TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MAY 13, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM

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

IMPORTANT NOTICE

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

To watch and participate via Zoom, please go to:

https://losgatosca-gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1
Enter Passcode: 011614

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

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

1. Approve the Draft Minutes of the April 22, 2026, Planning Commission Meeting

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

2. Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 241 Los Gatos Boulevard**. APN 529-24-025. Request for Review PHST-26-009. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant/Appellant: Nima Rouhi. Project Planner: Erin Walters.

3. Consider a Request for Approval for a Conditional Use Permit for a Bank (BMO) on Property Zoned C-1. **Located at 15521 Union Avenue.** APN 532-41-035. Conditional Use Permit Application U-26-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Cindy Johnson, Donahue Schriber Realty Group LP. Applicant: Laurence Solis. Project Planner: Erin M. Walters.

4. Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Two-Story Single-Family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:10. **Located at 116 Vallecitos Way.** APN 407-13-018. Architecture and Site Application S-25-046. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Property Owner: Eyal Tokman. Applicant: Michelle Miner. Project Planner: Ryan Safty.

5. Consider a Request for Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. **Located at 16769 Farley Road**. APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: West Valley Muslim Association, Osmar Ghafoor, President. Applicant: Razi Mohiuddin. Project Planner: Jocelyn Shoopman.

OTHER BUSINESS *(Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

6. Consider Forwarding a Recommendation of Approval to the Town Council for the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2026/27 – 2030/31.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

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

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

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

HOW TO PARTICIPATE

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

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

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

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

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

NOTES: (1) Comments will be limited to three (3) minutes or less at the Chair's discretion.
(2) If you are unable to participate in real-time, you may email planning@losgatosca.gov with the subject line "Public Comment Item #__" (insert the item number relevant to your comment).
(3) Deadlines to submit written public comments are:
3:00 p.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
3:00 p.m. the Tuesday before the Planning Commission meeting for inclusion in an addendum.
11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

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

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
APRIL 22, 2026

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

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.
Absent: None.

PLEDGE OF ALLEGIANCE

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

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the Public

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

1. **Approval of Minutes** – April 8, 2026

(Video Time: 10:22)
MOTION: **Motion** by **Commissioner Sordi** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Stump.**

Vice Chair Barnett disclosed that he had not attended the April 8, 2026 Planning Commission meeting, but had watched a video of the proceedings.

VOTE: **Motion passed 6-0 with Commissioner Thomas abstaining.**

PUBLIC HEARINGS

2. **<u>17445 Zena Avenue (17400 Wedgewood Avenue and 14595 Clearview Drive)</u>**
   Architecture and Site Application S-25-044
   APN 409-31-001
   Applicant: Andy Kimball
   Property Owner: Clearview Golf Associates LLC
   Project Planner: Ryan Safty

   Consider a request for approval to demolish existing maintenance buildings, construct new maintenance buildings, and site work requiring a Grading Permit for the La Rinconada Golf Course on property zoned RC. Categorically exempt pursuant to CEQA Guidelines, Sections 15303: New Construction, and 15301: Existing Facilities.

Ryan Safty, Associate Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:
1. Andy Kimball (Applicant)

Chair Burch closed Public Comment.

(Video Time: 18:13)

MOTION: **Motion** by **Commissioner Burnett** to approve an Architecture and Site Application for 17455 Zena Avenue (17400 Wedgewood Avenue and 14595 Clearview Drive). **Seconded** by **Commissioner Sordi.**

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

2. **16769 Farley Road**
   APN 424-21-062
   Property Owner: West Valley Muslim Association, Osmar Ghafoor, Pres.
   Applicant: Razi Mohiuddin
   Project Planner: Jocelyn Shoopman

   Consider a request for approval to modify an existing Conditional Use Permit for expanded hours of operation in an institution for Religious Observance (West Valley Muslim Association) on property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines section 15301: Existing Facilities.

Commissioner Thomas indicated she would recuse herself from participating in the public hearing for 16769 Farley Road due to proximity of her residence to the subject site.

Jocelyn Shoopman, Senior Planner, presented a brief update on the item.

Planning Commission asked questions.

(Video Time: 26:30)

MOTION: **Motion** by **Commissioner Stump** to reopen public comment to allow the applicant and a Farley Road Neighborhood Coalition representative to update the Commission on its recommendation that the parties agree to mediation. **Seconded** by **Commissioner Mayer.**

VOTE: **Motion passed 4-2 with Chair Burch and Vice Chair Barnett dissenting.**

Chair Burch Reopened Public Comment.

The following individuals spoke on this item:
1. Razi Mohiuddin
2. Farley Road Neighborhood Coalition representative

Chair Burch closed Public Comment.

(Video Time: 33:42)

MOTION: **Motion** by **Commissioner Stump** to reopen public comment to allow the Planning Commission to ask additional questions of the applicant relevant to the Conditional Use Permit under consideration. **Seconded** by **Commissioner Burnett.**

VOTE: **Motion passed 4-2 with Chair Burch and Vice Chair Barnett dissenting.**

Chair Burch reopened public comment.

Planning Commission asked questions of the applicant and staff.

Chair Burch closed public comment.

Planning Commission asked questions.

(INTERMISSION)

Planning Commission questions continued.

(Video Time: 1:25:24)

MOTION: **Motion** by **Vice Chair Barnett** to approve the draft resolution, Exhibit 2 of the original staff report at pages 23-26, which includes the required findings to grant the request to modify the existing use permit for extended hours of operation, including the findings required for CEQA for compliance with the zoning regulations and findings required for a Conditional Use Permit. Approval of this resolution constitutes approval of the application subject to the conditions found in Attachment A, at pages 27-31 of the staff report. Additionally, it is moved that the following conditions of approval and modifications be added:

1. Condition 17 concerning the driveway operation be amended by adding that the applicant may remove the right turn only sign at the end of the driveway.
2. The applicant provide contact information for multiple board members and staff at all times and explore setting up a single phone number that routes all of them to neighbors inquiries, comments, and complaints. The contact information shall be posted on the applicant's website.
3. The applicant shall submit its application for the parking lot expansion referenced in the staff report within six months and complete construction within one year. The parking improvements shall add at least 23 parking spaces. Additionally, within six months the parking lot shall be repaired so that cracks, bumps, or other anomalies do not contribute to noise generation during the passing of vehicles. Thereafter the parking lot shall continue to be maintained to avoid conditions resulting in such noise generation.
4. The applicant shall within one year complete its application process to construct a door for the purpose of allowing pedestrian ingress and egress without walking through the parking lot and complete such construction within that one year.
5. Condition F #21 be amended to require notice that the specified calendar provide at least 60 days' notice in advance of events and activities.

6. The applicant shall submit to staff within six months an application for a fence height exception for the purpose of adding two feet to the height of the fences around the perimeter of the property for the purpose of mitigating noise and light pollution.
7. The applicant shall plant a hedge row adjacent to all of its perimeter fences or alternatively plant a variety of native trees and shrubs for the purpose of sound and light mitigation. The specific plants and box size at the time of planting shall be based on discussions with the applicant and staff. The objective of these plantings is that they be maintained at a height of eight feet.
8. That only the interior of the lot be used for food vendors.
9. Compliance with the conditions of approval shall be annually reviewed by the Planning Commission.
10. Staff request County Fire to confirm the occupancy limit for the mosque and evaluate whether its present and proposed uses as described in the application, in the staff report and during the hearings for this application is or is not in compliance with the occupancy limit. And further that staff request County Fire to provide a written report concerning traffic safety on Farley Road and the surrounding streets during Ramadan observances.
11. The applicant provide a written notice for the congregants in the window of five to 10 days prior to events anticipated to draw 100 or more persons, reminding them of the speed limit on Farley Road and neighboring streets and the recommendation for carpooling and to avoid speaking or otherwise generating noise while using public streets for ingress and egress, car beeps from locking and unlocking doors are exempted as are the opening and closing of car doors. Additionally, activities that may be related to funerals are exempted from the requirement of notice to the congregants for this condition.
12. The applicant shall request that the Los Gatos-Monte Sereno Police Department provide increased patrols during Ramadan and post an electronic sign on Farley Road during Ramadan showing the speed limit.
13. There be no amplified sound outside of the buildings constituting the mosque.
14. Deliveries be limited to Monday through Friday, 8:00 am to 6:00 pm.
15. The noise ordinances of the Town of Los Gatos are specifically adopted as conditions in the CUP.
16. The applicant consider the use of the portable plantings beds and screening as proposed by Mr. Zayn Zaafran's letter of April 20, 2026, which was distributed by staff yesterday.

Seconded by **Chair Burch.**

Chair Burch requested the motion be amended as follows:

1. I don't know if Condition #17 is the correct one for this, but as far as vehicle traffic and driveway operations, I would like to as part of the traffic plan put together specifically for high volume events that consideration be made to ensure the ingress and egress of neighboring driveways is considered and people are allowed ingress and egress of their homes.
2. Specify that the shrubs or hedges are three gallons or larger to ensure that initial plantings are large and the plants selected grow two to four feet per year.
3. Modify Condition #20 to make sure that light intrusion with the property directly across from the facility is addressed by the applicant working with that neighbor to provide plantings or moveable planting barriers or something to reduce headlight intrusion into their home.

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

Commissioners discussed the item.

Commissioner Stump requested the motion be amended as follows:

1. Amend Condition #13c to add that lights during the night will be at the minimum level to ensure that there is no brighter allowed during the night.
2. Amend Condition #15 to add wording, training by the police, if available.
3. Amend Condition #19 to use the term sound dampening.
4. Amend Condition #20 to obscure the vehicle headlights with privacy mesh or wind screen and then today we did receive a very unique proposal from a member of the mosque that showed a planter with effectively the same material that I'm talking about with the wind screen that would obscure lights from going through and I think would just be rolled into place. Either one of those options until shrubbery or other actions will remove headlights from going through, penetrating fencing to neighbor's yards.

Commissioners discussed the item.

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

Commissioners discussed the item.

(Video Time: 1:50:54)

MOTION: **Alternative Motion** by **Commissioner Stump** to add to Vice Chair Barnett's motion and accepted amendments, with the following additions:

1. Condition of Approval 13, Noise Mitigation, be amended as follows: during quiet hours, which encompasses two of the prayer services, there be attendance ceilings. During general hours: Fajr prayer service = 75 participants on weekdays and 125 participants on weekends.

Isha prayer service = 125 participants on weekdays and 250 participants on weekends. During seasonal late hours: Fajr prayer service = 175 participants. Isha prayer service during Ramadan = maximum facility occupancy.

Seconded by **Commissioner Burnett.**

Planning Commission asked questions.

Commissioners discussed the item.

Commissioner Burnett requested the alternative motion be amended as follows: the number of attendees shall be limited by how much the parking lot can hold both onsite and in an offsite leased parking area.

The maker of the original motion did not accept the amendment to the motion.

The maker of the alternative motion did not accept the amendment to the motion.

Commissioners discussed the item.

Planning Commission asked questions.

The maker of the alternative motion amended the motion as follows: Attendance ceilings during general hours: Fajr prayer service is **limited to on-site parking. Isha prayer service** is **limited to on-site and leased off-site parking. Attendance ceilings during seasonal late hours: Fajr prayer service** is **limited to on-site parking and leased off-site parking. Isha prayer service during Ramadan** is **limited to on-site parking and leased off-site parking.**

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

Commissioners discussed the item.

Planning Commission asked questions.

VOTE: **Original motion tied 3-3 with Commissioners Sordi, Mayer, and Burnett dissenting.**

VOTE: **Alternative motion tied 3-3 with Chair Burch, Vice Chair Barnett, and Commissioner Mayer dissenting.**

(INTERMISSION)

(Video Time: 2:54:23)

MOTION: **Motion** by **Commissioner Stump** to accept the contents of the original motion with the addition of prayer service maximum attendance tied to parking. Attendance ceilings during general hours: Fajr prayer service is limited to current onsite parking of 180 spaces. Isha prayer service is limited to current onsite parking of 180 spaces. Attendance ceilings during seasonal late hours: Fajr prayer service is limited to on-site parking of 180 spaces. Isha prayer service during Ramadan is limited to the mosque's maximum occupancy.

The maker of the original motion accepted the amendments to the contents of the original motion to be utilized in the current motion.

Commissioners discussed the item.

Seconded by **Commissioner Sordi.**

Planning Commission asked questions.

Attorney Whelan requested the motion be amended as follows: Condition of Approval 13, Noise Mitigation, shall state with respect to amplified music, "No amplified sound except as allowed by the Town Code."

VOTE: **Motion passed unanimously.**

Chair Burch announced that agenda Item 4, Workplan for Historic Preservation Committee, would be continued to a future Planning Commission meeting.

(Video Time: 3:04:17)

MOTION: **Motion** by **Commissioner Stump** to continue the public hearing for 16769 Farley Road to the May 13, 2026 Planning Commission meeting for staff to bring back a revised resolution and conditions of approval. **Seconded** by **Commissioner Sordi.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

3. **Workplan for Historic Preservation Committee**

   Discuss the Town Council's direction on the Workplan for the Historic Preservation Committee and the evaluation process used to determine the significance of pre-1941 residences. The Planning Commission's discussion is not considered a project under the adopted guidelines for the implementation of the California Environmental Quality Act.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Presentation Committee
Commissioner Burnett

- HPC met 4/22/26 to consider four items.

ADJOURNMENT

The meeting adjourned at 10:05 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 22, 2026 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin

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DATE: May 8, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 241 Los Gatos Boulevard**. APN 529-24-025. Request for Review PHST-26-009. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant/Appellant: Nima Rouhi. Project Planner: Erin Walters.

RECOMMENDATION:

Deny the appeal of the Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory (HRI) for property zoned R-1D, located at 241 Los Gatos Boulevard.

PROJECT DATA:

General Plan Designation: Medium Density Residential
Zoning Designation: R-1D - Single-Family Residential Downtown
Applicable Plans and Standards: General Plan, Town Code, Residential Design Guidelines
Parcel Size: 7,000 square feet
Surrounding Area:

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

CEQA:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to

PREPARED BY: Erin M. Walters
Senior Planner

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

projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

FINDINGS:

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

ACTION:

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

BACKGROUND:

The subject property is located on the northwest side of Los Gatos Boulevard, approximately 445 feet north of Simons Way (Exhibit 1). The property is 7,000 square feet and developed with an existing 1,357-square foot single-story residence constructed in 1911 per the Santa Clara County Assessor's Database. The property is not within a historic district or Landmark and Historic Preservation (LHP) overlay, but it is included in the 1990 Anne Bloomfield Survey, providing a preliminary rating of historic and some altered, but still a contributor to the district if there is one (Exhibit 3, Attachment 1). The Bloomfield Survey provides an estimated construction date of 1920's. The house first appears on the Sanborn Fire Insurance Maps in 1928 (Exhibit 3, Attachment 2). Subsequent maps show that the footprint of the residence remained consistent through 1956. A rear addition was added sometime after 1956.

On March 25, 2026, the Historic Preservation Committee (HPC) considered a request to remove the subject property from the HRI. The applicant's request letter noted that, based on their research, the findings for removal can be made as the residence is not associated with events important to the Town; not associated with significant persons; no distinctive characteristics of type, period, or method of construction or representation of work of a master; does not yield information to Town history; and the residence has lost integrity from previous modifications and additions (Exhibit 3, Attachment 3).

The HPC received the staff report, held a public hearing, and discussed the request. The HPC voted unanimously, with one Committee member absent from the hearing, to recommend denial to the Community Development Director, noting in their recommendation that they were unable to make Finding 3, that the residence did not have a distinctive characteristic of type and period (Exhibit 4). The motion also included that when remodeling, the owners would be allowed to remove the non-original shingled siding and replace it with wood siding or in-kind materials such as Hardieboard. Additionally, the windows would be allowed to be replaced with

windows in line with the Craftsman Bungalow style. The audio from this meeting is available on the Town's website at: https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-17.

On March 26, 2026, the Community Development Director denied the request for removal (Exhibit 5).

On April 2, 2026, the decision of the Community Development Director was appealed to the Planning Commission by an interested person, Nima Rouhi, property owner of 241 Los Boulevard (Exhibit 6).

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

Pursuant to Town Code Section 29.20.265, the appeal shall be set for the first regular meeting of the Planning Commission in which the business of the Planning Commission will permit, more than five (5) days after the date of filing the appeal. The Planning Commission may hear the matter anew and render a new decision on the matter.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the northwest side of Los Gatos Boulevard, approximately 445 feet north of Simons Way (Exhibit 1). All surrounding properties are zoned for single-family residential development.

B. Project Summary

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

DISCUSSION:

A. HPC Authority and Applicability

Town Code Section 29.10.020 defines "Historic Structure" as "any primary structure constructed prior to 1941, unless the deciding body has determined that the structure has no historic significance and should not be included in the Town Historic Resources Inventory." The Santa Clara County Assessor's Database lists a construction date of 1911 for

the residence; therefore, the subject property is included on the HRI as a presumptive historic residence.

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

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

> It is hereby found that structures, sites, and areas of special character or special historical, architectural, or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety, and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay of such structures, sites, and areas.
>
> The purpose of historic preservation is to promote the health, safety, and general welfare of the public through:
>
> 1. The protection, enhancement, perpetuation, and use of structures, sites, and areas that are reminders of past eras, events, and persons important in local, State, or National history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.
> 2. The development and maintenance of appropriate settings and environment for such structures.
> 3. The enhancement of property values, the stabilization of neighborhoods and areas of the Town, the increase of economic and financial benefits to the Town and its inhabitants, and the promotion of tourist trade and interest.
> 4. The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

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

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

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

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

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

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

B. Historic Preservation Committee

On March 25, 20256, the HPC received the staff report, held a public hearing, and discussed the request. The HPC voted unanimously, with one Committee member absent from the hearing, to recommend denial to the Community Development Director, they were unable to make Finding 3, that the residence did not have a distinctive characteristic of type and period (Exhibit 4). On March 26, 2026, the Community Development Director denied the request for removal (Exhibit 5).

C. Appeal to Planning Commission

On April 2, 2026, the decision of the Community Development Director was appealed to the Planning Commission by an interested person, Nima Rouhi, property owner of 241 Los Gatos Boulevard (Exhibit 6). The appellant provided an additional letter in support of the appeal dated April 13, 2026 (Exhibit 7). The letter addresses each of the five findings required for removing a property from the HRI. Below are the five required findings, followed by a summary of the appellant's justification for each finding.

1. The structure is not associated with events that have made a significant contribution to the Town.
   - The appellant notes that the research at the Los Gatos Public Library and the Town records of the subject property does not yield any evidence of the property's direct association with a significant Town event.

2. No Significant persons are associated with the site.
   - The appellant notes that the research of the owner and occupancy records using the Town directory and assessors' records does not indicate that any former residents of the property meet the threshold of a significant person associated with the site.

3. There are no distinctive characteristics of type, period, or method of construction or representation of work of a master.
   - The appellant states that the front façade, as the most visible and architecturally significant portion of the structure, has been altered to such an extent that it constitutes technical demolition.
   - The appellant notes that these alterations impact all primary character-defining features identified in "A Field Guide to American Houses", including fenestration, materials, structural expression, and craftsmanship.
   - The appellant further notes that the scope of work is not limited to minor modifications but represents a comprehensive reconstruction of the front façade, as well as other elevations, with most visible elements dating to post-1990 alterations.
   - The applicant states that the structure no longer retains the physical characteristics necessary to represent a type, period, or method of construction, does not embody the work of a master, and lacks architectural distinction.
   - Therefore, the appellant concludes that the residence does not possess historic value and does not meet the threshold required under Finding #3.

4. The structure does not yield information to Town history.
   - The appellant notes that the research conducted at the Los Gatos Public Library and the Town records of the subject property does not yield important information to the Town's history.

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

- The appellant states that the research and the exhibits provided show that the integrity of the house has been compromised.
- The appellant notes that the design has been altered, the setting slightly changed, and materials replaced, including siding, windows, roofing, and the addition of a rear extension.
- That applicant also notes these modifications impact key aspects of integrity, including design, materials, workmanship, and overall feeling.

PUBLIC COMMENTS:

Written notice was sent to property owners and residents within 300 feet of the subject property. Public comments received by 3:00 p.m., Friday, May 8, 2026, are included as Exhibit 8.

ENVIRONMENTAL REVIEW:

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

CONCLUSION:

A. Summary

The property owner appealed the Community Development Director's decision to deny the request to remove a pre-1941 property from the HRI for property zoned R-1D, located at 241 Los Boulevard.

B. Recommendation

For reasons stated in this report, which include the HPC not being able to make finding #3 in their recommendation, it is recommended that the Planning Commission deny the appeal and uphold the decision of the Community Development Director to deny the removal of the presumptive historic property (pre-1941) from the HRI.

C. Alternatives

Alternatively, the Planning Commission can:

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

3. Remand the appeal to the HPC with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings
3. Historic Preservation Committee Staff Report and Attachments, March 25, 2026
4. Historic Preservation Committee Meeting Minutes, March 25, 2026
5. Historic Preservation Committee Action Letter, March 30, 2026
6. Appeal of the Community Development Director, Received April 2, 2026
7. Appellant Letter, received April 13, 2026
8. Public Comments Received by 3:00 p.m., Friday, May 8, 2026

241 Los Gatos Boulevard

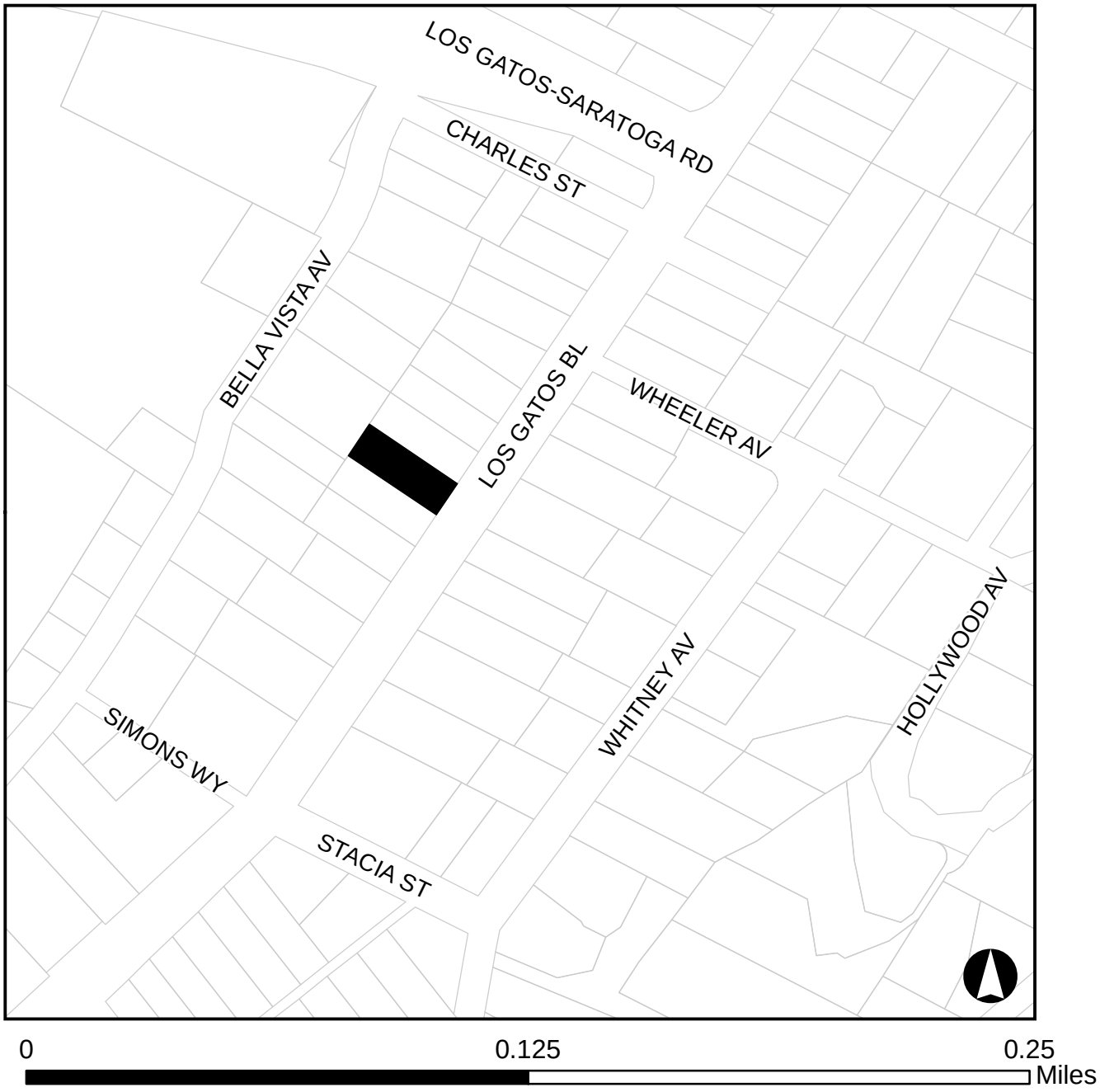

EXHIBIT 1

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PLANNING COMMISSION – *May 13, 2026*
REQUIRED FINDINGS FOR:

241 Los Gatos Boulevard
Request for Review PHST-26-009

Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 529-24-025. Exempt Pursuant to CEQA Section 15061(b)(3). Property Owner/Applicant/Appellant: Nima Rouhi. Project Planner: Erin Walters.

FINDINGS

Required finding for CEQA:

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

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

- As required for a determination that a pre-1941 primary structure has no historic significance or architectural merit:

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

EXHIBIT 2

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DATE: March 20, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 241 Los Gatos Boulevard.** APN 529-24-025. Request for Review PHST-26-009. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Nima Rouhi. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1D located at 241 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1911 per County Assessor
2. Bloomfield Preliminary Rating: ✓ or R, historic and some altered, but still a contributor to the district if there is one or remodeled heavily; appears to be built before 1942
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1911. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1920's and provides a preliminary rating historic and some altered, but still a contributor to the district if there is one or remodeled heavily; appears to be built before 1942 (Attachment 1). The property is not within a historic district or LHP overlay. The 1928, 1944, and 1956 Sanborn Fire Insurance Maps show the residence with a consistent footprint matching the existing structure with the exception of an addition at the rear (Attachment 2).

PREPARED BY: Erin M. Walters
Senior Planner

The applicant provided a Letter of Justification for the requested removal of the Bungalow-style house (Attachment 3). The letter includes the following information:

- Historic research;
- Photographic documentation;
- Evidence showing that approximately half of the original front porch has been enclosed;
- Evidence of a rear addition; however, no plans for this addition are on file in Town records;
- Evidence indicating the removal of 100 percent of the original horizontal wood siding from the front elevation, resulting in a technical demolition;
- Evidence that the original horizontal wood siding on the side elevations has been covered with wood shingle siding;
- No evidence that the property is associated with significant persons;
- No evidence that the structure embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master; and
- No evidence that the structure has the potential to yield important information related to the Town's history.

Additionally, Town records indicate that a ledge rock and chimney collapsed during the 1989 earthquake.

CONCLUSION:

Should the Committee find that the structure has no historic significance or architectural merit, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations would not return to the Committee.

FINDINGS:

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

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

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

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

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Letter of Justification and Historic Research

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JL

Anne Bloomfield

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

478 2

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 241 Los Gatos Bl

PARCEL MAP INFORMATION

Parcel # 529-24-025 Lot size: 50 front ft. x 140 ft. deep

Lot shape: Rectangle ✓ L___ Rectangle with small rear jog___ Other___

Location: N__ S__ E__ W ✓ side of LG St___ Ave___ Other Blvd

distance to cross st: ≤.400 ft. N___ S ✓ E___ W___ from Charles

at NE___ NW___ SE___ SW___ corner of___

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Bartlett Sub Amend Old Block #___ Old lot # 3

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating √ or R Estimated age 1920s Style Bungalow # stories__

Alterations asbes. siding. Ledge rock. Chimney down

Other___

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 9656 EFFective date 12-87

APN 529-24-025	ADDRESS	241 LOS GATOS		BL LG 95030							
SINGLE FAMILY	TRA	3-001	WIDTH	50	SQ. FEET	1,154	TOT ROOMS	5	DINING ROOM		POOL
	USE CODE	01	DEPTH	140	ADDN S/F		BEDROOMS	2	FAMILY ROOM		GARAGE S/F
	YR BUILT	11	ACRES	.16	NO. FLOORS	1	BATHS	1.0	UTILITY RM	1	FIN BSMT

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

PHOTOS: Roll/frame # 001/23 Date 4 Jan 90

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey ϕ

Gebhard: page # illustrati



POSTED

241 LG Bl

EVALUATION. Date 1920-23 (Tax Sur.)
Contributor X
District Non-contrib__
Alterations: Moved__ Raised__ Porch encl__ Addition__ Siding__ Windows__ Condition__
Designer: a__ b__ d__
Context(s):

ATTACHMENT 1

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

File address 241 LGB

ARCHITECTURAL SURVEY
BUILDING RESEARCH

PUBLISHED ANNOUNCEMENTS

Source: ___A&E ___Bulletin ___CA&BN ___Call ___Chron ___DPB ___Ed AB ___EX ___News ___PCA _____ Other
Volume_____ Date _____ Page____

Nature of announcement: ___Contract notice ___Notice of completion ___BP issued ___Photo ___Elev/sketch/rend'g ___Floor plan ___Arch't/cont'r pub ___Real est.

Copy exactly:

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

Initials Date

BUILDING PERMITS Address requested _____

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

Initials date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu,gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Differences from today in: Use	Stories	Footprint	Date of constr.	Describe or sketch plan
1904	14	Vac													
1908	16	"													
1928	20	this	241 LGB		D	N	1	—	1	front					
1944	"	"	"		"	Y	same								

Initials Date

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

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

Name (person, building, organization, etc)_____

Addresses associated with Name 241 LGB

Relevant dates: construction_____. birth_____. death_____. other_____

I. DIRECTORY SEARCH (City Directories, County Directories, Telephone Books, society directories, etc.)

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1924	LGD	San Jose, 241	Brown, J K
1927	SJD	Brown, J K	~~[illegible]~~ (Jennie N) atty 39 W Main h 241 SJA
1912	"	" "	" — " " "

/initials date

II. BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.
Mark 'X' (infd or 'Ø' (nothing found) at each source you try. List findings below.

Los Gatos Library:
___City directories (name & street index)
___Historic Collection Index (green boxes)
___Thompson & West, 1876 (bio index)
___Pen Pictures, 1988 (bio index)
___Sunshine Fruit & Flowers, 1895 (bio index)
___Guinn, 1904 (bio index)
___Sawyer, 1922 (bio index)

___Extended index to Bruntz
___Bio index of Munroe Frazer, 1881 (Survey box)
___Photo collection (2 boxes)

Los Gatos Museum (Forbes Mill):
___Death records by year
___Funeral records (index cards to big books)
___Photo collection

California History Center, De Anza College:
___Biographical file
___Photo collection

San Jose Historical Museum:
___Great Registers (of voters)
___Indexes
___Photo collection

Other sources:
____Indexes, California Historical Quarterly
____State Library Information Index (fiche)
____State Library-S.F. Newspaper Index (")

III. LIST ALL REFERENCES FROM ABOVE. Find them. Copy good material & attach. Or copy below if only a few words. Or explain why not relevant (as, wrong person).

Continued on Reverse

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

Anne Bloomfield

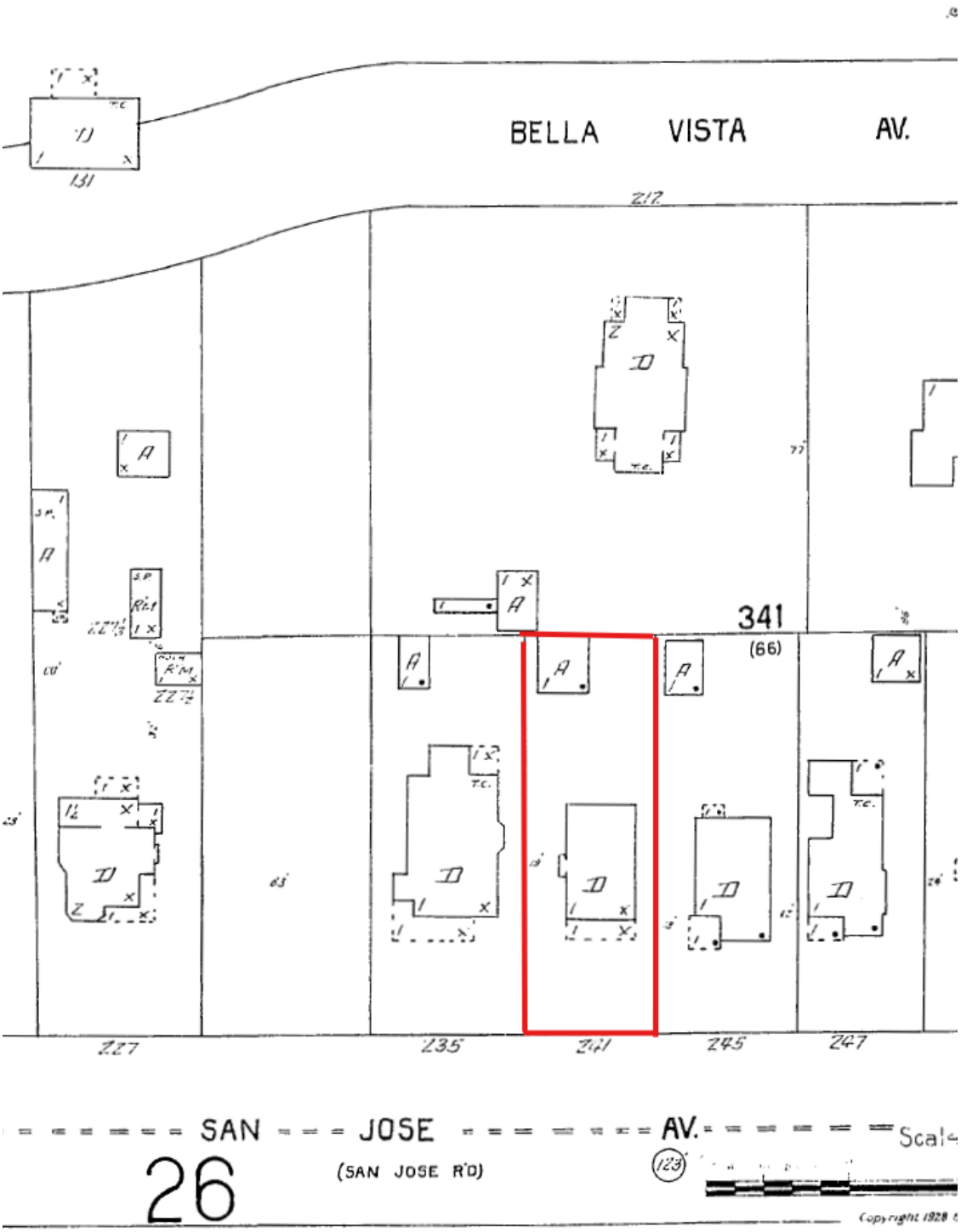
ARCHITECTURAL SURVEY
ASSESSMENT ROLL RESEARCH

File Address 241 LGB Tract/Block/Lot Bartlett 12/3 1908-23 Brown

Assessments are filed by last name of property owner, but not necessarily in alphabetical order. Some years there is an index inside the volume or in a separate book. The goal of a search is to find the years when the assessed value of "improvements" (buildings) changed from 0 to over $500, or when that figure rose by $500 or mroe. Write down every year and name you try, including the years when you find nothing. Ditto marks are fine.

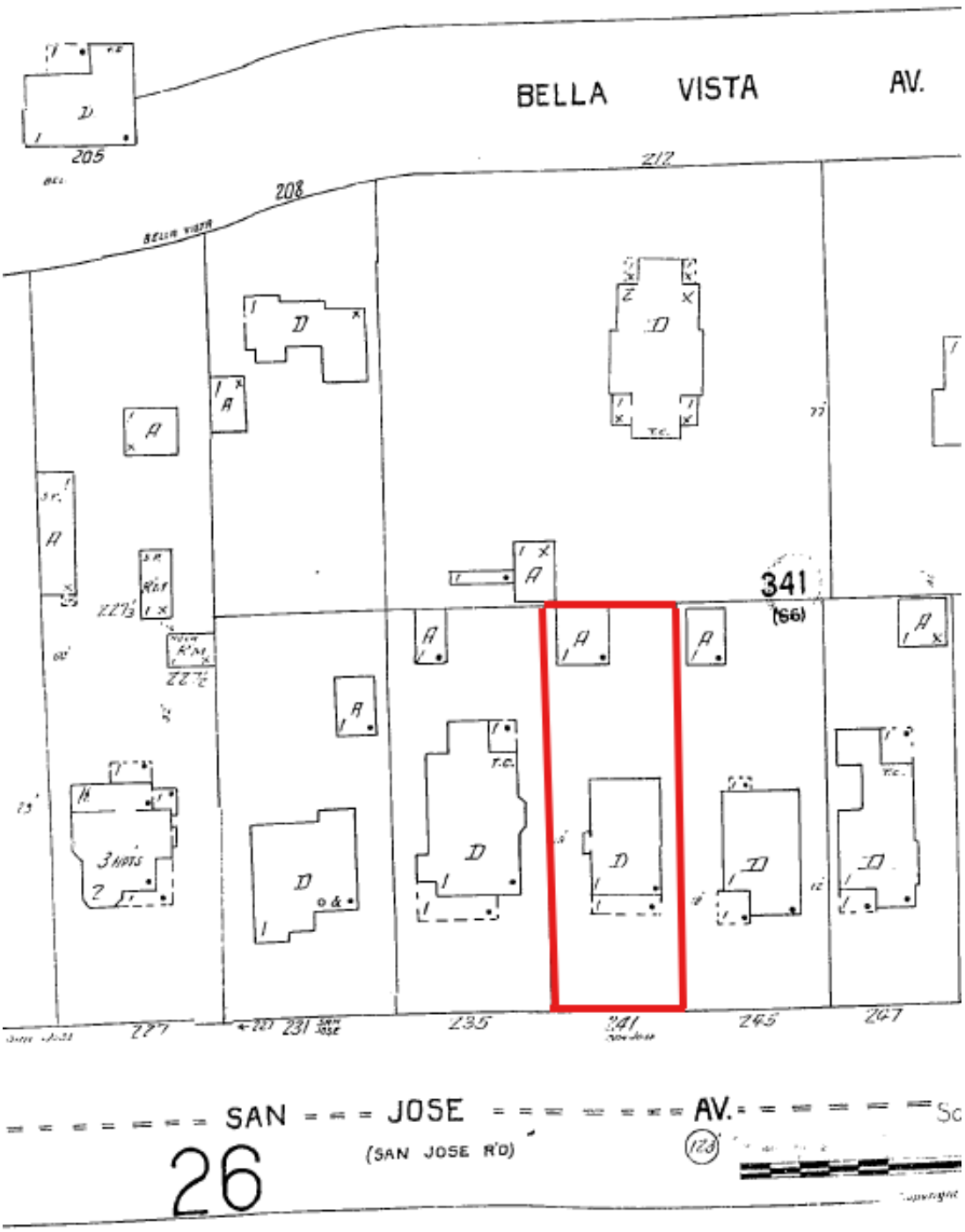
Date	Page	Name	Lot Identification or Boundaries: Tract or Acres	N Bdy	Block or E Bdy	Lot # or S Bdy	W Bdy	Assessment for: Land	Improvements	Other Info.
1916	104	J E Teed	Bartlett		—	4/3		225 $225	— $ —	
		J K Brown								
1920	119	J E Teed	"			3		595	—	

/initials date

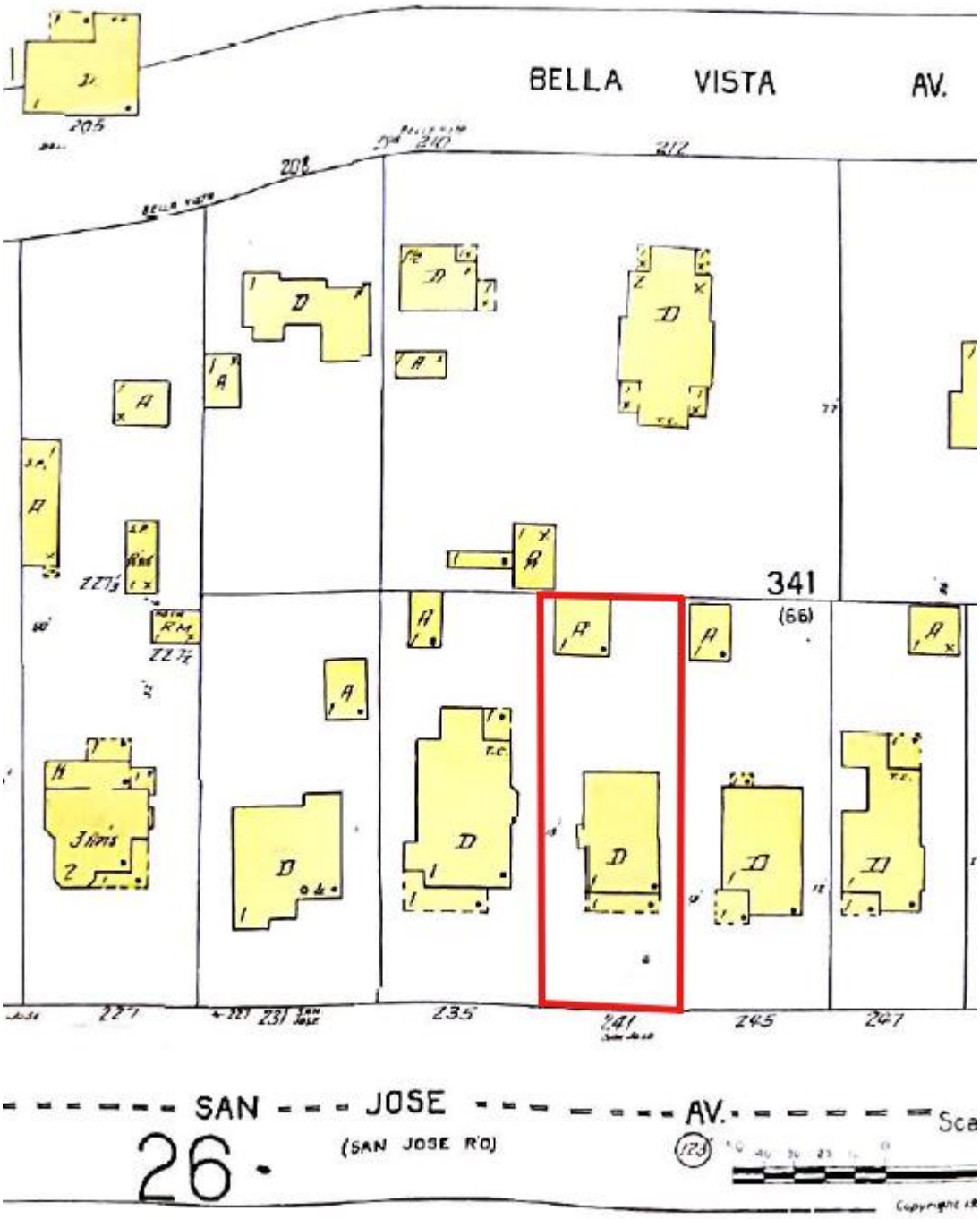


241 Los Gatos Blvd (formerly San Jose Avenue)
Sanborn Map - 1928

ATTACHMENT 2



241 Los Gatos Blvd (formerly San Jose Avenue)
Sanborn Map – 1944



241 Los Gatos Blvd (formerly San Jose Avenue)
Sanborn Map – 1956

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Request for Removal from the Historic Resources Inventory

Property: 241 Los Gatos Blvd
Owner: Nima Rouhi
Date: March, 2026

1 Introduction and Purpose of Request

I respectfully submit this request for review and removal of the property located at **241 Los Gatos Blvd** from the Town of Los Gatos Historic Resources Inventory. This request is based on documented archival research, historical records, and architectural investigation indicating that the structure no longer retains the historic significance or integrity typically required for continued inclusion in the inventory.

Historic preservation programs rely on the accuracy of historic resource inventories and periodically reevaluate properties when substantial alterations have occurred. In this case, the available evidence indicates that the structure has undergone significant modifications since the time it was originally surveyed, including changes to its structures, configuration, and extensive replacement of exterior materials. This request therefore seeks a reevaluation of the property based on its **current physical condition and documented historical evidence**, consistent with standard historic preservation practice.

The intent of this request is not to demolish the structure or introduce development incompatible with the surrounding neighborhood. Rather, the goal is to ensure that the Town's historic inventory accurately reflects properties that continue to possess meaningful historic significance and integrity. The evidence summarized in this request indicates that the structure has undergone substantial alterations over time, including significant modifications to its configuration and the removal and replacement of a majority of its exterior materials.

Updating the inventory status of the property would allow the home to be responsibly maintained and upgraded in a manner consistent with modern safety and environmental standards while remaining compatible with the residential character of the surrounding neighborhood. Improvements that may be required in the future include upgrades to fire-resistant exterior materials and improvements to building envelope performance to address significant energy inefficiencies typical of older structures. Currently, heating and cooling costs exceed $500 per month for a 1,360-square-foot house, indicating limited insulation and an inefficient building envelope. Interior renovation is not planned at this time, making exterior improvements the most practical approach to addressing these issues.

The following sections summarize the historical research and architectural investigation supporting this request.

2 Historical Research Findings

2.1 Absence of a Historically Significant Architect or Designer

Research conducted using **Polk directories and historical telephone directories** obtained from the Los Gatos Library indicates that the property was not designed by a known architect, builder, or designer associated with recognized architectural significance. These archival records do not attribute the design or construction of the home to any individual whose work is known to have contributed meaningfully to the architectural heritage of Los Gatos or the surrounding region.

Historic resource designation frequently relies on associations with significant architects or builders whose work represents distinctive design characteristics or historical importance. In this case, available archival records do not identify any such association. The absence of a historically significant designer or builder indicates that the property does not meet typical criteria related to architectural authorship.

Copies of the relevant directory records will be included as **Addendum A**.

2.2 Absence of Historically Significant Occupants

The same archival research (**Addendum A**) also indicates that the property has not been associated with individuals of recognized historical importance within the Town of Los Gatos. Polk directories and historical telephone directories document typical residential occupancy over time but do not identify residents who played a notable role in the civic, cultural, economic, or political development of the community.

Association with historically significant individuals is often a key factor in evaluating whether a property merits historic designation. In this case, the available records do not establish such an association. Therefore, the property does not appear to meet the criteria typically applied to properties associated with historically significant persons.

3 Structural and Architectural Alterations

3.1 Major Changes to the Building Configuration After 1956

Sanborn Maps from **1928** and **1956** were reviewed to compare the historic configuration of the structure with the building as it exists today. These maps show that the structure present in the mid-twentieth and fifties century differs from the current configuration of the building.

Comparison between the Sanborn maps and the current structure indicates that both the **front and rear portions of the house were significantly modified after 1956**. The façade configuration and overall form of the building no longer match the configuration shown in the earlier maps representing the historic structure built prior to 1941 (or even 1956). New windows were added to the front and north side of the house suggesting a **major reconstruction of the façade after 1956**.

Such changes affect the historic integrity of the property, particularly the integrity of **design and architectural form**, which are critical components of historic resource evaluation. The comparison of configuration pre-1941 (or even 1956) and the current configuration of the house is presented in **Addendum B**.

3.2 Documented Replacement of Exterior Siding

The **Bloomfield Survey conducted in 1990**, which evaluated historic resources in Los Gatos at that time, documented the exterior siding of the house as **asbestos siding**. Since that survey was completed, the asbestos siding has been completely removed and replaced with **wood shingle siding**. Based on the selective openings (14 openings of ~100 square-inches each) in the sidings all around the house and Bloomfield Survey records, at least three different sidings were used on this house since it was first built in 1920s: **wood, asbestos, and wood shingles**. There are no signs of asbestos in any of our selective openings of the house, proving that at one point in time, post-1990 (Bloomfield Survey), the whole sidings of the house were remove completely and replaced with the current wood shingles.

Exterior siding is one of the primary architectural elements that contribute to the historic character and visual identity of a structure. The removal of the siding documented in the survey and replacement with later materials represents a substantial alteration to the building envelope.

Because the siding currently present on the structure differs from the materials documented in the earlier survey, the building today does not reflect the exterior materials that were present when the property was originally evaluated.

3.3 Removal of Original Front Façade Materials

Architectural investigation conducted on the exterior part of the building included selective openings in the siding on the front façade of the house. These investigative openings revealed that earlier siding layers of the front façade of the house had been removed 100% and replaced with asbestos and then later with wood shingles.

Photographic documentation of these findings is included in the siding investigation report that is submitted as **Addendum C**. Because the front façade is typically the most visually significant component of a historic structure, the removal of its original exterior materials significantly affects the building's material integrity.

3.4 Extensive Replacement of Exterior Materials

Additional investigative openings around the structure confirmed that the removal of earlier siding layers was not limited to the front façade. Investigation of multiple locations around the building envelope indicates that **more than fifty percent of the exterior siding materials have been removed and replaced** with later materials.

The cumulative result of these alterations is that a majority of the building's original exterior materials no longer exist. Based on our calculation shown in **Addendum D**, the maximum area with possibly-original sidings underneath the wood shingles are 803.16 sqft which is less than 50% of the total wall area of the house (1713.3 sqft). Therefore, it's a fact that more than 50% of the total sidings of the house was removed and replaced throughout time. When a substantial portion of a building's historic materials has been replaced, the structure generally no longer retains the integrity of materials and workmanship necessary to convey its historic character. Evidence also presented in **Addendum D**.

4 Reliance on Outdated Survey Conditions

The inclusion of the property in the Historic Resources Inventory appears to rely in part on documentation from the **Bloomfield Survey conducted in 1990**, which evaluated historic resources based on the physical condition of properties at that time.

The Bloomfield survey specifically documented **asbestos siding** as the exterior material present on the building. Since that time, the asbestos siding has been entirely **removed and replaced** with wood shingles, and architectural investigation indicates that earlier siding layers were also removed during this process.

Because exterior materials are a critical factor in evaluating historic integrity, the removal of the siding documented in the survey means that the physical condition of the building today differs materially from the structure evaluated in the original survey. As a result, the conclusions reached during that earlier survey may no longer accurately reflect the current condition or historic integrity of the property.

Reconsidering the historic inventory status of the property would therefore help ensure that the inventory accurately reflects the current physical characteristics of the structure.

5 Evaluation Under Historic Resource Criteria

Historic resources are commonly evaluated using criteria derived from the framework used by the **National Register of Historic Places**, which consider whether a property:

- Is associated with significant historical events
- Is associated with significant persons
- Represents distinctive architecture or a notable architect
- Has the potential to yield important historical information

Based on the archival research and architectural investigation described above, the property does not appear to meet these criteria. No evidence was found linking the property to historically significant events or individuals. Similarly, no evidence was found indicating that the structure was designed by a recognized architect or that it represents a distinctive architectural style of particular significance.

Furthermore, the extensive alterations to the structure; including changes to its original structure, configuration, and replacement of exterior materials, mean that the building no longer retains the level of historic integrity necessary to convey its original historical character.

6 Loss of Historic Integrity

Historic preservation practice recognizes that a property must retain sufficient **integrity of design, materials, workmanship, and feeling** in order to convey its historical significance.

The evidence presented in this request indicates that the structure has lost several of these key aspects of integrity. Changes to the building configuration documented by Sanborn maps demonstrate alterations to the property's design. Replacement of exterior siding materials represents a loss of historic materials and workmanship. The cumulative result of these changes is that the building no longer conveys the architectural appearance of the original structure constructed prior to 1941.

When a property loses multiple aspects of historic integrity, preservation practice generally recognizes that the structure may no longer convey the significance that justified its original designation.

7 Commitment to Responsible Stewardship

This request is not intended to diminish the character of the neighborhood or to remove the structure. As the property owner, I remain committed to maintaining and improving the home in a manner that is compatible with the surrounding residential environment.

Removal from the historic inventory would allow the house to be responsibly maintained and upgraded in ways that improve fire safety, environmental sustainability, and energy efficiency. For example, replacing combustible exterior materials with fire-resistant alternatives and improving insulation would help the structure better meet modern building safety and environmental standards.

These improvements are particularly important in California communities where wildfire risk and environmental sustainability are significant concerns.

8 Summary of Findings

The following findings support reconsideration of the property's status within the Historic Resources Inventory:

- No association with a historically significant architect or builder
- No documented association with historically significant residents
- Major configuration changes after 1956 documented based on the Sanborn maps
- Replacement of siding documented in the Bloomfield survey
- Removal of entire original façade materials confirmed through architectural investigation
- Replacement of more than fifty percent of the exterior materials around the structure

Taken together, these findings indicate that the structure present today is substantially different from the original building constructed prior to 1941. Summary of the findings are also presented in the below table.

Table 1. Historic Integrity Assessment Chart

Integrity Factor	Definition	Evidence / Findings	Integrity Status
Location	The place where the historic property was constructed or where the historic event occurred.	The house remains in its original location.	**Retained**
Design	The combination of elements that create the form, plan, space, structure, and style of a property.	Sanborn Maps (1928 and 1956) indicate that the front and rear portions of the structure were substantially modified after 1956, resulting in a façade and configuration different from the original pre-1941 building.	**Compromised**
Materials	The physical elements combined during a particular period that form the historic fabric of a property.	Bloomfield survey (1990) documented asbestos siding which has since been removed and replaced with wood shingles. Architectural investigation shows that earlier siding layers were removed across more than 50% of the building.	**Lost**
Workmanship	Evidence of the crafts and building techniques used during the historic period.	Replacement of exterior siding and façade materials removed original construction elements that represented historic workmanship.	**Lost**
Feeling	A property's expression of the aesthetic or historic sense of a particular period.	Due to structural modifications (specially the front façade) and replacement of exterior materials, the building no longer conveys the appearance of the original historic structure.	**Compromised**
Association	The direct link between the property and a historic event or person.	Historical research (Polk directories and telephone directories) found no association with historically significant individuals or events.	**Not Present**

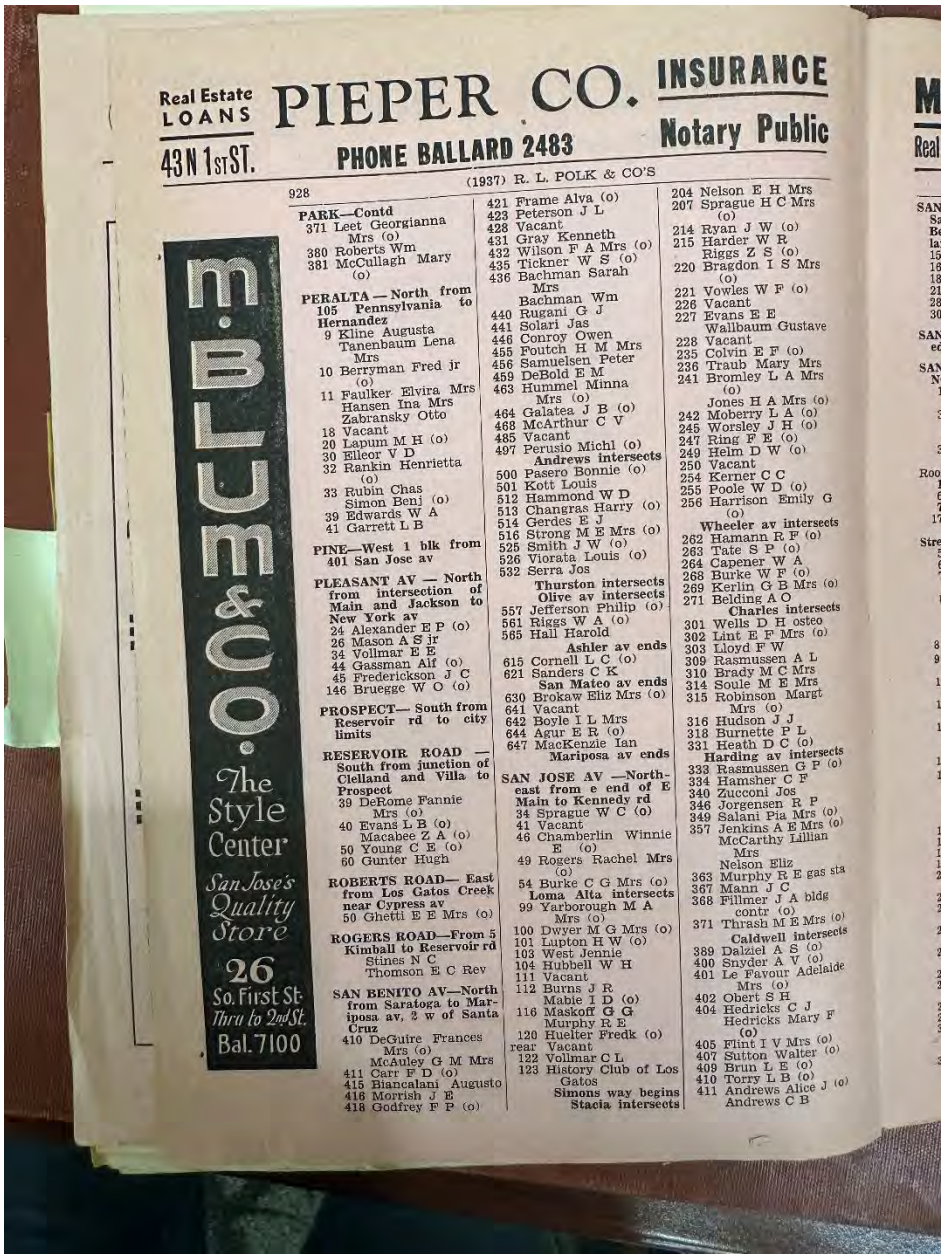
9 Conclusion

Based on the archival research and architectural investigation summarized in this request, the property at **241 Los Gatos Blvd** no longer appears to retain the historic significance or integrity typically required for continued inclusion in the Town of Los Gatos Historic Resources Inventory.

For these reasons, I respectfully request that the **Historic Preservation Committee** review the attached documentation and consider removing the property from the inventory so that the home may be responsibly maintained and improved while remaining compatible with the surrounding neighborhood.

Thank you for your time and consideration.

Addendum A -Historic Research



Real Estate LOANS
43 N 1st ST.
PIEPER CO.
PHONE BALLARD 2483
INSURANCE
Notary Public

M. BLUM & CO.
The Style Center
San Jose's Quality Store
26 So. First St. Thru to 2nd St.
Bal. 7100

PARK—Contd
371 Leet Georgianna Mrs (o)
380 Roberts Wm
381 McCullagh Mary (o)

PERALTA — North from 105 Pennsylvania to Hernandez
9 Kline Augusta
Tanenbaum Lena Mrs
10 Berryman Fred jr (o)
11 Faulker Elvira Mrs
Hansen Ina Mrs
Zabransky Otto
18 Vacant
20 Lapum M H (o)
30 Elleor V D
32 Rankin Henrietta (o)
33 Rubin Chas
Simon Benj (o)
39 Edwards W A
41 Garrett L B

PINE—West 1 blk from 401 San Jose av

PLEASANT AV — North from intersection of Main and Jackson to New York av
24 Alexander E P (o)
26 Mason A S jr
34 Vollmar E E
44 Gassman Alf (o)
45 Frederickson J C
146 Bruegge W O (o)

PROSPECT— South from Reservoir rd to city limits

RESERVOIR ROAD — South from junction of Clelland and Villa to Prospect
39 DeRome Fannie Mrs (o)
40 Evans L B (o)
Macabee Z A (o)
50 Young C E (o)
60 Gunter Hugh

ROBERTS ROAD— East from Los Gatos Creek near Cypress av
50 Ghetti E E Mrs (o)

ROGERS ROAD—From 5 Kimball to Reservoir rd
Stines N C
Thomson E C Rev

SAN BENITO AV—North from Saratoga to Mariposa av, 2 w of Santa Cruz
410 DeGuire Frances Mrs (o)
McAuley G M Mrs
411 Carr F D (o)
415 Biancalani Augusto
416 Morrish J E
418 Godfrey F P (o)
421 Frame Alva (o)
423 Peterson J L
428 Vacant
431 Gray Kenneth
432 Wilson F A Mrs (o)
435 Tickner W S (o)
436 Bachman Sarah Mrs
Bachman Wm
440 Rugani G J
441 Solari Jas
446 Conroy Owen
455 Foutch H M Mrs
456 Samuelsen Peter
459 DeBold E M
463 Hummel Minna Mrs (o)
464 Galatea J B (o)
468 McArthur C V
485 Vacant
497 Perusio Michl (o)

Andrews intersects
500 Pasero Bonnie (o)
501 Kott Louis
512 Hammond W D
513 Changras Harry (o)
514 Gerdes E J
516 Strong M E Mrs (o)
525 Smith J W (o)
526 Viorata Louis (o)
532 Serra Jos

Thurston intersects
Olive av intersects
557 Jefferson Philip (o)
561 Riggs W A (o)
565 Hall Harold

Ashler av ends
615 Cornell L C (o)
621 Sanders C K

San Mateo av ends
630 Brokaw Eliz Mrs (o)
641 Vacant
642 Boyle I L Mrs
644 Agur E R (o)
647 MacKenzie Ian

Mariposa av ends

SAN JOSE AV —Northeast from e end of E Main to Kennedy rd
34 Sprague W C (o)
41 Vacant
46 Chamberlin Winnie E (o)
49 Rogers Rachel Mrs (o)
54 Burke C G Mrs (o)

Loma Alta intersects
99 Yarborough M A Mrs (o)
100 Dwyer M G Mrs (o)
101 Lupton H W (o)
103 West Jennie
104 Hubbell W H
111 Vacant
112 Burns J R
Mabie I D (o)
116 Maskoff G G
Murphy R E
120 Huelter Fredk (o)
rear Vacant
122 Vollmar C L
123 History Club of Los Gatos

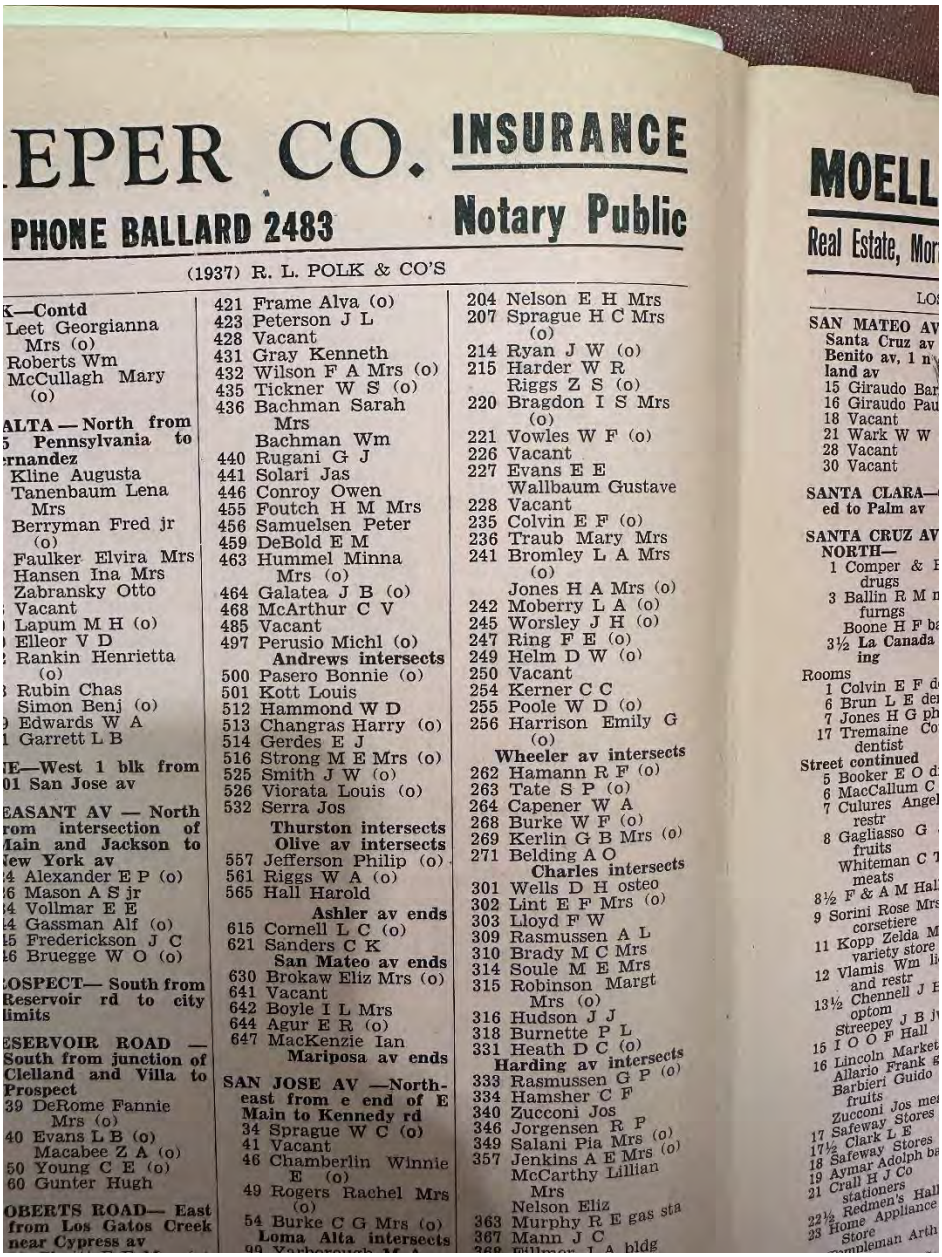
Simons way begins
Stacia intersects
204 Nelson E H Mrs
207 Sprague H C Mrs (o)
214 Ryan J W (o)
215 Harder W R
Riggs Z S (o)
220 Bragdon I S Mrs (o)
221 Vowles W F (o)
226 Vacant
227 Evans E E
Wallbaum Gustave
228 Vacant
235 Colvin E F (o)
236 Traub Mary Mrs
241 Bromley L A Mrs (o)
Jones H A Mrs (o)
242 Moberry L A (o)
245 Worsley J H (o)
247 Ring F E (o)
249 Helm D W (o)
250 Vacant
254 Kerner C C
255 Poole W D (o)
256 Harrison Emily G (o)

Wheeler av intersects
262 Hamann R F (o)
263 Tate S P (o)
264 Capener W A
268 Burke W F (o)
269 Kerlin G B Mrs (o)
271 Belding A O

Charles intersects
301 Wells D H osteo
302 Lint E F Mrs (o)
303 Lloyd F W
309 Rasmussen A L
310 Brady M C Mrs
314 Soule M E Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318 Burnette P L
331 Heath D C (o)

Harding av intersects
333 Rasmussen G P (o)
334 Hamsher C F
340 Zucconi Jos
346 Jorgensen R P
349 Salani Pia Mrs (o)
357 Jenkins A E Mrs (o)
McCarthy Lillian Mrs
Nelson Eliz
363 Murphy R E gas sta
367 Mann J C
368 Fillmer J A bldg contr (o)
371 Thrash M E Mrs (o)

Caldwell intersects
389 Dalziel A S (o)
400 Snyder A V (o)
401 Le Favour Adelaide Mrs (o)
402 Obert S H
404 Hedricks C J
Hedricks Mary F (o)
405 Flint I V Mrs (o)
407 Sutton Walter (o)
409 Brun L E (o)
410 Torry L B (o)
411 Andrews Alice J (o)
Andrews C B



EPER CO. INSURANCE
PHONE BALLARD 2483 Notary Public
MOELL
Real Estate, Mor

K—Contd
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Roberts Wm
McCullagh Mary (o)

ALTA — North from 5 Pennsylvania to rnandez
Kline Augusta
Tanenbaum Lena Mrs
Berryman Fred jr (o)
Faulker Elvira Mrs
Hansen Ina Mrs
Zabransky Otto
Vacant
Lapum M H (o)
Elleor V D
Rankin Henrietta (o)
Rubin Chas
Simon Benj (o)
Edwards W A
Garrett L B

IE—West 1 blk from 01 San Jose av

EASANT AV — North rom intersection of Main and Jackson to ew York av
Alexander E P (o)
Mason A S jr
Vollmar E E
Gassman Alf (o)
Frederickson J C
Bruegge W O (o)

OSPECT— South from Reservoir rd to city limits

ESERVOIR ROAD — South from junction of Clelland and Villa to Prospect
DeRome Fannie Mrs (o)
Evans L B (o)
Macabee Z A (o)
Young C E (o)
Gunter Hugh

OBERTS ROAD— East from Los Gatos Creek near Cypress av

421 Frame Alva (o)
423 Peterson J L
428 Vacant
431 Gray Kenneth
432 Wilson F A Mrs (o)
435 Tickner W S (o)
436 Bachman Sarah Mrs
Bachman Wm
440 Rugani G J
441 Solari Jas
446 Conroy Owen
455 Foutch H M Mrs
456 Samuelsen Peter
459 DeBold E M
463 Hummel Minna Mrs (o)
464 Galatea J B (o)
468 McArthur C V
485 Vacant
497 Perusio Michl (o)

Andrews intersects

500 Pasero Bonnie (o)
501 Kott Louis
512 Hammond W D
513 Changras Harry (o)
514 Gerdes E J
516 Strong M E Mrs (o)
525 Smith J W (o)
526 Viorata Louis (o)
532 Serra Jos

