



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MAY 25, 2022
110 EAST MAIN STREET
LOS GATOS, CA**

*Melanie Hanssen, Chair
Jeffrey Barnett, Vice Chair
Kylie Clark, Commissioner
Kathryn Janoff, Commissioner
Steven Raspe, Commissioner
Reza Tavana, Commissioner
Emily Thomas, Commissioner*

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please follow the participation instructions on page 2 of this agenda. If you wish to speak to an item NOT on the agenda, you may do so during the “Verbal Communications” period, by following the participation instructions on page 2 of this agenda. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

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

Deadlines for Public Comment and Presentations are as follows:

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

***Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m.
Live and Archived Planning Commission meetings can be viewed by going to:
www.LosGatosCA.gov/TownYouTube***

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

IMPORTANT NOTICE REGARDING PLANNING COMMISSION MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting will not be physically open to the public and the Council and/or Commissioners will be teleconferencing from remote locations. Members of the public can only participate in the meeting by joining

the Zoom webinar (log in information provided below). The live stream of the meeting may be viewed on television and/or online at: <https://losgatos-ca.municodemeetings.com/>.

In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chambers.

PARTICIPATION

If you are not interested in providing oral comments real-time during the meeting, you can view the live stream of the meeting on television (Comcast Channel 15) and/or online at <https://www.youtube.com/channel/UCFh35XRBWer1DPx-F7vvhcg>.

If you are interested in providing oral comments in real-time during the meeting, you must join the Zoom webinar at:

<https://losgatosca.gov.zoom.us/j/89186962894?pwd=cDMYL3JLOGZIUTRUT3pHZnRLZytmZz09>.

Passcode: 841635.

Please be sure you have the most up-to-date version of the Zoom application should you choose to provide public comment during the meeting. Note that participants cannot turn their cameras on during the entire duration of the meeting.

During the meeting:

- 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. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Council meeting.

If you are unable to participate in real-time, you may send an email to PlanningComment@losgatosca.gov with the subject line “Public Comment Item # ” (insert the item number relevant to your comment) or “Verbal Communications – Non Agenda Item.” Comments will be reviewed and distributed before the meeting if received by 11:00 a.m. on the day of the meeting. All comments received will become part of the record. The Chair has the option to modify this action on items based on comments received.

REMOTE LOCATION PARTICIPANTS

The following Planning Commissioners are listed to permit them to appear electronically or telephonically at the Planning Commission meeting: CHAIR MELANIE HANSSEN, VICE CHAIR JEFFREY BARNETT, COMMISSIONER KYLIE CLARK, COMMISSIONER KATHRYN JANOFF, COMMISSIONER STEVEN RASPE, COMMISSIONER REZA TAVANA, AND COMMISSIONER EMILY THOMAS. All votes during the teleconferencing session will be conducted by roll call vote.

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MAY 25, 2022
7:00 PM**

RULES OF DECORUM AND CIVILITY

To conduct the business of the community in an effective and efficient manner, please follow the meeting guidelines set forth in the Town Code and State law.

The Town does not tolerate disruptive conduct, which includes but is not limited to:

- Addressing the Planning Commission without first being recognized;
- Interrupting speakers, Planning Commissioners, or Town staff;
- Continuing to speak after the allotted time has expired;
- Failing to relinquish the microphone when directed to do so;
- Repetitiously addressing the same subject.

Town Policy does not allow speakers to cede their commenting time to another speaker. Disruption of the meeting may result in a violation of Penal Code Section 403.

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may request to have an item removed 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 contained on Page 2 of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.)*

1. Draft Minutes of the May 2, 2022 Planning Commission Special Meeting
2. Draft Minutes of the May 11, 2022 Planning Commission Meeting

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

- 3.** Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 147 Arroyo Grande Way.** APN 424-23-030. Minor Residential Development Application MR-21-027. PROPERTY OWNER: Ayhan Mutlu.
APPLICANT: Bilal Ilter. PROJECT PLANNER: Sean Mullin.

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

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

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

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

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



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/25/2022

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING
MAY 2, 2022**

The Planning Commission of the Town of Los Gatos conducted a Special Meeting on Monday, May 2, 2022, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, all planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

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

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Jeffrey Barnett, Commissioner Kylie Clark, Commissioner Kathryn Janoff, Commissioner Steve Raspe, Commissioner Reza Tavana, and Commissioner Emily Thomas

Absent: None.

VERBAL COMMUNICATIONS

None.

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

None.

PUBLIC HEARINGS

1. Review and Make Recommendations on the Draft 2040 General Plan and Final Environmental Impact Report to the Town Council.

Jennifer Armer, Planning Manager, presented the staff report.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Janoff** to accept the suggested changes listed in Exhibit 7 as Items 43, 48, and 53 with language modified to include any food producing trees; 54 with the word “public” added to the existing Policy CD-11.6 in the Community Design Element; and add 55 as an implementation program to study the Mills Act and its implementation. **Seconded by Commissioner Thomas.**

Commissioner Clark requested the motion be amended to include the definition of “rafters” to the key terms.

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

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

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Clark** to recommend Item 20 from Exhibit 7 under the Land Use Element with the following changes: 1) Remove housing from Office and Service Commercial designations to reduce the development capacity by 313 units; 2) Reduce Low-Density Residential to a maximum density of 10 dwelling units per acre; 3) Reduce Medium-Density Residential to a maximum density of either 20 or 22 dwelling units per acre, whichever results in more than 500 parcels.

Commissioners discussed the matter.

The maker of the motion withdrew the motion.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Clark** to recommend Item 20 from Exhibit 7 under the Land Use Element with the following changes: 1) Remove additional housing from Office and Service Commercial designations to reduce the development capacity by 313 units; 2) Reduce Low-Density Residential to a maximum density of 10 dwelling units per acre; 3) Reduce Medium-Density Residential to a maximum density of either 20 or 22 dwelling units per acre, whichever results in more than 500 parcels that are large enough to allow a four-plex. **Seconded by Vice Chair Barnett.**

VOTE: **Motion passed unanimously.**

MOTION: **Motion by Commissioner Janoff** to forward the Draft 2040 General Plan and Final Environmental Impact Report to Town Council with a recommendation for approval of the Draft 2040 General Plan with the changes that the Planning Commission has documented over the last four meetings, and to certify the Final Environmental Impact Report.
Seconded by Commissioner Thomas.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Director Paulson thanked the Planning Commission for its thoughtful discussion and consideration over the past four meetings in getting the Draft 2040 General Plan and Final Environmental Impact Report to the Town Council, as well as members of the public who participated throughout the GPAC process, the GPAC, the Town's consultants, Ms. Armer for leading the way on the General Plan Update, and other Town colleagues.
- The results of the community survey were given to the Finance Commission on May 2, 2022 and will be reviewed by the Town Council on May 3, 2022.
- A community meeting related to cannabis is scheduled for May 4, 2022.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Raspe

- HPC met on April 27, 2022 and reviewed four matters, one of which was the requested removal of a pre-1941 structure from the inventory. The HPC found the structure to be without historical significance and in need of significant repairs and granted the request. The three remaining matters were requests for modifications to homes. The HPC provided its thoughts and comments on those requests.

Housing Element Advisory Board

Chair Hanssen

- HEAB met on April 21, 2022 to discuss the inventory of sites for production of affordable housing toward the Town's RHNA number with the goal of making the inventory smaller and saving the sites for a possible future RHNA cycle. HEAB will meet on May 5, 2022 to continue discussion regarding the potential sites by district. HEAB is also looking for input from staff as to what potential housing production could come out various sites before HEAB makes its final recommendation to Town Council.

Commission Matters

Chair Hanssen

- Chair Hanssen thanked her fellow Commissioners for the time they have put into hundreds of pages of documents and comments over multiple very long meetings to go through all parts of the General Plan.

ADJOURNMENT

The meeting adjourned at 10:14 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 2, 2022 special meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/25/2022

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
MAY 11, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, May 11, 2022, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, all planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

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

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Jeffrey Barnett, Commissioner Kylie Clark, Commissioner Kathryn Janoff, and Commissioner Reza Tavana
Absent: Commissioner Steve Raspe, Commissioner Emily Thomas

VERBAL COMMUNICATIONS

None.

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

- 1. Approval of Minutes** – April 25, 2022 Planning Commission Special Meeting
- 2. Approval of Minutes** – April 27, 2022 Planning Commission Meeting

MOTION: Motion by **Commissioner Clark** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Tavana**.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

3. 14741 Blossom Hill Road

Fence Height Exception Application FHE-22-003

APN 527-41-047

Property Owner/Applicant/Appellant: Alexandra Mims

Project Planner: Ryan Safty

Consider an Appeal of a Community Development Director Decision to deny a fence height exception request for construction of a five-foot, nine-inch fence located within the required front yard setback on property zoned R-1:10.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Alexandra Mims (Property Owner/Applicant/Appellant)

- This fence has been in place for over two years. At the time we had the fence built, just a few months after the new Fence Ordinance had passed, we asked the fence company and an inspector for the house about the correct setback and they all cleared it. Several houses in the neighborhood have very high fences at the property line. Our fence is set back 15 feet, not at the property line, and is not along the entire frontage. There is a privacy issue along Blossom Hill Road; we have stand-still traffic in front of our house with people staring into our bedrooms. Regent Drive, a community of 40-plus houses, is directly across the street with cars going up and down Regent and coming to the stop sign directly in front of our house, so people look into the windows and headlights shine into the house at night. Reducing the fence height would not help with privacy. We have a fence rather than shrubs or landscaping because we have young children, and it is dangerous for them to have access to Blossom Hill Road. Fence companies have said it would be \$2,000 to move the fence 8 feet. Moving the fence would also wipe out the garden area and fruit trees on the other side of the fence.

Alexandra Mims (Property Owner/Applicant/Appellant)

- Part of the Fence Code specifically calls out the right of residents to install fences to protect their children, and that is part of the reason why we chose a fence and not landscaping.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Janoff** to grant the appeal and approve the five-foot, nine-inch fence as currently built, located in the front yard within the required front setback, with an exception to the Fence Ordinance Section 29.40.0320, Item e, Special Circumstance, for the reasons provided. **Seconded by Commissioner Clark.**

VOTE: **Motion passed unanimously.**

4. 16668 Shannon Road

Architecture and Site Application S-21-039

APN 532-05-002

Property Owners/Applicants: Peter and Cheri Binkley

Project Planner: Erin Walters

Requesting Approval for Technical Demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:8.

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Cheri Binkley (Property Owner/Applicant)

- We have lived in Los Gatos for 12 years. We love the location of our current lot because of the proximity to work, school, parks, and the downtown reachable by using bikes, scooters, and walking. It is a large lot with a south-facing backyard that allows vegetable gardening and the use of solar energy. Our current home requires a lot work: it needs a new roof; and all the windows are currently single-pane and cracked. Because the stucco goes all the way to the ground more walls will have to be removed than originally hoped.

Peter Binkley (Property Owner/Applicant)

- We want to have a two-story house that is larger than houses in the immediate neighborhood, but there are many homes of similar size going down Englewood. Sometimes second stories can look imposing, but our second story would be set back significantly from both the front, back, and sides. The setbacks, along with landscaping, should soften the imposing nature. Our home is nestled between two two-story homes, to the right and behind, so our two-story home would not obstruct anything other than a view of another two-story home.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Barnett** to approve the Architecture and Site application for 16668 Shannon Road. **Seconded by Commissioner Tavana.**

Commissioner Janoff requested the motion be amended to include clarifying language that the front elevation windows in Exhibit 13 would not have divided lights.

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

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

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

None.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- A community meeting regarding objective standards is scheduled for May 12, 2022 via Zoom.
- A Housing Element Advisory Board (HEAB) meeting is scheduled for May 19, 2022 to discuss site inventory selection for the Housing Element. The HEAB will make a recommendation to the Town Council, who will consider the draft site inventory.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee

Vice Chair Barnett

- CDAC met May 11, 2022 regarding a request to amend a Planned Development for 300 Mountain Laurel Lane and allow construction of a 6,000 square foot residence where 3,000 square feet is the maximum allowed. The Committee made recommendations and comments.

Housing Element Advisory Board

Chair Hanssen

- HEAB met May 5, 2022 to discuss the site inventory and the ten districts in which new housing could be built. HEAB will meet again on May 19, 2022 to review more details regarding those sites, with the goal of recommending a list of potential sites to go to the Town Council that would satisfy the RHNA allocation plus the required buffer.

Commission Matters

Commissioner Clark

- Encouraged fellow commissioners to use the Balancing Act tool to have an understanding of what community members are seeing when they think about sites, and to provide Commissioner input. Commissioner Clark also encouraged community members to use the tool.

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 May 11, 2022 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/25/2022

ITEM NO: 3

DATE: May 20, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 147 Arroyo Grande Way.** APN 424-23-030. Minor Residential Development Application MR-21-027. PROPERTY OWNER: Ayhan Mutlu.
APPLICANT: Bilal Iltter. PROJECT PLANNER: Sean Mullin.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8 (Single-Family Residential – 8,000 square-foot minimum lot size)
Applicable Plans & Standards: General Plan, Residential Design Guidelines
Parcel Size: 8,179 square feet
Surrounding Area:

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

CEQA:

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

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

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 project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in compliance with the Residential Design Guidelines.

ACTION:

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

BACKGROUND:

The subject property is located on the north side of Arroyo Grande Way, between La Cienega Court and La Canada Court (Exhibit 1). The property is approximately 8,179 square feet and is developed with an existing 1,143-square foot, single-story residence with a 424-square foot attached garage. The immediate neighborhood contains mostly one-story residences, and only one two-story residence (Exhibit 4).

On November 24, 2021, the applicant submitted a Minor Residential Development application to construct a new second-story addition to an existing single-story residence.

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

This Minor Residential Development application is being referred to the Planning Commission because the proposed residence would be the largest in the immediate neighborhood in terms of floor area and tallest by approximately six and one-half inches in the immediate neighborhood. Also, while the proposed residence would not be the first two-story residence in the immediate neighborhood, the proposed height and bulk of the proposed second story would not be consistent with that of the second floor of the only other two-story residence in the immediate neighborhood.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the north side of Arroyo Grande Way within a predominately single-story neighborhood (Exhibits 1 and 4). There is one existing two-story residence within the immediate neighborhood.

PROJECT DESCRIPTION (continued):**B. Project Summary**

The applicant is proposing to construct additions to the existing residence of 380.7 square feet to the ground floor, 1,127.6 square feet as a new second-story, and 150.1 square feet to the attached garage (Exhibit 10). In the context of the immediate neighborhood, the proposed residence would not be the first two-story, would not be the largest in terms of floor area ratio (FAR), but would have the largest floor area, and would be the tallest home.

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the allowable floor area, building coverage, setbacks, parking, and height requirements for the property. No exceptions are requested. Pursuant to Town Code, the second-story addition requires approval of a Minor Residential Development application.

DISCUSSION:**A. Minor Residential Development Analysis**

The applicant is proposing construction of a new 1,127.6-square foot second-story addition to an existing one-story single-family residence. The project also includes additions of 380.7 square feet to the first floor and 150.1 square feet to the attached garage. The resulting two-story residence would be 2,651 square feet with a 573.6-square foot attached garage.

The maximum height of the proposed residence is 23 feet, one and one-half inches, where a maximum of 30 feet is allowed. The existing single-story residence is approximately 12 feet, seven inches tall. The height of the other two-story residence in the immediate neighborhood located at 156 Arroyo Grande Way is approximately 22 feet, seven inches tall per Town records. A summary of the floor area for the existing and proposed residence is included in the table below.

| Floor Area Summary | | | | |
|---------------------------|--------------------|--------------------|--------------------|-----------------------|
| | Existing SF | Addition SF | Proposed SF | Max Allowed SF |
| First Floor | 1,142.7 | 380.7 | 1,523.4 | 2,655 |
| Second Floor | -- | 1,127.6 | 1,127.6 | |
| Total | 1,142.7 | 1,508.3 | 2,651 | |
| Garage | 423.5 | 150.1 | 573.6 | 745 |

The request is being considered by the Planning Commission because the proposed residence would be the largest in the immediate neighborhood in terms of floor area and the tallest by approximately six and one-half inches. Additionally, the height and bulk of the

DISCUSSION (continued):

proposed second-story would not be consistent with that of the second floor of the only other two-story residence in the immediate neighborhood.

B. Building Design

The proposed residence would be of a traditional simplified Craftsman style, with a composition asphalt shingle roof, smooth stucco siding, stained wood siding, vinyl windows, stone wainscot, wood roof brackets, and a wood trellis over the garage (Exhibit 10). In their Letter of Justification (Exhibit 5), the applicant cites the needs of their family and the constraints of the irregularly shaped lot with an easement further constraining the buildable area as reasons for pursuing a second-story addition rather than an addition to the ground floor. The applicant's letter details their efforts to discuss the project with their neighbors and the changes made to the project in response to concerns of their neighbors. Lastly, the letter describes the consideration given to be the surrounding neighborhood in designing a project that is compatible in size and architecture.

The existing residence includes plate heights of eight feet, typical of Ranch style architecture. The proposed residence would include eight-foot plate heights on both floors and would utilize the roof volume to provide for increased interior ceiling heights without increasing the exterior wall heights (Exhibit 10, Sheet A15). The second-story addition would be set in approximately three feet from the first floor and includes significant articulation on all four elevations. Additionally, the proposed residence would maintain the 4/12 roof pitch of the existing residence, helping to reduce the overall height of the residence. These design strategies help to mitigate exterior massing while providing for the desired taller interior ceiling heights of nine feet.

The Town's Consulting Architect reviewed the proposed residence on December 10, 2021 (Exhibit 6). The Consulting Architect remarked that the design is well done in a traditional architectural style. The Consulting Architect identified several issues with the project that were inconsistent with the Residential Design Guidelines. In response, the applicant made several modifications to the design of the residence and provided written responses to the identified issues and recommendations of the Consulting Architect (Exhibit 7). The issues identified by the Consulting Architect are provided below, followed by the applicant's response in *italics*.

1. The second floor addition is much larger than that of the only other home in the immediate neighborhood with a second-story. The proposed height and bulk would not be consistent with Residential Design Guideline 3.3.2.

We realize that the size of our second floor is larger than the only other two story home in the immediate neighborhood. However, our larger neighborhood does contain houses

DISCUSSION (continued):

with large second floor mass. Given the Craftsman design style and room requirements, this is the best structure we came up with. As noted in the project justification, we are a family of five. Bedroom for each child, grandma, master for parents and a study/guest room requires us to have 5 rooms. We could not realize our constraints on a larger first floor or a single story home due to land shape and PG&E easement limitations.

Therefore, we had to put three rooms on the second story, one master and two kid bedrooms. We have discussed the house structure with all of neighbors (details in project justification letter), and reviewed the drawings with them before the City submission. They were supportive of the existing plan. Therefore, we would like to keep the second story as proposed.

2. The use of stone, siding, and divided lite windows on the front facade only without extending them consistently to all facades is inconsistent with Residential Design Guideline 3.2.2.

All windows are revised as a series of single casement windows, and consistently extended to all facades. Front garage wainscot is extended across the front entry and living room of the house.

3. There are a number of issues with the window selection and details including the use of PVC shutters and foam window trim, and the use of multiple window types and proportions.

All shutters are removed. Windows were changed to single casement windows. Note added on A13: ALL WINDOWS SHALL BE SIMULATED DIVIDED LITES. Window trims were changed to painted wood trims instead of stucco covered foam. All stucco covered foam window sills were changed to prefab concrete sills.

4. The gable fascias appear oversized.

Roof fascias were downsized. Corbels (fake rafter tails) were replaced with 45 degree wood roof brackets.

5. The gable end overhang at the entry is smaller than that on the garage which would give more visual prominence to the garage which would not be consistent with Residential Design Guideline 3.4.1.

Extended rakes of gable roof over the entry door to improve visual prominence of the entry. During the design, we kept the garage in the same location as the original garage to follow neighborhood pattern and to satisfy remodel wall length constraints of the city. The width of the garage is about 45% of the total front facade width. To soften the

DISCUSSION (continued):

garage doors' visual appearance, we added trellises and will add landscaping over (Design Guideline 3.4.1). Additionally, to minimize the visual impact we separated garage doors (Design Guideline 3.4.2), and used windows and new carriage style wood doors closely related to the rest of the front facade (Design Guideline 3.4.3).

6. The strong contrasting colors on the garage doors and the color accent on the upper front facade wall would also draw visual attention to the garage and away from the entry.

Garage door color changed to white, contrast combination removed. Upper front facade and entry door color has changed to white. House color changed to Kelly Moore - KM5011 Mudra (ice blue).

In addition to the issues identified by the Consulting Architect, four recommended approaches for design revisions were provided to address the challenges inherent when adding second floors to existing homes in predominantly one-story neighborhoods. The Consulting Architect notes that after studying the project, they could not find a reasonable way to retain the proposed plan floor area while mitigating the issue of second floor height and bulk relative to other homes in the immediate neighborhood. The applicant incorporated the recommendations of Approach #1, which maintains the extent of the floor area and plan layouts while improving its consistency with the Residential Design Guidelines (Exhibit 7). The revised design shifted the right-side of the second-story addition forward to better conform to the proposed architectural style. This change was accomplished without adding floor area to the second-story addition. Along with the design revisions, the applicant responded to the Consulting Architect's recommendations below:

We have reviewed the recommended approaches and decided that approach #1 gives the best configuration serving our needs. As discussed in the issues, we have implemented most of the recommendations on this approach. Additionally, we have reduced family room wall plate height from 9 feet to 8 feet and added a gable roof over the family room. Special thanks to Larry Cannon of CDG for his proposal accommodating our needs.

As detailed above, the applicant has revised the design in response to the issues identified and incorporated the recommendations made by the Consulting Architect.

C. Neighborhood Compatibility

The immediate neighborhood contains seven one-story residences and a single two-story residence (Exhibit 4). The existing two-story residence in the immediate neighborhood does not appear to reflect the recommendations of the Residential Design Guidelines for second-

DISCUSSION (continued):

story additions. Based on Town and County records, the residences in the immediate area range in size from 1,150 square feet to 2,123 square feet. The FARs range from 0.13 to 0.35. The proposed residence would be 2,651 square feet with a FAR of 0.32. Pursuant to Town Code, the maximum allowable square footage for the 8,179-square foot lot is 2,655 square feet with a maximum FAR of 0.33. The table below reflects the current conditions of the immediate neighborhood.

Immediate Neighborhood Comparison

| Address | Zoning | House SF | Garage SF | Total SF | Site SF | Building FAR | Garage FAR | Stories |
|---------------------------------|--------------|--------------|------------|--------------|--------------|--------------|--------------|----------|
| 140 Arroyo Grande Wy | R-1:8 | 2,123 | 428 | 2,551 | 6,222 | 0.34 | 0.069 | 1 |
| 143 Arroyo Grande Wy | R-1:8 | 1,520 | 428 | 1,948 | 7,263 | 0.21 | 0.059 | 1 |
| 144 Arroyo Grande Wy | R-1:8 | 1,150 | 428 | 1,578 | 5,824 | 0.20 | 0.073 | 1 |
| 148 Arroyo Grande Wy | R-1:8 | 1,508 | 428 | 1,936 | 6,662 | 0.23 | 0.064 | 1 |
| 152 Arroyo Grande Wy | R-1:8 | 1,416 | 428 | 1,844 | 6,678 | 0.21 | 0.064 | 1 |
| 156 Arroyo Grande Wy | R-1:8 | 2,034 | 428 | 2,462 | 5,860 | 0.35 | 0.073 | 2 |
| 151 La Canada Ct | R-1:8 | 1,292 | 428 | 1,720 | 9,763 | 0.13 | 0.044 | 1 |
| 115 La Cienega Ct | R-1:8 | 1,568 | 428 | 1,996 | 7,558 | 0.21 | 0.057 | 1 |
| 147 Arroyo Grande Wy (E) | R-1:8 | 1,143 | 424 | 1,566 | 8,179 | 0.14 | 0.052 | 1 |
| 147 Arroyo Grande Wy (P) | R-1:8 | 2,651 | 574 | 3,225 | 8,179 | 0.32 | 0.070 | 2 |

The proposed residence would comply with the maximum allowed floor area and height for the property, would not be the first two-story home in the immediate neighborhood, and would not be the largest home in the immediate neighborhood in terms of FAR. The proposed residence would be the largest in terms of square footage by 528 square feet and would be the tallest home by approximately six and one-half inches in the immediate neighborhood.

