needs of the community. Within the Transition District, the Specific Plan encourages the development of residential units over commercial development. It is important to provide an appropriate amount of residential development in the Specific Plan Area to create a sustainable and pedestrian-oriented mixed-use environment. Although residential uses will be an important component to the success of the Specific Plan Area, it will support the predominantly retail and neighborhood serving focus of the Transition and Northern Districts.

2.4.1 Permitted and Conditionally Permitted Uses

Primary uses for each of the three Districts are generally described in Section 2.3, while Table 2-1, below, provides specific direction on permitted (P) and conditionally permitted uses (CUP) for each district. Uses not listed in Table 2-1 are prohibited (refer to the Glossary for definition of uses.)

Conditional Use Permits shall meet the intent of the North 40 Goals, Policies, Vision Statement, and Guiding Principles.

2.4.2 Commercial Uses

Projects proposing new commercial square footage must present the proposal to the Conceptual Development Advisory Committee. The application submittal must include an Economic Impact Study to assess economic competitiveness.

Table 2-1 PERMITTED LAND USES

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL				
A.	RETAIL	P	P	P
B.	FORMULA RETAIL BUSINESS	--	P	P
C.	MARKET HALL/ SPECIALTY MARKET	--	P	P
D.	ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF- PREMISES	CUP	CUP	CUP
E.	ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION ON PREMISES			
	• IN CONJUNCTION WITH A RESTAURANT	P	P	P
	• WITHOUT FOOD SERVICE (BAR)	--	CUP	CUP

Table 2-1 PERMITTED LAND USES

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL (CONTINUED)				
F.	DRIVE-UP WINDOW FOR ANY BUSINESS, EXCLUDING RESTAURANTS	--	--	CUP
G.	SUPER DRUGSTORE	--	--	P
H.	SUPERMARKET	--	--	P
I.	RESTAURANT	P	P	P
J.	PERSONAL SERVICE	P	P	P
K.	OFFICE ¹	P	P	P
L.	HOTEL	--	P	P
M.	FINANCIAL INSTITUTION	P	P	P
N.	<u>SENIOR LIVING FACILITY</u>	--	--	<u>P</u>
RESIDENTIAL				
A.	COTTAGE CLUSTER	CUP	--	--
B.	TOWNHOMES/GARDEN CLUSTER	P	P	--
C.	ROWHOUSES	P	P	--
D.	MULTI-FAMILY	P	P	P ²
E.	CONDOMINIUMS	P	P	P ²
F.	LIVE/WORK LOFTS	--	P	P ²

Note:

1. Medical Office is only permitted on Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129.
2. Residential only allowed in Northern District when located above commercial.

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
RECREATION/ENTERTAINMENT				
A.	OUTDOOR ENTERTAINMENT	--	CUP	P
B.	LIVE THEATER	--	--	CUP
C.	HEALTH CLUB	--	CUP	CUP
D.	COMMERCIAL RECREATION AND AMUSEMENT ESTABLISHMENT	--	--	CUP
COMMUNITY SERVICES				
A.	CLUB, LODGE HALL, FRATERNAL ORGANIZATION	CUP	CUP	CUP
B.	PARK, PLAZA, PLAYGROUND	P	P	P
C.	PUBLIC BUILDING	P	P	P
D.	PUBLIC TRANSPORTATION AND PARKING FACILITIES	P	P	P
E.	RELIGIOUS INSTITUTIONS	CUP	CUP	CUP

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
SCHOOLS				
A.	PRIVATE AND PUBLIC SCHOOLS	CUP	CUP	CUP
B.	INSTITUTIONAL SCHOOLS/STUDIOS (ARTS/CRAFTS, MUSIC, YOGA, DANCE, KARATE, ETC.)	CUP	CUP	CUP
C.	DAY CARE CENTER	CUP	CUP	CUP
D.	SMALL FAMILY DAY CARE HOME	P	P	P
E.	LARGE FAMILY DAY CARE HOME	CUP	CUP	CUP
TRANSMISSION FACILITIES/UTILITIES				
A.	TRANSMISSION FACILITIES AND UTILITIES	CUP	CUP	CUP
B.	RADIO/ BROADCAST STUDIOS	CUP	CUP	CUP

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
AUTOMOTIVE (VEHICLE SALES, SERVICE, AND RELATED ACTIVITIES)				
A.	CAR WASH	--	--	CUP
B.	NEW VEHICLE SALES AND RENTAL	--	--	CUP
C.	ALTERNATING USE/SHARED PARKING OF OFF- STREET PARKING SPACES	P	P	P
AGRICULTURE AND ANIMAL SERVICES				
A.	BOTANICAL NURSERY	P	P	P
B.	VETERINARY HOSPITAL (WITHOUT KENNEL)	--	CUP	CUP
OTHER				
A.	24 BUSINESSES OR BUSINESSES OPEN BETWEEN THE HOURS OF 2:00 AND 6:00 AM	--	--	CUP

2.4.3 Non-Conforming Uses

Existing legal uses that are not permitted or listed in Table 2-1 are declared non-conforming uses. Refer to Division 5 of Article 1 of the Zoning Ordinance for definitions and regulations for managing non-conforming uses including:

- Continuation of an existing use.
- Repair, alteration, and maintenance.
- Expansion of legal non-conforming uses, buildings, or structures.

RESOLUTION 2026-xx

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING
THE NORTH FORTY SPECIFIC PLAN TO ALLOW FOR A SENIOR LIVING FACILITY TO BE
AUTHORIZED AS A PERMITTED USE IN THE NORTHERN DISTRICT.**

**PROJECT LOCATION: NORTH FORTY SPECIFIC PLAN AREA
NORTH FORTY SPECIFIC PLAN AMENDMENT APPLICATION: A-26-002
APPLICANT: TOWN OF LOS GATOS**

WHEREAS, on June 17, 2015, the Town Council adopted the North Forty Specific Plan, providing detailed land use and development guidance for the area bounded by Highway 17 to the west, Los Gatos Boulevard to the east, Lark Avenue to the south and Highway 85 to the north; and

WHEREAS, an Environmental Impact Report was prepared and certified for the North Forty Specific Plan in compliance with the California Environmental Quality Act; and

WHEREAS, on September 4, 2018, the Town Council adopted Resolution 2018-044 approving amendments to the North Forty Specific Plan; and