Thurston intersects
Olive av intersects

557 Jefferson Philip (o)
561 Riggs W A (o)
565 Hall Harold

Ashler av ends

615 Cornell L C (o)
621 Sanders C K

San Mateo av ends

630 Brokaw Eliz Mrs (o)
641 Vacant
642 Boyle I L Mrs
644 Agur E R (o)
647 MacKenzie Ian

Mariposa av ends

SAN JOSE AV —North-east from e end of E Main to Kennedy rd

34 Sprague W C (o)
41 Vacant
46 Chamberlin Winnie E (o)
49 Rogers Rachel Mrs (o)
54 Burke C G Mrs (o)

Loma Alta intersects

204 Nelson E H Mrs
207 Sprague H C Mrs (o)
214 Ryan J W (o)
215 Harder W R
Riggs Z S (o)
220 Bragdon I S Mrs (o)
221 Vowles W F (o)
226 Vacant
227 Evans E E
Wallbaum Gustave
228 Vacant
235 Colvin E F (o)
236 Traub Mary Mrs
241 Bromley L A Mrs (o)
Jones H A Mrs (o)
242 Moberry L A (o)
245 Worsley J H (o)
247 Ring F E (o)
249 Helm D W (o)
250 Vacant
254 Kerner C C
255 Poole W D (o)
256 Harrison Emily G (o)

Wheeler av intersects

262 Hamann R F (o)
263 Tate S P (o)
264 Capener W A
268 Burke W F (o)
269 Kerlin G B Mrs (o)
271 Belding A O

Charles intersects

301 Wells D H osteo
302 Lint E F Mrs (o)
303 Lloyd F W
309 Rasmussen A L
310 Brady M C Mrs
314 Soule M E Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318 Burnette P L
331 Heath D C (o)

Harding av intersects

333 Rasmussen G P (o)
334 Hamsher C F
340 Zucconi Jos
346 Jorgensen R P
349 Salani Pia Mrs (o)
357 Jenkins A E Mrs (o)
McCarthy Lillian Mrs
Nelson Eliz
363 Murphy R E gas sta
367 Mann J C
Fillmer L A bldg

LOS

SAN MATEO AV
Santa Cruz av
Benito av, 1 n
land av
15 Giraudo Bar
16 Giraudo Pau
18 Vacant
21 Wark W W
28 Vacant
30 Vacant

SANTA CLARA— ed to Palm av

SANTA CRUZ AV NORTH—
1 Comper & drugs
3 Ballin R M furngs
Boone H F
3½ **La Canada ing**

Rooms
1 Colvin E F
6 Brun L E
7 Jones H G ph
17 Tremaine Co dentist

Street continued
5 Booker E O
6 MacCallum C
7 Culures Angel restr
8 Gagliasso G fruits
Whiteman C T meats
8½ F & A M Hal
9 Sorini Rose Mrs corsetiere
11 Kopp Zelda M variety store
12 Vlamis Wm and restr
13½ Chennell J optom
Streepey J B
15 I O O F Hall
16 Lincoln Market
Allario Frank
Barbieri Guido fruits
Zucconi Jos me
17 Safeway Stores
17½ Clark L E
18 Safeway Stores
19 Aymar Adolph
21 Crull H J Co stationers
22½ Redmen's Hall
23 Home Appliance Store
Pumpleman Arth


TORICAL MAPS OF
CITY
DIRECTORY
1937
CENTENNI

62 West San Fernando
SAN JOSE HARDWARE CO.
COL. 2100
RUSSWIN BUILDERS HARDWARE
IRON AND STEEL PIPE AND FITTINGS
HOUSEHOLD GOODS SPORTING GOODS
SHERWIN-WILLIAMS PAINTS
TOOLS AND CUTLERY
HOSE AND BELTING

512 Vacant
513△Whalen C V (o)
514 Gerdes E J
516△Strong M E Mrs (o)
525 Smith J W (o)
526 Seglas Jos
532△Serra Jos (o)

Thurston intersects Olive av intersects

535 Hess Bert
557△Jefferson Philip (o)
559 Vacant
561△Riggs W A (o)
565△Dana H L

Ashler av ends

615△Cornell L C (o)
Cornell Maxine music tchr
620△Zimmerman Anna Mrs (o)
621 Klein Kath (o)
Rebley Ralph

San Mateo av ends

630 Brokaw Eliz Mrs (o)
641 Vacant
642 Vacant
644△Agur E R (o)
647 MacKenzie Ian (o)

Mariposa av ends

SAN JOSE AV — Northeast from e end of E Main to Kennedy rd

34△Sprague W C (o)
41 Vacant
46 Chamberlain Winnie E (o)
49 Rogers Rachel Mrs (o)
54△Burke C G Mrs (o)

Loma Alta av intersects

99 Roper H D
100 Dwyer M G Mrs (o)
101△Lupton H W
103 West Jennie
104 Quirin E L Mrs (o)
104½ Quirin J F
111 Vacant
112 Burns J R
Mabie I D (o)
116 Vacant
120△Huelter Fredk (o)
rear Sanders S A
122 Lough W H
123△History Club of Los Gatos

Simons way begins Stacia intersects

204 Hart L A Mrs
△Nelson E H Mrs
207△Sprague H C Mrs
214△Ryan J W (o)
215△Harder W R
Riggs Z S (o)
220 Bragdon I S Mrs (o)
221△Vowles W F (o)
224 Lipscomb C H
226 Vacant
227 Evans E E
Wallbaum Gustave
rear Traub Louis
228 Schonert F B
235 Colvin E F (o)
236△McNally L F
△Traub Mary Mrs
241 Bromley L A Mrs
Jones H A Mrs (o)
242 Moberry L A (o)
245 Worsley J H (o)
247△Ring F E (o)
249△Helm D W
250 Vacant
254 Banister J R
255△Poole W D
256△Harrison Emily G (o)
Walkington A B

Wheeler av intersects

262 Hamann R F
263 Vacant
264 Vacant
268△Burke W F (o)
269△Rombold S F
271 Belding A O

Charles intersects

301 Atkinson E W
302△Wells D H osteo
303 Schuman Richd (o)
309△Beckwith Ruth E
310△Brady M C Mrs real est
314△Soule M E Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318△Burnette P L (o)
324△Beck H C Mrs (o)
331 Heath D C (o)

Harding av intersects

333 Rasmussen G P (o)
334 Vacant
340 Zucconi Jos (o)
346 Jorgensen R P
349△Moran W H
350△Leslie C S Mrs (o)
357 Gillespie Cora
△Jenkins A E Mrs (o)
363 Oliver L S gas sta
367 Thrash M E Mrs
371△Henard J A

Caldwell av intersects

389△Dalziel A S (o)
408△Snyder A V (o
413 Jones W H (o)
416△Obert S H (o)
418△Higbee G H (o)
△Higbee Pauline (o)
421 Flint I V Mrs
423 Sutton Walter (o)
430△Hedricks C J
432△Torrey L B
439△Brun L E (o)
445△Andrews Alice J (o)
Andrews C B

Spencer av intersects

SAN MATEO AV—From Santa Cruz av to San Benito av, 1 n of Ashland av

14△Guerin J P
15 Giraudo Bart
16 Giraudo Paul (o)
18 Giordano Bart
21△Wark W W (o)
27△Krauss Julius (o)
28 Walsh Murial Mrs (o)
30 Lord A L (o)
33 Wilhelm J M

SANTA CRUZ AV, NORTH—

1△Comper & Burtner drugs
3△Ballin R M men's furngs
△Boone H F barber
3½ **La Canada Building**
Bacigalupi J A lawyer

Rooms:
1△Colvin E F dentist
6△Brun L E dentist
7△Jones H G phys
17△Tremaine Courtney dentist

Street Continued

5△Booker E O dry gds
6△Whiteman C T gro
7△Culures Angelo restr
8 LaMontagne E E fruit
8½ F & A M Hall
9△Sorini Rose Mrs corsetiere
11△Kopp Zelda Mrs variety store
12 Vlamis Wm liquors
13½ Chennell J H optom
△Streepey J B jwlr
15 I O O F Hall
17△Safeway Stores Inc gro
17½ Caporale Richd
Ormsbee A I Mrs
18△Safeway Stores Inc gro
19△Aymar Adolph baker
21△Crall H J Co stationers
22½ Redmen's Hall
23△Lipman Max household appliances
24 Templeman A W hdw
25 Sprouse-Reitz Co notions
26-28△Lincoln Market
△Allario Frank gro
Barbieri Guido fruits
Zucconi Jos meats
27△Casaurang Marcella beauty shop
29△Duncan R T drugs
32△Berryman Fred & Sons plumbers
Reuben Chas tailor
33△Ford C G clo clnr
34△Rose E P Mrs beauty shop
35 Fanning C W gro
△Zucconi Jos meats
36△Shaner G F real est
37 Vlamis Geo restr
39△Clarke M E Mrs confy

THE WARDROBE

NATIONALLY KNOWN BRANDS
K. H. T. *Clothes*
STETSON *Hats*
FREEMAN *Bootmaker Shoes*
ARROW *Shirts, Underwear, Ties, Handkerchiefs*
INTERWOVEN *Sox, Etc.*
TEL. BALLARD 7587
WE GIVE S. H. GREEN STAMPS
Santa Clara at 2d

62 West San Fernando
SAN JOSE HARDWARE Co.
COL. 2100
RUSSWIN BUILDERS HARDWARE
IRON AND STEEL PIPE AND FITTINGS
HOUSEHOLD GOODS SPORTING GOODS
SHERWIN-WILLIAMS PAINTS
TOOLS AND CUTLERY
HOSE AND BELTING

512 Vacant
513△Whalen C V (o)
514 Gerdes E J
516△Strong M E Mrs (o)
525 Smith J W (o)
526 Seglas Jos
532△Serra Jos (o)

Thurston intersects Olive av intersects

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559 Vacant
561△Riggs W A (o)
565△Dana H L

Ashler av ends

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Cornell Maxine music tchr
620△Zimmerman Anna Mrs (o)
621 Klein Kath (o)
Rebley Ralph

San Mateo av ends

630 Brokaw Eliz Mrs (o)
641 Vacant
642 Vacant
644△Agur E R (o)
647 MacKenzie Ian (o)

Mariposa av ends

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100 Dwyer M G Mrs (o)
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104 Quirin E L Mrs (o)
104½ Quirin J F
111 Vacant
112 Burns J R
Mable I D (o)
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Jones H A Mrs (o)
242 Moberry L A (o)
245 Worsley J H (o)
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249△Helm D W
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255△Poole W D
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303 Schuman Richd (o)
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314△Soule M E Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318△Burnette P L (o)
324△Beck H C Mrs (o)
331 Heath D C (o)

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334 Vacant
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349△Moran W H
350△Leslie C S Mrs (o)
357 Gillespie Cora
△Jenkins A E Mrs (o)
363 Oliver L S gas sta
367 Thrash M E Mrs
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△Higbee Pauline (o)
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423 Sutton Walter (o)
430△Hedricks C J
432△Torrey L B
439△Brun L E (o)
445△Andrews Alice J (o)
Andrews C B

Spencer av intersects

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30 Lord A L (o)
33 Wilhelm J M

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RUSSWIN BUILDERS' HARDWARE
PIPE, IRON AND STEEL — HOUSEHOLD GOODS — SHERWIN-WILLIAMS PAINTS — TOOLS AND CUTLERY

365 Belbin Emily A
Bless E D ⊙
Walnut av intersects
371Δ Leet Georgianna Mrs ⊙
Oakley H A Mrs
380Δ Roberts Wm
381 Vacant

PERALTA — North from 105 Pennsylvania to Hernandez
9Δ Autrey Helen L
10Δ Berryman F W jr ⊙
11Δ Hanson Ina Mrs
15 Faulkner Elvira Mrs
18Δ Tremaine Courtney ⊙
20Δ Lapum M H ⊙
28 Pasten Oliver
32Δ Rankin Henrietta A ⊙
33 Rubin Chas
39Δ Edwards W A ⊙
41Δ Mors G L

PINE—West 1 blk from 401 San Jose av

PLEASANT AV — North from intersection of Main and Jackson to New York av
18Δ Dwyer E L ⊙
20Δ Andrews D E ⊙
22Δ Pearson I M Mrs ⊙
24Δ Moran W H
26Δ Hardwicke Bernard
34 Reilly J A Mrs ⊙
40Δ Francini Peter ⊙
44 Gassman Alf ⊙
45 Garner H E
46Δ Bruegge W O ⊙

PROSPECT—South from Reservoir rd to city limits

RESERVOIR ROAD — South from junction of Clelland and Villa to Prospect
39Δ DeRome Fannie Mrs ⊙
40 Evans L B
50Δ Young C E ⊙
60Δ Gunter H C

ROBERTS ROAD — East from Los Gatos Creek near Cypress av

ROGERS ROAD — From 5 Kimball to Reservoir rd
60Δ French W J
250Δ Galatin A B
Δ Stines N C

SAN BENITO AV—North from Saratoga to Mariposa av, 2 w of Santa Cruz
410 DeGuire Frances Mrs ⊙
411 Vacant
415 Sallozi Frank ⊙
416 Augustin John
418 Godfrey F P ⊙
421Δ Frame A G ⊙
423Δ Peterson J L
428 Yokum John
431 Lindquist V H
432Δ Wilson F A Mrs ⊙
435 Tickner L C Mrs ⊙
436 Tobar John ⊙
440 Parodi Jos ⊙
441 Solari Jas ⊙
446Δ Conroy Owen
455 Foutch H M Mrs
456 Vacant
459Δ DeBold E M ⊙
463 Hummel Minna Mrs
464Δ Galatea J B ⊙
468Δ McArthur C V ⊙
485 Garciulo Pasquale
Andrews intersects
500Δ Pasero Bernardo ⊙
505 Mattos Geo
512Δ Glorello Carlo ⊙
513Δ Lee A E Mrs ⊙
514 Vacant
rear Wilder B A Mrs ⊙
516Δ Strong M E Mrs ⊙
525 Smith J W ⊙
526 Beltran Emilio
532Δ Serra Jos ⊙
Thurston intersects
Olive av intersects
535 Rudy L E
546 Goulart H E ⊙
557Δ Jefferson Philip ⊙
559 Vacant
561Δ Riggs F L Mrs ⊙
565Δ Tiffany B C
Ashler av ends
615Δ Cornell L C ⊙
Δ Cornell Maurine M music tchr
Δ Cornell Maxine M music tchr
620Δ Wilhelm J M
621 Klein Kath ⊙
Reiter A H
San Mateo av ends
630 Jewart C A
641Δ Heinzen J B ⊙
642 Vacant
647 MacKenzie Ian ⊙
Mariposa av ends

SAN JOSE AV — Northeast from e end of E Main to Kennedy rd
34Δ Sprague W C ⊙
46 Chamberlain Winnie E ⊙
47 Vacant
49 Rogers Rachel Mrs ⊙
54Δ Burke C G Mrs ⊙
Loma Alta av intersects
99Δ Mann Chas
100Δ Dwyer M G Mrs ⊙
101Δ Lupton H W ⊙
103Δ Brown A B Mrs
104Δ Wright C N
104½Δ Baumgartner Wm
111 Erickson A J Mrs ⊙
112 Burns J R
Δ Mabie I D ⊙
116 Petrovich P S ⊙
120Δ Huelter Fredk ⊙
rear Albini Peter
122Δ Spreckels Richd ⊙
123Δ History Club of Los Gatos
Simons way begins
Stacia intersects
204 Hart L A Mrs
Δ Nelson E H Mrs
207Δ Sprague H C Mrs ⊙
214Δ Ryan J W ⊙
215Δ Harder W R ⊙
220Δ Harding M I Mrs ⊙
221Δ Vowles W F ⊙
224 Dodd W H
226 Slown D A
227Δ Evans E E ⊙
Walbaum Gustave
rear Traub L W
228 Vacant
231Δ Straub P J ⊙
235Δ Colvin E F ⊙
236 Greco Louis
241Δ Jones H A Mrs ⊙
242Δ Gaillac C A Mrs
Δ Moberry L A ⊙
245 Sigsby M C ⊙
247Δ Ring F E ⊙
249Δ Helm D W
250 Vacant
254 Banister J R
255Δ Poole W D
256Δ Harrison Emily G ⊙
Walkington A B
Wheeler av intersects
262 Vacant
263Δ Severns W E ⊙
264Δ Craib Jas
268Δ Burke W F ⊙
269Δ Railsback A M
271 Benoit A E
Charles intersects
301Δ Aston J F
302Δ Wells D H osteo
303 Schuman Richd ⊙
309Δ Beckwith Ruth E
310Δ Brady M C Mrs real est
314Δ Soule M E Mrs
315 Robinson Margt Mrs ⊙

Mary Denegri W. I. Geoffroy Gerald M. Origlia
Denegri, Geoffroy & Origlia
910 So. Second St. — FUNERAL DIRECTORS — SAN JOSE
Tel. Ballard 91

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MERNER LUMBER
BUILDING MATERIALS
MILLWORK — CELOTEX
BUILDERS' HARDWARE
817 The Alameda
Tel. Ballard 2462

418 Godfrey F P ◎
421Δ Frame A G ◎
423Δ Peterson J L
428 Chavez Gabriel
431Δ Wigglesworth W C
432 Vacant
435 Tickner C L Mrs ◎
436 Vacant
440 Parodi Jos ◎
441 Solari Jas ◎
446 Vacant
455 Foutch H M
456Δ Lawrence Morris
459 Montgomery R E
463 Hummel Minna Mrs
464Δ Galatea J B ◎
468Δ McArthur C V ◎
485 Gariciulo Pasquale ◎
497Δ Perusio J L ◎

Andrews intersects

500Δ Pasero Bernardo ◎
505Δ Baron E F
512Δ Fiorello Carlo ◎
513 Bengston J E
514 Vacant
rear Vacant
516Δ Strong M E Mrs ◎
525Δ Briscoe Benj ◎
526 Reading A C
532Δ Serra Jos ◎

Thurston intersects
Olive av intersects

535Δ Rudy L E ◎
546 Goulart H E ◎
557Δ Jexerson Philip ◎
559 DeSelle Melvin
561Δ Riggs F L Mrs ◎
562 Bensen A J
565Δ Tiffany B C ◎

Ashler av ends

615Δ Cornell L C ◎
620Δ Wilhelm J M
621 Klein Kath ◎

San Mateo av ends

630 Vacant
641Δ Heinzen J B ◎
642 Seamon Kath Mrs
644 Sheriffs R W
647 McKenzie Ian ◎

Mariposa av ends

SAN JOSE AV — Northeast from e end of E Main to Kennedy rd

34Δ Sprague W C ◎
41 Rehdorf Frank
46Δ Chambelain Winnie E ◎
49Δ Rogers Rachel Mrs ◎
64Δ Burke C G Mrs ◎

Loma Alta av intersects

99 Drury G E
100Δ Dwyer M G Mrs ◎
101Δ Lupton H W ◎
103 Stuart Harry
104Δ Wright C N
104½Δ Baumgartner Wm
111 Erickson A M J Mrs ◎
112 Prestigiacoma Ignacio
116Δ Petrovich P S ◎
120Δ Huelter Fredk ◎
rear Δ Wright W D
122Δ Spreckles Richd ◎
123Δ History Club of Los Gatos

Simons way begins
Stacia intersects

204Δ Beall E S
207Δ Sprague H C Mrs ◎
214Δ Ryan J W ◎
215Δ Harder W R ◎
220Δ Harding M I Mrs ◎
221Δ Vowles W F ◎
224 Vacant
226 Vacant
227 Vacant
rear Vacant
228Δ Kennett W H
231Δ Straub W H
235 Vacant
236 Greco Louis
241Δ Spaeth E D chiropractor ◎
242 Moberry L A ◎
Δ von Damon Minna Mrs
245Δ Railsbach A M
247 Vacant
249Δ Helm D W
250Δ Spedding R W
254Δ Jameson Frank
255Δ Poole W D
256Δ Walkington A B ◎

Wheeler av intersects

262 Harmann R F
263Δ Stevens W E ◎
264Δ Hazelwood E E jr
268Δ Hazelwood E E
269 Hook H D
271Δ DeBold E M

Charles intersects

301 Davidson F L
302Δ Wells D H osteo ◎
303 Schuman Richd ◎
309Δ Beckwith A B Mrs ◎
310Δ Brady M C Mrs real est
314 Vacant
315 Robinson Margt Mrs ◎
316Δ Espersen R E
318Δ Burnett P L ◎
321 Bourguignon L C ◎
324Δ Smith L E ◎
331Δ Heath D C ◎

Harding av intersects

333 Rasmussen L R Mrs ◎
334Δ Vollmar E E ◎
340Δ Zucconi Jos ◎
346Δ Wells W I ◎
349Δ Vavallino F G ◎
350Δ Leslie C S Mrs ◎
357Δ Jenkins A E Mrs ◎
363 Vacant

Fillmer av begins

365Δ Thrash M E Mrs ◎
371Δ Henard J A ◎

Caldwell av intersects

389Δ Dalziel A S ◎
408Δ Snyder A V ◎
413Δ Kent H L ◎
416Δ Obert S H ◎
418Δ Higbee G H ◎
421Δ Klint Freda
423Δ Sutton Walter ◎
430Δ Hedricks C J ◎
432Δ Torrey L B ◎
439Δ Brun L E ◎
445Δ Andrews C B ◎

Spencer av intersects

SAN MATEO AV—From Santa Cruz av to San Benito av, 1 n of Ashland av

14 Robershotte A N
16 Giaraudo Paul ◎
18 Girodano Bart ◎
21 Wallbaum Shirley
27Δ Krauss Julius ◎
28Δ Walsh Alice M Mrs ◎
30 Dudley J D ◎
33Δ Rexford G W ◎

SANTA CRUZ AV, NORTH — North from Main to city limits, principal business street

1Δ Comper & Burtner Drugs
3 Vacant
3½ **La Canada Building**
Δ Courtney Hope Shop women's clo

Rooms:
6Δ Brun L E dentist
7Δ Jones H G phys
17Δ Tremaine Courtney dentist

Street continued

5 Vacant
6Δ Whiteman C T gro
7Δ Culures Angelo restr
8Δ La Montagne E E fruit
8½Δ Masonic Hall
9 Vacant
11 Vacant
12 Vlamis Wm liquors
13½Δ Streepey J B jwlr
14 Vlamis Wm restr
15 I O O F Hall
16Δ Am Red Cross
17Δ Fanning C W gro
17½ Vacant
18Δ Sprouse-Reitz Co varieties
19Δ Aymar Adolph baker
21Δ Crail H J & Co staty
22½ Redmen's Hall
23Δ Home Appliance Store
24Δ Templeman A M hdw
26-28Δ Lincoln Market
Allario Frank gro
Barbieri Guido fruits
Zucconi Jos meats

THE WARDROBE

Emery Adoradio
NATIONALLY KNOWN BRANDS
K. H. T. *and Hyde Park Clothes*
STETSON *Hats*
FREEMAN *Bootmaker Cradle Heel Shoes*
ARROW *Shirts, Underwear, Ties, Handkerchiefs*
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TEL. BALLARD 7587
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3435
STEVENS
CREEK
ROAD
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CHERRY
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Where
To
Buy?
Consult
the
Classified
Business
Lists
In
This
Directory

CLAYTON COMPANY
REAL ESTATE SALES
34 W. Santa Clara St. San Jose, Calif. Phone Cypress 2-4201

SAN JOSE AV—Contd
207 Roberts Kenneth I
Sprague Harriet C Mrs ⊛ EL 4-3775
214 Ryan Gertrude M Mrs ⊛ EL 4-2523
Gerhardt Alf H M
215 Harder Carolyn H Mrs ⊛ EL 4-1363
220 McCone Joseph F ⊛ EL 4-9422
Blosmanis Theo
rear Chambers Eva R Mrs EL 4-1355
221 Vowles Wm F ⊛ EL 4-3587
227 Anthony Richd C EL 4-2364
rear Schedler Betty J
Sorenson Laura S Mrs
228 Matthies Wm T ⊛ EL 4-1065
rear Vacant
231 Straub Paul J ⊛ EL 4-3508
235 Mahan Frank W
Franks Frank
236 Blaiotta B Frank ⊛
241 Parish Austin C ⊛ EL 4-2864
242 Hooton John C ⊛ EL 4-1385
245 Bellin Thos H ⊛ EL 4-9475
247 Hoque Bertha Mrs ⊛ EL 4-2564
249 Helm Sylvia Mrs ⊛ EL 4-4527
250 Squire Chas L ⊛
250½ Habersaat Leland
254 Edwards Pearle W Mrs ⊛ EL 4-4684
255 Sitton Lewis W EL 4-9581
256 Blanchard Glenn F EL 4-9659
Mullins Roy C EL 4-3627
Wheeler av intersects
262 Thatcher John H
263 **Apartments**
1 Hamrin Einar R EL 4-4867
2 Reeves Lelia N Mrs
3 Spinelli Joseph R EL 4-4456
4 Cogdal John T
264 McGrade Hugh J ⊛
265 Hill Chas E EL 4-2287
268 Burke Minnie G Mrs ⊛ EL 4-4887
269 Boehnke Chas C EL 4-4493
271 Shaffer Richd EL 4-2475
Charles intersects
301 Jaeger Paul H ⊛ EL 4-3865
302 Warfield Sadie L Mrs EL 4-2455
303 Schuman Richd ⊛
309 Dye Clarkson EL 4-2571
310 Woodbury Chas P ⊛ EL 4-1621
314 Heckinger Merle Mrs ⊛
315 Green Alma Mrs ⊛
Selberg Bert A EL 4-4632
316 Solemink Lloyd B ⊛ EL 4-2586
317 Campbell Ilene Mrs ⊛ EL 4-1463
318 McSwiggin Joseph J ⊛ EL 4-2855
321 Webb Steph P ⊛ EL 4-4926
324 Pelton Wm W ⊛ EL 4-1056
327 Minton Ione D Mrs EL 4-3991
331 Heath Delwin C ⊛ elec contr EL 4-4703
Harding av intersects
333 Stewart John W EL 4-3713
334 Weiss Frank ⊛ EL 4-1174
340 Zucconi Joseph P ⊛ EL 4-4939
341 Thrash Nancy E Mrs ⊛ EL 4-2429
346 Rasmussen Nobel A ⊛ EL 4-1585
349 Cavallini Frank G ⊛ EL 4-1617
Whisennat Madge Mrs EL 4-4411
349a Newton Henry F EL 4-3772
350 Leslie Richd B ⊛ EL 4-2293
357 **Aloi Apartments**
1&2 Aloi Peter J ⊛ EL 4-2749
3 Lockridge Chas A
4 Vacant
5 Tate Alvan H
6 Vacant
7 King Adeline C Mrs
8 Hughes Gwen
9 Snetsinger Golden
363 C & J Mkt gro EL 4-9750
Flautt Cudahy B
Fillmer av begins
365 Cudahy Flautt EL 4-9750
371 Henard Convalescent Jospital EL 4-3930
Henard Jeannette A Mrs ⊛
380 King Myrtle Mrs ⊛ EL 4-1558
389 Wilson Douglas B ⊛ EL 4-1648
Kennedy rd intersects
400 Corona Tony ⊛ EL 4-1424
404 Murphy Jessie ⊛ EL 4-1006
408 Jacques Helen ⊛
413 Hardwicke Bernard G ⊛ EL 4-4727
416 Leary Michl E EL 4-3451
418 Higbee Geo H ⊛ EL 4-4206
Blakeslee Florence EL 4-2451
420 Truitt Chas E ⊛
421 Cerrito Joseph ⊛ EL 4-4315
430 Hedricks Clyde J ⊛ EL 4-1082
432 Torry Chas L EL 4-4414
433 Magnani Dante ⊛ EL 4-9284
439 Chessey Israel ⊛ EL 4-3533
445 Andrews Alice J ⊛ EL 4-4597

12

SAN JOSE—Los Gatos Road—A continuation of San Jose av
15475 Elliot's Nursery EL 4-2157
Elliots Red Coach Inn EL 4-3400
Fish Hamilton of Los Gatos landscape gardners
cor Farley Blossom Hill Manor Tract EL 4-2755
15619 Wayne J Paul phys EL 4-4145
15633 Blossom Hill Realty EL 4-1851
15643 Plaza Service gas sta EL 4-9714
Mortovc's Paul auto serv EL 4-1083
15665 Jimmies Meats EL 4-9780
Thrifty Plaza Mkt gro EL 4-9780
15679 Blossom Hill Variety
15687 Blossom Hill Pharmacy EL 4-1366
15691 Tigs Donut Don
15699 Towle's Hardware
15780 Berick John
15951 Legnetto Geo J
16029 Reed C E EL 4-3570
16190 Klitza Franz EL 4-2260
16203 Fox Motors EL 4-4488
16213 Packard Los Gatos Co EL 4-4710
16222 Purviance Jack M gas sta
16223 Jack Built Mfg Co cabnt mkrs EL 4-3379
16225 Vacant
16227 Vacant
16233 Foreign Cars EL 4-1507
16245 Mike's Food Market EL 4-3310
16250 S & F Family Mkt gro EL 4-9749
16255 Skametto Lorence
16268 Kirk Geo F EL 4-1594
16285 Stelter Henry W ⊛ EL 4-3606
16286 Miletak Mike ⊛ EL 4-1346
16304 Lawry Convalescent Home EL 4-4916
Fleeger John H ⊛
16330 Calvary Baptist Church
16358 Irons Rollin H EL 4-3761
16376 Carles H R
16394 Banich Martin A ⊛ EL 4-4660
16412 Spots Sanitarium EL 4-2558
16438 Daw Realty Co EL 4-2324
Miletack Geo A
Redwood Serv Sta
16445 VanMeter Louis Elementary School
16458 Webb Glenn E ⊛ EL 4-4026
16461 Valley Telev EL 4-3739
16474 Canfield Paul ⊛ EL 4-9330
16475-85 Twilite Rest Home EL 4-3514
16485 Bichham Eldon E
rear Mayshark Casimir ⊛
16492 Ferency John L ⊛ EL 4-4226
16495 Mineo Chas ⊛ EL 4-4514

1

SAN MATEO AV—From Santa Cruz av to San Benito av, 1 n of Ashler av
211 Campbell Ralph S EL 4-4545
216 Giraudo Paul ⊛ EL 4-2546
221 Dondero John ⊛ EL 4-3097
222 Giordano Bart ⊛ EL 4-2821
225 Mason Minnie Mrs ⊛
226 Montgomery Joan ⊛ EL 4-3598
230 Stone Wm E ⊛ EL 4-2004
233 Nelson Henry A EL 4-4163
234 Vikmanis Karlis EL 4-2870
236 Crombach Nick ⊛ EL 4-2432
237 Valenti Frank ⊛
240 Walsh Alice A Mrs ⊛ EL 4-4128
241 Gemmer Della Mrs ⊛ EL 4-3636
244 Dudley Joe D ⊛ EL 4-4178
245 Sanders Henry
249 Epps Grace E Mrs CSP ⊛ EL 4-2396
253 Taylor Mary C Mrs ⊛ EL 4-3078

1

SANTA CRUZ AV, NORTH—North from Main to city limits, principal business street
1 Corner Drug Store EL 4-1189
Bud's Fountain Lunch
3½ **La Canada Building**
American Natl Red Cross EL 4-9028
Jones Horace E phys EL 4-4534
Los Gatos Barber Shop
Mitchell Lloyd T dentist EL 4-3523
Tremaine Courtney dentist EL 4-4441

Street continued
5 Courtney Hope Dress Shop EL 4-1744
6 Watch Hospital repr EL 4-2107
7 Angelo's Tap Room EL 4-9723
8 Bill's Bottle Shop liquors EL 4-2347
8½ **Masonic Temple**
9 Childrens Shop EL 4-4195
10 Manhattan Bar tavern EL 4-4963
11 Western Auto Supply Co EL 4-1767
12 Lilly's Barber Shop
San Jose Mercury-News EL 4-2115

THOMAS J. MALATESTA
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440 N. Santa Cruz Avenue Los Gatos Tel. ELgato 4-9462

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GE Appliances — Electrical Contractors
1176 Franklin St. Santa Clara Phone AXminster 6-2250

WEST VALLEY CHAPEL
AND AMBULANCE SERVICE
300 W. Main Street Los Gatos Tel. ELgato 4-8800

SAN JOSE AV—Contd
221 Waldow Bea @ EL4-7480
227 Seasions T K @ EL4-9913
228 Vacant
2238 McLaughlin Frances Mrs
231 Strom Paul J @
235 Hinkley Thos W EL4-3508
236 Sturm Craig J
rear Blanco Francis C.
241 Parenti Dimitrios C EL4-2864
249 Mullins Roy E @ EL4-4378
250 Squire Chas L @
250½ Rose Florence Mrs EL4-7834
254 Johnson Birdie B @
255 Hansen Gunner @
256 Mullins Martha V Mrs @ EL4-3027
Zeck John A
257 Plumer Marguerite Mrs
Wheeler av intersects
262 Alvarado Antonio P @ EL4-2664
263 Apartments
1 Johnson Clark 354-1428
2 Seed Dorothy Mrs EL4-2256
3 Vacant
4 Rodgers Jas EL4-8904
Street continued
264 McCrade Frances A Mrs @ EL4-8718
265 Lipe Kenneth W EL4-4987
268 Burke Minnie G Mrs @ EL4-4987
268 Takaoka Sam M @ EL4-2177
271 Lasley Evelyn Mrs EL4-3860
Charles intersects
301 Jaeger Tillie H Mrs @ EL4-3865
302 Ingram Flora EL4-1647
314 Heltzinger Merle E Mrs @ EL6-5316
315 Green Alma C Mrs @ EL4-8853
316 Solemnik Lloyd R @ EL4-2586
317 Carmichael Irene Mrs @ EL4-1468
318 McSwiggin Alice E Mrs @ EL4-2855
rear Lane Joseph
321 Webb Steph P @ acct EL4-4926
322 Whitten Naphth
324 Kruger Nina Mrs @ 354-4008
327 Doerrier Elle EL4-8681
331 Heath Delwin C @ EL4-8128
Harding av intersects
333 Burton Wm E EL4-4221
334 Lacalle Joseph @
340 Zuccont Jos P @
341 Thrash Nancy E Mrs @ EL4-4030
340 Rasmussen Noble A @ EL4-2420
Whitesell E
255 Hansen Gunner @ EL4-8002
Mullins Martha V Mrs @ EL4-3027
349 Cavellini Frank @ EL4-1671
349a Cavellini Frank @ EL4-1671
350 Bridgman Fisel M @ EL4-4238
357 Aloi Apartments
Apartments:
1 Aloi Peter J @ EL4-2746
2 Quinn Tom
3 Young Iris M 354-3410
4 Vacant
5 Young Iris M 354-3410
6 Vacant
7 Vacant
8 Vacant
9 Vacant
Street continued
363 C & J Mkt grc EL4-9833
Fillmer av begins EL4-4280
365 Isbom Chas Convalescent Hosp
371 Heinrich Gus
380 Moulds Bill @ EL4-3930
389 Wilson Alice G Mrs @ 356-5523
EL6-5637 22
Kennedy rd intersects
400 Corona Tony @ EL6-5316
403 Leraas Donald S EL6-5316
Stefanelli S
404 Harris Richd L @ 356-5934
405 Vacant
406 Vacant
408 Vacant
410 Vacant
412 Vacant
413 Hartwell Bernard G @ 356-5818
rear Mossholder Rose C Mrs 356-5410
416 Samuelson Harold M @ 356-5087
416 Winkler Clarence L Mrs @ 356-5331
rear Gerhardt Viola Mrs EL4-5624
Lacalle Geo W
420 McCrea Frank Mrs @ 356-4440
421 Cerrito Jos @ 356-3321
430 Edwards Don B
432 Terry Chas L @ EL6-6229
433 Magnuson Chas @ 356-5331
439 McConville John P 356-6352
445 Barnhill A F M
Spencer av begins
14
SAN JOSE-LOS GATOS ROAD
Junction
15399 Alton Bud & Son Flying A Serv EL6-2413
Rent-A-Trailer Sys
15289 A & W Root Beer restr EL4-9711
15249 S J Water Wks
15210 Jasper's Signal Serv
15219 Tysdale Miller Reginald
15300 Lucky Stores Inc 356-5520
No 14 grocery
15310 Allsup & Cline
15320 Vacant
15350 Vacant
15339 Vacant
15349 Speedee Mart grc EL4-9901
15367 Mc Keagh Mtrs auto 356-5818
15380 Frey John Union Serv EL6-2045
15387 Baker Doris V Mrs @
15400 Vacant
15406 Maren Kost G @ EL4-4831
15415 Pacific Gas & Elec Co
15425 Bel Coach Inn restr EL6-2315
15438 Rose Mary Unusual Antiques EL6-1161
Record Norman @
EL6-1715
15575 Overstreet Hugh E @
15810 Blossom Hill Med Center
Bass Chas W phys
EL6-1121
Robinson Ralph M phys
Shuler Harold S phys
Sorensen Lowell E
Wyatt Paul phys
EL6-1121
15582 Gardner Paul G dentist EL6-2413
15363 Jones Esther Shop
Peake Burt R us
sgt EL6-5500
15643 Blossom Hill Rd 1385
Jack's Garage auto
rept EL4-1385
15600 Cosby Dot Chevron
gas 4th 356-5540
Chirco Serv Intersects
15362 St Gate Variety & Toys EL6-5020
15685 Jiffy Mkt Grc Laundat
15688 Wagner Pat EL4-4710
15670 Morse James O phys EL6-6050
15674 Schade Hugh phys 356-6151

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435 ALVISO SANTA CLARA TEL. AXminster 6-8088

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17290 Farley Road Los Gatos Tel. ELgato 6-4535

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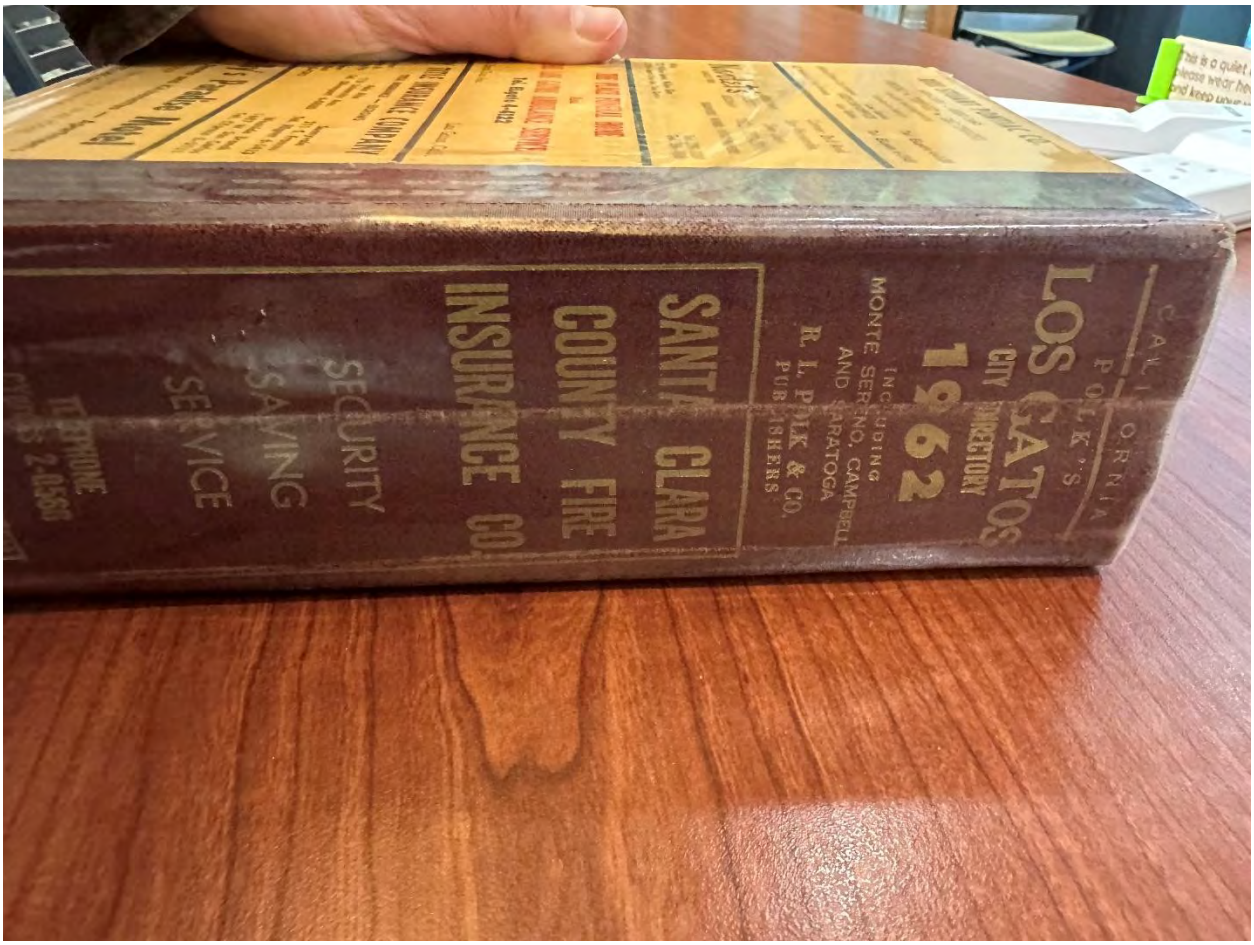
LOS GATOS DIRECTORY OF BOOSEHOLDERS 105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15816 SEAMAN RICHD G ● 356-3908
15821 CARLSEN CARL D ● 356-4659
15830 CAPERTON GEO F BLDG CONTR ● 356-3743
15851 SPIVEY ROY L ● 356-3570
17566 VACANT
17582 ROBISON RAYMOND S ● 356-4207
17600 HOWE DON F ●
17618 GOODWIN ROBT P 356-7279

10

SAN JOSE AV -FROM EAST END OF E MAIN NORTHEAST TO KENNEDY RD

---ZIP CODE 95030
---ALPINE AV INTERSECTS
2 EILMANN ELEANOR M 354-4841
4 GEIGER DORIS V
6 MEDICO-DENTAL BUILDING
CLARK IRA D PHYS EL4-2773
8 WAREHAM WARREN S DENTIST EL4-2193
10 CARLISLE FRED B JR DENTIST EL4-1545
---JOHNSON AV INTERSECTS
34 O'NEIL CHARLES A ● EL4-7727
41 BABIKOVA HOPE MRS
BALL GARY L
46 WITHROW ALF S ● 354-2588
49 HARKNESS PAUL K ● EL4-9249
49A WARD SALLY 354-3855
54 HARBINSON ALEX M JR ● 354-2774
RUSS IVA MRS 354-7271
SUNYER MANUEL 354-1050
99 COOPER ROBT
99A BEEMAN BILL S 354-8949
---LOMA ALTA AV INTERSECTS
100 LAVENDER CLARENCE ● EL4-3145
101 ALDRICH ROBT S AUTHOR 354-9274
WEISS W L 354-7698
103 LEWIS EMMALOU
104 NICODEMO DAVIS 354-2554
107 DARLINGS APARTMENTS EL4-3251
1 JOHANNSON DOROTHY MRS 354-7582
2 RAY CORA E
3 SHORT GERTRUDE MRS EL4-8783
4 SMALL FRANKLYN S 354-9609
5 DURYEA CLARA L 354-2906
6 DARLING SARAH R MRS 354-3251
111 VANDERWAL CORNELIS T DRAPERY MFG WHOL 354-7748
112 ROGERS ARTH J
REAR PRESTIGIACOMO DOMINIC ●
116 PETROVICH PAUL S ● 345-7023
120 HUELTER GARY F ● 354-7946
120½ SALVIO ALBERT
122 WALLDOW BEATRICE C MRS ● 354-8338
123 DAUGHTERS OF THE AMERICAN REVOLUTION EL4-1631
HISTORY CLUB OF LOS GATOS EL4-3527
LOS GATOS GRANGER NO 790
LOS GATOS JUNIOR WOMENS CLUB EL4-4687
---SIMMONS WAY BEGINS
---STACIA INTERSECTS
204 BEALL EDWIN S ● 354-2845
207 SPRAGUE HARRIET C MRS ● EL4-3775
214 BECKER GEO 354-3875
215 JOHNSEN CLARK H 354-1428
220 HARRINGTON MARY MRS
HAZELTON NEAL W 354-7446
NAIL KENNETH M JR 354-3212
REAR VACANT
221 VACANT
227 LEWI CAROLYN W MRS ● 354-7281
228 MUMFORD WILBERT F 354-3887
228½ GABRIELSEN ALF H 354-3270
231 STRAUB PAUL J ● EL4-3508
234 MEAGHER,JAMES A PHYS 354-4800
235 HINKLEY THOS W 354-2281
236 BELAGORSKY JACOB PHYS 354-2560
JACKSON ELGIN F DENTIST 354-7713
241 PARISH AUSTIN C ● EL4-2864
242 HOOTON JOHN C ● EL4-1385
245 LUNDBYE AXEL ● 354-2207
247 SHORE KNOWLTON ● EL4-2564
249 PORTER NORMAN F
250 WITT OSCAR H 354-8058
250½ VACANT
254 GEDDIE WM E 354-1351
255 HASEN GUNNAR ● 354-3622
256 HAWK BERT W 354-4317
ZECH JOHN A
---WHEELER AV INTERSECTS
262 VACANT
263 APARTMENTS
1 PATTEN MARGT 354-7726
2 TULLIS F G 354-8642
3 VACANT
4 VACANT
SCHLAEGEL F L
264 MC GRADE FRANCES A MRS ● EL4-8719
265 LIPE KENNETH W ● EL4-3963
268 BURKE MINNIE G MRS ● EL4-4887
269 GEDDIE JESSIE
271 LASLEY EVELYN MRS EL4-3860
---CHARLES INTERSECTS
301 VACANT
302 INGHAM BEN C EL4-1134
310 VACANT
314 HECKINGER MERLE E MRS ● EL4-1547
---SARATOGA AV INTERSECTS
315 VACANT
316 LUTHER EDW G
317 VACANT
318 BAILEY DOUGLAS W ● 354-2287
321 WEBB STEPH P ● 354-4926
324 VACANT
327 APARTMENTS
AKER MORRIS F 354-7694

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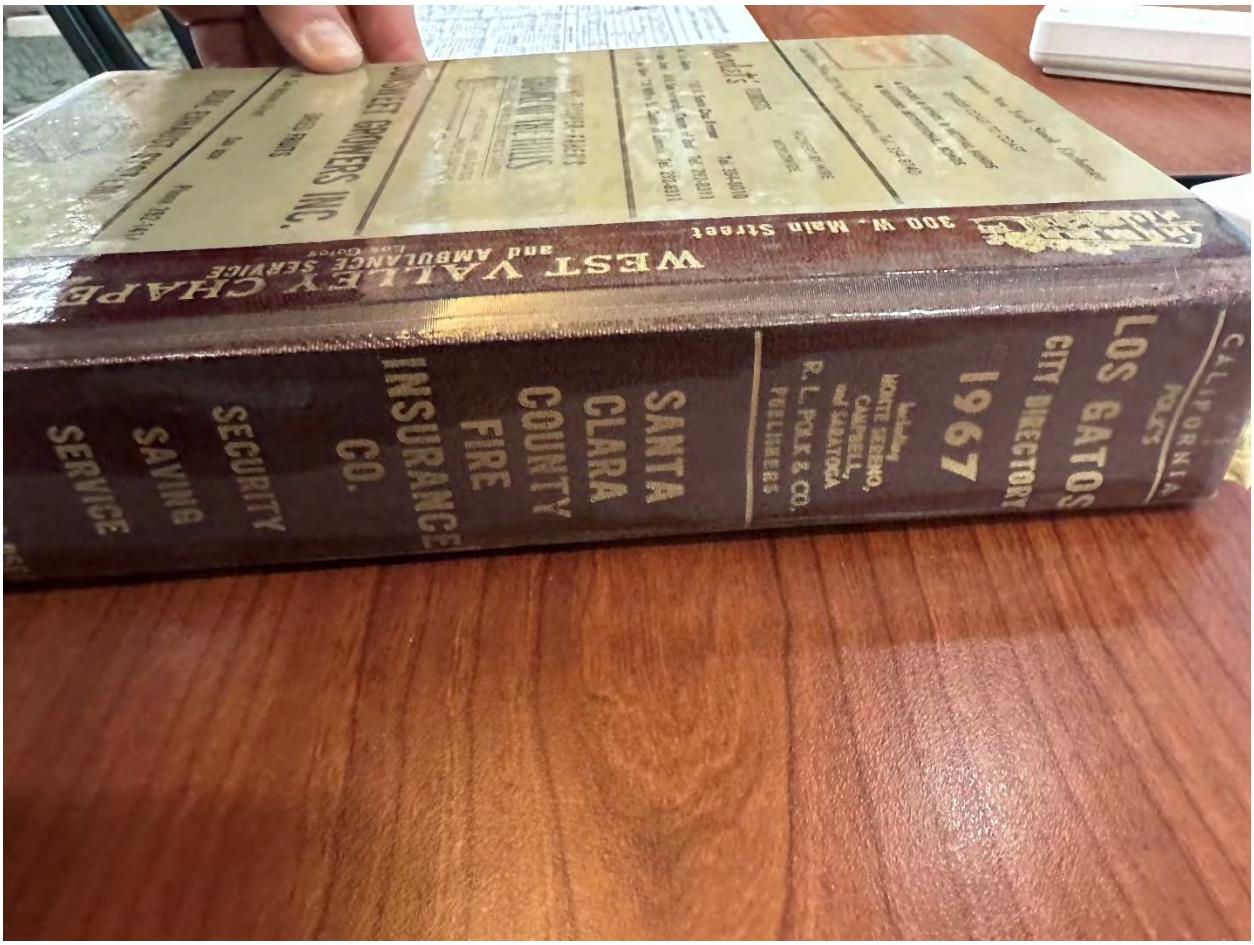
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1213 LINCOLN AVENUE, SAN JOSE
PHONE 268-8800
PHONE 286-3322

402

RUSHMORE LA (LOS GATOS)—FROM TOWNE NORTH 2 EAST OF UNIVERSITY AV

ZIP CODE 95030
210 Apartments
1 Schlintz Janet S Mrs 354-9696
2 Neely Jean Mrs 354-4998
3 Vacant
4 Haynes Mark R 354-3038
5 Vacant
6 Tharpe Fern E Mrs
7 Vacant
8 Hammer Arth T @ 354-8408
TOWNE TER INTERSECTS
211 Apartments
1 Dorn John R 354-1221
2 Connor Frank R
3 Hill Kathleen A
4 Vacant
5 Lessner Charles A Jr
6 Gamble Larry
7 Black Shirley R 354-6747
8 Nelson Lawrence A 354-2429
216 Apartments
1 Ramirez Kathleen 354-5086
2 Jones Robt T 354-8728
3 Steiner Sidney 354-6917
4 Deitrich John
5 Patten Bette
6 Gregory Gayle S
7 Ott Barbara 354-3969
8 Vacant
RIVIERA DR INTERSECTS
219 Apartments
1 Alston Alvin
2 Vaden James
3 Riddle Frank
4 Lutz Calvin G
5 Miller April A
6 Powers J E
7 Larsen Gary
8 Federlin F F 354-3887

402

SAN BENITO AV (LOS GATOS) FROM BACHMAN AV NORTH 2 WEST OF SANTA CRUZ AV

ZIP CODE 95030
410 Madsen Gail
SARATOGA AV INTERSECTS
411 Lehmann Harry H 354-8979
415 No Return
416 Hokenstad Patricia Mrs 354-2664
418 Wilkes Daul M 354-1891
419 Elder Isabel B Mrs 354-7392
421 Warshawsky Barry @ 354-8657
422 Pine Robt A
423 Kerner Paul E @ 354-4629
428 No Return
431 Albiani Sisto @ 354-8223
432 Kerner John H @
435 Wilcox Linda Mrs
Rear Boyle Park
436 Rodrigues Olga M @ 354-3010
437 Camugnaro Ambrose @ 354-8566
438 Gibs E
440 Mouthy Jeanne Mrs @ 354-7667
441 Landini Victor @ 354-1338
445 Long Loretta Mrs
446 Cushman Arth C @ EL4-2388
447 Rogers Frank 354-8425
454a Ewing Marie
454b Williams Stanley T
455 Foutch Helen O Mrs @ EL4-7803
456 Rodrigues Dennis J @ 354-3227
458 Callabini Ida M Mrs @ 354-4463
459 Vacant
463 Evans Dale R
464 Galatea John B @ 354-2728
468 Mc Arthur Charles V @ 354-3688
470 Foothill Apartments
Rear Colgan Thos
470a Tibbets Esther C 354-1746
470b Zuleger Henry
470c Podstavisky Alex A 354-8228
470d Maus Eva Mrs 354-7274
ANDREWS INTERSECTS
497 Popham Robt L @ 354-2609
500 Pasero Bernardo @
501 Burgess Lee C @ 354-1071
505 Gilbertson Donald E @ 354-7536
512 Apartments
1 Rutherford Effie H 354-7837
2 Lawson Madrid L 354-7607
3 Thom Vera B Mrs
4 Elbon Mabel J Mrs 354-3157
5 Berglund Evelyn Mrs
513 Crain Charles E @ 354-2487
514 Roscher Arth O
515 Cavette Kathleen 354-7451
516 Mc Cormick L E @
517 Alexander Wm F @ 354-4516
525 Vacant
526 Reading Thelma
529a Vacant
529b Spader Edna F 355-1767
529c Green Lewis E
THURSTON INTERSECTS
532 Vacant
THURSTON ST INTERSECTS
533 Storey Kenneth E @ 354-3887
535 Shelley Berta
540 Campisi Corky
546 Gilbert Beulah I Mrs @ EL4-3284
557 Congdon Dow G @ EL4-9967
OLIVE AV INTERSECTS
561 Madsen Paul W @ 354-3135
565 Piva Fosco @ 354-7574
ASHLER AV INTERSECTS
615 No Return
620 Wilhelm John M @ EL4-9086
621 Galge Paul F
623 Fuentes David 354-4517
629 Culiciati Joseph @ 354-6771
630 Brokaw Margery M Mrs @ EL4-4495
SAN MATEO AV INTERSECTS
631a Hastings Kay Mrs 354-3929
631b Davis John
631c Lernihan Joseph P 354-7385
631d Clark Lucille R 354-6968
633 Del Carlo Wm J @ 354-5666
635 Owens Alta Mrs
635½ Hageman Mildred Mrs 354-4615
637 Turner Frank C 354-1286
637½ Moore J Edw
639 Vacant
640 Papagni Matthew @ 354-4128
641 Dauber Dieter W @ 254-8176
642 Sommer Sabine Mrs @ 354-1874
644 No Return
MARIPOSA AV INTERSECTS
645 Laws John H
Rodger Duane
Mac Collom Margt 354-2464
647 Mac Kenzie Ian 354-4131

SAN BENITO WAY (MONTE SERENO)—FROM VISTA AV NORTH THENCE EAST 1 WEST OF SANTA CLARA-LOS GATOS RD

ZIP CODE 95030
16816 Seaman Richd G @ 356-[illegible]
16821 Carlson Grace A @
16830 Caperton Geo F blds rents @ 356-3743
16851 Gray J Fredk @ 356-7[illegible]
17566 Vacant
17582 Robison Raymond S @ 356-[illegible]
17600 Howe Francis D @
17618 Johnson Lawrence @ 356-[illegible]

SAN JOSE AV (LOS GATOS)—FROM EAST END OF E MAIN ST NORTHEAST 4 EAST OF HIGHWAY 17

ZIP CODE 95030
ALPINE AV INTERSECTS
6 Medico-Dental Building
Roberts John dentist 354-5111
8 Wareham Warren S dentist 354-[illegible]
10 Carlisle Fred B Jr dentist 354-[illegible]
JOHNSON AV INTERSECTS
34 Vacant
41 Babikova Hope Mrs @ 354-[illegible]
Brown Jeanne
46 Withrow Alf S @ 354-2588
49 Harkness Paul K @ 354-[illegible]
49a Gollard Sally
54 Harbinson Alex M Jr @ 354-[illegible]
Vacant
99 Slade Dorothy
99a Beeman Bill S @ 354-[illegible]
LOMA ALTA AV INTERSECTS
100 Lavender Clarence @ 354-[illegible]
101 Vacant
Aslant John 354-1375
103 Anderson Don J
104 Nicodemo David @ 354-[illegible]
107 Darling's Apartments 354-[illegible]
1 Johannson Dorothy Mrs 354-[illegible]
2 Board Robt C 354-1616
3 Short Gertrude Mrs 354-[illegible]
4 Pritchard Cora 354-3482
5 Rigby Ruth 354-7214
6 Darling Sarah R Mrs @ 354-[illegible]
111 No Return
112 Prestigiacomo Angelo
Rear Prestigiacomo Donald @
116 Petrovich Rosalee Mrs @
120 No Return
120½ Hume Carol J 354-1840
122 King Keith J @ 354-9384
123 Alcoholics Anonymous Of Los Gatos 354-9825
History Club Of Los Gatos 354-[illegible]
Los Gatos Oranger No 790 354-[illegible]
Los Gatos Junior Women's Club 354-9825
SIMONS WAY BEGINS
STACIA INTERSECTS
204 No Return
207 No Return
214 Becker Geo @ 354-3878
215 Robinson Ralph M @ 354-[illegible]
220 Apartments
1 Winningar Fredk W @ 354-[illegible]
2 Irwin Delbert

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SAN JOSE AV (LG)—Contd
Rear Vacant
Rear Vacant
[illegible] Wm J @
[illegible] Harry A
[illegible] Robt @
[illegible] Geo
[illegible] Paul J @ 354-3508
[illegible] James A
[illegible] Thos W 354-2281
[illegible] Jacob phys 354-2560
[illegible] Elgin P dentist 354-7713
Lewis Thos E dentist 354-7713
[illegible] Lewis Mark
[illegible] John C @ 354-1385
[illegible] Axel @ 354-2207
[illegible] Knowlton @ 354-2564
[illegible] Clarence E @ 354-8238
[illegible] No Return
[illegible] Mabel
[illegible] Harry C
[illegible] Gunnar @
[illegible] Bert W
Strickland Robt @ 356-0225
WHEELER AV INTERSECTS
[illegible] John @
[illegible] Apartments
1 Patten Mary
2 Costa Diana
3 Cahill Wm A
4 Sepp Beulah R Mrs 354-9168
5 Schlaegel R L 354-7032
[illegible] Fitch Floyd @ 354-8724
[illegible] Kenneth W @ EL4-3963
[illegible] Minnie G Mrs @ 356-6417
[illegible] Robt W 354-7252
[illegible] Evelyn Mrs 356-2712
CHARLES INTERSECTS
[illegible] Kathy 356-0586
[illegible] Lucille M 354-8791
[illegible] Glenn W @ 356-0853
[illegible] Mortinger Merle E Mrs @ 356-8007
SARATOGA AV INTERSECTS
[illegible] Greg 356-7598
[illegible] Edwin D 356-0683
[illegible] Vacant
[illegible] Donald C 356-6509
Rear Iatta Park
[illegible] Steph P @ 354-4926
[illegible] Boarding Home 356-0800
[illegible] Robt
Fredkin Steve
Rear Montagne Nicki
[illegible] Charles E @ 354-7159
[illegible] Wm F @ 354-4221
[illegible] Vacant
[illegible] Joseph P @ 354-4939
[illegible] No Return
[illegible] Fred A @ 356-9968
Rear Rhodes Emilie
[illegible] Vacant
[illegible] Gerardi Larry 356-0032
[illegible] Apartments
1 Hutchison Wm 354-4387
2 Scott Roger
4 Nicholski David
5 Pickerum Carol
7 Vacant
8 Anderson Yutta Mrs
9 Vacant
[illegible] Meat Boutique meats ret 354-9833
FILLMER AV INTERSECTS
[illegible] Tanner Willard R @ 354-4208
[illegible] Henard Convalescent Hospital 356-3116
[illegible] Mouldis Bill @ 356-5523

KENNEDY RD INTERSECTS
400 No Return
403 Mc Cown Roger L 356-7427
404 Horn Richd L @ 356-5934
408 Mc Murry Hazel
413 Gray Leslie L 356-8543
Rear Vacant
416 Ramsey Howard W
418 Winston Grace L Mrs @ 356-6531
420 Mc Clellan Maude Mrs @ 356-6449
421 No Return
430 Hedrick Jack C @
432 Torrey Charles L @ 356-6229
PINE ST INTERSECTS
433 Baker Charles T
Rear Munts Scott
439 Elmore Jack @ 356-5362
445 Interior Designs decorators 356-7676

414

LARK AV INTERSECTS
15199 Atten Phillips Sixty Six Service 356-2413
15200 Bonanza Sirloin Pit restr 356-9711
15239 A & W Root Beer 356-9720
15249 San Jose Water Wks
15250 Vacant
GATEWAY AV INTERSECTS
GARDEN LA INTERSECTS
15299 Los Gatos Douglas Service gas sta 356-1717
15300 Fry's Food Store 356-9784
15310 Orchid Cleaners 356-9701
15320 Varner Wash & Dry self serv lndry 356-8948
15330 Bray & Strawn Carpet & Linoleum 356-6104
15349 Coin-O-Mat Inc 294-3130
State Farm Insurance Co 356-1126
15367 British Cars-Los Gatos Ltd 356-7121
15380 Frey John Union Service 356-3046
15387 Vacant
15400 Lago Lincoln-Mercury Inc 356-8191
15405 Gruber Kathie A Mrs @
15466 Waikiki Village restr 356-9184
15475 Vacant
15488 Burger Pit restr 356-4814
15500 Moore Buick Corp 356-8111
15503a Tire Service Center 356-6181
15503b Auto Tec auto repr 356-1143
15503c C & M Transmission 356-2115
15503d Vacant
15575 Grove Herman E @
15600 Countryman Oldsmobile-Cadillac 356-6161
15605 Laughinbough C A pediatrist 356-2196
Laughinbough John D pediatrist 356-2196
15615 Gardner Paul G dentist 356-1345
15619 Blossom Hill Medical Group 356-1121
Bass Charles W phys 356-1121
Robinson Ralph M phys 356-1121
Shuler Harold S phys 356-1121
Sorenson Lowell E phys 356-1121
Wayne J Paul phys 356-1121
15643 Blossom Hill Gulf 356-9721
15650 Cosby Don Chevron Service 356-1616
LOS GATOS-ALMADEN RD INTERSECTS
15662 Vacant
15665 Jiffy Market 356-9704
15679 Long Of Los Gatos Realty 356-8166
15685 Martece Florists 356-9107

422

15686 John's Mr Coiffures 356-4525
15687 New Yorker Hair Fashions 356-1013
15688 El Gato Town & Country Barber Shop 356-9776
15690 Blossom Hill Pharmacy 356-2121
15691 G Willie-Kers restr 356-9780
15695 Goodwill T V 356-7550
15698 El Gato Liquors 356-2950
PEACH BLOSSOM LA INTERSECTS
15710 Evelyn's Of Los Gatos women's clo 356-2214
Pullen's Candy Shop 356-2812
15712 El Gato Jewelers 356-1755
15714 First American Home Loan 356-2138
Farmers Insurance Co 356-9178
Olsen Howard J real estate 354-8900
Tripp John real est 356-3106
15720 Vacant
15721 Acme Lumber Co 356-3323
15721a Acme Rental System trailer rentals 356-3323
15724 Blossom Hill Paint & Wall Paper 356-2811
15730 Beer Keg The tavern 356-9740
15732 Firestone West Valley auto accessories 356-2759
15736 United Rent All 356-1159
15737 Tom's Foster Freeze 356-6910
15748 El Gato Veterinary Hospital 356-2181
15760 Vacant
15771 Jack In The Box Drive In restr 356-9741
15780 Mah Jimmie
Woo Harvey
15785 Modern Radio & Television sls & serv 356-5181
15797 Lancashire Lad Fish & Chips restr 356-9774
15799 Los Gatos Auto Supply 356-1116
FARLEY RD INTERSECTS
15810 Vacant
15827 Vacant
FRANK AV BEGINS
15899 Vacant
LE ROY AV INTERSECTS
15900 Western California Telephone Co 354-9000
15920 Blossom Hill Shopping Center
Thrifty Drug Stores Co Inc 356-6200
15940 Scarlett La Rue's restr 356-2464
15944 Blossom Hill Cleaners 356-1692
15950 Kenneth's Coiffures beauty shop 356-3700
15951 Dale's Arco Service gas sta 356-9762
15954 Western California Telephone Co engineering ofc 354-9000
15960 Blossom Hill Spudnut Shop donuts 356-5550
15970 Launderette 356-9761
15974 Van Vleck Realty 356-6111
15986 Dave's Barber Shop 356-9771
PLACER OAKS RD BEGINS
16000 Food Villa gro 356-9735
16005 Swanson Paul Ford Dealer 356-2101
16030 Stoll's Shell Service 356-8446
BLOSSOM HILL RD INTERSECTS
16100 Barclay's Bank 356-8141
16150 Chiu Jain
16151 Bishop Grant Chevrolet Co auto dlr 356-6121
MAGNESON AV INTERSECTS
16165 A & M Motor Supply 356-5141
16185 Scilini Michl @ 356-5337
16190 Daw Realty 356-3030

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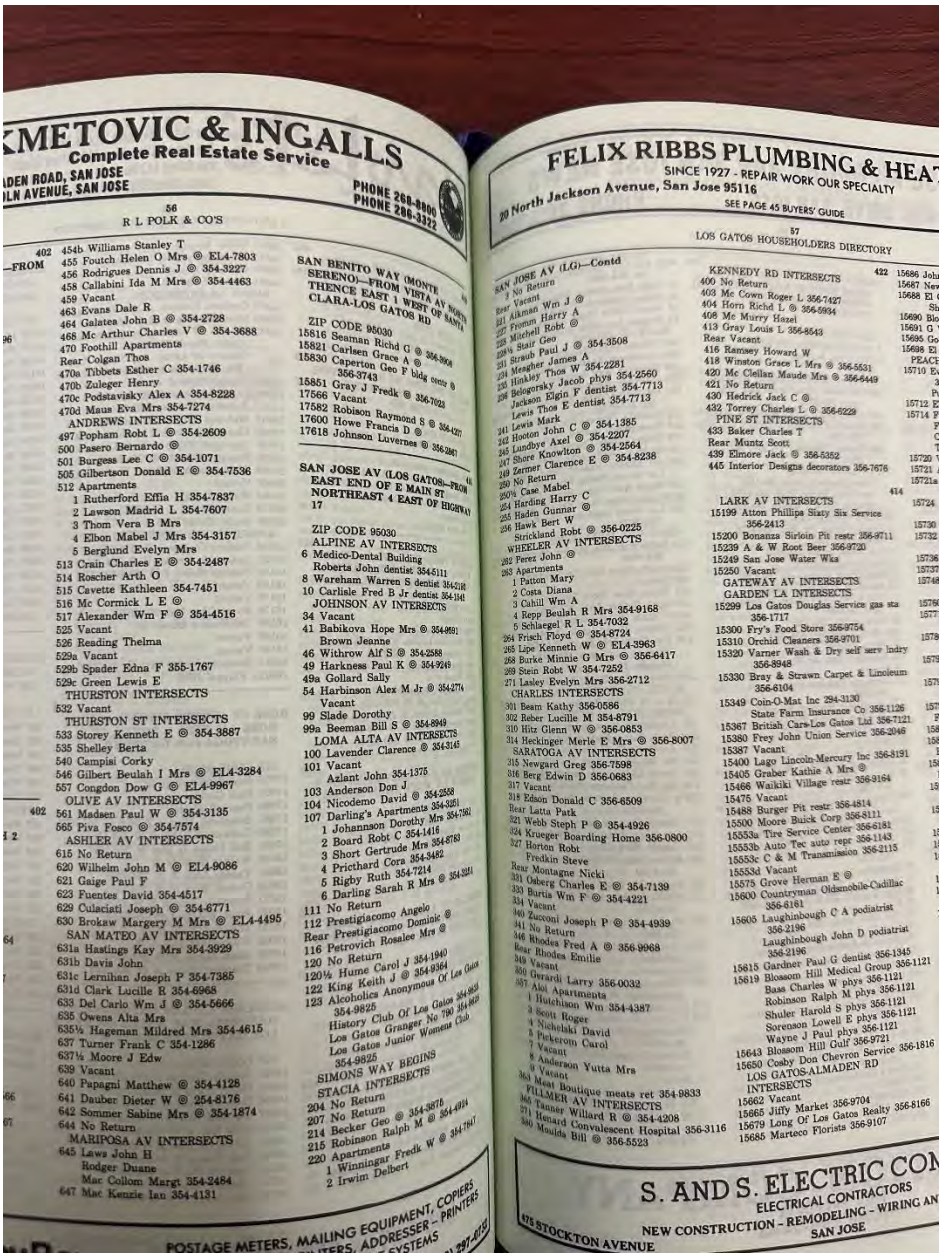