D. Tree Impacts

The Town Arborist reviewed the development plans, visited the property, and prepared a report for the project, noting that there are five protected trees that may be impacted, all located in the Town's parking strip (Exhibit 8). The Town Arborist recommended that Type II tree protection be installed to protect the five trees in the Town's parking strip during construction. No other trees on the site are in conflict with the proposed project and no trees are proposed for removal. The Draft Conditions of Approval include a condition that all recommendations of the Town Arborist be implemented by the applicant prior to issuance of a Building Permit (exhibit 3).

DISCUSSION (continued):

E. Neighbor Outreach and Public Comments

The applicant's Letter of Justification provides a summary of their efforts to communicate with their neighbors and details the changes made to the project in response to concerns of their neighbors (Exhibit 5). Story poles and project signage were installed on site by April 5, 2022. Public comments received by 11:00 a.m., Friday, May 20, 2022, are included as Exhibit 9.

F. Environmental Review

The project is Categorically 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 a Minor Residential Development application for construction of a new 1,127.6-square foot second-story addition to an existing single-family residence (Exhibit 10). The project also includes additions to the existing residence of 380.7 square feet to the ground floor and 150.1 square feet to the attached garage. The project is in compliance with the objective standards of the Town Code related to allowable floor area, height, setbacks, lot coverage, and on-site parking requirements. Within the immediate neighborhood, the proposed residence would not be the first two-story and would not be the largest in terms of FAR, but would have the largest floor area and would be the tallest home. Early in the design process, the applicant solicited feedback from their neighbors, which resulted in several design changes responding to their neighbor's concerns (Exhibit 5). The project was reviewed by the Town's Consulting Architect and the applicant responded to each issue identified in the Consulting Architect's Report through revision and refinement of the design of the proposed residence (Exhibit 6 and 7). Additionally, the applicant incorporated the recommendations of the Consulting Architect by increasing the articulation of the second floor to improve the consistency of the design with the Residential Design Guidelines and to improve its conformance with the chosen architectural style. The applicant also utilized eight-foot plate heights on both floors in an effort to mitigate the impact of second-floor height and bulk relative to other homes in the immediate neighborhood.

CONCLUSION (continued):

B. Recommendation

Based on the analysis above, staff recommends denial of the Architecture and Site application based on concerns related to size, height and bulk of the second story addition, neighborhood compatibility, and consistency with the Residential Design Guidelines, as discussed in this report.

C. Alternatives

Alternatively, the Commission can:

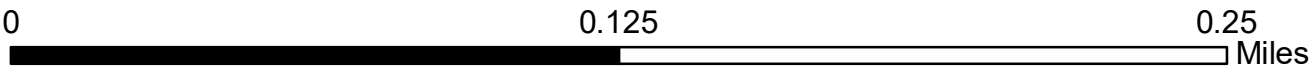
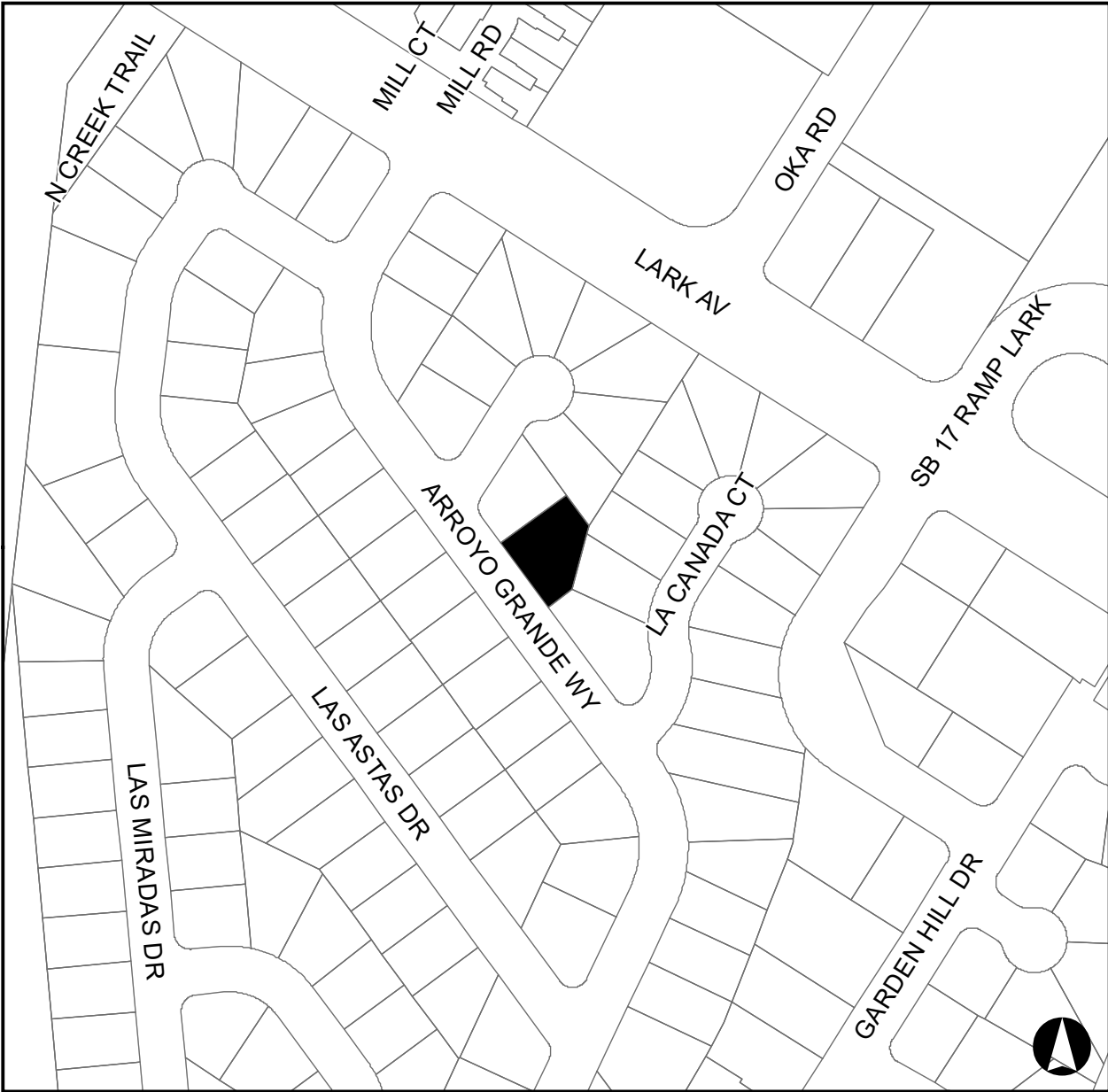
1. Approve the application by taking the following actions:
 - a. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
 - b. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
 - c. Make the finding that the project complies with the Town's Residential Design Guidelines (Exhibit 2); and
 - d. Approve Minor Residential Development application MR-21-027 with the conditions contained in Exhibit 3 and the development plans in Exhibit 10.
2. Approve the application with additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Neighborhood Exhibit
5. Letter of Justification
6. Consulting Architect Report
7. Applicant's Response to Consulting Architect Report
8. Town Arborist Report
9. Public Comments received prior to 11:00 a.m., Friday, May 20, 2022
10. Development Plans

***This Page
Intentionally
Left Blank***

147 Arroyo Grande Way



***This Page
Intentionally
Left Blank***

PLANNING COMMISSION – May 25, 2022
REQUIRED FINDINGS:

147 Arroyo Grande Way
Minor Residential Application MR-21-027

Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. APN 424-12-030.

PROPERTY OWNER: Ayhan Mutlu
APPLICANT: Bilal Ilter
PROJECT PLANNERS: Sean Mullin

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 15301: Existing Facilities.

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 Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines. Within the immediate neighborhood, the proposed residence would not be the first two-story and would not be the largest in terms of FAR, but would have the largest floor area and would be the tallest home. The Town's Consulting Architect reviewed the original proposal, identified issues, and provided recommendations addressing neighborhood compatibility and compliance with the Town's Residential Design Guidelines. The applicant responded to each issue identified in the Consulting Architect's Report through revision and refinement of the design of the proposed residence. Additionally, the applicant implemented the recommendations of the Consulting Architect by increasing the articulation of the second floor and reducing the plate heights of both floors to eight feet in an effort to mitigate the impact of second-floor height and bulk relative to other homes in the immediate neighborhood.

EXHIBIT 2

***This Page
Intentionally
Left Blank***

PLANNING COMMISSION – May 25, 2022
DRAFT CONDITIONS OF APPROVAL:

147 Arroyo Grande Way
Minor Residential Application MR-21-027

**Requesting Approval for Construction of a New Second-Story Addition to
an Existing Single-Family Residence on Property Zoned R-1:8. APN 424-12-030.**

PROPERTY OWNER: Ayhan Mutlu
APPLICANT: Bilal Ilter
PROJECT PLANNERS: Sean Mullin

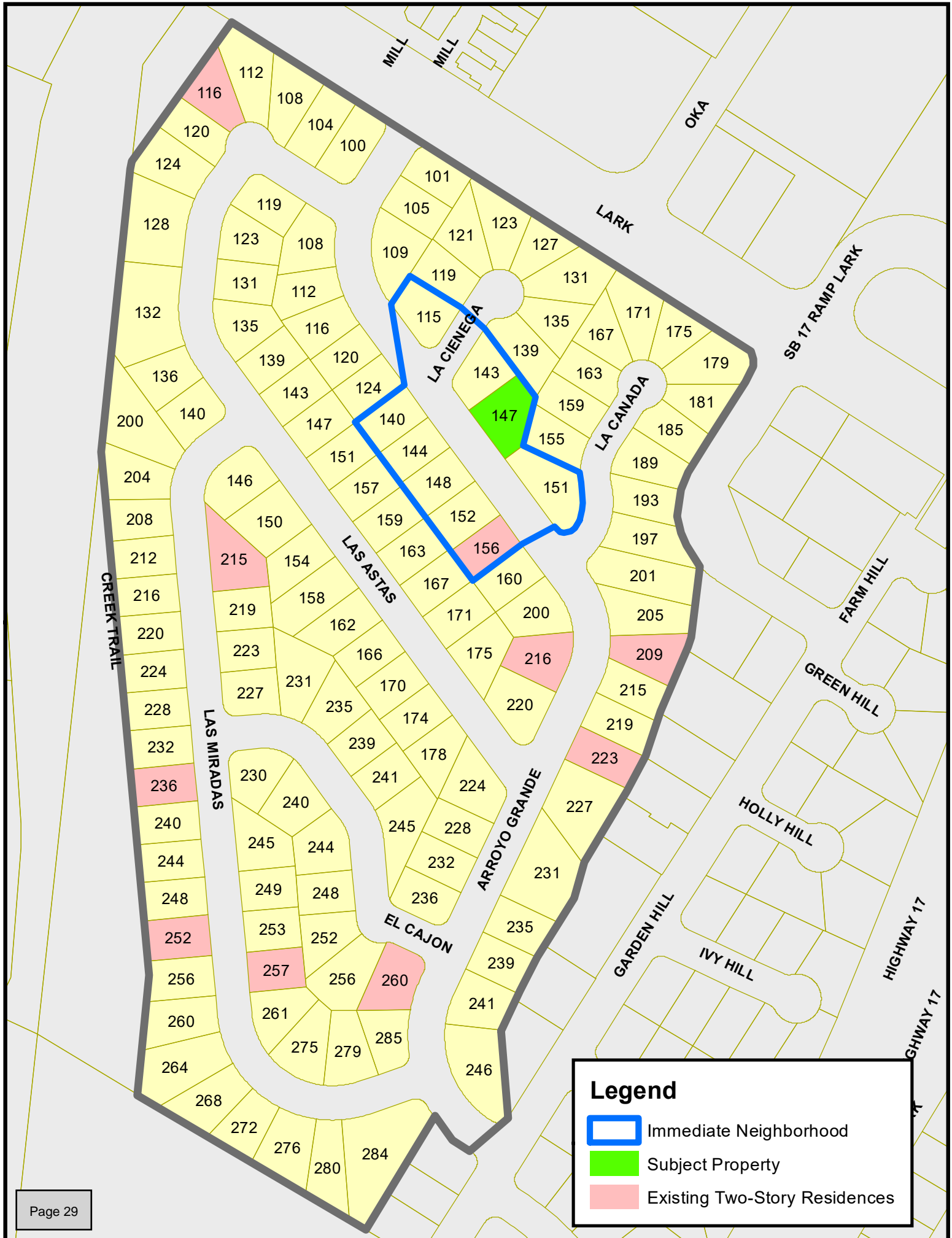
TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, Development Review Committee, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report dated as received January 5, 2016 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.
7. 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.
8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.

EXHIBIT 3

10. **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.
11. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.
12. **DEMOLITION AFFIDAVIT:** Prior to issuance of a building permit, a demolition affidavit must be submitted and signed by the property owner, project architect, project engineer and contractor.
13. **STORY POLES:** The story poles on the project site shall be removed within 30 days of approval of the Minor Residential application.
14. **COMPLIANCE MEMORANDUM:** A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.



***This Page
Intentionally
Left Blank***

Sean Mullin
City of Los Gatos
Planning Division
110 E. Main Street,
Los Gatos, CA 95030

February 17, 2022

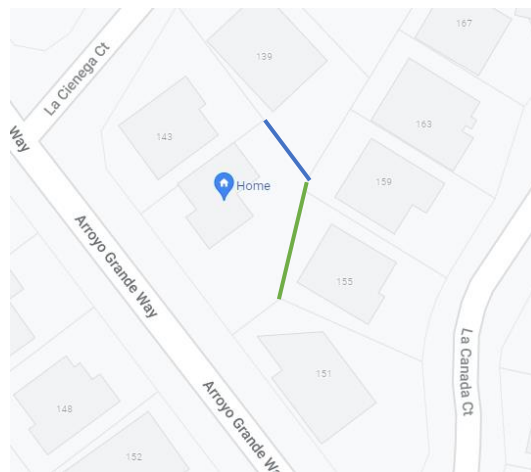
Project Justification – 147 Arroyo Grande Way

Dear Sean:

We purchased our home in February 2017, and have been living in the neighborhood since then. This is a great location right next to Vasona park and we do love our neighbors. However, the existing house has become too small to accommodate our needs. In 2017, we started as three, now we are five people with two kids and a grandma. Our parents visit us every year for more than 4 months which makes accommodation a challenge. Therefore, we decided to add and remodel the house to provide convenient accommodation for us, our kids, grandma and our guests.

Our initial goal was to go with one story remodel, however due to the land shape and PG&E easement limitations, we could not come up with a structure that would accommodate our size needs and leave some yard space for the kids. Hence, we decided to go with a two story. While we are coming up with the current plan, we have consulted with our immediate neighbors, showed them initial drawings, and tried to address their demands and questions. We believe we had come to a mutual understanding with all the neighbors. We feel lucky to live in such wonderful neighborhood and with great neighbors/friends. Their support helped us to bring this project into its final form.

Below are the details of our communication/interaction our neighbors.



- Neighbors sharing fence
 - Mark & Linda Brine (139 La Cienega Ct): Our neighbors in the back. Discussed & reviewed the project plan, provided the first version of the drawings. Pushed the second story forward as a result of our discussions, will add shrubs or mid-size trees on our side of the fence (blue line) to ensure privacy. Discussed the mezzanine balcony (5ft from the ground) no issues were raised. They were supportive of our project.

- You & Yiru Zhang (143 Arroyo Grande): Our neighbors on the left side. Discussed & reviewed the project plans, provided multiple versions. Initial concerns regarding the morning sunlight during winter solstice was addressed by pushing second floor forward and providing the solar study of the existing as well as the new structure. Overall, they supported our project.
- Kirk & Sandra Baker (151 La Canada): Our neighbors on the right side. Provided the project plans, told them that there was no second story window facing the side except small bathroom window. No concerns were raised.
- Ramiro & Wendy Reyna (155 La Canada): Our neighbors on the right side. Provided the project plans, told them that there was second floor window facing their side except small bathroom window. Will add shrubs or mid-size trees on our side of the fence in open areas (green line) to ensure privacy. No concerns were raised.
- Vincent & Jo Venezia (159 La Canada): Our neighbors on right-back side. Provided the project plans. Currently there is a tree in between our properties. No concerns were raised.
- Other Neighbors on the street: Shared the plans/drawings with neighbors on 109/115/116/124/140/144/148/152/156 Arroyo Grande Way. In general, all of them have been very supportive. Their recommendations have been considered/implemented in the final version.

During the design, we tried our best to consider the design guidelines provided by the City, and we do believe the proposed project would blend well into the neighborhood with its architecture. The living space of our proposed home is within the allowable limits set forth by the City of Los Gatos. There are homes in our neighborhood, similar in size as compared to our proposed home. Some examples are given below:

1. 156 Arroyo Grande Way, Los Gatos, CA 95032 – 2,034 sqft
2. 216 Arroyo Grande Way, Los Gatos, CA 95032 – 2,534 sqft
3. 220 Arroyo Grande Way, Los Gatos, CA 95032 – 2,455 sqft
4. 223 Arroyo Grande Way, Los Gatos, CA 95032 – 2,043 sqft
5. 209 Arroyo Grande Way, Los Gatos, CA 95032 – 1,929 sqft
6. 139 La Cienega Ct, Los Gatos, CA 95032 – 2,395 sqft
7. 260 El Cajon Way, Los Gatos, CA 95032 – 2,627 sqft

Los Gatos, with its wonderful community, is one of the best places to live in the Bay Area. Many Los Gatos neighborhoods are going through similar remodeling/rebuilding transitions improving the curb appeal of the area, we hope to do the same with our project.

Sincerely,

Sevda & Ayhan Mutlu



ARCHITECTURE PLANNING URBAN DESIGN

December 10, 2021

Mr. Sean Mullin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 147 Arroyo Grande Way

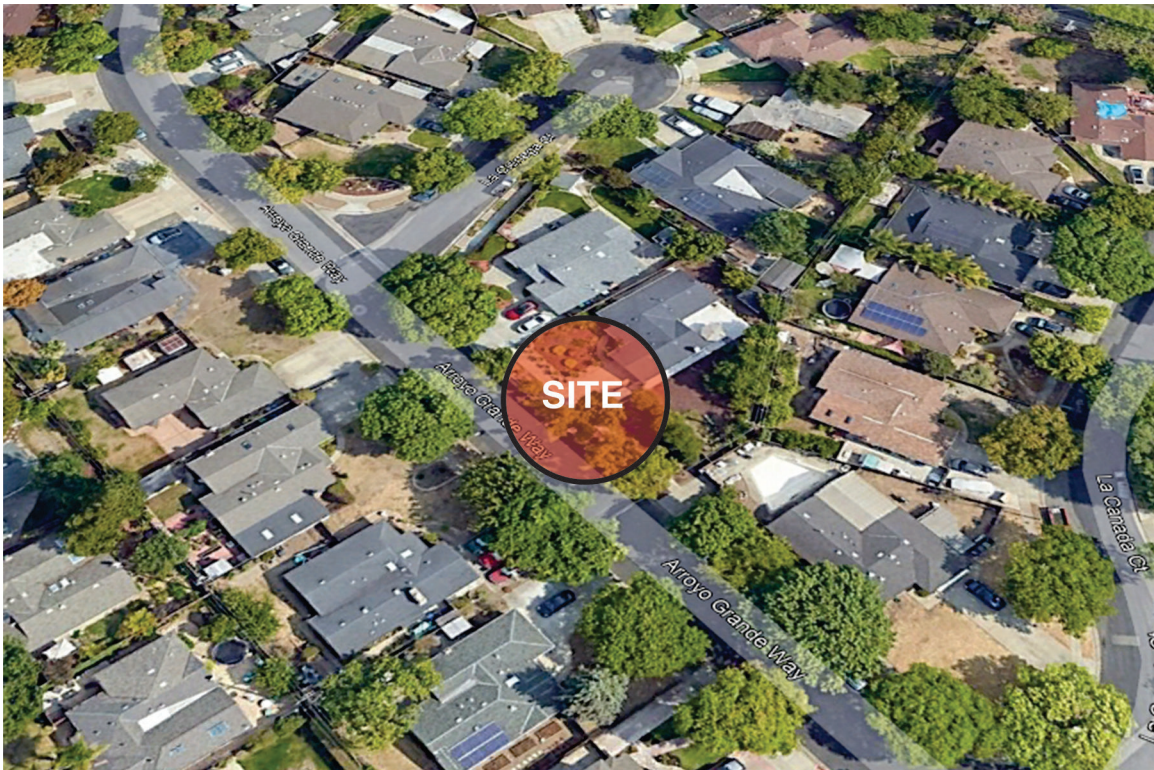
Dear Sean:

I reviewed the drawings and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood with a predominance of traditional one story homes. I reviewed another one story home in this neighborhood last year. Photos of the site and surrounding neighborhood context are shown on the following page.