WHEREAS, on September 23, 2026, the Planning Commission held a public hearing and received testimony from all interested persons who wished to testify or submit documents. The Planning Commission considered all testimony and materials submitted, including the packet of materials contained in the Planning Commission Agenda Report for their meeting on September 23, 2026, along with any and all subsequent reports and materials prepared concerning this application, and forwarded a recommendation of approval to the Town Council; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council on _____, 2026; and

WHEREAS, on _____, 2026, the Town Council held a public hearing all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on _____, 2026, along with any and all subsequent reports and materials prepared concerning this application; and

WHEREAS, the Town Council was able to make the findings required to approve the North Forty Specific Plan Amendment application; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Los Gatos that the proposed amendments to the North Forty Specific Plan, which are attached hereto as Exhibit A and hereby incorporated herein, are adopted; and

EXHIBIT 11

BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the _____, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

2.4 PERMITTED LAND USES

The Specific Plan land uses help to create a pedestrian-oriented and interactive environment that is compatible with surrounding neighborhoods as well as provides for on-site uses that are compatible with each other. The Specific Plan specifies the desired mix, as well as the location of land uses. In general, lower intensity shops, offices, and residential land uses are envisioned in the southern portion of the Specific Plan Area. Moving northward, potential land uses transition to mixed-use residential and potential hospitality uses to provide a buffer between primarily residential uses in the southern portion of the Specific Plan Area and the entertainment, restaurant, and shopping uses envisioned in the northern portion of the Specific Plan Area. The Specific Plan establishes two primary land use categories to guide development within the Specific Plan Area. These land uses categories are: (1) non-residential – including retail, office, recreation, community services, restaurants, entertainment, and hotel, and (2) residential – including condominium, cottage cluster/garden cluster housing, live-work flats, multi-family flats, multiplexes, rowhouses and townhomes. Residential development is focused on multi-family housing types and shall be designed to attract the unmet housing needs of the community. Within the Transition District, the Specific Plan encourages the development of residential units over commercial development. It is important to provide an appropriate amount of residential development in the Specific Plan Area to create a sustainable and pedestrian-oriented mixed-use environment. Although residential uses will be an important component to the success of the Specific Plan Area, it will support the predominantly retail and neighborhood serving focus of the Transition and Northern Districts.

2.4.1 Permitted and Conditionally Permitted Uses

Primary uses for each of the three Districts are generally described in Section 2.3, while Table 2-1, below, provides specific direction on permitted (P) and conditionally permitted uses (CUP) for each district. Uses not listed in Table 2-1 are prohibited (refer to the Glossary for definition of uses.)

Conditional Use Permits shall meet the intent of the North 40 Goals, Policies, Vision Statement, and Guiding Principles.

2.4.2 Commercial Uses

Projects proposing new commercial square footage must present the proposal to the Conceptual Development Advisory Committee. The application submittal must include an Economic Impact Study to assess economic competitiveness.

Table 2-1 PERMITTED LAND USES

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL				
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B.	FORMULA RETAIL BUSINESS	--	P	P
C.	MARKET HALL/ SPECIALTY MARKET	--	P	P
D.	ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF- PREMISES	CUP	CUP	CUP
E.	ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES FOR CONSUMPTION ON PREMISES			
	• IN CONJUNCTION WITH A RESTAURANT	P	P	P
	• WITHOUT FOOD SERVICE (BAR)	--	CUP	CUP

Table 2-1 PERMITTED LAND USES

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
COMMERCIAL (CONTINUED)				
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G.	SUPER DRUGSTORE	--	--	P
H.	SUPERMARKET	--	--	P
I.	RESTAURANT	P	P	P
J.	PERSONAL SERVICE	P	P	P
K.	OFFICE ¹	P	P	P
L.	HOTEL	--	P	P
M.	FINANCIAL INSTITUTION	P	P	P
N.	SENIOR LIVING FACILITY	--	--	P
RESIDENTIAL				
A.	COTTAGE CLUSTER	CUP	--	--
B.	TOWNHOMES/GARDEN CLUSTER	P	P	--
C.	ROWHOUSES	P	P	--
D.	MULTI-FAMILY	P	P	P ²
E.	CONDOMINIUMS	P	P	P ²
F.	LIVE/WORK LOFTS	--	P	P ²

Note:

1. Medical Office is only permitted on Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129.
2. Residential only allowed in Northern District when located above commercial.

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
RECREATION/ENTERTAINMENT				
A.	OUTDOOR ENTERTAINMENT	--	CUP	P
B.	LIVE THEATER	--	--	CUP
C.	HEALTH CLUB	--	CUP	CUP
D.	COMMERCIAL RECREATION AND AMUSEMENT ESTABLISHMENT	--	--	CUP
COMMUNITY SERVICES				
A.	CLUB, LODGE HALL, FRATERNAL ORGANIZATION	CUP	CUP	CUP
B.	PARK, PLAZA, PLAYGROUND	P	P	P
C.	PUBLIC BUILDING	P	P	P
D.	PUBLIC TRANSPORTATION AND PARKING FACILITIES	P	P	P
E.	RELIGIOUS INSTITUTIONS	CUP	CUP	CUP

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
SCHOOLS				
A.	PRIVATE AND PUBLIC SCHOOLS	CUP	CUP	CUP
B.	INSTITUTIONAL SCHOOLS/STUDIOS (ARTS/CRAFTS, MUSIC, YOGA, DANCE, KARATE, ETC.)	CUP	CUP	CUP
C.	DAY CARE CENTER	CUP	CUP	CUP
D.	SMALL FAMILY DAY CARE HOME	P	P	P
E.	LARGE FAMILY DAY CARE HOME	CUP	CUP	CUP
TRANSMISSION FACILITIES/UTILITIES				
A.	TRANSMISSION FACILITIES AND UTILITIES	CUP	CUP	CUP
B.	RADIO/ BROADCAST STUDIOS	CUP	CUP	CUP

Table 2-1 Permitted Land Uses

		LARK DISTRICT	TRANSITION DISTRICT	NORTHERN DISTRICT
AUTOMOTIVE (VEHICLE SALES, SERVICE, AND RELATED ACTIVITIES)				
A.	CAR WASH	--	--	CUP
B.	NEW VEHICLE SALES AND RENTAL	--	--	CUP
C.	ALTERNATING USE/SHARED PARKING OF OFF- STREET PARKING SPACES	P	P	P
AGRICULTURE AND ANIMAL SERVICES				
A.	BOTANICAL NURSERY	P	P	P
B.	VETERINARY HOSPITAL (WITHOUT KENNEL)	--	CUP	CUP
OTHER				
A.	24 BUSINESSES OR BUSINESSES OPEN BETWEEN THE HOURS OF 2:00 AND 6:00 AM	--	--	CUP

2.4.3 Non-Conforming Uses

Existing legal uses that are not permitted or listed in Table 2-1 are declared non-conforming uses. Refer to Division 5 of Article 1 of the Zoning Ordinance for definitions and regulations for managing non-conforming uses including:

- Continuation of an existing use.
- Repair, alteration, and maintenance.
- Expansion of legal non-conforming uses, buildings, or structures.