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402 454b Williams Stanley T
—FROM 455 Foutch Helen O Mrs @ EL4-7803
456 Rodrigues Dennis J @ 354-3227
458 Callabini Ida M Mrs @ 354-4463
459 Vacant
463 Evans Dale R
464 Galatea John B @ 354-2728
468 Mc Arthur Charles V @ 354-3688
470 Foothill Apartments
Rear Colgan Thos
470a Tibbets Esther C 354-1746
470b Zuleger Henry
470c Podstavisky Alex A 354-8228
470d Maus Eva Mrs 354-7274
ANDREWS INTERSECTS
497 Popham Robt L @ 354-2609
500 Pasero Bernardo @
501 Burgess Lee C @ 354-1071
505 Gilbertson Donald E @ 354-7536
512 Apartments
1 Rutherford Effia H 354-7837
2 Lawson Madrid L 354-7607
3 Thom Vera B Mrs
4 Elbon Mabel J Mrs 354-3157
5 Berglund Evelyn Mrs
513 Crain Charles E @ 354-2487
514 Roscher Arth O
515 Cavette Kathleen 354-7451
516 Mc Cormick L E @
517 Alexander Wm F @ 354-4516
525 Vacant
526 Reading Thelma
529a Vacant
529b Spader Edna F 355-1767
529c Green Lewis E
THURSTON INTERSECTS
532 Vacant
THURSTON ST INTERSECTS
533 Storey Kenneth E @ 354-3887
535 Shelley Berta
540 Campisi Corky
546 Gilbert Beulah I Mrs @ EL4-3284
557 Congdon Dow G @ EL4-9967
OLIVE AV INTERSECTS
402 561 Madsen Paul W @ 354-3135
565 Piva Fosco @ 354-7574
ASHLER AV INTERSECTS
615 No Return
620 Wilhelm John M @ EL4-9086
621 Gaige Paul F
623 Fuentes David 354-4517
629 Culaciati Joseph @ 354-6771
630 Brokaw Margery M Mrs @ EL4-4495
SAN MATEO AV INTERSECTS
631a Hastings Kay Mrs 354-3929
631b Davis John
631c Lernihan Joseph P 354-7385
631d Clark Lucille R 354-6968
633 Del Carlo Wm J @ 354-5666
635 Owens Alta Mrs
635½ Hageman Mildred Mrs 354-4615
637 Turner Frank C 354-1286
637½ Moore J Edw
639 Vacant
640 Papagni Matthew @ 354-4128
641 Dauber Dieter W @ 254-8176
642 Sommer Sabine Mrs @ 354-1874
644 No Return
MARIPOSA AV INTERSECTS
645 Laws John H
Rodger Duane
Mac Collom Margt 354-2484
647 Mac Kenzie Ian 354-4131

SAN BENITO WAY (MONTE SERENO)—FROM VISTA AV NORTH, THENCE EAST 1 WEST OF SANTA CLARA-LOS GATOS RD
ZIP CODE 95030
15816 Seaman Richd G @ 354-3008
15821 Carlsen Grace A @
15830 Caperton Geo F bldg owner @ 356-3743
15851 Gray J Fredk @ 356-7023
17566 Vacant
17582 Robison Raymond S @ 354-4377
17600 Howe Francis D @
17618 Johnson Luvernes @ 356-2681

SAN JOSE AV (LOS GATOS)—FROM EAST END OF E MAIN ST NORTHEAST 4 EAST OF HIGHWAY 17
ZIP CODE 95030
ALPINE AV INTERSECTS
6 Medico-Dental Building
Roberts John dentist 354-5111
8 Wareham Warren S dentist 354-2128
10 Carlisle Fred B Jr dentist 354-1141
JOHNSON AV INTERSECTS
34 Vacant
41 Babikova Hope Mrs @ 354-9691
Brown Jeanne
46 Withrow Alf S @ 354-2588
49 Harkness Paul K @ 354-9246
49a Gollard Sally
54 Harbinson Alex M Jr @ 354-2774
Vacant
99 Slade Dorothy
99a Beeman Bill S @ 354-8949
LOMA ALTA AV INTERSECTS
100 Lavender Clarence @ 354-3145
101 Vacant
Aziant John 354-1376
103 Anderson Don J
104 Nicodemo David @ 354-2558
107 Darling's Apartments 354-3251
1 Johannson Dorothy Mrs 354-7782
2 Board Robt C 354-1416
3 Short Gertrude Mrs 354-8783
4 Prichard Cora 354-8482
5 Rigby Ruth 354-7214
6 Darling Sarah R Mrs @ 354-3251
111 No Return
112 Prestigiacomo Angelo
Rear Prestigiacomo Dominic @
116 Petrovich Rosalee Mrs @
120 No Return
120½ Hume Carol J 354-1940
122 King Keith J @ 354-9364
123 Alcoholics Anonymous Of Los Gatos 354-9825
History Club Of Los Gatos 354-9825
Los Gatos Granger No 790 354-9825
Los Gatos Junior Womens Club 354-9825
SIMONS WAY BEGINS
STACIA INTERSECTS
204 No Return
207 No Return
214 Becker Geo @ 354-3878
215 Robinson Ralph M @ 354-4924
220 Apartments
1 Winningar Fredk W @ 354-7947
2 Irwim Delbert

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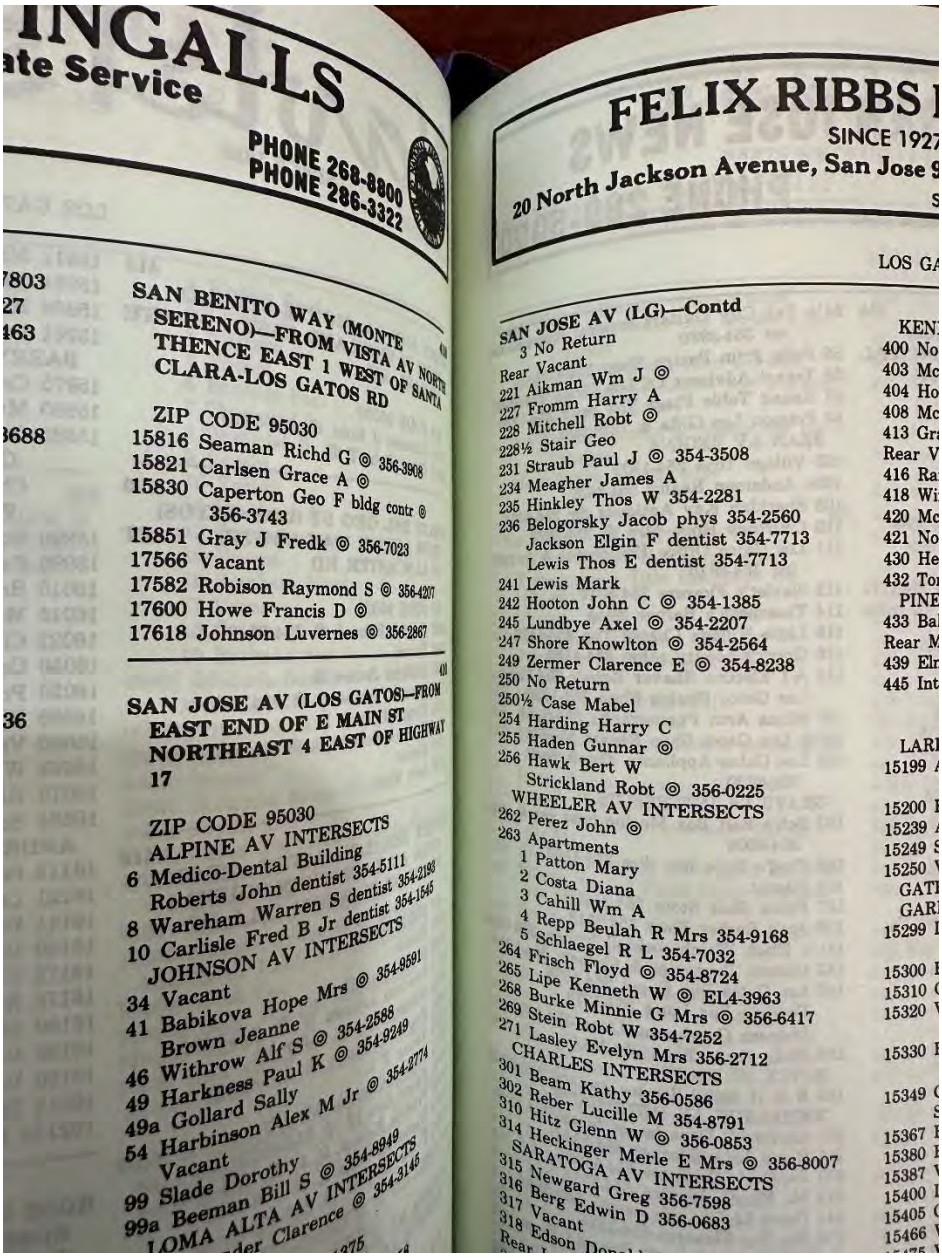
SAN JOSE AV (LG)—Contd
7 No Return
Rear Vacant
221 Aikman Wm J @
227 Fromm Harry A
228 Mitchell Robt @
229 Stair Geo
229½ Straub Paul J @ 354-3508
231 Meagher James A
234 Hinkley Thos W 354-2281
235 Belogorsky Jacob phys 354-2560
236 Belogorsky Elgin F dentist 354-7713
Jackson Thos E dentist 354-7713
Lewis Thos E dentist 354-7713
241 Lewis Mark
242 Hooton John C @ 354-1385
245 Lundbye Axel @ 354-2207
247 Shore Knowlton @ 354-2564
249 Zerner Clarence E @ 354-8238
250 No Return
250½ Case Mabel
254 Harding Harry C
255 Haden Gunnar @
256 Hawk Bert W
Strickland Robt @ 356-0225
WHEELER AV INTERSECTS
282 Perez John @
283 Apartments
1 Patton Mary
2 Costa Diana
3 Cahill Wm A
4 Repp Beulah R Mrs 354-9168
5 Schlaegel R L 354-7032
264 Frisch Floyd @ 354-8724
265 Lipe Kenneth W @ EL4-3963
268 Burke Minnie G Mrs @ 356-6417
269 Stein Robt W 354-7252
271 Lasley Evelyn Mrs 356-2712
CHARLES INTERSECTS
301 Beam Kathy 356-0586
302 Reber Lucille M 354-8791
310 Hitz Glenn W @ 356-0853
314 Heckinger Merle E Mrs @ 356-8007
SARATOGA AV INTERSECTS
315 Newgard Greg 356-7598
316 Berg Edwin D 356-0683
317 Vacant
318 Edson Donald C 356-6509
Rear Latta Patk
321 Webb Steph P @ 354-4926
324 Krueger Boarding Home 356-0800
327 Horton Robt
Fredkin Steve
Rear Montagne Nicki
331 Oberg Charles E @ 354-7139
333 Burtis Wm F @ 354-4221
334 Vacant
340 Zuzconi Joseph P @ 354-4939
341 No Return
346 Rhodes Fred A @ 356-9068
Rear Rhodes Emilie
348 Vacant
350 Gerardi Larry 356-0032
357 Alet Apartments
1 Hutchison Wm 354-4387
3 Scott Roger
4 Nichiaki David
5 Purkerom Carol
7 Vacant
8 Anderson Yutta Mrs
9 Vacant
363 Meat Boutique meats ret 354-9833
FILLMER AV INTERSECTS
365 Tanner Willard R @ 354-4208
370 Renard Convalescent Hospital 356-3116
380 Moulds Bill @ 356-5523

KENNEDY RD INTERSECTS 422 15686 Joh
400 No Return 15687 New
403 Mc Cown Roger L 356-7427 15688 El
404 Horn Richd L @ 356-5934 Sh
406 Mc Murry Hazel 15690 Bio
413 Gray Louis L 356-8543 15691 G
Rear Vacant 15695 Go
416 Ramsey Howard W 15698 El
418 Winston Grace L Mrs @ 356-5531 PEACE
420 Mc Clellan Maude Mrs @ 356-6449 15710 Ex
421 No Return
430 Hedrick Jack C @
432 Torrey Charles L @ 356-6229 15712 E
PINE ST INTERSECTS 15714 F
433 Baker Charles T
Rear Muntz Scott
439 Elmore Jack @ 356-5352 15720
445 Interior Designs decorators 356-7676 15721
15721a
414
LARK AV INTERSECTS 15724
15199 Atten Phillips Staty Six Service 356-2413 15730
15200 Bonanza Sirloin Pit restr 356-9711 15732
15239 A & W Root Beer 356-9720
15249 San Jose Water Wks 15736
15250 Vacant 15737
GATEWAY AV INTERSECTS 15748
GARDEN LA INTERSECTS
15299 Los Gatos Douglas Service gas sta 356-1717 15756 15777
15300 Fry's Food Store 356-9754
15310 Orchid Cleaners 356-9701 15786
15320 Varner Wash & Dry self serv lndry 356-8948 15787
15330 Bray & Strawn Carpet & Linoleum 356-6104 15791
15349 Coin-O-Mat Inc 294-3130
State Farm Insurance Co 356-1126 15
15367 British Cars-Los Gatos Ltd 356-7121 F
15380 Frey John Union Service 356-2046 158
15387 Vacant 158
15400 Lago Lincoln-Mercury Inc 356-8191 1
15405 Graber Kathie A Mrs @ 15
15466 Waikiki Village restr 356-9164 15
15475 Vacant
15488 Burger Pit restr 356-4814 15
15500 Moore Buick Corp 356-8111
15553a Tire Service Center 356-6181 1
15553b Auto Tec auto repr 356-1143 1
15553c C & M Transmission 356-2115 1
15553d Vacant
15575 Grove Herman E @ 1
15600 Countryman Oldsmobile-Cadillac 356-6181 1
15605 Laughinbough C A podiatrist 356-2196
Laughinbough John D podiatrist 356-2196
15615 Gardner Paul G dentist 356-1345
15619 Blossom Hill Medical Group 356-1121
Baas Charles W phys 356-1121
Robinson Ralph M phys 356-1121
Shuler Harold S phys 356-1121
Sorenson Lowell E phys 356-1121
Wayne J Paul phys 356-9721
15643 Blossom Hill Gulf 356-9721
15650 Cosby Don Chevron Service 356-1816
LOS GATOS-ALMADEN RD INTERSECTS
15662 Vacant
15665 Jiffy Market 356-9704
15679 Long Of Los Gatos Realty 356-8166
15685 Marteco Florists 356-9107

S. AND S. ELECTRIC CO
ELECTRICAL CONTRACTORS
NEW CONSTRUCTION – REMODELING – WIRING AN
675 STOCKTON AVENUE SAN JOSE



INGALLS
ate Service
PHONE 268-8800
PHONE 286-3322

7803
27
463
3688
36

SAN BENITO WAY (MONTE SERENO)—FROM VISTA AV NORTH THENCE EAST 1 WEST OF SANTA CLARA-LOS GATOS RD

ZIP CODE 95030
15816 Seaman Richd G ◎ 356-3908
15821 Carlsen Grace A ◎
15830 Caperton Geo F bldg contr ◎ 356-3743
15851 Gray J Fredk ◎ 356-7023
17566 Vacant
17582 Robison Raymond S ◎ 356-4207
17600 Howe Francis D ◎
17618 Johnson Luvernes ◎ 356-2867

SAN JOSE AV (LOS GATOS)—FROM EAST END OF E MAIN ST NORTHEAST 4 EAST OF HIGHWAY 17

ZIP CODE 95030
ALPINE AV INTERSECTS
6 Medico-Dental Building
Roberts John dentist 354-5111
8 Wareham Warren S dentist 354-2189
10 Carlisle Fred B Jr dentist 354-1545
JOHNSON AV INTERSECTS
34 Vacant
41 Babikova Hope Mrs ◎ 354-9591
Brown Jeanne
46 Withrow Alf S ◎ 354-2588
49 Harkness Paul K ◎ 354-9249
49a Gollard Sally
54 Harbinson Alex M Jr ◎ 354-2774
Vacant
99 Slade Dorothy
99a Beeman Bill S ◎ 354-8949
LOMA ALTA AV INTERSECTS
[illegible] Clarence ◎ 354-3145

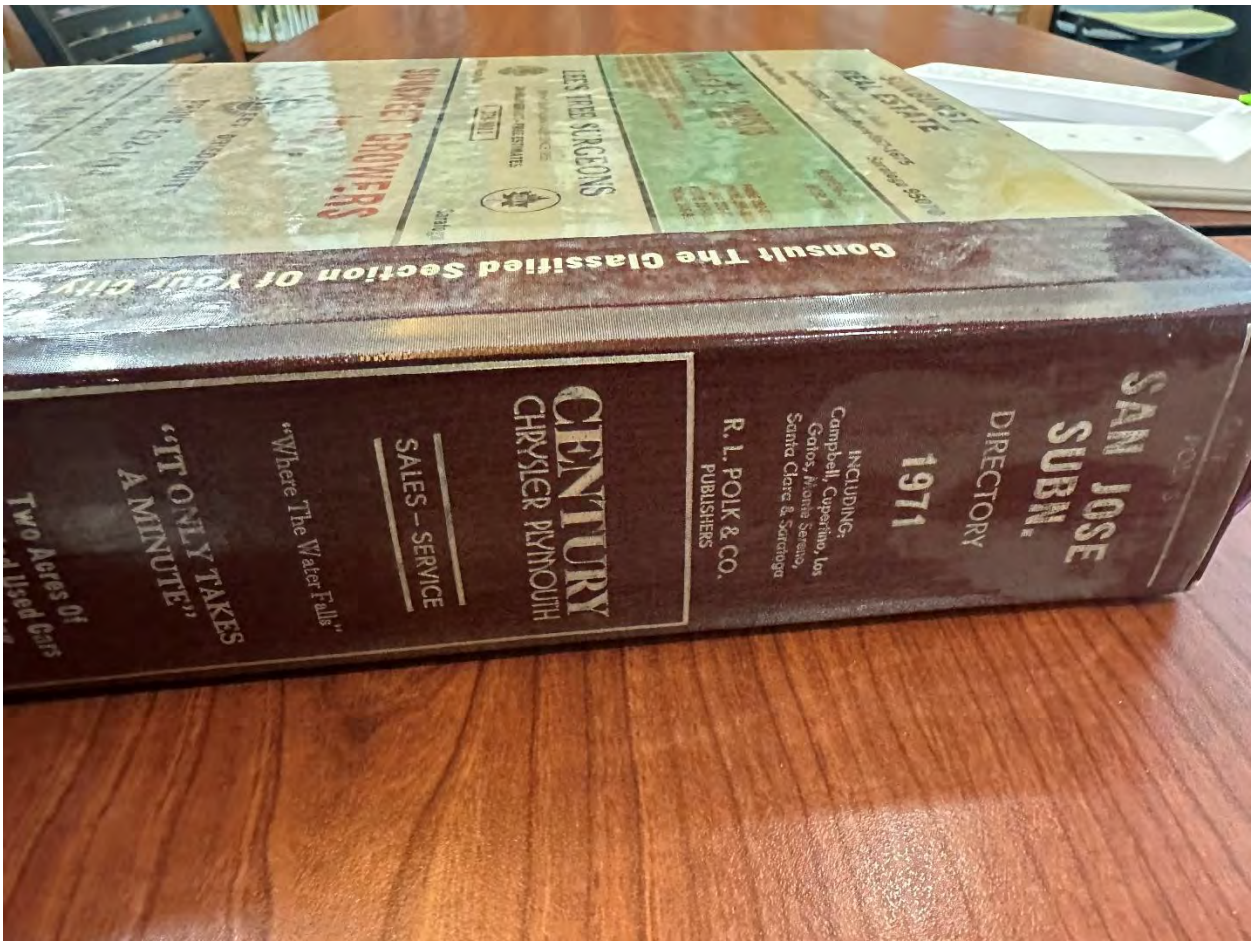
FELIX RIBBS
SINCE 192
20 North Jackson Avenue, San Jose 9

LOS GA

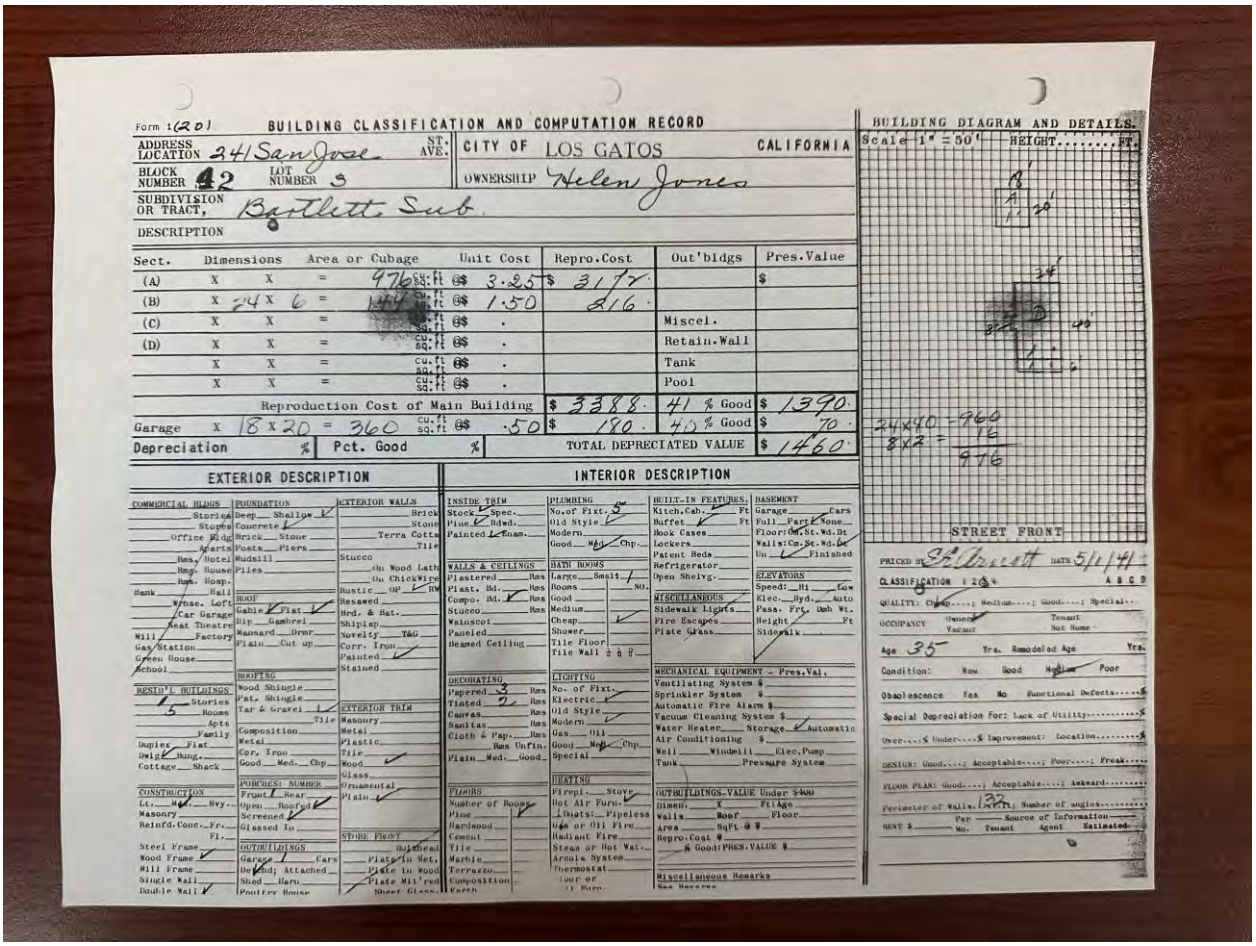
SAN JOSE AV (LG)—Contd
3 No Return
Rear Vacant
221 Aikman Wm J ◎
227 Fromm Harry A
228 Mitchell Robt ◎
228½ Stair Geo
231 Straub Paul J ◎ 354-3508
234 Meagher James A
235 Hinkley Thos W 354-2281
236 Belogorsky Jacob phys 354-2560
Jackson Elgin F dentist 354-7713
Lewis Thos E dentist 354-7713
241 Lewis Mark
242 Hooton John C ◎ 354-1385
245 Lundbye Axel ◎ 354-2207
247 Shore Knowlton ◎ 354-2564
249 Zermer Clarence E ◎ 354-8238
250 No Return
250½ Case Mabel
254 Harding Harry C
255 Haden Gunnar ◎
256 Hawk Bert W
Strickland Robt ◎ 356-0225
WHEELER AV INTERSECTS
262 Perez John ◎
263 Apartments
1 Patton Mary
2 Costa Diana
3 Cahill Wm A
4 Repp Beulah R Mrs 354-9168
5 Schlaegel R L 354-7032
264 Frisch Floyd ◎ 354-8724
265 Lipe Kenneth W ◎ EL4-3963
268 Burke Minnie G Mrs ◎ 356-6417
269 Stein Robt W 354-7252
271 Lasley Evelyn Mrs 356-2712
CHARLES INTERSECTS
301 Beam Kathy 356-0586
302 Reber Lucille M 354-8791
310 Hitz Glenn W ◎ 356-0853
314 Heckinger Merle E Mrs ◎ 356-8007
SARATOGA AV INTERSECTS
315 Newgard Greg 356-7598
316 Berg Edwin D 356-0683
317 Vacant
318 Edson Don[illegible]

KEN
400 No
403 Mc
404 Ho
408 Mc
413 Gr
Rear V
416 Ra
418 Wi
420 Mc
421 No
430 He
432 To
PINE
433 Ba
Rear M
439 Elr
445 Int

LAR
15199 A
15200 I
15239 A
15249 S
15250 V
GAT
GAR
15299 I
15300 I
15310 C
15320 V
15330 I
15349 C
S
15367 I
15380 I
15387 V
15400 I
15405 C
15466 V


SAN JOSE SUBN.
DIRECTORY
1971
INCLUDING:
Campbell, Cupertino, Los Gatos, Monte Sereno, Santa Clara & Saratoga
R. L. POLK & CO.
PUBLISHERS
CENTURY
CHRYSLER PLYMOUTH
SALES – SERVICE
"Where The Water Falls"
"IT ONLY TAKES A MINUTE"
Consult The Classified Section Of Your

Addendum B -Structural and Architectural Alterations



Form 1(20) BUILDING CLASSIFICATION AND COMPUTATION RECORD

ADDRESS LOCATION 341 San Jose ST. AVE. | CITY OF LOS GATOS | CALIFORNIA

BLOCK NUMBER 42 | LOT NUMBER 3 | OWNERSHIP Helen Jones

SUBDIVISION OR TRACT, Bartlett Sub.

DESCRIPTION

Sect.	Dimensions			Area or Cubage	Unit Cost	Repro.Cost	Out'bldgs	Pres.Value
(A)	X	X	=	976 sq.ft	@$ 3.25	$ 3171		$
(B)	X 24	X 6	=	144 cu.ft	@$ 1.50	216		
(C)	X	X	=	sq.ft	@$.		Miscel.	
(D)	X	X	=	cu.ft sq.ft	@$.		Retain.Wall	
	X	X	=	cu.ft	@$.		Tank	
	X	X	=	cu.ft sq.ft	@$.		Pool	
				Reproduction Cost of Main Building		$ 3388	41 % Good	$ 1390
Garage	X	18 X 20	=	360 cu.ft sq.ft	@$ .50	$ 180	40 % Good	$ 70
Depreciation %				Pct. Good %			TOTAL DEPRECIATED VALUE	$ 1460

BUILDING DIAGRAM AND DETAILS.

Scale 1" = 50' HEIGHT.....Ft.

24x40 = 960
8x2 = 16
976

STREET FRONT

PRICED BY Bartlett DATE 5/1/41

CLASSIFICATION 1 2 3 4 A B C D

QUALITY: Cheap.....; Medium.....; Good.....; Special...

OCCUPANCY Owner Vacant Tenant Not Home

Age 35 Yrs. Remodeled Age Yrs.

Condition: Raw Good Medium Poor

Obsolescence Yes No Functional Defects.....$

Special Depreciation For: Lack of Utility.....$

Over....$ Under....$ Improvement: Location.....$

DESIGN: Good....; Acceptable....; Poor....; Freak.....

FLOOR PLAN: Good....; Acceptable....; Awkard.....

Perimeter of Walls 132 Ft. Number of angles.....

RENT $ Per Mo. Source of Information Tenant Agent Estimated

EXTERIOR DESCRIPTION

COMMERCIAL BLDGS: Stories, Stores, Office Bldg, Apartments, Hotel, Rest., Rmg. House, Hosp., Bank, Warehouse, Loft, Car Garage, Theatre, Mill, Factory, Gas Station, Green House, School

RESID'L BUILDINGS: 1 Stories, 5 Rooms, Apts, Family, Duplex, Flat, Dwlg, Bung., Cottage, Shack

CONSTRUCTION: Lt. Mas., Hvy., Masonry, Reinfd. Conc., Fr., Fl., Steel Frame, Wood Frame, Mill Frame, Single Wall, Double Wall

FOUNDATION: Deep, Shallow; Concrete, Brick, Stone; Posts, Piers; Mudsill, Piles

ROOF: Gable, Flat; Hip, Gambrel; Mansard, Dmr.; Plain, Cut up

ROOFING: Wood Shingle, Pat. Shingle, Tar & Gravel, Tile, Composition, Metal, Cor. Iron, Good, Med., Chp.

PORCHES: NUMBER: Front, Rear; Open, Roofed; Screened, Glassed In

OUTBUILDINGS: Garage 1 Cars; Det'd; Attached; Shed, Barn; Poultry House

EXTERIOR WALLS: Brick, Stone; Terra Cotta, Tile; Stucco; On Wood Lath, On Chicken Wire; Rustic, OP, BW; Resawed; Brd. & Bat.; Shiplap; Novelty, T&G; Corr. Iron; Painted; Stained

EXTERIOR TRIM: Masonry, Metal, Plastic, Tile, Wood, Glass, Ornamental, Plain

STORE FRONT: Bulkhead, Plate Glass Met., Plate in Wood, Plate Mis'red, Sheet Glass

INTERIOR DESCRIPTION

INSIDE TRIM: Stock, Spec.; Pine, Hdwd.; Painted, Enam.

WALLS & CEILINGS: Plastered, Res.; Plast. Bd., Res.; Compo. Bd., Res.; Stucco, Res.; Wainscot; Panelled; Beamed Ceiling

DECORATING: Papered 3 Res.; Tinted 2 Res.; Canvas, Res.; Sanitas, Res.; Cloth & Pap., Res.; Plain, Med., Good

FLOORS: Number of Rooms; Pine; Hardwood; Cement; Tile; Marble; Terrazo; Composition; Earth

PLUMBING: No. of Fixt. 5; Old Style; Modern; Good, Med., Chp.

BATH ROOMS: Large, Small 1; Rooms, No.; Good; Medium; Cheap; Shower; Tile Floor; Tile Wall ± ft H

LIGHTING: No. of Fixt.; Electric; Old Style; Modern; Gas, Oil; Good, Med., Chp.; Special

HEATING: Firepl., Stove; Hot Air Furn.; Flues; Pipeless; Gas or Oil Fire; Radiant Fire; Steam or Hot Wat.; Areola System; Thermostat; Floor or Wall Furn.

BUILT-IN FEATURES: Kitch.Cab. 5 Ft; Buffet Ft; Book Cases; Lockers; Patent Beds; Refrigerator; Open Shelvg.

MISCELLANEOUS: Sidewalk Lights; Fire Escapes; Plate Glass

MECHANICAL EQUIPMENT - Pres.Val.: Ventilating System $; Sprinkler System $; Automatic Fire Alarm $; Vacuum Cleaning System $; Water Heater, Storage, Automatic; Air Conditioning $; Well, Windmill, Elec.Pump; Tank, Pressure System

OUTBUILDINGS-VALUE Under $400: Dimen. X, Village; Walls, Roof, Floor; Area SqFt @ $; Repro.Cost $; % Good; PRES.VALUE $

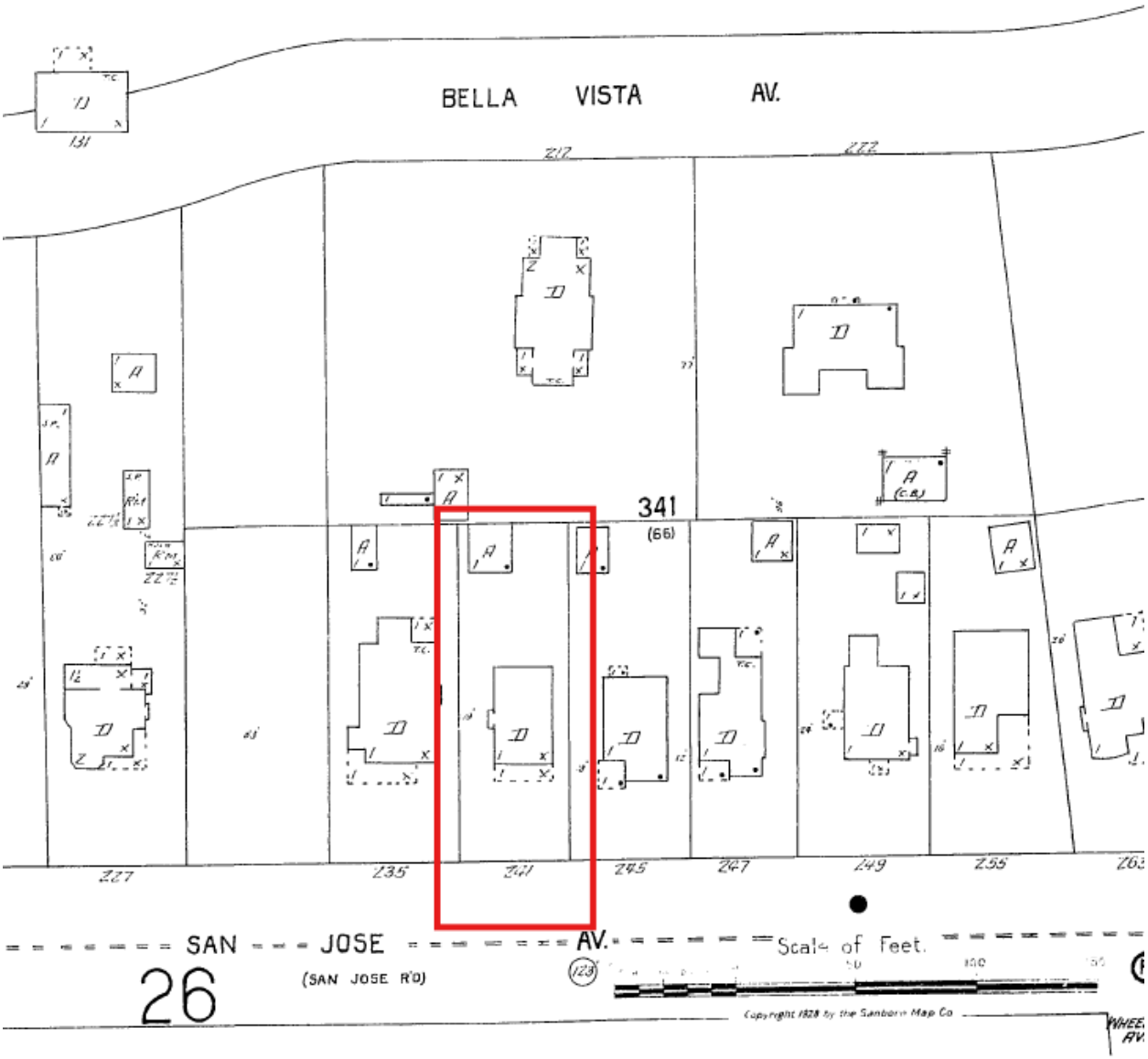
Miscellaneous Remarks: See Reverse

BASEMENT: Garage Cars; Full, Part, None; Floor: Cm. St. Wd. Dt; Walls: Cm. St. Wd. Br; Un, Finished

ELEVATORS: Speed: Hi, Low; Elec., Hyd., Auto; Pass., Frt., Dmb Wt.; Height Ft; Sidewalk

Comparison of 1928, 1956, and current structure

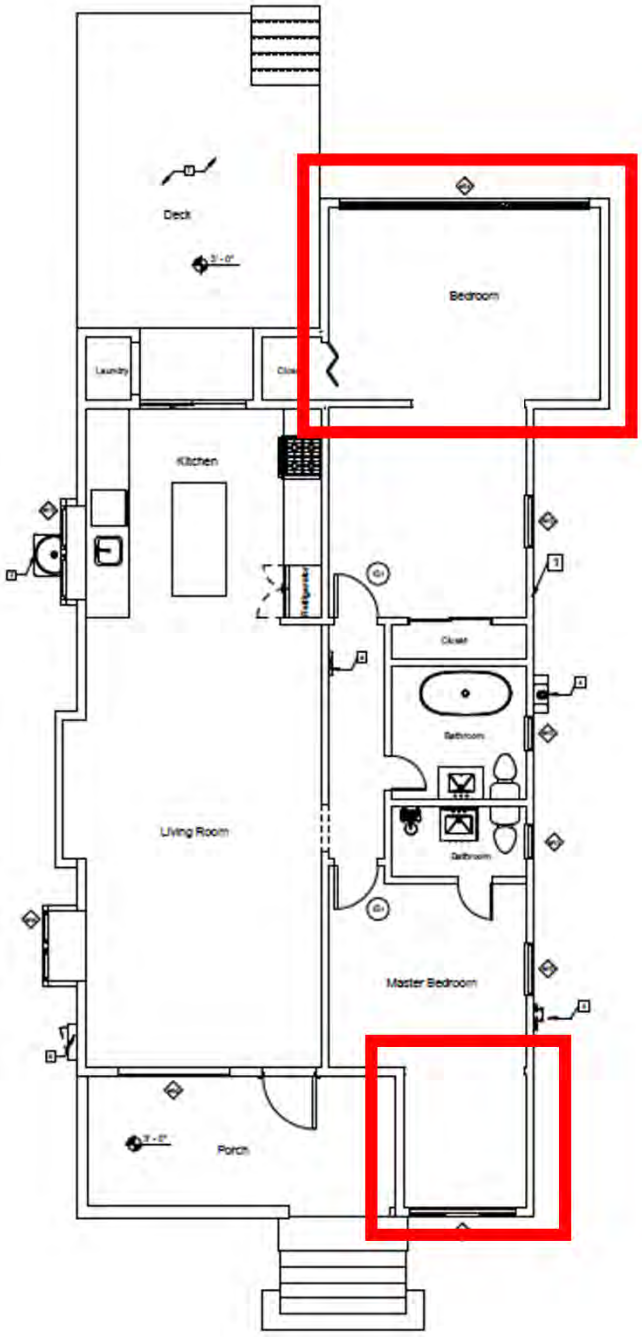
Sanborn Map 1928



Sanborn Map 1956



Current Floorplan





Front Façade



Front Façade + North Side post-1956 Constructions



Front Façade + North Side post-1956 Constructions (Marked Areas)



North Side post-1956 Constructions



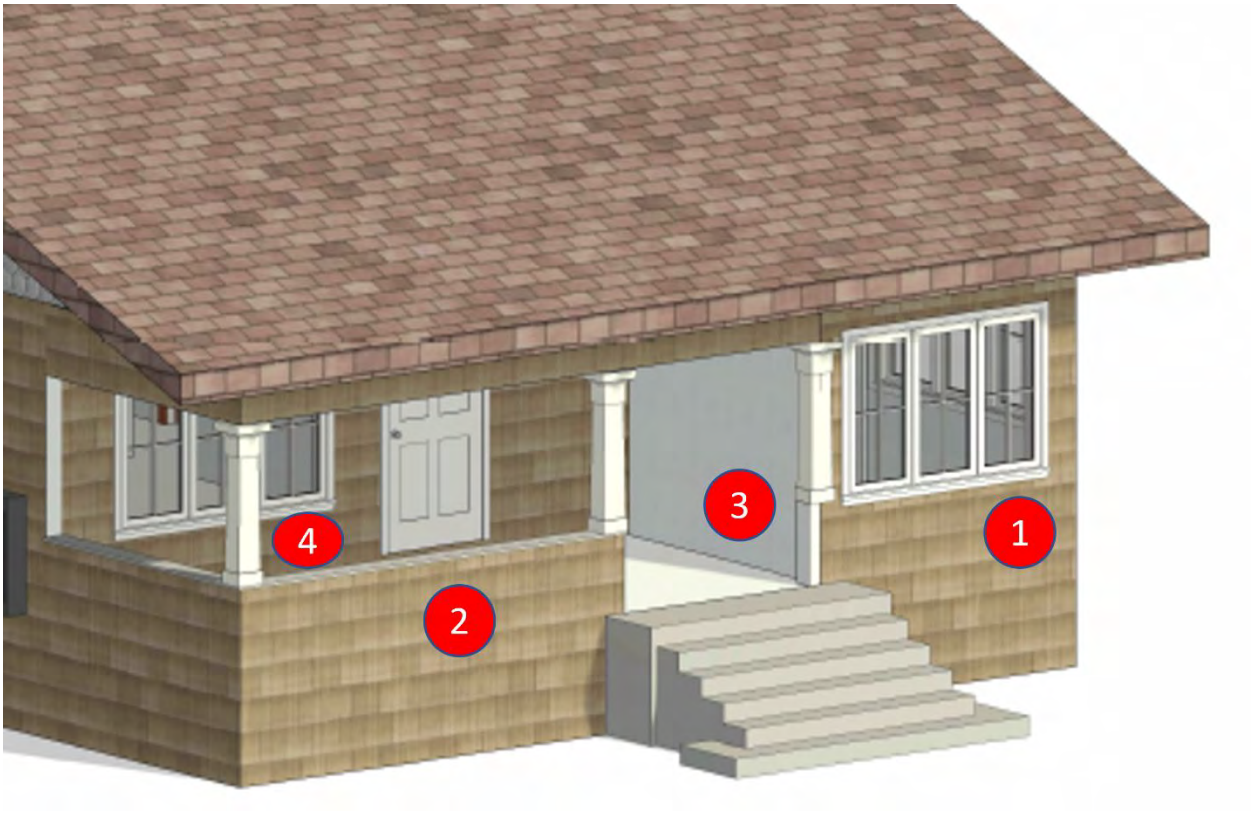
Rear Side post-1956 Constructions

Conclusion

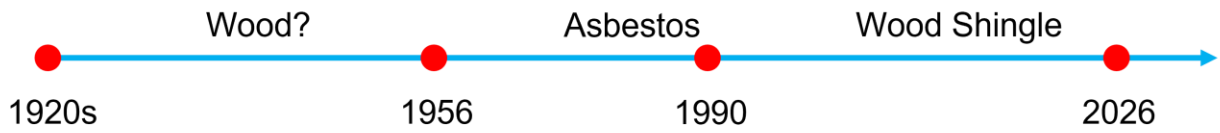
Based on the above site maps, the original house was with that of a perfect rectangle with a porch covering the whole front side of the house. The current structure has and added office to the front room (adding part of the original porch to the bedroom) as well as an addition to the backside of the house. Both walls on the front and back of the house were demolished and the additional structures are made with a uniform flow within the original structure (no separating walls).

AddendumC- Removal of Original Front Façade Materials

Front View and Sample Locations



Front Façade Plan



Front Sidings Historic Changes

#1: Front Façade – Right:







#2: Front Façade – Middle-Left:







#3: Front Façade – Porch-Middle:






241





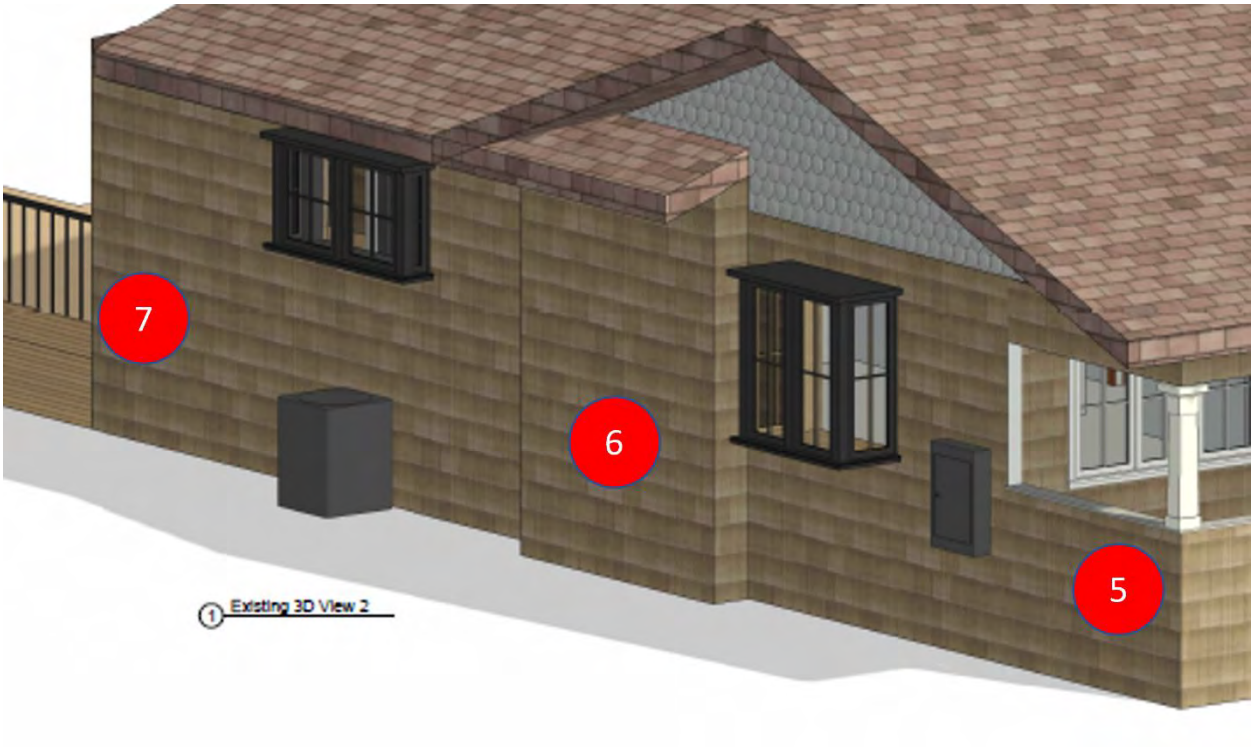
#4: Front Façade – Porch-Left:





Addendum D. Removal of Original South, West, and North Materials

South Side Sample Locations



South Side Plan

#5: South Side – Right (front):





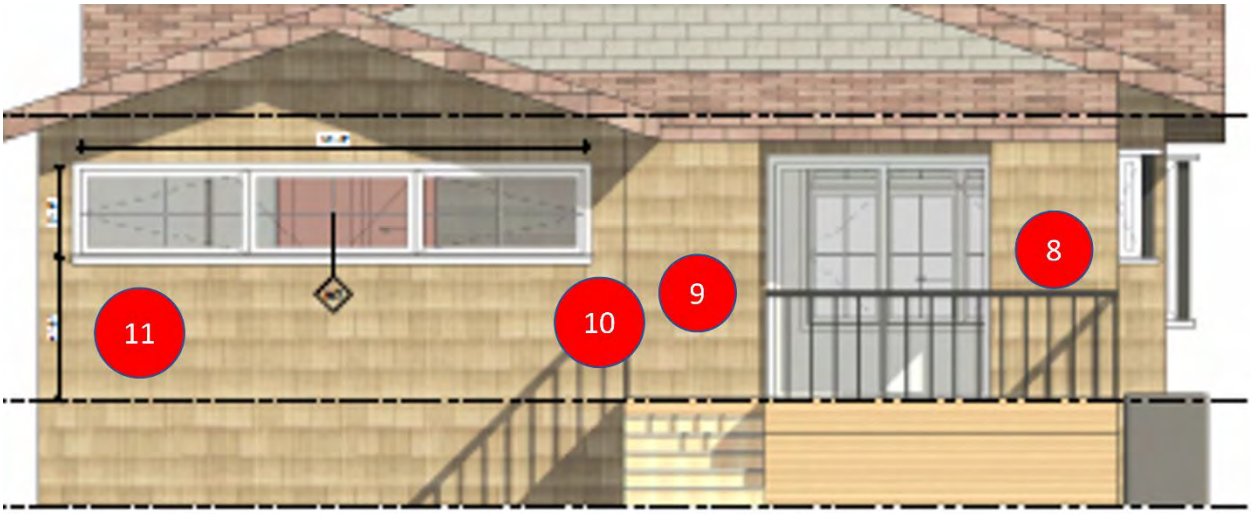
#6: South Side – Middle (original siding):



#7: South Side – Left (back):







West Side Plan

#8: West Side – Right:





#9: West Side – Middle:





#10: West Side – Middle – 2:





#11: West Side – Left:







North Side Plan

#12: North Side – Right (back):





#13: North Side – Middle (original siding):



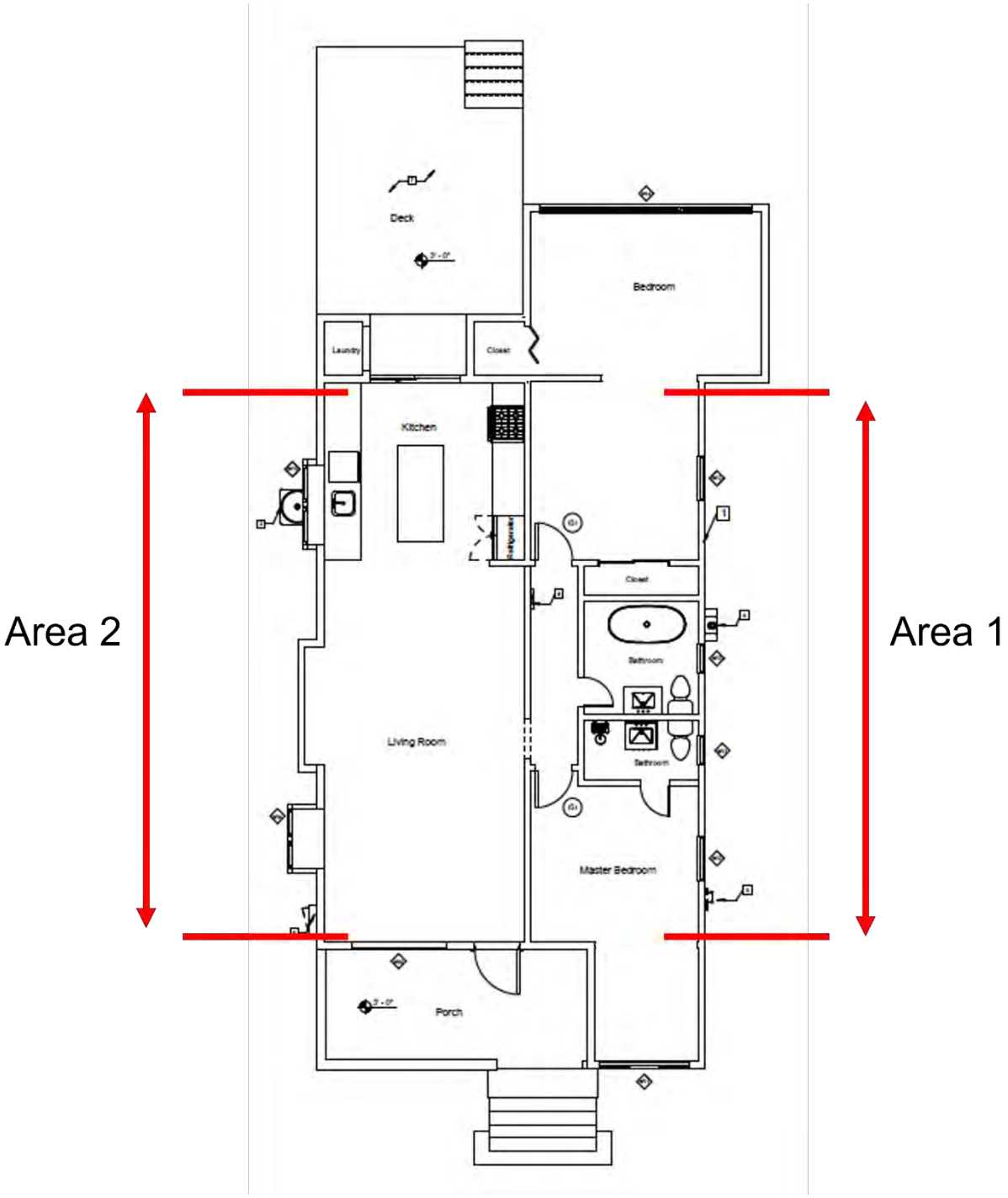
#14: North Side – Left (front):





Original Siding vs New Siding Area:

The red-marked areas are believed to be the original wood siding.



Calculations:

Area 1 = 382.42 sqft

Area 2 = 420.74 sqft

Total area with original siding = 803.16

Total siding area = 1713.3 sqft

Original vs total siding ratio = (803.16) / (1713.3) = 46.8%

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MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING MARCH 25, 2026

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

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

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

VERBAL COMMUNICATIONS

None.

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

1. Draft Minutes of the January 28, 2026, Historic Preservation Committee Meeting
2. Draft Minutes of the February 25, 2026, Historic Preservation Committee Meeting

(Audio time: 00:01:50)

MOTION: **Motion** by **Commissioner Burnett** to approve adoption of the Consent Calendar. **Seconded** by **Committee Member Quintana.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

6. **<u>150 Tait Avenue</u>**
   Request for Review Application PHST-26-004.
   APN 510-18-026
   Applicant: Su-Ling Cheah
   Property Owner: Taraneah Moayed
   Project Planner: Erin Walters

   Consider a request for preliminary review to construct a one-story addition and exterior alterations to an existing contributing single-family residence located in the Almond

Grove Historic District on property zoned R-1D:LHP. Exempt pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Vice Chair Queiroz was recused due to owning property within 500 feet of the subject site.

Erin Walters, Senior Planner, presented the staff report.

Committee Member Quintana opened Public Comment.

The following individual spoke on this item:
1. Taraneah Moayed, Owner

Committee members asked questions of the owner.

Committee Member Quintana closed Public Comment.

Committee members discussed the matter and provided feedback.

7. **25 Hernandez Avenue**
   Request for Review Application PHST-26-007
   APN: 510-42-071
   Applicant: Davide Giannella
   Property Owner: Chiara Zuniga and Karl Petre
   Project Planner: Erin Walters.

   Consider a request for preliminary review to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8. Exempt pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

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

Erin Walters, Senior Planner, presented the staff report.

Vice Chair Queiroz opened Public Comment.

The following individuals spoke on this item:
1. Davide Giannella, Architect
2. Lee Quintana, private citizen

Vice Chair Queiroz closed Public Comment.

Committee members discussed the matter and provided feedback.

Commissioner Burnett was recused for the rest of the meeting.

PUBLIC HEARINGS

3. **241 Los Gatos Boulevard**
   Request for Review PHST-26-009
   APN 529-24-025
   Property Owner/Applicant: Nima Rouhi
   Project Planner: Erin Walters

   Consider a request for approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1D. Exempt pursuant to CEQA Guidelines, Section 15061 (b)(3).

Erin Walters, Senior Planner, presented the staff report.

Vice Chair Queiroz opened Public Comment.

The following individual spoke on this item:
1. Nima Rouhi, Owner/Applicant

Vice Chair Queiroz closed Public Comment.

Committee members discussed the matter.

Vice Chair Queiroz re-opened Public Comment.

The following individual spoke on this item:
1. Nima Rouhi, Owner/Applicant

Committee members asked questions of the applicant.

Vice Chair Quiroz closed Public Comment.

Committee members discussed the matter.

(Audio time: 00:54:51)

MOTION: **Motion** by **Vice Chair Queiroz** to recommend denial to the Community Development Director for a request to remove a pre-1941 property from the historic resources inventory for property zoned R-1D, finding that the residence meets criterion #3 having distinctive characteristics of type and period. When remodeling, the owners would be allowed to remove the

non-original shingle siding and replace it with wood siding or in-kind materials such as Hardieboard. **Seconded** by **Committee Member Quintana**.

Committee members discussed the matter.

The maker of the motion amended the motion to include the windows.

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

(Audio time: 00:56:40)

MOTION: **Motion** by **Vice Chair Queiroz** to recommend denial to the Community Development Director for a request to remove a pre-1941 property from the historic resources inventory for property zoned R-1D, finding that the residence meets criterion #3 having distinctive characteristics of type and period. When remodeling, the owners would be allowed to remove the non-original shingle siding and replace it with wood siding or in-kind materials such as Hardieboard. The windows would be allowed to be replaced with windows in line with the Craftsman Bungalow style. **Seconded** by **Committee Member Quintana**.

VOTE: **Motion passed unanimously.**

4. **<u>445 Los Gatos Boulevard</u>**
   Request for Review Application PHST-26-010
   APN 529-20-006
   Property Owner/Applicant: Nam Nguyen
   Project Planner: Sean Mullin

   Consider a Request for approval for a revision to the approved exterior materials (siding) on a pre-1941 residence on property zoned R-1:8. Categorically Exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Sean Mullin, Planning Manager, presented the staff report.

Vice Chair Queiroz opened Public Comment.

The following individual spoke on this item:

1. Nikki and Nguyen, Owners/Applicants

Committee members asked questions of the applicant.

Vice Chair Quiroz closed Public Comment.

Committee members discussed the matter.

(Audio time: 01:16:37)

MOTION: **Motion** by Allen Feinberg to recommend approval to the Community Development Director for a revision to the approved exterior materials (siding) on a pre-1941 residence on property zoned R-1:8. Categorically Exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities. **Seconded** by **Vice Chair Quiroz**.

VOTE: **Motion passed (2-1). Quintana opposed.**

5. **<u>313 University Avenue</u>**
   Request for Review Application PHST-26-006
   APN 529-04-063
   Property Owner/Applicant: Frank Delgado
   Project Planner: Sean Mullin

   Consider a request for a determination regarding the contributing status and to demolish an existing single-family residence located in the University-Edelen Historic District on property zone C-2:LHP. Exempt pursuant to CEQA Section 15269 (c): Emergency Projects.

Sean Mullin, Planning Manager, presented the staff report.

Committee asked questions of staff.

Vice Chair Queiroz opened Public Comment.

The following individuals spoke on this item:
1. Bart Heckman, Land Use Counsel
2. Frank Delgado Owner/Applicant

Committee members asked questions of the applicant.

Vice Chair Quiroz closed Public Comment.

Committee members discussed the matter.

(Audio time: 01:52:53)

MOTION: **Motion** by **Committee Member Feinberg** to recommend to the Community Development Director that the existing residence be determined to be a non-contributor to the District and to approve

demolition of an existing single-family residence located in the University-Edelen Historic District on property zone C-2:LHP. Exempt pursuant to CEQA Section 15269 (c): Emergency Projects. **Seconded** by **Vice Chair Queiroz.**

Committee members discussed the matter.

The seconder of the motion amended the motion to recommend that the new structure be in the current architectural style.

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

(Audio time: 01:58:42)

MOTION: **Motion** by **Committee Member Feinberg** to recommend to the Community Development Director that the existing residence be determined a non-contributor to the District, approval of the demolition of an existing single-family residence, and that a new residence be designed in an architectural style consistent with the existing residence on property located in the University-Edelen Historic District zoned C-2:LHP. Exempt pursuant to CEQA Section 15269 (c): Emergency Projects. The new structure is recommended to be in the current architectural style. **Seconded** by **Vice Chair Queiroz.**

VOTE: **Motion passed (2-1). Quintana opposed.**

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

8. **<u>312 W. Main Street</u>**
   Request for Review Application PHST-26-008
   APN 510-44-012
   Applicant: Chelsea Bedard
   Project Planner: Erin Walters

   Consider a request for preliminary review to demolish an existing attached garage and construct a new deck and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

(Audio time: 2:01:02)

MOTION: **Motion** by **Vice Chair Queiroz** to continue item of 312 W. Main Street to a date certain of April 22, 2026. **Seconded** by **Committee Member Quintana.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Sean Mullin, Planning Manager, presented the report:

1. There was a fire at 328 Bachman. Staff are working with the applicants.
2. Town meetings will now be using the Rosenburg Rules of Order.

ADJOURNMENT

The meeting adjourned at 6:02 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 25, 2026 meeting as approved by the Historic Preservation Committee.

_____

/s/Sean Mullin, AICP, Planning Manager

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

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

March 30, 2026

Nima Rouhi
241 Los Gatos Boulevard
Los Gatos, CA 95030
Via email

RE: 241 Los Gatos Boulevard
Request for Review PHST-26-009

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:1D. APN 529-24-025. Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner/Applicant: Nima Rouhi.
Project Planner: Erin Walters.

On March 25, 2026, the Los Gatos Historic Preservation Committee recommended denial of the above request to the Community Development Director. The Committee was unable to make Finding #3, "There are no distinctive characteristics of type, period or method of construction or representation of work of a master". The request was denied by the Community Development Director on March 26, 2026.

PLEASE NOTE: Pursuant to Sections 29.20.255 and 29.20.260 of the Town Code, this decision may be appealed to the Planning Commission by any interested person as defined by Town Code Section 29.10.020 within 10 days on forms available online with fees paid. Final deadline is 4:00 p.m. on that 10th day (April 6, 2026). Therefore, this action should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, I can be contacted by phone at (408) 354-6867 or by email at Ewalters@losgatosca.gov.

Sincerely,

Erin M. Walters
Senior Planner

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BPD-2536

PAID
APR 0 2 2026
TOWN OF LOS GATOS

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT

110 E. Main Street
Los Gatos, CA 95030

APPEAL OF THE DECISION OF DIRECTOR OF COMMUNITY DEVELOPMENT

PLEASE TYPE or PRINT NEATLY

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

DATE OF DECISION: 03/26/2026

PROJECT/APPLICATION: PHST-26-009

LOCATION: 241 Los Gatos Blvd, Los Gatos, CA 95030

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

Interested person means:

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

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

New findings based on HPC feedback.

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Director of Community Development. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day. Appeals are due by 4:00 P.M. ***If an appeal is filed on a Friday, they must be submitted by 1:00 P.M.***
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) days after the date of the filing of the appeal. The Planning Commission may hear the matter anew and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Nima Rouhi

SIGNATURE: Nima Rouhi Digitally signed by Nima Rouhi Date: 2026.03.30 17:21:33 -07'00'

DATE: 03/30/2026

ADDRESS: 241 Los Gatos Blvd, Los Gatos, CA 95030

PHONE: 9492410924

EMAIL: nimarouhi793@gmail.com

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OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

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

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

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Appeal Request for Removal from the Historic Resources Inventory

Town of Los Gatos
110 E Main Street
Los Gatos, CA 95030

Subject: **De Novo Appeal – Request for Removal from Historic Resources Inventory**
Property: 241 Los Gatos Blvd

Dear Members of the Planning Commission,

I respectfully submit this appeal requesting reconsideration of the inclusion of 241 Los Gatos Blvd in the Town of Los Gatos Historic Resources Inventory (HRI). This appeal is presented as a de novo application, addressing all applicable criteria with updated architectural analysis, field investigation, and historical research.

I appreciate the HPC's time and thoughtful review during the March 25th hearing. Notably, the Committee's discussion focused primarily on Criterion #3 (distinctive characteristics of type, period, or method of construction). Based on their rejection letter, the **HPC agrees the other criteria 1, 2, 4, and 5 are met to NOT qualify this house as part of the historic inventory and only criterion #3 was challenged in the meeting and later in their response letter**. During that discussion, Committee members acknowledged that the structure has been **"extensively modified and not with much thought of the architectural integrity".** This acknowledgment to loss of integrity along with the provided evidence, is critical, as **integrity** is foundational to all historic resource determinations. However, I address integrity and present new findings, since HPC's meeting, to further justify the loss of integrity (criterion #5) for this house.

This appeal builds upon my previously submitted documentation and incorporates additional findings, based on HPC's feedback, developed through further investigation and analysis.

1 Purpose of Request

The purpose of this request is to ensure that the Town's Historic Resources Inventory accurately reflects properties that continue to possess historic significance and integrity. Preservation practice recognizes that properties may be reevaluated when substantial alterations have occurred.

This request is not intended to demolish or diminish the character of the neighborhood. Rather, it seeks to ensure that the designation reflects the current physical condition of the structure, which has changed materially since earlier surveys.

2 Framework for Evaluation

Historic resource designation is generally evaluated using criteria consistent with those applied by the historic codes of the Town of Los Gatos, which consider whether a property:

1. Is associated with significant events
2. Is associated with significant persons
3. Embodies distinctive characteristics of type, period, or method of construction or representative of work of a master
4. Has the potential to yield important historical information
5. Retains sufficient integrity

This appeal addresses each of these criteria in turn.

3 Criterion #1: Association with Significant Events

Archival research, including review of Sanborn maps (1928 and 1956), Polk directories, and historical telephone records, indicates that the property functioned as a typical residential structure throughout its history.

No evidence has been identified linking the property to events that contributed meaningfully to the historical development of Los Gatos or the broader region. Please see addendum A.

Conclusion: The property does not meet Criterion #1.

4 Criterion #2: Association with Significant Persons

Research into historical occupancy records confirms that the property has not been associated with individuals of recognized historical importance.

The property reflects ordinary residential use without connection to individuals who played a significant role in civic, cultural, economic, or political development. Please see **addendum A**.

Conclusion: The property does not meet Criterion #2.

5 Criterion #3: Distinctive Characteristics of Type, Period, or Method of Construction

This criterion formed the basis of the HPC's prior determination and is therefore addressed in detail.

5.1 Clarification of Vernacular Classification

The HPC characterized the structure as a **"vernacular" California bungalow** (please refer to the audio from the meeting). While this classification is acknowledged, it is important to clarify that:

Vernacular architecture, by definition, represents common and widely replicated building forms and is not inherently distinctive.

To meet Criterion #3, a property must exhibit identifiable and preserved architectural features that clearly embody the defining elements of a type or period. To address this criterion, I am presenting my findings in 4 categories:

1- Physical/visual inspection (sections 5.2 and 5.3)
2- Historical comparison (sections 5.4 and 5.4)
3- Historic architectural context: character defining features (section 5.6)
4- Analysis & conclusion

5.2 Extensive Alterations to Primary Architectural Elements

Below is the list of some major modification or lack of defining features that supports 241 Los Gatos Blvd does NOT have distinctive characteristics of type, period, or method of construction or representation of a work of a master. Please see **addendum B** for more details and pictures of the below listed items.

5.2.1 Windows

The original window systems have been replaced with modern units, including vinyl sliders and non-period configurations. These do not reflect the vertical proportions or multi-pane detailing typical of bungalow-era construction. The front bedroom window is a post-1990 alteration, differing in both type and size from the window documented in the 1990 Bloomfield Survey. As such, the existing windows are not original and do not contribute to the historic significance or architectural integrity of the property.

5.2.2 Entry Door

The entry door is a modern replacement with dual-pane glazing and simulated muntin. This represents imitation rather than preservation of historic design.

5.2.3 Roof and Eaves

The roof structure no longer expresses original construction methods. Exposed rafters, one of the defining features of Craftsman architecture, have been enclosed by modern gutter systems. Roof material has also been recently updated to composite shingles which has no historic distinction or value.

5.2.4 Porch

The front porch has undergone substantial modification, including:

- Changes to elevation
- Replacement of original columns (as documented in the 1990 Bloomfield Survey)
- Removal of defining features such as knee braces

5.2.5 Siding

Architectural investigation confirms:

- 100% replacement of the front façade siding (please see **addendum C**)
- More than 50% replacement of siding across the structure (please see **addendum D**)

5.3 De Facto Reconstruction

The cumulative effect of these alterations is significant. The replacement of a majority of exterior materials, combined with changes to key façade elements, constitutes a **de facto reconstruction** rather than preservation of original historic fabric.

5.4 Historical Comparison: Reliance on Outdated Survey Conditions

The inclusion of the property in the Historic Resources Inventory appears to rely in part on the 1990 Bloomfield Survey, which evaluated the structure based on its physical condition at that time. The survey specifically documented exterior asbestos siding and a different configuration of architectural elements than what exists today.

Since that survey, the property has undergone substantial and comprehensive modifications, including but not limited to (detail pictures can be found in **addendum B**):

- Complete removal and replacement of the exterior siding which is considered as technical demo by Town' code (**addendum C**)
- Change in porch column design and configuration
- Modification of porch height and elevation
- Replacement of the front window configuration
- Replacement of the front entry door
- Enclosure of previously exposed roof rafters
- Change in roofing materials and roof system expression

These changes affect not only individual components but also the overall architectural composition and expression of the structure. Many of these elements, particularly porch configuration, fenestration patterns, and roof detailing, are considered primary character-defining features in evaluating bungalow or Craftsman architecture.

Because exterior materials and architectural features are central to determining historic integrity, the structure as it exists today differs materially and architecturally from the condition documented in the 1990 survey. As a result, the conclusions reached in that earlier evaluation no longer accurately reflect the current physical state of the property.

Accordingly, continued reliance on the Bloomfield Survey without accounting for these substantial alterations results in an evaluation based on conditions that no longer exist. A current assessment of the property demonstrates that it no longer retains the integrity or defining/distinctive characteristics of type, period or method of construction nor does it represent a work of a master.

5.5 Common and Replicable Features

Two residential properties located directly across the street from 241 Los Gatos Blvd, both constructed in approximately 2015, provide a relevant and instructive comparison. For the record, addresses of these properties are: 234 Los Gatos Blvd, and 236 Los Gatos Blvd. Despite being modern constructions and not included in the Historic Resources Inventory, these homes exhibit a more complete and cohesive set of architectural features commonly associated with Craftsman and California bungalow design than the subject property.

Specifically, these newer homes incorporate many of the character-defining elements identified in established architectural references, including A Field Guide to American Houses by Virginia McAlester. These features include:

- Prominent front porches integrated under the primary roof form
- Tapered Craftsman-style porch columns set on masonry (stone) bases, including decorative column detailing
- Wood porch railings consistent with traditional bungalow design
- Exposed roof rafters and visible structural expression
- Decorative knee braces beneath wide eaves
- Horizontal wood clapboard siding, often combined with wood shingle siding on upper portions
- Wood-framed windows with multi-pane upper sashes over single-pane lower sashes

In contrast, the subject property does not retain these defining characteristics. As documented throughout this appeal, key architectural elements, including porch configuration, column design, window types, siding materials, roof detailing, and structural expression, have been altered or replaced with non-original and non-character-defining features.

This comparison highlights an important distinction:

the presence of a general bungalow form alone does not establish architectural significance under Criterion #3. Rather, it is the retention of specific materials, craftsmanship, and detailing that defines a structure's ability to represent a type, period, or method of construction or a work of a master.