House to the immediate left



House to the immediate right



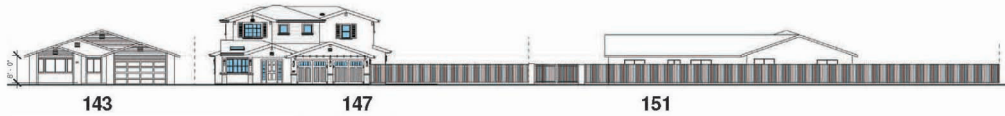
Nearby homes across Arroyo Grande Way



*Nearby homes across Arroyo Grande Way
 Only house with a second story in the immediate neighborhood*



Streetscape Opposite Side

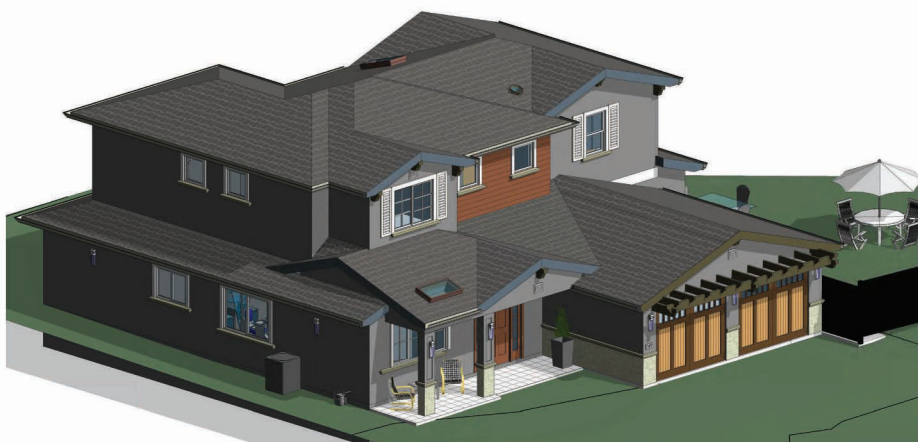


Streetscape Same Side



**Streetscape Same Side
Now**

STREETSCAPE



FRONT AND LEFT SIDE FACADES

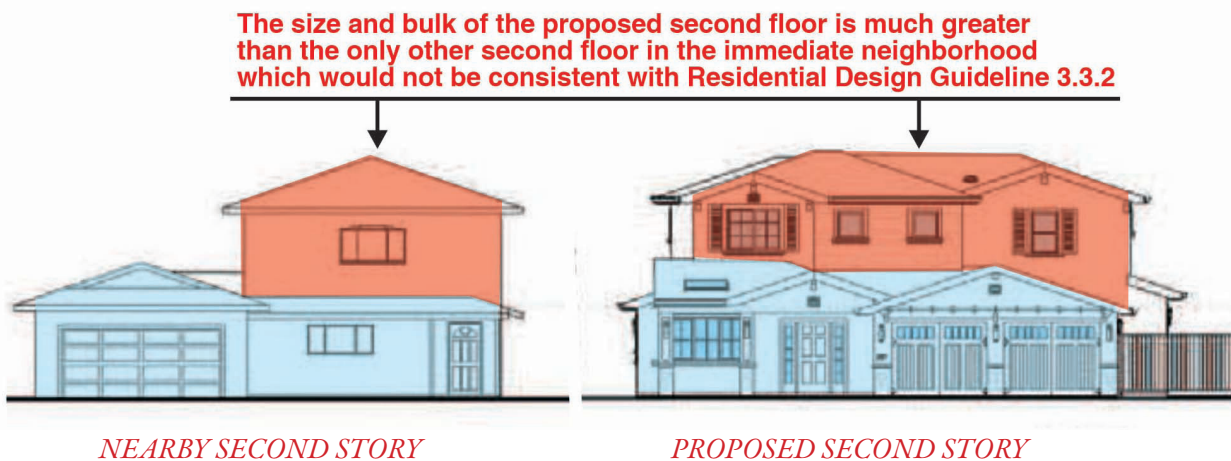
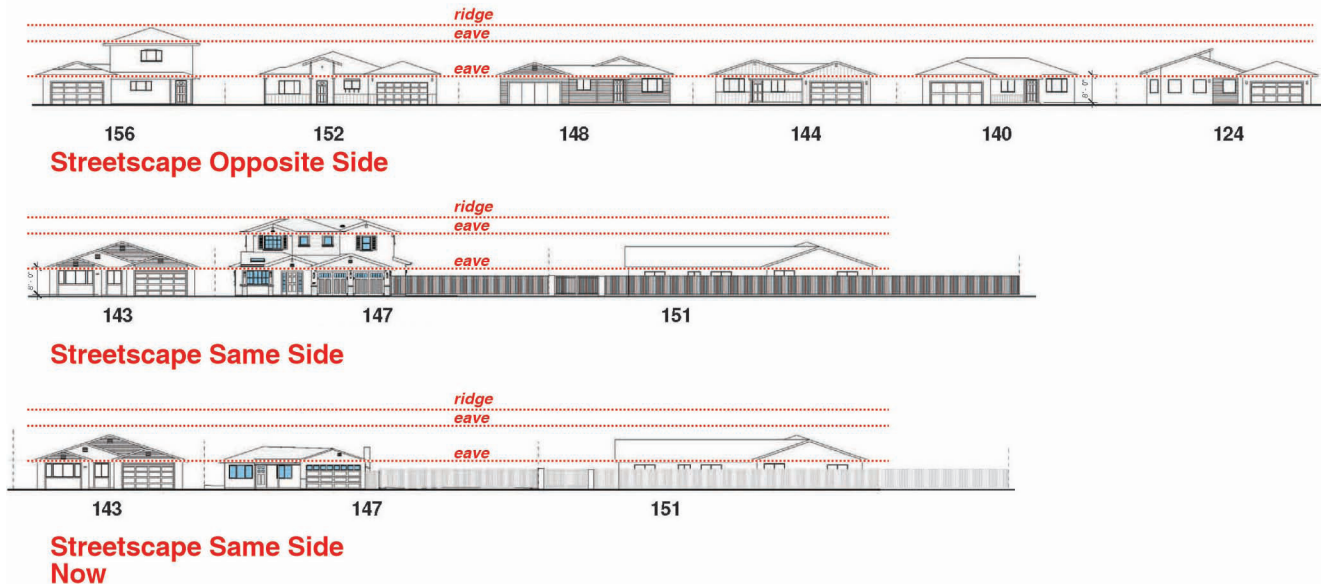


REAR AND LEFT SIDE FACADES

ISSUES AND CONCERNS

Generally, the proposed design is well done in a traditional architectural style. However, there are a number of issues and details that are not consistent with the Residential Design Guidelines or the proposed architectural style.

1. The second floor addition is much larger than that of the only other home in the immediate neighborhood with a second story - see streetscape and comparative elevation illustrations below



The proposed height and bulk would not be consistent with Residential Design Guideline 3.3.2.

3.3.2 Height and bulk at front and side setbacks

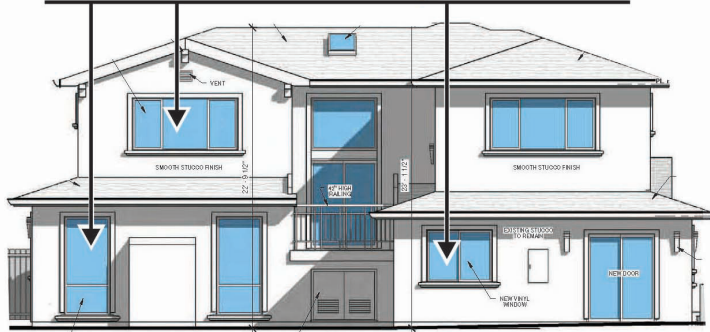
- Two story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one story homes, an effort should be made to limit the house to one story in height or to accommodate second floor space within the roof form as is common in the Craftsman Style.
- Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.
- In neighborhoods with small homes, try to place more of the floor area on the first floor with less area on the second floor.

- *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.*

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

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

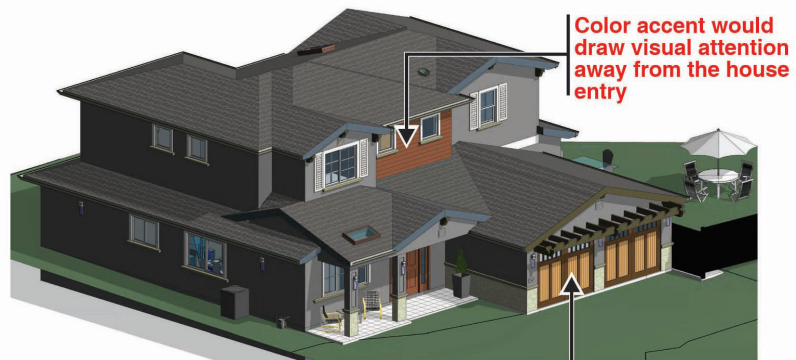
Mix of window types and proportions is not consistent with Residential Design Guideline 3.7.2



4. The gable fascias appear oversized.
5. The gable end overhang at the entry is smaller than that on the garage which would give more visual prominence to the garage which would not be consistent with Residential Design Guideline 3.4.1.

3.4.1 Limit the prominence of garages

- Avoid designs that allow the garage to dominate the street facade.
 - Limit the garage width to a maximum of 50 percent of the total facade width.
6. The strong contrasting colors on the garage doors and the color accent on the upper front facade wall would also draw visual attention to the garage and away from the entry.



Strong contrasting colors on garage doors would not be consistent with Residential Design Guideline 3.4.1

RECOMMENDATIONS

Constructing new two story homes and adding second floors to existing homes in predominantly one story neighborhoods is difficult, and much depends on a vision and prediction as to the extent of future similar growth in each individual neighborhood (i.e., the amount of similar growth that might proposed and expected in the future). For that reason, I have explored alternative approaches to a second story addition on this home.

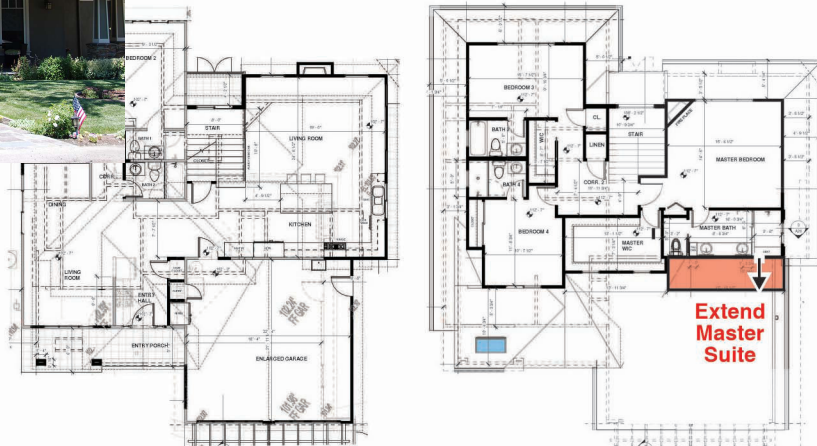
APPROACH #1

In the studies that I conducted, I could not find a reasonable way to retain the proposed plan floor area while mitigating the issue of second floor height and bulk relative to other homes in the immediate neighborhood. The first approach retains the extent of the floor area and plan layouts proposed by the applicant while improving it to be consistent with the Town's Residential Design Guidelines. It does add a small additional floor area on the second floor to bring the design into better conformance to the proposed architectural style.

This approach would set a benchmark against which other approaches to reducing second floor bulk can be compared.



Los Gatos Example of this approach



APPROACH #1: EXPAND FLOOR AREA TO IMPROVE DESIGN



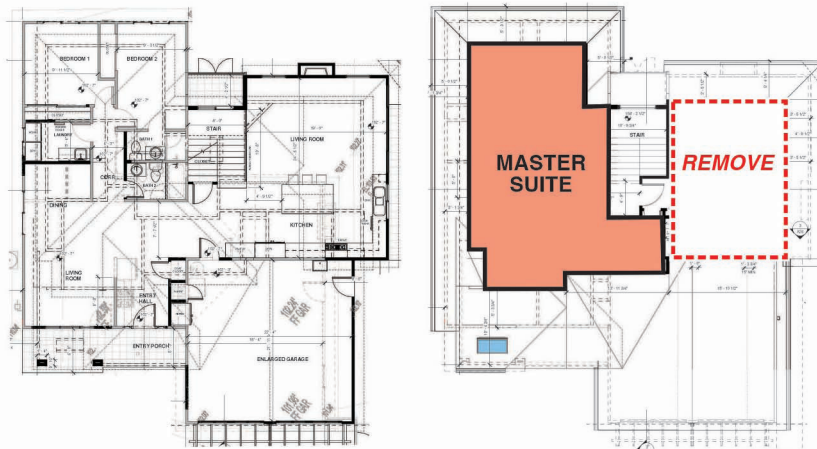
APPROACH #1

APPROACH #2

Approaches #2 and #3 both remove the floor area currently proposed as the location of the second floor Master Bedroom Suite. This would require the elimination of two of the four proposed smaller bedrooms.

Approach #2 includes the following:

- Relocation of the Master Bedroom Suite to the second floor area currently proposed for Bedrooms 3 and 4. That area which is somewhat larger than the currently proposed Master Bedroom Suite might allow the addition of a second floor Laundry Room and other bonus rooms or areas.



APPROACH #2: RELOCATE MASTER SUITE | REMOVE MASS

Remove grids
or use true
or simulated
divided lites on
all windows

Remove
shutters



Remove stone base or continue around all sides of house

APPROACH #2 & #3

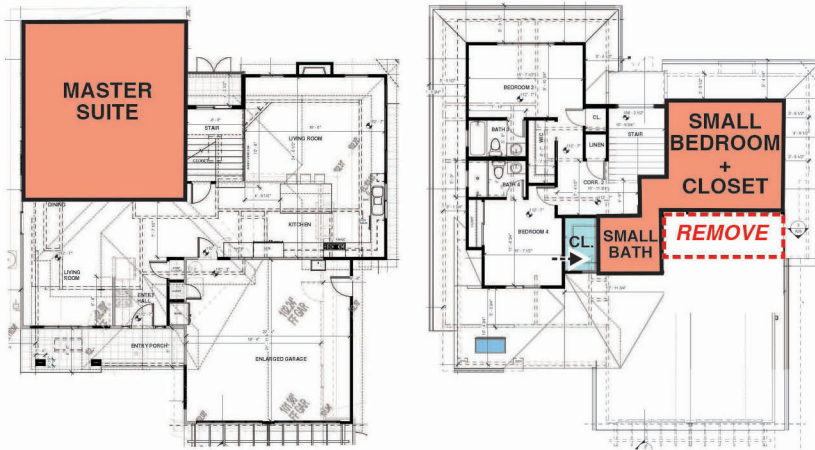


APPROACH #4

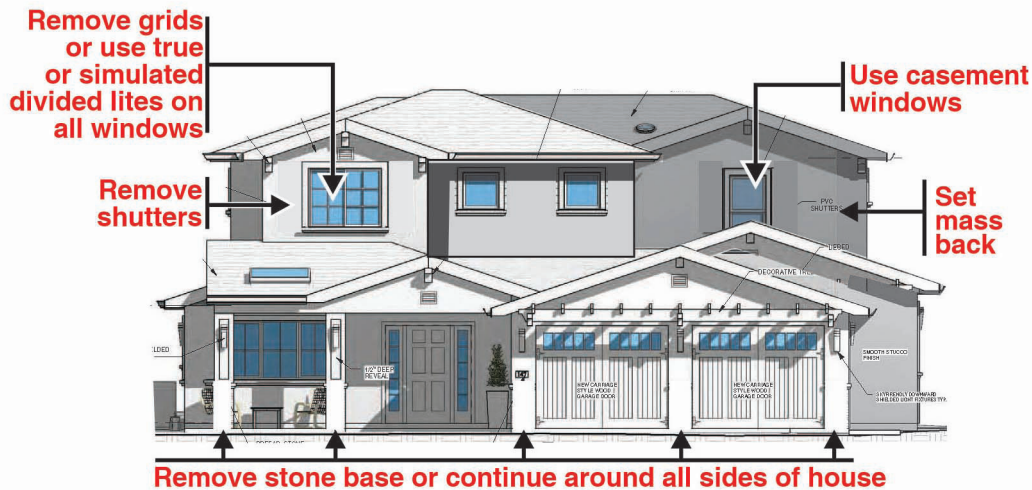
Approach #4 would provide some mitigation to the visual bulk of the currently proposed second floor addition by eliminating one of the proposed smaller bedrooms, and moving some of the second floor mass away from the front facade. This would provide some small level of mitigation.

Approach #4 includes the following:

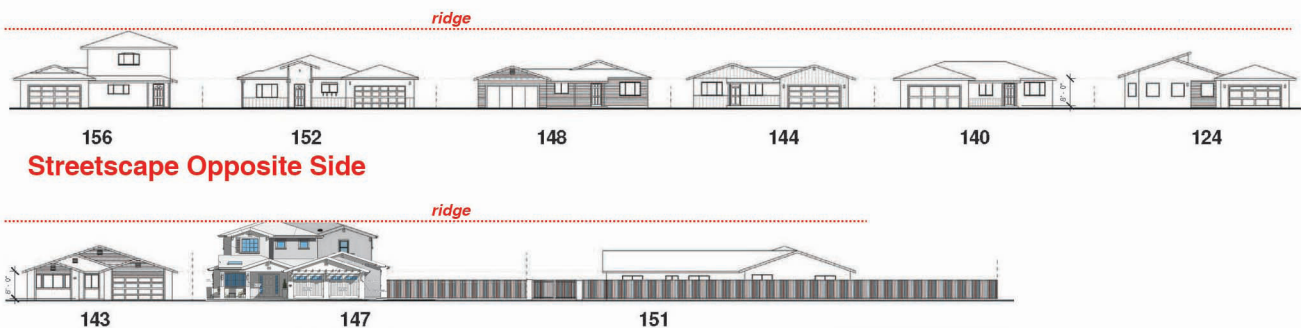
- Relocation of the Master Bedroom Suite to the first floor area currently proposed for Bedrooms 1 and 2.
- Relocation of one of the currently proposed smaller bedrooms to the second floor area currently proposed for the Master Bedroom Suite. This would result in a Master Bedroom Suite on the first floor and three smaller bedrooms on the second. The smaller second floor bedroom would not be very efficient given its awkward layout of spaces, but that was a condition that would exist for the proposed Master Bedroom Suite.



APPROACH #4: RELOCATE MASTER SUITE | REDUCE MASS



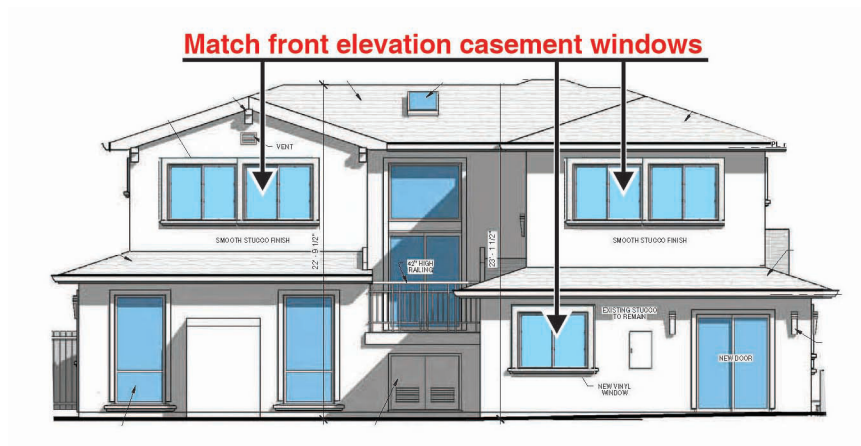
APPROACH #4



Streetscape Same Side

Additional recommendations:

- Utilize casement windows rather than the proposed sliding windows.
- Use wood trim on all windows in lieu of the proposed foam trim.
- Should the applicant wish to add divided lites to the windows, they should be either true divided lites or simulated divided lites (see illustration below), and they should be used consistently in all windows.



True
Divided Lites



Simulated
Divided Lites

Sean, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,

CANNON DESIGN GROUP

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

Larry L. Cannon

Sean Mullin
City of Los Gatos
Planning Division
110 E. Main Street,
Los Gatos, CA 95030

February 17, 2022

Re: Applicant's response to architectural review – 147 Arroyo Grande Way (MR-21-027)

Dear Sean:

Thank you for review and feedback to the application. Following list gives the updates to the original submission.

- Added neighborhood compatibility and neighbor communication to the project justification letter
- Modified plans in response to the consulting architect report

We have reviewed the consulting architect report and made every effort to accommodate the issues/recommendations provided. Additionally, we have provided justifications for the suggestions we were not able to accommodate. Our responses to the consultant architect issues/recommendations is provided below.

Issues and Concerns:

1. Issue #1: Size and bulk of the proposed second floor is larger than the other two story.
We realize that the size of our second floor is larger than the only other two story home in the immediate neighborhood. However, our larger neighborhood does contain houses with large second floor mass. Given the Craftsman design style and room requirements, this is the best structure we came up with. As noted in the project justification, we are a family of five. Bedroom for each child, grandma, master for parents and a study/guest room requires us to have 5 rooms. We could not realize our constraints on a larger first floor or a single story home due to land shape and PG&E easement limitations. Therefore, we had to put three rooms on the second story, one master and two kid bedrooms. We have discussed the house structure with all of neighbors (details in project justification letter), and reviewed the drawings with them before the City submission. They were supportive of the existing plan. Therefore, we would like to keep the second story as proposed.
2. Issue #2: Stone siding and divided lite windows
 - All windows are revised as a series of single casement windows, and consistently extended to all facades.
 - Front garage wainscot is extended across the front entry & living room of the house.
3. Issue #3: PVC shutters and foam window trim, window types.
 - All shutters are removed.
 - Windows were changed to single casement windows.
 - Note added on A13: ALL WINDOWS SHALL BE SIMULATED DIVIDED LITES.
 - Window trims were changed to painted wood trims instead of stucco covered foam.
 - All stucco covered foam window sills were changed to prefab. concrete sills.
4. Issue #4: Gable facias oversized
 - Roof facias were downsized.
 - Corbels (fake rafter tails) were replaced with 45 degree wood roof brackets.

5. Issue #5: Gable entry overhang at the entry is smaller than that on the garage
 - Extended rakes of gable roof over the entry door to improve visual prominence of the entry.
 - During the design, we kept the garage in the same location as the original garage to follow neighborhood pattern and to satisfy remodel wall length constraints of the city. The width of the garage is about 45% of the total front facade width. To soften the garage doors' visual appearance, we added trellises and will add landscaping over (Design Guideline 3.4.1). Additionally, to minimize the visual impact we separated garage doors (Design Guideline 3.4.2), and used windows and new carriage style wood doors closely related to the rest of the front facade (Design Guideline 3.4.3).
6. Issue #6: Contrasting garage door colors and color accent of upper front facade
 - Garage door color changed to white, contrast combination removed.
 - Upper front facade and entry door color has changed to white.
 - House color changed to Kelly Moore - KM5011 Mudra (ice blue)

Recommendations:

We have reviewed the recommended approaches and decided that approach #1 gives the best configuration serving our needs. As discussed in the issues, we have implemented most of the recommendations on this approach. Additionally, we have reduced family room wall plate height from 9 feet to 8 feet and added a gable roof over the family room. Special thanks to Larry Cannon of CDG for his proposal accommodating our needs.

Plan annotations:

Following drawing set remarks have been addressed:

- Allowable FAR is added on cover sheet A1 under project summary.
- Floor area calculations on sheet A2 revised to include stair in the second floor and exclude in the first floor. Project summary on sheet A1 was updated accordingly.
- Underlay of Site topo/ boundary survey in the existing and proposed site plans, sheets A4 and A5 darkened to be legible.
- Solar studies for noon 12 pm have been added on new sheet A7b for June 21 and Dec 21.
- Demolished wall area calculation was removed from sheet A8.
- 20ft x 20ft clear garage space without any obstruction was indicated on floor plan A10.
- Note for skylights added on sheet A12 indicating that all skylights shall have flat profile rather than a domed profile.
- Note for exterior light fixtures added on sheet A13 and A14 indicating that fixtures shall be downward directed and shielded per Town Code.
- Attic heights are added on sections 1/A15 and 3/A15

Sincerely,

Sevda & Ayhan Mutlu



TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT
PHONE (408) 399-5770
FAX (408) 354-6824

SERVICE CENTER
41 MILES AVENUE
LOS GATOS, CA 95030

**A Tree Inventory and review of
The Proposed Adding to First Floor and Second Story Addition
147 Arroyo Grande Way
Los Gatos, Ca. 95030**

**Property Owners: Ayhan Mutlu Residence
147 Arroyo Grande Way
Los Gatos, Ca. 95030
APN: 424-23-030
Zone: R-1:8**

Submitted to:

**Sean Mullin, Senior Planner
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, Ca. 95030**

Submitted by:

**Robert Moulden
Los Gatos Town Arborist
ISA Certified Arborist: #WE-0532A**



TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT
PHONE (408) 399-5770
FAX (408) 354-6824

SERVICE CENTER
41 MILES AVENUE
LOS GATOS, CA 95030

Introduction

I have been asked by Los Gatos Community Development Dept. to review the potential tree impacts associated with the proposed addition of first floor space, enlarging garage and adding a second story at 147 Arroyo Grande Way, Los Gatos Ca. 95030.