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/23/2026

ITEM NO: 6

DATE: September 18, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Town Council on a Resolution Amending the North Forty Specific Plan Pursuant to Implementation Program D of the 2023-2031 Housing Element to: Allow 30 to 40 Dwelling Units Per Acre; Remove the Housing Unit Cap; and Remove Guest Parking Requirements on Properties Zoned North Forty Specific Plan and North Forty Specific Plan: Housing Element Overlay Zone. **Project Location: North Forty Specific Plan Area.** North Forty Specific Plan Amendment Application A-26-005. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with Certainty that there is No Possibility that the Amendments to the Specific Plan would have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval. Applicant: Town of Los Gatos. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Forward a recommendation to the Town Council on a Resolution amending the North Forty Specific Plan (NF-SP) pursuant to Implementation Program D of the 2023-2031 Housing Element to: allow 30 to 40 dwelling units per acre; remove the housing unit cap; and remove guest parking requirements on properties zoned NF-SP and NF-SP:Housing Element Overlay Zone (HEOZ).

CEQA:

The proposed amendments are not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

FINDINGS:

- As required, the project is not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.
- As required, the proposed amendments to the NF-SP are consistent with the General Plan and its Elements.

ACTION:

The Planning Commission will provide a recommendation to the Town Council who will render the final decision.

BACKGROUND:

A. North Forty Specific Plan Area

The NF-SP Area is approximately 44 acres and is bounded by Highway 85 to the north, Lark Avenue to the south, Highway 17 to the west, and Los Gatos Boulevard to the east.

The Town Council certified an environmental impact report (EIR) for the NF-SP on January 5, 2015. The NF-SP was adopted by the Town Council on June 17, 2015.

On August 1, 2017, the Town Council approved Phase I of the NF-SP, which included the construction of 320 residential units, of which 50 were affordable senior units; approximately 66,800 square feet of commercial floor area; on-site and off-site improvements; and a vesting tentative map.

On September 4, 2018, the Town Council adopted Resolution 2018-044 approving amendments to the NF-SP.

On January 13, 2026, the Town Council approved Phase II of the NF-SP, which included the construction of 450 residential units, of which 77 are designated as affordable units; approximately 15,074 square feet of commercial space; on-site and off-site improvements; and a vesting tentative map.

B. Housing Element Implementation Program D

Implementation Program D, Additional Housing Capacity for the NF-SP, of the 2023-2031 Housing Element requires that the Town amend the NF-SP to make specific modifications to facilitate achieving maximum densities and increasing the total number of dwelling units allowed in the Specific Plan by addressing the following topics (Exhibit 2):

1. Amend the NF-SP to allow for a density from 30 dwelling units per acre to 40 dwelling units per acre and increase the total number of dwelling units allowed in the Specific Plan;
2. Amend the NF-SP to remove the housing unit cap; and
3. Amend the NF-SP to remove guest parking requirements and modify development standards to facilitate achieving maximum densities.

DISCUSSION:

The following summarizes each task associated with Implementation Program D, Additional Housing Capacity for the NF-SP, and the proposed actions.

Item #1

Item #1 requires that the NF-SP be amended to establish a minimum density of 30 dwelling units per acre and a maximum density of 40 dwelling units per acre, therefore, allowing for an increase in the total number of dwelling units allowed in the Specific Plan area. The proposed amendment would insert the following new language in Section 2.5.1 of the NF-SP:

- “In no event shall a residential project be developed below the minimum density of 30 dwelling units per acre or above the maximum density of 40 dwelling units per acre. Residential units shall occupy at least 50 percent of the floor area in all mixed-use projects” (Exhibit 3).

This language is consistent with the language provided in Division 5 of Article VIII of Chapter 29 of the Town Code for the HEOZ.

Additionally, in Section 6.6 of the NF-SP, under the definition of *Residential Unit Size Mix Example*, reference to the maximum number of units allowed would be struck out (Exhibit 3).

Item #2

Item #2 requires that the NF-SP be amended to remove the housing unit cap, in order to allow developments the ability to reach the maximum allowable density, plus any additional units due to State Density Bonus Law or other applicable regulations. The proposed amendments would strike out references to a housing unit cap of 270 residential units in Policy LU-9, Section 2.5.1, Table 2-2, Section 2.5.8 (b), and Section 5.8.2 of the NF-SP (Exhibit 3).

Item #3

Item #3 requires that the NF-SP be amended to remove guest parking requirements. Currently, Table 2-4 of the NF-SP requires 0.5 guest parking spaces for a senior/affordable unit, 1 bedroom unit, or 2 plus bedroom unit. The proposed amendments would eliminate the guest parking requirements for all unit types (Exhibit 3).

CEQA DETERMINATION:

The proposed amendments are not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

CONCLUSION:

A. Summary

The proposed amendments to the NF-SP respond to the topics identified in Implementation Program D, Additional Housing Capacity for the NF-SP, of the 2023-2031 Housing Element.

B. Recommendation

Staff recommends that the Planning Commission review the information included in the staff report and forward a recommendation to the Town Council for approval of the amendments to the NF-SP in the draft Resolution (Exhibit 4). The Planning Commission should also include any comments or recommended changes to the draft Resolution in taking the following actions:

1. Make the finding that the proposed amendments are not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval (Exhibit 1);
2. Make the required finding that the amendments to the NF-SP are consistent with the General Plan and its Elements (Exhibit 1); and
3. Forward a recommendation to the Town Council for approval of the amendments to the NF-SP in the draft Resolution (Exhibit 4).

C. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the Draft Resolution with modifications; or
2. Continue the matter to a date certain with specific direction.

COORDINATION:

This report was coordinated with the Town Attorney's office.