Moreover, the visual similarity between historic styles and modern reinterpretations further demonstrates that stylistic appearance alone is not sufficient for designation. If the subject property were visually compared alongside these newer homes, particularly after routine maintenance such as repainting, it would be difficult to distinguish a century difference in construction based solely on architectural expression. In fact, the newer homes more fully embody the defining features of the Craftsman/bungalow style than the subject property as it exists today. Please see **addendum E** for pictures of the properties mentioned in this section.

Accordingly, this comparison reinforces that the subject property does not possess the distinctive architectural characteristics required under Criterion #3 and further supports its removal from the Historic Resources Inventory.

5.6 Historic architectural context: Character Defining Features

Established architectural references, including *A Field Guide to American Houses* by Virginia McAlester, identify key character-defining features of Craftsman and California bungalow architecture. These features go beyond general form and include specific materials, proportions, and visible construction methods.

Typical defining elements include:

- Exposed rafter tails
- Decorative knee braces or brackets
- True divided-light wood windows
- Articulated wood detailing and visible craftsmanship
- Visible structural expression (open eaves)
- Tapered porch columns of specific proportion and configuration, often set on masonry piers
- Wood shingle or wood shake roofing materials consistent with the period
- Wood clapboard (horizontal lap siding) or original wood shingle siding as primary cladding materials

The subject property does not retain these features in their original or historically representative form:

- **Rafters are fully enclosed**, eliminating structural expression
- **Decorative knee braces are absent**
- **Windows have been replaced**
- **Contemporary vinyl and slider windows were added which do not reflect original proportions or detailing**
- **Entry door is a contemporary replacement** with simulated divided lights (dual pane glass)
- **Porch columns have been altered in both shape and configuration**, differing from documented historic conditions (Bloomfield Survey)
- **Modification of porch configuration, including changes to porch height (elevation), proportions, and structural composition**
- **Roofing material has been replaced with modern composition shingles**, rather than original wood shingles or shakes
- **Original wood clapboard siding has been removed** with 100% removal and replacement at the front façade sidings (**technical demo**) and also more than 50% of exterior sidings all around the house have been replaced (**another technical demo**)
- **Original craftsmanship is not present**

Here is a table to better visualize the abovementioned items:

241 Los Gatos Blvd	Yes	Partial	No	Comments
Form and Massing: 1 or 1.5 story height		X		Altered floorplan: both front and rear
Roof: low pitched, gabled	X			
Roof: decorative knee braces			X	None (only 1 non-decorated fake brace all around the property)
Roof: exposed rafter tails			X	Lost (covered by contemporary gutter)
Porch: full or partial	X			Compromised (partially enclosed)
Porch: tapered square columns or pedestals		X		Altered from the original form (NO historic character or value)
Porch: extending porch elements			X	None
Windows			X	Adde and altered extensively
Wood clapboard cladding			X	Technical demo: removed 100% of front façade + removed more than 50% of original sidings
Wood shingle roof			X	Changed roof material (asphalt shingle)
Total	2	2	6	

While the structure may retain a generalized bungalow form, it does not retain the defining architectural features necessary to represent a true or distinctive example of the style.

5.7 Conclusion on Criterion #3

Based on the evidence discussed in above sections it is a fact that the front façade, being the most architecturally significant and publicly visible portion of the structure, has undergone comprehensive alteration that rises to the level of **technical demolition on multiple counts**.

These alterations affect all primary character-defining elements identified in architectural references, including those outlined in A Field Guide to American Houses by Virginia McAlester, such as fenestration patterns, material authenticity, structural expression, and craftsmanship.

Importantly, the extent of these changes is not limited to isolated modifications but reflects a **comprehensive reconstruction of the building's primary façade (as well as other elevations) and architectural expression**, with most visible features dating to post-1990 alterations.

As a result, the current structure **does not retain the physical characteristics necessary to represent a type, period, or method of construction. Nor does it embody the work of a master or possess any remaining architectural distinction**.

Accordingly, the structure as it exists today does not possess historic value and does not meet the threshold required under Criterion #3.

Conclusion: Criterion #3 is not met.

6 Criterion #4: Potential to Yield Important Information to Town's History

The property is a typical residential structure and does not appear to contain unique physical characteristics or archaeological features that would yield important historical or scientific information. Through research, the property was not yield important information to Town's history. Please see **addendum A**.

Conclusion: Criterion #4 is not met.

7 Criterion #5: Integrity

In addition to significance, a property must retain sufficient historic integrity to convey its architectural character and eligibility for inclusion in the Historic Resources Inventory. Integrity is evaluated through these established aspects: location, design, setting, materials, workmanship, and feeling. While the subject property retains its original location, the remaining aspects of integrity have been substantially compromised, as detailed below.

7.1 Integrity Assessment

7.1.1 Location

The property remains in its original location.
Status: Retained

7.1.2 Design (Substantially Compromised)

Design refers to the combination of elements that create the form, plan, space, structure, and style of a property. Sanborn maps demonstrate that the structure has undergone significant configuration changes since 1956. The current floorplan of this property is substantially different compared to that of noted in Sanborn maps of 1928 and 1956. There was an additional room constructed after 1956 in the rear of the property. Plus, part of the front porch was also enclosed post-1956. In total, more than 25% of the original square footage of the house was added later in time (after 1956). Please see **addendum F** for more details.

Besides the above structural additions to the front and rear of the house, the original design has also been materially altered through (partially covered in previous sections but repeated here for the topic):

- 100% removal and replacement of the original siding on the front façade (technical demo)
- Modification of the front façade composition, including but not limited to window configuration and entrance door
- Alteration of porch proportions and elevation, affecting the building's primary architectural expression
- Changes to porch column shape and configuration, deviating from historically documented conditions
- Enclosure of originally exposed roof rafters, eliminating key Craftsman structural expression
- Addition and alteration of original windows with modern configurations and material (vinyl/metal) that alter fenestration patterns
- Cutting new windows into the sides of the structure (including the front façade)

These cumulative changes have altered the fundamental architectural composition of the structure.

Status: Compromised

7.1.3 Setting (Moderately Altered)

Setting refers to the physical environment of a property.

While the broader neighborhood retains a mix of residential structures, including some older homes, the immediate context includes modern infill construction that replicates Craftsman and bungalow features. This diminishes the ability of the subject property to stand out as a historic resource within its setting.

Additionally, the presence of nearby newer homes that more accurately reflect Craftsman architectural detailing further reduces the subject property's contextual significance.

Status: Moderate

7.1.4 Materials (Significantly Lost)

Materials are a critical component of integrity and refer to the physical elements that were combined during the original construction.

At the subject property:

- More than 50% of exterior siding all around the property has been replaced (technical demolition)
- The entire front façade siding has been removed and replaced (another technical demolition)
- More than 65% of windows are vinyl/metal material that are inconsistent with the other wood windows and incompatible with the Town codes.
    - In addition, the existing wood windows are also confirmed to be mostly installed after 1990.
- Roofing materials have been replaced with modern composition shingles
- Entry door has been replaced with a contemporary assembly
- Original exterior materials, including historically appropriate wood cladding, are no longer present or visible

The loss and replacement of these materials significantly diminish the property's ability to convey its historic character.

Status: Lost

7.1.5 Workmanship (Lost)

Workmanship reflects the physical evidence of the crafts and construction techniques of a given period.

The subject property no longer exhibits visible evidence of historic workmanship:

- Original wood detailing and joinery are not present
- Replacement elements (windows, doors, siding) are mass-produced modern components
- Structural expression characteristic of Craftsman construction (e.g., exposed rafters) has been removed or concealed (discussed in detail in section 5)

As a result, the building does not convey the craftsmanship associated with its purported architectural style.

Status: Lost

7.1.6 Feeling (Compromised)

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

Due to the cumulative alterations to design, materials, and workmanship, the property no longer evokes a strong or authentic sense of an early 20th-century Craftsman or bungalow residence.

Furthermore, the existence of nearby modern homes that more fully incorporate Craftsman features blurs any remaining perception of historic authenticity.

Status: Compromised

7.2 Overall Integrity Conclusion

While the property retains its location, it does not retain sufficient integrity in the remaining aspects:

- Design: Compromised
- Setting: Moderately altered
- Materials: Significantly Lost
- Workmanship: Lost
- Feeling: Compromised

Integrity requires a property to retain enough of its original characteristics to convey its significance. In this case, the cumulative loss of materials, alteration of design, and removal or lack of craftsmanship result in a structure that no longer communicates its original architectural identity.

Conclusion: Criterion #5 is not met.

8 Precedent and Consistency in Application of Criterion #3

On August 13, 2025, the Historic Preservation Committee approved an appeal to remove the property located at 16805 Loma Street from the Historic Resources Inventory. That determination was based, in part, on findings related to Criterion #3, specifically the lack of distinctive architectural character and the absence of features representing the work of a master.

Notably, the Loma Street property was also classified as a California bungalow, similar to the subject property at 241 Los Gatos Blvd.

The Committee's approval of that removal establishes an important precedent:

that a structure identified as a bungalow does not, by classification alone, meet the threshold for "distinctive characteristics" under Criterion #3, particularly where defining architectural features or craftsmanship are not present.

The Loma Street property, based on the evidence shown by the owner, retained 4 out of 10 characteristic features of a craftsman bungalow and did not have the other 6 feature. In comparison, the subject property at 241 Los Gatos Blvd presents an even stronger case for removal by only retaining, loosely, 2 out of ten of those features and lacking the other 8. In addition:

- The structure does not exhibit defining architectural features associated with Craftsman or bungalow architecture
- It does not represent the work of a master builder or architect
- It has undergone extensive alterations, including replacement of key character-defining elements such as windows, siding, porch configuration, and structural expression (already presented in above sections)
- The extent of modifications, including replacement of more than 50% of exterior materials and complete (100%) alteration of the front façade, meets the definition of substantial reconstruction (twice technical demolition) under applicable Town standards

While the Loma Street property warranted removal based on lack of distinction and integrity without a technical demo present in that case, the subject property not only lacks distinction and integrity but also went over two technical demo cases and were massively altered from its original architectural character as well as form and material.

In light of this precedent, the present case represents a stronger basis for removal of 241 Los Gatos Blvd from the Historic Resources Inventory.

9 Synthesis of Findings

Is this house old? **Yes**, it was originally built before 1941.

Is this house in a historic district? **NO**.

Do every old house or bungalows belong to the historic inventory? **Definitely not**.

Although the structure was originally constructed prior to 1941, almost all of its present front façade consists of design or materials that were replaced or installed after 1990. These alterations include, but are not limited to, the complete (100%) replacement of all siding, as well as the front window, entry door, porch columns, porch proportions and configuration, roofing, and gutters (which now obscure the original roof rafters). Furthermore, a comprehensive review of the property reveals that over 65% of the windows are contemporary, non-wood types, reflecting a lack of historical consistency; more than 50% of the siding has been replaced since 1990; and over 25% of the total floor area was added after 1956. Taken together, these cumulative alterations have substantially compromised the property's integrity of design, materials, as well as representation of workmanship type, period, or method of construction. As a result, the structure neither represents nor conveys its historic character and does not satisfy the established criteria for inclusion in the historic inventory, as further outlined below:

- Is not associated with significant events or persons
- Was not designed by a notable architect
- Does not embody distinctive architectural characteristics

- Has undergone extensive alterations
- Does not retain sufficient integrity

Historic Merit	Status
1. Contribution to Town Events	No
2. Significant Person	No
3. Distinctive Character or Work of a Master	None (lost and compromised)
4. Town History (Landmark)	No
5. Integrity	Lost (Compromised)

10 Request

Based on the evidence presented, I respectfully request that the Historic Preservation Committee approve the removal of 241 Los Gatos Blvd from the Historic Resources Inventory.

Thank you for your time, consideration, and continued commitment to thoughtful historic preservation.

Sincerely,
Nima Rouhi
Owner, 241 Los Gatos Blvd



Real Estate LOANS
43 N 1st ST.
PIEPER CO.
PHONE BALLARD 2483
INSURANCE
Notary Public

M. BLUM & CO.
The Style Center
San Jose's Quality Store
26 So. First St.
Thru to 2nd St.
Bal. 7100

PARK—Contd
371 Leet Georgianna Mrs (o)
380 Roberts Wm
381 McCullagh Mary (o)

PERALTA — North from 105 Pennsylvania to Hernandez
9 Kline Augusta
Tanenbaum Lena Mrs
10 Berryman Fred Jr (o)
11 Faulker Elvira Mrs
Hansen Ina Mrs
Zabransky Otto
18 Vacant
20 Lapum M B (o)
30 Elleor V D
32 Rankin Henrietta (o)
33 Rubin Chas
Simon Benj (o)
39 Edwards W A
41 Garrett L B

PINE—West 1 blk from 401 San Jose av

PLEASANT AV — North from intersection of Main and Jackson to New York av
24 Alexander E P (o)
26 Mason A S jr
34 Vollmar E E
44 Gassman Alf (o)
45 Frederickson J C
146 Bruegge W O (o)

PROSPECT— South from Reservoir rd to city limits

RESERVOIR ROAD — South from junction of Clelland and Villa to Prospect
39 DeRome Fannie Mrs (o)
40 Evans L B (o)
Macabee Z A (o)
56 Young C E (o)
80 Gunter Hugh

ROBERTS ROAD— East from Los Gatos Creek near Cypress av
50 Ghetti E E Mrs (o)

ROGERS ROAD—From 5 Kimball to Reservoir rd
Stines N C
Thomson E C Rev

SAN BENITO AV—North from Saratoga to Mariposa av. 2 w of Santa Cruz
410 DeGuire Frances Mrs (o)
McAuley O M Mrs
411 Curr F D (o)
415 Biancalani Augusto
418 Morrish J E
418 Godfrey F P (o)
421 Frame Alva (o)
423 Peterson J L
428 Vacant
431 Gray Kenneth
432 Wilson P A Mrs (o)
435 Tickner W S (o)
436 Bachman Sarah Mrs
Bachman Wm
440 Rugani G J
441 Solari Jas
446 Conroy Owen
455 Poutch H M Mrs
456 Samuelsen Peter
459 DeBold E M
463 Hummel Minna Mrs (o)
464 Galatea J B (o)
468 McArthur C V
485 Vacant
497 Perusio Michl (o)
Andrews intersects
500 Pasere Bonnie (o)
501 Kott Louis
512 Hammond W D
513 Chaneras Harry (o)
514 Gerdes E J
516 Strong M E Mrs (o)
525 Smith J W (o)
526 Viorala Louis (o)
532 Serra Jos
Thurston intersects
Olive av intersects
557 Jefferson Philip (o)
561 Riggs W A (o)
565 Hall Harold
Ashler av ends
615 Cornell L C (o)
621 Sanders C K
San Mateo av ends
630 Brokaw Eliz Mrs (o)
641 Vacant
642 Boyle I L Mrs
644 Agar E R (o)
647 MacKenzie Ian
Mariposa av ends

SAN JOSE AV —North-east from e end of E Main to Kennedy rd
34 Sprague W C (o)
41 Vacant
46 Chamberlin Winnie E (o)
49 Rogers Rachel Mrs (o)
54 Burke C G Mrs (o)
Loma Alta intersects
90 Yarborough M A Mrs (o)
100 Dwyer M G Mrs (o)
101 Lupton H W (o)
103 West Jennie
104 Hubbell W H
111 Vacant
112 Burns J R
Mohle I D (o)
116 Maskoff O G
Murphy R E
120 Huelser Fredk (o)
rear Vacant
122 Vollmar C L
123 History Club of Los Gatos
Simons way begins
Stacia intersects
204 Nelson E H Mrs
207 Sprague H C Mrs (o)
214 Ryan J W (o)
215 Harder W R
Riggs Z S (o)
220 Brandon I S Mrs (o)
221 Vowles W P (o)
226 Vacant
227 Evans E E
Wallbaum Gustave
228 Vacant
235 Colvin R F (o)
236 Traub Mary Mrs
241 Bromley L A Mrs (o)
Jones H A Mrs (o)
242 Moberry L A (o)
245 Worsley J H (o)
247 Ring F E (o)
249 Helm D W (o)
250 Vacant
254 Kerner C C
255 Poole W D (o)
256 Harrison Emily O (o)
Wheeler av intersects
262 Hamann R F (o)
263 Tate S P (o)
264 Capener W A
265 Burke W F (o)
269 Kerlin G B Mrs (o)
271 Belding A O
Charles intersects
301 Wells D H osteo
302 Lint E F Mrs (o)
303 Lloyd F W
309 Rasmussen A L
310 Brady M C Mrs
314 Soule M E Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318 Burnette P L
331 Heath D C (o)
Harding av intersects
333 Rasmussen G P (o)
334 Hamsher C F
340 Zucconi Jos
346 Jorgensen R P
349 Salani Pia Mrs (o)
357 Jenkins A E Mrs (o)
McCarthy Lillian Mrs
Nelson Eliz
363 Murphy R E gas sta
367 Mann J C
368 Pillmer J A blds contr (o)
371 Thrash M E Mrs (o)
Caldwell intersects
389 Dalmel A B (o)
400 Snyder A V (o)
401 Le Favour Adelaide Mrs (o)
402 Obert S H
404 Hedricks C J
Hedricks Mary F (o)
405 Flint I V Mrs (o)
407 Sutton Walter (o)
409 Brun L E (o)
410 Torry L B (o)
411 Andrews Alice J (o)
Andrews C B



EPER CO. INSURANCE
PHONE BALLARD 2483 Notary Public

K—Contd
Leet Georgianna Mrs (o)
Roberts Wm
McCullagh Mary (o)

ALTA — North from 5 Pennsylvania to rnandez
Kline Augusta
Tanenbaum Lena Mrs
Berryman Fred jr (o)
Faulker Elvira Mrs
Hansen Ina Mrs
Zabransky Otto
Vacant
Lapum M H (o)
Elleor V D
Rankin Henrietta (o)
Rubin Chas
Simon Benj (o)
Edwards W A
Garrett L B

E—West 1 blk from 01 San Jose av

EASANT AV — North rom intersection of Main and Jackson to New York av
4 Alexander E P (o)
6 Mason A S jr
4 Vollmar E E
4 Gassman Alf (o)
5 Frederickson J C
6 Bruegge W O (o)

OSPECT— South from Reservoir rd to city limits

ESERVOIR ROAD — South from junction of Clelland and Villa to Prospect
39 DeRome Fannie Mrs (o)
40 Evans L B (o)
Macabee Z A (o)
50 Young C E (o)
60 Gunter Hugh

OBERTS ROAD— East from Los Gatos Creek near Cypress av

421 Frame Alva (o)
423 Peterson J L
428 Vacant
431 Gray Kenneth
432 Wilson F A Mrs (o)
435 Tickner W S (o)
436 Bachman Sarah Mrs
Bachman Wm
440 Rugani G J
441 Solari Jas
446 Conroy Owen
455 Foutch H M Mrs
456 Samuelsen Peter
459 DeBold E M
463 Hummel Minna Mrs (o)
464 Galatea J B (o)
468 McArthur C V
485 Vacant
497 Perusio Michl (o)

Andrews intersects

500 Pasero Bonnie (o)
501 Kott Louis
512 Hammond W D
513 Changras Harry (o)
514 Gerdes E J
516 Strong M E Mrs (o)
525 Smith J W (o)
526 Viorata Louis (o)
532 Serra Jos

Thurston intersects
Olive av intersects

557 Jefferson Philip (o)
561 Riggs W A (o)
565 Hall Harold

Ashler av ends

615 Cornell L C (o)
621 Sanders C K

San Mateo av ends

630 Brokaw Eliz Mrs (o)
641 Vacant
642 Boyle I L Mrs
644 Agur E R (o)
647 MacKenzie Ian

Mariposa av ends

SAN JOSE AV —North-east from e end of E Main to Kennedy rd
34 Sprague W C (o)
41 Vacant
46 Chamberlin Winnie E (o)
49 Rogers Rachel Mrs (o)
54 Burke C G Mrs (o)

Loma Alta intersects

204 Nelson E H Mrs
207 Sprague H C Mrs (o)
214 Ryan J W (o)
215 Harder W R
Riggs Z S (o)
220 Bragdon I S Mrs (o)
221 Vowles W F (o)
226 Vacant
227 Evans E E
Wallbaum Gustave
228 Vacant
235 Colvin E F (o)
236 Traub Mary Mrs
241 Bromley L A Mrs (o)
Jones H A Mrs (o)
242 Moberry L A (o)
245 Worsley J H (o)
247 Ring F E (o)
249 Helm D W (o)
250 Vacant
254 Kerner C C
255 Poole W D (o)
256 Harrison Emily G (o)

Wheeler av intersects

262 Hamann R F (o)
263 Tate S P (o)
264 Capener W A
268 Burke W F (o)
269 Kerlin G B Mrs (o)
271 Belding A O

Charles intersects

301 Wells D H osteo
302 Lint E F Mrs (o)
303 Lloyd F W
309 Rasmussen A L
310 Brady M C Mrs
314 Soule M E Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318 Burnette P L
331 Heath D C (o)

Harding av intersects

333 Rasmussen G P (o)
334 Hamsher C F
340 Zucconi Jos
346 Jorgensen R F
349 Salani Pia Mrs (o)
357 Jenkins A E Mrs (o)
McCarthy Lillian Mrs
Nelson Ella
363 Murphy R E gas sta
367 Mann J C

MOELL
Real Estate, Mor

LO

SAN MATEO AV
Santa Cruz av
Benito av, 1 n
land av
15 Giraudo Bar
16 Giraudo Pau
18 Vacant
21 Wark W W
28 Vacant
30 Vacant

SANTA CLARA—
ed to Palm av

SANTA CRUZ AV
NORTH—
1 Comper & I drugs
3 Ballin R M n furngs
Boone H F b
3½ La Canada ing

Rooms
1 Colvin E F d
6 Brun L E de
7 Jones H G ph
17 Tremaine Co dentist

Street continued
5 Booker E O d
6 MacCallum C
7 Culures Angel restr
8 Gagliasso G fruits
Whiteman C T meats
8½ F & A M Hal
9 Sorini Rose Mrs corsetiere
11 Kopp Zelda M variety store
12 Vlamis Wm li and restr
13½ Chennell J F optom
Streepey J B
15 I O O F Hall
16 Lincoln Market
Allario Frank
Barbieri Guido fruits
Zucconi Jos me
17 Safeway Stores
17½ Clark L E
18 Safeway Stores
19 Avatar Adolph b
21 Crail H J Co stationers
22½ Redmond's Hall
23 Home Appliance Store
Sunbeam Arth


TORICAL MAPS OF
CITY
DIRECTORY
1937
CENTENNI

62 West San Fernando
SAN JOSE HARDWARE CO.
COL. 2100
RUSSWIN BUILDERS HARDWARE
IRON AND STEEL PIPE AND FITTINGS
HOUSEHOLD GOODS SPORTING GOODS
SHERWIN-WILLIAMS PAINTS
TOOLS AND CUTLERY HOSE AND BELTING

512 Vacant
513◊Whalen C V (o)
514 Gerdes E J
516◊Strong M E Mrs (o)
525 Smith J W (o)
526 Seglas Jos
532◊Serra Jos (o)

Thurston intersects Olive av intersects

535 Hess Bert
557◊Jefferson Philip (o)
559 Vacant
561◊Riggs W A (o)
565◊Dana H L

Ashler av ends

615◊Cornell L C (o)
Cornell Maxine music tchr
620◊Zimmerman Anna Mrs (o)
621 Klein Kath (o)
Rebley Ralph

San Mateo av ends

630 Brokaw Eliz Mrs (o)
641 Vacant
642 Vacant
644◊Agur E R (o)
647 MacKenzie Ian (o)

Mariposa av ends

SAN JOSE AV — Northeast from e end of E Main to Kennedy rd

34◊Sprague W C (o)
41 Vacant
46 Chamberlain Winnie E (o)
49 Rogers Rachel Mrs (o)
54◊Burke C G Mrs (o)

Loma Alta av intersects

99 Roper H D
100 Dwyer M G Mrs (o)
101◊Lupton H W
103 West Jennie
104 Quirin E L Mrs (o)
104½ Quirin J F
111 Vacant
112 Burns J R
Mabie I D (o)
116 Vacant
120◊Hoelter Fredk (o)
Tenz Sanders S A
122 Lough W H
123◊History Club of Los Gatos

Simons way begins Stacia intersects

204 Hart L A Mrs
◊Nelson E H Mrs
207◊Sprague H C Mrs
214◊Ryan J W (o)
215◊Barber W R
Riggs Z G (o)
220 Braden I S Mrs (o)
221◊Vowles W P (o)
224 Lipsmith C H
226 Vacant
227 Evans R E
Wallbaum Gustave
Traub Leslie
228 Schenert F M
235 Quirin E F (o)
236◊McNally L F
◊Traub Mary Mrs
241 Bromley L A Mrs
Jones H A Mrs (o)
242 Moberry L A (o)
245 Worsley J H (o)
247◊Ring P E (o)
249◊Helm D W
250 Vacant
254 Banister J R
255◊Poole W D
256◊Harrison Emily G (o)
Walkington A B

Wheeler av intersects

262 Hamann R F
263 Vacant
264 Vacant
268◊Burke W P (o)
269◊Rombold S F
271 Belding A O

Charles intersects

301 Atkinson E W
302◊Wells D H osteo
303 Schuman Richd (o)
309◊Beckwith Ruth E
310◊Brady M C Mrs real est
314◊Soule M E Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318◊Burnette P L (o)
324◊Beck H C Mrs (o)
331 Heath D C (o)

Harding av intersects

333 Rasmussen G P (o)
334 Vacant
340 Zucconi Jos (o)
346 Jorgensen R P
349◊Moran W H
350◊Leslie C S Mrs (o)
357 Gillespie Cora
◊Jenkins A E Mrs (o)
363 Oliver L S gas sta
367 Thrash M E Mrs
371◊Henard J A

Caldwell av intersects

389◊Dalzel A S (o)
408◊Snyder A V (o
413 Jones W H (o)
416◊Obert S H (o)
418◊Higbee O H (o)
◊Higbee Pauline (o)
421 Flint I V Mrs
423 Sutton Walter (o)
430◊Hedricks C J
432◊Torrey L B
439◊Bray L E (o)
445◊Andrews Alice J (o)
Andrews C B

Spencer av intersects

SAN MATEO AV—From Santa Cruz av to San Benito av, 1 n of Ashland av

14◊Guerin J P
15 Giraudo Bart
18 Giraudo Paul (o)
19 Giordano Bart
21◊Wark W W (o)
27◊Krauss Julius (o)
28 Walsh Murial Mrs (o)
30 Lord A L (o)
33 Wilhelm J M

SANTA CRUZ AV, NORTH—

1◊Comper & Bartner drugs
3◊Ballin R M men's furngs
5◊Boone H F barber
3½ **La Canada Building**
Bacigalupi J A lawyer

Rooms:
1◊Colvin E F dentist
8◊Brun L E dentist
7◊Jones H G phys
17◊Tremaine Courtney dentist

Street Continued

5◊Booker E O dry gds
6◊Whiteman C T gro
7◊Culures Angelo restr
8 LaMontagne E E fruit
8½ F & A M Hall
9◊Sorini Rose Mrs corsetiere
11◊Kopp Zelda Mrs variety store
12 Vlamis Wm liquors
13½ Chennell J H optom
◊Kreepey J B jwlr
15 I O O F Hall
17◊Safeway Stores Inc gro
17½ Caporali Richd Ormsbee A I Mrs
18◊Safeway Stores Inc gro
19◊Aynsar Adolph baker
21◊Crall H J Co stationers
22½ Redmen's Hall
23◊Lipman Max household appliances
24 Templeman A W hdw
25 Sprouse-Reitz Co notions
26-28◊Lincoln Market
◊Allario Frank gro
Barbieri Guido fruits
Zucconi Jos meats
27◊Casastrung Marcella beauty shop
29◊Duncan R T drugs
32◊Berryman Fred & Sons plumbers
Reuben Chas tailor
33◊Ford C O sls clnr
34◊Rose E P Mrs beauty shop
35 Fanning C W grn
◊Guerrini Jos meats
36◊Shaner G F real est
37 Vlamis Geo restr
38◊Clarke M E Mrs mnfr

THE WARDROBE

NATIONALLY KNOWN BRANDS
K. H. T. *Clothes*
STETSON *Hats*
FREEMAN *Bootmaker Shoes*
ARROW *Shirts, Underwear, Ties, Handkerchiefs*
INTERWOVEN *Sox, Etc.*
TEL. BALLARD 7587
WE GIVE S.H. GREEN STAMPS
Santa Clara at 2d

62 West San Fernando
SAN JOSE HARDWARE CO.
COL. 2100
RUSSWIN BUILDERS HARDWARE
IRON AND STEEL PIPE AND FITTINGS
HOUSEHOLD GOODS SPORTING GOODS
SHERWIN-WILLIAMS PAINTS
TOOLS AND CUTLERY
HOSE AND BELTING

512 Vacant
513◊Whalen C V (o)
514 Gerdes E J
516◊Strong M E Mrs (o)
325 Smith J W (o)
326 Seglas Jos
327◊Serra Jos (o)

Thorsten intersects Olive av intersects

535 Hess Bert
567◊Jefferson Philip (o)
589 Vacant
661◊Riggs W A (o)
665◊Dana H L

Ashler av ends

815◊Cornell L C (o)
Cornell Maxine music tchr
826◊Zimmerman Anna Mrs (o)
821 Klein Kath (o)
Rehley Ralph

San Mateo av ends

826 Brokaw Eliz Mrs (o)
841 Vacant
842 Vacant
844◊Agur E R (o)
847 MacKenzie Ian (o)

Mariposa av ends

SAN JOSE AV — Northeast from e end of E Main to Kennedy rd

24◊Sprague W C (o)
41 Vacant
46 Chamberlain Winnie E (o)
Rogers Rachel Mrs (o)
443◊Burke C G Mrs (o)

Loma Alta av intersects

99 Roper H D
102 Dwyer M G Mrs (o)
103◊Lipton H W
West Jennie
104 Quirin E L Mrs (o)
104½ Quirin J F
111 Vacant
112 Burns J R
Maide I D (o)
118 Vacant
120◊Hueber Fredk (o)
Sanders S A
Lough W H
Rotary Club of Los Gatos

Blossom way begins Oracle intersects

Hart L A Mrs
Hanson E H Mrs
Reynolds H C Mrs
Grau J W (o)
Hueber W R
Jones E P (o)
Brandon I R Mrs (o)
Vacant
Vacant

236◊McNally L P
◊Traub Mary Mrs
241 Bromley L A Mrs
Jones H A Mrs (o)
242 Moberry L A (o)
245 Worsley J H (o)
247◊Ring F E (o)
249◊Helm D W
250 Vacant
254 Banister J R
255◊Poole W D
256◊Harrison Emily G (o)
Walkington A B

Wheeler av intersects

262 Hamann R F
263 Vacant
264 Vacant
268◊Burke W F (o)
269◊Rombold S F
271 Belding A O

Charles intersects

301 Atkinson E W
302◊Wells D H osteo
303 Schuman Richd (o)
309◊Beckwith Ruth E
310◊Brady M C Mrs real est
314◊Soule M E Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318◊Burnette P L (o)
324◊Beck H C Mrs (o)
331 Heath D C (o)

Harding av intersects

333 Rasmussen O P (o)
334 Vacant
340 Zucconi Jos (o)
346 Jorgensen R P
349◊Moran W H
350◊Leslie C S Mrs (o)
357 Gillespie Cora
◊Jenkins A E Mrs (o)
363 Oliver L S gas sta
367 Torash M E Mrs
371◊Henard J A

Caldwell av intersects

389◊Delziel A S (o)
408◊Snyder A V (o
413 Jones W H (o)
416◊Obert S H (o)
418◊Higbee C H (o)
◊Higbee Pauline (o)
421 Flint I V Mrs
423 Sutton Walter (o)
430◊Hedricks C J
432◊Torrey L B
439◊Brun L E (o)
445◊Andrews Alice J (o)
Andrews C B

Spencer av intersects

SAN MATEO AV—From Santa Cruz av to San

28 Walsh Murial Mrs (o)
30 Lord A L (o)
33 Wilhelm J M

SANTA CRUZ AV. NORTH—

1◊Comper & Burtner drugs
3◊Ballin R M men's furngs
◊Boone H F barber
3½ **La Canada Building**
Bacigalupi J A lawyer

Rooms:
1◊Colvin E F dentist
6◊Brun L E dentist
7◊Jones H G phys
17◊Tremaine Courtney dentist

Street Continued

5◊Booker E O dry gds
6◊Whiteman C T gro
7◊Culures Angelo restr
8 LaMontagne E E fruit
8½ F & A M Hall
9◊Sorini Rose Mrs corsetiere
11◊Kopp Zelda Mrs variety store
12 Vlamis Wm liquors
13½ Chennell J H optom
◊Streepey J B jwlr
15 I O O F Hall
17◊Safeway Stores Inc gro
17½ Caporale Richd
Ornsbee A I Mrs
18◊Safeway Stores Inc gro
19◊Aymar Adolph baker
21◊Crall H J Co stationers
22½ Redmen's Hall
23◊Lipman Max household appliances
24 Templeman A W hdw
25 Sprouse-Reitz Co notions
26-28◊Lincoln Market
◊Allario Frank gro
Barbieri Guido fruits
Zucconi Jos meats
27◊Casaurang Marcella beauty shop
29◊Duncan R T drugs
32◊Berryman Fred & Sons plumbers
Reuben Chas

THE WARDROBE



NATIONALLY KNOWN BRANDS
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STETSON *Hats*
FREEMAN *Bootmaker Shoes*
ARROW *Shirts, Underwear, Ties, Handkerchiefs*
INTERWOVEN *Sox, Etc.*
TEL. BALLARD 7587
WE GIVE



62 West San Fernando
SAN JOSE HARDWARE CO.
COL. 2100
RUSSWIN BUILDERS' HARDWARE
PIPE, IRON AND STEEL — HOUSEHOLD GOODS — SHERWIN-WILLIAMS PAINTS
TOOLS AND CUTLERY

365 Belbin Emily A
Bleas E D ®
Walnut av intersects
371◊Leet Georgianna Mrs ®
Oakley H A Mrs
380◊Roberts Wm
381 Vacant

PERALTA — North from 105 Pennsylvania to Hernandez
90◊Autrey Helen L
100◊Berryman P W jr ®
110◊Hanson Ina Mrs
15 Faulkner Elvira Mrs
180◊Tremaine Courtney ®
200◊Lapum M H ®
28 Fasten Oliver
320◊Rankin Henrietta A ®
33 Rubin Chas
390◊Edwards W A ®
410◊Mors G L

PINE—West 1 blk from 401 San Jose av

PLEASANT AV — North from intersection of Main and Jackson to New York av
180◊Dwyer E L ®
200◊Andrews D E ®
220◊Pearson I M Mrs ®
240◊Moran W H
260◊Hardwicke Bernard
34 Reilly J A Mrs ®
400◊Francini Peter ®
44 Gassman Alf ®
45 Garner H E
460◊Bruegge W O ®

PROSPECT—South from Reservoir rd to city limits

RESERVOIR ROAD — South from junction of Chelsaud and Villa to Prospect
260◊DeRome Fannie Mrs ®
40 Evans L B
560◊Young C E ®
600◊Gunter B C

ROBERTS ROAD — East from Los Gatos Creek near Cypress av

ROGERS ROAD — From S Kimball av to Roosevelt rd
[illegible]

SAN BENITO AV—North from Saratoga to Mariposa av, 2 w of Santa Cruz
410 DeGuire Frances Mrs ®
411 Vacant
415 Salloni Frank ®
416 Augustin John
418 Godfrey F P ®
421◊Frame A G ®
423◊Peterson J L
428 Yokum John
431 Lindquist V H
432◊Wilson F A Mrs ®
435 Tickner L C Mrs ®
436 Tobar John ®
440 Parodi Jos ®
441 Solari Jas ®
446◊Conroy Owen
455 Fontch H M Mrs
456 Vacant
459◊DeBold E M ®
463 Hummel Minna Mrs
464◊Galatea J B ®
468◊McArthur C V ®
485 Garciculo Pasquale
Andrews intersects
500◊Pasero Bernardo ®
505 Mattos Geo
512◊Glorello Carlo ®
513◊Lee A E Mrs ®
514 Vacant
rear Wilder B A Mrs ®
516◊Strong M E Mrs ®
525 Smith J W ®
526 Beltran Emilio
532◊Serra Jos ®
Thurston intersects Olive av intersects
535 Rudy L E
546 Goulart H E ®
557◊Jefferson Phillo ®
559 Vacant
561◊Riggs F L Mrs ®
565◊Tiffany B C
Ashler av ends
615◊Cornell L C ®
◊Cornell Maurine M music tchr
◊Cornell Maxine M music tchr
620◊Wilhelm J M
651 Klein Euin ®
Potter A H
San Mateo av ends
630 Jewett C A
641◊Hellmuth J B ®
642 Vacant
647 MacKenzie Ian ®
Mariposa av ends

SAN JOSE AV — North-east from e end of E Main to Kennedy rd
◊Stevens W C ®
40 Chamberlain Wilmer E ®
47 Vacant
49 Rogers Rachel Mrs ®
540◊Burke C G Mrs ®
Loma Alta av intersects
99◊Mann Chas
100◊Dwyer M G Mrs ®
161◊Lupton H W ®
163◊Brown A B Mrs
164◊Wright C N
164½◊Baumgartner Wm
111 Erickson A J Mrs ®
112 Burns J R
◊Mabie I D ®
116 Petrovich P S ®
120◊Hueller Fredk ®
rear Albini Peter
122◊Spreckels Richd ®
123◊History Club of Los Gatos
Simons way begins Stacia intersects
204 Hart L A Mrs
◊Nelson E H Mrs
207◊Sprague H C Mrs ®
214◊Ryan J W ®
215◊Harder W R ®
220◊Harding M I Mrs ®
221◊Vowles W F ®
224 Dodd W H
226 Slown D A
227◊Evans E E ®
Walbaum Gustave
rear Traub L W
228 Vacant
231◊Straub P J ®
235◊Colvin E F ®
238 Greco Louis
241◊Jones H A Mrs ®
242◊Gaillac C A Mrs
◊Moberry L A ®
245 Bigsby M C ®
247◊Ring P E ®
249◊Helm D W
250 Vacant
254 Banister J R
255◊Poole W D
256◊Harrison Emily G ®
Walkington A B
Wheeler av intersects
262 Vacant
263◊Severns W E ®
264◊Craib Jas
268◊Burke W F ®
269◊Rafelsack A M
271 Benoit A E
Charles intersects
301◊Aston J F
302◊Wells D H osteo
303 Schuman Richd ®
309◊Berkwith Ruth E
316◊Braly M C Mrs resi ent
314◊Soule M K Mrs
319 Robinson Margt Mrs ®

Mary Denegri
Denegri, Geoffroy & Origlia
W. T. Geoffroy
910 So. Second St. — FUNERAL DIRECTORS — SAN JOSE
Gerald M. Origlia
Tel. Ballard 91

TEL. BALLARD 6212
PAUL HUDSON
CREDIT JEWELER
THE HOUSE OF BLUE WHITE DIAMONDS
275 S. FIRST STREET San Jose



MERNER LUMBER
BUILDING MATERIALS
MILLWORK — CELOTEX
BUILDERS' HARDWARE
817 The Alameda
Tel. Ballard 2462

418 Godfrey F P ®
421◊Praine A G ®
423◊Peterson J L
426 Chavez Gabriel
431◊Wigglesworth W C
432 Vacant
435 Tickner C L Mrs ®
438 Vacant
440 Parodi Jos ®
441 Solari Jas ®
446 Vacant
455 Foutch H M
456◊Lawrence Morris
459 Montgomery R E
463 Hummel Minna Mrs
464◊Galatea J B ®
468◊McArthur C V ®
485 Garicnilo Pasquale ®
497◊Perusio J L ®

Andrews intersects

506◊Pasero Bernardo ®
508◊Baron E P
512◊Fiorello Carlo ®
513 Bengston J E
514 Vacant
rear Vacant
516◊Strong M E Mrs ®
525◊Briscoe Benj ®
536 Reading A C
537◊Serra Jos ®

Thurston intersects Olive av intersects

538◊Rudy L E ®
545 Goulart H E ®
551◊Jexerson Philip ®
559 DeSelle Melvin
561◊Riggs F L Mrs ®
562 Bensen A J
565◊Tiffany B C ®

Ashler av ends

816◊Cornell L C ®
820◊Wilhelm J M
821 Klein Kath ®

San Mateo av ends

830 Vacant
841◊Hennsen J B ®
843 Seamon Kath Mrs
844 Sheriffs R W
847 McKenzie Ian ®

Mariposa av ends

SAN JOSE AV — Northeast from e end of E. Main to Kennedy rd

34◊Asprogus W C ®
41 Hebbert Frank
46◊Chamberlain Winnie E ®
[illegible]
[illegible]
[illegible]



D. J. NAVARRA • • • INTERIORS
HOME OF BEAUTIFUL CARPETS AND FURNITURE TOO
3435 STEVENS CREEK ROAD
Tel. CHERRY 3-4493

Where To Buy?
Consult the Classified Business Lists in This Directory

CLAYTON COMPANY
REAL ESTATE SALES
34 W. Santa Clara St. San Jose, Calif. Phone Cypress 1-42[illegible]

(1954) R. L. POLK & CO.'S

SAN JOSE AV—Contd
207 Roberts Kenneth L
Sprague Harriet C Mrs ®
EL 4-3775
214 Ryan Gertrude M Mrs ®
EL 4-2523
Gerhardt Alf H M
215 Harder Carolyn H Mrs ®
EL 4-1363
220 McCone Joseph F ®
EL 4-9422
Blosmanis Theo
rear Chambers Eva R Mrs
EL 4-1355
221 Yowles Wm F ® EL 4-3587
227 Anthony Richd C EL 4-2364
rear Schedler Betty J
Sorenson Laura S Mrs
228 Matthies Wm T ® EL 4-1065
rear Vacant
231 Skraub Paul J ® EL 4-3508
235 Mahan Frank W
Franks Frank
238 Blasotta B Frank ®
241 Farish Austin C ® EL 4-2864
242 Heaton John C ® EL 4-1385
245 Bellin Thos H ® EL 4-9475
247 Hogue Bertha Mrs ® EL 4-2564
248 Helm Sylvia Mrs ® EL 4-4527
250 Squire Chas L ®
250½ Haberraad Leland
254 Edwards Pearle W Mrs ®
EL 4-4884
255 Sitton Lewis W EL 4-9581
256 Blanchard Glenn V EL 4-9650
Mullins Roy C EL 4-3627
Wheeler av intersects
262 Thatcher John H
263 **Apartments**
1 Hamren Elmer H EL 4-4867
2 Reeves Lelia N Mrs
3 Spinelli Joseph R EL 4-4456
4 Cogdal John T
264 McGrade Hugh J ®
265 Hill Chas E EL 4-2287
268 Burke Minnie G Mrs ®
EL 4-4887
270 Beebake Chas C EL 4-4493
271 Shaffer Richd EL 4-2475
Charles intersects
280 Jaeger Paul H ® EL 4-3685
282 Warfield Gatis L Mrs
EL 4-2455
303 Schuman Richd ®
308 Dye Clarkson EL 4-2571
310 Woodberry Chas P ® EL 4-1821
314 Hockinger Merle Mrs ®
315 Green Alma Mrs ®
Selberg Bert A EL 4-4652
316 Schenck Lloyd H ®
EL 4-3534
317 Campbell Rene Mrs ®
EL 4-1407
318 McDonald Joseph J ®
EL 4-3355
321 Welsh Bryan P ® EL 4-9216
324 Fallon Wm W ® EL 4-1058
327 Minton Jane D Mrs
EL 4-2001
331 Heath Delare C ® elec contr
EL 4-4703
Harding av intersects
333 Stewart John W EL 4-3713
334 White Frank ® EL 4-1474
340 Jensen Joseph F ® EL 4-4100
345 Ferrel Nancy E Mrs ®
EL 4-2449
346 Bonnemann Ruth A ®
EL 4-3256
348 Cornelius Frank H ® EL 4-1917
Peterson Edgar Mrs
EL 4-9414

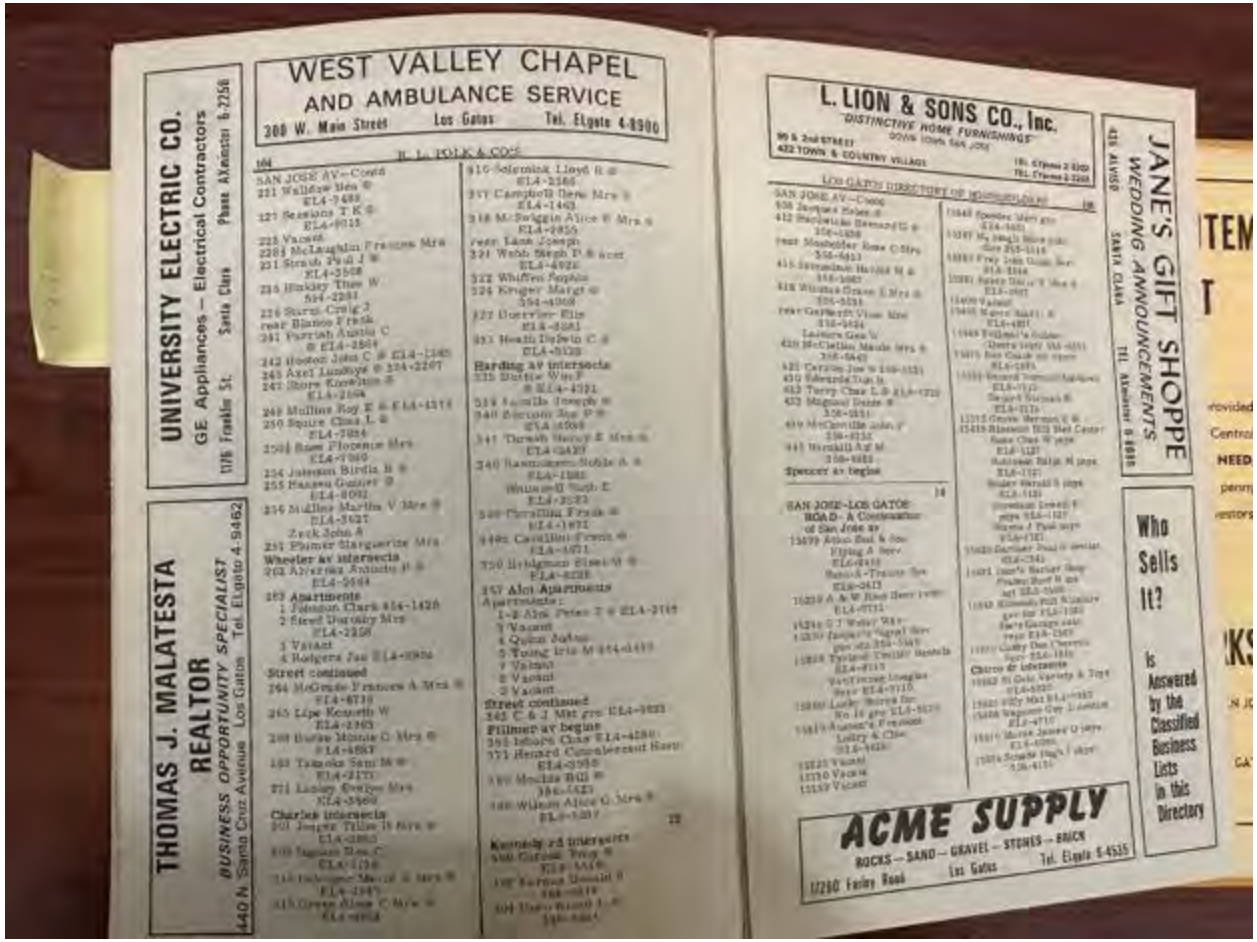
349a Newton Henry F EL 4-3772
350 Leslie Richd B ® EL 4-2283
357 **Alol Apartments**
142 Alol Peter J ® EL 4-2749
3 Lockridge Chas A
4 Vacant
5 Tate Alvan H
6 Vacant
7 King Adeline C Mrs
8 Hughes Gwen
9 Spetsinger Golden
363 C & J Mkt gro EL 4-9750
Flantt Cathy B
Filmer av begins
365 Cathy Flantt EL 4-9750
371 Renard Convalescent Hospital
EL 4-3930
Renard Jeannette A Mrs ®
380 King Myrtle Mrs ® EL 4-1588
389 Wilson Douglas B ®
EL 4-1648
Kennedy rd intersects
400 Corona Tony ® EL 4-1424
404 Murphy Jessie ® EL 4-1006
408 Jacques Helen ®
413 Barowicke Bernard G ®
EL 4-6727
416 Leary Michl E EL 4-3451
418 Higbee Geo H ® EL 4-4206
Blakeslee Florence EL 4-2451
420 Truitt Chas E ®
421 Cerrito Joseph ® EL 4-4515
430 Hedricks Clyde J ® EL 4-1083
432 Torry Chas L EL 4-4414
433 Magnani Dante ® EL 4-9284
439 Chesney Israel ® EL 4-3533
445 Andreas Alice J ® EL 4-4597

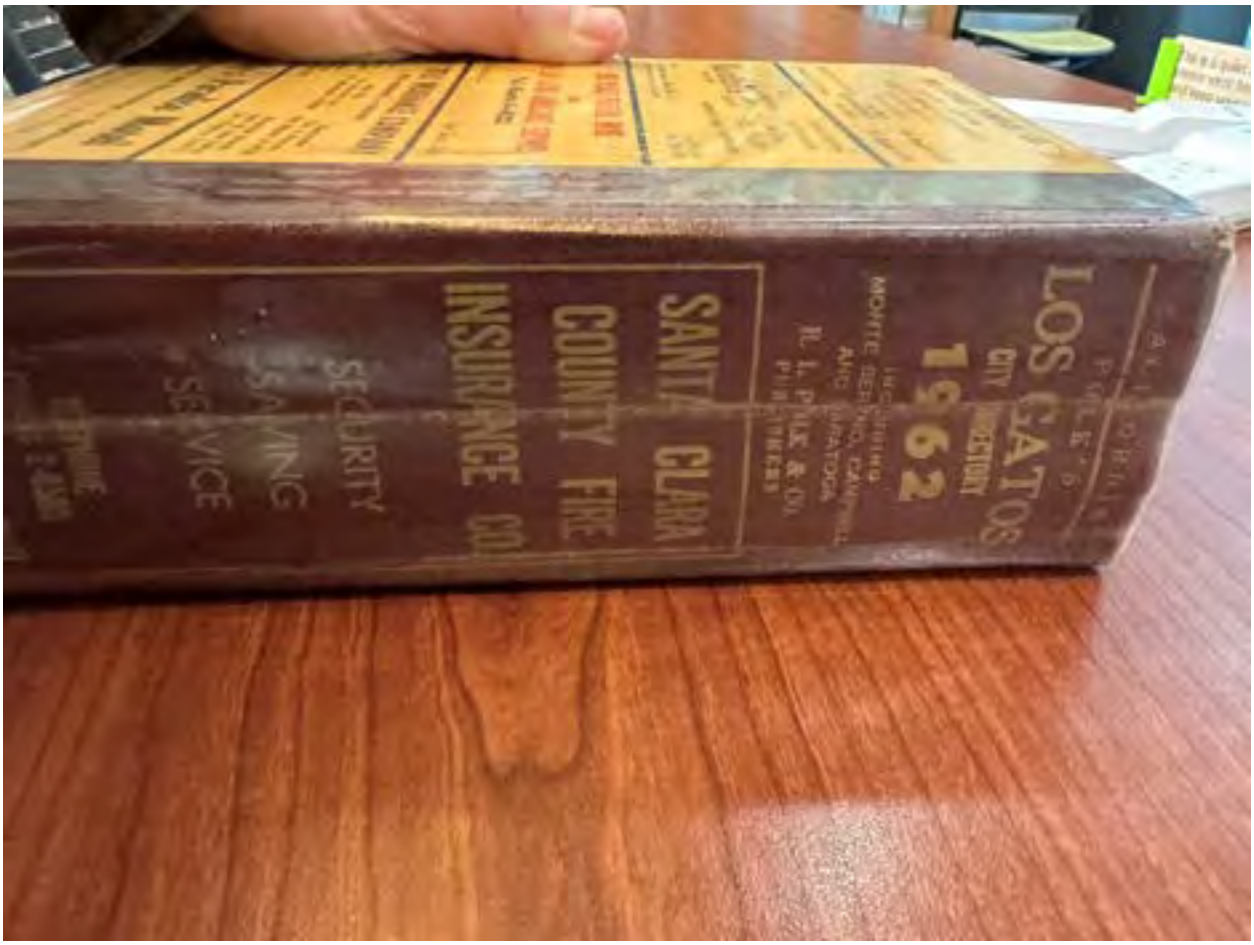
12
SAN JOSE—Los Gatos Road—A continuation of San Jose av
15475 Elliot's Nursery EL 4-2157
Elliots Red Coach Inn
EL 4-2400
Fish Harrison of Los Gatos
landscape gardeners
cor Farley Blossom Hill Manor
Tract EL 4-3788
15839 Wayne J Real phys EL 4-4143
15883 Blossom Hill Realty
EL 4-1851
15945 Plaza Service gas sta
EL 4-9714
Morrow's Pool auto serv
EL 4-1083
15960 Jimmies Mens EL 4-9762
Thrifty Place Mkt gro
EL 4-9780
16079 Blossom Hill Pantry
15687 Blossom Hill Pharmacy
EL 4-1366
15881 Tigs Donut Dee
15909 Tonie's Hardware
15780 Herick John
15951 Legorio Geo J
16029 Reed C E EL 4-3870
16198 Kiltra Frank EL 4-2280
16203 Fox Motors EL 4-4488
16313 Packard Los Gatos Co
EL 4-6710
16572 Parvianos Jack M gas sta
16223 Jack Built Mfg Co cabin mkrs
EL 4-5572
16225 Vacant
16267 Vacant
16281 Cottage Care EL 4-1567
16296 Mary's Pure Market
EL 4-3110
16258 S & T Variety Mkt gro
EL 4-9789
16261 Shamrock Liquors
16268 Rex Gas & Oil Co EL 4-1529

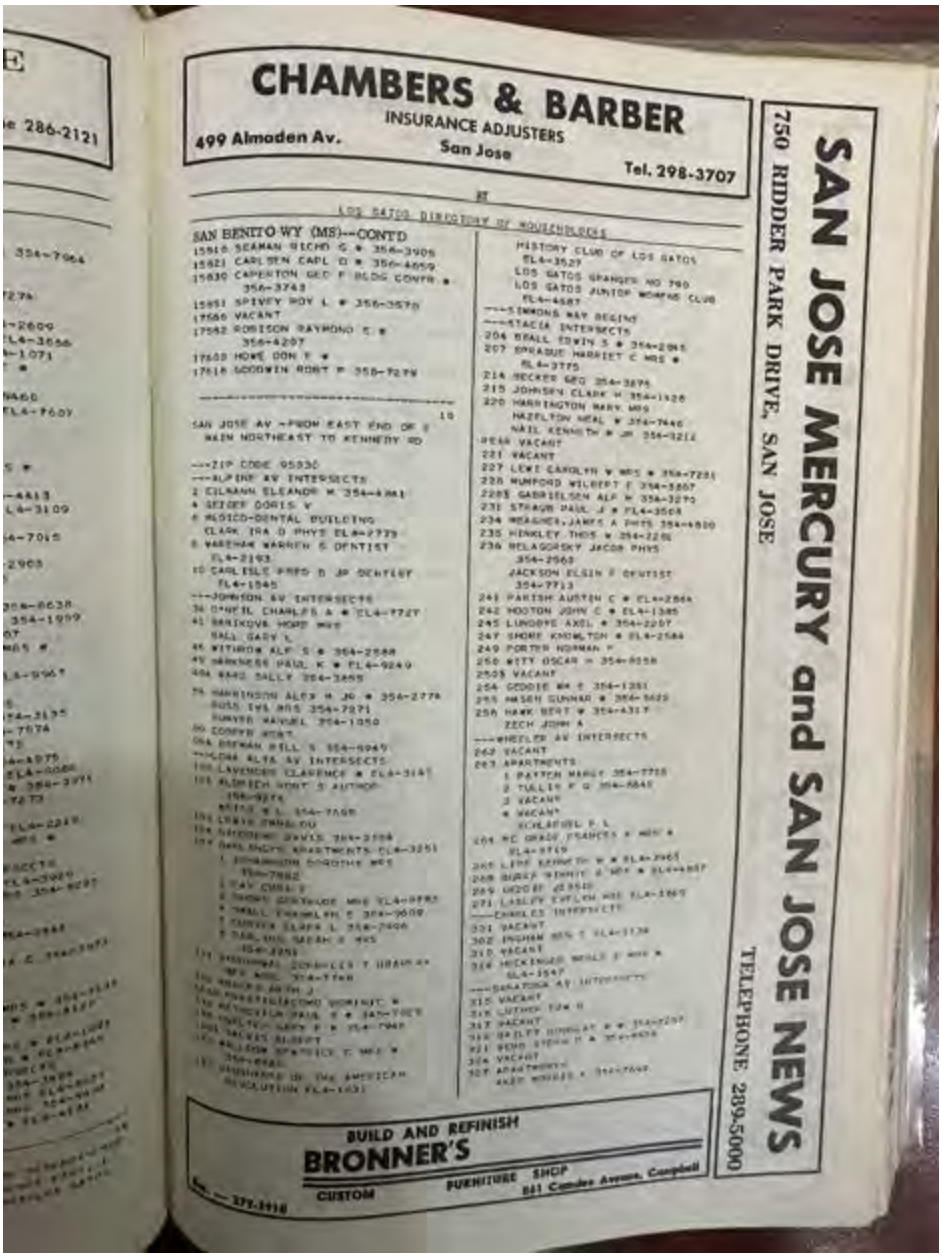
16285 Steller Henry W ® EL 4-[illegible]
16280 Miletak Mike ® EL 4-1[illegible]
16304 Lawry Convalescent Hom
EL 4-4[illegible]
Fleeger John B ®
16390 Calvary Baptist Church
16358 Irons Rollin H EL 4-3[illegible]
16376 Carles B N
16294 Banich Martin A ® EL 4-[illegible]
16412 Spots Sanitarium EL 4-2[illegible]
16438 Daw Realty Co EL 4-[illegible]
Millstact Geo A
Redwood Serv Sta
16445 VanMeter Louis Elementary
School
16453 Webb Glenn E ® EL 4-[illegible]
16461 Valley Taire EL 4-3[illegible]
16476 Canfield Paul S EL 4-[illegible]
16475-85 Twilite Rest Home
EL 4-2514
16485 Bickham Elden E
rear Mayabara Conroy #
16493 Ferency John L ® EL 4-[illegible]
16485 Mineo Cleo ® EL 4-[illegible]

SAN MATEO AV—From Sixth Ca av to San Benito av, 1 s of Ashler av
211 Campbell Ralph S EL 4-[illegible]
216 Giraudo Paul ® EL 4-[illegible]
221 Dazziero John ® EL 4-[illegible]
222 Giordano Bert ® EL 4-[illegible]
225 Mason Minnie Mrs ®
226 Montgomery Jose ® EL 4-[illegible]
230 Stone Wm E ® EL 4-[illegible]
232 Nelson Henry A EL 4-[illegible]
234 Viamonte Katrin Mrs ® EL 4-[illegible]
236 Greenbaum Nick ® EL 4-[illegible]
237 Valeni Frank ®
240 Walsh Alice A Mrs ® EL 4-[illegible]
241 Gemmer Delia Mrs ®
EL 4-2[illegible]
244 Dooley Joe D ® EL 4-[illegible]
245 Sanders Henry
249 Epps Grace E Mrs Cliff ®
EL 4-2[illegible]
254 Taylor Mary C Mrs ®
EL 4-[illegible]

SANTA CRUZ AV, NORTH—Now from Main to city limits, principal business street
1 Curnow Irene Store EL 4-[illegible]
Rod's Fountain Cafe
2½ **La Casada Building**
American Nail Rod Corp
EL 4-[illegible]
Jones Horace E phys EL 4-[illegible]
Los Gatos Barber Shop
Mitchell Lloyd T dentist
EL 4-[illegible]
Tyrrenian Colorado dentist
EL 4-[illegible]
Street continued
5 Courtesy Hose Drive Inn
EL 4-[illegible]
6 Welch Financial corp
EL 4-[illegible]
7 Angelo's Log House
EL 4-[illegible]
8 Billy's Little Shop apparel
EL 4-[illegible]
9½ **Masonic Temple**
8 Chiaverini Shop EL 4-[illegible]
10 Mannerbas Bar Service
EL 4-[illegible]
11 Wasmers Auto supply Co
EL 4-[illegible]
13 Lolli's Barber Shop
San Jose Mercury Sun
EL 4-[illegible]


WEST VALLEY CHAPEL
AND AMBULANCE SERVICE
300 W. Main Street Los Gatos Tel. ELgate 4-8900
UNIVERSITY ELECTRIC CO.
GE Appliances — Electrical Contractors
176 Franklin St. Santa Clara Phone ALexander 6-7256
THOMAS J. MALATESTA
REALTOR
BUSINESS OPPORTUNITY SPECIALIST
440 N. Santa Cruz Avenue Los Gatos Tel. ELgate 4-9462
L. LION & SONS CO., Inc.
"DISTINCTIVE HOME FURNISHINGS"
99 & 2nd STREET DOWN TOWN SAN JOSE
422 TOWN & COUNTRY VILLAGE
JANE'S GIFT SHOPPE
WEDDING ANNOUNCEMENTS
435 ALVISO SANTA CLARA TEL. ALexander 6-6885
Who Sells It?
is Answered by the Classified Business Lists in this Directory
ACME SUPPLY
ROCKS — SAND — GRAVEL — STONES — BRICK
12280 Fairly Road Los Gatos Tel. ELgate 6-4535


LOS GATOS
CITY DIRECTORY
1962
SANTA CLARA
COUNTY FIRE
INSURANCE CO



CHAMBERS & BARBER
INSURANCE ADJUSTERS
499 Almaden Av. San Jose Tel. 298-3707

SAN BENITO WY (MS)---CONT'D

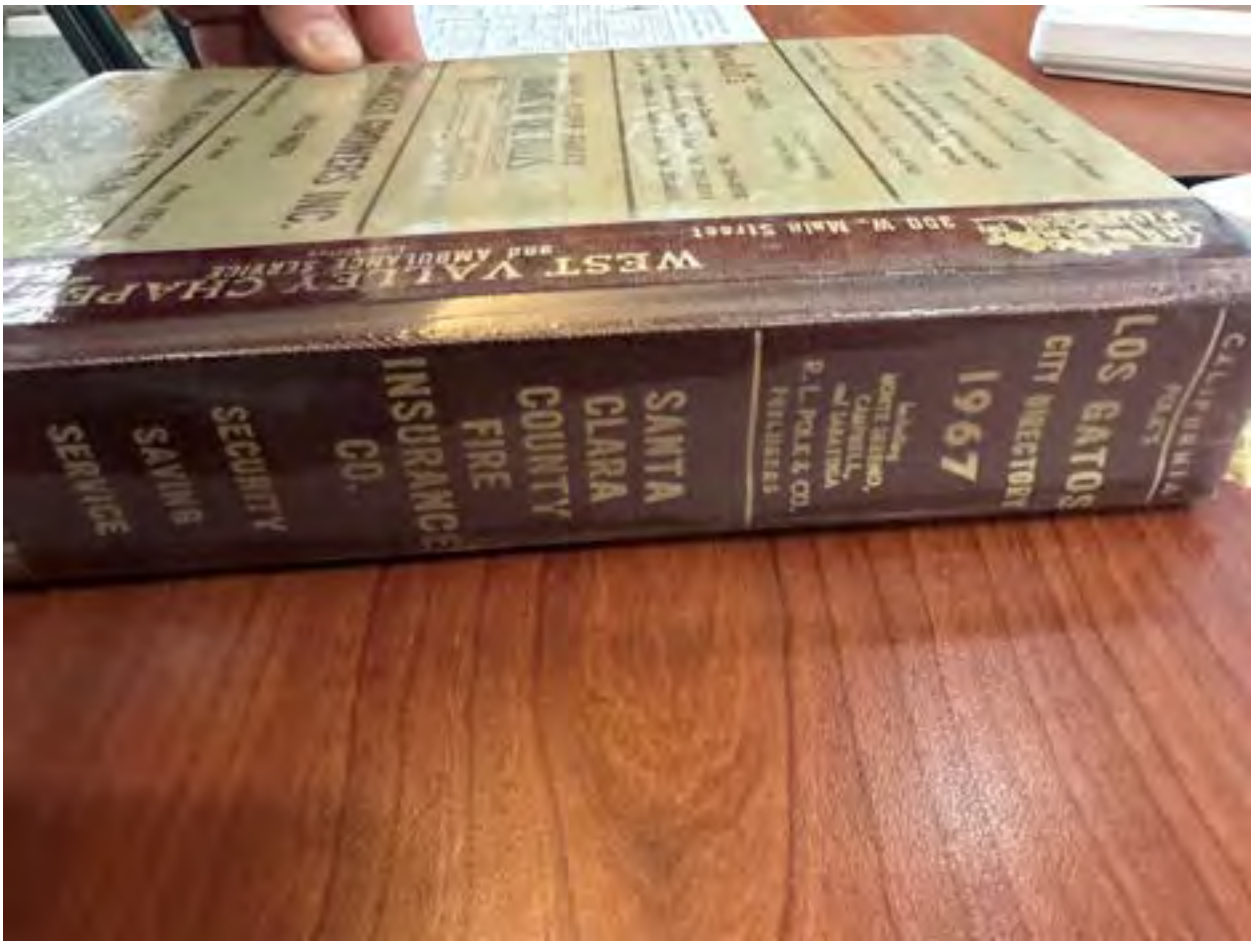
15816 SEAMAN RICHD G ✱ 356-3905
15821 CARLSEN CARL O ✱ 356-4659
15830 CAMERON GEO F BLDG CONTR ✱ 356-3743
15851 SPIVEY ROY L ✱ 356-3570
17560 VACANT
17562 ROBISON RAYMOND E ✱ 356-4207
17600 HOWE DON E ✱
17616 GOODWIN ROBT P 358-7274

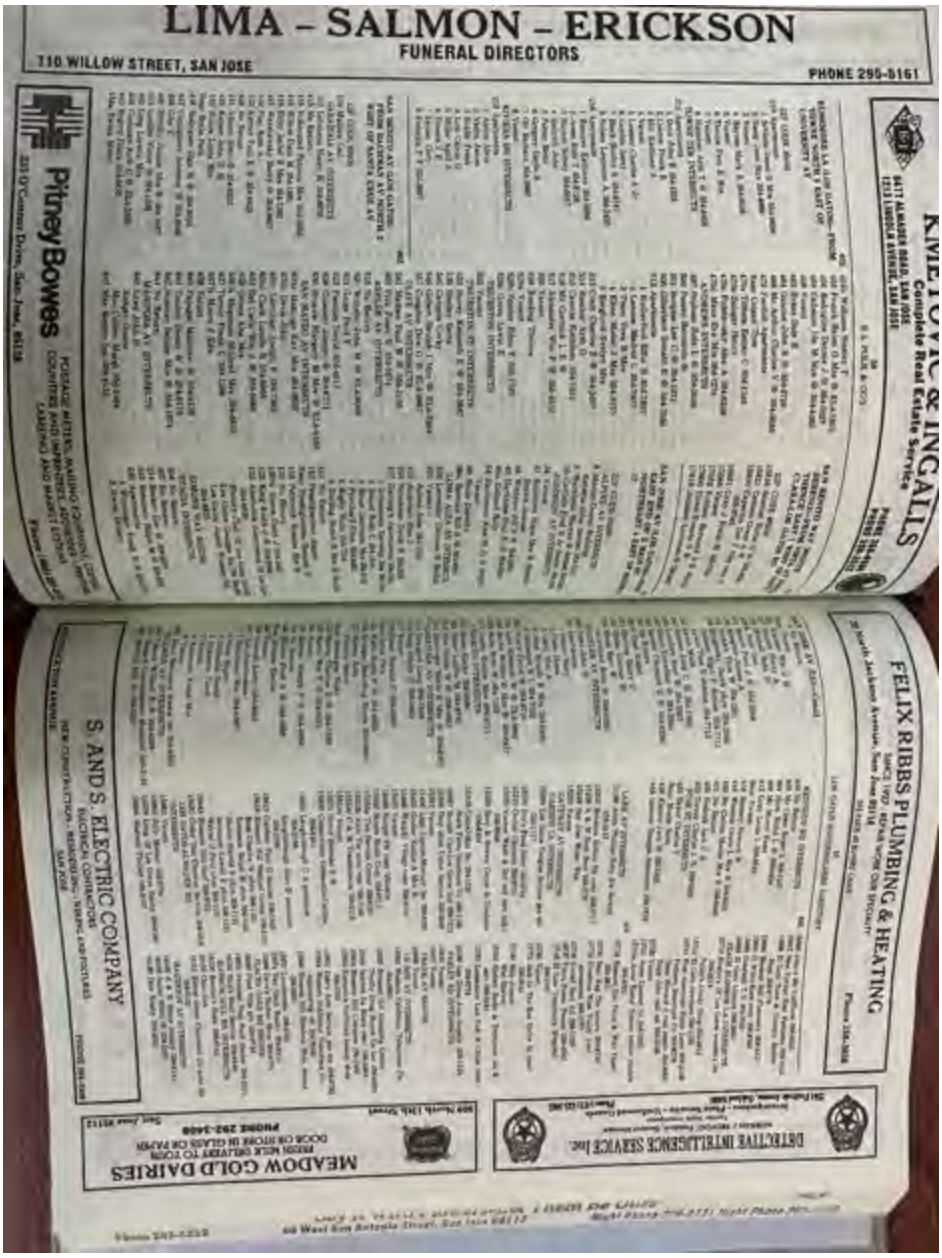
SAN JOSE AV --FROM EAST END OF E MAIN NORTHEAST TO KENNEDY RD

---ZIP CODE 95030
---ALPINE AV INTERSECTS
2 GILMANN ELEANOR M 354-4981
4 SEIDEL DORIS V
6 ALOICO-DENTAL BUILDING
CLARK IRA D PHYS EL4-2773
8 WAREHAM WARREN G DENTIST EL4-2193
10 CARLISLE FRED B JR DENTIST EL4-1545
---JOHNSON AV INTERSECTS
36 DAVIS CHARLES A ✱ EL4-7727
41 BARNCOVE HOPE MRS
BALL GARY L
45 WITHROW ALF S ✱ 354-2568
49 HARKNESS PAUL K ✱ EL4-9249
404 BALL SALLY 354-3655
---HARRISON AV INTERSECTS
100 LAVENDER CLARENCE ✱ EL4-3147
104 ALDRICH HOWT S AUTHOR 356-9276
---LOMA ALTA AV INTERSECTS
204 BOWMAN BILL S 354-9949
---ALTA AV INTERSECTS
---CHARLES INTERSECTS
---SIMMONS WAY BEGINS
---STACCIA INTERSECTS
204 BRALL ERWIN S ✱ 354-2965
207 SPRAGUE HARRIET C MRS ✱ EL4-3775
214 BECKER GEO 354-3695
215 JOHNSEN CLARK H 354-1328
220 HARRINGTON MARY MRS
HAZELTON NEAL ✱ 354-7446
NAIL KENNETH ✱ JR 356-9211
---VACANT
221 VACANT
227 LEWE CAROLYN W MRS ✱ 356-7281
228 MUMFORD WILBERT C 354-3867
228½ GABRIELSEN ALF N 354-3275
231 STRAUB PAUL J ✱ EL4-3568
234 MEAGHER, JAMES A PHYS 354-4800
235 HINKLEY THOS W 354-2216
236 BELAGORSKY JACOB PHYS
354-2563
JACKSON ELSIN F DENTIST 354-7713
241 PARISH AUSTEN C ✱ EL4-2564
242 HOOTON JOHN C ✱ EL4-1385
245 LUNDBYE AXEL ✱ 354-2207
247 SHORT KENNETH ✱ EL4-2584
249 PORTER NORMAN P
250 ✱TTY OSCAR ✱ 354-9558
250½ VACANT
254 GODDIE MA C 354-1251
255 AHSEN GUNNAR ✱ 354-5623
258 HAWK BERT ✱ 354-4317
ZECH JOHN A
---WHEELER AV INTERSECTS
262 VACANT
263 APARTMENTS
1 PATTEN MARGT 354-7758
2 TULLIS F G 354-6845
3 VACANT
✱ VACANT
SCHLAFGEL F L
264 MC GRADY FRANCES A MRS ✱ EL4-3769
265 LIPP KENNETH W ✱ EL4-2965
268 BURKE KENNITH J MGR ✱ EL4-4857
269 GOODE JESSE
271 LASLEY EVELYN MRS EL4-3869
---CHARLES INTERSECTS
301 VACANT
302 INGHAM MRS T EL4-3134
310 VACANT
314 MECKENDER WOLF J MGR ✱ EL4-1547
---SARATOGA AV INTERSECTS
315 VACANT
316 LUTHER TOM H
317 VACANT
318 BAILEY DONOVAN W ✱ 354-2257
321 REED STEPH H ✱ 354-4658
324 VACANT
327 APARTMENTS
MGR WOODS ✱ 354-7669

BUILD AND REFINISH
BRONNER'S
CUSTOM FURNITURE SHOP
861 Camden Avenue, Campbell
Ac. — 377-1918

SAN JOSE MERCURY and SAN JOSE NEWS
750 RIDDER PARK DRIVE, SAN JOSE
TELEPHONE 289-5000


WEST VALLEY CHAPEL
and AMBULANCE SERVICE
300 W. Main Street
CALIFORNIA
PORTS
LOS GATOS
CITY DIRECTORY
1967
SANTA
CLARA
COUNTY
FIRE
INSURANCE
CO.
SECURITY
SAVING
SERVICE


LIMA – SALMON – ERICKSON
FUNERAL DIRECTORS
110 WILLOW STREET, SAN JOSE
PHONE 295-5161
KIELTYKA & INGALLS
Complete Real Estate Service
Pitney Bowes
FELIX RIBBS PLUMBING & HEATING
S. AND S. ELECTRIC COMPANY
MEADOW GOLD DAIRIES
DETECTIVE INTELLIGENCE SERVICE Inc.