Trees on Site

There is a total of 5 protected trees that may be affected by this project. All of the trees are in the Town of Los Gatos parking strip. The trees are Camphor trees in good health.

Recommendations:

These trees may be in conflict with access to the site and shall be protected with Type II tree protection (2x4's with orange tree wrap for duration of the project. All other trees on site are not in conflict.

No construction material may be stored under the canopies of any of the trees on site.

Respectfully,

Rob Moulden
Arborist, Town of Los Gatos

From: teamdriven2012 <[REDACTED]>
Sent: Friday, May 6, 2022 6:01 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 147 Arroyo Grande way project

EXTERNAL SENDER

ToThe Town of Los Gatos Planning Department,

Please do not approve and or allow the owners of 147 Arroyo Grande Way to build a second story. Here are reasons not allowing them to build a second story among single story house's.

Reasons Not To Give A Permit Or Allow For A Second Story at 147 Arroyo Grande Way.

1. Houses around this house in both courts and across the street are single story homes.
2. A second story would cause invasion of privacy for all the other neighbors around them since this home has 5 properties surrounding this property and can look into the other neighbors backyards and watch what the neighbors are doing in there backyard including if the neighbors are sunbathing in the privacy of there own property.
3. A second story would be out of place for that neighborhood.
4. Other neighbors [REDACTED] and others has expanded there homes outwards since they have more property to build on but did not build a second story.
5. The property owner should respect the other neighbors and should move and buy a second story home without causing stress to all the neighbors.

Sincerely;

John Sorensen

From: Yogesh Jhamb <[REDACTED]>
Sent: Monday, May 9, 2022 9:29 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Ayhan Mutlu [REDACTED]
Subject: Project at 147 Arroyo Grande Way

EXTERNAL SENDER

Sean,

We would like to express our full support for the project at 147 Arroyo Grande Way, Los Gatos. The property is right across the street from our home at [REDACTED], and we are its immediate neighbors. The owner, Ayhan Mutlu, has worked with his Architect to design a beautiful 2-story home, which will enhance the character and curb-appeal of the neighborhood. Ayhan Mutlu has also shared his design plans with us from the early stages of the project and has sought our feedback on the design.

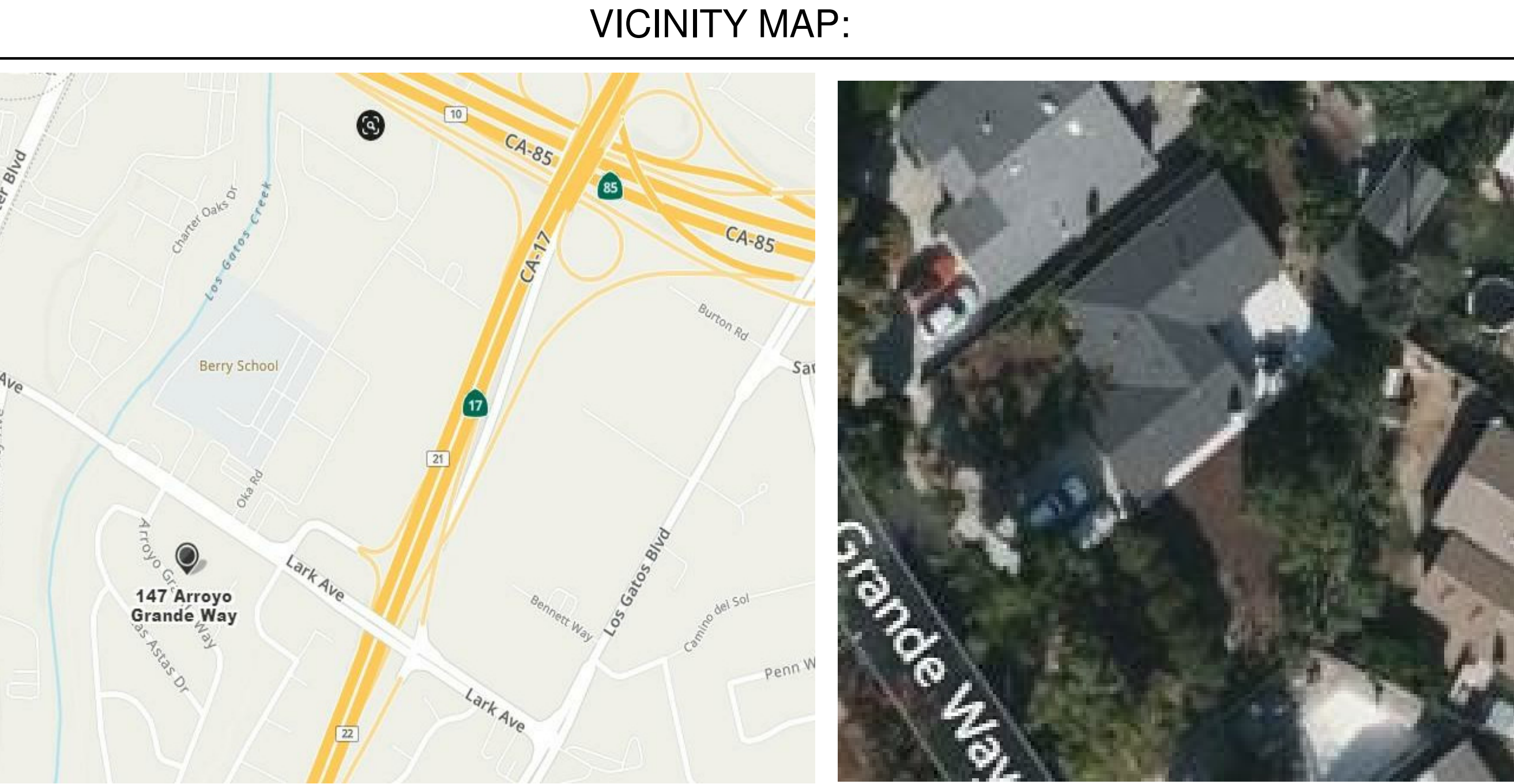
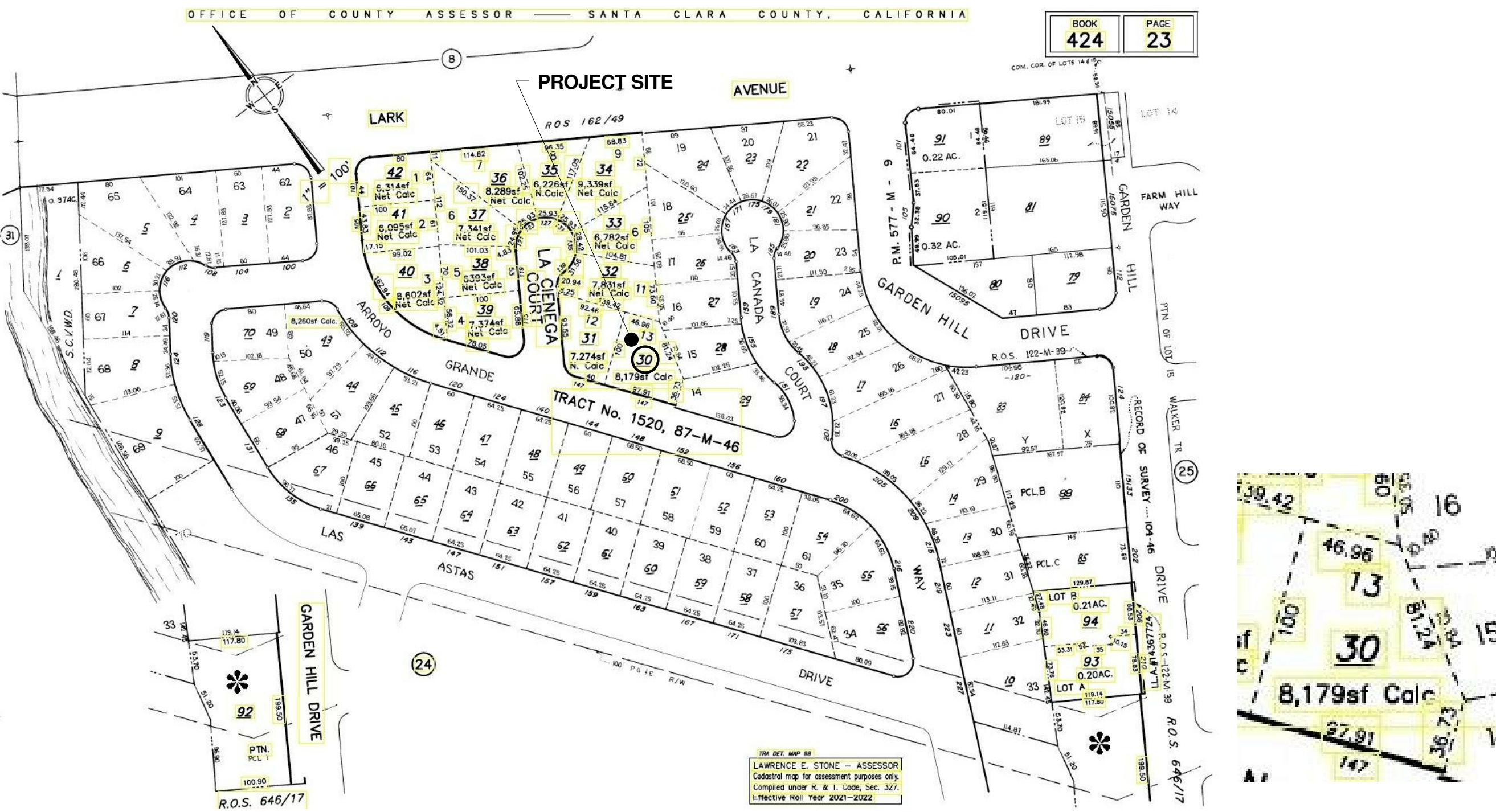
Please share our feedback with the planning commission and let us know if you need anything else.

Thank you,
-Hema & Yogi

[REDACTED]
[REDACTED]

MUTLU RESIDENCE
REMODELING & ADDITION

ADDRESS:
147 ARROYO
GRANDE AVE.
LOS GATOS CA



OWNER: AYHAN MUTLU
ayhan.mutlu@synopsys.com
(650) 750-4575

SECTION 4.410
BUILDING MAINTENANCE AND OPERATION

4.4.1.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource

consumption, including recycle programs and locations.

- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspection verifications required by the enforcing agency or this code.

1. Survey and Mark

Survey your proposed excavation site. Make a list of affected operators of underground facilities (operators) at your job site, their needs and requirements. Mark the excavation site on paved surfaces with white spray chalk, water base, UV paint or equivalent less permanent type marking; use flags, stakes, whisks, etc. on unpaved surfaces. (Homeowners can use flour).

2. Call Before You Dig

Call USA North 2 working days to 14 calendar days (legal notice) before you dig in California and Nevada. Only operators who are members of the USA North program will be notified. Compare your list of affected operators determined in Step 1, with the list of operators notified by USA North. For your safety, contact any operator at your job site that is not a member of USA North. USA North accepts design inquiry requests through its Internet application only. Call 925-798-8584 ext. 2309 for more information.

3. Wait The Required Time

The legal 2 working days to 14 calendar days notice in California and Nevada allows USA North members to examine their underground facility records and respond to you. Excavators are required by law to wait until all operator(s) of subsurface installation have provided a positive response to their excavation site. The positive response includes operators marking, or staking the horizontal path of their facility with the appropriate color code, providing information about the location of their facility, or advising you of clearance. Depending on an member's workload, they may contact you to try to negotiate a new start time for your excavation.

4. Respect The Marks

Preserve facility marks for the duration of the job. If any of the operators' markings are not reasonably visible, you must call USA North and request re-marking by the affected operator(s). A re-mark request requires a 2 working day notice. When you request an operator(s) to re-mark their facilities, you will be asked if your excavation site is still outlined in white, so the USA North members can respond to your request. NOTE: A USA North ticket is active for 28 calendar days in California and Nevada from the date of its issuance. You must have an active USA North ticket for the entire duration of your excavation.

5. Dig With Care

In California and Nevada hand excavate within 2' of the outside diameter of the facility. Facilities that are in conflict with your excavation are to be located by using hand tools and protected before power equipment is used. Notify the affected operator(s) of any contact, scrape, dent, nick or damage to their facility. Refer to California Government Code 4216 and Nevada Regulatory Statute 455.080 - 455.180 for liability rules. There are fines of up to \$50K and \$100K respectively for violations of these state laws.

811 / 1-800-227-2600

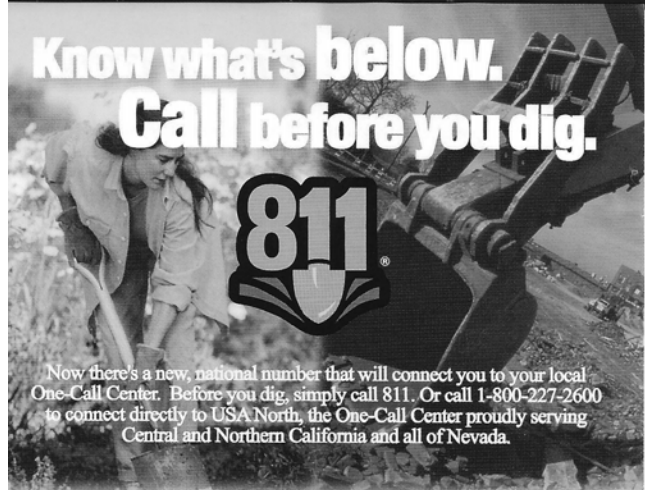
USA NORTH

4000 Nelson Avenue, Suite A • Concord, CA 94520-1232

Call 6:00 A.M. - 7:00 P.M. • Monday - Friday

Dig Safely.

www.usanorth.org



811 / 1-800-227-2600
Call two working days before you dig
It's the law and it's FREE

Whether you're a homeowner or professional excavator, if you're going to dig you must call USA North - the one call center serving Central and Northern California and all of Nevada. Excavations in our homes, schools, facilities California and Nevada require a safety and the safety of others, calling before you dig is about protecting the vital buried facilities that supply electric, gas, water, cable and more to and businesses. Remember, it's the law and it's free.



Let's all do our part to protect our vital buried facilities. Please take a digital and color photo booklet with you. For more information, visit USA North online at www.usanorth.org

PROJECT SUMMARY: APN : 424-23-030

COORDINATE WITH SHEET A2 FOR AREA CALCULATIONS

LOT SIZE: 8,179 SQF

MAXIMUM ALLOWABLE FAR :

RESIDENCE : FAR : 0.33

GARAGE : FAR 0.091

FLOOR AREA : 2,655 SQF

FLOOR AREA : 745 SQF

EXISTING LIVABLE:

GARAGE:

EXISTING FIRST FLOOR (Including Garage):

1,142.7 SQF

423.5 SQF

1,566.2 SQF

FIRST FLOOR

NEW ADDITION:

NEW GARAGE ADDITION (ENLARGEMENT)

FIRST FLOOR PROPOSED TOTAL LIVABLE:

FIRST FLOOR PROPOSED TOTAL:(Including Garage) 2,097 SQF

380.7 SQF (Livable)

150.1 SQF

1,523.4 SQF

SECOND FLOOR

NEW ADDITION:

1,127.6 SQF (Livable)

TOTAL PROPOSED LIVABLE :

2,651 SQF

ENTIRE BLDG PROPOSED

(inc. Garage)

3,224.6 SQF

COVERED ENTRY PORCH:

BALCONY

102.8 SQF (Counted for Lot Coverage)

109 SQF (Counted for Lot Coverage)

TOTAL PROPOSED LOT COVERAGE:

2,308.8 SQF (28 %)

PARKING SPACES: TWO COVERED (ENCLOSED),

ZONING : RESIDENTIAL R-1:8

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUP: R3 & U

NO OF STORIES: 2

APPLICABLE CODES: 2019 CRC , 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING CODE, 2019 CAL GREEN AND ALL LOCAL JURISDICTION APPLICABLE REGULATIONS

PROJECT SUMMARY:

| - DRAWING LIST | |
|----------------|--------------------------------------|
| Sheet Number | Sheet Name |
| A1 | COVER SHEET |
| A2 | EXIST. BLDG PHOTOS / AREA SCHEMATICS |
| A3 | STREETSCAPE |
| A4 | SITE PLAN EXISTING |
| A5 | SITE PLAN PROPOSED |
| A6 | SHADOW STUDY JUNE 21 |
| A7 | SHADOW STUDY DEC 21 |
| A7b | SHADOW STUDIES JUNE 21 & DEC 21 NOON |
| A8 | DEMO ANALYSIS |
| A9 | EXISTING AND DEMO PLAN |
| A10 | PROPOSED FLOOR PLAN |
| A11 | SECOND FLOOR PLAN |
| A12 | ROOF PLANS |
| A13 | EXTERIOR ELEVATIONS |
| A14 | EXTERIOR ELEVATIONS |
| A15 | SECTIONS |
| A16 | 3D EXT VIEWS |
| A17 | ISOMETRIC |
| BMP | CONSTRUCTION BEST MANAGEMENT |
| CB | CLEAN BAY |
| GB-1 | GREEN BUILDING CHECKLIST |
| GB-2 | GREEN BUILDING CHECKLIST |

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE

35241 CARRILLO DR. FREMONT CA 94536
PH: (408) 504-5104 LEVENTASKIN@GMAIL.COM



THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY NOTED HEREON. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. CONTRACTORS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

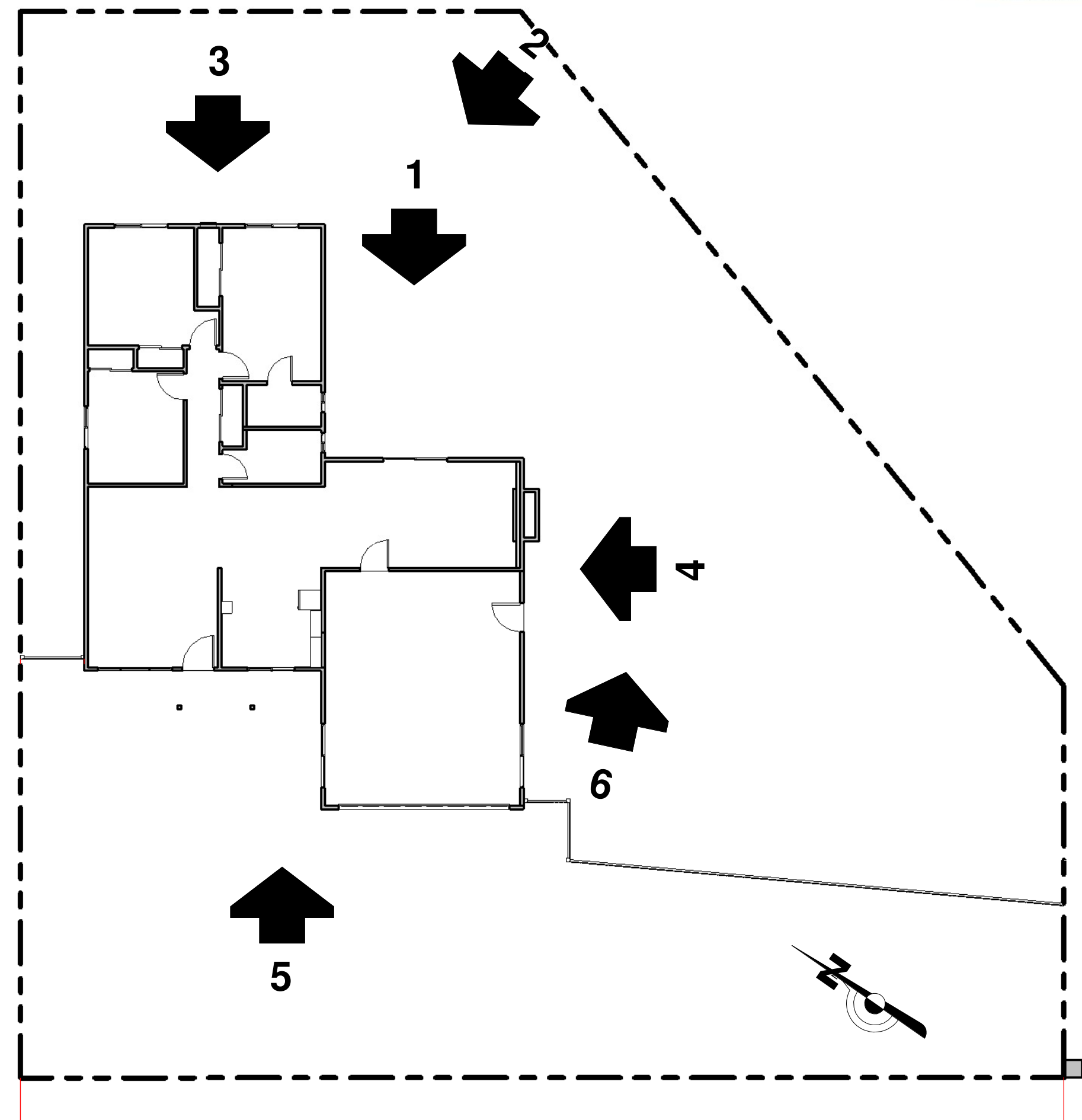
COVER SHEET



MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A1 | |
| Scale | |

EXHIBIT 10



2 Second Floor
A2 1/8" = 1'-0"

1 First Floor
A2 1/8" = 1'-0"

LOT COVERAGE :
2,097 + 102.8 + 109 = 2,308.8 SQF

LOT COVERAGE :
2,097 + 102.8 + 109 = 2,308.8 SQF

AD 5
137.5 SF

AD 6
384.7 SF

AD 7
59.0 SF

AD 8
19.2 SF

AD 9
50.7 SF

AD 10
48.9 SF

AD 11
347.8 SF

AD 12
79.8 SF

1,915.0 SF

EX 1
495.0 SF

**BALCONY 109 SQF
COUNTED ONLY
FOR LOT COVERAGE**

AD 1
288.3 SF

EX 2
451.7 SF

EX 3
196.0 SF

AD 2
92.4 SF

EX G1
177.3 SF

AD 3
89.2 SF

AD 4
60.9 SF

EX G2
246.2 SF

**COVERED
ENTRY PORCH
102.8 SQF**

22'-5 1/2"

2,655 SQF MAX
ALLOWABLE

AS INDICATED HEREON UNLESS PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSION: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. BY THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SCHEMATICS

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |

A2

| | |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|



ARROYO GRANDE WAY

[illegible]

ARTE ARCHITECTURE

5241 CABRILLO DR. FREMONT CA 94536
Ph (408) 504-8104 LEVENTAKSIN@GMAIL.COM



SITE PLAN EXISTING

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON UNLESS PERMISSION IS GIVEN BY THE DESIGNER. WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSION: DIMENSIONS SHOWN ON THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