PAGE 5 of 5

SUBJECT: North Forty Specific Plan Amendment, Implementation Program D/A-26-005

DATE: September 18, 2026

EXHIBITS:

1. Required Findings
2. Implementation Programs Program D, Additional Housing Capacity for the North Forty Specific Plan
3. Redlined Version of the Amendments to the North Forty Specific Plan
4. Draft Resolution with Exhibit A

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PLANNING COMMISSION – September 23, 2026
REQUIRED FINDINGS FOR:

North Forty Specific Plan Amendment Application A-26-005

Forward a Recommendation to the Town Council on a Resolution Amending the North Forty Specific Plan Pursuant to Implementation Program D of the 2023-2031 Housing Element to: Allow 30 to 40 Dwelling Units Per Acre, Remove the Housing Unit Cap, and Remove Guest Parking Requirements. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with Certainty that there is No Possibility that the Amendments to the Specific Plan would have a Significant Effect on the Environment. All Projects to which the Specific Plan Applies Will Undergo Separate CEQA Review and Approval.

Applicant: Town of Los Gatos.
Project Location: North Forty Specific Plan Area.
Project Planner: Jocelyn Shoopman.

FINDINGS

Required Findings for CEQA:

- The proposed amendments are not subject to CEQA review pursuant to CEQA Guidelines Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the amendments to the Specific Plan would have a significant effect on the environment. All projects to which the Specific Plan applies will undergo separate CEQA review and approval.

Required Findings for General Plan:

- The proposed amendments to the North Forty Specific Plan are consistent with the General Plan and its Elements.

EXHIBIT 1

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Programs	
Inventory to maintain sufficient sites at appropriate densities to accommodate RHNA for lower income households. If an approval of a development results in a reduction of site capacity below the residential capacity needed to accommodate the remaining RHNA, including for lower income households, the Town will identify and zone sufficient adequate sites at appropriate densities to accommodate the remaining RHNA.	Community Development Department
	Timeframe
	Ongoing tracking as developments are approved
	Funding Source
	None required
	Quantified Objective
	Maintain RHNA capacity
	Performance Metric(s)
D Additional Housing Capacity for the North Forty Specific Plan Amend the North Forty Specific Plan to allow for a density from 30 dwelling units per acre to 40 dwelling units per acre and increase the total number of dwelling units allowed in the Specific Plan. Sites identified in the North Forty Specific Plan Area are reuse sites and must permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. See Implementation Program AQ and AR. Amend the North Forty Specific Plan to remove the housing unit cap. This amendment will allow developments to reach the maximum allowable density plus the additional units due to density bonus and other applicable regulations. Amend the North 40 Specific Plan to remove guest parking requirements and modify development standards to facilitate achieving maximum densities.	Number of units and affordability level applied for; number of units and affordability level entitled; number of units and affordability level permitted; number of units and affordability level completed
	Implementation Policies
	HE-1.1 Adequate Sites HE-3.3 Efficient Development Processing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	January 2025
	Funding Source
	None required
	Quantified Objective
E Affordable Development on Town Owned Property Pursue opportunities to work with an affordable housing developer or enter into a public-private partnership to develop affordable housing, targeting lower-income households on Town owned property.	Facilitate the construction of 45 new homes for lower-income households.
	Performance Metric(s)
	Number of affordable homeownership units entitled and the number of units entitled for lower-income Households
	Implementation Policies
	HE-1.1 Adequate Sites HE-2.9 Public/Private Partnerships
	Responsible Department/Review Authority
	Town Manager
	Timeframe
	Ongoing effort

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2.2 LAND USE GOALS AND POLICIES

This section establishes land use policies formulated to guide the implementation of the Specific Plan vision. The land use policies provide direction for the development regulations and permitted uses found later in this chapter. In addition, proposed individual development projects must be consistent with the following land use policies.

***Goal:** To provide land uses within the North 40 Specific Plan Area that are consistent with the Town of Los Gatos General Plan, the Town Council Vision Statement and Guiding Principles and the goals and policies set forth herein.*

Land Use Policies

Policy LU1: Land Use Designations

The Specific Plan shall be implemented through the approval of development projects that are consistent with the land uses and the Council Vision as outlined in this chapter.

Policy LU2: Specific Plan Amendments

Specific Plan Amendments must be consistent with the Vision Statement and Guiding Principles and the goals and policies set forth herein.

Policy LU3: Mix of Uses

Provide a mix and size of uses to promote the creation of a lively, walkable neighborhood that makes the North 40 Specific Plan Area a resource to North 40 residents, businesses and adjacent neighborhoods.

Policy LU4: Maximum Commercial Development

Commercial development within the Specific Plan Area shall be complementary to Downtown through the careful control of uses and permitted square footage as set forth in the Maximum Development Capacity Table (refer to Table 2-2.)

Policy LU5: Building Height

Building heights within the Specific Plan Area shall be consistent with the Specific Plan Development Standards.

Policy LU6: Retail

Retail uses within the Specific Plan Area are intended to serve North 40 residents, adjacent neighborhoods, nearby employment centers and the unmet needs of the Town of Los Gatos.

Policy LU7: Restaurants

Eating and drinking establishments within the Specific Plan Area are intended to serve North 40 residents, adjacent neighborhoods and nearby employment centers.

Policy LU8: Hotel/Conference Facilities

A hotel facility developed within the North 40 Specific Plan Area should include a conference/meeting space to accommodate 200 to 250 people.

~~Policy LU9: Maximum Residential Development~~

~~The maximum number of residential units will be limited as set forth in the Maximum Development Capacity Table (refer to Table 2-2.)~~

~~LU10~~LU9: Residential

Provide and integrate a mix of residential product types designed to minimize impacts on schools, while complying with Senate Bill 50, Schools Facilities Act and serve the unmet housing needs within the Town of Los Gatos.

~~LU11~~LU10- Economic Balance

Proposed uses should complement the existing balance and diversity of businesses located along Los Gatos Boulevard and in Downtown Los Gatos

2.5 AREA-WIDE DEVELOPMENT REGULATIONS

An important objective of this Specific Plan is to set the parameters for development within the Specific Plan Area. The goal is to offer a compatible mix of land uses in a pedestrian-friendly environment. The following development standards tailor the existing Town standards to shape the desired built form and ensure compatibility with the surrounding neighborhoods and Los Gatos' small town character. This section initially addresses development regulations that apply throughout the Specific Plan Area, followed by development regulations that are specifically designed for non-residential and residential land uses.

2.5.1 Maximum Development Capacity

A maximum development capacity of 501,000 square feet (sf) has been provided to limit the overall build-out of the Specific Plan Area and provide an appropriate balance of land uses that meet the goals and objectives of the Specific Plan.