KMETOVIC & INGALLS
Complete Real Estate Service
R. L. POLK & CO'S
FELIX RIBBS PLUMBING & HEA
SINCE 1927 - REPAIR WORK OUR SPECIALTY
LOS GATOS HOUSEHOLDERS DIRECTORY
S. AND S. ELECTRIC CO
ELECTRICAL CONTRACTORS
NEW CONSTRUCTION - REMODELING - WIRING AN
SAN JOSE
POSTAGE METERS, MAILING EQUIPMENT, COPIERS



INGALLS
ate Service
PHONE 268-9800
PHONE 286-3322

7803
27
463
9688
36

SAN BENITO WAY (MONTE SERENO)—FROM VISTA AV NORTH THENCE EAST 1 WEST OF SANTA CLARA-LOS GATOS RD

ZIP CODE 95030
15816 Seaman Richd G @ 356-3808
15821 Carlsen Grace A @
15830 Caperton Geo F bldg contr @ 356-3743
15851 Gray J Fredk @ 356-7023
17566 Vacant
17582 Robison Raymond S @ 354-[illegible]
17600 Howe Francis D @
17618 Johnson Luvernes @ 356-[illegible]

SAN JOSE AV (LOS GATOS)—FROM EAST END OF E MAIN ST NORTHEAST 4 EAST OF HIGHWAY 17

ZIP CODE 95030
ALPINE AV INTERSECTS
6 Medico-Dental Building
Roberts John dentist 354-5111
8 Wareham Warren S dentist 354-[illegible]
10 Carlisle Fred B Jr dentist 354-[illegible]
JOHNSON AV INTERSECTS
34 Vacant
41 Babikova Hope Mrs @ 354-[illegible]
Brown Jeanne
46 Withrow Alf S @ 354-2588
49 Harkness Paul K @ 354-9249
49a Gollard Sally
54 Harbinson Alex M Jr @ 354-[illegible]
Vacant
99 Slade Dorothy
99a Beeman Bill S @ 354-8949
LOMA ALTA AV INTERSECTS
[illegible] Clarence @ 354-[illegible]

FELIX RIBBS
SINCE 192[illegible]
20 North Jackson Avenue, San Jose [illegible]

LOS GA[illegible]

SAN JOSE AV (LG)—Contd
3 No Return
Rear Vacant
221 Aikman Wm J @
227 Fromm Harry A
228 Mitchell Robt @
228½ Stair Geo
231 Straub Paul J @ 354-3508
234 Meagher James A
235 Hinkley Thos W 354-2281
236 Belogorsky Jacob phys 354-2560
Jackson Elgin F dentist 354-7713
Lewis Thos E dentist 354-7713
241 Lewis Mark
242 Hooton John C @ 354-1385
245 Lundbye Axel @ 354-2207
247 Shore Knowlton @ 354-2564
249 Zermer Clarence E @ 354-8238
250 No Return
250½ Case Mabel
254 Harding Harry C
255 Haden Gunnar @
256 Hawk Bert W
Strickland Robt @ 356-0225
WHEELER AV INTERSECTS
262 Perez John @
263 Apartments
1 Patton Mary
2 Costa Diana
3 Cahill Wm A
4 Repp Beulah R Mrs 354-9168
5 Schlaegel R L 354-7032
264 Frisch Floyd @ 354-8724
265 Lape Kenneth W @ EL4-3963
268 Burke Minnie G Mrs @ 356-6417
269 Stein Robt W 354-7252
271 Lasley Evelyn Mrs 356-2712
CHARLES INTERSECTS
301 Beam Kathy 356-0586
302 Reber Lucille M 354-8791
310 Hitz Glenn W @ 356-0853
314 Heckinger Merle E Mrs @ 356-8007
SARATOGA AV INTERSECTS
315 Newgard Greg 356-7598
316 Berg Edwin D 356-0683
317 Vacant
318 Edson [illegible]

KEN[illegible]
400 No
403 Mc
404 Ho
408 Mc
413 Gr
Rear V
416 Ra
418 Wi
420 Mc
421 No
430 He
432 To
PINE
433 Ba
Rear M
439 El
445 Int

LARI
15199

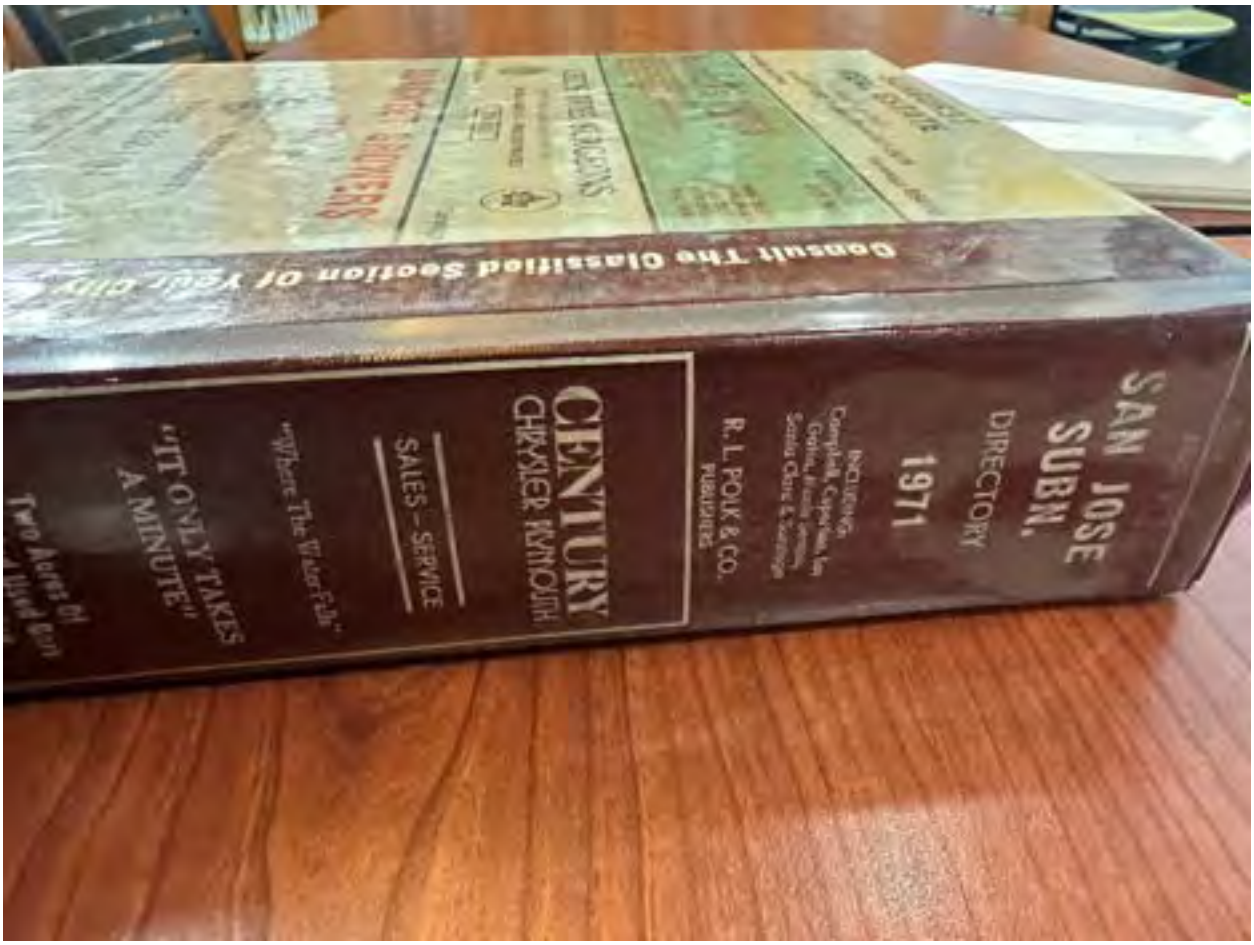
15200
15239
15249
15250
GAT
GAR
15299

15300
15310
15320

15330

15349

15367
15380
15387
15400
15405
15468


SAN JOSE SUBN.
DIRECTORY
1971
R. L. POLK & CO.
PUBLISHERS
CENTURY
CHRYSLER PLYMOUTH
SALES – SERVICE
"IT ONLY TAKES A MINUTE"
Consult The Classified Section of Your City

Addendum B: Addressing Criterion 3

The oldest image of the house that was available in Town's documents belong to Bloomfield Survey. The picture below is taken from that survey.



Figure 1. Bloomfield Survey Image (1990)

To have a better comparison and understanding of extensive modifications to the front façade of the house, I took a similar picture from the same angle as the one presented in the Bloomfield survey (Figure 2).



Figure 2. Property Image, Same Angle as Bloomfield Survey, 2026

Below in the same Bloomfield Survey image but with the major changes highlighted by yellow arrows (Figure 3).



Figure 3. Bloomfield Survey Image with Major Changes Identified (1990)

Based on the highlighted areas in Figure 3, it's obvious that below changes can be confirmed:

1- Roof rafters are covered after 1990
2- Front bedroom window was changed in size and shape
3- Entry door was changed to a contemporary door with dual pane glass and fake muntin
4- Porch columns are changed from straight to the current tapered columns
5- Porch columns height was shortened and the base of the bottom was removed after 1990
6- Porch wall height was changed (risen) after 1990
7- Roof material changed from (possibly) wood shingles to composite shingles

In the following sections I will present images of the current material and architecture that supports above change claims.

1 Covered Roof Rafters

As can be seen below, all roof rafters are covered post 1990.



Figure 4. Covered Roof Rafters post-1990

2 Front Window Modification

Not only the front window's size and configuration was changed after 1990, but also the current window does NOT follow the distinctive historic window configuration with multi-lite upper sash over a single pane lower sash.

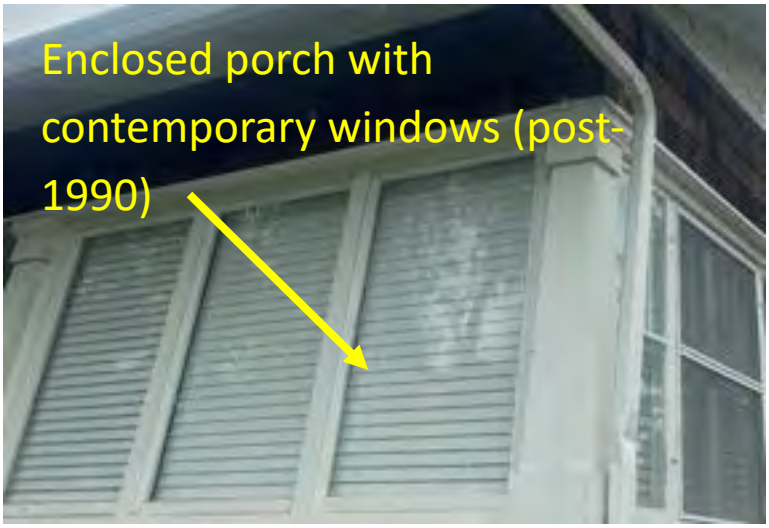


Figure 5. Contemporary Front Window

3 Entry door

The entry door is a modern replacement () with dual-pane glazing and simulated muntin (Figure 7). This represents imitation rather than preservation of historic design



Figure 6. Contemporary Entry Door



Figure 7. Entry Door: Dual Pane Glass

4 Porch

Porch column's height, shape, and base are all substantially changed after 1990 when comparing the current configuration (Figure 2) to that of the Bloomfield Survey (Figure 3). As can be seen in Figure 3 highlights, comparing to Figure 2, the porch height was also modified post-1990. **These are key measures of substantial changes in the house and loss of historic distinction for the entire porch.** Please check Figure 3 for the detailed comparison of the all modifications made to the porch post-1990.

5 Roof Material

Roof material was recently changed to composite shingle which has no historic distinction or value.



Figure 8. Roof Material: Composite Shingle

6 Windows: Added and Altered Around the Property

The original window systems have been replaced with modern units, including vinyl sliders and non-period configurations. These do not reflect the vertical proportions or multi-pane detailing typical of bungalow-era construction. As a result of these modifications and modification of the front window mentioned in 2 above, the existing windows are not original and do not contribute to the historic significance or architectural integrity of the property. More than 65% of the windows around the property are contemporary vinyl/metal windows. In addition, the existing wood windows are also confirmed to be mostly installed after 1990.



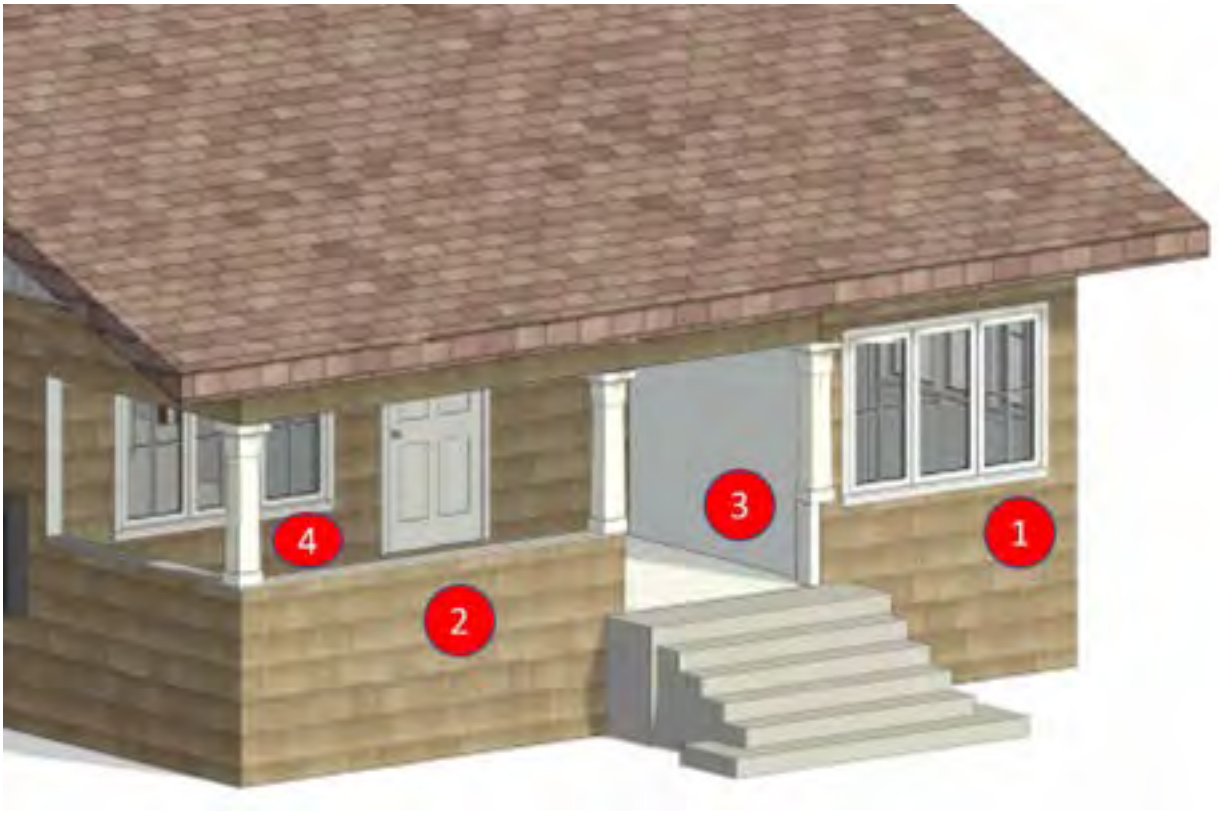
Figure 9. Contemporary Vinyl Windows



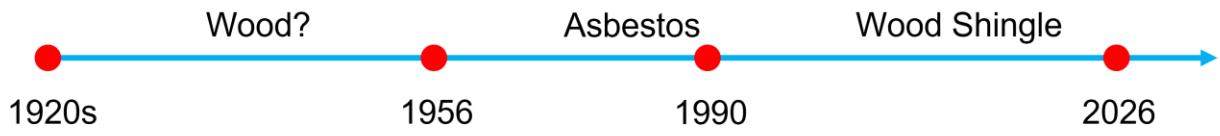
Figure 10. Contemporary Metal Windows

Addendum C: Removal of Original Front Façade Materials

Front View and Sample Locations



Front Façade Plan



Front Sidings Historic Changes

#1: Front Façade – Right:







#2: Front Façade – Middle-Left:







#3: Front Façade – Porch-Middle:






241





#4: Front Façade – Porch-Left:





Addendum D: Removal of Original South, West, and North Materials

South Side Sample Locations



South Side Plan

#5: South Side – Right (front):





#6: South Side – Middle (original siding):



#7: South Side – Left (back):







West Side Plan

#8: West Side – Right:





#9: West Side – Middle:





#10: West Side – Middle – 2:





#11: West Side – Left:







North Side Plan

#12: North Side – Right (back):





#13: North Side – Middle (original siding):



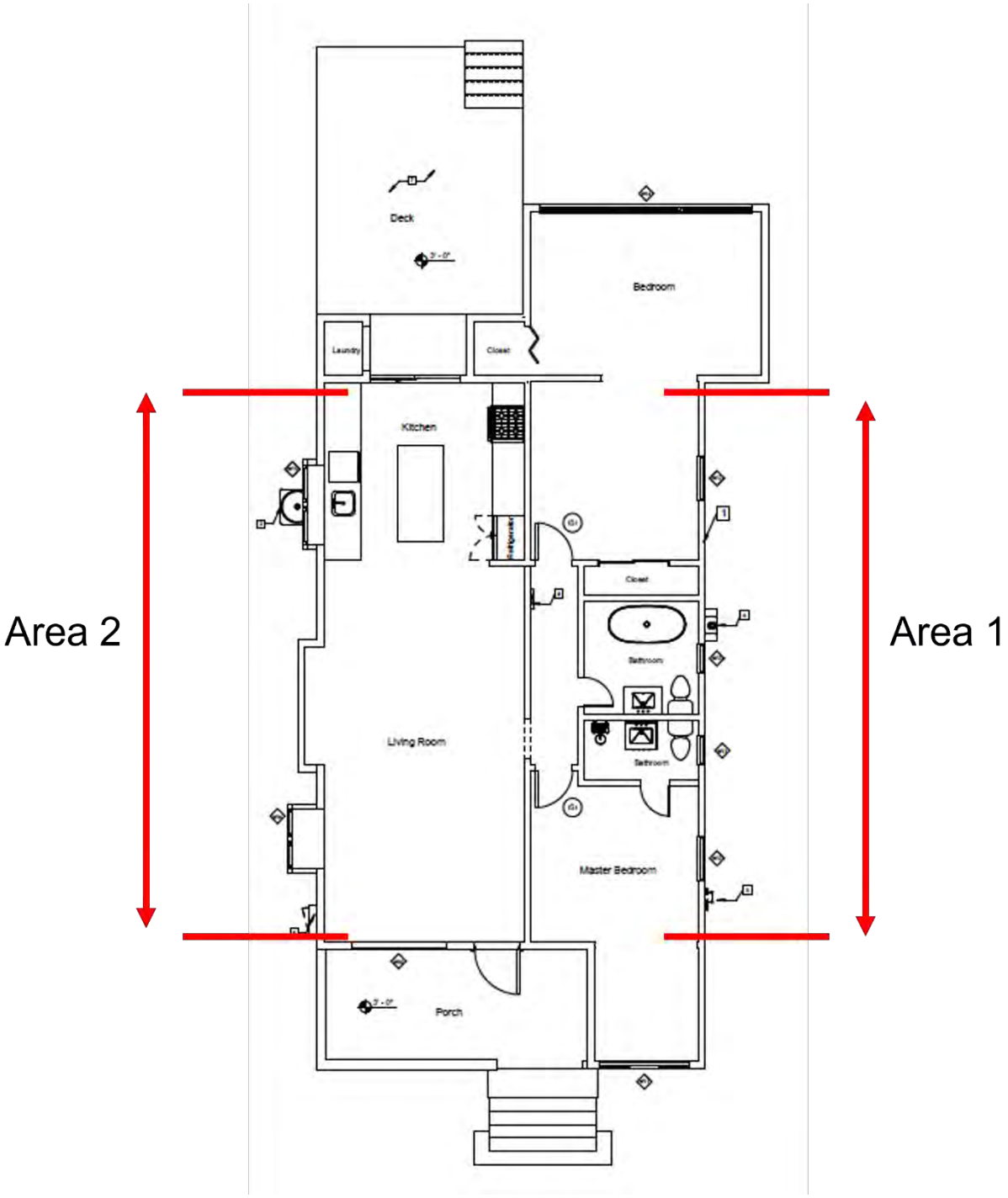
#14: North Side – Left (front):





Original Siding vs New Siding Area:

The red-marked areas are believed to be the original wood siding.



Calculations:

Area 1 = 382.42 sqft

Area 2 = 420.74 sqft

Total MAX area with original siding = 803.16

Total siding area = 1713.3 sqft

Original vs total siding MAX ratio = (803.16) / (1713.3) = 46.8% → at least **53.2%** of original sidings all around the house was removed and replace

Addendum E: Common and Replicable Features, Two Examples of Recently Built Houses Across the Street

Two residential properties located directly across the street from 241 Los Gatos Blvd, both constructed in approximately 2015, provide a relevant and instructive comparison. For the record, addresses of these properties are: 234 Los Gatos Blvd, and 236 Los Gatos Blvd. Despite being modern constructions and not included in the Historic Resources Inventory, these homes exhibit a more complete and cohesive set of architectural features commonly associated with Craftsman and California bungalow design than the subject property.



Figure 1. Property at 234 Los Gatos Blvd



Figure 2. Property at 236 Los Gatos Blvd



Figure 3. Subject Property at 241 Los Gatos Blvd

Specifically, these newer homes incorporate many of the character-defining elements identified in established architectural references, including A Field Guide to American Houses by Virginia McAlester. These features include:

- Prominent front porches integrated under the primary roof form
- Tapered Craftsman-style porch columns set on masonry (stone) bases, including decorative column detailing
- Wood porch railings consistent with traditional bungalow design
- Decorative knee braces beneath wide eaves
- Horizontal wood clapboard siding, often combined with wood shingle siding on upper portions
- Entry door with multi-pane glass on the upper section
- Wood-framed windows with multi-pane upper sashes over single-pane lower sashes

The details are also highlighted in the images below:



Figure 4. Highlighted Historic Features on Non-Historic Properties Across the Street

In contrast, the subject property does not retain these defining characteristics. As documented throughout this appeal, key architectural elements, including porch configuration, column design, window types, siding materials, roof detailing, and structural expression, have been altered or replaced with non-original and non-character-defining features.

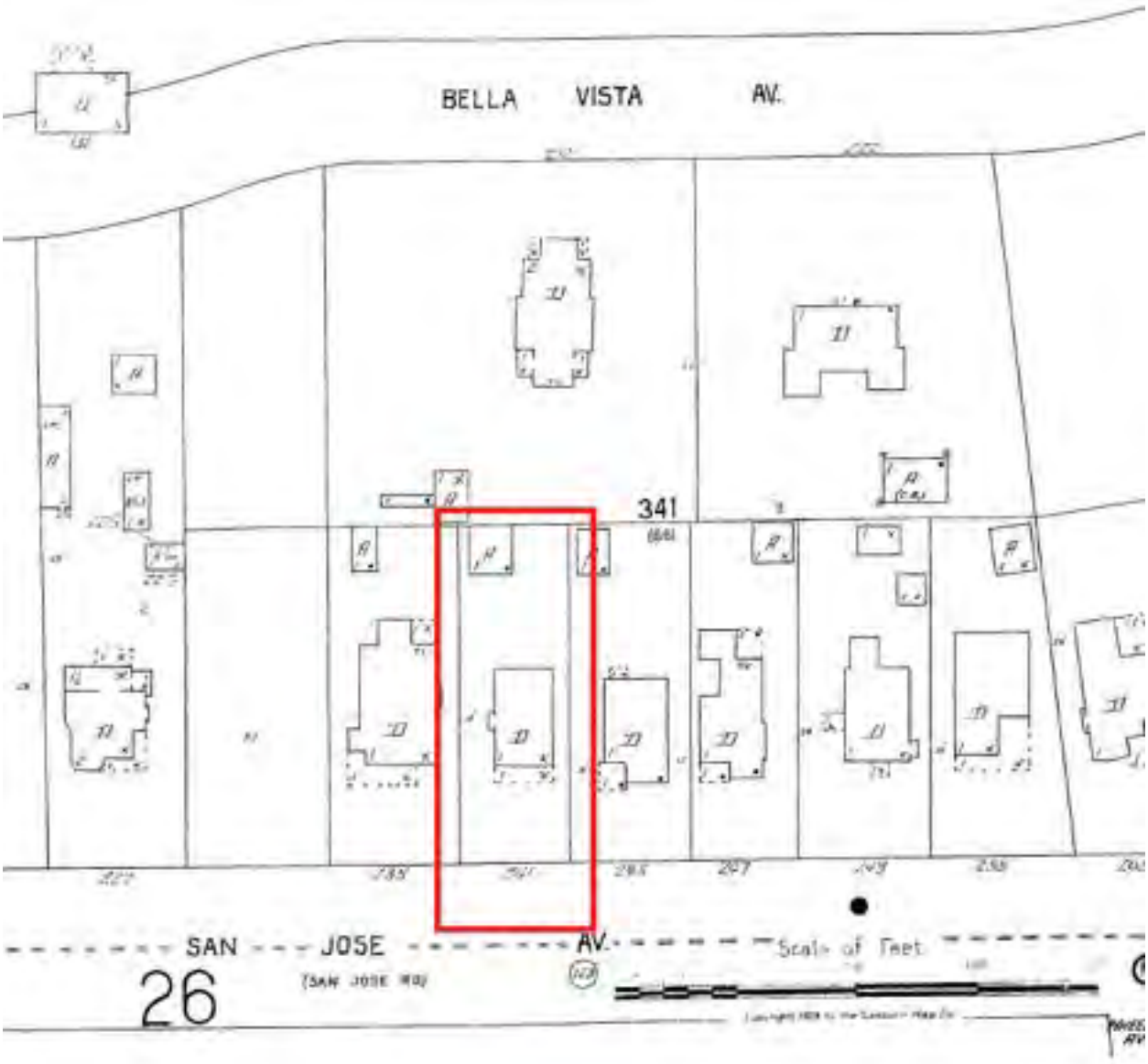
This comparison highlights an important distinction:

the presence of a general bungalow form alone does not establish architectural significance under Criterion #3. Rather, it is the retention of specific materials, craftsmanship, and detailing that defines a structure's ability to represent a type, period, or method of construction or a work of a master.

Moreover, the visual similarity between historic styles and modern reinterpretations further demonstrates that stylistic appearance alone is not sufficient for designation. If the subject property were visually compared alongside these newer homes, particularly after routine maintenance such as repainting, it would be difficult to distinguish a century difference in construction based solely on architectural expression. In fact, the newer homes more fully embody the defining features of the Craftsman/bungalow style than the subject property as it exists today.

Addendum F: Design and Structural Modifications, Comparison of 1928, 1956, and current structure

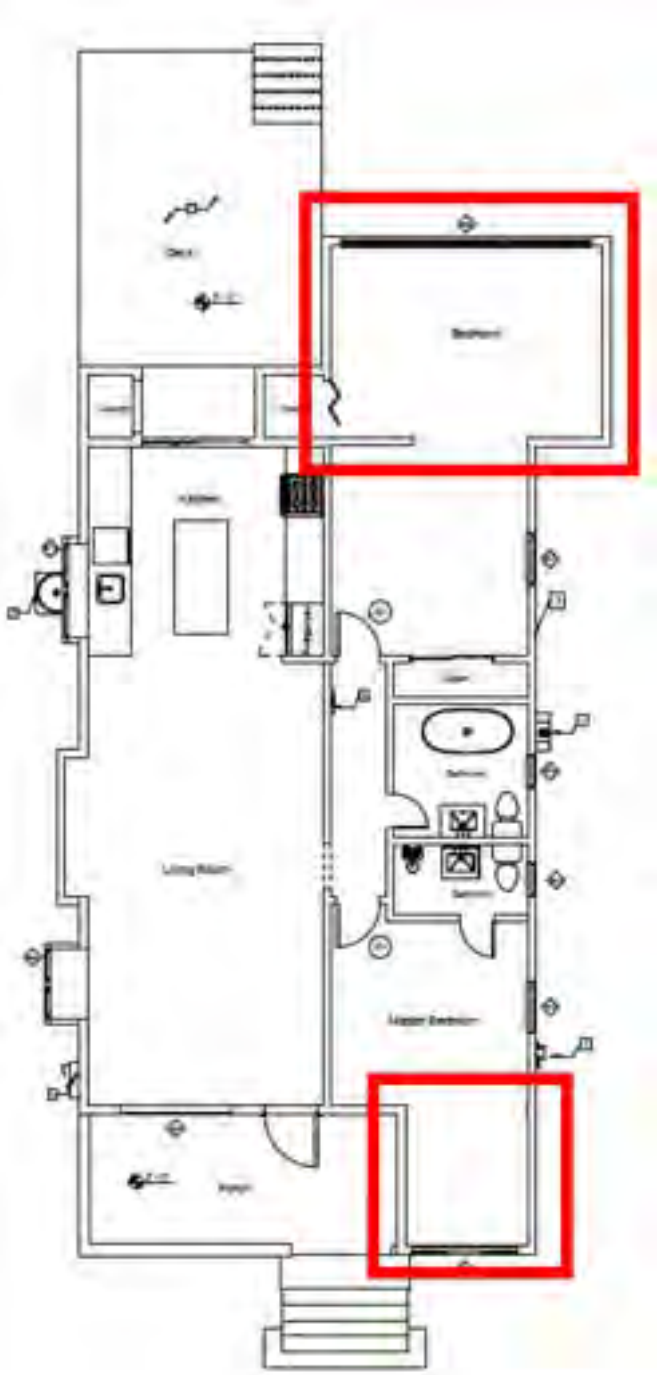
Sanborn Map 1928



Sanborn Map 1956



Current Floorplan

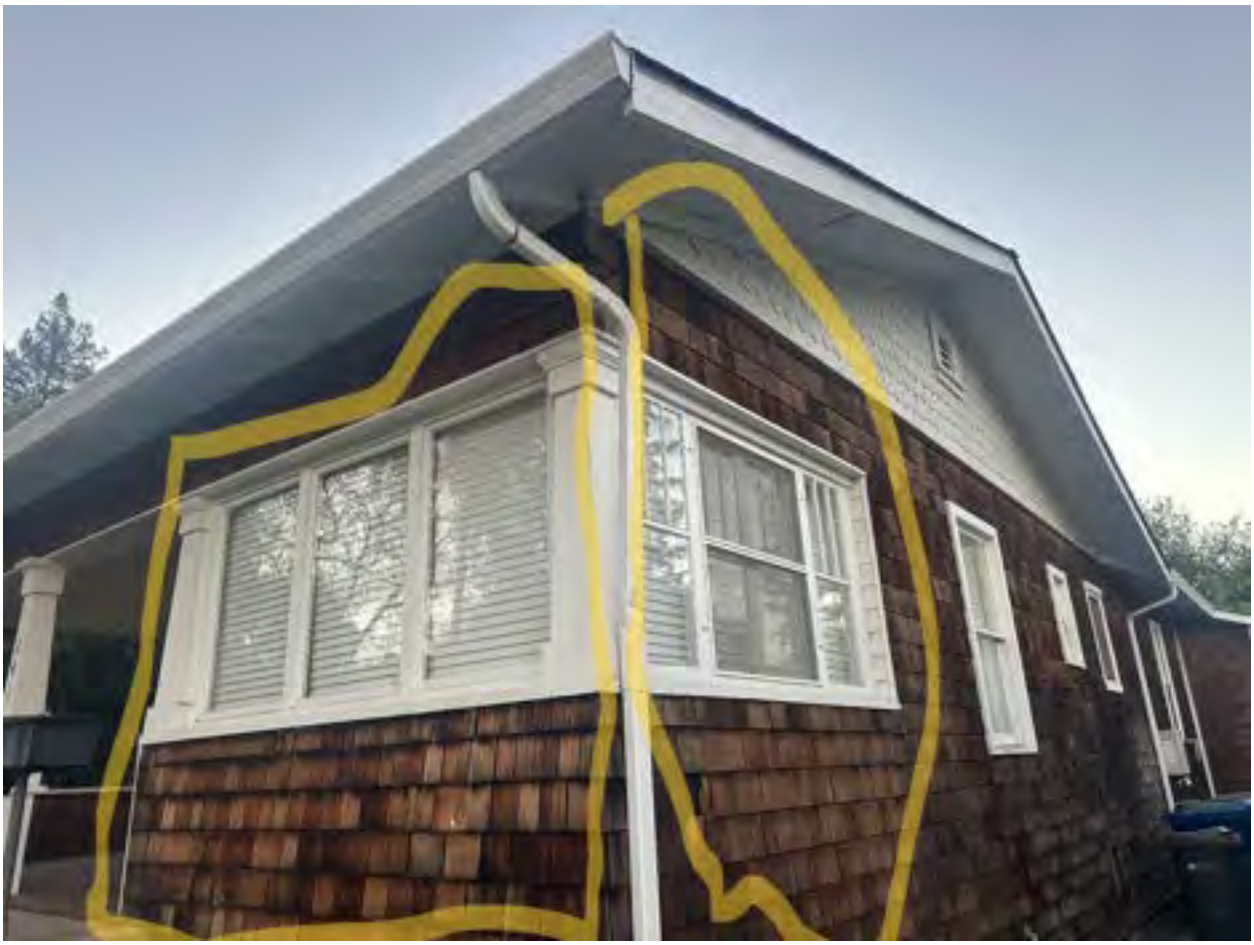




Front Façade



Front Façade + North Side post-1956 Constructions



Front Façade + North Side post-1956 Constructions (Marked Areas)



North Side post-1956 Constructions



Rear Side post-1956 Constructions

Conclusion

Based on the above site maps, the original house was with that of a perfect rectangle with a porch covering the whole front side of the house. The current structure has and added office to the front room (adding part of the original porch to the bedroom) as well as an addition to the backside of the house. Both walls on the front and back of the house were demolished and the additional structures are made with a uniform flow within the original structure (no separating walls). The total added square footage to the floor plan of the house is more than 25% of the original area of the house.

From: [redacted]
Sent: Saturday, April 18, 2026 1:46 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Appeal of Director's Decision — PHST-26-009 | 241 Los Gatos Boulevard Request to Remove Pre-1941 Property from the Historic Resources Inventory

[EXTERNAL SENDER]

Hello Ms Walters,

Please pass my comments into the Planning Commission when the meeting package is prepared.

Re: Appeal of Director's Decision — PHST-26-009 | 241 Los Gatos Boulevard
Request to Remove Pre-1941 Property from the Historic Resources Inventory

Dear Commissioners:

I'm writing as a longtime Los Gatos resident and community member — and as someone who served on the Historic Preservation Committee from 1996 to 2002 and on the Planning Commission from 1998 to 2002 — to respectfully ask that you deny this appeal and keep 241 Los Gatos Boulevard on the Historic Resources Inventory.

I want to say upfront that I have genuine sympathy for the applicant's position. The building has real maintenance challenges, the siding situation is complicated, and the energy inefficiency of a 100-year-old house is not a small thing. None of that is in dispute. What I'd push back on is the conclusion that removal from the Inventory is the right solution — because I don't think it is, and I think there's a better path.

The HPC got this right

To remove a property from the Inventory, all five findings have to be supportable. The Committee couldn't make Finding #3 — that the structure has no distinctive characteristics of type, period, or method of construction. That's the end of the road for

delisting. It's not a close call or a matter of discretion; the standard requires all five, and one couldn't be made.

Siding is not the whole story

The applicant has done thorough work documenting the siding history — original wood, then asbestos, then wood shingles — and I don't doubt the investigation. But Finding #3 isn't about surface cladding. It's about architectural type and period character, and those are still very much present here.

This is a 1920s Craftsman Bungalow. The low-pitched gable roof, the broad eaves, the front porch with tapered columns, the compact single-story massing — all of that reads clearly on the building today, and it shows consistently across the 1928, 1944, and 1956 Sanborn maps. You can replace the siding on a Bungalow and it's still a Bungalow. The architectural fingerprint of the period survives. That's what the Inventory is protecting.

The Bloomfield Survey already accounted for the alterations

It's worth noting that when Anne Bloomfield evaluated this property in 1990, she already knew it had been altered — her own field notes document the asbestos siding. She still rated it as historic. The subsequent replacement of that asbestos layer doesn't represent a new condition she didn't anticipate; it's more of the same. The building she documented is substantively the building that's standing today.

There's a better path forward

The applicant wants to re-side the house, improve insulation, and bring the building envelope up to modern standards. That's entirely reasonable, and frankly it could result in a better outcome for the building than delisting would. Horizontal wood or fire resistant clapboard — historically appropriate, fire-resistant, and compatible with good insulation — is a realistic solution that the historical design review process is designed to handle.

Delisting is permanent. Design review is not. I'd encourage the Commission to deny the appeal and invite the applicant to come back to the HPC with a siding proposal that works for the building, the neighborhood, and the historical record. That's a win for everyone.

Thank you for your time and for your service to this community.

Respectfully,

Jim Lyon

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 05/13/2026

ITEM NO: 3

DATE: May 8, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for a Conditional Use Permit for a Bank (BMO) on Property Zoned C-1. **Located at 15521 Union Avenue.** APN 532-41-035. Conditional Use Permit Application U-26-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Cindy Johnson, Donahue Schriber Realty Group LP. Applicant: Laurence Solis. Project Planner: Erin M. Walters.

RECOMMENDATION:

Consider approval of a request for a Conditional Use Permit (CUP) for a bank (BMO) on property zoned C-1, located at 15521 Union Avenue.

PROJECT DATA:

General Plan Designation: Neighborhood Commercial
Zoning Designation: C-1
Applicable Plans & Standards: General Plan, Commercial Design Guidelines
Parcel Size: 21,780 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial	City of San Jose	
East	Single Family Residential	City of San Jose	
South	Commercial	Neighborhood Commercial	C-1
West	Commercial	Neighborhood Commercial	C-1

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.

ACTION:

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

BACKGROUND:

The subject property is located in the Downing Shopping Center on the southwest corner of Union Avenue and Los Gatos-Almaden Road, bordering San Jose on the north and east side (Exhibit 1). The property is approximately 21,780 square feet and is developed with a single 4,200-square foot building in the northeast corner of the property. Two points of access provide ingress and egress from both Union Avenue and Los Gatos-Almaden Road.

The subject vacant tenant space was previously occupied by Chase Bank. The bank use operated under CUP U-09-21, which was approved on January 13, 2010. The previous bank use ceased when Chase Bank vacated the premises on June 18, 2019. Pursuant to applicable zoning regulations, a CUP becomes void if the authorized use is discontinued for a period of one year or more. As the tenant space has remained vacant since June 2019, the prior approval has lapsed. Accordingly, a new CUP is required to reestablish a bank use within the tenant space.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located in the Downing Shopping Center on the southwest corner of Union Avenue and Los Gatos-Almaden Road, bordering San Jose on the north and east side (Exhibit 1). The property is approximately 21,780 square feet and is developed with a single 4,200-square foot building in the northeast corner of the property.

B. Project Summary

The applicant is requesting approval of a CUP for a bank use (Exhibit 4). The applicant proposes the addition of an automated teller machine (ATM) on the southern elevation of the existing building, oriented towards the interior parking lot. The project also includes minor exterior modifications to the building façade (Exhibit 6).

DISCUSSION:

A. Zoning Compliance

A bank is allowed as a conditional use in the C-1 zone, requiring approval of a CUP. The project complies with the zoning requirements related to lot coverage, building height, parking, and circulation. The applicant is not requesting any exceptions or Variances to the Town Code.

B. Conditional Use Permit

The proposed project is for a bank. The applicant proposes operation hours of 9:00 a.m. to 5:00 p.m. Monday through Thursday, 9:00 a.m. to 6:00 p.m. on Fridays, and 9:00 a.m. to 4:00 p.m. on Saturdays. The bank would not operate on Sundays. The proposed bank use will include a new ATM located on the southern elevation of the existing building, facing the interior parking lot (Exhibit 4). Per Section 29.20.750 of the Zoning Code, the Planning Commission is the deciding body for bank use.

In order to grant approval of a CUP for the proposed use, the deciding body must make the following findings:

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

In regard to the first finding, the proposed use is desirable to the public convenience because it provides a bank use for visitors, residents, and the surrounding area. As required by finding two, the proposed use would not impair the integrity of the zone, in that the proposed use is a commercial use and would be located in a commercial zone. In regard to the third finding, the proposed use would not be detrimental to public health, safety, or general welfare, as the conditions placed on the permit would maintain the welfare of the

community. In regard to the final finding, the proposed use is in conformance with the Town Code and General Plan as discussed within this report.

C. Parking

The building fronts Union Avenue and Los Gatos-Almaden Road. The parking is located on the south and west sides of the building. The proposed use requires 18 parking spaces (calculated at one space per every 235 square feet. The site currently provides 23 parking spaces and, therefore, meets the parking requirement.

D. Public Improvements

At the time CUP application was filed, staff observed a section of raised sidewalk leading from the public sidewalk along Union Avenue to the south side of the building. This section of the sidewalk needs to be removed and replaced by the applicant to remove the trip hazard. A Condition of Approval, included in Exhibit 3, requires that prior to the issuance of any building permit and before any work is performed within the Town's right-of-way, the applicant shall obtain an encroachment permit for the sidewalk replacement work.

E. General Plan

The 2020 General Plan Land Use designation for the site is Neighborhood Commercial. This designation provides for necessary day-to-day commercial goods and services required by the residents of adjacent neighborhoods. This designation encourages concentrated and coordinated commercial development at easily accessible locations.

Applicable goals and policies of the 2020 General Plan Land Use Element include, but are not limited to the following:

- Policy LU-2.1 – Minimize vehicle miles traveled for goods and services by allowing and encouraging stores that provide these goods within walking distance of neighborhoods in Los Gatos.
- Goal LU-4 – To provide for well-planned, careful growth that reflects the Town's existing character and infrastructure.
- Policy LU-9.6 – Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.

F. CEQA Determination

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

PUBLIC COMMENTS:

Written notice of the Planning Commission hearing was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant is requesting approval of a CUP for a bank in the C-1 zone. The project is consistent with the Zoning Code and General Plan.

B. Recommendation

Based on the analysis above, staff recommends approval of the CUP application subject to the recommended Conditions of Approval.

If the Planning Commission finds merit with the proposed project, it should:

1. Find that the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the findings as required by Section 29.20.190 of the Town Code for granting a CUP (Exhibit 2); and
4. Approve CUP application U-26-005 with the conditions contained in Exhibit 3, and development plans included as Exhibit 6.

C. Alternatives

Alternatively, the Commission can:

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

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Letter Justification
5. Town Transportation Impact Policy 1-08
6. Development Plans

15521 Union Avenue

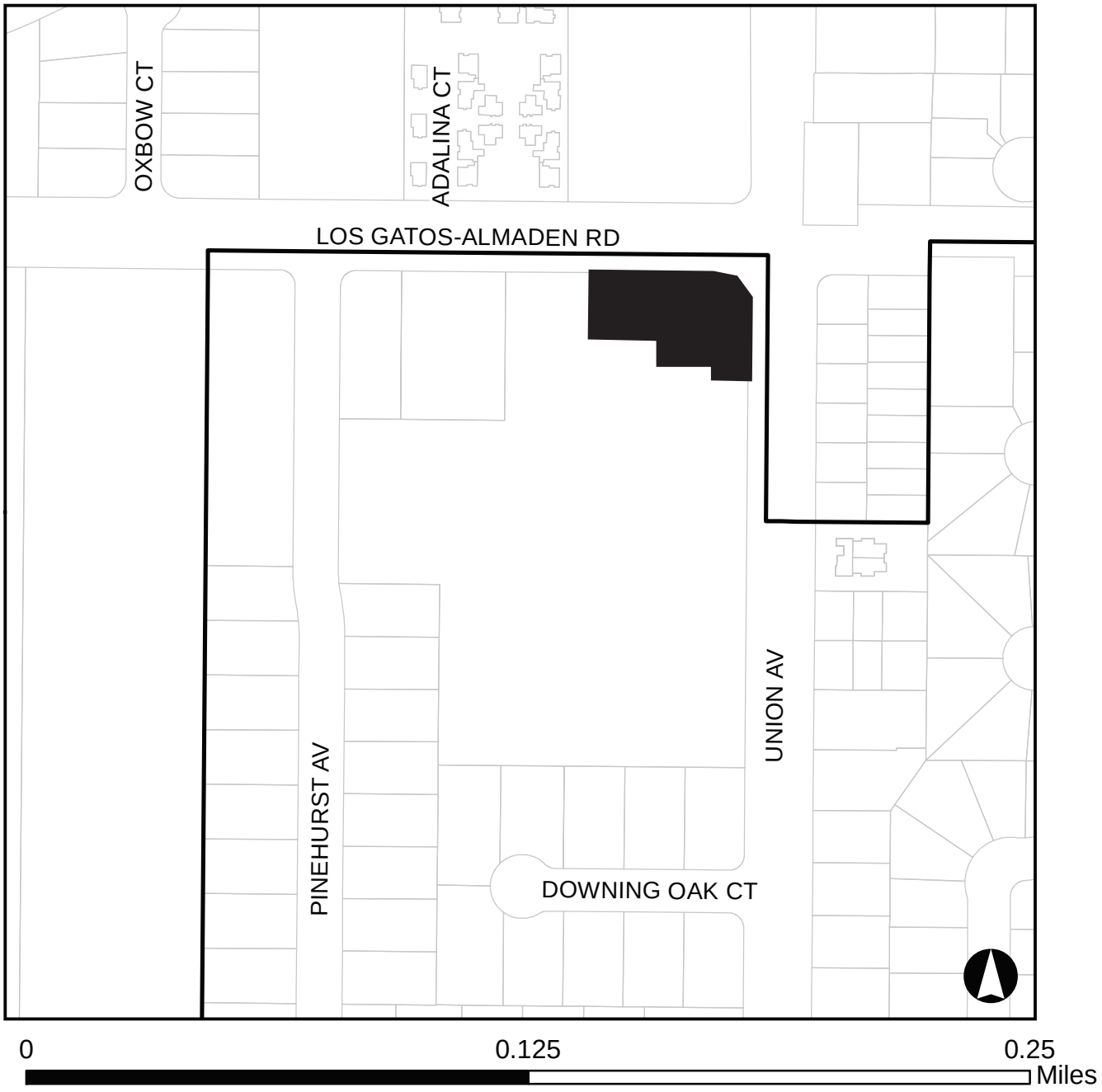


EXHIBIT 1

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PLANNING COMMISSION – May 13, 2026
REQUIRED FINDINGS & CONSIDERATIONS FOR:

15521 Union Avenue
Conditional Use Permit Application U-26-005

Consider a Request for Approval for a Conditional Use Permit for a Bank (BMO) on Property Zoned C-1. APN 523-41-023. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Cindy Johnson, Donahue Schriber Realty Group LP. Applicant: Laurence Solis. Project Planner: Erin M. Walters.

FINDINGS

Required findings for CEQA:

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

Required compliance with the Zoning Regulations:

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

Required Findings for a Conditional Use Permit:

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

    1. The proposed uses of the property are essential or desirable to the public convenience or welfare in that the use would provide a bank use, for visitors, residents, and surrounding areas;
    2. The proposed use will not impair the integrity and character of the zone, in that the proposed use is a commercial use and would be located in a commercial zone;
    3. The proposed uses would not be detrimental to public health, safety or general welfare; and
    4. The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of Chapter 29 of the Town Code.

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PLANNING COMMISSION – May 13, 2026
CONDITIONS OF A PPROVAL

15521 Union Avenue
Conditional Use Permit Application U-26-005

Consider a Request for Approval for a Conditional Use Permit for a Bank (BMO) on Property Zoned C-1. APN 523-41-023. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Cindy Johnson, Donahue Schriber Realty Group LP. Applicant: Laurence Solis. Project Planner: Erin M. Walters.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the plans approved by the Planning Commission on May 13, 2028. Any changes or modifications to the approved plans shall be approved by the Community Development Director or the Planning Commission, depending on the scope of the changes.
2. EXPIRATION: The Conditional Use Permit approval will expire two years from the approval date unless it is used before expiration. Section 29.20.335 defines what constitutes the use of an approval granted under the Zoning Ordinance.
3. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year the approval lapses.
4. USE: The approved use is a bank.
5. HOURS OF OPERATION: The maximum hours of operation for the bank shall be 9:00 a.m. to 5:00 p.m. Monday through Thursday, 9:00 a.m. to 6:00 p.m. on Fridays, and 9:00 a.m. to 4:00 p.m. on Saturdays.
6. SIGN PERMIT: A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs.
7. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy from the Los Gatos Community Development Department must be obtained prior to commencement of use.
8. BUSINESS LICENSE: A business license from the Town of Los Gatos Finance Department must be obtained prior to the commencement of any new or change of use.
9. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with

applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

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

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

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

10. PUBLIC IMPROVEMENTS – Prior to the issuance of any building permit and prior to any work being done in the Town's right of way, the Applicant must submit Public Improvement Plans for review and approval. All public improvements shall be made according to the Town's latest adopted Standard Plans, Standard Specifications, and Engineering Design Standards. No private facilities are permitted within the Town right of way or within any easement unless otherwise approved by the Town Engineer. The Applicant shall submit an application for an Encroachment Permit for any work in the Town right-of-way. The Encroachment Permit requires the Applicant to post the required bonds and insurance and provide a one (1) year warranty for all work to be done in the Town's right of way or Town easement. New concrete shall be free of stamps, logos, names, graffiti, etc. Any new concrete installed that is damaged shall be removed and replaced at the Contractor's sole expense. Prior to issuance of the encroachment permit, the Applicant shall submit a temporary traffic control plan ("TTCP") inclusive of all modes of travel for any lane or sidewalk closures. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required. The TTCP shall comply with the State of California Manual of Uniform Traffic Control Devices ("MUTCD") and standard construction practices.
    a. The project engineer shall notify the Town Engineer in writing of any proposed

changes. Any proposed changes to the approved plans shall be subject to the approval of the Town. The Applicant shall not commence any work deviating from the approved plans until such deviations are approved. Any approved and constructed changes shall be incorporated into the final "as-built" plans.

b. Right-of-way improvements shall include, at a minimum, the following items:
    i. SIDEWALK - At the time Conditional Use Permit was filed, a section of raises sidewalk was observed leading form the public sidewalk along Union Avenue to the building frontage on the south side of the building. This section of the sidewalk is to be removed and replaced by the applicant to remove the trip hazard. Sidewalk replacement shall be constructed per the Town Standard Drawings.

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

11. PUBLIC WORKS CONSTRUCTION INSPECTION – All work shown on the Improvement Plans shall be inspected to the approval of the Town Engineer. Uninspected work shall be removed as deemed appropriate by the Town Engineer.
12. PROJECT CONSTRUCTION HOURS – Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to the weekday between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under Encroachment Permit may be performed on the weekend unless prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:
    a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.
    b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.
    c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
    d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.

e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This notification must be provided three days prior to the start of the extended construction activity.

f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.

g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.

h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.

INTERIOR
ARCHITECTS, P.C.

March 23, 2026

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

ATLANTA
AUSTIN
BOSTON
CHARLOTTE
CHICAGO
DALLAS
DENVER
HOSPITALITY
HOUSTON
LONDON
LOS ANGELES
MIAMI
NEW YORK
ORANGE COUNTY
PHILADELPHIA
RALEIGH
RETAIL
SAN FRANCISCO
SEATTLE
SILICON VALLEY
WASHINGTON, DC

Subject: Letter of Justification – Conditional Use Permit for retail bank tenant improvement for BMO Bank N.A. (BMO)
Address: 15521 Union Avenue, Los Gatos, CA 95032
Zoning: C-1 Neighborhood Commercial
Scope: Exterior ATM and Night Deposit at Primary Business Frontage facing parking lot, minor storefront infill under canopy on NE facade, 4,200 SF interior tenant improvement to support retail banking operations within a vacant former retail bank site. New rooftop HVAC (fully screened) via existing 6'-0" high mansard roof. Site accessibility remediation for existing path of travel and parking. Exterior signage would be approved under a separate permit.

To whom it may concern:

We are providing a Letter of Justification for the proposed scope of work at the above-referenced property, at the Downing Center in the Town of Los Gatos. The project consists primarily of a 4,200 SF interior tenant improvement converting a former retail bank into a retail bank for BMO, and exterior accessibility improvements intended to enhance safety, usability, and compliance with current codes and standards.

The benefit of bringing BMO to this site, should it be approved, is creating value in the community through reinvestment of local deposits into local business loans, fostering economic resilience, and creating jobs. BMO's purpose is to "**Boldly Grow the Good *in business and life***." Their purpose informs their strategy, drives their ambition, and reinforces their commitment to progress for a thriving economy, a sustainable future, and stronger communities. Branch banks provide personalized, face to face services essential for senior citizens and for complex transactions, and act as community staples that support local non-profits, volunteerism, and financial literacy. Planned hours of operation are 9am-5pm Monday - Thursday, 9am-6pm Friday, and 9am-4pm on Saturday. The planned number of employees is 8.

615 SOUTH COLLEGE STREET
SUITE 725
CHARLOTTE, 28202
704.908.1540
www.interiorarchitects.com
IA INTERIOR ARCHITECTS GLOBAL ALLIANCE

...ects, Inc., a California corporation in AK, AL, AZ, CA, DE, HI, IN, KS, KY, MA, MN, MO, MT, NE, NH, OK, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV, WY / Interior Architects, P.C., a New York professional services corporation in AL, AR, DC, ...E, MD, MS, NM, NV, NY, NC, ND, OH, OR, PA / Interior Architects, P.C. dba Interior Architects, professional corporation in RI / Interior Architects New Jersey PC, a New Jersey professional corporation in NJ and CT / Interior Architects, P.C. ...r Architects in IL / Interior Architects, P.C., license #AA26001062 in FL / Interior Architects, P.C. dba Interior Architects, a professional corporation in LA / Interior Architects, Inc., a Colorado corporation in CO, MI / Interior Architects Inc. – ...a IA UK) / One IA Design UK Limited / One IA Design Limited

EXHIBIT 4

INTERIOR
ARCHITECTS, P.C.

The proposed work is intended to:

- Enhance the site's compliance with ADA regulations and CBC codes
- Improve public safety and useability for all site visitors, including those with disabilities
- Preserve the character and aesthetics of the property while identifying the branch as an essential service within the community.

The proposed uses of the property are essential or desirable to the public conveniences or welfare; the proposed uses will not impair the integrity or character of the zoning district; the proposed uses would not be detrimental to public health, safety or general welfare; the proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this Ordinance.

Thank you for your consideration of this application.

Sincerely,



Scott McCage, AIA. RDI, LEEDap, Principal
Interior Architects, Inc.
704.724.2101 // s.mccage@interiorarchitects.com

ects, Inc., a California corporation in AK, AL, AZ, CA, DE, HI, IN, KS, KY, MA, MN, MO, MT, NE, NH, OK, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV, WY / Interior Architects, P.C., a New York professional services corporation in AL, AR, DC, E, MD, MS, NM, NV, NY, NC, ND, OH, OR, PA / Interior Architects, P.C. dba Interior Architects, professional corporation in RI / Interior Architects New Jersey PC, a New Jersey professional corporation in NJ and CT / Interior Architects, P.C. r Architects in IL / Interior Architects, P.C., license #AA26001062 in FL / Interior Architects, P.C. dba Interior Architects, a professional corporation in LA / Interior Architects, Inc., a Colorado corporation in CO, MI / Interior Architects Inc. – a IA UK) / One IA Design UK Limited / One IA Design Limited

TOWN OF LOS GATOS CALIFORNIA

COUNCIL POLICY MANUAL

Small Town Service *Community Stewardship* *Future Focus*

TITLE: Transportation Impact Policy	**POLICY NUMBER:** 1-08
EFFECTIVE DATE: January 4, 1988	**PAGES:** 37
ENABLING ACTIONS: 1991-174; 2014-017, 2016-068; 2017-011	**REVISED DATES:** 8/5/91; 3/24/14; 12/6/16; 3/21/17; 12/07/2021; 10/07/2025
APPROVED:	

PURPOSE

To provide guidance to Town staff and the development community in implementing the provisions of the Town Municipal Code, Chapter 15, Article VII, Traffic Impact Mitigation Fees, and evaluating and mitigating California Environmental Quality Act (CEQA) transportation impacts.

SCOPE

This Policy is applicable to all land use entitlements, land use projects, and transportation improvements Town-wide.

POLICY

I. GENERAL CONDITIONS AND APPLICABILITY

1. Projects that are determined by the Town to generate one or more new net Average Daily Trips (ADT) are subject to this Policy.

2. An Accessory Dwelling Unit (ADU) of less than 750 square feet shall be exempted from the requirements of Transportation Analysis and the Traffic Impact Fees. ADU's of 750 square feet or greater shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit.

3. Attachment 1 - Transportation Analysis (TA) Guidelines establish a process to comprehensively and accurately analyze potential project effects (adverse and beneficial) on transportation facilities and services in the Town of Los Gatos and other jurisdictions. The TA Guidelines serve three primary purposes:

- Provide an evaluation for the California Environmental Quality Act (CEQA) significant impacts and mitigation as a part of the environmental analysis process.
- Evaluate a project's consistency with the Town's General Plan.
- Evaluate a project's consistency with the Santa Clara County Congestion Management Program (CMP).

II. TRANSPORTATION IMPACT FEES

1. All Projects that generate one or more new Average Daily Trips (ADT) as calculated based on the ITE trip generation manual are required to pay Transportation Impact Fees, previously known as Traffic Impact Mitigation Fees.

2. All required Transportation Impact Fees shall be paid in full to the Town in association with and prior to issuance of a building permit, unless otherwise required by law. If no building permit is required, the fee shall be paid in full prior to issuance of a certificate of use and occupancy, or similar entitlement. Unless otherwise required by law, the amount due shall be calculated based on the fee in place as approved by the Town Council by resolution at the time the fee is paid.

3. The per trip amount of the fee shall be as set forth by the Town Council by resolution, pursuant to Town Municipal Code, Chapter 15, Article VII, Traffic Impact Mitigation Fees.

4. Fees shall be calculated by multiplying net new ADT by the per trip amount in place at the time the fees are paid.

5. Credit against Transportation Impact Fees due shall be granted for projects shown on the town of Los Gatos Transportation Improvements list (Attachment 2) up to the amount of the actual reasonable expenditure based on receipts submitted to the Town and as approved by the Town Engineer. Credit may be applied for any listed projects for which the developer, as a condition of approval, is required to either construct at the developer's sole cost or contribute a fixed or percentage amount of funding toward future construction of the listed improvement.

6. No credit shall be given for any public right-of-way dedication required for completion of projects not listed on Attachment 2.

7. Credit for existing development shall be determined by trips generated at the site within three years of entitlement application to the Community Development Department. Properties not generating trips within three years of application will not receive credit. All credits under this section shall be at the discretion of the Town

Engineer.

8. Housing units deed restricted for extremely low- and very low-income categories shall pay a fee at 50% of the rate of the fee that would otherwise be required for the unit. Extremely low- and very-low income categories will be as defined by the County of Santa Clara. The Community Development Director shall provide verification that the appropriate deed restrictions have been filed before permitting the project to pay the lower fee.

9. No credit shall be given for installation of Town-standard frontage improvements, Project access improvements, or internal circulation improvements.

10. Credit shall only be granted for payment of costs or construction of projects listed in Attachment 2, unless otherwise approved by the Town Council.

III. VEHICLE MILES TRAVELLED MITIGATION MEASURES

1. To mitigate VMT environmental impacts, the project shall be conditioned for implementation of mitigation measures in the following categories:

   - Modify the project's built environment characteristics to reduce VMT generated by the project;
   - Implement transportation Demand Management (TDM) measures to reduce VMT generated by the project; and/or
   - Participate in a VMT fee program and/or VMT mitigation exchange/banking program (if they exist) to reduce VMT from the project or other land uses to achieve acceptable levels.

2. The Town is taking a Townwide approach for VMT impact mitigation. Attachment 3, VMT Reduction Actions for the Town of Los Gatos, provides a framework for mitigating VMT in the Town.

APPROVED AS TO FORM:

Gabrielle Whelan, Town Attorney

Town of Los Gatos
Transportation Analysis Guidelines

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1. Introduction

Transportation Analysis (TA) Guidelines are routinely established by jurisdictions to assess potential transportation effects of proposed projects on the local transportation system. These guidelines are intended to provide a clear and consistent technical approach to evaluating both land use and transportation infrastructure projects within Los Gatos.

These guidelines establish a process to comprehensively and accurately analyze potential project effects (adverse and beneficial) on transportation facilities and services in the Town of Los Gatos and other jurisdictions. This information is essential for decision-makers and the public when evaluating land use development and transportation infrastructure projects. These TA Guidelines serve three primary purposes:

- Provide an evaluation for the California Environmental Quality Act (CEQA) significant impacts and mitigation as a part of the environmental analysis process.
- Guide the Local Transportation Analysis in evaluating a project's consistency with the Town's General Plan Mobility Goals.
- Evaluate a project's consistency with the Santa Clara County Congestion Management Program (CMP).

1.1 Intent of TA Guidelines

The Town of Los Gatos General Plan 2040 seeks to "provide a well-connected transportation system that enables safe access for all transportation modes, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities." The TA Guidelines support this goal by evaluating new projects against the policies of the latest General Plan.

For CEQA-based environmental analysis, these TA Guidelines incorporate the use of vehicle miles traveled (VMT) to disclose the effects of the project on the surrounding environment. Town staff completed an SB 743[1] implementation process, which included the preparation of the *SB 743 Implementation for the Town of Los Gatos* (July 2020) document package. The document package provides detailed technical information pertaining to the options and data considered by the Town of Los Gatos to implement VMT as an impact criterion.

The TA Guidelines present the Town's approach for determining the need for a transportation analysis, its content, and identifying acceptable transportation improvements for land use and transportation projects proposed within Los Gatos. The TA Guidelines establish a transportation analysis protocol for the following:

[1] Senate Bill 743 (SB 743) changed some of the transportation significance criteria under the California Environmental Quality Act (CEQA) CEQA. Specifically, vehicle level of service (LOS) is no longer used as a determinant of significant environmental impacts, and a vehicle miles traveled (VMT) analysis is required.

1

- Environmental analysis
- General Plan consistency
- Congestion Management Program (CMP) evaluation
- Mobility deficiency criteria and thresholds
- Guidance on acceptable transportation improvements

Town staff will review transportation studies and reports based on the process presented in the TA Guidelines. However, each project is unique, and the TA Guidelines are not intended to be prescriptive beyond practical limits. Not all criteria and analyses described in the TA Guidelines will apply to every project. Early and consistent communication with Town staff is encouraged to confirm the type and level of analysis required for each study.

1.2 Environmental Evaluation

The TA Guidelines outline the methods and thresholds with which to evaluate projects consistent with the latest *CEQA Statue & Guidelines*.

The latest *CEQA Statue & Guidelines* include revised Appendix G Checklist questions for transportation impact evaluation. The four questions are as follows:

Would the project:

a) *Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

d) *Result in inadequate emergency access?*

1.3 Project Types

A TA is prepared for a project before a discretionary action is taken. The following types of projects, which involve development activity or infrastructure changes in and around the Town of Los Gatos and affect the adjacent transportation system, should be evaluated for TA requirements.

- **Land use entitlements** or changes in use requiring discretionary approval by Los Gatos, which include General Plan amendments, specific plans (and related amendments), zoning changes, use permits, planned developments, and tentative subdivision maps; or any modifications of use that would generate 20 or more new Peak Hour (vehicle) Trips or at the discretion of the Town's Traffic Engineer
- **Land use activity** advanced by agencies other than Los Gatos that is subject to jurisdictional review under state and federal law, such as school districts, Santa Clara Valley Transportation Authority (VTA) Board of Directors, and others; or advanced within Los Gatos by agencies other than the

Town and inconsistent with the Town's General Plan.

- **Transportation infrastructure modification or expansion**, including capital improvement projects on Town roads, county roads, and state highways that may impact Town facilities and services.

1.4 CEQA and Non-CEQA Terminology

To distinguish the CEQA analysis from the non-CEQA analysis (i.e., the local transportation analysis) the analyses apply different terminologies as summarized below in **Table 1**.

Table 1: Comparison of Select CEQA and Non-CEQA Terms

CEQA Term	Non-CEQA Term
CEQA Transportation Analysis	Local Transportation Analysis
Significance criteria	Threshold or performance standard
Significant impact	Deficiency
Mitigation measure	Mitigation improvement
Baseline Conditions	Existing Conditions and Background Conditions
Future Year Cumulative Conditions	Cumulative Conditions

2. Determining the Level of Transportation Analysis

Unless explicitly waived by the Town, a TA may be required when any one of the following conditions is met.