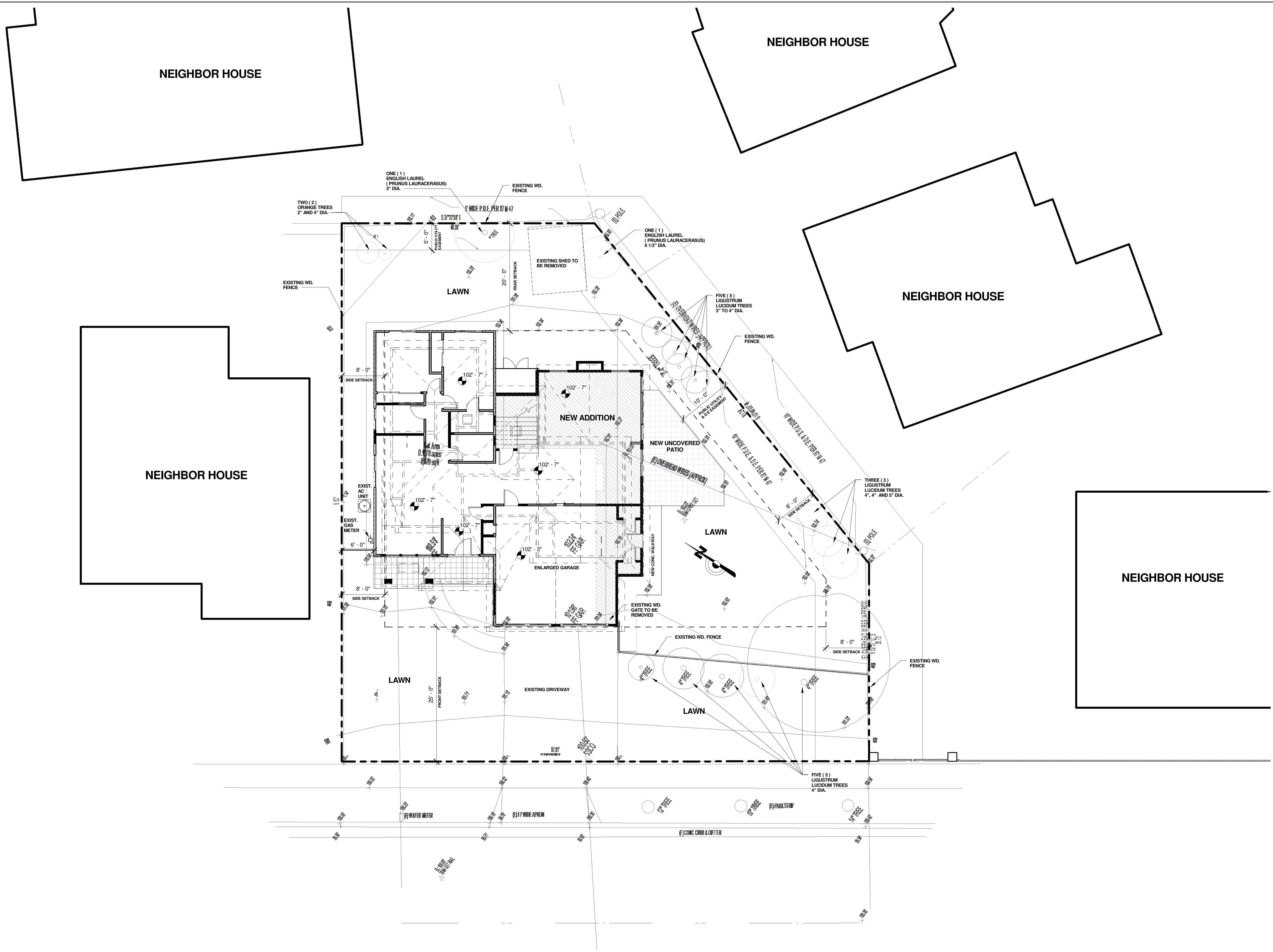


MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE V
LOS GATOS, CA

| | |
|-------------|------------|
| Project no: | AY |
| Date | MAR-28-202 |
| Drawn by | Author |
| Checked by | Checker |

A4

Scale 1/8" = 1'-0"



ARROYO GRANDE WAY

NOTE: PROTECT ALL TRESS DURING THE CONSTRUCTION.


| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARTE ARCHITECTURE
35241 CARRILLO DR. FREEMONT, CA 94536
PH: (408) 504-5104 LEVENTAKSI@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY AUTHORIZED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SITE PLAN PROPOSED



MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A5 | |
| Scale | 1/8" = 1'-0" |

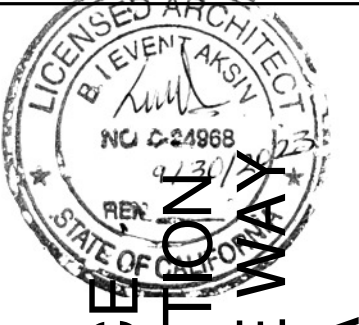
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARTE ARCHITECTURE
35241 CARRILLO DR. FREMONT, CA 94536
PH: (408) 504-5104 LEVENTAKSI@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY AUTHORIZED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

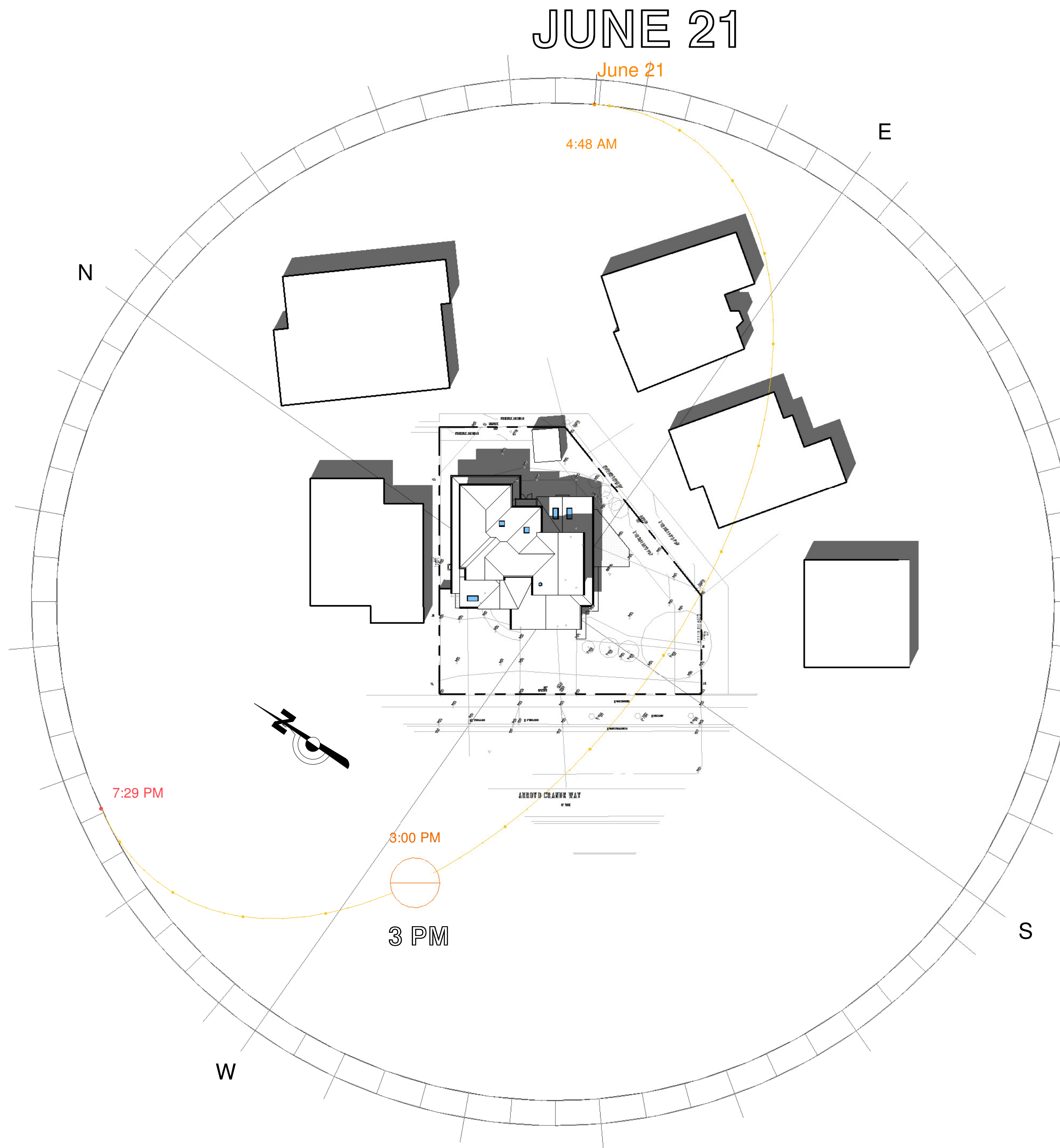
SHADOW STUDY JUNE 21



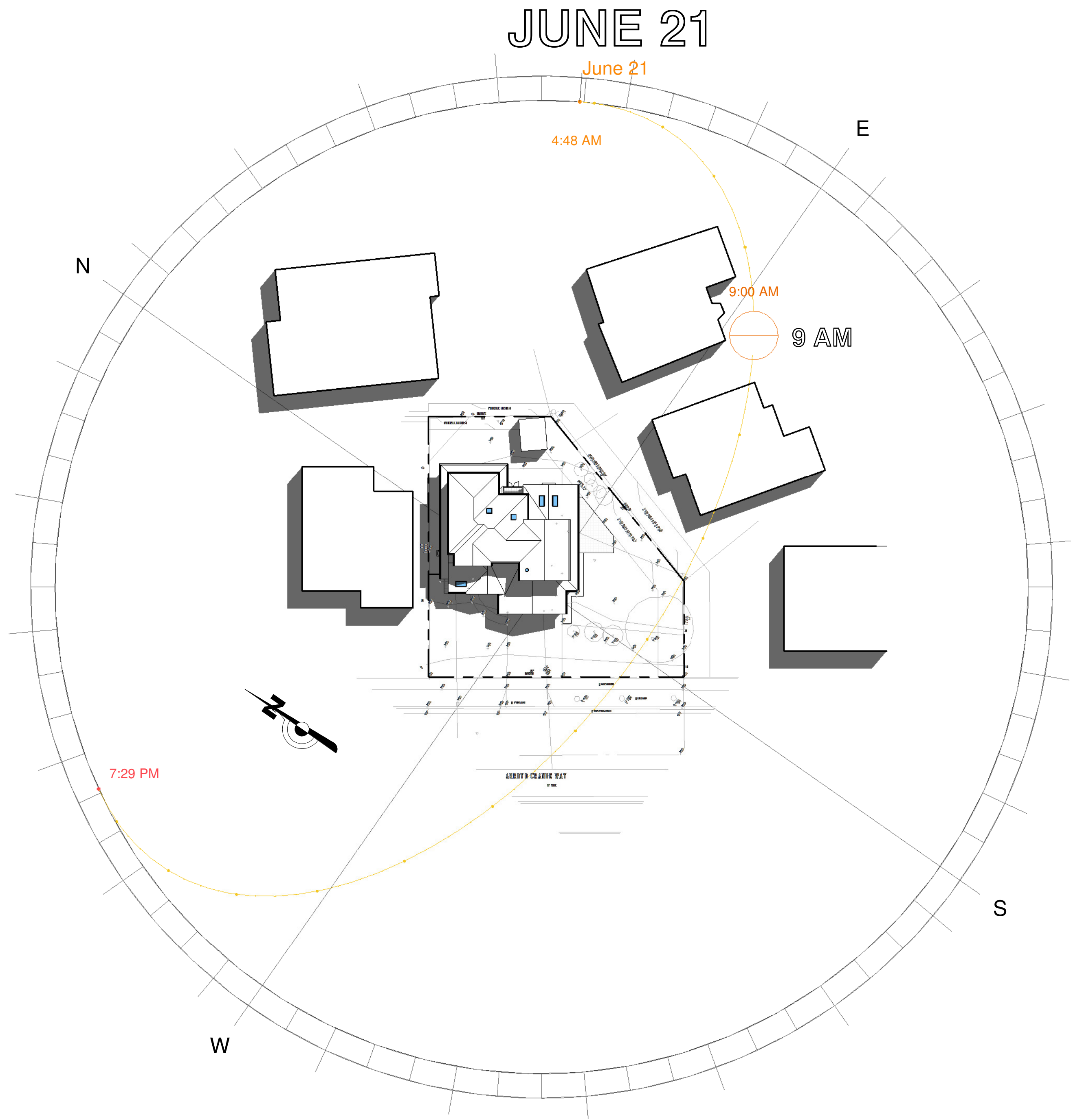
**MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA**

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A6 | |
| Scale | 1" = 30'-0" |

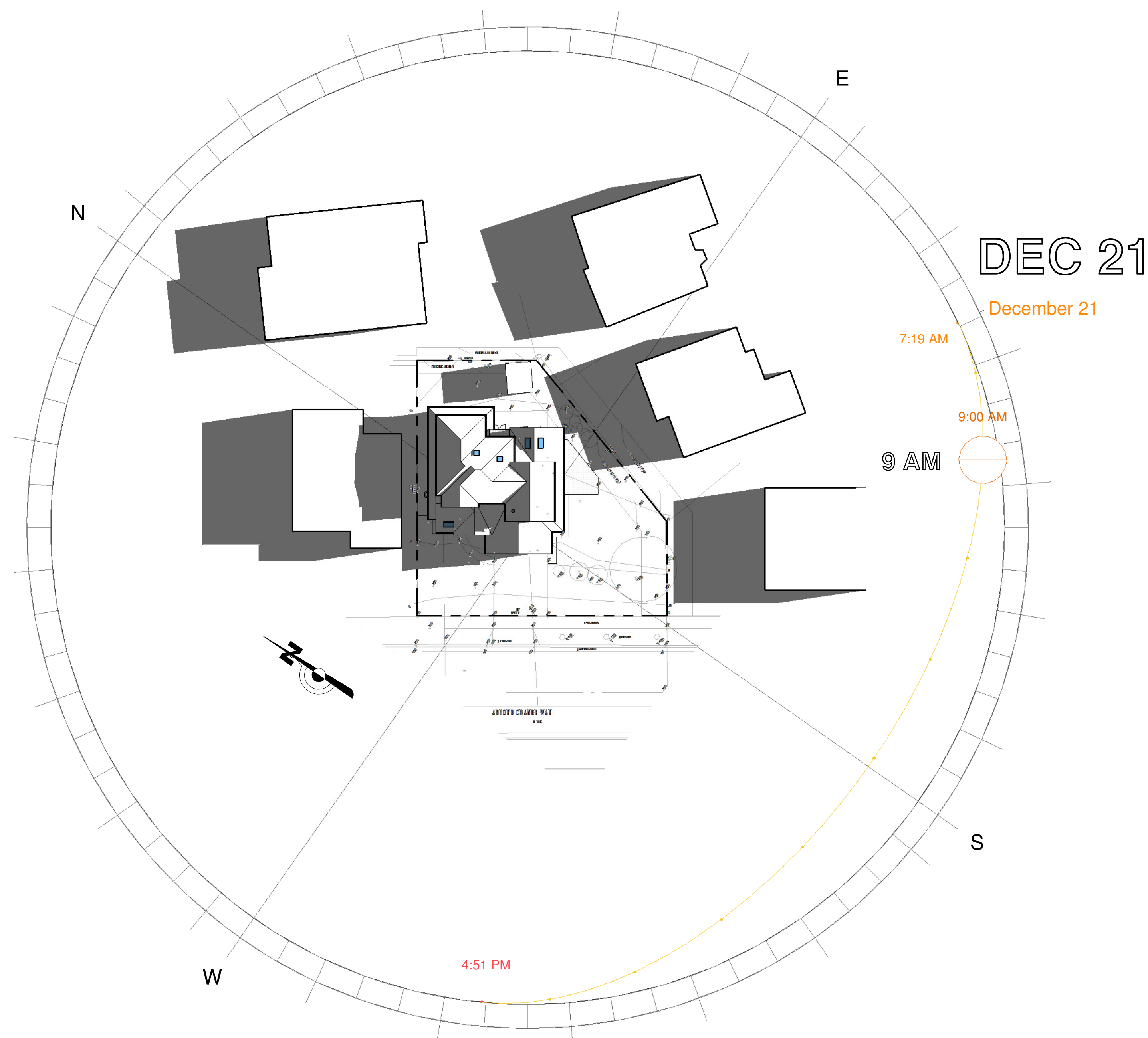
8/28/2022 1:35:37 AM



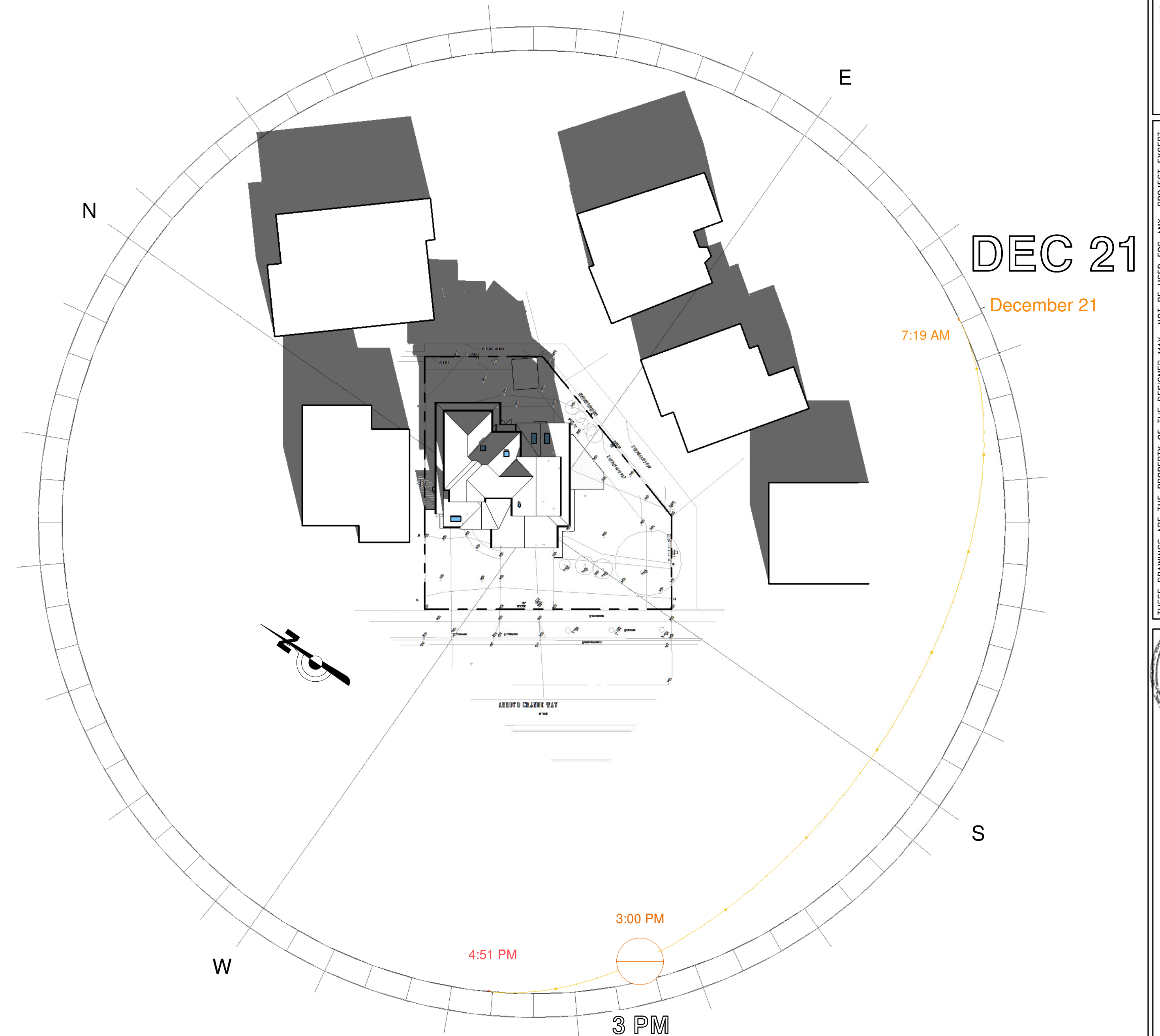
1 3 PM SOLAR STUDY JUNE 21
A6 1" = 30'-0"



2 9 AM SOLAR STUDY JUNE 21
A6 1" = 30'-0"



1 9 AM SOLAR STUDY DEC 21
A7 1" = 30'-0"



2 3 PM SOLAR STUDY DEC 21
A7 1" = 30'-0"

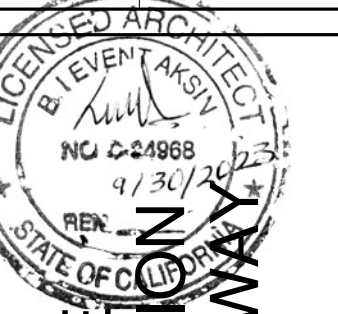
[illegible]

ARIE ARCHITECTURE

Ph (408) 504-8104 LEVENTAKSIN@GMAIL.COM

AS INDICATED HEREON UNLESS PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSION: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SHADOW STUDY DEC 21