Table 2-2 defines maximums of 250,000 sf of new office/hotel, 400,000 sf of other new commercial (includes: restaurants, retail, specialty market, health club, personal services and entertainment), and ~~270~~ residential units. In no event shall a residential project be developed below the minimum density of 30 dwelling units per acre or above the maximum of 40 dwelling units per acre. Residential units shall occupy at least 50 percent of the floor area in all mixed-use projects. More restrictive than the Town's General Plan, the Specific Plan has a maximum capacity of 501,000 sf which includes 435,000 sf of new non-residential square footage and 66,000 sf of existing commercial uses.

Development Capacity Submittal Requirement:

Every application for Architecture and Site Review shall include a table that identifies the following:

- Proposed project building floor area categorized by land use.
- New total developed building floor area categorized by land use.
- Balance of allowed land use square footage shown in Table 2-2.

Table 2-2 Maximum Development Capacity

Land Use	Units	Square Feet
Residential	270*	N/A Refer to section 2.7.3
Office/Hotel		250,000
Commercial (Excluding office/ Hotel)		400,000
• Restaurants • Retail • Specialty market • Health club • Personal service (beauty supply, nail salon, etc.) • Entertainment		

Note: The new non-residential portion of the project shall include a mixture of commercial (shopping center), and/or hotel, and/or stand-alone general office that does not create a significant unavoidable impact as a result of the development. The total new square footage shall not exceed 435,000 square feet (sf). With the exception of Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129, no new Medical Office will be permitted. If destroyed, the existing buildings on the parcels referenced above are allowed to rebuild in substantially the same manner as they existed before their destruction. The existing 66,000 sf of recently constructed buildings on the parcels referenced above is in addition to the 435,000 sf of new non-residential square footage. Each project shall provide a current traffic analysis demonstrating compliance with this requirement.

Projects cannot exceed the maximum traffic capacity evaluated in the EIR

~~*Total number of units, includes existing units and Town required Below Market Price units. Action HOU 1.3 General Plan Density Bonus does not apply to the Specific Plan Area.~~

2.5.7 Perimeter Overlay Zone

The following standards apply within the Perimeter Overlay Zone:

- Buildings or portions of buildings located within 50 feet of Lark Avenue shall be restricted to a maximum building height of 25 feet.
- Buildings or portions of buildings located within 50 feet of Los Gatos Boulevard shall be restricted to a maximum building height of 25 feet.
- Additional setback requirements are provided in Table 2-5 of this chapter.
- No building shall be located within 30 feet of a property line adjacent to the freeway.

2.5.8 Parking Requirements

Parking provided within the Specific Plan Area shall adhere to the standards provided in Division 4 of the Zoning Ordinance.

Number of Off-Street Spaces Required:

- Non-Residential Use: The number of off-street parking spaces shall be consistent with parking required in Downtown as required within Division 4 of the Zoning Ordinance.
- Residential Use: Parking provided within the Specific Plan Area shall be as follows:

Table 2-4 Residential Off-Street Parking Space Requirement

Unit Type	Spaces Required
Senior/Affordable Housing Unit <i>Note: Director of Community Development shall approve this requirement given that the applicant presents findings that the product type parking demand warrants .5 spaces per unit and surrounding neighborhoods will not be negatively impacted.</i>	.5 space +.5 guest
1 Bedroom Unit	1 space +.5 guest
2+ Bedroom Unit	2 spaces +.5 guest

Mixed-Use Parking:

When a project contains a vertical mix of uses composed of commercial uses with residential, hotel, and/or office use above in the same building, the non-residential portion of the mixed-use building may be eligible to receive a reduction in the parking requirements established by this Specific Plan of up to 25%, subject to Architecture and Site Review and approval.

Shared Parking Reduction:

Shared (alternating use) parking agreements may be developed if two or more land uses or businesses have different hours of operation or hours that do not substantially overlap with each other (e.g., office).

When the above criteria are met, such uses may develop shared parking agreements to satisfy the parking requirements of this Specific Plan, with review and approval by Director of Community Development and in accordance with the following:

a. Residential units shall range in size. Refer to Residential Unit Size Mix in Glossary (Chapter 6).

~~b. There shall be a maximum of 270 residential units. This is a maximum, not a goal, and includes the affordable housing units required and the existing units.~~

~~e.b.~~ Affordable housing (Below Market Price housing) requirements shall be met pursuant to Town Code.

~~e.c.~~ New residential shall be a maximum of:

- 400,000 gross square feet for Cottage Cluster, Garden Cluster, Townhome and Rowhouse products
- 300,000 net square feet for Condominium, Multi-Family, Apartments and Affordable products
- These are maximums, not a goal

~~e.d.~~ Single family detached units shall be a maximum of 1,200 square feet and be designed as a cottage cluster product type as defined in Glossary (Chapter 6).

streets shall be determined at Architecture and Site Review. Setback examples are illustrated in Table 2-7, 2-8 and 2-9 to show desired character.

- c. Setback diagrams containing an asterisk (*) are permitted a five foot encroachment for up to 50% of linear building facade length to allow for porches, balconies, and other building elements (including livable space) that will add visual interest and minimize the appearance of a solid wall plane.
- d. All landscaped areas and planting strips shall be planted with trees identified within the Landscape Palette provided in Chapter 3 of this document.
- e. Cornices, belt courses, sills, canopies, cantilevered bay windows, chimneys or other similar architectural features may extend or project into a required setback not more than 30 inches. Eaves may encroach up to 36 inches.

2.7.2 Setbacks (Residential)

- a. All setbacks interior to the Specific Plan Area are measured from the face of curb. Lark Avenue and Los Gatos Boulevard setbacks are measured from property line.
- b. Residential setbacks along primary streets (Lark Avenue, Los Gatos Boulevard, South 'A' Street, North 'A' Street, Neighborhood Street, Noddin Avenue, and Burton Road) follow setback standards on Table 2-5. Residential setbacks on all other interior

5.8.2 Public Schools

There are no schools located within the boundaries of the Specific Plan, however the Specific Plan Area will be serviced by the Los Gatos Union School District, Campbell Union School District, Los Gatos – Saratoga Union High School District, and Campbell Union High School District.

The following is a summary of two studies that were conducted to determine student generation for the Specific Plan Area.

a. Student Projections

The following summarizes two separate processes that the Town, the Los Gatos School Districts, and Campbell School Districts used to derive student population projections for the Town, including the Specific Plan Area.