- A project has the potential to create a significant transportation environmental impact under CEQA.
- A project has the potential to generate daily vehicle miles traveled greater than the Town's General Plan future year VMT projections.
- For local transportation analysis, a project has the potential to generate 20 or more new Peak Hour (vehicle) Trips.
- A project that is not consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) was certified, per *CEQA Statue & Guidelines Section 15183*.
- A project will alter physical or operational conditions on a Town pedestrian facility, bicycle facility, transit facility or service, or other transportation facility.
- An Accessory Dwelling Unit (ADU) of 750 square feet or smaller shall be exempted from the requirements of Transportation Analysis and the Transportation Impact Fees.

In general, a TA is applicable for two to five years. After two or more years of inactivity, a TA may need to be updated to reflect changes in the study environment, including traffic growth and other circulation issues.

Nothing in the Transportation Impact Policy shall prohibit or restrict a Project applicant from completing a local transportation study for a Project anticipated to generate less than 20 new Peak Hour trips.

2.1 CEQA Relief for Projects Consistent with General Plan or Zoning

Per *CEQA Statue & Guidelines Section 15183,* projects consistent with a general plan, zoning action, specific plan, and certified environmental impact report (EIR) would not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects. Additionally, projects consistent with a general plan, zoning action, or specific plan where cumulative impact(s) were adequately addressed in a prior EIR would not require further CEQA transportation analysis. As noted below, projects consistent with the Town's General Plan, as determined by the Community Development Director, will not be required to do any VMT Analysis since the Town is taking a Townwide approach for VMT impact mitigation.

2.2 CMP Consistency Screening

Projects should reference the most recent *VTA Transportation Impact Analysis (TIA) Guidelines* to determine the need for a transportation impact analysis. In most cases, projects that generate fewer than 100 net new peak hour vehicle trips are not required to conduct VTA's CMP transportation analysis.

2.3 Recommended Process and Documentation

In coordination with Town staff, the project applicant shall retain a transportation professional to conduct the TA. The transportation consultant should seek Town acceptance of the scope of work before initiating the analysis. In some cases, review by other affected jurisdictions will be required. **Appendix A: Transportation Analysis Report Format Outline** contains a recommended outline for the TA document.

Each TA will begin by preparing a scope of work that describes the project description, site location, analysis methods, area-wide assumption, study elements, study time periods, and traffic data collection methods. To finalize a TA scope of work for the local transportation analysis, the project applicant will provide an estimate of the project trip generation and trip distribution . These estimates and scope of work should be shared with Town staff to finalize the scope of services. Overall, the TA report will address: 1) environmental analysis, 2) project site access and circulation, and 3) other transportation impacts and traffic deficiencies.

2.4 Contact with Appropriate Town Staff

To minimize the potential for delays in project processing, it is important for the TA to be prepared in coordination with Town staff. Timely coordination will also ensure that potential transportation improvements and environmental consequences are considered as early as possible in the planning process, as deficiencies and corresponding improvement costs can have a substantial effect on project costs. Coordination should include the following:

- A pre-application meeting, which will include a discussion of the TA requirements.
- Development of an approved scope of work, which includes trip generation, study area, analysis scenarios and parameters, data requirements, and provisions for pedestrians, bicyclists, and transit users.
- Approval of the project trip generation (person and vehicle) and trip distribution.
- Review of all assumptions and the results of Existing Conditions analysis.
- Review of the administrative draft report, with adequate time for comments.
- Review of a draft report, with adequate time for comments.

If the TA report information will be incorporated into the transportation and circulation section of an environmental document (e.g., Initial Study, Mitigated Negative Declaration, or Environmental Impact Report), the format of this report may need to be discussed with the environmental consultant, a peer reviewer, and/or Town staff. Upon circulation of the draft environmental document, the format of the final TA report may need to be discussed with the environmental consultant.

2.5 Consultation with Other Jurisdictions

If the study area overlaps with other jurisdictions, staff from other jurisdictions must be consulted to verify study locations, the impact significance criteria, and to consider any current development applications. Section 15086 of the *CEQA Statue & Guidelines*[22] shall be followed as the basis for satisfying consultation requirements. In most cases, overlap will occur for roadway system analysis, but may also include impact analysis of active transportation modes (bicycling and walking), as well as transit system facilities and services.

2.6 Project Trip Generation and Trip Reductions

Person and vehicle trip generation rates are a way to estimate the number of expected pedestrian, bicycle, transit, and vehicle trips that a proposed development will generate. These rates establish the basis of analysis for a proposed project and its effects on the transportation network. Person trip generation should be reported for walking, bicycle, and pedestrian trips, and vehicle trip generation should be reported for single-occupant, and carpool.

Methodologies to estimate project trip generation and trip reductions shall be prepared consistent with the latest *VTA TIA Guidelines*, with the exceptions described in this document.

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[2] *California Environmental Quality Act Statute & Guidelines, 2020.*

2.6.1 Vehicle Trips

Consistent with the *VTA TIA Guidelines*, pass-by trips shall not be considered in calculating the 20 new Peak Hour Trip threshold that triggers the requirement for conducting a comprehensive local transportation analysis report.

The Institute of Traffic Engineers (ITE) *Trip Generation Manual* trip generation rates for Specialty Retail Center shall apply to all Specialty Retail.

Uses within the Central Business District (C-2 Zone} are expected to change periodically as part of the natural business cycle. For the purpose of Transportation Impact Fees, changes in use without changes in net building square footage within the C-2 Zone shall not be considered to create a traffic deficiency, shall be exempt from this policy, and no fees shall be charged for a change in use. Any increases in building square footage shall pay impact fees at the ITE Shopping Center rate or comparable equivalent rate for the expanded area, as determined by the Town Traffic Engineer.

The Town reserves the right to require the project sponsor to conduct local trip generation surveys for select projects, depending on land use and conditions in the field.

2.6.2 Person Trips

Person trip generation rates should be developed from empirical studies, person travel survey data, or conversion of vehicle trip rates to person trip rates using a vehicle occupancy factor. In addition, person trip generation by mode may be derived using an approved analysis tool that incorporates data from local trip generation surveys or published trip generation rate data.

2.6.3 Establishing Trip Generation Rates for an Unspecified Use

For projects where the ultimate land use is not certain (for example, a large subdivision of flexible commercial-industrial parcels), there are two options for establishing the trip generation rates.

- Option 1: Town staff will recommend the use of the highest traffic intensity among all permitted uses to establish traffic deficiencies.
- Option 2: Estimates can be made using a lower traffic intensity use if the Town and developer establish a maximum trip allowance. Once a proposed land use has been identified, then: 1) the subdivision trip generation allowance must be monitored by the Town as development occurs; and 2) the TA report may need to be updated.

2.6.4 Credit for Existing Trips – Local Analysis

The estimate of new trips generated by the proposed development project may include credit for trips associated with existing uses on the site. Uses are considered as existing if they are actively present on the project site at the time that data is gathered for the transportation impact analysis. Similarly, if a

planned (but not constructed) use was already permitted for the site and an improvement(s) was identified and funded, the new TA only needs to assess the effects of additional trips above and beyond the trips for the permitted use. Additionally, certain commercial land uses attract vehicle traffic that currently exists on the roadway, rather than generating new trips.

Understanding there are permitted reductions that may be taken under the circumstances listed above, the Town requires that any reductions in project vehicle trip generation are applied according to the latest *VTA TIA Guidelines*.

In calculating new Peak Hour Trips for purposes of determining whether or not a TA report is required pursuant to this Policy, trip credit shall be granted for an existing use or the most recent former use.

In calculating new Average Daily Trips for purposes of determining the amount of the Transportation Impact Mitigation Fee due, trip credit shall be granted for an existing use or the most recent former use.

Where the property is vacant, the most recent former use shall be used.

Where a portion of the space is changing use, credit will apply to the proportionate square footage of the space under review.

Where the change in use results in fewer trips than the existing or former use, no credit or refund will be due the applicant.

2.6.4 Credit for Existing Trips – VMT Analysis

For the evaluation of vehicle miles of travel, VMT credit for the prior use depends on how the project changes the baseline condition, if the project sponsor had ownership and control of the previous land use, and the reason for stopping the previous land use. Baseline conditions are typically defined at the beginning of an environmental analysis and a CEQA analysis needs to isolate the effects of the project to clearly define the project's effect on the baseline condition. To receive VMT credit, the project sponsor needs to demonstrate continuous ownership of site, with on-site occupancy paused only due to the redevelopment activity and not because of some economic or other condition outside the control of the project sponsor. However, this credit should only be applied to total project generated VMT and should not be included when calculating a VMT rate.

2.7 Vehicle Miles Traveled Methods

As noted, projects consistent with the Town's General Plan, as determined by the Community Development Director, will not be required to do any VMT Analysis since the Town is taking a Townwide approach for VMT impact mitigation. Although the calculation of VMT is simply the number of cars multiplied by the distance traveled by each car, VMT performance measures can be reported differently. At a minimum, the VMT analysis for Los Gatos will be prepared for two purposes:

- Greenhouse gas and air quality analysis using project generated VMT on a VMT per service population basis (residents + employment).
- Environmental evaluation by land use and/or transportation project.

The project generated VMT from new population and employment growth and the boundary (total) VMT for a specific geographic area will be prepared using the latest Santa Clara Valley Transportation Authority (VTA)-City/County Association of Governments of San Mateo County (C/CAG) Bi-County Model ("VTA Travel Model"). Because emissions rates vary by vehicle speed, the project generated VMT and total VMT should be disaggregated by speed bin (typically in five mile an hour increments of speed from 0 to ~80 miles per hour) to allow different emissions factors to be applied at different speeds, which allows for the preparation of a more refined emissions analysis.

3. Transportation Analysis (CEQA) for Land Use Projects

For an environmental analysis, these TA Guidelines incorporate the use of vehicle miles traveled (VMT) to disclose the effects of the project on the environment. Town staff completed an SB 743 implementation process, which included the preparation of the *SB 743 Implementation for the Town of Los Gatos* (July 2020) document package. The document package provides detailed technical information pertaining to the options and data considered by the Town of Los Gatos to implement VMT as an impact criterion.

At its November 17, 2020 meeting, the Town Council adopted Resolution 2020-045, Designating the Use of Vehicle Miles Traveled as the Metric for Conducting Transportation Analyses Pursuant to the California Environmental Quality Act and Establishing the Thresholds of Significance to Comply with California Senate Bill 743.

The *CEQA Statue & Guidelines* allow exemptions to projects meeting certain criteria. Project applicant may review the exemptions before preparing CEQA analysis for projects.

Based on the Town's implementation of SB 743, the following methods should be used to determine VMT impact thresholds and mitigation requirements for land use projects.

3.1 VMT Analysis Methods

The Town elected to conduct a complete VMT analysis consistent with the General Plan future year VMT projections based on long-term expectations for air quality and GHG expectations as part of its General Plan EIR, so that it could make specific use of *CEQA Statue & Guidelines* Section 15183 to streamline project-specific CEQA analysis that is consistent with its General Plan and other Town documents. For the Town of Los Gatos, addressing transportation VMT impacts in the Town General Plan EIR is a useful way of understanding VMT impacts and how VMT reduction should be balanced against other community values related to the environment, social justice, and the community. By conducting a Town-wide VMT impact analysis, the Town is able to develop a program-based VMT mitigation approach. The concept of a 'program' approach to impact mitigation is commonly used in a variety of technical subjects, including

transportation, air quality, GHG, and habitat. Absent a new program-level VMT mitigation approach, there are limited feasible mitigation options for project sites, and as a result limited ability to reduce VMT. Also, practically speaking, without feasible mitigation, significant VMT impacts would be significant and unavoidable (SAU). Under these circumstances, a project must prepare an EIR, thus adding time and cost to environmental review compared to an initial study/negative declaration (IS/ND) that relies on streamlining offered in the *CEQA Statue & Guidelines.*

Should a project not be consistent with the General Plan, as determined by the Community Development Director, or for some other reason unable to benefit from streamlined CEQA review under *CEQA Statue & Guidelines* Section 15183, the following sections provide details on how to conduct a complete VMT analysis for land use plans and projects in the Town of Los Gatos.

3.1.1 Regional Transportation Plan/Sustainable Communities Strategy and General Plan Consistency

The first step in assessing project impacts is to determine if the project land use is contained within the Town of Los Gatos residential and non-residential land use allocations in the current Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and if the project is consistent with the latest General Plan. If the project is not consistent with the RTP/SCS and/or the latest General Plan, amendments to those documents or the project would be needed prior to proceeding with the project review.

3.1.2 VMT Assessment

Projects not consistent with the current RTP/SCS or the latest General Plan are required to complete a VMT analysis using the VTA Travel Model to determine if there would be a significant VMT impact. The tools and methodology of the VMT analysis shall be approved by PPW Director (or Traffic Engineer). The impact analysis includes two types of VMT:

1. **Total Project Generated VMT** – Daily VMT of all vehicle trips, vehicle types, and trip purposes for all project land uses, presented as a total project generated VMT.
2. **Project's Effect on VMT within the Town of Los Gatos**. VMT that occurs within the Town of Los Gatos by any type of vehicle. This captures all on-road vehicle travel on a roadway network for any purpose, and includes local trips as well as trips that pass through the area without stopping.

If the land use control totals increase between the without and with project conditions in the travel model, these VMT metrics will need to be expressed on a per service population (residents, employees, and other populations generating the VMT) basis to understand the effects of the project between scenarios.

The types of VMT analysis are evaluated for the following scenarios:

- **Baseline Conditions** – Conditions in the baseline year for the CEQA analysis, which is most often chosen as the time of notice of preparation (NOP) of an environmental document, but may be chosen as the baseline year of the VTA Travel Model, if land use and transportation network conditions can be considered largely unchanged between the model baseline year and the date of the NOP. For compliance with the *CEQA Statute & Guidelines* Section 15125(a), the transportation impact analysis must include a description of the physical environmental conditions near the project, as they exist at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced, from both a local and regional perspective. Baseline VMT estimates will be prepared using the most recent base year VTA Travel Model.
- **Baseline with Project Conditions** – The project land use is added to the project Transportation Analysis Zone (TAZ), or a separate TAZ may be created to contain the project land uses. A full model run is performed and VMT changes (by metric of choice) are isolated for the project TAZ and across the full model network. The model output must include reasonableness checks of the production and attraction balancing to ensure the project effect is accurately captured. If this scenario results in a less-than- significant impact, then additional cumulative scenario analysis may not be required.
- **Future Year Cumulative Conditions** – Conditions requiring an RTP/SCS and/or General Plan amendment are also required to evaluate the project effect on VMT under Future Year Cumulative Conditions. This scenario buildout of the region's land use and transportation system also provides the long-range view of future travel patterns. Future Year Cumulative Conditions VMT estimates should be based on the horizon year of the most recent VTA Travel Model, ensuring the model does not already contain the land uses or transportation improvements associated with the project.
- **Future Year Cumulative with Project Conditions** – The project land use is added to the project TAZ, or a separate TAZ is created to contain the project land uses. The addition of project land uses may be accompanied by a reallocation of a similar amount of land use from other TAZs throughout the model area (focusing on Santa Clara County), especially if the proposed project is significant in size such that it would potentially reduce the potential for development throughout the rest of the model area. Land use projects will generally not change the Future Year Cumulative Conditions control totals for population and employment growth within the model area. Instead, they will influence the land use supply through changes in General Plan land use designations and zoning. If project land uses are simply added to the Future Year Cumulative Conditions scenario, then the analysis should reflect this limitation in the methods and acknowledge that the analysis may overestimate the project's effect on VMT. A full model run is performed and VMT changes (by metric of choice) would be isolated for the project TAZ and across the full model network. The model output must include reasonableness checks of the production and attraction balancing to ensure the project effect is accurately captured.

The model output should include the two VMT metrics listed earlier: 1) total project generated VMT, and 2) project's effect on VMT using the total boundary VMT. Emissions vary by speed bin; disaggregating VMT by speed bin allows different emissions factors to be applied at different speeds, which allows for the preparation of a more refined emissions analysis. The total boundary VMT is needed as an input for air quality, greenhouse gas (GHG), and energy impact analysis, while the project generated VMT metrics are

used for the transportation impact analysis.

Both "with project" scenarios noted above will summarize the two types of VMT and be compared to the without project condition.

Project generated VMT should be extracted from the VTA Travel Model by combining either the origin-destination (for total VMT) or production-attraction (for the other metrics) trip matrices and congested skims (travel distances for each origin-destination pair in the travel mode) from final assignment. The VMT should be adjusted to reflect trips that extend beyond the model boundary. The project's effect on VMT should be estimated using the Town limit boundary and extracting the total link-level VMT for both the without and with project conditions. Additional VMT metric specifications may be found in the *SB 743 Implementation for the Town of Los Gatos* (July 2020) document package.

If a project is mixed-use (i.e., composed of both residential and retail/office uses), project generated VMT should be extracted for both the total VMT and VMT per service population (residents and employees).

3.2 VMT Significance Thresholds

The Town Council adopted Resolution 2020-045, Designating the Use of Vehicle Miles Traveled as the Metric for Conducting Transportation Analyses Pursuant to the California Environmental Quality Act and Establishing the Thresholds of Significance to Comply with California Senate Bill 743. The thresholds balance the Town's priorities with respect to competing objectives, including Los Gatos's geographic and transportation context, greenhouse gas reduction goals, interest in achieving the state's greenhouse gas reduction goals, and the latest General Plan goals and policies related to land use mix, economic development, and housing provision.

VMT analyses shall evaluate a project's VMT impacts based on the thresholds established in the latest Council-adopted resolution.

3.3 VMT Mitigation Measures

To mitigate VMT impacts, the project shall be conditioned for implementation of mitigation measures in the following categories:

1. Modify the project's built environment characteristics to reduce VMT generated by the project;
2. Implement transportation Demand Management (TDM) measures to reduce VMT generated by the project; and/or
3. Participate in a VMT fee program and/or VMT mitigation exchange/banking program (if they exist) to reduce VMT from the project or other land uses to achieve acceptable levels.

The Town is in the process of updating the General Plan and the Draft Environmental Impact Report (DEIR) for the 2040 General Plan was released for public review in July 2021. The 2040 General Plan DEIR identifies significant but unavoidable transportation impacts and the mitigation measures. The Town is taking a Town-wide approach for VMT impact mitigation.

Attachment 3, VMT Reduction Actions for the Town of Los Gatos, provides a framework for mitigating VMT in the Town. Attachment 2, Transportation Mitigation Improvements Project List, has many improvements that are consistent with the VMT Reduction Strategies.

Evaluation of VMT reductions should be conducted using state-of-the-practice methods, recognizing that many of the TDM strategies are dependent on building occupant performance over time. As such, actual VMT reduction cannot be reliably predicted, and monitoring may be necessary to gauge performance related to mitigation expectations.

4. Transportation Analysis (CEQA) for Transportation Projects

Transportation Analysis for transportation projects shall follow the latest CEQA Guidelines and related technical advisories from the Governor's Office of Planning and Research (OPR).

The Thresholds of Significance for all transportation projects are established in the latest Council-adopted resolution.

Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact.

In 2020 Caltrans adopted its guidance under SB 743. The department's *Transportation Analysis Framework* and *Transportation Analysis for CEQA* provide guidance for assessing induced travel impacts from prospective projects on the State Highway System. CEQA analysis for proposed transportation projects on the State Highway System should also follow Caltrans guidance.

5. Transportation Analysis per the Town's Transportation Policies

The contents and extent of a local transportation analysis per the Town's General Plan depend on the location and size of the proposed development, the prevailing transportation conditions in the surrounding area, and questions from decision-makers and the public. The Town is committed to a well-connected transportation system that enables safe access for all modes of travel. The methods presented in this chapter include robust data collection and analysis techniques for pedestrian, bicycle, and transit networks, in addition to vehicle circulation.

The local transportation analysis shall be prepared consistent with the latest VTA TIA Guidelines, with the exceptions described in this document.

5.1 Study Area

The study area is determined by evaluating the project location and how it may affect all transportation modes and facilities. It is not simply a map showing where the project is located. Rather, the study area is the area of influence of a project. Each local transportation analysis will consider the adjacent transportation system for site access and circulation of land development projects and street modifications for transportation projects. To properly assess the site access, the Town may require off-site intersection analysis and/or other multimodal analysis.

The study area may include the nearest CMP facility to evaluate the proposed project's conformity with the CMP facilities.

Applicants should consult with Town staff early regarding the need for a local transportation analysis based on local or site-specific issues, especially those related to pedestrians, bicyclists, and transit users.

5.2 Key Study Elements

The extent and complexity of a local transportation analysis will vary on the project attributes. **Table 2** summarizes the basic requirements for a local transportation analysis for every project requiring a complete transportation analysis. Specific significance criteria for each of the listed elements are described in further detail in *the Transportation Analysis (CEQA) for Land Use Projects* and *Transportation Analysis (CEQA) for Transportation Projects* sections. To avoid substantial off-site improvements or changes to the project site plan/description after the transportation analysis is completed, a preliminary site plan shall be included for a "fatal flaw" evaluation.

Table 2: Local Transportation Analysis – Evaluation Criteria

Study Element	Evaluation Criteria
General Plan Consistency	Evaluate the project against goals, policies, and actions set forth in the latest General Plan and other applicable Town plans.
Parking	Compare the project parking plan with Town and local specific plan standards and discuss how the proposed supply will affect demand for walking, bicycling, and transit modes. If a mix of land uses is proposed on site, or complements adjacent land uses, justify how the development will make use of shared on-site parking.
On-Site Circulation	Review and evaluate site access locations, turning radii, truck loading areas, emergency access, and other site characteristics with respect to operations and safety for all modes of transportation.
Pedestrian Facilities	Identify any existing or planned pedestrian facilities that may be affected by the project. Document how the project will affect local pedestrian circulation (e.g., disclose how widening a road or adding a driveway will affect pedestrian safety and walking time).

Table 2: Local Transportation Analysis – Evaluation Criteria	
Study Element	**Evaluation Criteria**
Bicycle Facilities	Identify any existing or planned facilities that may be affected by the project.
Transit	Identify any existing or planned transit facilities that may be affected by the project. If appropriate, document how the project improves access to or utilization of transit. For system planning, use crush load as capacity, not seated capacity.
Safety Assessment	Evaluate project trips added to safety enhancement projects within the study area that are proposed as part of other future safety studies by the Town or other agencies.
Trucks (or Other Large Vehicles)	For relevant industrial projects, identify the number of truck trips that will be generated, and design facilities necessary to accommodate these trucks.
Automated Vehicles or Transportation Network Company Pick-up/Drop-Off	For projects where automated vehicles and/or transportation network companies may have a large concentration of pick-up/drop-off, the project site circulation and pick-up/drop-off areas must be reviewed to identify opportunities and constraints of the project site. Modifications to the site circulation and/or pick-up/drop-off may be recommended.
Off-Site Traffic Operations	All roadway facility analysis and Level of Service should be conducted using the latest version of the *Highway Capacity Manual* (HCM).
Intersection Traffic Control	Evaluate unsignalized intersections located within the study area to determine appropriate traffic control. Analysis should include documentation of the appropriateness of a roundabout as an alternative or replacement to a traffic signal.
Other Issues	Consider other issues on a case-by-case basis (e.g., construction deficiencies, queuing between closely spaced intersections, emergency access, special event traffic)
Other Jurisdictional Requirements	In situations where several agencies must approve a development or are responsible for affected roadways, the applicant must contact lead and responsible agencies to determine issues to be addressed, scope of study, etc. In general, the applicant will be responsible for analyzing project impacts against appropriate jurisdictional thresholds; however, the analysis method will be determined by the Town in compliance with CEQA, and the impacts will be mitigated consistent with Town standards.

5.3 Data Collection

Accurate data is essential to achieve a high level of confidence in local transportation analysis results. Existing transportation data shall be collected using the requirements set forth below. Data should be presented on maps or figures where appropriate. To address the specific needs of each project, the extent of data collected shall be at the discretion of Town staff.

- **Pedestrian/Bicycle Facilities** – Document the existing pedestrian and bicycle facilities serving the project site. Elements will include presence and width of sidewalks, curb ramps, crosswalks, or other pedestrian facilities providing access to the nearest attractors of the project site, such as transit stops, neighborhood attractors and/or complimentary land uses, and bicycle facilities (e.g., routes, lanes, or shared-use paths) within a two-mile bicycling distance of the project site. Document barriers, deficiencies, and high pedestrian-demand land uses, including schools, parking, senior housing facilities, and transit stops or centers. The report will note any deficiencies or enhancements planned or recommended in the latest General Plan or future planning documents.
- **Transit Facilities and Ridership** – Document transit lines nearest to the project site, including stop locations, frequency of service, and any capacity issues. It will also describe transit stop amenities (e.g., benches, shelters, etc.).
- **Multimodal Peak-Period Turning Movement Counts** – Turning movement counts, including vehicles, bicycles, and pedestrians, will be collected for each study time period at all study intersections. The following parameters will be followed (fall and spring days while school is in session are preferred):
  - Data collection will cover at least two hours to ensure the peak hour is observed.
  - As applicable, 48-hour machine counts will be used to identify the peak period before conducting other counts or analysis.
  - Traffic volumes should not be influenced by a holiday, weather, construction, or other temporary change.
  - The percent of traffic that consists of heavy trucks will be noted/estimated during data collection.
  - Some projects may require vehicle classification or occupancy counts. Consult with Town staff on a case-by-case basis.
  - Traffic counts that are older than two years at study initiation will not be used without consultation and approval by Town staff. These counts may need to be adjusted to reflect current year traffic volumes.
- **Daily Traffic Counts** – Collect data for all study roadway segments using the parameters described above for peak period turning movement counts, with the exception of bicycle and pedestrian volumes. Daily counts are used to size facilities (e.g., 2-lane vs. 4- lane) and to identify temporal changes in traffic.
- **Roadway Geometry** – Document existing roadway and intersection geometries and lane configurations. Information from aerial photography and street views should be verified based on a site visit(s).
- **Intersection Controls and Signal Timings** – For use in intersection analysis, intersection control types and signal timings and phasing should be based on signal timing sheets (available from Los Gatos or Caltrans) and verified during site visits.
- **Five-Year Collision Data** – Obtain Statewide Integrated Traffic Records System (SWITRS) through the local California Highway Patrol or through the following web site: *www.chp.ca.gov/switrs.*

- **Mode Split** – Summarize daily and peak hour mode split for the study area land uses. Data could include U.S. Census journey-to-work data, empirical surveys, or any other available surveys.

5.4 Project Site Access and Circulation Review

A detailed site plan review is required for all projects. The local transportation analysis should include a review and summary of findings of the following qualitative and quantitative features.

- Consideration of roundabouts are encouraged. Conduct roundabout analysis as required by Town staff.
- Existence of any current traffic problems in the local area, such as a high-collision location, non-standard intersection or roadway, or an intersection in need of a traffic signal or a roundabout.
- Applicability of context-sensitive design practices compatible with adjacent neighborhoods or other areas that may be impacted by the project traffic.
- Proximity of proposed site driveway(s) to other driveways or intersections.
- Adequacy of the project site design to convey all vehicle types.
- Number and type of parking provided, including vehicle and bicycle parking.
- On- and off-street loading requirements.
- Adequacy of on-site vehicle, bicycle, and pedestrian circulation and provision of direct pedestrian paths from residential areas to school sites, public streets to commercial and residential areas, and the project site to nearby transit facilities.

An important aspect of a TA is to provide sufficient information for the Town to determine that a project is consistent with the latest General Plan and other applicable Town policies, plans, and standards. As such, individual projects must be reviewed against relevant policies contained in the latest General Plan or other plans and policies. Applicants should review the full policy statements in the latest General Plan Mobility Element.

If the study area extends into an adjacent jurisdiction, the applicant may be responsible for analyzing project generated operational impacts in these jurisdictions. These include intersection or segment locations in any other jurisdiction, including Caltrans-maintained facilities. The applicant shall refer to current policies in the respective jurisdiction to identify the appropriate significance criteria.

5.5 Analysis Scenarios

The range of scenarios includes Existing Conditions, Background Conditions, and Cumulative Conditions. Projects consistent with the latest General Plan will only be required to complete the Existing and Background conditions analysis; where Existing Conditions looks at the effect of the proposed project on the existing system within the next year or two, Background Conditions typically looks at a longer time frame of about three to five years. Inclusion of all three analysis conditions (e.g., Existing, Background, and Cumulative), would typically occur for large development projects, General Plan amendments, specific plans (and related amendments), with Cumulative Conditions having a time horizon of 10 to 20 years.

The following analysis scenarios will document existing or future conditions, any deficiencies, and identify deficiencies that will result from the addition of the project. Each scenario will include a qualitative description of transportation facilities for all modes (and any planned enhancements), traffic volumes, and a quantitative analysis of intersection LOS. Key study elements are identified in the *Multimodal Analysis Methods* section of this chapter. Details regarding each local transportation analysis scenario are presented below.

- **Existing Conditions** – These conditions are based on recent field observations and recent traffic count data.
- **Existing with Project Conditions** – Traffic volume forecasts for roadway analysis reflecting Existing Conditions with traffic generated by the proposed project. For reuse or conversion projects, this may involve accounting for any existing use of the site that remains or will be removed. It should also qualitatively describe how the project will affect transportation for other modes, including compliance or relation to other Town documents.
- **Background Conditions** – Traffic volume forecasts for roadway segment and intersection analysis should reflect Existing Conditions with growth due to approved development that is expected to be operational before or concurrently with the proposed project. This scenario may not be needed if the study area has limited or no approved developments.
- **Background with Project Conditions** – This scenario represents the Background Conditions with vehicle trips added by the proposed project. It provides decision-makers and the public with a view of conditions with all recently approved development and physical improvements, including the proposed project.
- **Future Year Cumulative Conditions** – This scenario represents transportation conditions for all travel modes in the study area reflecting all approved projects, pending projects, or expected development of other areas of Los Gatos designated for growth under the latest General Plan or specific plan. In most cases, the project site will likely be vacant under this scenario. In some cases, this scenario may need to account for any existing uses on the site that could continue, and potential increases in development allowed by ministerial approvals.
- **Cumulative with Project Conditions** – This scenario represents the cumulative future transportation conditions with anticipated changes to the transportation system and the additions of project trips, and provides the long-range view of future traffic operations.

5.6 Analysis Time Periods

Based on the land use of the proposed project and upon consultation with Town staff, the study shall analyze traffic operations during the peak one hour of the following time periods:

- Weekday morning peak (7:00 – 10:00 AM)
- Weekday evening peak (4:00 – 7:00 PM)

For some projects, the Town may substitute or require additional peak hour analysis for the following time periods as approved or requested by the Town's Traffic Engineer:

- Weekday afternoon peak (2:00 – 4:00 PM)
- Friday evening peak (4:00 – 7:00 PM)
- Weekend midday peak (11:00 AM – 1:00 PM)
- Sunday or holiday evening peak (4:00 – 7:00 PM)

For example, retail commercial projects should evaluate operations for Saturday midday peak hour conditions, in addition to the standard weekday morning and evening peak periods. The determination of study time periods should be made separately for each proposed project, based upon the peaking characteristics of the project generated traffic and peaking characteristics of the adjacent street system and land uses.

5.7 Multimodal Analysis Methods

The report should provide a quantitative and/or qualitative evaluation of the project's potential adverse or beneficial effects on transportation facilities and services related to pedestrians, bicyclists, and transit users.

For some projects, more detailed multimodal analysis may be required. Such analysis shall be decided upon in consultation with Town staff and consider new tools, methods, and performance measures, such as those listed below.

- **Multimodal LOS** – The latest *Highway Capacity Manual* (6th Edition) contains methods for multimodal LOS.
- **Person Delay** – Simulation models can be used to measure system performance in terms of overall person-delay for all modes within a transportation network. This method provides a better decision-making tool for developing improvements to promote efficient movement of people, rather than a particular type of vehicle.
- **Safety Assessment** – Evaluate whether the project adds vehicle trips to a safety improvement identified within the study area. (If a project may affect a Caltrans facility, a safety assessment may be needed for CEQA purposes as well.)
- **Bicycle Level of Stress (LTS)** – Evaluate LTS for all bicycle facilities within a two-mile bicycling distance of the project site. There are several methods for evaluating LTS for bicycle facilities, which generally rely on street widths/number of vehicle lanes, vehicle speeds, daily volumes, and type of bicycle facility to evaluate "low stress" bike networks. The *Low-Stress Bicycling and Network Connectivity* (2012) report and the National Association of City Transportation Officials (NACTO) *Urban Bikeway Design Guide, Second Edition* (2014) contains methods for LTS.
- **Pedestrian Level of Stress (LTS)** – Evaluate LTS for all pedestrian facilities providing access to the nearest attractors (e.g., transit stops, neighborhood attractors and/or complimentary land uses) of the project site. Compared to bicycle LTS, there are parallel methods for calculating pedestrian comfort using best practiced from the NACTO *Urban Street Design Guide* (2013) and pedestrian

safety research. As with bicycle comfort, pedestrian comfort is based on a variety of factors ranging from the quality and presence of sidewalks to the conditions of the adjacent roadway (speed, number of travel lanes, frequency of trucks).

- **Activity Connectedness** – Travel time for each mode (e.g., walking, bicycles, transit, and vehicles) between the project and surrounding land uses can be used to gauge the degree of accessibility for a project. The Town desires to minimize travel time to necessary destinations while minimizing unnecessary vehicle travel. Tools such as geographic information systems or online tools (e.g., Index and Walk Score) can be used to gauge this measure specifically for walking. The main idea is to evaluate activity centers and destinations around projects to ensure that walk times to necessary destinations are minimized and the walking experience is comfortable.

5.8 Traffic Operations Analysis

Traffic operational deficiencies shall be analyzed using standard or state-of-the-practice professional procedures. The main issues related to traffic operations analysis are the method, input data, and assumptions. These three items influence the level of confidence and the associated level of defensibility of the local transportation analysis. For traffic operations, this requires following the procedures and techniques published in the most recent *Highway Capacity Manual* (HCM).

Traffic Operations Analysis should be conducted according to the latest *VTA Traffic Level of Service Guidelines*.

5.9 Mobility Deficiency Criteria

The overall guiding principal of the General Plan 2040 Mobility Element is to, "[p]rovide a well- connected transportation system that enables safe access for all transportation modes, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities." Los Gatos evaluates each transportation mode to identify deficiencies. Local transportation analyses evaluate intersection operations focused on specific traffic issues such as queuing and safety. A greater emphasis is placed on pedestrian, bicycle, and transit facilities and services, in part to reduce traffic congestion and air quality impacts associated with automobile use. **Table 5** outlines deficiency criteria for each mode. The mobility deficiency criteria can be used to identify conflicts with existing or planned multimodal facilities.

Table 5: Mobility Deficiency Criteria

Study Element	Deficiency Determination
Parking	Project increases off-site parking demand above a level required by the Town Zoning Code and/or desirable by the Town.
On-Site Circulation	Project designs for on-street circulation, access, and parking fail to meet Town standards. Where Town standards are not defined, industry standards [*Highway Design Manual*, *California Manual on Uniform Traffic Control Devices (MUTCD)*, etc.] should be referenced, as appropriate.

Table 5: Mobility Deficiency Criteria	
Study Element	**Deficiency Determination**
	Failure to provide adequate accessibility for service and delivery trucks on site, including access to loading areas. Project will result in a hazard or potentially unsafe conditions without improvements.
Pedestrian Facilities	Project fails to provide safe and accessible pedestrian connections between project buildings and adjacent streets, trails, and transit facilities.
Bicycle Facilities	Project disrupts existing or planned bicycle facilities or is otherwise inconsistent with the latest General Plan, Bicycle and Pedestrian Master Plan, or other related plans. Project adds bicycle trips along project frontage to an existing facility that needs improvements per the latest BPMP.
Transit	Project disrupts existing or planned transit facilities and services or conflicts with Town adopted plans, guidelines, policies, or standards.
Heavy Vehicles (Trucks and Buses)	A project fails to provide adequate accommodation of forecasted heavy traffic or temporary construction-related truck traffic consistent with Town or industry standards (*Highway Design Manual*, MUTCD, etc.).
Off-Site Traffic Operations	95th percentile vehicle queues exceed the existing or planned length of a turn pocket. The proposed project introduces a design feature that substantially increases safety hazards.
Signalized Intersection Traffic Control	Addition of project traffic causes a signalized intersection to 1) drop more than one level overall or at the worst individual approach delay if it is at LOS A, B, or C or 2) drop at all overall or at the worst individual approach delay if it is at LOS D or below.
Unsignalized Intersection Traffic Control	Addition of project traffic causes an all-way stop-controlled or side street stop-controlled intersection to 1) operate at LOS E or F overall or the worst-case movement, and 2) meets the Caltrans signal warrant criteria.
General Plan Consistency	Evaluate the project against mobility, safety, and other related goals, policies, and actions set forth in the latest General Plan.
Other Subject Areas	Consider other areas on a case-by-case basis (e.g., construction impacts, queuing between closely spaced intersections, emergency access, special event traffic, etc.).
Requirements for Other Jurisdictions	The project exceeds established deficiency thresholds for transportation facilities and services under the jurisdiction of other agencies.

5.10 CMP Deficiency Criteria

To determine consistency with the CMP, off-site intersection analysis may be needed and should be applied according to the latest *VTA TIA Guidelines*.

5.11 Mitigation Improvements

All project deficiencies should be addressed consistent with the policies of the latest General Plan Mobility Element. Under these circumstances, the applicant should meet with Town staff to identify transportation improvements that address the deficiencies. **Table 6** shows example types of improvements to address transportation deficiencies.

Potential improvements may require a more detailed review, often including traffic operations, to demonstrate how they address a specific deficiency.

Selected improvements should be identified whether they will be implemented under Existing Conditions, Background Conditions, or Cumulative Conditions. Background Conditions generally reflect conditions at the time of full occupancy of a project.

If a transportation improvement is selected to address a deficiency, it should include a description of the benefit to traffic reduction generated by a proposed development and how the improvement contributes to the multimodal transportation system in Los Gatos. In addition, all transportation improvements need to consider whether they have secondary effects to VMT [i.e., whether the improvement is VMT inducing per guidance in the OPR *Technical Advisory* (December 2018, Pages 20-21)].

The improvement shall not unreasonably degrade bicycle, pedestrian or transit access, and circulation. If a project proposes improvements in response to auto LOS deficiency involving a change to existing roadway or intersection geometry, or changes to signal operations, the TA shall analyze and disclose secondary effects on other modes, i.e., whether the mitigation would affect pedestrian or bicycle conditions or increase transit vehicle delay, per the methodologies in 5.7.

Table 6: Example Improvements

Study Element	Improvement
Project Modifications and Transportation Demand Management	• Alter density or diversity of project uses or integrate affordable housing • Encourage telecommuting and alternative work schedules • Provide ride-sharing programs to encourage carpooling and vanpooling • Provide local shuttle service • Provide employer-sponsored vanpools or shuttles • Provide pedestrian network improvements • Provide traffic calming measures and low-stress bicycle network improvements • Implement car-sharing (e.g., ZipCar) program • Limit parking supply • Unbundle parking costs from property costs • Institute on-street market pricing for parking

Pedestrian and Bicycle Facilities	• Provide for access to, from, and through the development for pedestrians and bicyclists • Construct Class I bicycle paths, Class II bicycle lanes, and other facilities • Provide secure bicycle parking and shower amenities • Reduce travel lanes on a street to install a two-way left-turn lane and Class II bicycle lanes • Add corner bulbouts, reduce curb radii, add pedestrian refuges, or implement other walking-related improvements
Transit Facilities	• Provide bus turnouts, bus shelters, additional bus stops, and park-and-ride lots • Fund increases in transit service
Parking Facilities	• Design parking facilities to allow free-flow access to and from the street • Provide off-street parking per Town standards or recommendations • Implement shared parking among complementary land uses
Traffic Control Modifications	• Provide for yield or stop control • Evaluate unsignalized intersections with substandard LOS for conversion to roundabout intersection control or for signalization • Provide coordination/synchronization of traffic signals along a corridor • Provide turn-lane channelization through raised islands • Restrict selected turning movements
Street Operations Modifications	• Optimize location of access driveway(s) • Provide improvements to traffic signal phasing, or lengthen existing turning pocket • Provide additional through traffic lane(s), right-turn lane(s), and left-turn lane(s) if they do not adversely impact other modes or induce additional vehicle travel • Reduce travel lanes on a street to install a two-way left-turn lane • Address congestion pricing on roads or within a specific area

Appendix A: Transportation Analysis Report Format Outline

Note: Not all sections are required for all projects. The project applicant shall consult with the Town Traffic Engineer to determine the required sections.

1. Introductory Items
    - Front Cover/Title Page
    - Table of Contents, List of Figures, and List of Tables
    - Executive Summary
2. Introduction
    - Project description
    - Project sponsor/contact info
    - Type and size of development
    - Site plan (include proposed driveways, roadways, traffic control, parking facilities, emergency vehicle access, and internal circulation for vehicles, bicyclists, and pedestrians)
    - Location map (include major streets, study intersections, and neighboring zoning and land uses)
    - Scope of transportation analysis
3. Current Conditions
    - Description of existing street system within project site and surrounding area
    - Location and routes of nearest public transit system serving the project
    - Location and routes of nearest pedestrian and bicycle facilities serving the project
    - Vehicle Miles Traveled Assessment
        - Description of baseline VMT estimates (may include site and regional VMT estimates)
    - Intersection Analysis for Site Access and Circulation Evaluation and CMP Evaluation
        - Figure of study intersections with peak hour turning movement counts, lane geometries, and traffic control

- Map of study area showing average daily traffic (ADT) of study roadways
- Table of existing peak hour average vehicle delay and level of service (LOS)

4. Project Trip Generation
   - Table of project generated trip estimate
   - Figure/map of trip distribution (in percent)
5. Project Site Access and Circulation Evaluation
   - Summary of a detailed site review for all modes of travel
   - Mobility deficiency analysis and summary to vehicle, transit, bicycle, and pedestrian facilities (under Project Conditions and Cumulative Conditions)
   - Summary of transportation improvements

CEQA Transportation Analysis Report Section

6. Vehicle Miles Traveled Assessment
   - Summary of project generated VMT under Baseline Conditions
   - Summary of project's effect on VMT under Future Year Cumulative Conditions
   - Identification of significant impacts
   - Discussion of mitigation measures
   - Evaluation of impacts of mitigation measures
7. Other CEQA Requirements
   - Summary of conflicts with a plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian paths. Present mitigation measures, as needed.
   - Evaluation of hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Present mitigation measures, as needed.
   - Emergency access evaluation. Present mitigation measures, as needed.

Local Transportation Analysis Report Section

8. Existing with Project Conditions

- Maps of study area with applicable peak hour turning movements (Project Only and Existing with Project Conditions)
- Table of Existing Conditions and Existing with Project Conditions intersection peak hour average vehicle delay and LOS (or other multimodal performance measure)
- Traffic signal and other warrants
- Changes/Deficiencies to bike, pedestrian, and transit networks
- Findings of project deficiencies
- Improvements for project deficiencies (include a map showing physical improvements)
- Scheduling and implementation responsibility of improvements
- Deficiencies of proposed improvements

9. Background Conditions
    - Table of trip generation for approved project(s)
    - Figure and/or table of approved projects trip distribution (in percent)
    - Map of study area with applicable peak hour turning movements (Background Conditions)
    - Table of intersection peak hour average vehicle delay and LOS (or other multimodal performance measure) (including queue lengths, etc)
    - Changes/deficiencies to bike, pedestrian, and transit networks
    - Traffic signal and other warrants
10. Background with Project Conditions
    - Similar content to Existing with Project Conditions
11. Cumulative Conditions and Cumulative with Project Conditions
    - Map of study area with Cumulative Conditions peak hour turning movements
    - Map of study area with Cumulative with Project Conditions peak hour turning movements
    - Table of Cumulative Conditions and Cumulative with Project Conditions intersection peak hour average vehicle delay and LOS (or other multimodal performance measure)
    - Changes/Deficiencies to bike, pedestrian, and transit networks
    - Traffic signal and other warrants
    - Findings of project deficiencies
    - Improvements for project deficiencies (include a map showing physical improvements)
    - Scheduling and implementation responsibility of improvements
    - Deficiencies of proposed improvements

Additional Sections for Transportation Analysis Report

12. Construction Deficiencies
    - Trips due to construction workers
    - Truck trips and truck access routes
13. Phasing Deficiencies (For Large Projects Only)
14. Appendices
    - List of references
    - List of authors
    - Pedestrian, bicycle, and vehicle counts
    - Technical calculations for all analyses

Attachment 2 - Transportation Mitigation Improvements Project List

Project Name	Category	Description	Cost Estimate ($2024)	Estimated Funding from Other Sources	Unfunded Cost or Town Share
State Route 17 Corridor Congestion Relief Project	Safety and Capacity Improvements	Modify the SR 17/SR 9 interchange's on- and off-ramps implement advance trans portation technology Install traffic signals control system, traveler information system, and ramp meters	$ 171,600,000	$ 154,440,000	$ 17,160,000
Union Avenue Widening and Sidewalks	Complete Streets (Carryover)	Add sidewalks and bike lanes between Blossom Hill Road to Lynne Ave	$ 4,413,397	$ -	$ 4,413,397
Traffic Signal Modernization Program	Traffic Signal	Smart Signals Project will modernize and upgrade the Town's traffic signals/communications equipment to provide real-time data for the advanced traffic management and adaptive traffic control systems	$ 30,000,999	$ -	$ 30,000,999
Highway 17 Bicycle & Pedestrian Overcrossing	BPMP Priority Projects	Overcrossing of SR-17 south of Blossom Hill Road	$ 30,160,000	$ 4,457,880	$ 25,702,120
Kennedy Sidewalk & Bike Lanes	BPMP Priority Projects	Add sidewalks and Class II bicycle lanes from Los Gatos Blvd to Englewood Ave	$ 3,389,360	$1,872,990	$ 1,516,370
Sidewalk Gap Filling Projects	Other BPMP Projects - New Facilities	Fill gaps in sidewalks, multiple locations on Town-wide circulation network	$ 820,741	$ -	$ 820,741
New and Expanded Bicycle and Pedestrian Facilities (Non Priority Projects)	Other BPMP Projects - New Facilities	Construct new bicycle lanes, cycle tracks and multiuse paths	$ 6,284,007	$ -	$ 6,284,007
Los Gatos Almaden Road Complete Streets Improvements	Complete Streets (Carryover)	Fill gaps in sidewalks between Peach Blossom Lane and Camino del Cerro	$ 4,413,397		$ 4,413,397
Los Gatos Boulevard Multimodal Widening	Complete Streets (Carryover)	Add sidewalks and bicycle lanes between Samaritan Drive and Camino Del Sol	$ 726,960		$ 726,960
Parking Program Implementation	Lighting and Signage	Add lighting, signage, and other project elements	$ 416,000		$ 416,000
Bicyle and Pedestrian Improvements Program - Safety Improvements	Other BPMP Projects - Bicyclist and Pedestrian Safety	High visibility crosswalks, midblock crossings, pedestrian beacons, and other project elements on Town-wide circulation network	$ 1,060,123	$ -	$ 1,060,123
Priority Projects from Bicycle and Pedestrian Master Plan	BPMP Priority Projects	Work towards implement priority projects from BPMP as feasible	$ 96,175,611	$ -	$ 96,175,611
Blossom Hill Road/Belgatos Signal	Traffic Signal	New Signal	$ 1,511,120	$ -	$ 1,511,120
Los Gatos Blvd/Burton	Traffic Signal	Signal Upgrade	$ 709,280	$ -	$ 709,280
University/Andrews	Traffic Signal	New Signal	$ 1,349,920	$ -	$ 1,349,920
			$ 353,030,916	$ 160,770,870	$ 192,260,046

Attachment 3 - VMT REDUCTION STRATEGIES

For projects that would generate Vehicle Miles Traveled (VMT), one or more VMT reduction strategies shall be required to reduce VMT of the project. Examples of VMT reduction strategies are provided below. The VMT reduction strategies are organized by their relative scale for implementation (i.e., individual site level, Town-wide level, and regional level).

INDIVIDUAL SITE LEVEL

- **Encourage Telecommuting and Alternative Work Schedules:** This strategy relies on effective internet access and speeds to individual project sites/buildings to provide the opportunity for telecommuting. This strategy would reduce commute VMT but also result in a change in VMT for other travel purposes; thus, this strategy should consider the net change in the Town's project-generated VMT.
- **Provide Ride-Sharing Programs:** This strategy focuses on encouraging carpooling and vanpooling by project site/building tenants.
- **Implement Car-Sharing Program:** This strategy reduces the need to own a vehicle or reduces the number of vehicles owned by a household by making it convenient to access a shared vehicle for those trips where vehicle use is essential. Examples include programs like ZipCar, Car2Go, and Gig.
- **Provide Employer-Sponsored Vanpool/Shuttle:** This strategy relies on employers purchasing or leasing vans or shuttles, and often subsidizing the cost of at least program administration, if not more. Vanpools typically service employee's commute to work, while shuttles service nearby transit stations and surrounding commercial centers. Scheduling and rider charges, if any, are within the employer's purview. A supplemental strategy may include facilitating or enhancing the service by improving the shuttle stops and biking/walking paths to the stops.

TOWN-WIDE LEVEL

- **Provide Bicycle and Pedestrian Network Improvements:** This strategy focuses on creating a comprehensive bicycle and pedestrian network within the project and connecting to nearby destinations. Projects in Los Gatos tend to be smaller so the emphasis of this strategy would likely be the construction of network improvements that connect the project site directly to nearby destinations. Alternatively, implementation could occur through an impact fee program or benefit/assessment district based on regional or local plans such as the *Bicycle and Pedestrian Master Plan*.
- **Provide Local Transit or Microtransit Solutions:** This strategy focuses on providing transit solutions that serve the local circulation needs and connections to key regional destinations. The service would connect to transit hubs, schools, commercial centers, and residential areas to improve transit connectivity and address the "first/last mile"

problems. The service may be in the form of a local shuttle, microtransit service using dynamic routing and scheduling, fare subsidies to private transportation network companies (TNCs) or taxi companies, or other service delivery methods. The service may be open to all or target a special population, such as seniors, disabled or students. The implementation of this strategy may require regional or private partnership.

- **Provide Transit Signal Priority:** This strategy would upgrade the Town's traffic signals along transit corridors to provide transit signal priority to improve transit bus travel time.
- **Improve Biking and Walking Paths to Bus Stops and Transit Amenities:** This strategy improves the biking and walking paths to bus stops, enhances amenities at bus stops such as shelters, benches, and ADA accessible loading areas.
- **Provide Traffic Calming Measures:** This strategy combines the California Air Pollution Control Officers Association (CAPCOA) research focused on traffic calming with new research on providing a low-stress bicycle network. Traffic calming creates networks with low vehicle speeds and volumes that are more conducive to walking and bicycling. Building a low-stress bicycle network produces a similar outcome. One potential change in this strategy over time is that ebikes (and e-scooters) could extend the effective range of travel on the bicycle network,which could enhance the effectiveness of this strategy.
- **Limit Parking Supply:** When combined with companion TDM measures, reduced parking supplydiscourages driving by limiting easy and convenient parking options. Implementation of this strategy may require reducing (or removing) minimum parking requirements and allowing developers to use shared parking strategies.
- **Unbundle Parking Costs from Property Cost:** Unbundling separates parking costs from propertycost, for instance by not including a parking space in a residential unit's rent, or by requiring employers to lease each parking space separately from the building owner. This strategy ensures that the user understands that the cost of driving includes parking and can encourage people to use an alternative mode to save money.
- **Implement Market Price Public Parking (On-Street):** This strategy focuses on implementing a pricing strategy for parking by pricing all on-street parking in central business districts, employment centers, and retail centers. Priced parking would encourage "park once" behaviorand may also result in area-wide mode shifts.

REGIONAL LEVEL

- **Increase Density:** This strategy focuses on increasing density of land uses, where allowed by the General Plan and/or Zoning Ordinance, to reduce distances people travel and provide more travel mode options. This strategy also provides a foundation for many other strategies. For example, densification increases transit ridership, which justifies enhanced transit service.
- **Increase Diversity of Urban and Suburban Developments:** This strategy focuses on

inclusion of mixed uses within projects or in consideration of the surrounding area to minimize vehicle travelin terms of both the number of trips and the length of those trips.

- **Increase Transit Accessibility:** This strategy focuses on encouraging the use of transit by locating a project with high density near transit. A project with a residential/commercial center designed around a bus station is referred to as a transit-oriented development (TOD).
- **Integrate Affordable and Below Market Rate Housing:** This strategy provides greater opportunities for lower income families to live closer to job centers since income effectsprobability that a commute will take transit or walk to work.
- **Increase Transit Service Frequency/Speed:** This strategy focuses on improving transit service convenience and travel time competitiveness with driving. Given existing land use density in LosGatos, this strategy may be limited to traditional commuter transit where trips can be pooled at the start and end locations, or it may require new forms of demand-responsive transit service. Note that implementation of this strategy would require regional or local agency implementation, substantial changes to current transit practices, and would not likely be applicable for individual development projects.
- **Implement Area or Cordon Pricing:** This strategy focuses on implementing a cordon (i.e., boundary) pricing scheme, where a cordon is set around a specific area to charge a toll to enterthe area by vehicle. The cordon location is usually the boundary of an area with limited points of access. The cordon toll may be constant, applied during peak periods, or be variable, with higher prices during congestion peak periods. The toll can also be based on a fixed schedule or be dynamic, responding to real-time congestion levels. Note that implementation of this strategy requires alternative modes of travel that are available and reliable, such as high-qualitytransit infrastructure.

Attachment 4 - DEFINITIONS

Land use entitlements shall mean entitlement changes in use requiring discretionary approval by Los Gatos, which include General Plan amendments, specific plans (and related amendments), zoning changes, use permits, planned developments, and tentative subdivision maps.

Land Use Projects or Development shall mean residential or nonresidential improvements on a site.

Existing development shall mean any already existing habitable residential or nonresidential building or projects which rebuild or remodel the existing development without increasing the trips generated. No fee shall be charged for development already existing.

Expansion of use, to determine traffic increases, shall include any increase in the number of living units, gross floor area in a nonresidential development and/or any intensification of use which increases trips generated.

Transportation improvements shall mean those improvements to the transportation facilities and related actions necessary to implement the transportation element of the Town's general plan and any applicable specific plan.

Site shall mean a plot of ground consisting of one (1) or more lots or parcels on which a common improvement is proposed or exists.

Trip generation rate shall mean the number of vehicle trips over a weekday twenty-four-hour period generated by a particular type of land use and shall be expressed in terms of the number of acres or square feet of land for each land use category. The Town Engineer may exercise reasonable discretion to establish recommended trip generation rates for land use categories consisting of groupings of land uses having similar use and functional characteristics. When the trip generation rate is multiplied by the amount of land, the number of trips, both incoming and outgoing, shall be estimated.

Average Daily Trips (ADT) shall mean the total number of trips, both in-bound and out-bound, within a 24-hour weekday period, generated by a particular use or development.
Pass-By Trip: Trips generated by the proposed Project that would be attracted from traffic passing the proposed project site on an adjacent street that contains direct access to the Project.

Peak Hour Trips shall mean vehicle trips, both in-bound and out-bound, occurring during a 60-minute period either during the A.M. Peak (7 A.M. to 9 A.M.) or the P.M. Peak (4 P.M. to 6 P.M.), generated by a particular use or Project.

Specialty Retail. Specialty Retail uses are defined as walk-in and impulse businesses such as juice bars, yogurt shops, coffee shops, donut shops, and similar uses which do not generally serve meals and have limited or no seating. Specialty Retail uses are defined under this policy for purposes of establishing trip generation data and this definition does not provide any land use or zoning guidance.

Use shall mean the purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered or enlarged or for which either a site or a structure is or may be occupied or maintained.

Vehicle Trip End shall mean an incoming or outgoing trip going to or coming from anywhere within the Town or outside the Town.

CEQA shall mean the California Environmental Quality Act. These terms are reserved for definitions per the CEQA Guidelines: significance criteria, significant impact, and mitigation measures.

Local Transportation Analysis shall mean analysis to assess potential mobility deficiencies caused by new developments on the local roadway performance, following the Town's transportation policies. These terms are reserved for Local Transportation Analysis: threshold or performance standard, deficiency, and mitigation improvement.

Vehicle Miles Traveled (VMT) is a metric that accounts for the number of vehicle trips generated times the length or distance of those trips. VMT is an accessibility performance metric that evaluates the changes in land use patterns, regional transportation systems, and other built environment characteristics.

Level of Service (LOS) is a metric that assigns a letter grade to network performance. The typical application is to measure the average amount of delay experienced by vehicle drivers at an intersection during the most congested time of day and assign a report card range from LOS A (fewer than 10 seconds of delay) to LOS F (more than 80 seconds of delay). Vehicle level of service is used to measure vehicle mobility.

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ABBREVIATIONS

@	AT
&	AND
L	ANGLE
#	POUND OR NUMBER
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
APROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
AWP	ACOUSTIC WALL PANEL
AXON	AXONOMETRIC
BC	BACK OF CURB
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BR	BULLET RESISTANT
BTB	BACK TO BACK
C	CHANNEL
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENTIOUS
CER	CERAMIC
CI	CAST IRON
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CTSK	COUNTERSUNK
CNTR	COUNTER
CT	CERAMIC TILE
CTR	CENTER
(D)	DEMOLISH
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DEMO	DEMOLISH
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EEOR	ELECTRICAL ENGINEER OF RECORD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
ELVTR	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EPNL	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXG	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRIC
FB	FLAT BAR
FC	FACE OF CURB
FD	FLOOR DRAIN
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FLSHG	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FPRF	FIREPROOFING
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWP	FABRIC WALL PANEL
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS / GLAZING
GND	GROUND
GR	GRADE
GYP	GYPSUM
GWB	GYPSUM BOARD
HB	HOSE BIB
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPC	HIGH PERFORMANCE COATINGS
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER (DIM)
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MEOR	MECHANICAL ENGINEER OF RECORD
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
(N)	NEW
N	NORTH
NAT	NATURAL
NC	NOISE CRITERION (NOISE LEVEL LIMIT)
NIC	NOT IN CONTRACT
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OCC	OCCUPANCY
OD	OUTSIDE DIAMETER (DIM)
OFF	OFFICE
OPNG	OPENING
OTS	OPEN TO STRUCTURE
OPP	OPPOSITE
P	PAINT
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PLWD	PLYWOOD
PP	POWER POLE
PR	PAIR
PRCST	PRECAST
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTD/R	COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
PVB	POLYVINYL BUTYRAL
PVC	POLYVINYL CHLORIDE (PLASTIC)
QT	QUARRY TILE
(R)	RELOCATE
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
RF	RESILIENT FLOORING
REINF	REINFORCED
REQ'D	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAB	SOUND ATTENUATION BLANKET
SAFB	SOUND ATTENUATION FIRE BLANKET
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SDT	STATIC DISSIPATIVE TILE
SLT	SEALANT
SEC	SECURITY
SECT	SECTION
SEOR	STRUCTURAL ENGINEER OF RECORD
SFRM	SPRAY FIRE-RESISTIVE MATERIAL
SG	SAFETY GLAZING
SH	SHELF
SHWR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOB	SYMBOL ON BACKGROUND
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
SSK	SERVICE SINK
SSM	SOLID SURFACE MATERIAL
ST	STONE
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	TREAD
TB	TOWEL BAR
TBD	TO BE DETERMINED
TCOM	TELECOMMUNICATION
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE AND GROOVE
THK	THICK
TOC	TOP OF CONCRETE
TPD	TOILET PAPER DISPENSER
TR	TRANSITION
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
W	WEST
W/	WITH
WC	WATER CLOSET / WALL COVERING
WD	WOOD
WLD	WELDED
W/O	WITHOUT
WO	WHERE OCCURS
WP	WATERPROOF
WRB	WEATHER RESISTANT BARRIER
WT	WEIGHT / WINDOW TREATMENT

SYMBOLS

GRID NUMBER
STRUCTURAL GRID LINE

ROOM NAME
101
150 SF
ROOM TAG

AREA NAME
150 SF
AREA TAG

X'-X"
CEILING HEIGHT TAG (AFF)

1
A8.6
SIM
SECTION REFERENCE

1
A-8.6
SIM
DETAIL SECTION REF

1
View Name
1/8" = 1'-0"
VIEW NUMBER
DRAWING SCALE

1 Ref
Ref 1
A-7.0
1
Ref
ELEVATION VIEW REF
ELEVATION NUMBER ON SHEET
SHEET NUMBER

1
A101
AXON/PERSPECTIVE VIEW REF
VIEW NUMBER ON SHEET
SHEET NUMBER
VIEW DIRECTION

FINISH GRAIN DIRECTION

FINISH TRANSITION

BREAKLINE

DOUBLE BREAKLINE

CENTERLINE SYMBOL

1 / A101
MATCHLINE
VIEW / SHEET NUMBER FOR CORRESPONDING PLAN CONTINUATION

NOT IN CONTRACT

101
KEYNOTE

B01 A
PARTITION TYPE (SEE PARTITION SCHEDULE)
INSULATION TYPE, WHERE OCCURS

A
GLAZING SYSTEM TYPE

REVISION CLOUD
CLOUD
DELTA
1

1
A-8.6
ENLARGED CALLOUT ON SHEET
SHEET NUMBER
ZONE TO BE CALLED OUT

ALIGN
ALIGN

DATUM

TRUE
NORTH ARROW
TRUE NORTH
PLAN NORTH

XX
EQUIPMENT/ACCESSORY TAG

F-01
LIGHT FIXTURE / FURNITURE TAG

NEW 1HR FIRE RESISTANT RATED PARTITION

NEW 2HR FIRE RESISTANT RATED PARTITION

EXISTING 1HR FIRE RESISTANT RATED PARTITION

EXISTING 2HR FIRE RESISTANT RATED PARTITION

GENERAL NOTES

1. CONTRACT DOCUMENTS
THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. THE CONTRACT DOCUMENTS CONVEY THE DESIGN INTENT FOR THE PROJECT. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL COORDINATE THE WORK OF THE DOCUMENTS WITH THE WORK OF VENDOR PROVIDED INFORMATION ASSOCIATE WITH THE PROJECT. THE CONTRACTOR SHALL DISTRIBUTE COMPLETE CONTRACT DOCUMENTS TO PARTIES RESPONSIBLE FOR PERFORMING THE WORK SO THAT NO PARTY RECEIVES LIMITED INFORMATION.

2. COORDINATION OF THE WORK
THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REVIEW AND VERIFICATION OF THE CONTRACT DOCUMENTS, FIELD CONDITIONS, VENDOR DESIGN DRAWINGS INCLUDING DELEGATED DESIGN WORK BY OTHERS, AND DIMENSIONS FOR ACCURACY AND FOR CONFIRMING THE WORK IS CONSTRUCTIBLE PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO OTHER TENANT SPACES OR BUILDING AREAS. THE CONTRACTOR SHALL SECURE A CURRENT COPY OF PUBLISHED CONSTRUCTION/CONTRACTOR BUILDING GUIDELINES AND REGULATIONS FROM THE BUILDING MANAGEMENT AND COMPLY. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD IN WRITING OF CONFLICTS AND OBTAIN A WRITTEN CLARIFICATION FROM THE ARCHITECT OF RECORD PRIOR TO PROCEEDING WITH THE WORK.

3. DIMENSIONS
DO NOT SCALE DRAWINGS. DIMENSIONS AND WORKPOINTS PROVIDED ARE TO STRUCTURAL GRID OR TO EXPOSED FACE OF A FINISH, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS WITH CONDITIONS IN THE FIELD AND SHALL SECURE WRITTEN RESOLUTION OF CONFLICTS FROM THE ARCHITECT PRIOR TO INITIATING THE WORK. DO NOT ADJUST DIMENSIONS INDICATED AS "CLEAR" OR "HOLD" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DIMENSIONS THAT DIFFER BY MORE THAN "1 INCH", INCLUDING THOSE MARKED "VIF" AND "+/-".

4. DELEGATED DESIGN WORK BY OTHERS
SYSTEMS INDICATED AS DELEGATED DESIGN SHALL BE ENGINEERED, AND STAMPED BY QUALIFIED PROFESSIONAL ENGINEERS LICENSED IN THE JURISDICTION OF THE WORK. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THESE SYSTEMS TO SECURE AGENCY APPROVALS, INCLUDING REQUIRED FEES ASSOCIATED WITH PERMIT APPROVAL. THESE SYSTEMS SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE LEGAL REQUIREMENTS INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS UTILIZING PERFORMANCE AND DESIGN CRITERIA INDICATED IN THE CONTRACT DOCUMENTS.

DEFINITIONS

ALIGN	TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE
CLEAR / CLR / HOLD	DIMENSIONS ARE ABSOLUTES, UNOBSTRUCTED FROM FACE OF EXPOSED FINISH SURFACES.
DEMOLISH	TO DECONSTRUCT COMPLETE SYSTEM, HAUL, AND DISPOSE OF MATERIAL, INCLUDING APPROPRIATE PULL BACK AND TERMINATION/CAPPING OF RELATED BUILDING SERVICES
SALVAGE	DIS-ASSEMBLE, CONVEY OR STORE MATERIAL PER OWNERS INSTRUCTIONS
REUSE	SALVAGE, STORE ON SITE, RE-INSTALL
INSTALL	ON-SITE OPERATIONS INCLUDING UNLOADING, TEMPORARY STORAGE, UN-PACKING, ASSEMBLY, PLACING, ANCHORING, APPLYING, FINISHING, PROTECTING, AND CLEANING COMPLETE AND OPERATIONAL ELEMENTS, EQUIPMENT, AND SYSTEMS
FURNISH	PROCURE AND STORE ON-SITE MATERIAL FOR INSTALLATION BY OTHERS
PROVIDE	FURNISH AND INSTALL COMPLETE AND OPERATIONAL SYSTEM
NOTIFY	TO INFORM THE STATED PARTIES IN WRITING AND SEEK RESOLUTION PRIOR TO COMMENCING WORK

HAZARDOUS MATERIALS NOTES

- INTERIOR ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, AND WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, PCB MOLD, OR OTHER TOXIC OR HARMFUL SUBSTANCES.
- QUESTIONS THAT ARISE RELATED TO HAZARDOUS MATERIALS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. INTERIOR ARCHITECTS SHALL NOT BE REQUIRED TO DO WORK NOR RENDER OPINIONS RELATED TO HAZARDOUS MATERIALS.
- CONTRACTORS SHALL REPORT THE PRESENCE OF MATERIAL OR ASSEMBLIES SUSPECTED TO CONTAIN HAZARDOUS MATERIALS UPON DISCOVERY TO THE OWNER. WORK SHALL BE HALTED UNTIL WRITTEN CLEARANCE TO CONTINUE HAS BEEN PROVIDED BY THE OWNER'S CERTIFIED HAZARDOUS MATERIALS CONSULTANTS.

SITE LOCATION



SHEET INDEX

SHEET NUMBER	DESCRIPTION	03/18/2026 - ISSUED FOR DESIGN REVIEW
GENERAL		
AN-3.0	SITE PLAN	X
AN-0.0	COVER SHEET	X
ARCHITECTURAL		
A-10.0	EXTERIOR ELEVATIONS	X
A-10.1	EXTERIOR ELEVATIONS	X

PROJECT INFORMATION

PROJECT ADDRESS:	15521 UNION AVENUE LOS GATOS CA 95032
ZONE/DISTRICT:	C-1
PARCEL NO.:	52341023
LEGAL DESCRIPTION:	LOT 2
PROJECT DESCRIPTION:	COMMERCIAL TENANT IMPROVEMENT INCLUDING DEMOLITION AND CONSTRUCTION OF NON-STRUCTURAL PARTITIONS, CEILINGS, FINISHES AND FURNITURE/EQUIPMENT AND ASSOCIATED MEP IMPROVEMENTS. EXTERIOR IMPROVEMENT WORK INCLUDING INFILL OF STOREFRONT, NEW THRU-THE-WALL ATM AND AHD, SELECTIVE PAINTING OF THE BUILDING. SITE IMPROVEMENTS TO INCLUDE NEW ACCESSIBLE SITE PAVING AND PARKING STRIPING.
TYPE OF CONSTRUCTION:	VB
BUILDING OCCUPANCY:	B
BUILDING FOOTPRINT AREA:	4,200 SF
BUILDING NO. OF STORIES:	1 STORY
GROSS AREA:	3,778 SF
SEISMIC DESIGN CATEGORY:	D
BUILDING LIFE SAFETY INFO:	NON-SPRINKLERED

CODE REFERENCES

BUILDING CODE:
2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, TITLE 24, PART 2

EXISTING BUILDING CODE:
2025 CALIFORNIA EXISTING BUILDING CODE, TITLE 24, PART 10

ENERGY CONSERVATION CODE:
2025 CALIFORNIA ENERGY CODE, TITLE 24, PART 6

CALGREEN BUILDING CODE:
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11

FIRE CODE:
2025 CALIFORNIA FIRE CODE, TITLE 24, PART 9

ACCESSIBILITY CODE:
2025 CALIFORNIA BUILIDING CODE, TITLE 24, PART 2, CHAPTER 11B

LOCAL AMDENDMENTS:
CITY OF SANTA CRUZ MUNICIPAL CODE; TITLE 18 BUILDINGS AND CONSTRUCTION, TITLE 19 FIRE PREVENTION CODE.