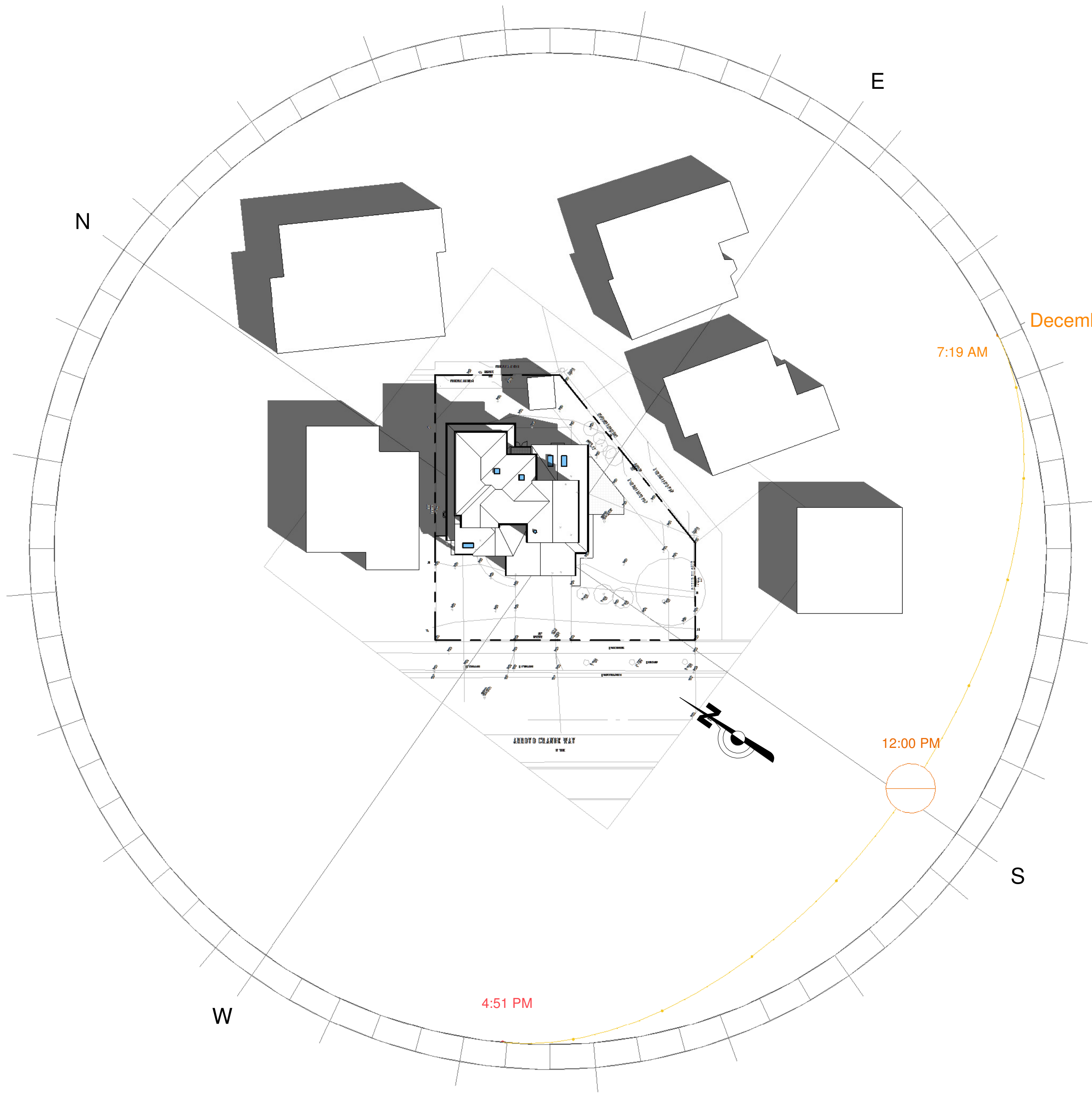


MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE V
LOS GATOS, CA

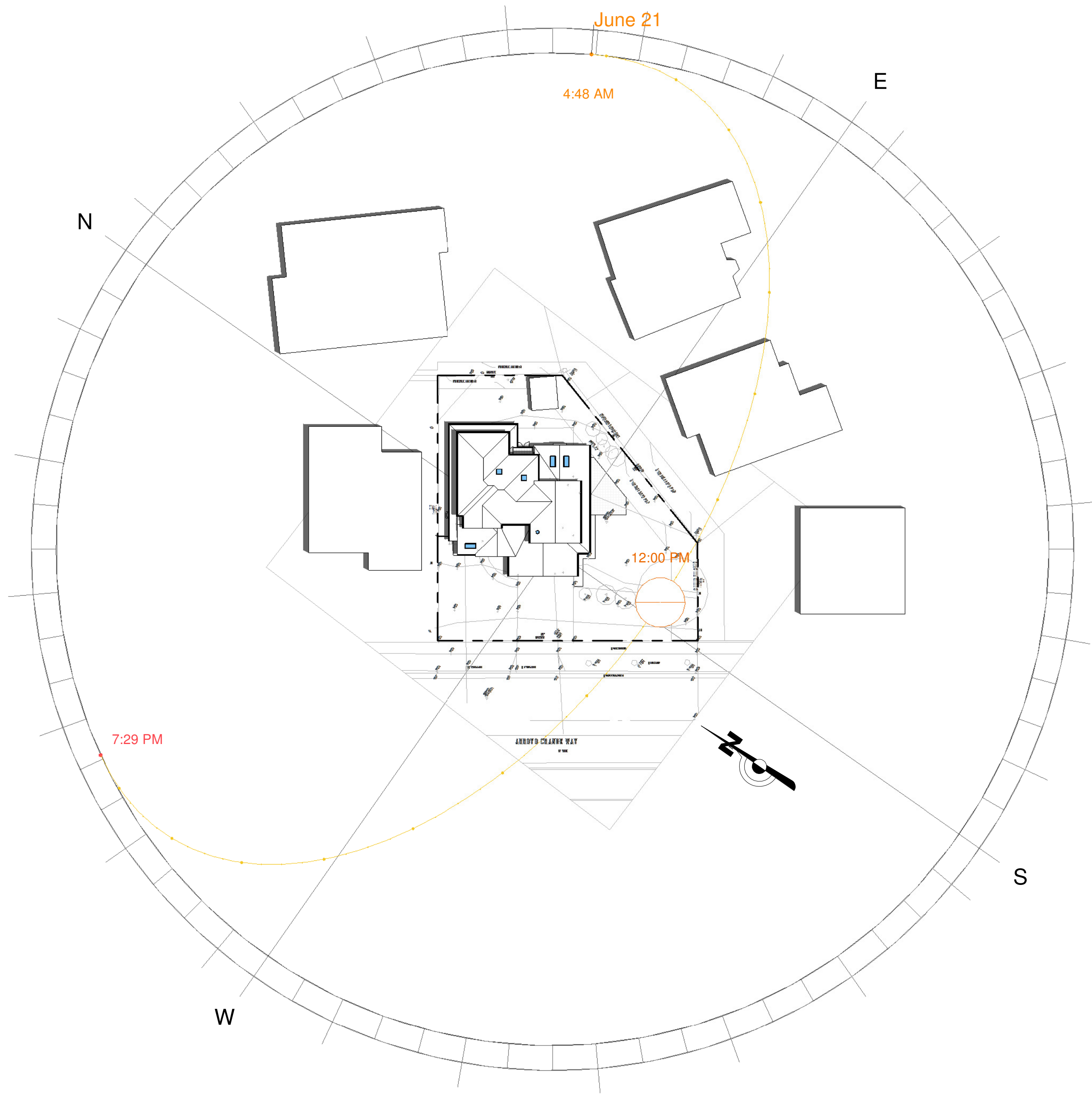
| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |

A7

| | |
|-------|-------------|
| Scale | 1" = 30'-0" |
|-------|-------------|



1 12 PM (NOON) SOLAR STUDY DEC 21
A7b 1" = 30'-0"



2 12 PM (NOON) SOLAR STUDY JUNE 21
A7b 1" = 30'-0"

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARTE ARCHITECTURE
35241 CARRILLO DR. FREEMONT, CA 94536
PH: (408) 504-5104 LEVENTASKIN@GMAIL.COM

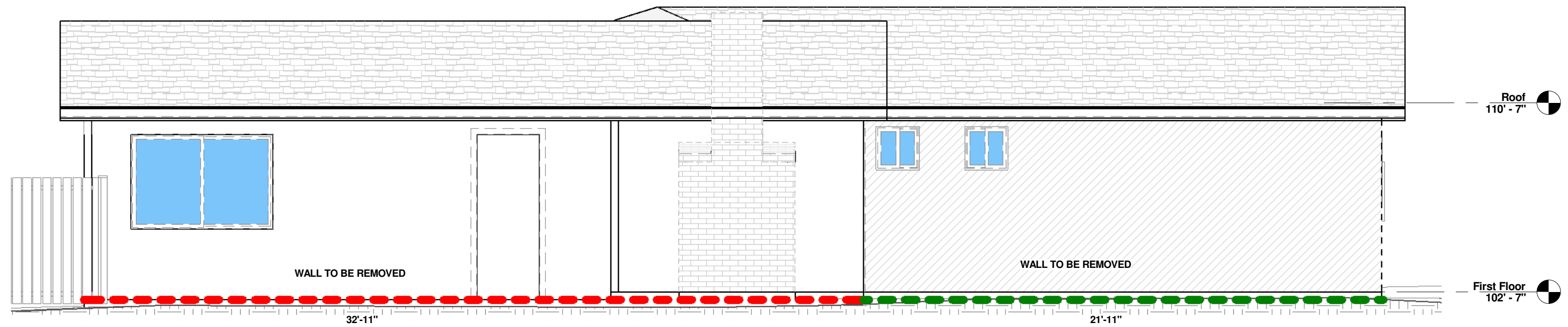
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY AUTHORIZED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. CONTRACTORS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, PRECEDENCE OVER SCALED DIMENSIONS, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

**SHADOW STUDIES JUNE 21 &
DEC 21 NOON**

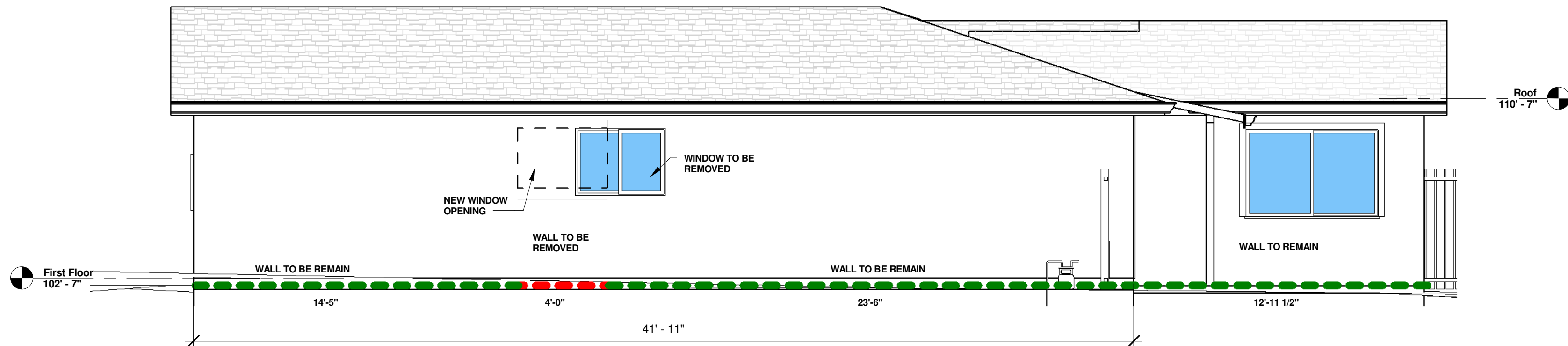
**MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA**

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A7b | |
| Scale | 1" = 30'-0" |

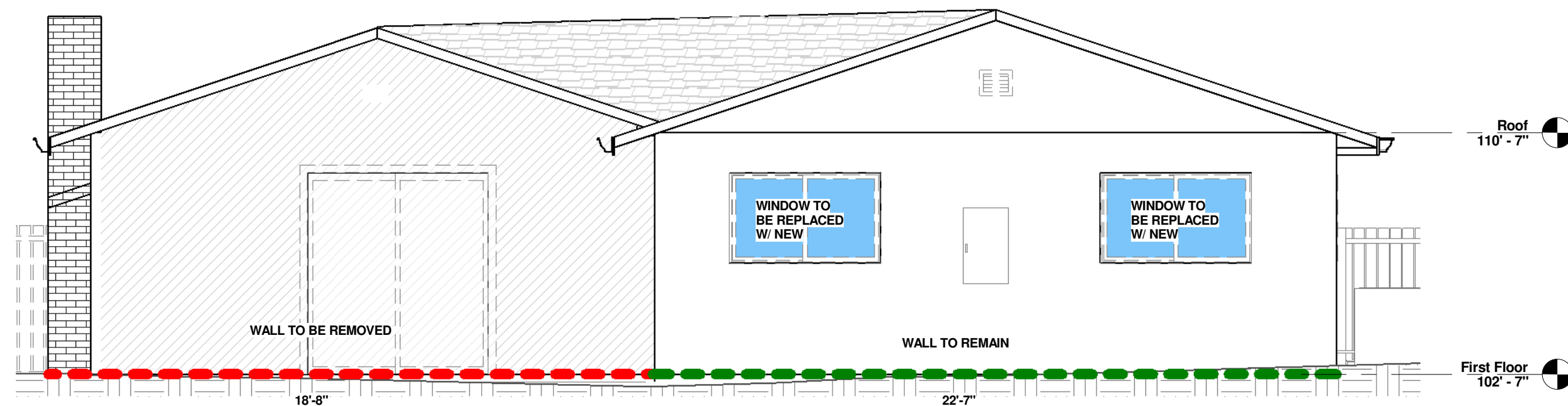
8/28/2022 1:38:41 AM



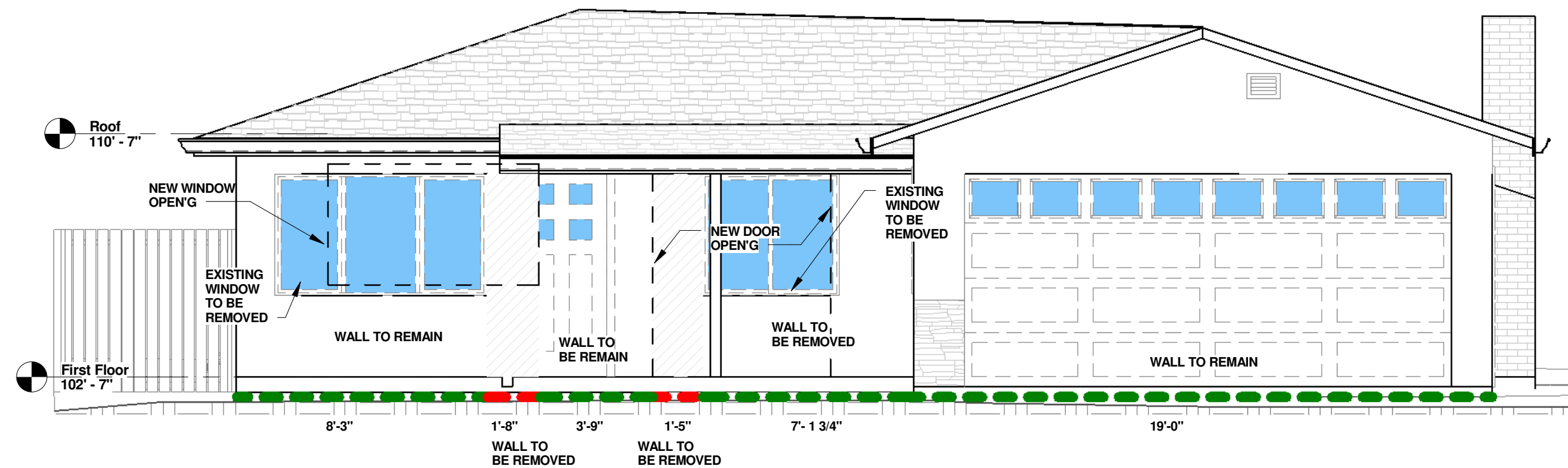
5 SOUTHEAST (RIGHT) EXISTING DEMO
A8 1/4" = 1'-0"



4 NORTHWEST (LEFT) EXISTING DEMO
A8 1/4" = 1'-0"



2 NORTHEAST (REAR) EXISTING DEMO
A8 1/4" = 1'-0"



3 SOUTHWEST (FRONT) EXISTING DEMO
A8 1/4" = 1'-0"

1 FIRST FLOOR DEMO PERCENTAGE
A8 1/4" = 1'-0"

WALL LENGTH

TO REMAIN

TO BE REMOVED

19'-0"
12'-11 1/2"
7'-1 3/4"
3'-9"
8'-3"
23'-6"
14'-5"
22'-7"
21'-11"
22'-7"

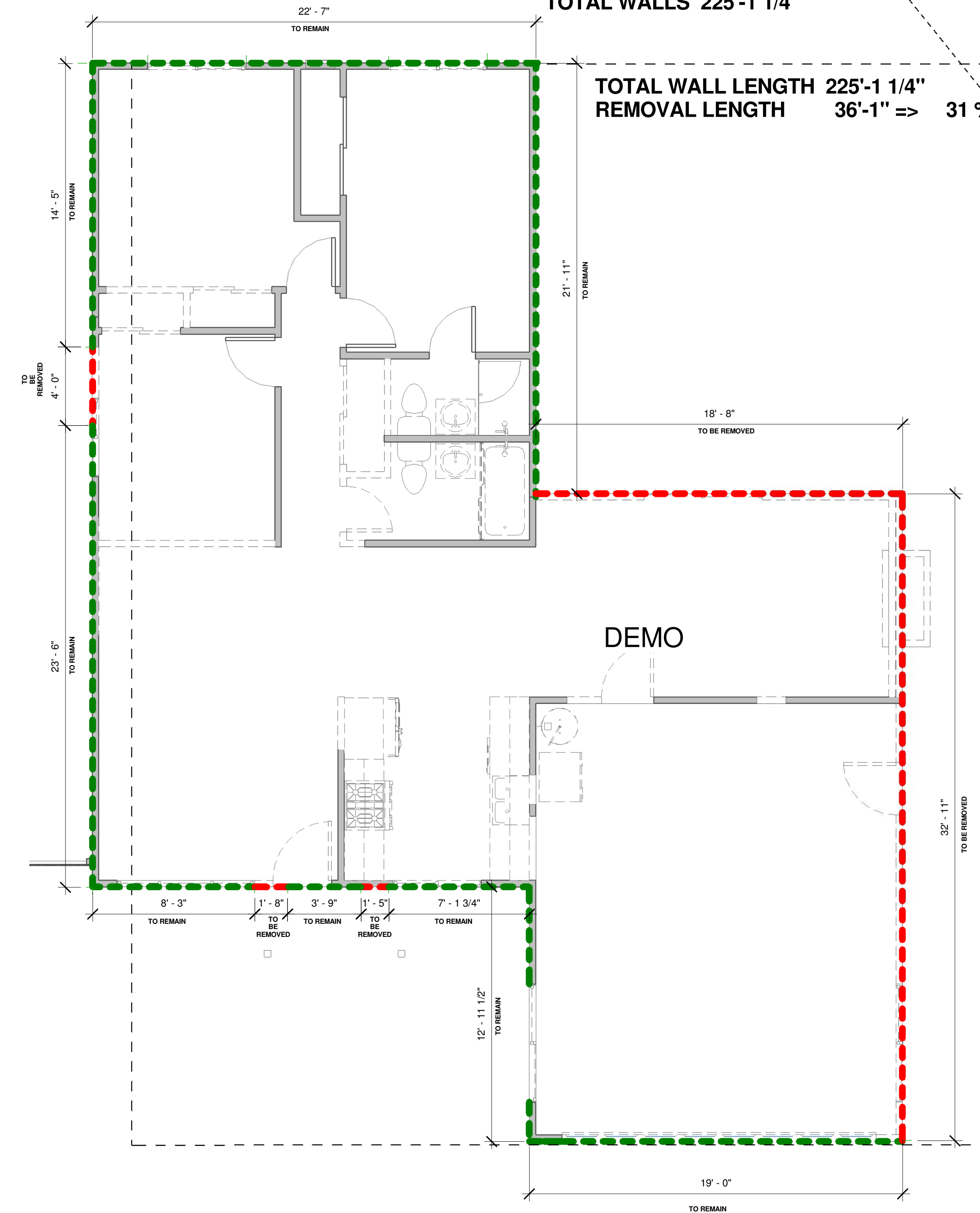
32.11
18'-8"
10'-4"
4'-0"
1'-8"
1'-5"

TOTAL TO
BE REMOVED
69'-0"

TOTAL TO REMAIN :
156'-1 1/4"

TOTAL WALLS 225'-1 1/4"

TOTAL WALL LENGTH 225'-1 1/4"
REMOVAL LENGTH 36'-1" => 31 %



| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE
35241 CABRILLO DR. FREMONT, CA 94536
PH: (408) 504-5104 LEVENTASKIN@GMAIL.COM

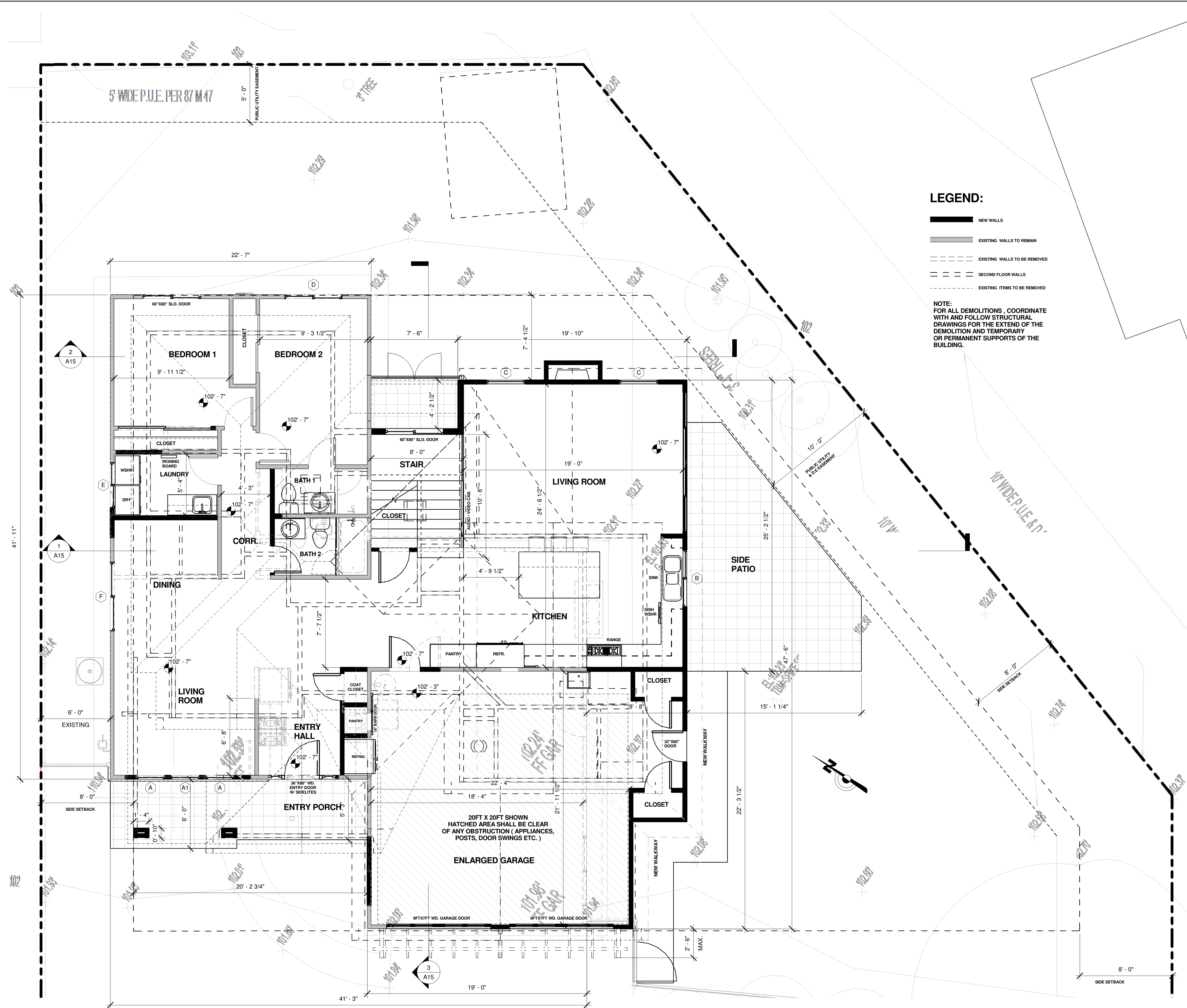


THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY AUTHORIZED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTORS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.



MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A8 | |
| Scale | 1/4" = 1'-0" |



1 FIRST FLOOR PROPOSED
A10 1/4" = 1'-0"

LEGEND:

- NEW WALLS
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- SECOND FLOOR WALLS
- EXISTING ITEMS TO BE REMOVED

NOTE:
FOR ALL DEMOLITIONS, COORDINATE
WITH AND FOLLOW STRUCTURAL
DRAWINGS FOR THE EXTEND OF THE
DEMOLITION AND TEMPORARY
OR PERMANENT SUPPORTS OF THE
BUILDING.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE

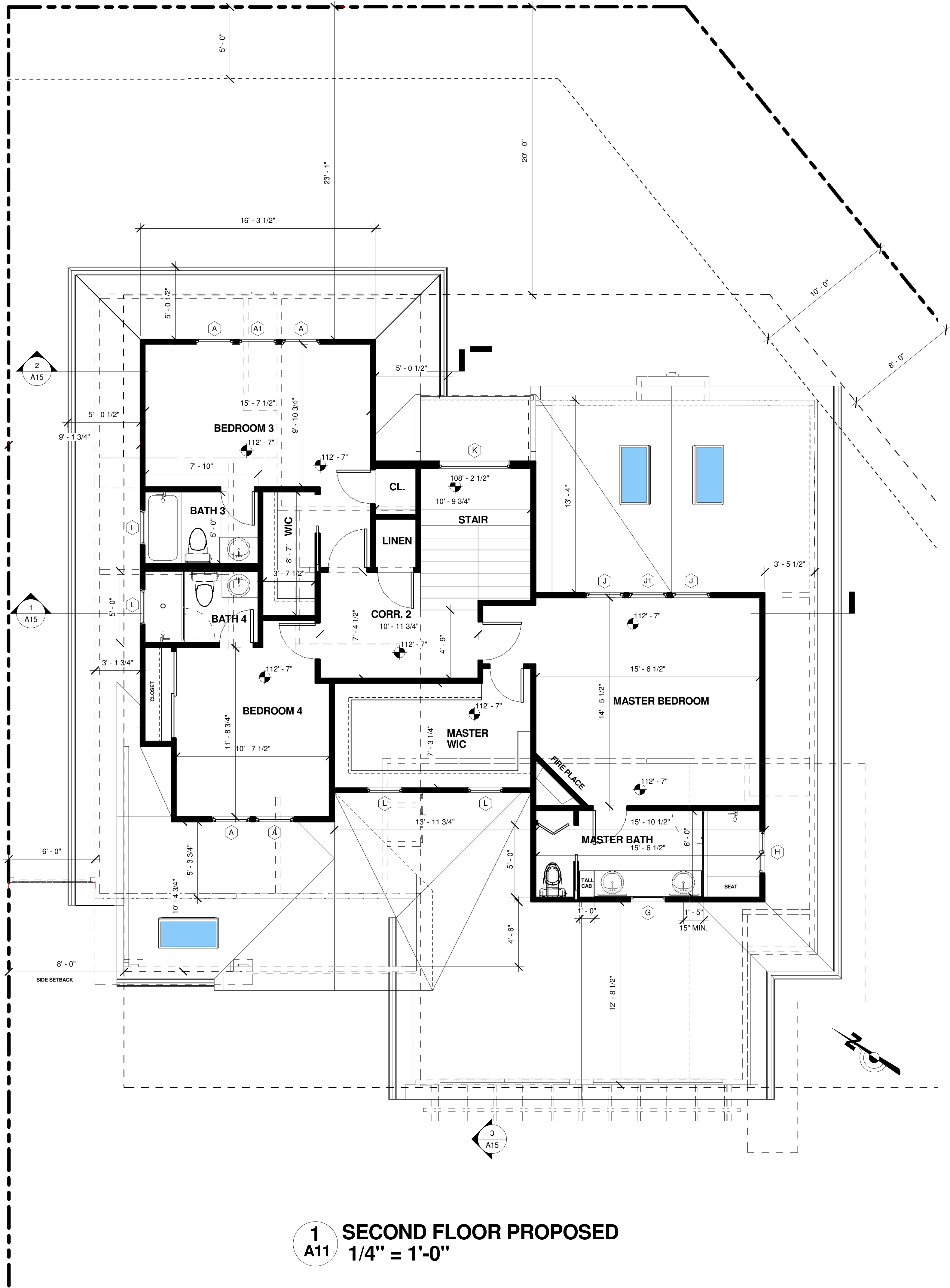
35241 CARRILLO DR. FREEMONT, CA 94536
PH: (408) 504-5104 LEVENTAKSI@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY AUTHORIZED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS. CONTRACTORS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

PROPOSED FLOOR PLAN

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A10 | |
| Scale | 1/4" = 1'-0" |



1 SECOND FLOOR PROPOSED
A11 1/4" = 1'-0"


| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARTE ARCHITECTURE
35241 CABRILLO DR. FREEMONT, CA 94536
PH: (408) 504-5104 LEVENTAKSI@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY AUTHORIZED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS. CONTRACTORS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SECOND FLOOR PLAN

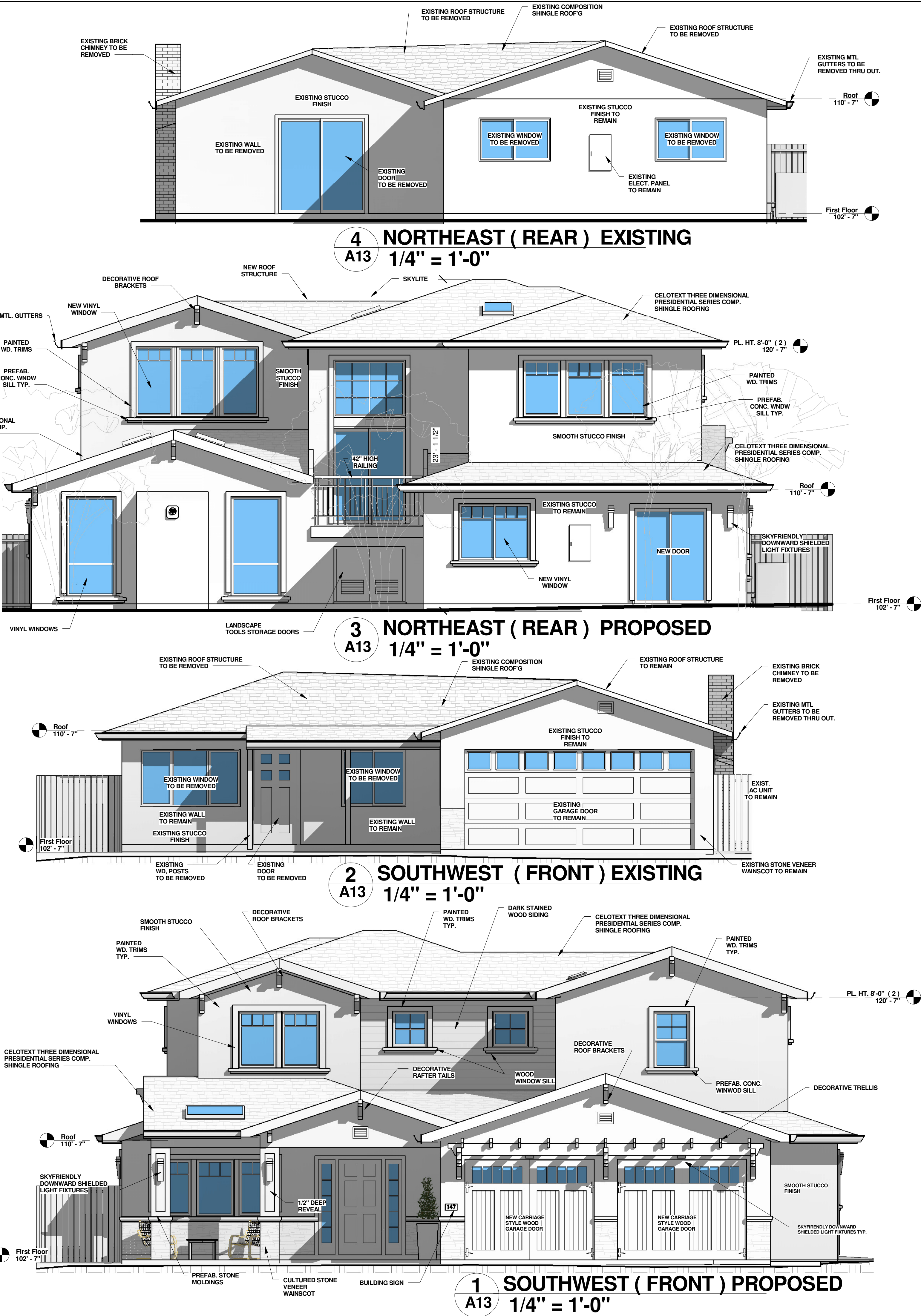


MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A11 | |
| Scale | 1/4" = 1'-0" |

3/28/2022 1:38:43 AM

| WINDOW SCHEDULE | | | | | | | |
|-----------------|--------|---------------|---------|----------|--------------|--------------------------------------|--------------------------|
| Type Mark | Count | Rough Opening | | Material | Glazing Type | Comments | WINDOW TYPE |
| Width | Height | | | | | | |
| A | 6 | 2' - 8" | 4' - 0" | VINYL | * TEMP. | EGRESS WINDOW IN UPPER BEDROOM | SINGLE CASEMENT |
| A1 | 2 | 2' - 8" | 4' - 0" | VINYL | | | FIXED WINDOW |
| B | 1 | 5' - 0" | 3' - 6" | VINYL | TEMP | | SLIDING WINDOW |
| C | 2 | 3' - 6" | 7' - 0" | VINYL | TEMP | TWO PANEL TOP & BOTT | FIXED WINDOW |
| D | 1 | 5' - 0" | 4' - 0" | VINYL | | EGRESS WINDOW | SLIDING WINDOW |
| E | 1 | 4' - 0" | 3' - 6" | VINYL | TEMP | | SLIDING WINDOW |
| F | 1 | 6' - 0" | 5' - 0" | VINYL | | | SLIDING WINDOW |
| G | 1 | 2' - 6" | 4' - 0" | VINYL | TEMP | | SINGLE HUNG |
| H | 1 | 3' - 0" | 2' - 0" | VINYL | TEMP | | SLIDING WINDOW |
| J | 2 | 2' - 8" | 5' - 0" | VINYL | | EGRESS WINDOW | SINGLE CASEMENT |
| J1 | 1 | 2' - 8" | 5' - 0" | VINYL | | | FIXED WINDOW |
| K | 1 | 5' - 0" | 4' - 0" | VINYL | TEMP | | FIXED WINDOW |
| L | 4 | 2' - 6" | 2' - 6" | VINYL | * TEMP. | TWO IN BATHROOMS TEMPERED | SINGLE CASEMENT |
| SK1 | 2 | 2' - 0" | 2' - 0" | MTL. | FLAT GLAZING | GLAZING PER CRC R308.6, TEMP GLAZING | SQUARE SKYLITE |
| SK2 | 3 | 2' - 0" | 4' - 0" | MTL. | FLAT GLAZING | GLAZING PER CRC R308.6, TEMP GLAZING | RECTANGULAR SKYLITE |
| ST | 1 | | | MTL. | FLAT LENSE | GLAZING PER CRC R308.6, TEMP GLAZING | SUN TUNNEL 16" DIA ROUND |



ALL EXTERIOR LIGHT FIXTURES SHALL MEET THE TOWN CODE DOWNWARD DIRECTED AND SHIELDED SO THAT LIGHT BULBS ARE NOT DIRECTLY VISIBLE.

NOTE FOR WINDOWS:
ALL WINDOWS SHALL BE SIMULATED DIVIDED LITES.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE

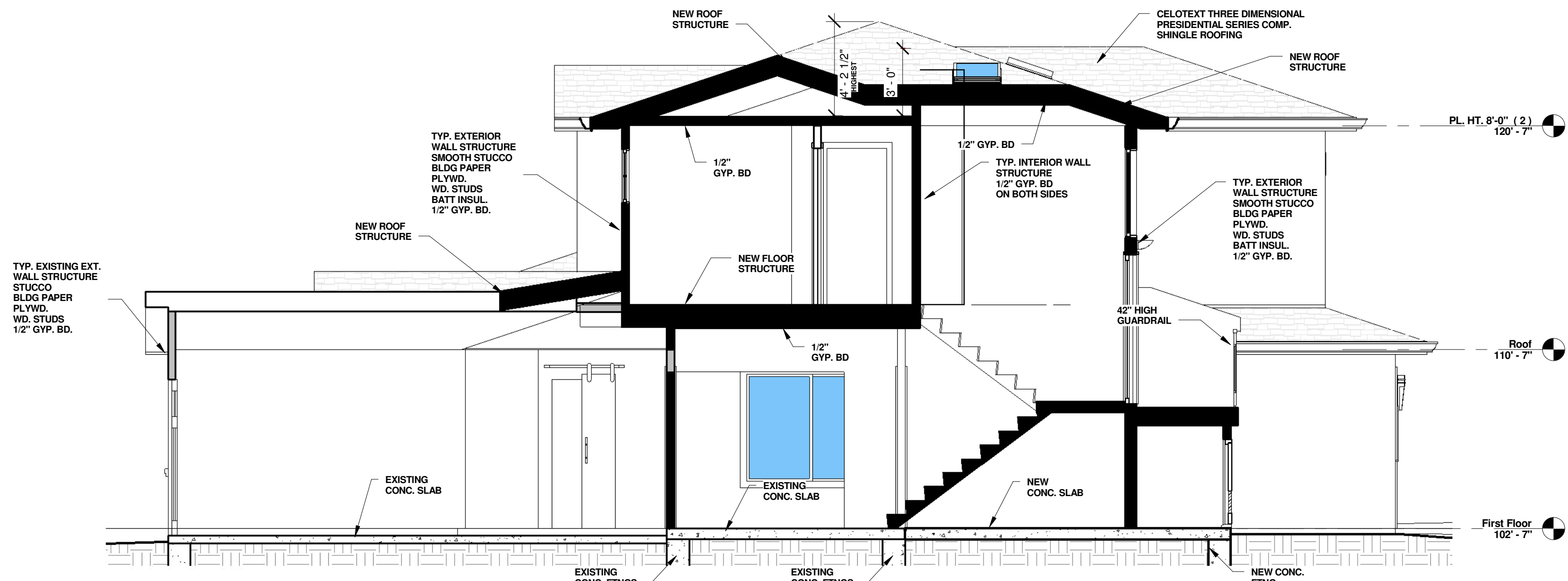
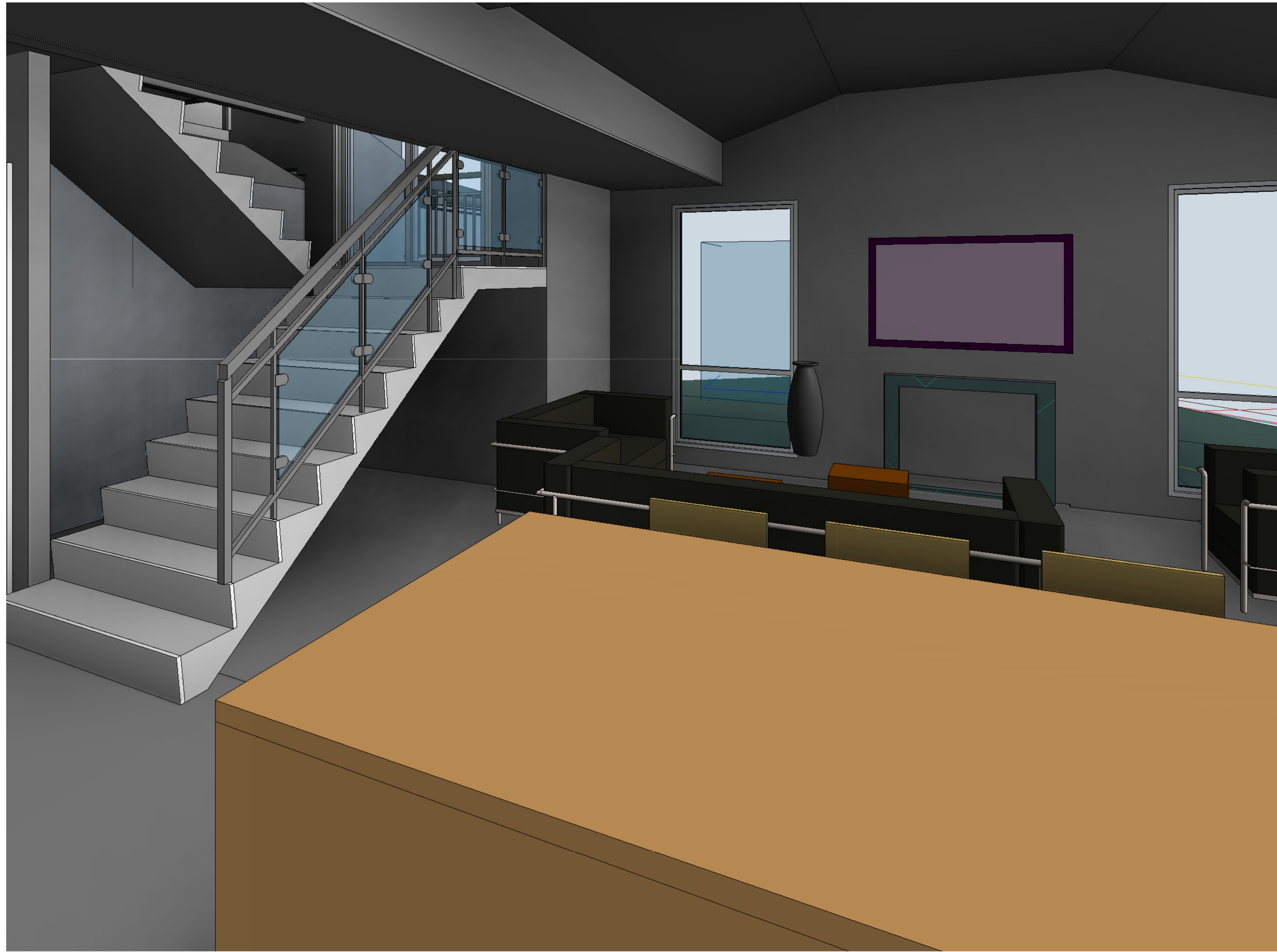
35241 CARRILLO DR. FREMONT, CA 94536
PH: (408) 504-5104 LEVENTASKIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY AUTHORIZED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

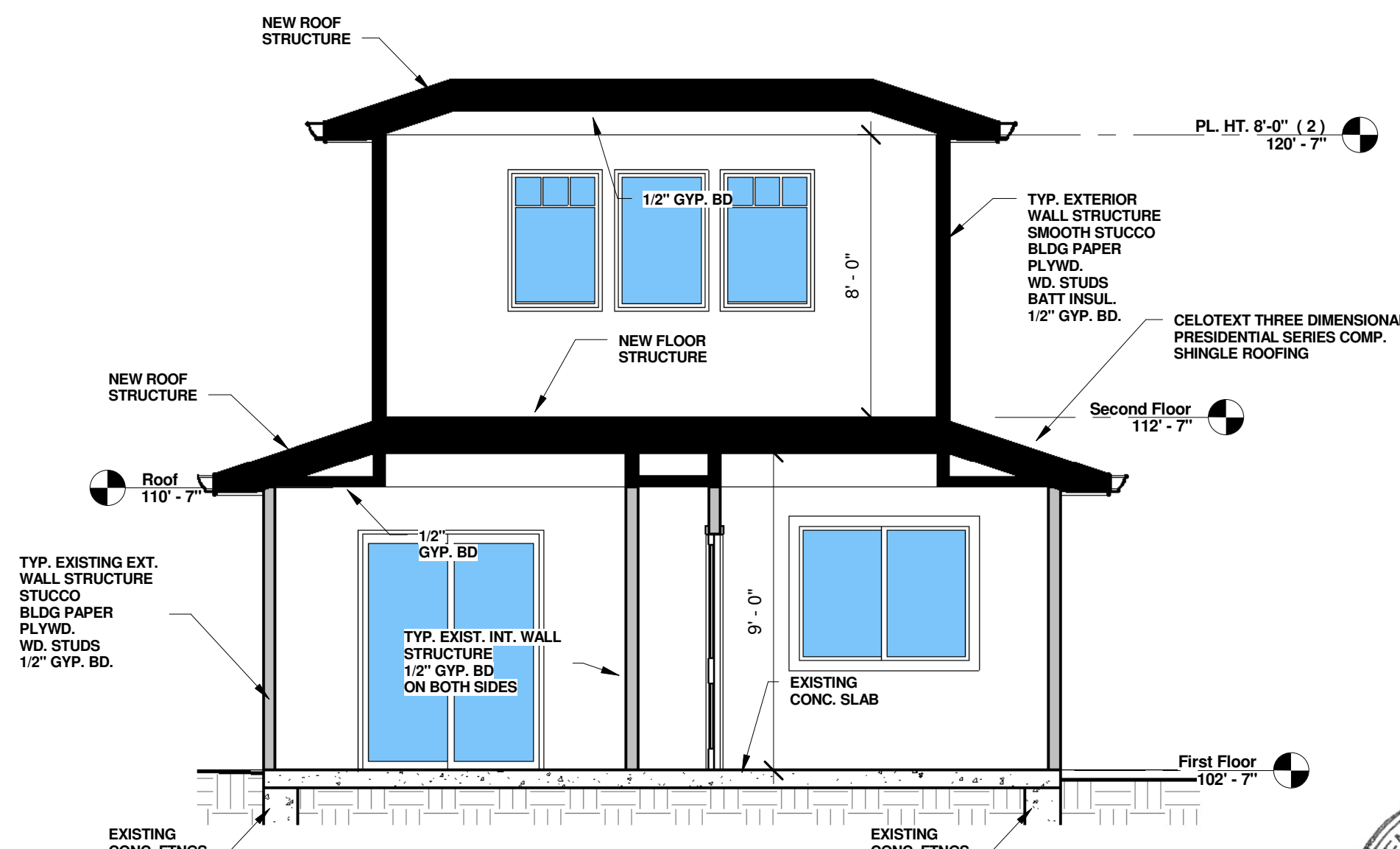
LICENSED ARCHITECT
B. LEVENTASKIN
NO. 0-2-1968
REV. 0-2-1968
STATE OF CALIFORNIA

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

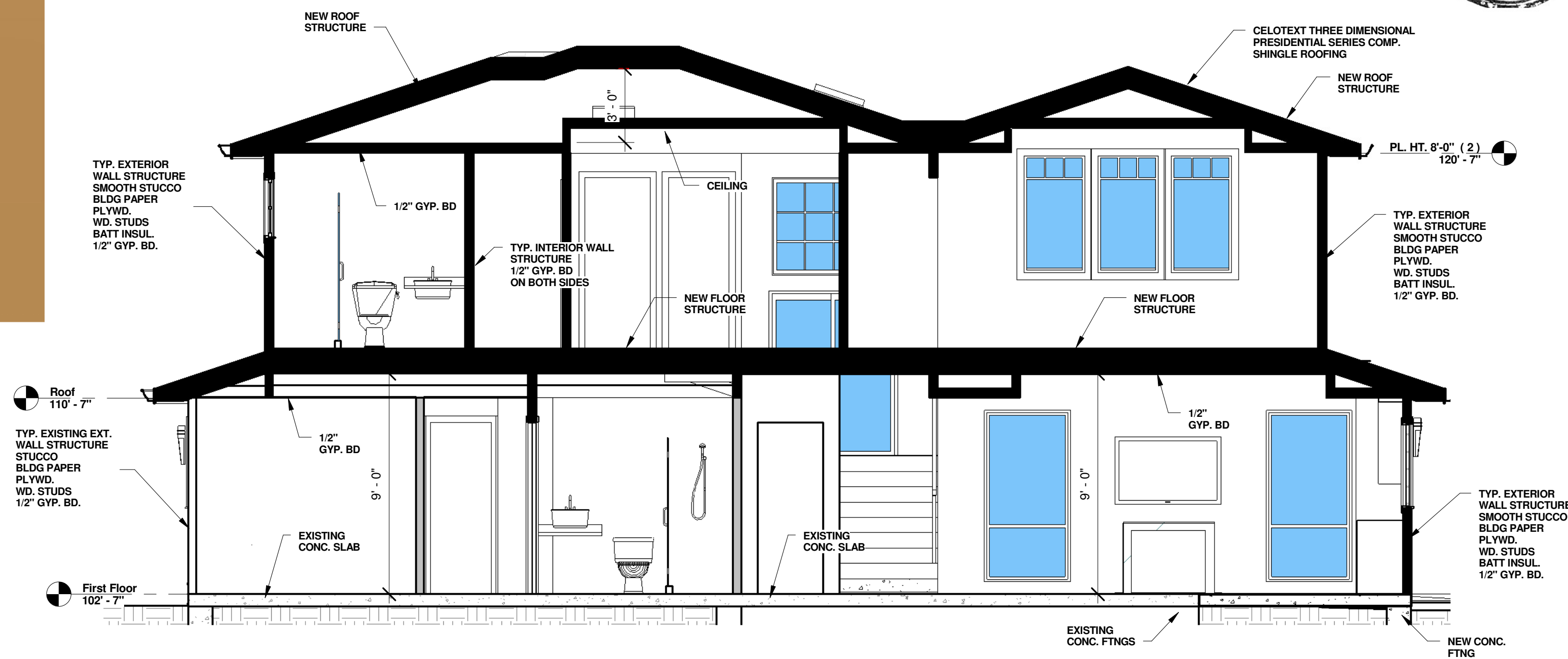
| | |
|-------------|--------------|
| Project no: | AY |
| Date: | MAR-28-2022 |
| Drawn by: | Author |
| Checked by: | Checker |
| A13 | |
| Scale: | 1/4" = 1'-0" |