Town 2020 General Plan EIR Student Generation Rates: The first set of data is from the Town’s adopted 2020 General Plan EIR. This data was developed in 2010, using both Los Gatos Union School District (LGUSD) and Los Gatos-Saratoga Joint Union High School District (LGSJUHSD) actual enrollment and some data from another high performing school district. The General Plan EIR data is based on housing types, including single-family detached, attached (condominiums and townhomes), apartments, below market rate apartments, or integrated mixed-use. Since the Town did not have any large developments that were exclusively below market rate apartments or integrated mixed-use to survey, this data was derived from the Irvine School District, which has a similar Academic Performance Index.

Based on the previous proposal of a maximum 364 residential units, if the units were a combination of attached product types (Townhouse and Condominium), the development would generate 67 children in grades K through 12 at any given time

once all residential product types were built and occupied, which would be in a timeframe of 2015 to 2020. This same number of single-family units (364) would generate 205 children in grades K through 12. ~~However, the maximum allowed number of residential units is limited to 270 units which would yield a lower number of new students.~~

LGUSD draft Student Population Projections for 2012/13 to 2021/22: In July 2012, the LGUSD released a recently prepared Student Population Projections for 2012/13 to 2021/22. This report assumes four different projection assumptions, including Projection A (no future development), Projection B (only development that has been approved), C (all development in B + development in early planning stages, including the Specific Plan Area, but a 50% of maximum build-out), and D (all of Projection C, but at 100% build-out). The study further used existing development to define the generation rates. This included Bella Vista on Bersano Lane to represent single-family, Creekside Village off of Woodland Avenue to represent an attached product and Riviera Apartments on Riviera Terrace for an apartment housing type. The report categorizes the Specific Plan Area in the Creekside Village product category, and based on this classification indicates that the Specific Plan Area would generate 53 K-12 children by 2022 for Projection C and 106 K-12 children by 2022 for Projection D. It is important to note that these LGUSD projections are based on 400 residential units, ~~and the Town Council reduced this number to a maximum of 270 units at the April 14, 2015 meeting.~~

Residential and commercial developments within the Specific Plan Area would be required to pay school impact fees to reduce impacts to the schools system.

PRIMARY STREET.

Primary Streets are identified as Lark Avenue, Los Gatos Boulevard, South 'A' Street, North 'A' Street, Neighborhood Street, Noddin Avenue, Burton Road, and Commercial Streets within the Northern District.

PRIVATE OPEN SPACE

Grass, landscaped area or hardscaped area (patio/balcony), that for exclusive use of an individual unit's residents and their guests. This space can be either green space or hardscape. For purposes of this Specific Plan, private open space is included in the 30% Open Space requirement.

PUBLIC/PUBLICLY ACCESSIBLE OPEN SPACE

Open space, streets and sidewalks in the North 40 will be privately owned, but publicly accessible. For purposes of this Specific Plan "public" refers to publicly owned, or publicly accessible spaces or uses.

RESIDENTIAL TYPES

Residential types descriptions are in this glossary:

- Cottage Cluster
- Townhomes/Garden Clusters
- Multi-Family Flats
- Condominiums
- Live/Work Lofts

RESIDENTIAL UNIT SIZE MIX EXAMPLE

The Specific Plan encourages a mix of residential types and sizes but does not specify exact sizes. The types and sizes are targeting the unmet needs in Los Gatos. A **hypothetical example** of how the mix of residential uses can be realized is illustrated in the table below. This table is only intended as an example of how a mix of residential uses could be proposed on the North 40. It does not represent a target or requirement.

Conceptual Model of Residential Sizes

Types	Net Unit Area Range	Gross Unit Area Range	Approx. Unit Range	Percent of Total Range	Approx. Total Area
Cottage Cluster (Detached Product)		1,000 - 1,200 sf	40-50	20-25%	40,000 - 60,000
Garden Cluster		1,000 - 1,999 sf	40-50	20-25%	40,000 - 60,000
Townhomes, Rowhouses		1,000 - 1,999 sf	130 - 140	30 - 40%	130,000 - 280,000
Gross Unit Area Total					210,000 - 400,000
Condos/ Multi-Family	1,300 - 2,350 sf		90 - 110	25 - 30%	117,000 - 258,000
Apartments/ Affordable	500 - 750 sf		45 - 55	10 - 15%	22,000 - 42,000
Maximum Units Allowed			364		
Net Unit Area Total					139,000 - 300,000

Refer to definitions for Net Unit Area and Gross Unit Area.

Note: 100% is not intended to be achieved by adding the example Percent of Total Range numbers, as it is not required to use every residential product type listed in the table.

RESOLUTION 2026-xx

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING
THE NORTH FORTY SPECIFIC PLAN TO ALLOW DEVELOPMENT
OF 30 TO 40 DWELLING UNITS PER ACRE, REMOVE THE HOUSING UNIT CAP,
AND REMOVE GUEST PARKING REQUIREMENTS.**

**PROJECT LOCATION: NORTH FORTY SPECIFIC PLAN
NORTH FORTY SPECIFIC PLAN AMENDMENT APPLICATION: A-26-005
APPLICANT: TOWN OF LOS GATOS**

WHEREAS, on July 10, 2024, by the California Department of Housing and Community Development certified the 2023-2031 Housing Element of the Town of Los Gatos; and

WHEREAS, the Housing Element includes Implementation Program D, which requires the Town to amend the North Forty Specific Plan to allow development of 30 to 40 dwelling units per acre; remove the housing unit cap; and remove guest parking requirements; and

WHEREAS, on September 23, 2026, the Planning Commission held a public hearing and received testimony from all interested persons who wished to testify or submit documents. The Planning Commission considered all testimony and materials submitted, including the packet of materials contained in the Planning Commission Agenda Report for their meeting on September 23, 2026, along with any and all subsequent reports and materials prepared concerning this application, and forwarded a recommendation of approval to the Town Council; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council on _____, 2026; and

WHEREAS, on _____, 2026, the Town Council held a public hearing all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on _____, 2026, along with any and all subsequent reports and materials prepared concerning this application; and

WHEREAS, the Town Council was able to make the findings required to approve the North Forty Specific Plan Amendment application.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Los Gatos that the proposed amendments to the North Forty Specific Plan, which are attached hereto as Exhibit A and hereby incorporated herein, are adopted to implement Housing Element Implementation Program D; and

BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the _____, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

2.2 LAND USE GOALS AND POLICIES

This section establishes land use policies formulated to guide the implementation of the Specific Plan vision. The land use policies provide direction for the development regulations and permitted uses found later in this chapter. In addition, proposed individual development projects must be consistent with the following land use policies.