PROJECT DIRECTORY

ARCHITECT OF RECORD:
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M.BECH@INTERIORARCHITECTS.COM
212.672.0261

ARCHITECTURAL PROJECT CONTACT:
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704.247.5313

PROJECT MANAGER
JLL
LENNY CHOCHOLEK
LENNY.CHOCHOLEK@BMO.COM
219.201.0708

BMO

BMO LOS GATOS EXTERIOR

15521 UNION AVENUE LOS GATOS CA 95032

NOT FOR CONSTRUCTION

DELTA	ISSUE	DESCRIPTION	DATE
	1	ISSUED FOR DESIGN REVIEW	03/24/2026

INTERIOR ARCHITECTS

SAN FRANCISCO
500 SANSOME ST., FLOOR 1
SAN FRANCISCO, CA 94111
TEL 415.434.3305

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Owner Approval

05BMOH.0123.000 — Job No.
1/8" = 1'-0" — Scale

COVER SHEET

AN-0.0

3/4/2026 12:16:47 PM



1 SITE PLAN - DESIGN REVIEW
1" = 10'-0"

TRUE

SITE PLAN LEGEND

- EXISTING BUILDING
- LANDSCAPING
- CONCRETE
- ASPHAULT
- PROPERTY LINE

KEYNOTES

NO.	DESCRIPTION
D001	EXISTING PARKING PLOT TO REMAIN. NOT IN SCOPE.
D002	EXISTING LANDSCAPING TO REMAIN. NOT IN SCOPE.
D003	EXISTING ACCESSIBLE PARKING IS NON-COMPLIANT. EXISTING ASPHAULT TO BE GRADED DOWN 1". NEW ACCESSIBLE PAVING AND STRIPING TO BE PROVIDED.
D004	EXISTING SITE PAVING TO REMAIN U.O.N. NOT IN SCOPE.
D005	EXISTING SITE PAVING IS NON-COMPLIANT. EXISTING PAVING TO BE REMOVED AND REPLACED WITH CODE COMPLIANT PAVING.
D006	EXISTING CODE COMPLIANT CONCRETE RAMP WITH TRUNCATED DOMES TO REMAIN. NOT IN SCOPE.
D007	EXISTING ACCESSIBLE PARKING SIGNAGE TO REMAIN. NOT IN SCOPE.
D010	EXISTING ADJACENT BUILDING MONUMENT SIGNAGE TO REMAIN. NOT IN SCOPE.
D012	NEW AHD: 30903 TL-30 UNITIZED.
D013	NEW ATM: NCR 6684 WITH SURROUND.
D020	MAIN ENTRANCE.
D021	EMERGENCY EXIT.

BMO

BMO LOS GATOS EXTERIOR

15521 UNION AVENUE LOS GATOS CA 95032

NOT FOR CONSTRUCTION

DELTA	ISSUE	DESCRIPTION	DATE

INTERIOR ARCHITECTS

SAN FRANCISCO
500 SANSOME ST., FLOOR 1
SAN FRANCISCO, CA 94111
TEL 415.434.3305

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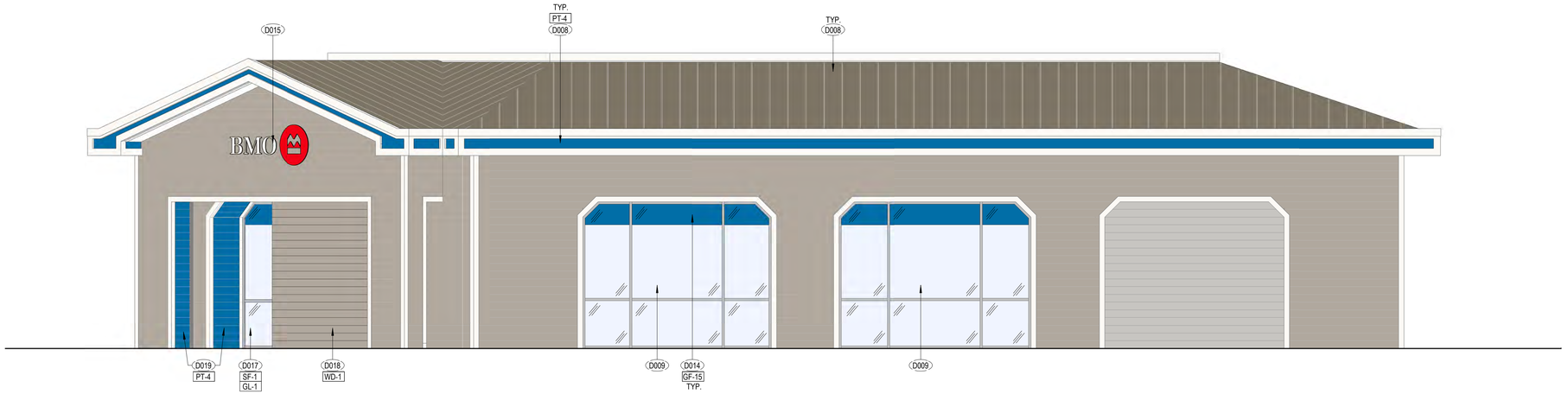
Owner Approval

Job No.	Scale
05BMOH.0123.000	As indicated

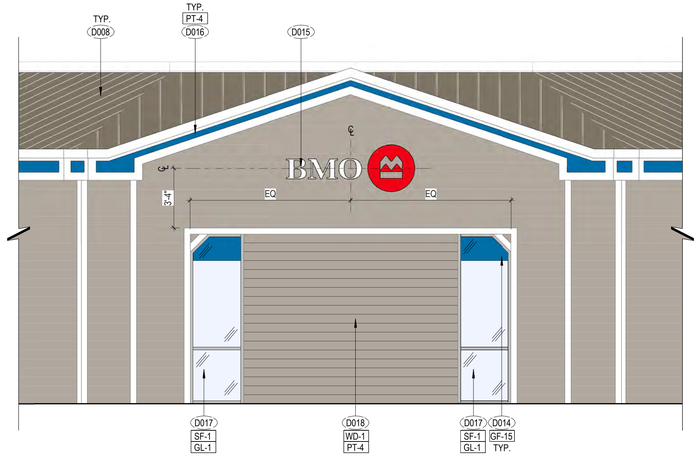
SITE PLAN

AN-3.0

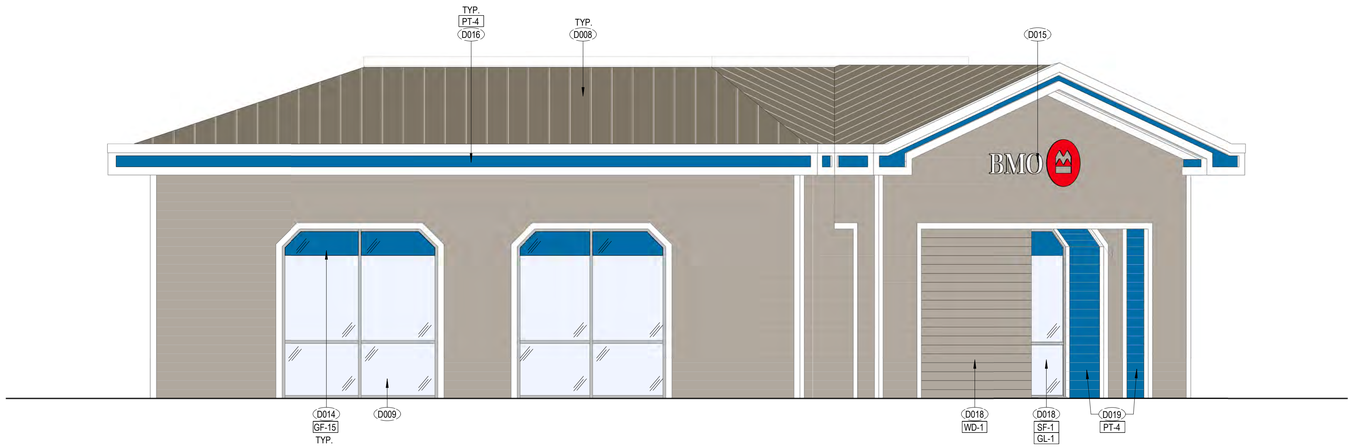
3/5/2026 12:14:47 PM



1 EXTERIOR ELEVATION - NORTH - DESIGN REVIEW
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTHEAST - DESIGN REVIEW
1/4" = 1'-0"



3 EXTERIOR ELEVATION - EAST - DESIGN REVIEW
1/4" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
D008	EXISTING BUILDING FINISHES TO REMAIN U.O.N.. NOT IN SCOPE.
D009	EXISTING STOREFRONT TO REMAIN. NOT IN SCOPE.
D014	NEW OPAQUE GLAZING FILM.
D015	NEW BUILDING SIGNAGE. UNDER SEPARATE PERMIT.
D016	NEW FASCIA ACCENT PAINT.
D017	NEW STOREFRONT.
D018	NEW OPAQUE WALL W/ WOOD SIDING TO MATCH EXISTING.
D019	NEW WOOD SIDING PAINT.

BMO

BMO LOS GATOS EXTERIOR

15521 UNION AVENUE LOS GATOS CA 95032

NOT FOR CONSTRUCTION

DELTA	ISSUE	DESCRIPTION	DATE
	1	ISSUED FOR DESIGN REVIEW	03/24/2026

INTERIOR ARCHITECTS

SAN FRANCISCO
500 SANSOME ST., FLOOR 1
SAN FRANCISCO, CA 94111
TEL 415.434.3305

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Owner Approval

05BMOH.0123.000 — Job No.

1/4" = 1'-0" — Scale

EXTERIOR ELEVATIONS

A-10.0

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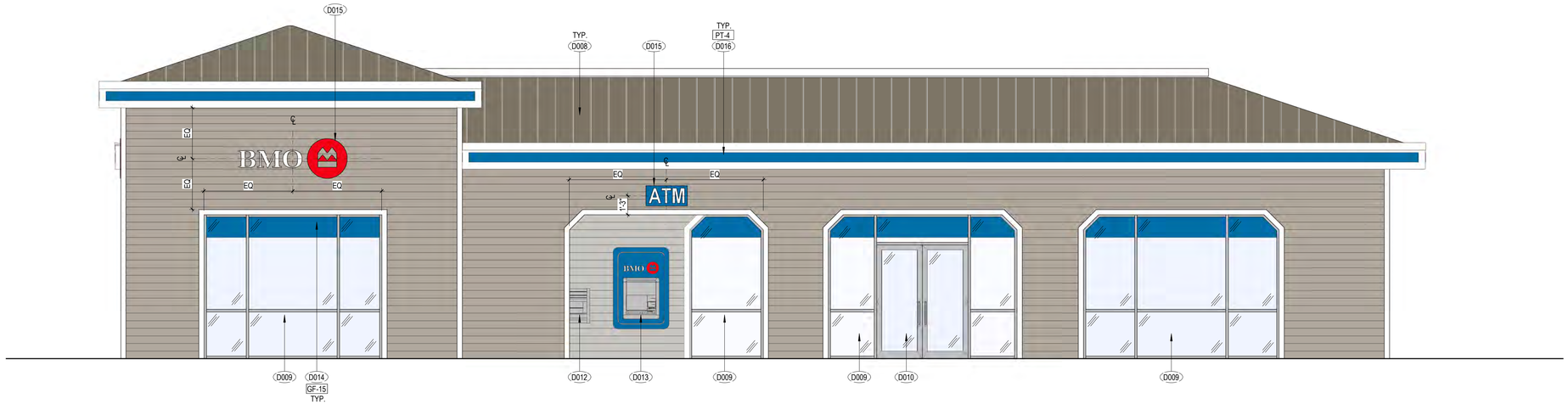
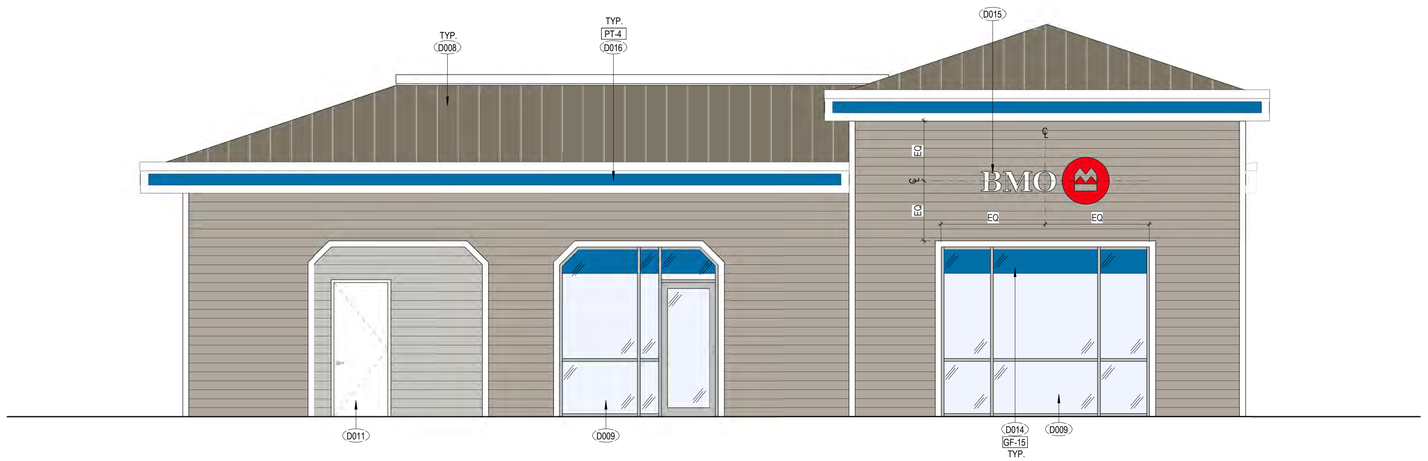


1 EXTERIOR ELEVATION - SOUTH - DESIGN REVIEW (PRIMARY BUSINESS FRONTAGE)
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST - DESIGN REVIEW
1/4" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
D008	EXISTING BUILDING FINISHES TO REMAIN U.O.N.. NOT IN SCOPE.
D009	EXISTING STOREFRONT TO REMAIN. NOT IN SCOPE.
D010	EXISTING ADJACENT BUILDING MONUMENT SIGNAGE TO REMAIN. NOT IN SCOPE.
D011	EXISTING DOOR TO REMAIN.
D012	NEW AHD: 30903 TL-30 UNITIZED.
D013	NEW ATM: NCR 6684 WITH SURROUND.
D014	NEW OPAQUE GLAZING FILM.
D015	NEW BUILDING SIGNAGE. UNDER SEPARATE PERMIT.
D016	NEW FASCIA ACCENT PAINT.

BMO

BMO LOS GATOS EXTERIOR

15521 UNION AVENUE LOS GATOS CA 95032

NOT FOR CONSTRUCTION

DELTA	ISSUE	DESCRIPTION	DATE
	1	ISSUED FOR DESIGN REVIEW	03/24/2026

INTERIOR ARCHITECTS

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Owner Approval

05BMOH.0123.000 — Job No.
1/4" = 1'-0" — Scale

EXTERIOR ELEVATIONS

A-10.1

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GF-15: OPAQUE GLAZING FILM
MFG: 3M
PRODUCT: CUSTOM
FINISH: CUSTOM COLOR: BMO BLUE 3630-8308



GL-1: TEMPERED GLAZING
MFG: VITRO
PRODUCT: SOLARBAN 70 LOW-E
FINISH: CLEAR



PT-4: PAINT
MFG: SHERWIN WILLIAMS
PRODUCT: BLUE CHIP (SW6959)
FINISH: LOW SHEEN



PT-13: PAINT
MFG: VISTA PAINTS
PRODUCT: PLACE OF DUST (0539)
FINISH: LOW SHEEN



SF-1: ALUMINUM STOREFRONT
MFG: KAWNEER (BASIS OF DESIGN)
PRODUCT: TRIFAB VERSAGLAZE 451, 2"X 4 1/2"
FINISH: ANODIZED ALUMINUM(MATCH EXISTING)



WD-1: WOOD SIDING
MFG: MATCH EXISTING
PRODUCT: MATCH EXISTING
FINISH: MATCH EXISTING

IA INTERIOR ARCHITECTS

BMO

MATERIAL BOARD

BMO LOS GATOS
03/24/2026

15521 UNION AVENUE LOS GATOS CA 95032

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 05/13/2026

ITEM NO: 4

DATE: May 8, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Two-Story Single-Family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:10. **Located at 116 Vallecitos Way.** APN 407-13-018. Architecture and Site Application S-25-046. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Property Owner: Eyal Tokman. Applicant: Michelle Miner. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to demolish an existing single-family residence, construct a new two-story single-family residence, and site work requiring a Grading Permit on property zoned R-1:10, located at 116 Vallecitos Way.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:10
Applicable Plans & Standards: General Plan, Residential Design Guidelines
Parcel Size: 12,491 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:10
East	Residential	Low Density Residential	R-1:10
South	Residential	Low Density Residential	R-1:10
West	Residential	Low Density Residential	R-1:10

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.
- As required by Section 29.10.09030 (e) of the Town Code for the demolition of an existing residence.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required for compliance with the Residential Design Guidelines.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject property is located at the terminus of the Vallecitos Way cul-de-sac (Exhibit 1). The property is approximately 12,491 square feet and is developed with an existing 2,150-square foot, single-story residence with a 540-square foot detached garage.

The project is being considered by the Planning Commission due to concerns related to the project's consistency with the Residential Design Guidelines in terms of neighborhood compatibility with massing and design.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located at the terminus of the Vallecitos Way cul-de-sac (Exhibit 1). The property is developed with a single-family residence and detached garage. Single-family residential development abuts the property on all sides.

B. Project Summary

The applicant proposes to demolish the existing 2,150-square foot residence and 540-square foot detached garage and construct a new 3,561-square foot, two-story single-family residence with an attached 650-square foot garage (Exhibit 12).

C. Zoning Compliance

A single-family residence is permitted in the R-1:10 zone. The proposed residence complies with the allowable floor area, building coverage, setbacks, parking, and height requirements for the property. No exceptions are requested.

DISCUSSION:

A. Architecture and Site Analysis

Pursuant to Town Code Section 29.40.075, the maximum allowable square footage for the 12,491-square foot property is 3,622 square feet for a residence and 987 square feet for a garage. The applicant proposes demolition of the existing residence and garage and construction of a new 3,561-square foot two-story residence with a 650-square foot attached garage. The residence would be 27 feet, five-inches in height when the maximum height of the zone is 30 feet.

The applicant provided a Project Description and a Letter of Justification summarizing the project (Exhibits 4 and 5). Pictures of the existing site and structures are included in Exhibit 6, and the proposed Development Plans are included in Exhibit 12. The application materials show an attached Accessory Dwelling Unit (ADU) on the ground floor, which is under a separate ministerial permit. Pursuant to State law, the ADU is not being reviewed with this application. Similarly, the ADU floor area is not included in the 3,561-square foot total.

B. Building Design

The proposed residence would be two-stories and in a modern Spanish Revival style, which combines traditional Spanish architectural elements with a refined, contemporary expression (Exhibit 4). Proposed exterior materials include off-white smooth stucco finish; black-clad windows and French doors; stone veneer accent siding at the front and rear porches; and brown clay tile roofing with decorative corbels under the roof eaves (Exhibit 12). A juliet balcony is proposed on the front elevation, over the attached garage, and a 70-square foot balcony is proposed on the east side elevation. A privacy study was prepared for the side balcony, provided on Sheet 21 of Exhibit 12.

The Town's Consulting Architect reviewed the proposed residence in November 2025 and noted that the property is located on a short cul-de-sac in a neighborhood of modest one- and two-story traditional style homes (Exhibit 9). In the Issues and Concerns Section of the report, the Consulting Architect notes that the proposed house is designed with a traditional architectural style with details authentic to the style, and sees only a few elements of the proposal that would not be consistent with the Residential Design Guidelines (RDG), as follows:

1. *RDG 3.3.2 – Height and bulk at front and side setbacks.* The Consultant noted that the ten-foot, first and second-story plate heights were not consistent with the neighborhood.
2. *RDG 3.6.3 – Design entries with sensitivity to the surrounding neighborhood.* The form and materials of the proposed projecting front entry would not be consistent with the neighborhood.
3. *RDG 3.2.2 – Design for architectural integrity.* The use of stone on the front entry should be carried consistently around all sides of the home.
4. *RDG 3.7.4 – Design the windows with attention to matching the traditional details of the architectural style.* Window and doors will need trim added or will need to be recessed from the wall surface.
5. *RDG 3.2.2 – Design for architectural integrity.* The black color of the downspouts seems distracting from the unity of the design.

In the Recommendations Section of the report, the Consulting Architect provided five recommendations to address each of the issues and concerns. The applicant provided written responses to each of these recommendations (Exhibit 10). The recommendations identified by the Consulting Architect are provided below, followed by the applicant's summarized response in italics.

1. Lower the floor-to ceiling heights to reduce the structure's height to be more compatible with the other homes in the immediate neighborhood (RDG 3.3.2).
   - *The second-floor plate height was reduced from 10 feet to nine feet.*
2. Simplify the entry form and details, and add shed roof to match the main roofs (RDG 3.6.3).
   - *The entry is designed as a Spanish Revival focal element consistent with the architectural style of the home. The neighbor at 109 Vallecitos Way also has a prominent tall stone entry.*
3. Eliminate the stone on the front façade entry (RDG 3.2.2).
   - *The stone on the entry serves as a traditional Spanish architectural accent. The stone will be similar in color to the stucco, and this same stone was repeated on the rear and right-side elevation for consistency.*
4. Substantially recess all windows and doors to be consistent with RDG 3.7.4.
   - *Windows will be deeply recessed black-clad windows consistent with the Spanish Revival style.*

5. Subdue the downspouts prominence to better blend with the wall color (RDG 3.2.2).
   - *The gutter and downspouts are intentionally finished in black to coordinate with the black fascia, window frames, and metal detailing, which creates a unified architectural accent system consistent with the Spanish Revival homes that use dark metal elements to provide contrast against light stucco walls.*

The applicant further responded to the Consulting Architect's recommendations, stating:

> *The proposed residence reflects high architectural integrity, authentic Spanish Revival detailing, and thoughtful massing modulation. The reduction of the second-floor plate height, deep window recesses, contextual entry design, and coordinated material palette demonstrate responsiveness to the Town's Residential Design Guidelines while maintaining a cohesive and stylistically appropriate design. We respectfully request that the project proceed with the design as proposed, incorporating the refinements noted above* (found in Exhibit 10).

Additional justification for the home design, height, and massing compatibility with the surrounding neighborhood can be found in Exhibit 5.

C. Neighborhood Compatibility

The immediate neighborhood contains a mix of one- and two-story residences. Based on Town and County records, the residences in the immediate area range in size from 2,270 square feet to 3,068 square feet. The floor area ratios (FARs) range from 0.131 to 0.332. The proposed residence would be 3,561 square feet with a FAR of 0.285. Pursuant to Town Code, the maximum allowable square footage for the 12,491-square foot lot is 3,622 square feet with a maximum FAR of 0.290. The following table reflects the current conditions of the immediate neighborhood.

FAR Compairson - Neighborhood Analysis							
Address	**Zoning**	**House**	**Garage**	**Total FAR**	**Lot Size**	**FAR**	**No. of Stories**
116 Vallecitos Way (Ex.)	**R-1:10**	**2,150**	**540**	**2,690**	**12,491**	**0.172**	**1**
116 Vallecitos Way (Prop.)	**R-1:10**	**3,561**	**650**	**4,211**	**12,491**	**0.285**	**2**
115 Vallecitos Way	R-1:10	2,321	400	2,721	17,754	0.131	1
111 Vallecitos Way	R-1:10	2,552	0	2,552	12,780	0.200	1
109 Vallecitos Way	R-1:10	3,048	450	3,498	9,825	0.310	1
105 Vallecitos Way	R-1:10	3,068	703	3,771	9,240	0.332	2
136 Via De Tesoros	R-1:10	2,270	554	2,824	10,126	0.224	1
112 Vallecitos Way	R-1:10	2,992	440	3,432	10,206	0.293	2
108 Vallecitos Way	R-1:10	2,272	462	2,734	11,178	0.203	2
104 Vallecitos Way	R-1:10	2,427	528	2,955	10,416	0.233	1
100 Vallecitos Way	R-1:10	2,528	588	3,116	11,400	0.222	1

The proposed residence would comply with the maximum allowed floor area and height for the property; but would be the tallest home in the immediate neighborhood; and would be the largest home in the immediate neighborhood in terms of square footage. RDG Section 2.1 – General Neighborhood Design Principles – states that residential development shall be similar in mass, bulk, and scale to the immediate neighborhood.

Although there are three other two-story homes in the cul-de-sac which makes up the immediate neighborhood, the proposed residence would be approximately four feet taller than the other two-story homes. The proposed home would be 27-feet, five-inches in height, while the other two-story homes at 105, 108, and 112 are approximately 23-feet, six-inches in height. Additionally, although the home complies with maximum allowed FAR and three other homes in the immediate neighborhood have larger FARs, the proposed home would be the largest in the immediate neighborhood by 493 square feet.

The application has provided justification for the proposed massing and home size in Exhibit 5, noting that the property is at the end of a cul-de-sac, which is developed with mature trees that soften views and reduce the visual prominence. Exhibit 5 includes renderings showing the neighborhood context and view of the property from the beginning of the cul-de-sac for added context. Additionally, the applicant notes how the proposed design articulation and second-floor step-back further reduces the perceived mass.

D. Grading

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

E. Tree Impacts

The Consulting Arborist reviewed the development plans, visited the property, and prepared a report for the project, noting that there are 13 protected trees on site (Exhibit 7). The proposed plan includes the removal of one exempt fruit tree and three protected trees. Of the protected trees, two are immediately adjacent to the new building footprint, and one is along the rear property line that has been severely pruned by utility companies and is suggested for removal by the Consultant for safety reasons. The remaining trees are to be protected during construction, and the recommended tree fencing locations are included in the updated project plans in Exhibit 12. 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).

F. CEQA Determination

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

PUBLIC COMMENTS:

The applicant provided a summary of their neighborhood outreach (Exhibit 11). Written notice of the Planning Commission hearing was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application to demolish an existing residence, construct a new 3,561-square foot, two-story single-family residence with an attached 650-square foot attached garage, and site work requiring a Grading Permit (Exhibit 12). The project complies with the objective standards of the Town Code related to allowable floor area, height, setbacks, lot coverage, and on-site parking requirements. The project was reviewed by the Town's Consulting Architect who provided recommendations for the revised project to refine the design and massing to be more compatible with the immediate neighborhood and the Town's Residential Design Guidelines (Exhibit 9). In response to the recommendations of the Consulting Architect, the applicant addressed some of the issues identified in the report through revisions to the proposed residence and provided justification for not making the other recommended modifications (Exhibit 10).

B. Recommendation

Based on the analysis above, and if the Planning Commission agrees with the design and massing justification provided by the applicant, staff recommends that the Planning Commission approve the application by taking the following actions:

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
2. Make the findings as required by Section 29.10.09030 (e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);

4. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 2); and
5. Approve Architecture and Site application S-25-046 with the conditions contained in Exhibit 3 and the development plans in Exhibit 12.

C. Alternatives

Alternatively, the Planning Commission can:

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

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Property Pictures
7. Consulting Arborist Report
8. Applicant Response to Consulting Arborist Report
9. Consulting Architect Report
10. Applicant Response to Consulting Architect Report
11. Applicant's Neighborhood Outreach
12. Development Plans

116 Vallecitos Way

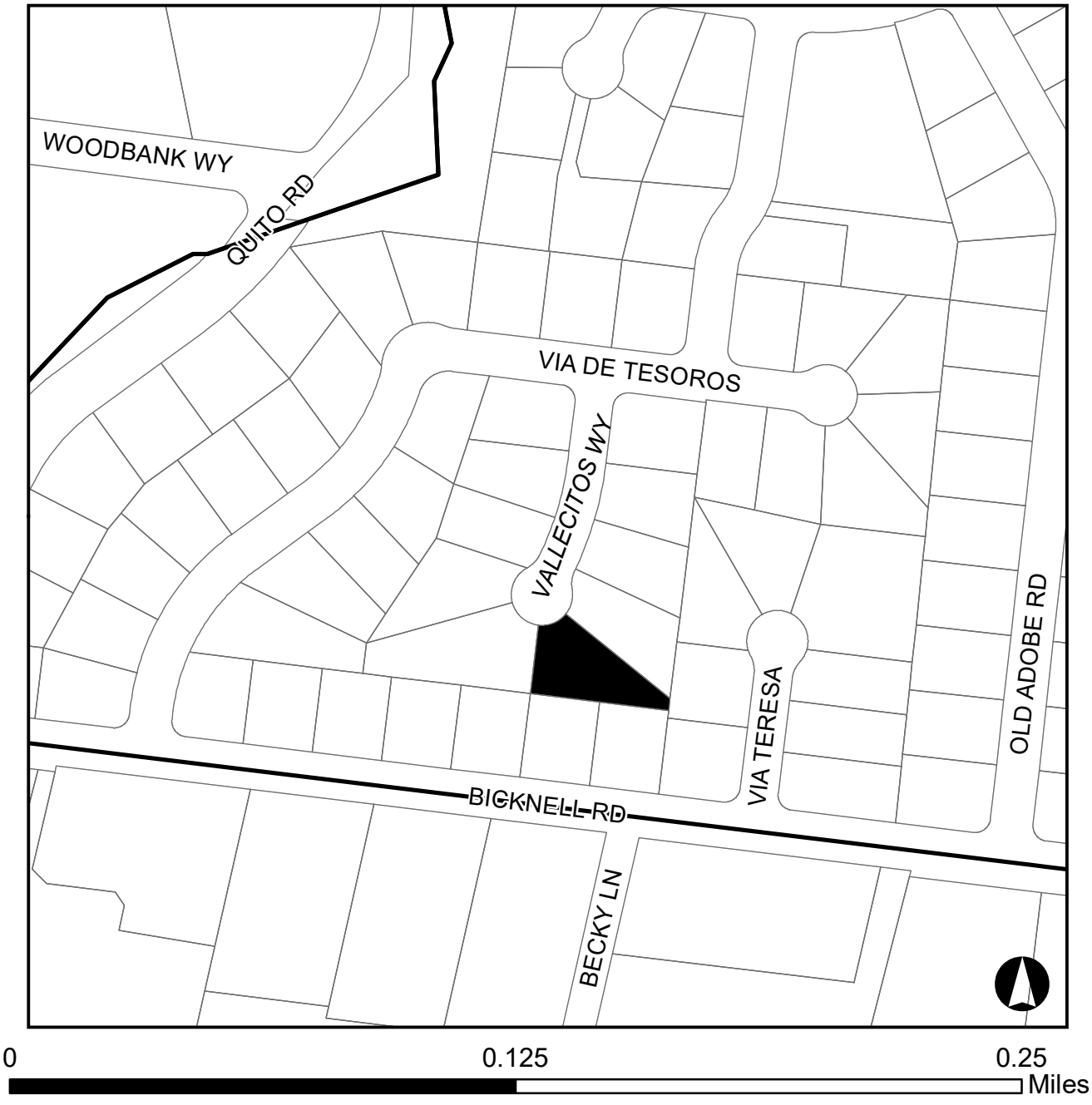

EXHIBIT 1

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PLANNING COMMISSION – *May 13, 2026*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

116 Vallecitos Way
Architecture and Site Application S-25-046

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Two-Story Single-Family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:10. APN 407-13-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner: Eyal Tokman
Applicant: Michelle Miner
Project Planner: Ryan Safty

FINDINGS

Required Finding for CEQA:

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

Required findings for the demolition of existing structures:

- As required by Section 29.10.09030 (e) of the Town Code for the demolition of existing structures:

    1. The Town's housing stock will be maintained as the single-family residence will be replaced.
    2. The existing structure has no architectural or historical significance.
    3. The property owner does not desire to maintain the structure as it exists; and
    4. The economic utility of the structures was considered.

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 Guideline:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Town's Consulting Architect for compliance with the Town's Residential Design Guidelines. The Consultant provided five recommendations to address architectural consistency and neighborhood compatibility. The applicant addressed two of the items, reducing second-story plate heights and recessing windows, and justified the other three items, explaining how the architectural style calls for these items to remain as is.

CONSIDERATIONS

Required Considerations in Review of Architecture and Site Applications:

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

PLANNING COMMISSION – *May 13, 2026*
DRAFT CONDITIONS OF APPROVAL

116 Vallecitos Way
Architecture and Site Application S-25-046

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Two-Story Single-Family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:10. APN 407-13-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner: Eyal Tokman
Applicant: Michelle Miner
Project Planner: Ryan Safty

TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. 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 December 16, 2025, prepared by Walter Levison Consulting Arborist. 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.
10. WATER EFFECIENCY 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. PROJECT IDENTIFICATION SIGNAGE: The project identification signage on the project site shall be removed within 30 days of approval of the Architecture and Site application.
12. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

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

Building Division

14. PERMITS REQUIRED:
    a. A Demolition Permit is required for the demolition of the existing single-family residence and attached garage.
    b. A Building Permit is required for the construction of the new single-family residence and attached garage.

DRAFT

c. A separate Building Permit will be required for the PV System and must be finaled prior to the issuance of Certificate of Compliance.

15. APPLICABLE CODES: The codes, as amended and adopted by the Town of Los Gatos as of January 1, 2026, are the 2025 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.
16. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum detailing how the conditions of approval will be addressed shall be prepared and submitted with the building permit application.
17. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
18. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
19. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application for the removal of each existing structure. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, submit the completed form to the Building Department with the Air District's J# Certificate, PG&E verification, and site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
20. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soil mechanics.
21. FOUNDATION INSPECTIONS: A pad certificate prepared by a California-licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at the foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
22. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be directly printed onto a plan sheet.
23. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) require backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
24. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.

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25. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval before issuance of the Building Permit. The Town Special Inspection form must be completely filled out and signed by all parties requested before the permit is issued. Special Inspection forms are available online at www.losgatosca.gov/building.
26. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
27. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division:

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

28. PAYMENT OF PARKS AND PUBLIC WORKS (“PPW”) ENGINEERING PLAN CHECK FEE AND INSPECTION FEE – At the time of the first construction submittal, the Applicant shall submit to the Town Engineer for approval a detailed construction project cost estimate prepared and stamped by the Applicant’s civil engineer. The cost estimate shall break out on-site and off-site improvements separately. This cost estimate will be used to determine the Engineering Plan Check Fee. A final construction cost estimate shall be provided once the project plans are approved. This cost estimate will be used to determine the Engineering Inspection Fee. The Engineering Inspection Fee must be paid prior to the issuance of any construction related permit.
29. GRADING PERMIT – A grading permit is required for all site grading and drainage work that is outside the perimeter of a building, retaining wall footing, or other structure authorized by a valid building permit. The Applicant must submit a grading permit application after the appeal period of the entitlement approval process has passed. Submittals are accepted through Accela only. The grading permit application shall include detailed grading plans and associated required materials. Plan check fees are based on the scope of onsite work. Prior to approval of the grading permit, the Applicant shall pay all

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fees due and provide faithful performance and payment securities for the performance of the work described and delineated on the approved grading plan, final erosion and sedimentation control plan, and interim erosion and sedimentation control plan (if required), in an amount to be set by the Town Engineer (but not to exceed one hundred (100) percent) of the approved estimated cost of the grading and erosion and sedimentation control measures. The form of security shall be one or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney: (1) Bond or bonds issued by one or more duly authorized corporate sureties on a form approved by the Town; (2) Deposit with the Town, money, or negotiable bonds of the kind approved for securing deposits of public monies; or (3) other instrument of credit from one or more financial institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment. The grading permit shall be issued prior to the issuance of the building permit unless otherwise allowed by the Town Engineer. The permit shall be limited to work shown on the grading plans approved by the Town Engineer. In granting a permit, the Town Engineer may impose any condition deemed necessary to protect the health, safety, and welfare of the public, to prevent the creation of a nuisance or hazard to public or private property, and to assure proper completion of the grading including but not limited to: (1) Mitigation of adverse environmental impacts; (2) Improvement of any existing grading or correction of any existing grading violation to comply with Town Code; (3) Requirements for fencing or other protection of grading which would otherwise be hazardous; (4) Requirements for dust, erosion, sediment, and noise control, hours of operation and season of work, weather conditions, sequence of work, access roads, and haul routes; (5) Requirements for safeguarding watercourses from excessive deposition of sediment or debris in quantities exceeding natural levels; (6) Assurance that the land area in which grading is proposed and for which habitable structures are proposed is not subject to hazards of land slippage or significant settlement or erosion and that the hazards of seismic activity or flooding can be eliminated or adequately reduced; (7) Temporary and permanent landscape plans.

30. TREE REMOVAL PERMIT – The Applicant shall apply and obtain a Tree Removal Permit from the Parks and Public Works Department for the removal of existing trees on-site or in the public right-of-way prior to the issuance of a building permit or demolition building permit, whichever is issued first. Tree removals shall be consistent with the arborist report and approved entitlement plans.
31. EXISTING FACILITY PROTECTION AND REPAIR – All existing public utilities shall be either protected in place, relocated, or repaired. The Applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the Applicant's operations. This includes sidewalk, curb and gutter, streetlights, valley gutters, curb ramps, and any other existing improvements in the area that are not intended to be removed and replaced. The Applicant shall request a walk-through with the PPW construction Inspector before the start of construction to verify existing conditions. Said repairs shall be completed prior to issuance of the first certificate of occupancy of the project.

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32. UNDERGROUND UTILITIES – All new services to the development shall be placed underground in accordance with the various utility regulations. Underground utility plans must be submitted to the Town and approved by the Town Engineer prior to installation.
33. UTILITY RESPONSIBILITIES – The Applicant is responsible for the maintenance of existing stormwater drainage facilities, including piped and open channel stormwater conveyances in private areas. The Applicant is responsible for all expenses necessary to connect to the various utility providers. Currently, the public storm sewer system is owned and maintained by the Town of Los Gatos, the water system in Los Gatos is owned and maintained by San José Water Company, and the sanitary sewer system in Los Gatos is owned and maintained by West Valley Sanitation District. Any alterations of the approved utilities listed must be approved by the Town prior to any construction.
34. UTILITY COMPANY COORDINATION – The Applicant shall negotiate any necessary right-of-way or easements with the various utility companies in the area, subject to the review and approval by the Town Engineer and the utility companies. Prior to the approval of the site plan for construction, the Applicant shall submit "Will Serve" letters from PG&E, San José Water, West Valley Sanitation District, West Valley Collections and Recycling, and AT&T (or the current "Carrier of Last Resort") with a statement indicating either a list of improvements necessary to serve the project or a statement that the existing network is sufficient to accommodate the project. Coordination of the stormwater conveyance system will be addressed during the Grading Permit review.
35. OFF-SITE DRAINAGE – The Applicant shall not alter any existing drainage patterns without an approved Grading Permit.
36. CLEAN, INSPECT, AND REPAIR STORM LINE – If the project will connect to the public storm drainage system, the Applicant is required to evaluate the conditions of the existing storm lines along the project frontage by videotaping and providing the result to the Town Engineer. The Applicant shall clean and inspect (via remote TV camera) the storm line from the manhole upstream to the manhole downstream of the project area. The video inspection shall be done by a professional video inspection company and be completed prior to building permit issuance. The video of the inspection shall be reviewed with PPW and any cracked, broken, or otherwise compromised integrity is found, the areas of the line along the project frontage shall be repaired by the Applicant at the applicant's expense. The Applicant shall include the required repairs on the Improvement Plans submitted. All necessary repairs to the storm line shall be completed and approved prior to the project connecting to the storm drainage system
37. GRADING & DRAINAGE WINTER MORATORIUM – All grading activity shall comply with the Municipal Regional Stormwater Permit and Chapter 12 of the Town Code. There shall be no earthwork disturbance or grading activities between October 15th and April 15th of each year unless approved by the Town Engineer. In order to be considered for approval, the Applicant must submit a Winterization Erosion Control Plan certified by a California certified QSD to the Town Engineer for review and approval. If grading is allowed during the rainy season, a maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on the exposed area. The submission of a certified plan does not guarantee approval. Any approved and executed plan must be kept on-site while the project is in construction.

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38. EROSION CONTROL – The Applicant shall prepare and submit interim and final erosion control plans to the Town Engineer for review and approval. The interim erosion control plan(s) shall include measures carried out during construction before final landscaping is installed. Multiple phases of interim erosion control plans may be necessary depending on the complexity of the project. Interim erosion control best management practices may include silt fences, fiber rolls, erosion control blankets, Town approved seeding mixtures, filter berms, check dams, retention basins, etc. The Applicant shall install, maintain, and modify the erosion control measures as needed to continuously protect downstream water quality. In the event an emergency modification is deemed necessary, the Applicant must implement necessary measures to protect downstream waterways immediately and then submit the changes made within 24-hours to the Town Engineer for review and approval. The erosion control plans shall be in compliance with applicable measures contained in the most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Any fees or penalties assessed against the Town in response to the Applicant's failure to comply with the Permit must be paid by the Applicant. The Applicant must permit Town staff onsite to conduct periodic NPDES inspections throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
39. SITE TRIANGLE AND TRAFFIC VIEW AREA – Fencing, landscaping, and permanent structures shall not visually obstruct line of sight between three-feet and 7.5-feet in height if located within the driveway view area, traffic view area, or corner sight triangle. The driveway and intersection site triangles are represented on Town Standard Drawing ST-231. The traffic view area and corner sight triangle are shown on Town Standard Drawing ST-232. This includes all above ground obstructions including utility structures, for example electric transformers. The various clearance lines shall be shown on the site plan to demonstrate compliance.
40. GEOTECHNICAL REVIEW – Prior to building permit issuance, the Applicant's Geotechnical Engineer shall submit a design level geotechnical report. The report will require a peer review by the Town's geological and geotechnical consultant. A deposit and fee for the peer review will be required per the Town's current fee schedule, unless there are any remaining deposit funds from the entitlement phase. The Town will route the design level geotechnical report to the Town's peer review consultant once the report is submitted and deposit and fee are available. Once approved, the geotechnical engineer shall review the grading and drainage plan and proposed pavement and foundation design to verify that the design is in accordance with their recommendations. The Applicant's Geotechnical Engineer's approval shall be conveyed to the Town either by letter or by signing and stamping the plans. All grading operations and soil compaction activities shall be per the approved project's design level geotechnical report. The Applicant shall add this condition to the general notes on the grading plan.
41. GEOTECHNICAL ENGINEER OBSERVATION – All grading activities shall be conducted under the observation of, and tested by, a licensed geotechnical engineer. A report shall be filed with the Town of Los Gatos for each phase of construction stating that all grading activities were performed in conformance with the requirements of the project's design level geotechnical report. The Applicant shall submit a Final Geotechnical Construction

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Observation and Testing Summary in an "as-built" letter/report prepared and submitted to the Town prior to issuance of the certificate of occupancy. The Applicant shall add this condition to the general notes on the grading plan.

42. PRECONSTRUCTION MEETING – After the issuance of any Grading or Encroachment permit and before the commencement of any on or off-site work, the Applicant shall request a pre-construction meeting with the PPW Inspector to discuss the project conditions of approval, working hours, site maintenance, and other construction matters. At that meeting, the Applicant shall submit a letter acknowledging that:
    a. They have read and understand these project Conditions of Approval;
    b. They will require that all project sub-contractors read and understand these project Conditions of Approval; and,
    c. They ensure a copy of these project Conditions of Approval will be posted on-site at all times during construction.
43. FLOOR DRAINS – All floor drains shall be plumbed to connect to the sanitary sewer system only. Site design must facilitate drainage away from building floor drains.
44. OVERHEAD UTILITY CLEARANCE – For projects that have overhead utility lines on-site that travel over new buildings, the Applicant shall obtain a letter from the utility company indicating that there is adequate overhead clearance from the utility to the proposed building. The letter shall be submitted with the first set of improvement plans submitted. The plans shall show the existing utility pole, any necessary proposed pole protection (including overhead clearance warning identification), and shall be confirmed satisfactory with the utility company. The letter shall be to the approval of the Town Engineer.

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

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

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restoration of all improvements identified by the PPW Inspector shall be completed before the issuance of a certificate of occupancy. The Applicant shall request a walk-through with the PPW Inspector before the start of construction to verify existing conditions.

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

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

48. PROJECT CONSTRUCTION SETUP – All storage and office trailers will be kept off the public right-of-way.
49. PUBLIC WORKS CONSTRUCTION NOTICE – The contractor shall notify the PPW Inspector at least ten (10) working days prior to the start of any construction work. At that time, the Contractor shall provide an initial project construction schedule and a 24-hour emergency telephone number list.
50. PROJECT CONSTRUCTION HANDOUT – The Contractor shall provide to the Town Engineer an approved construction information handout for the purpose of responding to questions the Town receives regarding the project construction.
51. PROJECT CONSTRUCTION SUPERVISION – The Contractor shall always provide a qualified supervisor on the job site during construction.
52. PUBLIC WORKS CONSTRUCTION INSPECTION – All work shown on the Improvement Plans shall be inspected to the approval of the Town Engineer. Uninspected work shall be removed as deemed appropriate by the Town Engineer.
53. PROJECT CONSTRUCTION HOURS – Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to the weekday between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under Encroachment Permit may be performed on the weekend unless prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:
    a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.

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b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.
c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.
e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This notification must be provided three days prior to the start of the extended construction activity.
f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.
g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.
h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.

54. PROJECT CONSTRUCTION BMPs – All construction activities shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinances, the project specific temporary erosion control plan, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
55. PROJECT CONSTRUCTION EXCAVATION – The following provisions to control traffic congestion, noise, and dust shall be followed during site excavation, grading, and construction:
    a. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
    b. Travel speeds on unpaved roads shall be limited to fifteen (15) miles per hour.
    c. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible.
    d. Water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to ensure proper control of blowing dust for the duration of the project.
    e. Watering on public streets and wash down of dirt and debris into storm drain systems is prohibited. Streets will be cleaned by street sweepers or by hand as often as

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deemed necessary by the PPW Inspector, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the Town Engineer. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be coordinated with the San José Water Company.

f. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.
g. Construction grading activity shall be discontinued in wind conditions in excess of 25 miles per hour, or that in the opinion of the PPW Inspector cause excessive neighborhood dust problems.
h. Site dirt shall not be tracked into the public right-of-way and shall be cleaned immediately if tracked into the public right-of-way. Mud, silt, concrete and other construction debris shall not be washed into the Town's storm drains.
i. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
j. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.
k. Prior to issuance of any permit, the Applicant shall submit any applicable pedestrian or traffic detour plans to the satisfaction of the Town Engineer for any lane or sidewalk closures. The temporary traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans and in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way.
l. During construction, the Applicant shall make accessible any or all public and private utilities within the area impacted by construction, as directed by the Town Engineer.
m. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The Applicant shall require the soils engineer submit to daily testing and sampling reports to the Town Engineer.

56. PROJECT CLOSE-OUT – Prior to requesting a Final Inspection, the Applicant shall submit to the Town Engineer a letter indicating that all project conditions have been met, and all improvements are complete. All work must be completed to the satisfaction of the Planning Director and Town Engineer prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, storm drainage, underground utilities, etc., shall be completed and attested to by the Town Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, including those for water and sanitary sewer services, such installation shall be verified as having been completed and accepted by those agencies. In addition, the Applicant shall submit an itemized final quantities list of all public

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improvements constructed on-site and within the public right-of-way. The final quantities list shall be prepared by the project engineer and be to the approval of the Town Engineer. The final quantities list shall be broken out into on-site and off-site improvements based on the format provided by the Town. Until such time as all required improvements are fully completed and accepted by Town, the Applicant shall be responsible for the care, maintenance, and any damage to such improvements. Town shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by the Applicant.

57. SITE WATER DISCHARGE – In accordance with the Town Code, Prohibition of Illegal Discharges (Los Gatos Town Code Section 22.30.015), the Town Engineer may approve in coordination West Valley Sanitation District the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Town Engineer.

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

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

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f. It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

59. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]
60. FIRE SPRINKLERS REQUIRED: (As noted on Sheet 1) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
61. REQUIRED FIRE FLOW: (Letter Received) The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].
62. FIRE DEPARTMENT (ENGINE) ROADWAY TURNAROUND REQUIRED: (As noted on Sheet 4) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 50 feet outside and 30 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5].
63. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
64. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is

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plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

65. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

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Project Description

Project Address: 116 Vallecitos Way, Los Gatos, CA

Assessor's Parcel Number: 407-13-018

Zoning District: R-1:10

Applicant: Michelle Miner Design

Owner: Eyal & Annat Tokman

Existing Conditions

The property is currently developed with a single-story single-family residence constructed in 1962, containing approximately 2,150 square feet of living area and a detached 540 square foot garage. The lot is generally flat and landscaped with mature trees and shrubs.

Proposed Project

The project proposes to demolish the existing single-story residence and detached garage and construct a new two-story single-family residence with an attached, fully integrated accessory dwelling unit (ADU) and an attached two-car garage.

- Main Residence: 1,508 square feet on the first floor and 2,089 square feet on the second floor, totaling 3,597 square feet of living space.
- Attached Garage: 650 square feet.
- Attached ADU: 1,025 square feet located on the first floor and integrated into the main structure with a private side entry on the right (west) side of the home.
- Total Proposed Building Area: 5,272 square feet.

The new residence will conform to all required setbacks, height, and coverage standards for the R-1:10 zoning district.

Architectural Design and Materials

The proposed residence is designed in a Modern Spanish Revival style that combines traditional Spanish architectural elements with a refined, contemporary expression. Key design features include:

- Smooth stucco exterior finish.
- Decorative corbels under all eaves.
- Clay tile roofing in a natural warm tone.
- Black-clad windows and French doors.
- Articulated rooflines, recessed entries, and varied massing to reduce bulk and provide

visual interest.

The architecture complements the neighborhood context while maintaining a cohesive and timeless aesthetic.

Accessory Dwelling Unit (ADU)

The ADU is located on the first floor and is fully integrated into the primary residence, both structurally and visually. It includes a separate side entry for privacy and independence while maintaining continuity with the main home's architectural detailing, roof form, and materials. The integration minimizes the perceived size of the building and maintains a consistent street-facing character.

Landscaping and Site Improvements

Two existing trees will be removed to accommodate the new construction:
- One 30-inch Douglas fir located near the fence and too close to the existing structure.
- One 7-inch maple located within the new building footprint.

Proposed landscaping includes:
- One new fruitless olive tree in the front yard.
- Seventeen new podocarpus shrubs along both side property lines for privacy screening.
- Front yard planting designed with drought-tolerant species and mulch to minimize irrigation and promote sustainable water use.

All new landscaping will comply with the Town of Los Gatos Water Efficient Landscape Ordinance.

Summary

This project replaces an outdated 1960s single-story residence with a thoughtfully designed two-story Modern Spanish Revival–inspired home featuring an integrated ADU. The new design emphasizes architectural quality, balanced massing, energy efficiency, and sustainable landscaping while remaining compatible with the surrounding neighborhood character.

Letter of Justification

Project Address: 116 Vallecitos Way, Los Gatos, CA
Assessor's Parcel Number: 407-13-018
Zoning District: R-1:10
Applicant: Michelle Miner Design
Owner: Eyal & Annat Tokman

Introduction

This Letter of Justification accompanies the application for a new two-story single-family residence with an attached accessory dwelling unit (ADU) at 116 Vallecitos Way. The purpose of this letter is to demonstrate that the proposed project complies with the Town of Los Gatos's General Plan, Residential Design Guidelines, and zoning standards, and that it enhances the architectural quality and neighborhood character of the community.

a. Description of the Proposed Request

The proposal includes the demolition of an existing 2,150 square-foot single-story residence and detached 540 square-foot garage, and construction of a new two-story single-family residence with a fully integrated first-floor ADU and an attached two-car garage.

Project Summary:
• Main Residence: 1,495 sf (first floor) + 2,066 sf (second floor) = 3,561 sf total living area
• Attached Garage: 650 sf
• Attached ADU: 1,037 sf, located on the first floor with a private side entry
• Total Proposed Building Area: 5,248 sf
• Zoning Compliance: The project meets all required setbacks, height limits, and lot coverage standards for the R-1:10 zoning district

The home will serve as a private family residence with standard residential occupancy. No commercial activity is proposed.

Existing Structure and Justification for Demolition

The existing residence was constructed in 1962 and reflects the design limitations of that era. The structure is awkwardly sited on the lot, making expansion or functional remodeling impractical.

The detached garage, located behind the house, is accessed through a narrow, 95-foot-long driveway that provides no room to turn around—requiring vehicles to back all the way down the driveway to exit. This configuration is unsafe, inefficient, and does not meet modern residential standards.

The combination of the home's outdated construction, inefficient site layout, and constrained access justifies full replacement of the existing structures. The proposed project will correct these functional issues, improve circulation and safety, and create a code-compliant, energy-efficient residence that enhances the property's livability and long-term value.

Neighborhood Compatibility and Visual Context

Comprehensive 3D neighborhood studies—including both street-level and aerial perspectives—were prepared to evaluate the project's visual relationship to adjacent homes. These renderings confirm that the new residence integrates seamlessly into the existing cul-de-sac. The roof forms, proportions, and setbacks are consistent with the established neighborhood pattern, and the home maintains a respectful scale relative to nearby one- and two-story residences.

The site's position at the end of the court, combined with mature trees and proposed landscaping, minimizes visibility from the main approach and prevents the home from appearing dominant. Existing vegetation, new drought-tolerant planting, and softened roof transitions allow the design to blend naturally into its surroundings, reinforcing the cohesive and attractive character of the neighborhood.

b. Benefit to the Community

1. Architectural Enhancement:
The proposed Modern Spanish Revival design replaces an aging 1962 home with a new, thoughtfully detailed residence. High-quality materials—smooth stucco, clay tile roofing, decorative corbels, and black-clad windows—reflect the craftsmanship and design integrity valued in Los Gatos.

2. Neighborhood Compatibility:
Mature trees will be preserved where possible, and new landscaping will provide additional screening along both side property lines. Offsets in the upper floor and varied rooflines reduce bulk and massing, ensuring that the home fits comfortably within its setting.

3. Sustainability and Site Stewardship:
The property's flat topography allows construction with no grading, preserving the natural terrain and minimizing environmental disturbance. All new landscaping will comply with the Town's Water Efficient Landscape Ordinance.

4. Community Reinvestment:
The project represents a reinvestment in Los Gatos housing stock, aligning with the Town's goals of promoting high-quality residential design while integrating additional housing opportunities through the inclusion of an ADU.

c. Consistency with the General Plan

The project aligns with several goals and policies in the Town of Los Gatos General Plan:
• Land Use Goal LU-1: Maintain and enhance the existing character and quality of residential neighborhoods.
• Community Design Goal CD-1: Ensure new development contributes positively to the Town's visual

character and complements surrounding structures.
• Housing Goal H-2: Encourage housing diversity through well-integrated ADUs within existing residential neighborhoods.
• Environmental Sustainability Goal ENV-2: Preserve natural site conditions and reduce grading to protect the integrity of the landform.

The project achieves these goals through a contextually appropriate, well-articulated design that enhances both the property and the neighborhood.

d. Facts Justifying the Application

1. Neighborhood Compatibility:
The home's scale, articulation, and Spanish-style character are consistent with the surrounding neighborhood. Roofline variation and second-story setbacks ensure visual balance.

2. Architectural Quality and Detail:
• A stone accent wall at the arched entry porch adds warmth and texture.
• Deep eaves, decorative corbels, and varied roof planes provide rhythm and shadow.
• Vertically proportioned windows and a modest balcony add balance and interest.

3. Minimal Environmental Impact:
The project follows existing topography with no grading, minimizing disturbance and maintaining site character.

4. Preservation and Enhancement of Landscaping:
Mature trees will remain to soften views from the street and neighboring lots. New drought-tolerant plantings enhance visual appeal and sustainability.

5. Community Benefit:
The design replaces an outdated, inefficient structure with a modern, architecturally refined home that improves functionality, livability, and neighborhood quality.

Supplemental Height and Massing Justification

6. Justification of Building Height, Size, and Second-Floor Plate Height

The proposed residence has been carefully designed to balance livability, architectural quality, and neighborhood compatibility. While the home will be modestly larger than some immediate neighbors, its apparent scale has been deliberately reduced through design strategies consistent with the Town's Residential Design Guidelines.

Height Reduction and Upper Floor Design

In direct response to staff concerns, the second-floor plate height has been reduced from 10 feet to 9 feet. This reduction lowers the overall building height and significantly decreases the perceived vertical mass

of the home. A 9-foot plate height is typical of high-quality residential construction and allows for appropriate ceiling proportions while maintaining a lower roofline than originally proposed.

The reduced plate height results in:

• A lower ridgeline and overall building profile

• Less visible wall area above the first-floor roof plane

• Improved compatibility with adjacent one- and two-story homes

• Reduced shadowing and visual impact

Perceived Mass vs. Measured Size

Although the proposed home is approximately 500 square feet larger than the largest home in the immediate vicinity, the design minimizes bulk through stepped wall planes, recessed upper-floor elements, varied roof forms that break up the building mass, deep eaves with decorative corbels that create shadow and visual layering, and integration of the ADU into the first floor rather than a separate two-story volume. These elements ensure the home reads as a collection of smaller volumes.

Context of Neighborhood Development

The property is located at the end of a cul-de-sac, where surrounding homes already exhibit a mix of one- and two-story forms. The proposed roof heights and proportions are consistent with other Spanish and Mediterranean homes in the broader neighborhood. Mature trees and new landscaping further soften views and reduce visual prominence.

Need for a 9-Foot Second-Floor Plate Height

A 9-foot plate height is necessary to provide functional, code-compliant living spaces with proper window and door proportions, maintain the architectural integrity of the Spanish Revival style, and avoid a compressed appearance that would detract from the quality and longevity of the home. This plate height represents a design compromise that achieves livable interior space while responding to the Town's direction to reduce overall height.

Conclusion

This project has been carefully designed to reflect the Town of Los Gatos's vision for high-quality, context-sensitive residential design. It replaces an outdated home with a thoughtfully scaled and articulated residence that preserves natural features, complements the neighborhood, and enhances the community's architectural character.

We respectfully request approval of this application based on the project's consistency with the Town's General Plan, Design Guidelines, and zoning standards.

Sincerely,
Michelle Miner

Michelle Miner Design
18488 Prospect Rd, Suite #6
Saratoga, CA 95070

Below please find documentation that shows the neighborhood context in 3d and google views, Spanish and Mediterranean homes in the greater neighborhood as well as a view of 2 story homes in the neighborhood.

Neighborhood Context Views



3d view of neighborhood compared to google view below of current neighborhood

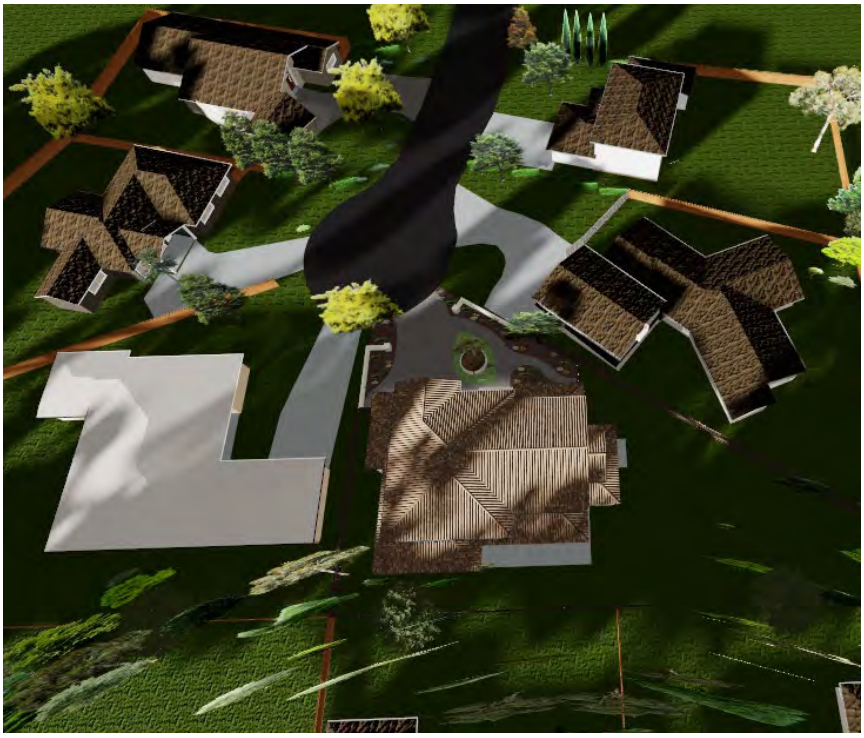


Additional views of 3d below






Google Maps




Vallecito
104
109
108
111
112
115
116 Vallecitos Way
Recently viewed



Aerial Survey of 2 story homes around subject home



The following are Spanish/Mediterranean Homes in the neighborhood

18450 Bicknell Rd (445 ft)



15070 Becky Ln. (500 ft)



15121 Becky Ln. (990 ft)



102 Via Teresa (100 ft)







18330 Bicknell Rd (500 ft)



107 Verona Ct. (840 ft)



251 Old Adobe Rd. (630 ft)



261 Montclair (1300 ft)





148 Via de Tesoros (425 ft)



152 Via de Tesoros (430 ft)



231 Plaza La Posada (880 ft)



243 Via La Posada (770 ft)





18588 Woodbank Way (1200 ft)



18564 Rancho Las Cimas Way (1300 ft)



18532 Aquino Way (1150 ft)



18500 Aquino Way (1000 ft)





EXHIBIT 6










116

















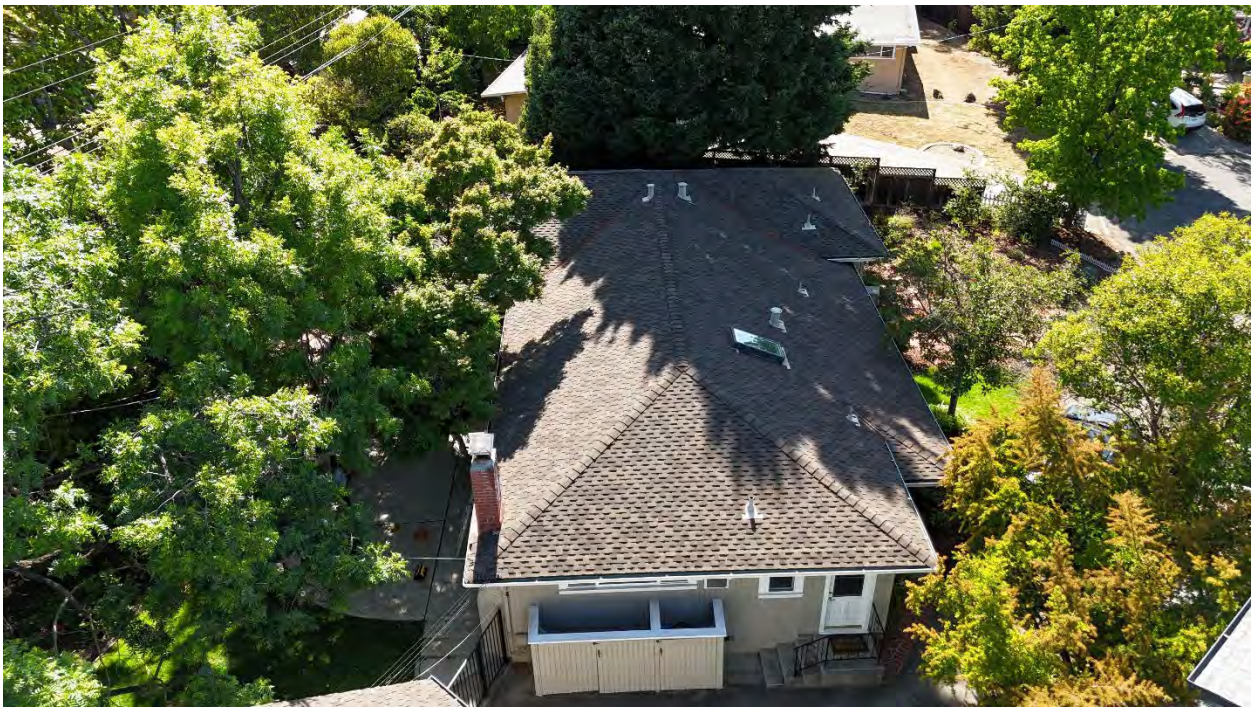










































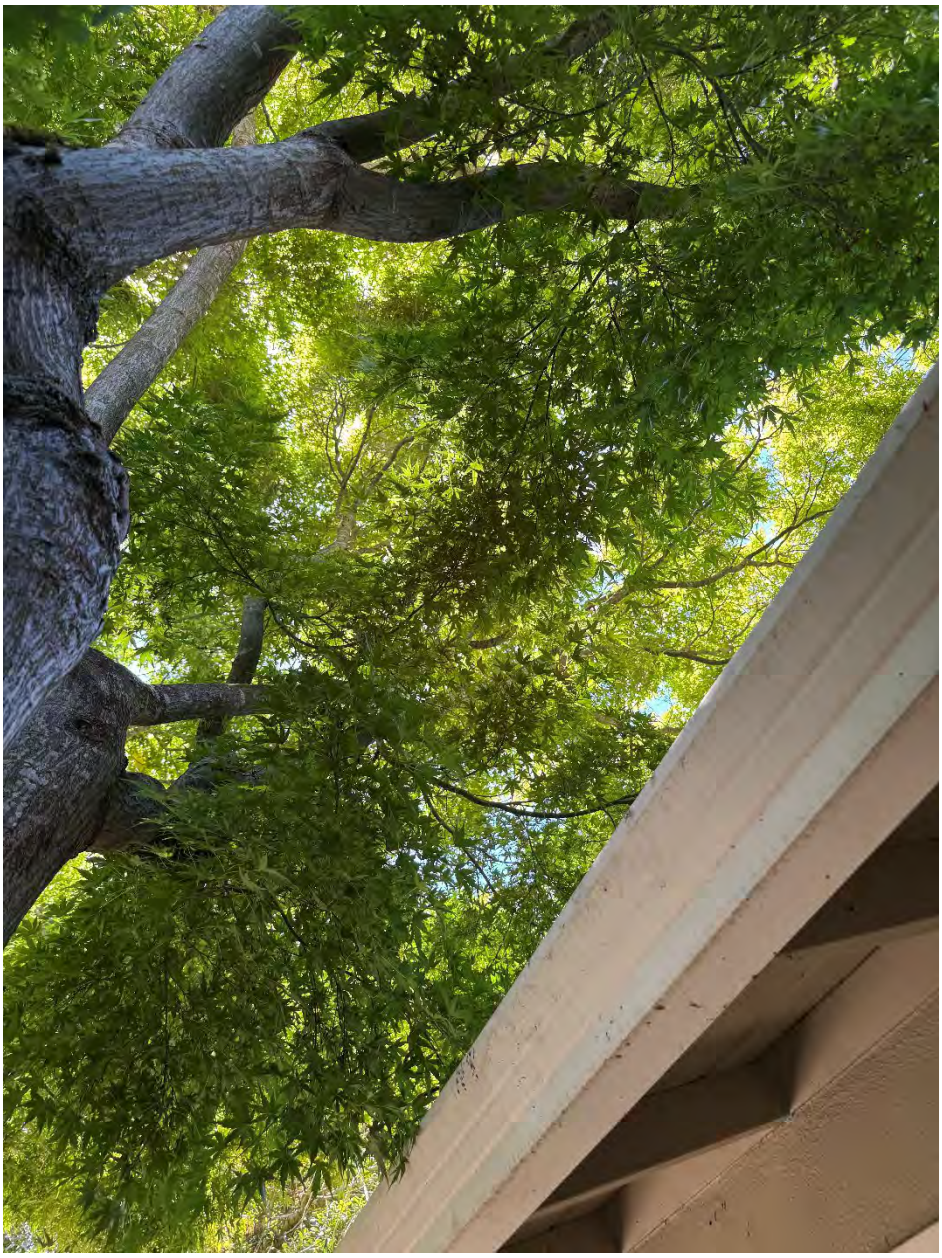






























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Assessment of and Protection Recommendations for 13 Regulated Trees At And Adjacent To

116 Vallecitos
Los Gatos, California

Prepared for:
Mr. Ryan Safty, Associate Planner
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Field Visit Date:
Walter Levison, Contract Town Arborist (CTA)
11/24/2025

Report by CTA
12/16/2025

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1.0 Summary with Table 1.0(a)

a. Below is a matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade).

Mitigation replacement rate and size is noted for each tree in the case that removal or damage to trees occurs.

The proposed site plan sheet 4, from plan set date October, 2025, was used by the CTA as the basis sheet to create a tree map markup showing tree tag numbers of regulated size trees both on site (trees 22 through 33) and adjacent to the site (tree 21 Town-owned "street tree").

Trees were tagged with numeric tags at eye level by the CTA as "21" through "33".

General Overview of Applicant's Site Plan Layout vs. Tree Preservation:

- Tree 21 may experience severe negative impacts if the proposed new gas line trenching and proposed new property line wall are built out at the current proposed locations shown on the applicant's site plan sheet 4 of 19.

  The CTA suggests either pushing these two items farther offset from the mainstem of tree 21, such as 6 feet offset for gas line and 10 feet offset for wall work.

  If relocation of the gas line and/or wall position is/are not possible, then "trenchless technology" could be utilized to safely bore the gas line underneath the root system of the tree at depth such as at 3 to 4 feet depth, and a "floating over-grade beam suspended on vertical piers" could be used to build the proposed new wall above the lateral woody root system of the tree.

- Trees 22, 32, and 33 are to be removed due to their proximity to the proposed new residence massing. The proposed new two-story residence & ADU foundation excavation work will be too close in proximity to the base of tree 33 in terms of the tree's lateral woody anchor root system, at a distance of approximately 6 feet east of trunk edge. Staff will need to make a decision to either require tree 33 be protected in place and redesign the entire site plan to push the building footprint to 10 feet east of the trunk edge (i.e. to the location of the existing single family residence foundation edge), or allow the removal of tree 33 per the applicant's proposed project plan set. The CTA suggests allowing removal of the tree per plan.