3 LOGITIDUNAL SECTION
A15 1/4" = 1'-0"



2 CROSS SECTION 2
A15 1/4" = 1'-0"



1 CROSS SECTION
A15 1/4" = 1'-0"

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE

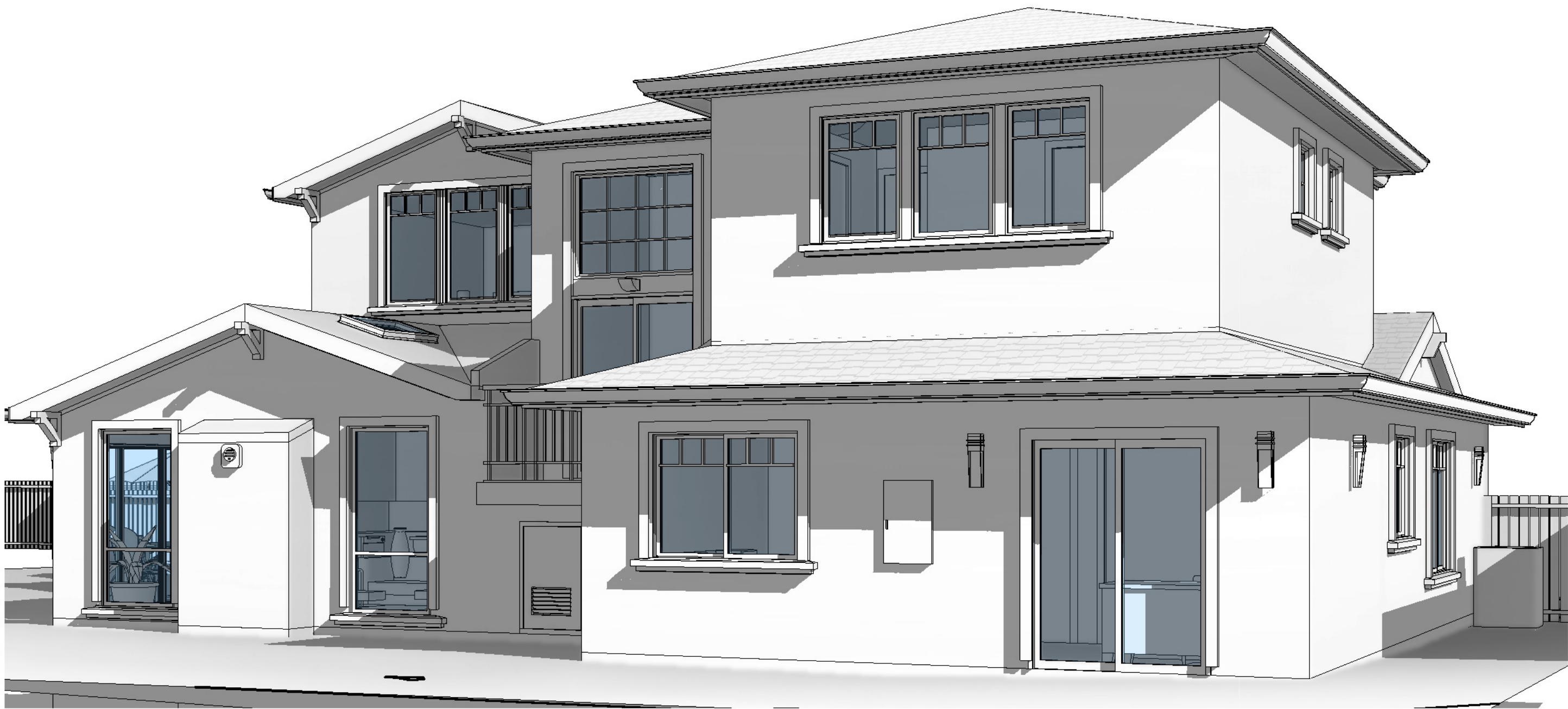
35241 CABRILLO DR. FREEMONT, CA 94536
PH: (408) 504-5104 LEVENTASKIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY AUTHORIZED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS. THE CONTRACTOR SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SECTIONS

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A15 | |
| Scale | 1/4" = 1'-0" |



PROPOSED VIEWS



| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARTE ARCHITECTURE
35241 CABRILLO DR. FREEMONT, CA 94536
PH: (408) 504-5104 LEVENTAKSI@GMAIL.COM

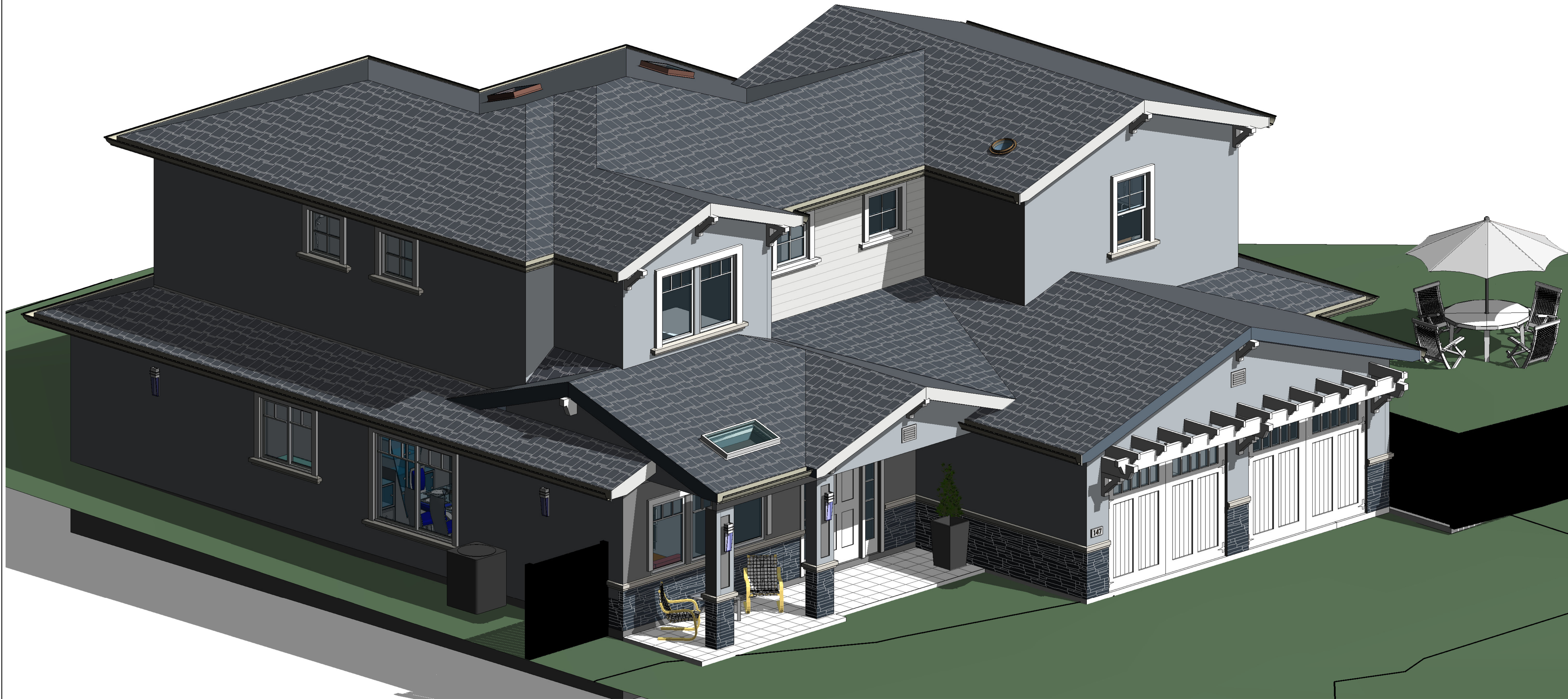
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY NOTED. CONTRACTOR SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

3D EXT VIEWS

**MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA**

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| Scale | A16 |






| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARTE ARCHITECTURE
35241 CARRILLO DR. FREMONT, CA 94536
PH: (408) 504-5104 LEVENTASKIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SPECIFICALLY NOTED. THE DESIGNER SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISOMETRIC



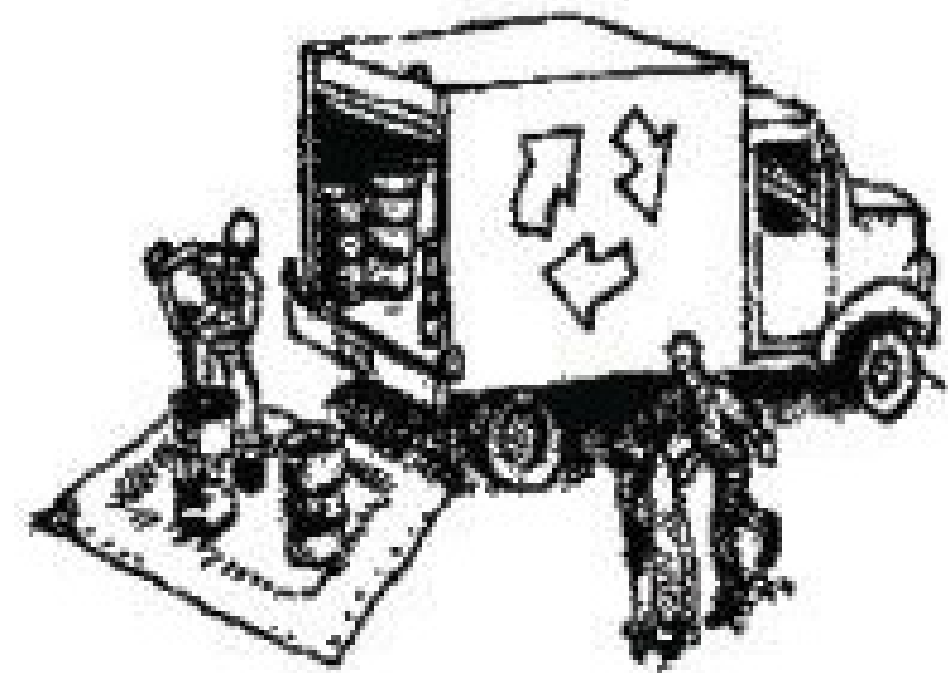
MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAR-28-2022 |
| Drawn by | Author |
| Checked by | Checker |
| Scale | A17 |

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



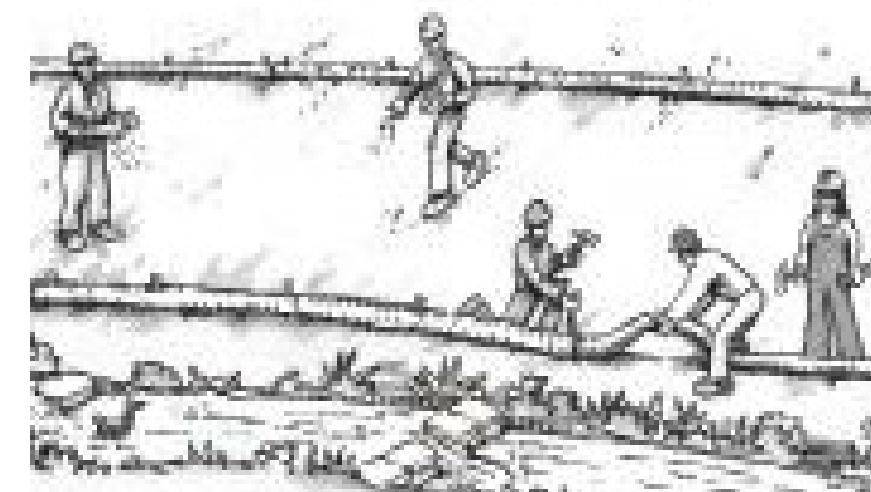
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

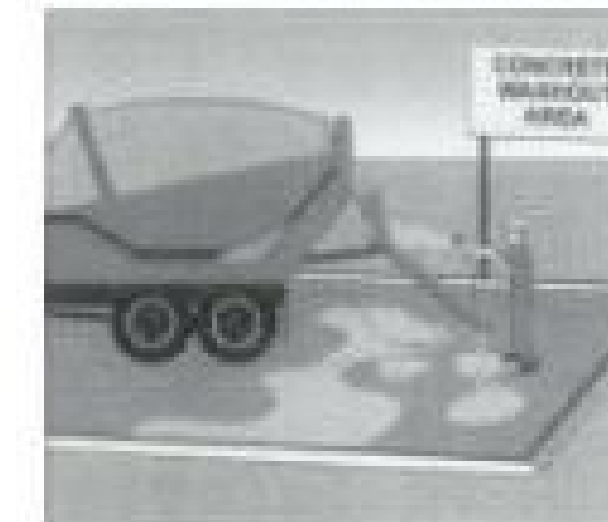
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality 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 or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



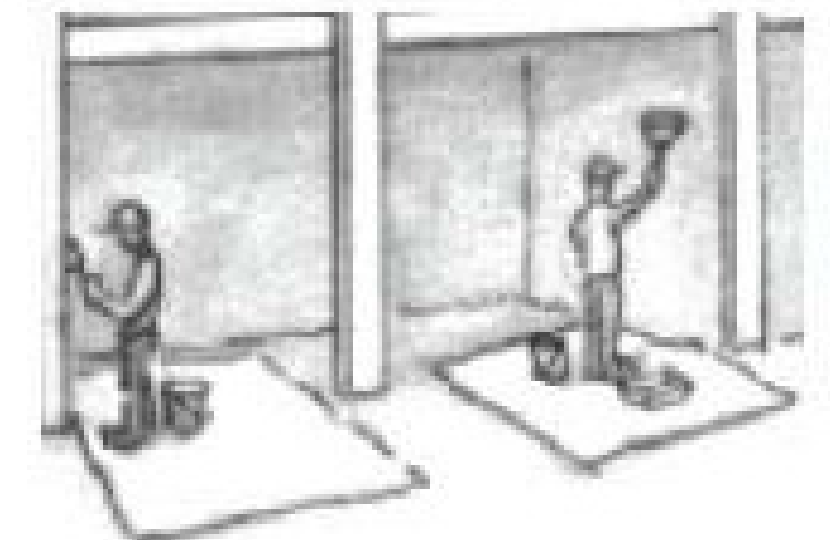
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/25/2022

ITEM NO: 3

ADDENDUM

DATE: May 24, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 147 Arroyo Grande Way.** APN 424-23-030. Minor Residential Development Application MR-21-027. PROPERTY OWNER: Ayhan Mutlu.
APPLICANT: Bilal Ilter. PROJECT PLANNER: Sean Mullin.

REMARKS:

Exhibit 11 includes additional public comments received between 11:01 a.m., Friday, May 20, 2022, and 11:00 a.m., Tuesday, May 24, 2022.

EXHIBITS:

Previously received with the May 25, 2022 Staff Report:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Neighborhood Exhibit
5. Letter of Justification
6. Consulting Architect Report
7. Applicant's Response to Consulting Architect Report
8. Town Arborist Report
9. Public Comments received prior to 11:00 a.m., Friday, May 20, 2022
10. Development Plans

Received with this Addendum Report:

11. Public comments received between 11:01 a.m., Friday, May 20, 2022, and 11:00 a.m., Tuesday, May 24, 2022

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

***This Page
Intentionally
Left Blank***

From: [REDACTED] >
Sent: Sunday, May 22, 2022 4:30 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Mutlu Residence Remodeling and Addition

EXTERNAL SENDER

Dear Mr. Mullin,

We live across the street at [REDACTED] Arroyo Grande Way. We would just like to let you know that we fully support their building plan. Thank you.

Sincerely,
Patrice and Martin Sprogis

From: Diane Barrera <[REDACTED]>
Sent: Monday, May 23, 2022 10:28 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Home Addition on Arroyo Grande Way

EXTERNAL SENDER

Greetings Sean,

This letter to express my support for the proposed addition to the house located at 147 Arroyo Grande Way, Los Gatos CA 95032

I am confident that the applicant's proposed increase to the size of the home is being done tastefully and with great consideration of the neighbors. The owner, Ayhan, has shared his plans with all the neighbors and he has made all neighbors feel a part of the process.

In conclusion, I urge you to vote yes on the proposed addition to the house located on 147 Arroyo Grande Way.

Warm regards,

Diane Barrera

[REDACTED] Arroyo Grande Way
Los Gatos, Ca 95032

From: Mark Brine <[REDACTED]>
Sent: Monday, May 23, 2022 4:13 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 147 Arroyo Grande - Please approve

EXTERNAL SENDER

May 23, 2022

Dear Los Gatos Planning,

Please support Ayhan Mutlu and family's home renovation at 147 Arroyo Grande.

Prior to Ayhan's purchase of the home in 2017, the property was in poor condition. The prior family had a broken window that was repaired with tape for years, vegetation was not maintained and there were occasional noise problems. When we bought our home in 1991, our home and three of the five homes adjacent to the property were in very poor condition. The neighborhood has been evolving to a much nicer neighborhood and we would like to see it continue.

Ayhan has a beautiful garden and cares for his home. The family is great.

Based on the placement of the house and the placement of the structure on the lot, the 147 Arroyo Grande proposed two story addition will have the greatest impact on

143 Arroyo Grande (our mutual next door neighbor)

And

139 La Cienega Court (my property, Mutlu back fence shares our side fence)

Before writing this letter, I checked with my neighbors at 143 Arroyo Grande to see if they had any concerns about the renovation (they did not).

The plans the Ayhan has are very attractive and we fully support the renovation. We hope that the Town of Lo Gatos will support his proposal and help Ayhan and his growing family have a great home at 147 Arroyo Grande.

Thank you,

Mark Brine

Linda Brine

May 23, 2022

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

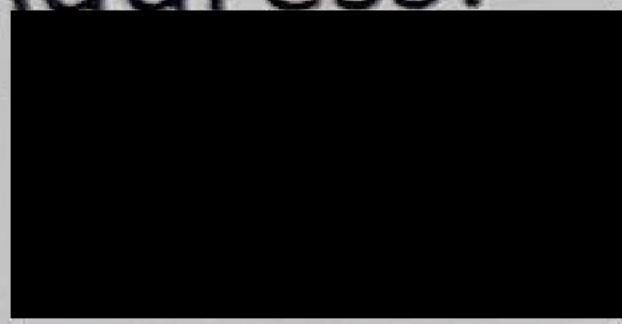
To Whom It May Concern,

We live in the immediate neighborhood of Mr. and Mrs. Mutlu. We would like to let you know that we have reviewed the 147 Arroyo Grande residence remodel project and fully support their building plan.

Sincerely,

Lyn + Jim Shoualtz

Address:

 La Cienega Ct.

We fully support this project!

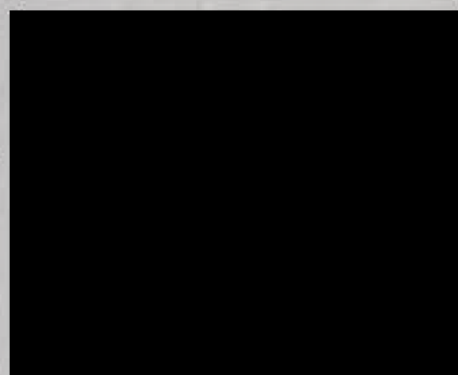
May 23, 2022

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

To Whom It May Concern,

We live in the immediate neighborhood of Mr. and Mrs. Mutlu. We would like to let you know that we have reviewed the 147 Arroyo Grande residence remodel project and fully support their building plan.

Sincerely,

Yon Wang
Address:  Arroyo Grande Way

***This Page
Intentionally
Left Blank***



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/25/2022

ITEM NO: 3

DESK ITEM

DATE: May 25, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 147 Arroyo Grande Way.** APN 424-23-030. Minor Residential Development Application MR-21-027. PROPERTY OWNER: Ayhan Mutlu.
APPLICANT: Bilal Iltar. PROJECT PLANNER: Sean Mullin.

REMARKS:

Exhibit 12 includes additional public comments received between 11:01 a.m., Tuesday, May 24, 2022, and 11:00 a.m., Wednesday, May 25, 2022.

EXHIBITS:

Previously received with the May 25, 2022 Staff Report:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Neighborhood Exhibit
5. Letter of Justification
6. Consulting Architect Report
7. Applicant's Response to Consulting Architect Report
8. Town Arborist Report
9. Public Comments received prior to 11:00 a.m., Friday, May 20, 2022
10. Development Plans

Previously received with the May 25, 2022 Addendum Report:

11. Public comments received between 11:01 a.m., Friday, May 20, 2022, and 11:00 a.m., Tuesday, May 24, 2022

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 2

SUBJECT: 147 Arroyo Grande Way/MR-21-027

DATE: May 25, 2022

Received with this Desk Item Report:

12. Public comments received between 11:01 a.m., Tuesday, May 24, 2022, and 11:00 a.m., Wednesday, May 25, 2022.

May 23, 2022

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


To Whom It May Concern,

We live in the immediate neighborhood of Mr. and Mrs. Mutlu. We would like to let you know that we have reviewed the 147 Arroyo Grande residence remodel project and fully support their building plan.

Sincerely,

Wendy + Ramiro Reyna

Address:

 La Canada Court
LOS GATOS, CA 95032

May 23, 2022

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

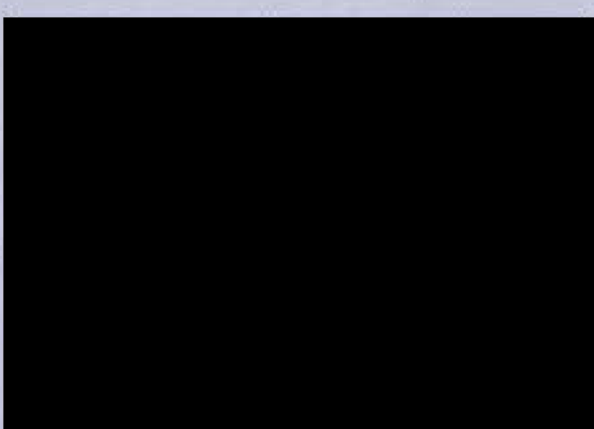
To Whom It May Concern,

We live in the immediate neighborhood of Mr. and Mrs. Mutlu. We would like to let you know that we have reviewed the 147 Arroyo Grande residence remodel project and fully support their building plan.

Sincerely,

Sandra Berkman

Address:



La Comada Court