***Goal:** To provide land uses within the North 40 Specific Plan Area that are consistent with the Town of Los Gatos General Plan, the Town Council Vision Statement and Guiding Principles and the goals and policies set forth herein.*

Land Use Policies

Policy LU1: Land Use Designations

The Specific Plan shall be implemented through the approval of development projects that are consistent with the land uses and the Council Vision as outlined in this chapter.

Policy LU2: Specific Plan Amendments

Specific Plan Amendments must be consistent with the Vision Statement and Guiding Principles and the goals and policies set forth herein.

Policy LU3: Mix of Uses

Provide a mix and size of uses to promote the creation of a lively, walkable neighborhood that makes the North 40 Specific Plan Area a resource to North 40 residents, businesses and adjacent neighborhoods.

Policy LU4: Maximum Commercial Development

Commercial development within the Specific Plan Area shall be complementary to Downtown through the careful control of uses and permitted square footage as set forth in the Maximum Development Capacity Table (refer to Table 2-2.)

Policy LU5: Building Height

Building heights within the Specific Plan Area shall be consistent with the Specific Plan Development Standards.

Policy LU6: Retail

Retail uses within the Specific Plan Area are intended to serve North 40 residents, adjacent neighborhoods, nearby employment centers and the unmet needs of the Town of Los Gatos.

Policy LU7: Restaurants

Eating and drinking establishments within the Specific Plan Area are intended to serve North 40 residents, adjacent neighborhoods and nearby employment centers.

Policy LU8: Hotel/Conference Facilities

A hotel facility developed within the North 40 Specific Plan Area should include a conference/meeting space to accommodate 200 to 250 people.

Policy LU9: Residential

Provide and integrate a mix of residential product types designed to minimize impacts on schools, while complying with Senate Bill 50, Schools Facilities Act and serve the unmet housing needs within the Town of Los Gatos.

Policy LU10- Economic Balance

Proposed uses should complement the existing balance and diversity of businesses located along Los Gatos Boulevard and in Downtown Los Gatos

2.5 AREA-WIDE DEVELOPMENT REGULATIONS

An important objective of this Specific Plan is to set the parameters for development within the Specific Plan Area. The goal is to offer a compatible mix of land uses in a pedestrian-friendly environment. The following development standards tailor the existing Town standards to shape the desired built form and ensure compatibility with the surrounding neighborhoods and Los Gatos' small town character. This section initially addresses development regulations that apply throughout the Specific Plan Area, followed by development regulations that are specifically designed for non-residential and residential land uses.

2.5.1 Maximum Development Capacity

A maximum development capacity of 501,000 square feet (sf) has been provided to limit the overall build-out of the Specific Plan Area and provide an appropriate balance of land uses that meet the goals and objectives of the Specific Plan.

Table 2-2 defines maximums of 250,000 sf of new office/hotel, 400,000 sf of other new commercial (includes: restaurants, retail, specialty market, health club, personal services and entertainment), and residential units. In no event shall a residential project be developed below the minimum density of 30 dwelling units per acre or above the maximum of 40 dwelling units per acre. Residential units shall occupy at least 50 percent of the floor area in all mixed-use projects. More restrictive than the Town's General Plan, the Specific Plan has a maximum capacity of 501,000 sf which includes 435,000 sf of new non-residential square footage and 66,000 sf of existing commercial uses.

Development Capacity Submittal Requirement:

Every application for Architecture and Site Review shall include a table that identifies the following:

- Proposed project building floor area categorized by land use.
- New total developed building floor area categorized by land use.
- Balance of allowed land use square footage shown in Table 2-2.

Table 2-2 Maximum Development Capacity

Land Use	Square Feet
Residential	N/A
Office/Hotel	250,000
Commercial (Excluding office/Hotel) • Restaurants • Retail • Specialty market • Health club • Personal service (beauty supply, nail salon, etc.) • Entertainment	400,000

Note: The new non-residential portion of the project shall include a mixture of commercial (shopping center), and/or hotel, and/or stand-alone general office that does not create a significant unavoidable impact as a result of the development. The total new square footage shall not exceed 435,000 square feet (sf). With the exception of Assessor Parcel Numbers 424-07-102 through -112, 424-07-099, and 424-06-129, no new Medical Office will be permitted. If destroyed, the existing buildings on the parcels referenced above are allowed to rebuild in substantially the same manner as they existed before their destruction. The existing 66,000 sf of recently constructed buildings on the parcels referenced above is in addition to the 435,000 sf of new non-residential square footage. Each project shall provide a current traffic analysis demonstrating compliance with this requirement.

2.5.7 Perimeter Overlay Zone

The following standards apply within the Perimeter Overlay Zone:

- Buildings or portions of buildings located within 50 feet of Lark Avenue shall be restricted to a maximum building height of 25 feet.
- Buildings or portions of buildings located within 50 feet of Los Gatos Boulevard shall be restricted to a maximum building height of 25 feet.
- Additional setback requirements are provided in Table 2-5 of this chapter.
- No building shall be located within 30 feet of a property line adjacent to the freeway.

2.5.8 Parking Requirements

Parking provided within the Specific Plan Area shall adhere to the standards provided in Division 4 of the Zoning Ordinance.

Number of Off-Street Spaces Required:

- Non-Residential Use: The number of off-street parking spaces shall be consistent with parking required in Downtown as required within Division 4 of the Zoning Ordinance.
- Residential Use: Parking provided within the Specific Plan Area shall be as follows:

**Table 2-4 Residential Off-Street
Parking Space Requirement**

Unit Type	Spaces Required
Senior/Affordable Housing Unit <i>Note: Director of Community Development shall approve this requirement given that the applicant presents findings that the product type parking demand warrants .5 spaces per unit and surrounding neighborhoods will not be negatively impacted.</i>	.5 space
1 Bedroom Unit	1 space
2+ Bedroom Unit	2 spaces

Mixed-Use Parking:

When a project contains a vertical mix of uses composed of commercial uses with residential, hotel, and/or office use above in the same building, the non-residential portion of the mixed-use building may be eligible to receive a reduction in the parking requirements established by this Specific Plan of up to 25%, subject to Architecture and Site Review and approval.

Shared Parking Reduction:

Shared (alternating use) parking agreements may be developed if two or more land uses or businesses have different hours of operation or hours that do not substantially overlap with each other (e.g., office).

When the above criteria are met, such uses may develop shared parking agreements to satisfy the parking requirements of this Specific Plan, with review and approval by Director of Community Development and in accordance with the following:

- a. Residential units shall range in size. Refer to Residential Unit Size Mix in Glossary (Chapter 6).
- b. Affordable housing (Below Market Price housing) requirements shall be met pursuant to Town Code.
- c. New residential shall be a maximum of:
 - 400,000 gross square feet for Cottage Cluster, Garden Cluster, Townhome and Rowhouse products
 - 300,000 net square feet for Condominium, Multi-Family, Apartments and Affordable products
 - These are maximums, not a goal
- d. Single family detached units shall be a maximum of 1,200 square feet and be designed as a cottage cluster product type as defined in Glossary (Chapter 6).

2.7.2 Setbacks (Residential)

- a. All setbacks interior to the Specific Plan Area are measured from the face of curb. Lark Avenue and Los Gatos Boulevard setbacks are measured from property line.
- b. Residential setbacks along primary streets (Lark Avenue, Los Gatos Boulevard, South 'A' Street, North 'A' Street, Neighborhood Street, Noddin Avenue, and Burton Road) follow setback standards on Table 2-5. Residential setbacks on all other interior

streets shall be determined at Architecture and Site Review. Setback examples are illustrated in Table 2-7, 2-8 and 2-9 to show desired character.

- c. Setback diagrams containing an asterisk (*) are permitted a five foot encroachment for up to 50% of linear building facade length to allow for porches, balconies, and other building elements (including livable space) that will add visual interest and minimize the appearance of a solid wall plane.
- d. All landscaped areas and planting strips shall be planted with trees identified within the Landscape Palette provided in Chapter 3 of this document.
- e. Cornices, belt courses, sills, canopies, cantilevered bay windows, chimneys or other similar architectural features may extend or project into a required setback not more than 30 inches. Eaves may encroach up to 36 inches.

5.8.2 Public Schools

There are no schools located within the boundaries of the Specific Plan, however the Specific Plan Area will be serviced by the Los Gatos Union School District, Campbell Union School District, Los Gatos – Saratoga Union High School District, and Campbell Union High School District.

The following is a summary of two studies that were conducted to determine student generation for the Specific Plan Area.

a. Student Projections

The following summarizes two separate processes that the Town, the Los Gatos School Districts, and Campbell School Districts used to derive student population projections for the Town, including the Specific Plan Area.

Town 2020 General Plan EIR Student Generation Rates: The first set of data is from the Town’s adopted 2020 General Plan EIR. This data was developed in 2010, using both Los Gatos Union School District (LGUSD) and Los Gatos-Saratoga Joint Union High School District (LGSJUHSD) actual enrollment and some data from another high performing school district. The General Plan EIR data is based on housing types, including single-family detached, attached (condominiums and townhomes), apartments, below market rate apartments, or integrated mixed-use. Since the Town did not have any large developments that were exclusively below market rate apartments or integrated mixed-use to survey, this data was derived from the Irvine School District, which has a similar Academic Performance Index.

Based on the previous proposal of a maximum 364 residential units, if the units were a combination of attached product types (Townhouse and Condominium), the development would generate 67 children in grades K through 12 at any given time

once all residential product types were built and occupied, which would be in a timeframe of 2015 to 2020. This same number of single-family units (364) would generate 205 children in grades K through 12.

LGUSD draft Student Population Projections for 2012/13 to 2021/22: In July 2012, the LGUSD released a recently prepared Student Population Projections for 2012/13 to 2021/22. This report assumes four different projection assumptions, including Projection A (no future development), Projection B (only development that has been approved), C (all development in B + development in early planning stages, including the Specific Plan Area, but a 50% of maximum build-out), and D (all of Projection C, but at 100% build-out). The study further used existing development to define the generation rates. This included Bella Vista on Bersano Lane to represent single-family, Creekside Village off of Woodland Avenue to represent an attached product and Riviera Apartments on Riviera Terrace for an apartment housing type. The report categorizes the Specific Plan Area in the Creekside Village product category, and based on this classification indicates that the Specific Plan Area would generate 53 K-12 children by 2022 for Projection C and 106 K-12 children by 2022 for Projection D. It is important to note that these LGUSD projections are based on 400 residential units.

Residential and commercial developments within the Specific Plan Area would be required to pay school impact fees to reduce impacts to the schools system.

PRIMARY STREET.

Primary Streets are identified as Lark Avenue, Los Gatos Boulevard, South 'A' Street, North 'A' Street, Neighborhood Street, Noddin Avenue, Burton Road, and Commercial Streets within the Northern District.

PRIVATE OPEN SPACE

Grass, landscaped area or hardscaped area (patio/balcony), that for exclusive use of an individual unit's residents and their guests. This space can be either green space or hardscape. For purposes of this Specific Plan, private open space is included in the 30% Open Space requirement.

PUBLIC/PUBLICLY ACCESSIBLE OPEN SPACE

Open space, streets and sidewalks in the North 40 will be privately owned, but publicly accessible. For purposes of this Specific Plan "public" refers to publicly owned, or publicly accessible spaces or uses.

RESIDENTIAL TYPES

Residential types descriptions are in this glossary:

- Cottage Cluster
- Townhomes/Garden Clusters
- Multi-Family Flats
- Condominiums
- Live/Work Lofts

RESIDENTIAL UNIT SIZE MIX EXAMPLE

The Specific Plan encourages a mix of residential types and sizes but does not specify exact sizes. The types and sizes are targeting the unmet needs in Los Gatos. A **hypothetical example** of how the mix of residential uses can be realized is illustrated in the table below. This table is only intended as an example of how a mix of residential uses could be proposed on the North 40. It does not represent a target or requirement.

Conceptual Model of Residential Sizes					
Types	Net Unit Area Range	Gross Unit Area Range	Approx. Unit Range	Percent of Total Range	Approx. Total Area
Cottage Cluster (Detached Product)		1,000 - 1,200 sf	40-50	20-25%	40,000 - 60,000
Garden Cluster		1,000 - 1,999 sf	40-50	20-25%	40,000 - 60,000
Townhomes, Rowhouses		1,000 - 1,999 sf	130 - 140	30 - 40%	130,000 - 280,000
Gross Unit Area Total					210,000 - 400,000
Condos/ Multi-Family	1,300 - 2,350 sf		90 - 110	25 - 30%	117,000 - 258,000
Apartments/ Affordable	500 - 750 sf		45 - 55	10 - 15%	22,000 - 42,000
Net Unit Area Total					139,000 - 300,000

Refer to definitions for Net Unit Area and Gross Unit Area.

Note: 100% is not intended to be achieved by adding the example Percent of Total Range numbers, as it is not required to use every residential product type listed in the table.