- Trees 23, 24, 25, 26, 27, 29, 30, and 31 are far enough offset from proposed construction that they appear to be retainable, if chain link fencing protection barriers are erected along the red dashed lines indicated on the CTA's tree map markup in this report.

- Tree 28 is a very large specimen of native Northern California black walnut with very extensive wood tissue decay progression in the lower mainstem area where a third mainstem was removed at 4 feet elevation in the past. The tree has been extensively pruned by PG&E to clear the overhead high voltage electrical wire right of way. The remaining remnant tree has a compromised structural root system with visible decay in the lower trunk, and a canopy that is lopsided northward toward the proposed residence. The CTA recommends removal of this tree for safety purposes.

  The tree is considered either a "moderate" or a "high" TRAQ risk in terms of likelihood of tree or tree part failure and impact with high value targets, causing significant to severe damage. Risk rating determination is outside of the scope of this CTA arborist report preparation assignment. However,

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for the purposes of this report, the tree is suggested to be considered by Town Staff to be a "high risk" tree specimen, which allows the tree to be removed as a no-fee removal with no canopy replacement plantings required by the applicant. See box on report page 4 below for details.

Staff Protocols 2022 Onward / High Risk Trees & Extreme Risk Trees & Dead Trees

Per my communications with Town Planning Division Staff in 2022, all trees with a TRAQ risk rating of "high" or "extreme", and all trees in "dead" (i.e. 0 to 5% overall condition ratings) are allowed to be removed as no-fee removals, without any canopy replacement fees or plantings required, when a land plot is undergoing entitlement review. The reference for this no-fee/no-replacement removal standard is tree ordinance section 29.10.0985.

Table 1.0(a)
(Refer also to the CTA's tree data table and tree map markup in this report when reviewing Table 1.0(a)).

Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
21	Not Verified. Depends on Locations of Site Work (New Gas Line and Structural Wall).	Street	Sweetgum	No	$2,990.	**Push proposed new gas pipe alignment to approximately 6 feet offset from trunk edge. If this is not possible, then use pit to pit directional bore (trenchless technology) to bore 3 to 4 feet underneath the root plate of the tree.** **Push the proposed property perimeter wall to at least 10 feet offset from trunk edge. If this is not possible, then build at current proposed location, using a modified specification, such as a wall with foundation that utilizes a floating "over-grade" beam set over existing surface soil grade elevation, suspended on small diameter vertical pier footings.**	4	15 gallon size tree. ($1,000.)

Address: 116 Vallecitos, Los Gatos, CA
Member of the International Society of Arboriculture
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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
22	Remove	Front entrance area	Crabapple cultivar	No	n/a	n/a	3	15 gallon size tree. ($750.) (Note that this is technically a "fruit tree", but the fruits are extremely small in size, and not used for human consumption.
23	Protect in Place (PIP)	Southeast corner	Douglas fir	No	$8,800.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	6	15 gallon size tree. ($1,500.)
24	Protect in Place (PIP)	Rear fence	Xylosma (Not 100% Verified)	No	$7,300.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	4	15 gallon size tree. ($1,000.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to “less than significant” are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
25	Protect in Place (PIP)	Rear fence	Australian brush cherry (Syzygium)	No	$740.	No site work adjustments necessary. Fence off at canopy dripline per the CTA’s tree map markup embedded in this report.	3	15 gallon size tree. ($750.)
26	Protect in Place (PIP)	Rear fence	Victorian box pittosporum	No	$760.	No site work adjustments necessary. Fence off at canopy dripline per the CTA’s tree map markup embedded in this report.	3	15 gallon size tree. ($750.)
27	Protect in Place (PIP)	Rear fence	Victorian box pittosporum	No	$660.	No site work adjustments necessary. Fence off at canopy dripline per the CTA’s tree map markup embedded in this report.	3	15 gallon size tree. ($750.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
28	Remove	Rear fence	Northern California black walnut (native tree, nut producing tree, but larger than 18" diameter.	No	n/a	Tree to be removed at the recommendation of the CTA, given that risk rating was determined to be approximately "high", for tree or tree part failure and impact with persons or property (tree risk rating determination was outside the scope of this report preparation assignment, but was determined as a "rough approx. risk rating" in order to note this important safety situation for Town Planning Dept Staff. This tree qualifies for the "no fee / no mitigation planting" protocol. The reference for this no-fee/no-replacement tree removal standard is Town of Los Gatos tree ordinance section 29.10.0985.	(NO FEE)	(NO FEE)
29	Protect in Place (PIP)	Rear fence	Victorian box pittosporum	No	$600.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
30	Protect in Place (PIP)	Rear fence	Holly tree	No	$740.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)
31	Protect in Place (PIP)	Rear fence	Holly tree	No	$3,790.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)
32	Remove	Rear courtyard	Japanese maple	No	n/a	n/a	4	15 gallon size tree. ($1,000.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
33	Remove	Right side yard	Douglas fir	No	n/a	Tree to be removed per applicant, due to very close proximity to proposed new residence footprint. Work will significantly compromise tree's structural woody anchor root system that is visible along the east side of tree as of the date of writing. Existing residence is approximately 9.5 feet from trunk edge. Proposed new residence foundation will be approximately 6 feet from trunk edge, with a new concrete walk encroaching to (zero) feet from trunk edge.	6	15 gallon size tree. ($1,500.)

The existing site is less than 10,000 square feet total. Therefore, use of 15 gallon box size trees for canopy replacement plantings is allowable instead of the standard Town 24" box size replacement tree planting size rule.

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1.1 Quick-View Single-Page Summary (Bullet Style) / 13 Trees in Study

1. Removals:

   Tree 22 remove due to proximity to proposed residence. $750 canopy replacement standard fee, plus applicable tree removal permit fees.

   Tree 28 remove for safety, as a “high” risk no fee/no replacement tree per code.

   Tree 32 remove due to proximity to proposed residence. $1,000 canopy replacement standard fee, plus applicable tree removal permit fees.

   Tree 33 remove due to proximity to proposed residence. $1,500 canopy replacement standard fee, plus applicable tree removal permit fees.

2. Protect in Place (PIP):

   All other trees are to be protected in place using the CTA’s red dashed lines on the tree map markup in section 12.0 of this report as basis for erection of chain link standard robust fencing throughout the entire demolition and construction periods. In most cases, the CTA attempted to show the root protection zone fence lines as red dashed lines drawn at or beyond each tree’s “critical root zone” offset radius, defined as 6 times the trunk diameter, measured horizontally outward from the trunk edge of each tree.

3. Trees to be Impacted by Site Work:

   No impacts are expected to trees being protected in place, except possible required moderate airspace clearance pruning in the holly tree 30 and 31 canopy area where the canopies of these two trees currently extend far northward.

2.0 Assignment & Background

Walter Levison, Contract Town Arborist (CTA) was directed by Staff Planner Ryan Safty to visit the 116 Vallecitos site and assess all regulated size trees on or adjacent to the property.

The CTA was directed to tag, map, photograph, and record standard arboriculture data for regulated trees, and prepare a formalized written arborist report per Town of Los Gatos planning division standards.

The assessment was a ground-based visual assessment only.

Trees were tagged with racetrack shaped aluminum numbered tags at eye level.

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Trees were noted by tag number on a tree map markup by the CTA, included in this report document. The map indicates utility alignments as magenta highlighted lines, new wall alignments as yellow highlighted lines, and suggested tree root protection zone chain link fencing alignments as red dashed lines. The background basis sheet used for the tree map markup is applicant sheet 4 of 19 “site plan” dated October, 2025.

Heights were either estimated or shot using a Nikon 550 Forestry Pro hypsometer/rangefinder.

Canopy spreads were estimated by pacing.

Diameters were determined (for on site trees) using a Spencer forestry tape which converts actual trunk circumference into a diameter readout, by dividing the circumference by Pi. The diameter is therefore a calculation conversion data point.

Digital images were archived by the CTA and included in this report.

All “non regulated” or “non protected” trees were excluded from this tree study, based on the Town of Los Gatos tree ordinance exceptions list in code section 29.10.0970. Trees excluded from this study can be removed or severely pruned without issuance of a Town tree removal permit. Refer to CTA arborist report section 3.0 below for a full list of exclusion tree species and sizes.

Site Note: The CTA’s assignment did not include determination of TRAQ risk rating(s) for regulated trees. However, for the purposes of this report, the CTA did prepare a rough rating for walnut tree 28, given that the presence of this tree in the landscape represents a known safety risk above background normal “low” risk to life or property. The CTA is recommending that this tree be removed for safety purposes as a no fee/no replacement “high risk” specimen per Town Code.

3.0 Town of Los Gatos – What Trees are Protected?

Per the most recent (2015) iteration of the Town of Los Gatos tree ordinance (Town Code Chapter 29 – Zoning Regulations, Article 1), the following regulations apply to all trees within the Town’s jurisdiction (wordage adjusted):

1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered “**Protected Trees**” when removal relates to any development review.

2. 12 inch diameter (18 inch multistem total) trees on developed residential property not currently subject to development review.

3. 8 inch diameter (8 inch multistem total) blue oak (*Quercus douglasii*), black oak (*Quercus kellogii*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) on developed residential lots not currently subject to development review.

4. 8 inch diameter (8 inch multistem total) trees on developed residential property not currently subject to development review, on lots in the designated **Hillside Area** per the official Town map.

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5. All trees with a single mainstem or sum of multiple mainstems totaling 48 inches diameter or greater at 4.5 feet above grade are considered "**Large Protected Trees" (LPT).**

6. All oak species (*Quercus spp*.), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered **"Large Protected Trees" (LPT).**

7. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting 25% or more of any **Protected Tree** (including below ground root system).

8. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a **Large Protected Tree**.

9. Section 29.10.0965. Prohibitions: A permit is required to conduct severe pruning on any protected tree. Severe pruning is defined in section 29.10.0955 as "topping or removal of foliage or significant scaffold limbs or large diameter branches so as to cause permanent damage and/or disfigurement of a tree, and/or which does not meet specific pruning goals and objectives as set forth in the current version of the International Society of Arboriculture Best Management Practices-Tree Pruning and ANSI A300-Part 1 Tree, Shrub, and Other Woody Plant Management-Standard Practices, (Pruning)."

10. Exceptions:

    Severe Pruning Exception in Town Code section 29.10.1010(3) "…..except for pollarding of fruitless mulberry (*Morus alba*) or other species approved by the Town Arborist….".

    Protected Tree Exceptions:

    a. Edible fruit or nut bearing trees less than 18 inches diameter (multistem total or single stem)
    b. *Acacia melanoxylon* (blackwood acacia) less than 24 inches (multistem total or single stem)
    c. *Liriodendron tulipifera* (tulip tree) less than 24 inches (multistem total or single stem)
    d. *Ailanthus altissima* (tree of heaven) less than 24 inches (multistem total or single stem)
    e. *Eucalyptus globulus* (Tasmanian blue gum) less than 24 inches (multistem total or single stem)
    f. *Eucalyptus camaldulensis* (River red gum) less than 24 inches (multistem total or single stem)
    g. *Other eucalyptus species* (E. spp.) not noted above, less than 24 inches (multistem total or single stem) **(REMOVAL O.K. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP):** www.losgatosca.gov/documentcenter/view/176
    h. All palm species *(*except *Phoenix canariensis)* less than 24 inches (multistem total or single stem)
    i. *Ligustrum lucidum* (glossy privet) less than 24 inches (multistem total or single stem)

    Note that per the exception in part 'a' above, fruiting olive trees with stems totaling less than 18 inches are considered non-protected.

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4.0 Recommendations

4.01 PROJECT ARBORIST

Project Arborist ("PA"):

Initial Signoff

A third party ASCA registered consulting arborist or ISA Certified Arborist with extensive experience regarding tree protection during construction shall be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Mr. Ryan Safty, Associate Planner, at rsafty@losgatosca.gov.

Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition (subject to editing by the project planner):

"The required protective fencing shall remain in place until final landscaping (if applicable) and final Town inspection of the project. Project arborist approval must be obtained and documented in a monthly site tree activity report sent to the Town. The mandatory **Monthly Tree Activity Report** shall be sent electronically, at least once-monthly, to the Town planner associated with this project (rsafty@losgatosca.gov) beginning with the initial pre-demolition tree protection verification approval letter".

SUGGESTIONS FOR TOWN STAFF:

4.1 ADJUSTMENTS TO AND CLARIFICATIONS OF THE APPLICANT'S PROPOSED PLAN SET TO OPTIMIZE LONG TERM TREE VIGOR AND STABILITY:

(REFER ALSO TO QUICK-VIEW SUMMARY SECTION 1.1 IN THIS REPORT)

- GAS PIPE: Adjust the gas pipe alignment to at least 6 feet offset from trunk edge of street tree #21, or use trenchless technology to bore the gas pipe underneath the tree's root system at depth.

- PERIMETER WALL: Adjust the location of the property line wall near street tree #21 such that it is 10 feet offset from the trunk edge, or alternatively, build the wall as a floating system that uses an over-surface-grade beam suspended on vertical piers, such that the work is completely above existing soil surface grade elevation, thereby allowing the tree #21 lateral woody root system to be preserved in the area south of the tree.

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4.2 SECURITY BOND:

It is suggested that Town Staff condition this project on receiving security bond monetary funds from the applicant as a hedge against potential decline or death of one or more of the survey trees to remaining on-site or off-site in close proximity to the proposed site plan project.

The Town tree ordinance indicates that the bond should be equivalent to $5,000 per each single tree being preserved and protected in place, or a total of $25,000, whichever is less.

The proposed project scope of tree impact should invoke the **$25,000 minimum tree security bond assessment**, given that greater than 5 regulated status trees are being retained at the project site.

4.3 CHAIN LINK PROTECTIVE FENCING FOR TREE PROTECTION ZONES (TPZ):

Prior to commencing site demolition, erect chain link fencing panels set on moveable concrete block footings. Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees.

Alternatively, use two-inch diameter iron tube posts driven 24 inches into the ground, at a spacing 8 feet on-center (O.C.), and hang chain link steel fencing on those posts. Both the chain link panel fence method and the “tube post with hung steel chain link fencing material” fence method of tree protection are acceptable. See images at right.





Protection shall be at the farthest possible offset distances from trees being protected in place. See the CTA’s tree map markup in section 12.0 of this report which indicates red dashed lines as suggested fence routes, which are shown as being offset to at least the calculated “critical root zone” distance from each tree, or a greater linear offset distance.

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or “RPZ”.

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

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4.4 SIGNAGE:

The RPZ/TPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level (minimum of one or two signs per each single tree being fenced), minimum 8”X11” size each, plastic laminated, with wordage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):

TREE PROTECTION ZONE FENCE
ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025

PROJECT ARBORIST:
TELEFONO CELL: **EMAIL:**

NOTE: THE CTA IS NOT THE “PROJECT ARBORIST”.

The project arborist is a private arborist contracted by the applicant or applicant’s team of professionals who then monitors the project and reports to Town of Los Gatos planning division on a monthly basis with written tree condition and tree protection inspection reports submitted to Planning Staff per planning division conditions of project approval (COPA).

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4.5 TRUNK BUFFER WRAP SPECIFICATION:



Per the sample image at right, wrap at least two (2) or three (3) entire rolls of orange plastic snow fencing around the lowermost six feet of the trunk of **every tree** proposed to be protected in place on-site, unless otherwise noted in the list of trees below.

Wrap between zero feet (grade elevation) and 6 feet elevation above grade).

For added protection, place wooden boards over the OUTSIDE of the orange plastic, and duct tape them in place (do **not** use wires to secure the boards).

Important: Wood boards must be placed last, over the OUTSIDE of the orange plastic.

Trees to wrap:

Trees in relatively close proximity to proposed new work, such as trees 21, 30, and 31, where TPZ fencing will only be offset by 10 feet radius (trees 30 and 31), or where no TPZ will be able to be erected at all (tree 21).

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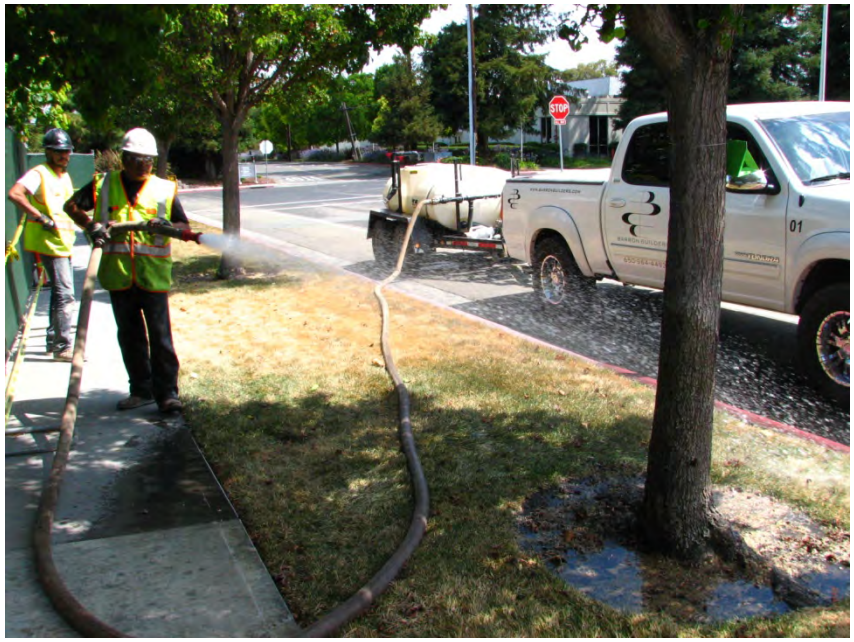
4.6 IRRIGATION TEMPORARY:

Irrigate **trees 23, 24, 25, 26, 27, 29, 30, 31.**

1x/month.

Volume of Water Application (Can be Adjusted As-Needed): 200 to 300 gallons total for all of the above trees combined.

Irrigation can be achieved through use of a tow-behind water tank (see image at right), domestic spigot with garden hose, and/or other means.



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4.7 ROOT PRUNING:

When roots are unearthed measuring greater than 1.0 inches diameter each during proposed site work within 25 feet of any tree being preserved and protected in place, proceed to prune those roots using a Sawzall or other brand of reticulating saw, using a blade designed specifically for “green wood pruning” or “wood” or “pruning” (see images below and right).

Sever roots at right angles to root growth direction.

Immediately (same day) smear wet mud on the cut ends of the roots, and bury ASAP, preferably within 48 hours of severing.

Backfill within 48 hours of root severing if possible.

Saturate the roots with water as soon as possible, preferably the same day as root pruning.

Saturate the soil profile down to 24 inches below soil surface grade elevations.

NOTE: If a root is shattered, broken, or otherwise damaged, with visible damage to the bark, then dig out the damaged section of root until the original undamaged root is visible, and proceed to cut out all damaged portions of the root(s) when the final clean cut is performed with a Sawzall. This is called “back digging” (see image at right, showing a clean cut being performed after first back-digging all around the root to expose undamaged root material.





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4.8 TREE REMOVALS / FEES:

As noted above in this report, trees 22, 32, and 33 are expected to be removed due to their locations in close proximity to the proposed new residence exterior.

The tree canopy replacement loss fee for these two trees is **$3,250**, plus any applicable tree removal permit application fees to be determined by Staff.

Tree 28, the 4th removal of 4 total tree specimens to be removed, is suggested by the CTA to be removed as a "no removal permit fee / no mitigation planting" removal, per Town Code 29.10.0985, for safety purposes. The tree is deemed a high risk tree specimen in terms of risk of tree or tree part failure and impact with persons or property, causing significant damage.

4.9 TREE MAINTENANCE / AIRSPACE CLEARANCE PRUNING:

Holly trees 30 and 31 may require airspace clearance of unknown degree or severity, to clear the proposed new residence and a construction corridor of estimated 5 foot width along the south side of the residence exterior siding. If possible, use cuts of less than or equal to 2 inches diameter each when performing stem length reduction cuts on the stems that extend northward toward the proposed residence footprint.

See the following page of this report for pruning spec images.

STANDARDS :All pruning shall conform to the most current iterations of **ANSI-A300 tree, shrub, and other woody plant maintenance / standard practices / pruning**.

SITE SUPERVISOR: An **ISA-Certified Arborist** retained by the tree care company performing the work will need to be present to oversee and actively supervise the 116 Vallecitos airspace stem length reduction pruning cut work. Side note: most consulting arborists cannot directly supervise this type of work, due to the California requirement that a tree care supervisor be associated with a company holding the new **C-49 Tree and Palm Contractor License** classification, issued by the **California State License Board (CSLB).**

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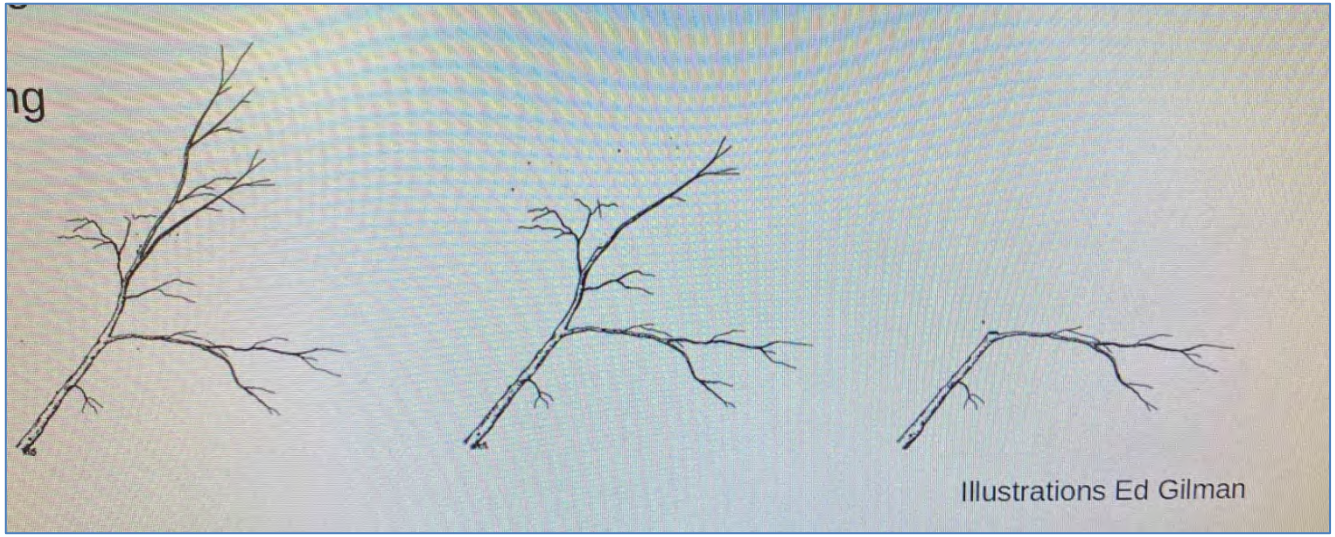

Above Right:

Sketches showing correct stem length reduction pruning or "**endweight reduction pruning**".

- The stem at left is unpruned.
- The stem in the center of the image has received minor stem length reduction pruning.
- The stem at the right has received heavy stem length reduction pruning, and was redirectionalized to the right as a result.



Below right:

Mike Wilson's excellent illustration that shows how a "three-step cut" is performed, per ANSI A300 standards, in order to avoid a stem tearout or a stem peel situation, which can be permanently damaging to a tree.

- The 1st cut is an undercut.
- The 2nd cut occurs above and slightly beyond the first cut in terms of its position away from the main trunk, which allows the stem to break off downward with gravity, without any tearing or peeling of bark or wood.
- The 3rd cut is the final finish cut at the tree branch collar where the stem interfaces with the main trunk.

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4.10 STREET TREE 21 / GAS PIPE DIRECTIONAL BORE:

If the alignment of the proposed new gas pipe line cannot be adjusted to 6 feet offset from street tree 21, then install it using a trenchless technique such as **directional bore** (see sample image below right).



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4.11 STREET TREE 21 / PERIMETER WALL ALTERNATIVE CONSTRUCTION METHOD "ABOVE-GRADE":

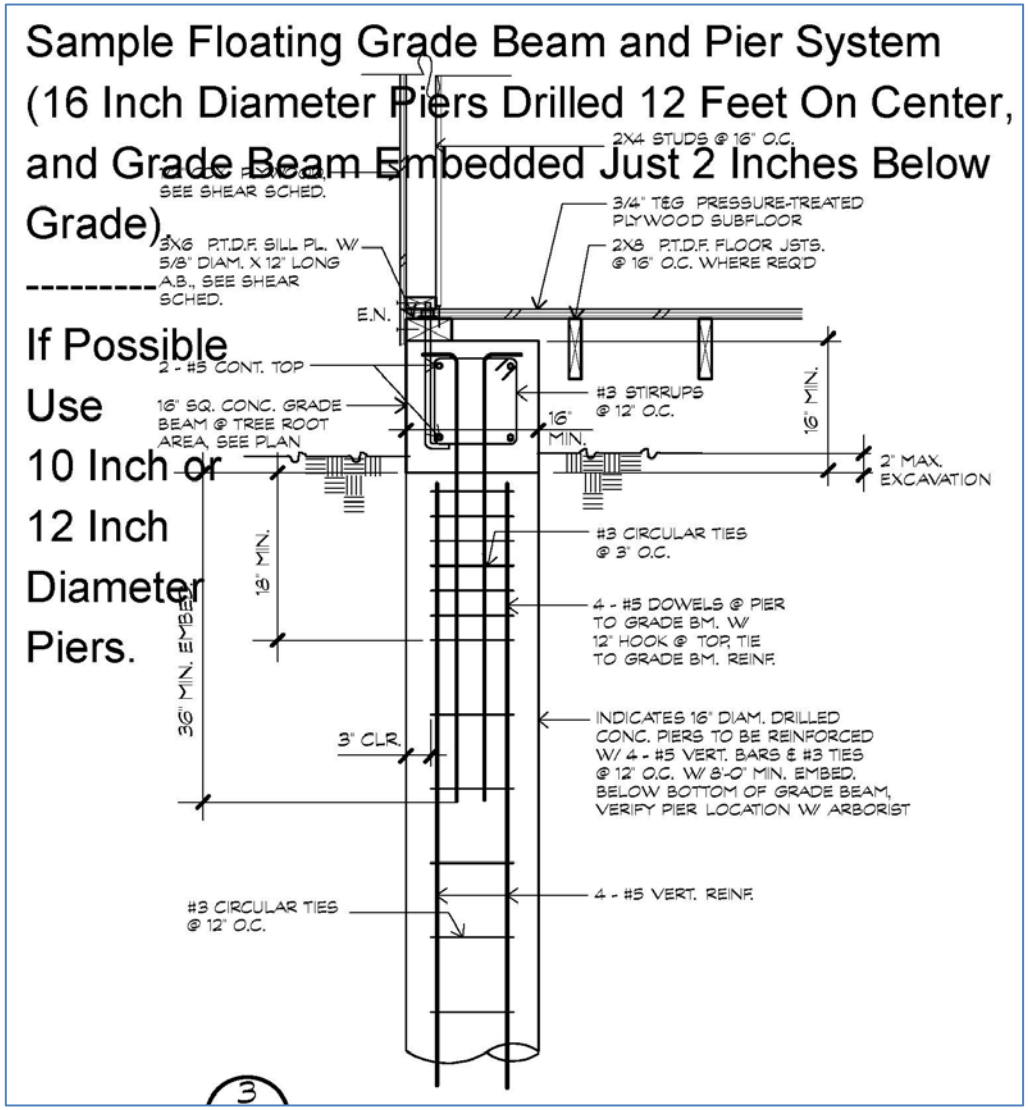
If the alignment of the proposed new property line structural wall at the streetside of front yard cannot be adjusted to 10 feet offset distance from the trunk edge of street tree 21, then either:

A. Redesign the wall to be a non-structural wall with no excavation work required below existing soil grade, other than vertical piers, or

B. Redesign the wall to be a structural wall with a floating "over-grade" beam that is built completely over existing soil surface grade elevation, suspended or otherwise stitched to vertical drilled pier supports, in order to allow for the majority of the tree 21 lateral woody roots to remain as-is below grade, in the front yard area between zero (0) feet and ten (10) feet south of the tree trunk (mainstem).

At right is a sample image showing a real world example of such a floating beam at a site project for which Walter Levison consulted as the project arborist. The project team created this compromise solution to the tree root preservation issue at hand, by showing a grade beam embedment of only two (2) inches below existing soil surface elevation, thereby causing very minimal loss of or damage to tree roots. The plan also indicates a pier separation of "12 feet on center", which is moderately good in terms of allowing for nearby tree lateral woody roots to be retained and preserved in place, because it allows for roots to remain in between the pier locations.

Note that this plan was created for a single family residence structural foundation. The wall at 116 Vallecitos may require less robust engineering than that shown at right. Optimally, the Vallecitos site should strive for a structural pier diameter of 10 or 12 inches, and a structural pier horizontal separation of 12 to 18 feet on center, for good or very good tree root retention.



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5.0 Tree Protection and Maintenance Directions per Town Code

The following is excerpted directly from the 2015 iteration of the Town of Los Gatos tree ordinance sections which provide specific tree protection directions and limitations on root pruning and above-ground pruning:

Sec. 29.10.1000. New property development.

(a) A tree survey shall be conducted prior to submittal of any development application proposing the removal of or impact to one or more protected trees. The development application shall include a Tree Survey Plan and Tree Preservation Report based on this survey. The tree survey inventory numbers shall correspond to a numbered metal tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by a certified or consulting arborist, and shall include the following information:

(1) Location of all existing trees on the property as described in section 29.10.0995;

(2) Identify all trees that could potentially be affected by the project (directly or indirectly- immediately or in long term), such as upslope grading or compaction outside of the dripline;

(3) Notation of all trees classified as protected trees;

(4) In addition, for trees four (4) inches in diameter or larger, the plan shall specify the precise location of the trunk and crown spread, and the species, size (diameter, height, crown spread) and condition of the tree.

(b) The tree survey plan shall be reviewed by the Town's consulting arborist who shall, after making a field visit to the property, indicate in writing or as shown on approved plans, which trees are recommended for preservation (based on a retention rating of high/moderate/low) using, as a minimum, the Standards of Review set forth in section 29.10.0990. This plan shall be made part of the staff report to the Town reviewing body upon its consideration of the application for new property development;

(c) When development impacts are within the dripline of or will affect any protected tree, the applicant shall provide a tree preservation report prepared by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other relevant information, shall be used to determine the health and structure of existing trees, the effects of the proposed development and vegetation removal upon the trees, recommendations for specific precautions necessary for their preservation during all phases of development (demolition, grading, during construction, landscaping); and shall also indicate which trees are proposed for removal. The tree preservation report shall stipulate a required tree protection zone (TPZ) for trees to be retained, including street trees, protected trees and trees whose canopies are hanging over the project site from adjacent properties. The TPZ shall be fenced as specified in section 29.10.1005:

(1) The final approved tree preservation report shall be included in the building permit set of development plans and printed on a sheet titled: Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;

(2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in

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section 29.10.0990;

(3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval:

a. The applicant shall, within ninety (90) days of final approval or prior to issuance of a grading or building permit, whichever occurs first, secure an appraisal of the condition and value of all trees included in the tree report affected by the development that are required to remain within the development using the Tree Value Standard methodology as set forth in this Chapter. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers (CTLA) and the Species and Group Classification Guide published by the Western Chapter of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraisal shall be subject to the Director's approval.

b. The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.0980, for each tree to be removed to satisfy the purpose of this division.

(d) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The applicant will then be responsible for the loss of any tree not previously approved for removal. For protected trees, which were removed, the developer shall pay a penalty in the amount of the appraised value of such tree in addition to replacement requirements contained in section 29.10.0985 of this Code. The applicant shall remain responsible for the health and survival of all trees within the development for a period of five (5) years following acceptance of the public improvements of the development or certificate of occupancy.

(e) Prior to issuance of any demolition, grading or building permit, the applicant or contractor shall submit to the Building Department a written statement and photographs verifying that the required tree protection fence is installed around street trees and protected trees in accordance with the tree preservation report.

(f) If required by the Director and conditioned as part of a discretionary approval, a security guarantee shall be provided to the Town. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the Director, in the penal sum of five thousand dollars ($5,000.00) for each tree required to be preserved, or twenty-five thousand dollars ($25,000.00), whichever is less. The cash, bond or other security shall be retained for a period of one (1) year following acceptance of the public improvements for the development and shall be forfeited in an amount equal to five thousand dollars ($5,000.00) per tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or severely damaged.

(g) An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done using directional boring, air-spade excavation or by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified or consulting arborist.

(h) It shall be a violation of this division for any property owner or agent of the owner to fail to comply with any development approval condition concerning preservation, protection, and maintenance of any protected tree.

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(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".

(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may

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be administered.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1010. Pruning and maintenance.

All pruning shall be in accordance with the current version of the International Society of Arboriculture Best Management Practices—Tree Pruning and ANSI A300-Part 1 Tree, Shrub and Other Woody Plant Management—Standard Practices, (Pruning) and any special conditions as determined by the Director. For developments, which require a tree preservation report, a certified or consulting arborist shall be in reasonable charge of all activities involving protected trees, including pruning, cabling and any other work if specified.

(1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).

(2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.

(3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (*Morus alba)* or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.

(4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (12.5” in circumference) without first obtaining a permit pursuant to this division.

(Ord. No. 2114, §§ I, II, 8-4-03)

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6.0 Tree Replacement Standards & Fees – Los Gatos Town Code and 2025 Fee Schedule

2025 Town of Los Gatos Tree Removal/Damage In-Lieu Fees:

a. $250 or $125 tree removal application permit fee per each tree to be removed, and

b. Tree cost for each 24" box size tree will be the "market price plus the installation cost, as determined by the Director" (2025 Town of Los Gatos Fee Schedule). Typical Bay Area installed cost of a 24" box size tree is roughly 3 times the wholesale price, which is roughly $250 x 3 = $750/tree as of 2025, per the CTA's communication with various tree installation service providers. Thus, the fee schedule per Town of Los Gatos is contrary to the actual "market price" (installed cost) of a 24" box size tree, which is more on the order of $750 per each single 24" box size tree: a difference of 300% between expected actual 2025/2026 "market price" versus the in-lieu fee of $250 established as a per-tree fee by the Town as of 2025. Refer to the snippet below from the Town's Fee Schedule.

Tree Related Fees

24	Tree Removal Permit Application*	One Tree $250.00 Additional Tree $125.00/each If application is denied 50% refund
25	Illegal Tree Removal Administrative Fee	$330.00
26	Replacement Trees - Town Forestry Fund Per Tree Ordinance Section 29.10.0985	Tree cost for each 24",36", and/or 48" box size will be the Market Price plus the installation cost, determined by the Director

Fee will be waived if tree removal is done to implement or maintain Defensible Space.

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(Below text is excerpted from Private Trees | The Los Gatos CA Official Site!):

Tree Related Fees
$250 - Tree Removal (One tree)
$125 - Tree Removal (Each additional tree on same application)
If application is denied, 50% refund
$330 - Illegal Tree Removal Administrative Fee
$250 for each 15 gallon and each 24" Box Size Replacement Tree In-Lieu Fee*
$500 for each 36" Box Replacement Tree In-Lieu Fee*

Tree Replacement Requirements

A condition of a tree removal permit requires two or more replacement trees, of a species and size designated by the Town, be planted on the subject private property. Table 3-1, Tree Canopy-Replacement Standard of the Town Code shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

Replacement trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Most fruit and nut trees, palm trees, or "nuisance" species are generally not considered suitable replacement trees. Section29.10.0970(2) of the Town Code lists nuisance species.

Replacement requirements in the Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions-Hillsides.

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

*If a tree or trees cannot be reasonably planted on the subject property and approved by the Town Arborist, a Replacement Tree In-Lieu Fee shall be paid to the Town Tree Replacement Fund to:
a. Add or replace trees on public property in the vicinity of the subject property; or
b. Add or replace trees or landscaping on other Town property; or
c. Support the Town's urban forestry management program.

Permits are valid for 90 days and replacement trees must be planted on the property prior to the permit expiration, unless the removal and replacements are part of an approved development application. Permits which include Replacement Tree In-Lieu fees will not be approved until all fees are paid in full.

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(Excerpted from Town Code 29.10.0985 and 29.10.0987)

(1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private property. Table 3-1 The Tree Canopy—Replacement Standard shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

(2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:

a. Add or replace trees on public property in the vicinity of the subject property; or

b. Add or replace trees or landscaping on other Town property; or

c. Support the Town's urban forestry management program. (Ord. No. 2114, §§ I, II, 8-4-03)

Table 3-1 - Tree Canopy - Replacement Standard

Canopy Size of Removed Tree [1]	**(Staff is using 24" box size as the Replacement Standard for SFR Projects as of 2016) [2,4]**	**Single Family Residential Replacement[3,4]**
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees; or Two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or Three 36 inch box trees	Not Available
Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available

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Notes

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

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

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

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

Sec. 29.10.0987. Special Provisions—Hillsides

The Town of Los Gatos recognizes its hillsides as an important natural resource and sensitive habitat which is also a key component of the Town's identity, character and charm. In order to maintain and encourage restoration of the hillside environment to its natural state, the Town has established the following special provisions for tree removal and replacement in the hillsides:

(1) All protected trees located 30 or more feet from the primary residence that are removed shall be replaced with native trees listed in *Appendix A Recommended Native Trees for Hillside Areas of the Town of Los Gatos Hillside Development Standards and Guidelines* (HDS&G).

(2) All protected trees located within 30 feet of the primary residence that are removed shall be replaced as follows:

(a) If the removed tree is a native tree listed in Appendix A of the HDS&G, it shall only be replaced with a native tree listed in Appendix A of the HDS&G.

(b) If the removed tree is not listed in Appendix A, it may be replaced with a tree listed in Appendix A, or replaced with another species of tree as approved by the Director.

(c) Replacement trees listed in Appendix A may be planted anywhere on the property.

(d) Replacement trees not listed in Appendix A may only be planted within 30 feet of the primary residence.

(3) Replacement requirements shall comply with the requirements in Table 3-1 Tree Canopy Replacement Standard of this Code.

(4) Property owners should be encouraged to retain dead or declining trees where they do not pose a safety or fire hazard, in order to foster wildlife habitat and the natural renewal of the hillside environment.

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7.0 Author's Qualifications (Partial)

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.

- Contract Town Arborist, Town of Los Gatos, California
  Community Development Department / Planning Division
  2015-present

- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)

- Millbrae Community Preservation Commission (Tree Board)
  2001-2006

- ASCA Registered Consulting Arborist (RCA) #401

- ASCA Arboriculture Consulting Academy graduate, class of 2000

- Associate Consulting Arborist
  Barrie D. Coate and Associates
  4/99-8/99

- Contract City Arborist, City of Belmont, California
  Planning and Community Development Department
  5/1999-5/2020 (21 years)

- ISA Certified Arborist #WE-3172A since 1996.

- Peace Corps Soil and Water Conservation Extension Agent
  Chiangmai Province, Thailand 1991-1993

- B.A. Environmental Studies/Soil and Water Resources
  UC Santa Cruz, Santa Cruz, California 1990

  UCSC Chancellor's Award, 1990

  (My full curriculum vitae is available upon request)

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8.0 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:
a. information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and
b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Tree are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

9.0 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.



Signature of Consultant

DIGITAL BADGES:

ISA CERTIFIED ARBORIST CREDENTIAL:
https://certificates.isa-arbor.com/f1918723-df46-48cc-ace2-c12625530fec?record_view=true

ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ):
https://certificates.isa-arbor.com/d180515f-ab75-440b-9c66-106005e3cf10?record_view=true#gs.hpb30w

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10.0 Digital Images

Trees are noted by numeric tag numbers “21” through “33” below in the table.



21



21

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22



23

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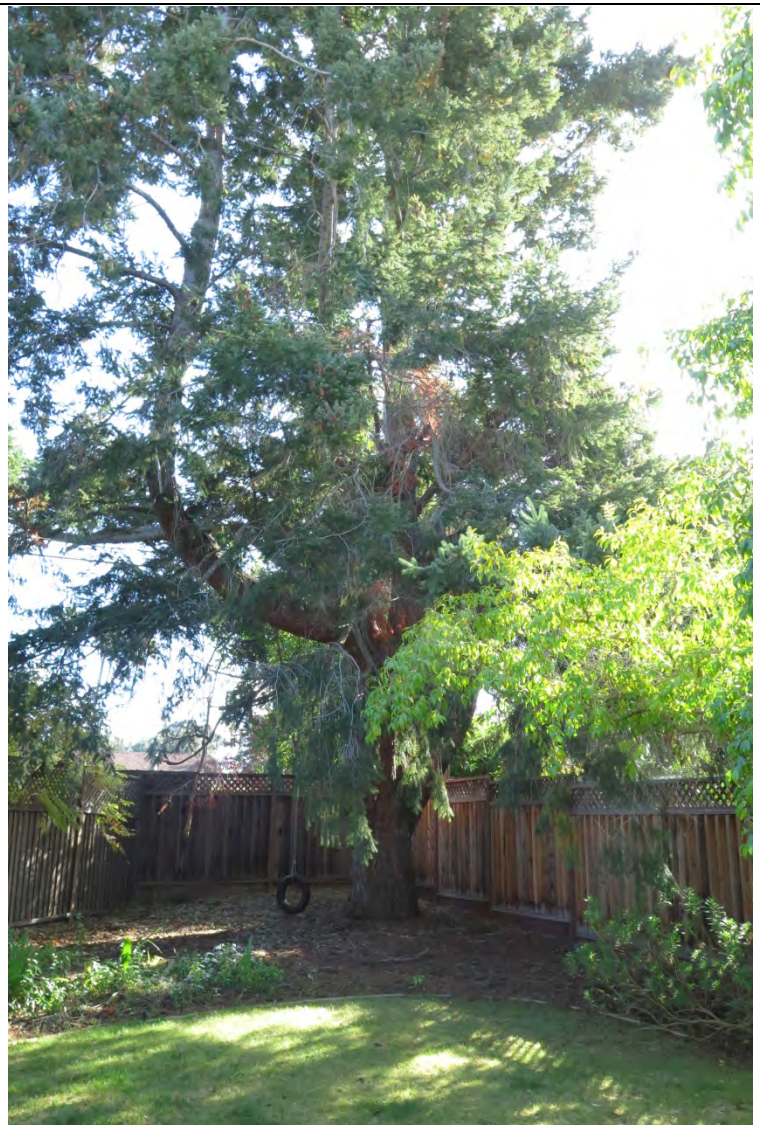
23



23

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23



24

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25



25
Close up of Eugenia psyllid insect that causes decline of and death of tree portions, including severe leaf distortion, resulting in loss of vigor and longevity of this tree, as well as reduced aesthetics.

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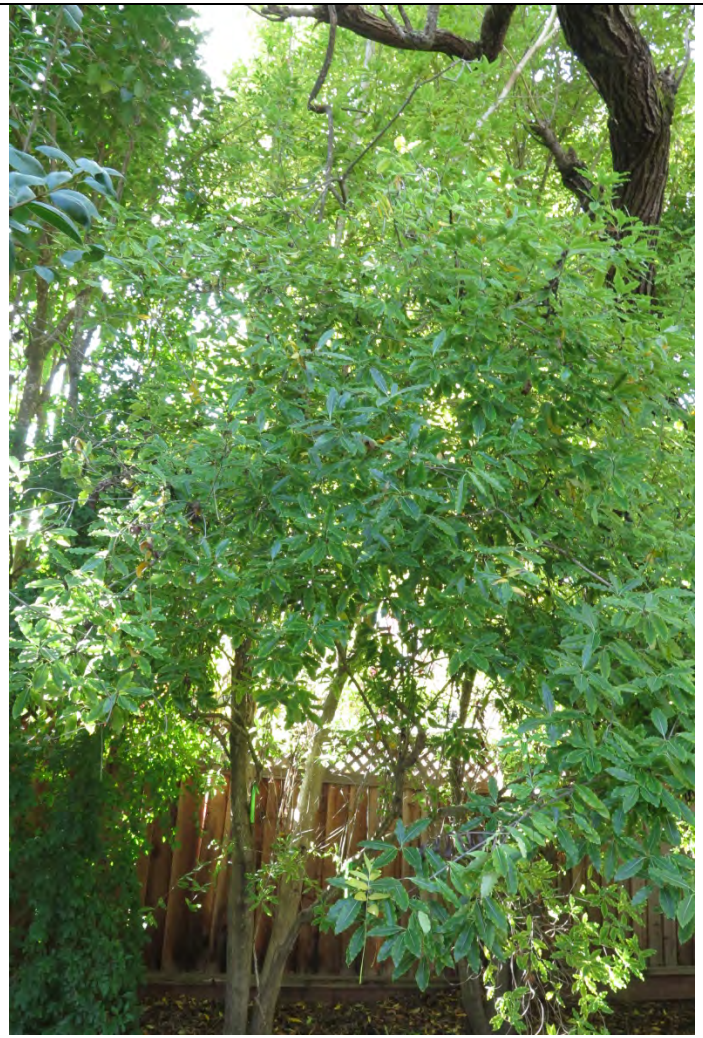

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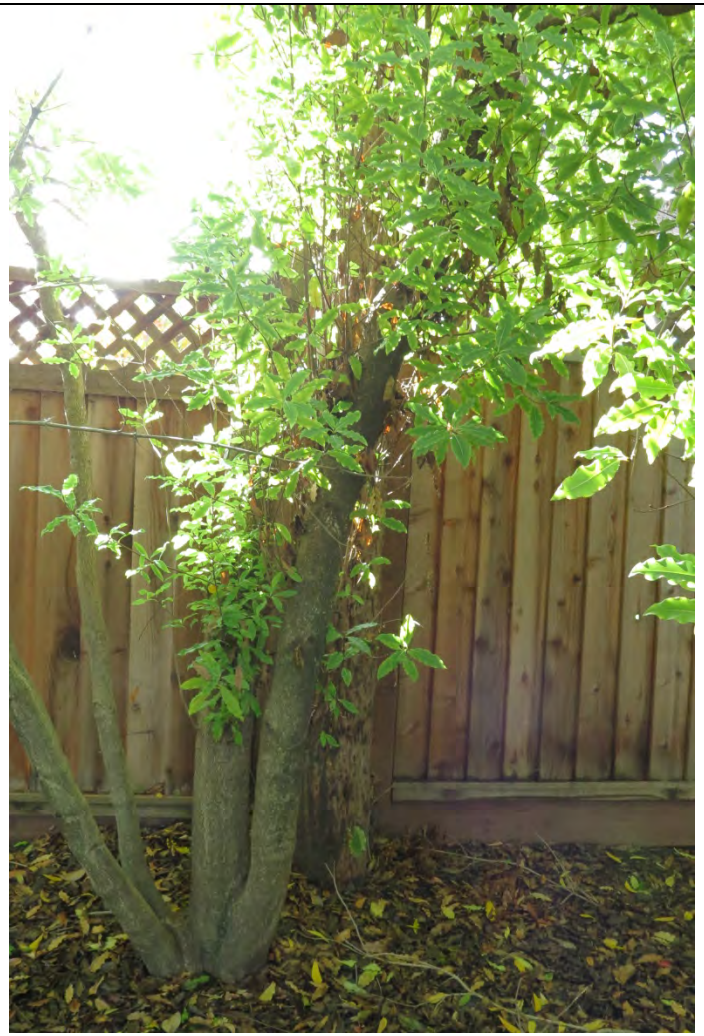

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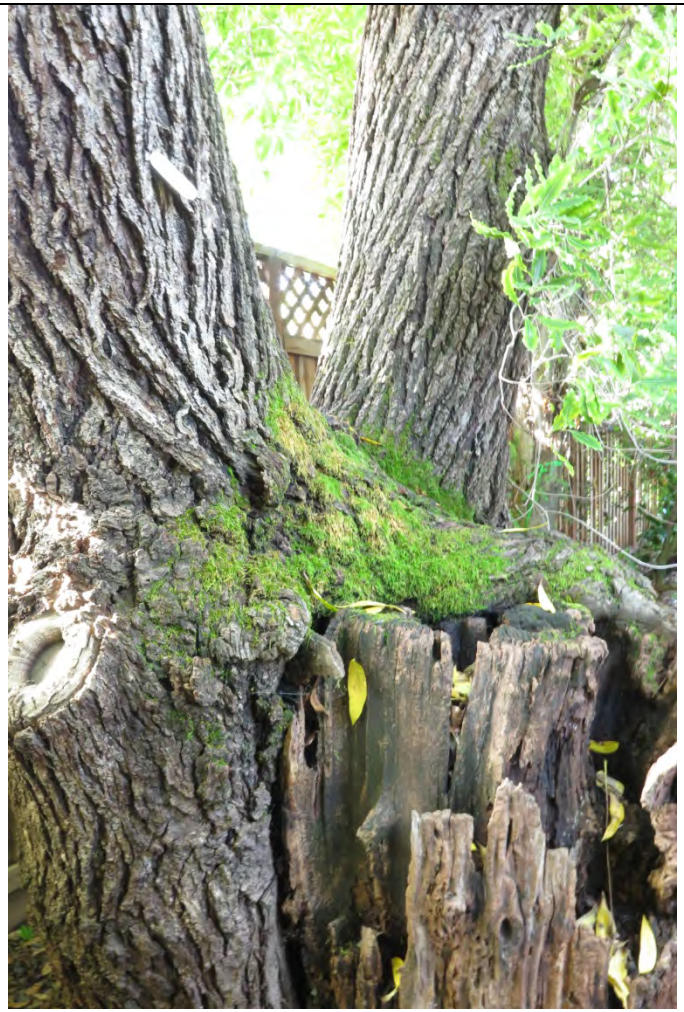
28
Wood tissue decay of a very advanced degree.



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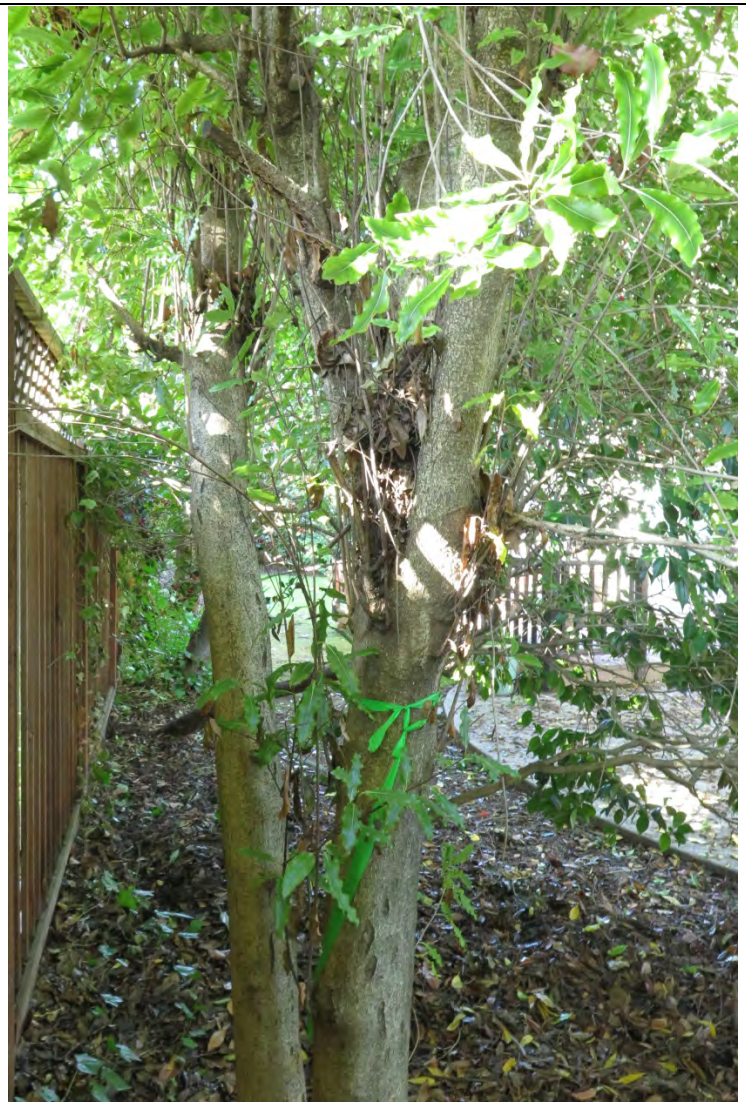

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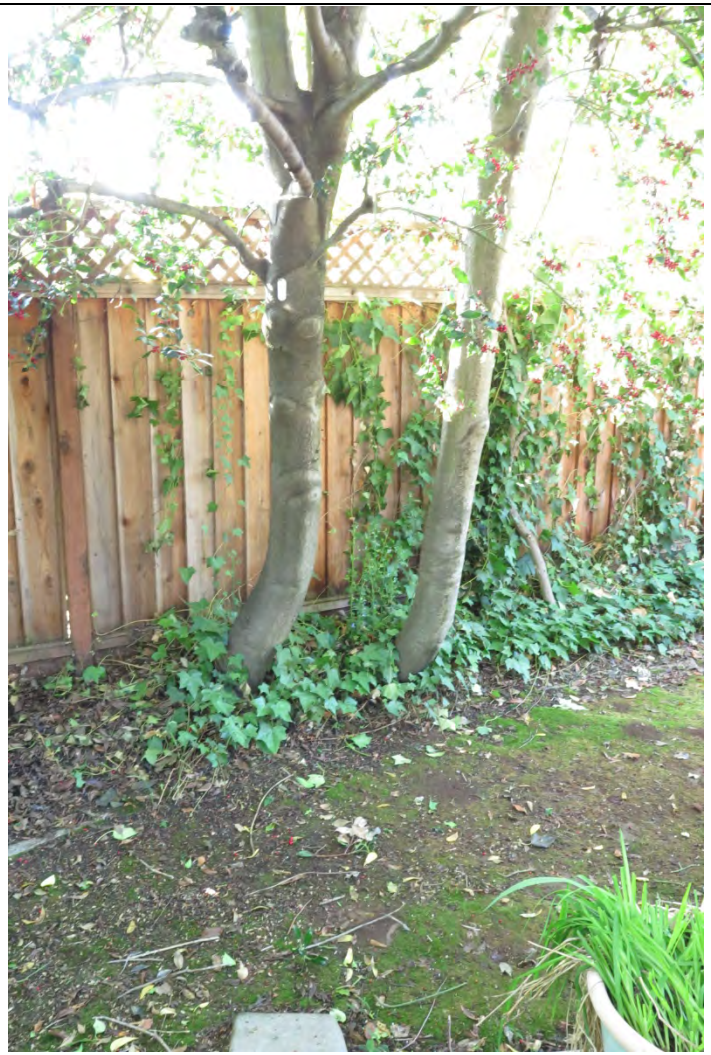

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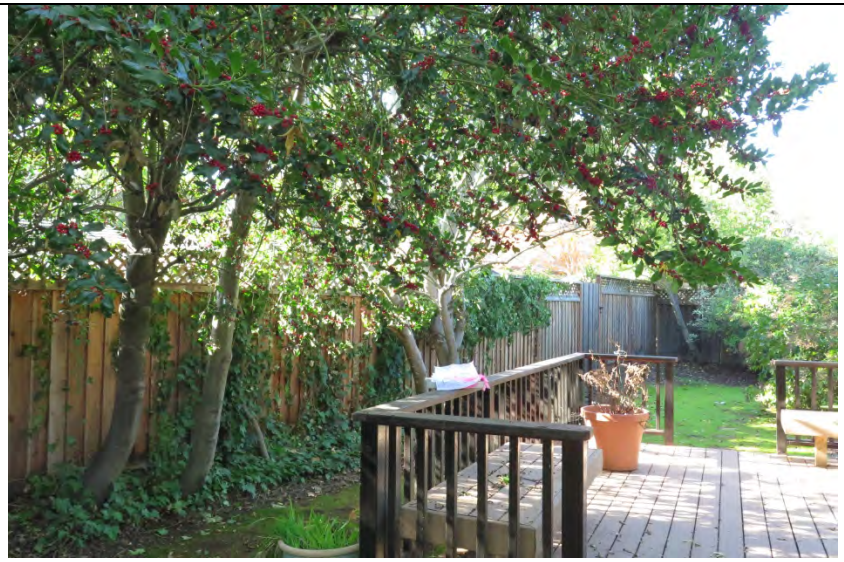

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33



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11.0 Tree Data Table

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Lopsided Canopy (note direction)	Trunk Lean (note direction)	(GR) Girdling Roots	(BI) Bark Inclusion Fork	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
21	*Liquidambar styraciflua*	American sweetgum	11.2	--	--	11.2	42/28	75/50	60% Fair			X				Possible fork noted at 11 feet.		Suggest offset the gas pipe line 6 feet or more from trunk edge, and the new wall work 10 feet offset. If this is not possible, then use trenchless technology to bore gas pipe under the root system, and set the wall footing above-grade as a floating grade beam suspended on vertical piers.	TB (trunk buffer). RPZ chain link fencing where possible. Realign proposed gas pipe, or use directional bore under the root system of tree. Reposition the proposed wall to 10 feet offset, or set it on a floating over-grade beam footing suspended on vertical piers.
22	*Malus* (Cult.)	Crabapple cultivar*	7.0	--	--	7.0	22/17	75/65	70% Good	X					Root barrier restricts normal root elongation			*It is not clear whether this is considered a "fruiting tree", given that tiny ornamental crabapples are not actually used for human consumption.	(Tree to be removed).
23	*Pseudotsuga menziesii*	Douglas fir	41.6	--	--	4.16	75/55	70/50	60% Fair		X		See notes at right.				Tree has been severely pruned to clear overhead high voltage electrical wires, by removing the vertical mainstem	Use 20 foot radius for fencing offset, at the canopy dripline, per the CTA's tree map markup.	TPZ chain link fencing erection at 20 feet offset radius.

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Lopsided Canopy (note direction)	Trunk Lean (note direction)	(GR) Girdling Roots	(BI) Bark Inclusion Fork	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
24	*Xylosma congestum (not 100% verified)*	Xylosma	14.3	--	--	14.3	30/32	80/70	75%		X							Use critical root zone of 13 feet offset radius for fence erection.	TPZ fence erection at 13 feet north of trunk edge (or at the canopy dripline, whichever is greater).
25	*Syzygium paniculatum (or similar)*	Australian brush cherry	6.7	--	--	6.7	40/12	55/40	48% Fair		X						Eugenia psyllid damage extensive on foliage, which is normal for this species.	Use critical root zone of 10 feet (i.e. a distance beyond the normal 6 foot CRZ for a tree of this size class).	TPZ fencing erection at 10 feet north of trunk edge.
26	*Pittosporum undulatum*	Victorian box	6	5	3	14	30/20	40/30	35% Poor		X						Tree has been severely hedge-pruned by PG&E to clear high voltage wires.	Erect fencing at 15 feet north of trunk.	TPZ fencing erection at 15 feet north of trunk edge.
27	*Pittosporum undulatum*	Victorian box	6	5	2	15 (dia of four stems)	30/15	40/30	35% Poor		X						Tree has been severely hedge-pruned by PG&E to clear high voltage wires.	Erect fencing at 15 feet north of trunk.	TPZ fencing erection at 15 feet north of trunk edge.

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Lopsided Canopy (note direction)	Trunk Lean (note direction)	(GR) Girdling Roots	(BI) Bark Inclusion Fork	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
28	*Juglans hindsii*	Northern California black walnut	40.7	--	--	40.7	35/55	30/10	15% Very Poor	X			North ward				Tree has been severely pruned by PG&E to clear high voltage wires. 1 of 3 mainstems was removed at 4 feet elev, resulting in extensive advanced degree of wood tissue decay.	The CTA suggests considering this tree to be a "high risk" specimen that can be removed without fees, and without any canopy replacement planting requirement, per Town Code 29.10.0985.	(Tree to be removed per recommendation of the CTA, for safety purposes).
29	*Pittosporum undulatum*	Victorian box	6	5	--	11	30/15	50/25	35% Poor		X						Tree has been top-pruned by PG&E to clear high voltage wires (a severely damaging practice).	Erect fencing at 10 feet north of trunk.	TPZ fencing erection at 10 feet north of trunk edge.

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30	*Ilex aquifolium*	English holly tree	7.5	--	--	7.5	30/15	50/50	50% Fair		X		Norh ward				Previously topped at 20 feet.	Erect fencing at 10-15 feet north of trunk. Note that the proposed new residence and a construction corridor around the south side of the exterior siding will need to be cleared, which will probably require airspace clearance pruning.	TPZ fencing erection at 10 to 15 feet north of trunk edge. TB (trunk buffer wraps). Pruning on north side as needed to clear construction corridor airspace and the proposed new residence footprint airspace.
31	*Ilex aquifolium*	English holly tree	7.0	--	--	7.0	30/15	50/50	50% Fair		X		Norh ward				Previously topped at 20 feet.	Erect fencing at 10-15 feet north of trunk. Note that the proposed new residence and a construction corridor around the south side of the exterior siding will need to be cleared, which will probably require airspace clearance pruning.	TPZ fencing erection at 10 to 15 feet north of trunk edge. TB (trunk buffer wraps). Pruning on north side as needed to clear construction corridor airspace and the proposed new residence footprint airspace.

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Lopsided Canopy (note direction)	Trunk Lean (note direction)	(GR) Girdling Roots	(BI) Bark Inclusion Fork	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
32	*Acer palmatum*	Japanese maple	8.9	7.9	7.8	24.6	28/32	80/75	77% Good	X							Tree is situated in very close proximity to the proposed residence, and is proposed to be removed per the applicant.	(Tree to be removed).	(Tree to be removed).

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Lopsided Canopy (note direction)	Trunk Lean (note direction)	(GR) Girdling Roots	(BI) Bark Inclusion Fork	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
33	*Pseudotsuga menziesii*	Douglas fir	41.2	--	--	41.2	80/45	80/55	66% Good	X		Critical root zone (CRZ) is 21 feet offset radius, but the existing residence is offset only 10 feet from trunk edge, which means roots only extend out eastward to the foundation footing at 9.5 feet from trunk edge (most likely). Proposed new residence foundation will be at 6 feet east of trunk edge, requiring severe root pruning resulting in loss of very large diameter woody lateral anchor roots. Proposed new walkway will encroach to zero feet offset from trunk. Note also an existing 28 inch diameter codominant mainstem sweeps outward northeastward from 4 feet elevation, into the proposed multiple story residence footprint. This stem is actually a scaffold limb that swept upward to compete with the original mainstem for dominance. Two codominant mainstems exhibit a wide fork at 16 to 18 feet. An 11" diameter woody root extends eastward on-grade into the proposed build area of the concrete walkway and new residence footprint, and would be severed during proposed work. Various other large diameter woody roots would assumedly also require removal at the new foundation footprint edge at 6 feet offset from trunk edge. The canopy current is pruned up to remove lower elevation limbs up to the existing single story residence roof elevations. The canopy would require severe additional pruning if the tree were to be retained, in order to remove scaffold limbs extended eastward at various elevations, all the way up to the 2nd story roofline, with additional pruning required to clear the roof airspace to allow for contractors to complete exterior finish work per plan. The extent of this pruning of the east side of canopy would leave the tree unsightly. If Town Staff require that this tree be retained and protected in place, then the proposed new two story residence massing would need to be completely redesigned to pull the footprint eastward to approximately 10 feet or more offset radius from trunk edge, which is the approximate linear distance between the existing residence foundation footing edge and the tree 33 trunk edge.									(Tree to be removed per applicant plan).	(Tree to be removed per applicant plan).

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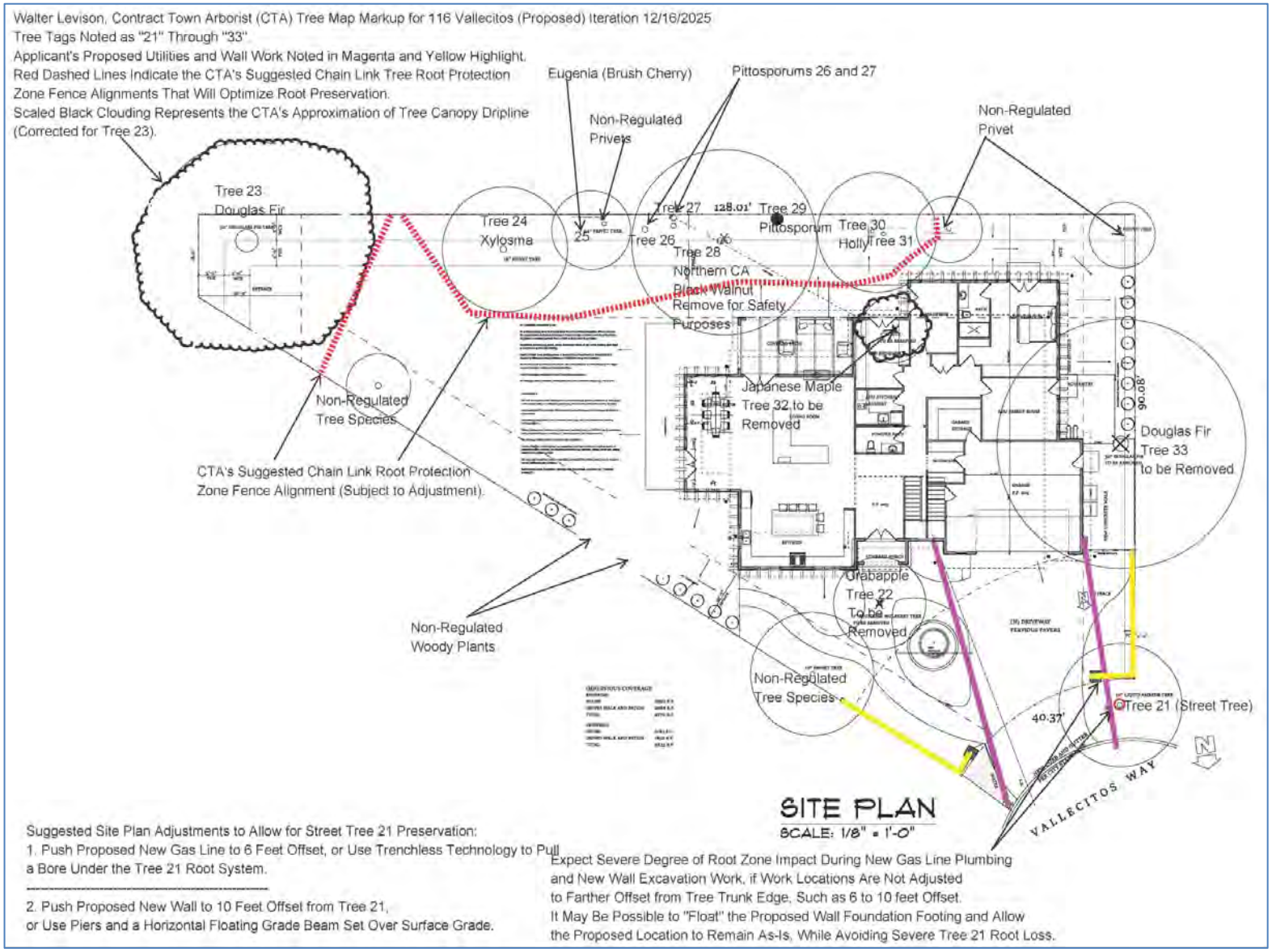
12.0 Tree Map Mark-up by the CTA (2025) on Applicant Site Plan Sheet 4 of 19



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Assessment of and Protection Recommendations for 13 Regulated Trees At And Adjacent To

116 Vallecitos
Los Gatos, California

SEE MY RESPONSES IN RED BELOW

Prepared for:
Mr. Ryan Safty, Associate Planner
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Field Visit Date:
Walter Levison, Contract Town Arborist (CTA)
11/24/2025

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Report by CTA
12/16/2025

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1.0 Summary with Table 1.0(a)

a. Below is a matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade).

Mitigation replacement rate and size is noted for each tree in the case that removal or damage to trees occurs.

The proposed site plan sheet 4, from plan set date October, 2025, was used by the CTA as the basis sheet to create a tree map markup showing tree tag numbers of regulated size trees both on site (trees 22 through 33) and adjacent to the site (tree 21 Town-owned “street tree”).

Trees were tagged with numeric tags at eye level by the CTA as “21” through “33”.

General Overview of Applicant’s Site Plan Layout vs. Tree Preservation:

- Tree 21 may experience severe negative impacts if the proposed new gas line trenching and proposed new property line wall are built out at the current proposed locations shown on the applicant’s site plan sheet 4 of 19.

  The CTA suggests either pushing these two items farther offset from the mainstem of tree 21, such as 6 feet offset for gas line and 10 feet offset for wall work.

  If relocation of the gas line and/or wall position is/are not possible, then “trenchless technology” could be utilized to safely bore the gas line underneath the root system of the tree at depth such as at 3 to 4 feet depth, and a “floating over-grade beam suspended on vertical piers” could be used to build the proposed new wall above the lateral woody root system of the tree.

- Trees 22, 32, and 33 are to be removed due to their proximity to the proposed new residence massing. The proposed new two-story residence & ADU foundation excavation work will be too close in proximity to the base of tree 33 in terms of the tree’s lateral woody anchor root system, at a distance of approximately 6 feet east of trunk edge. Staff will need to make a decision to either require tree 33 be protected in place and redesign the entire site plan to push the building footprint to 10 feet east of the trunk edge (i.e. to the location of the existing single family residence foundation edge), or allow the removal of tree 33 per the applicant’s proposed project plan set. The CTA suggests allowing removal of the tree per plan.

- Trees 23, 24, 25, 26, 27, 29, 30, and 31 are far enough offset from proposed construction that they appear to be retainable, if chain link fencing protection barriers are erected along the red dashed lines indicated on the CTA’s tree map markup in this report.

- Tree 28 is a very large specimen of native Northern California black walnut with very extensive wood tissue decay progression in the lower mainstem area where a third mainstem was removed at 4 feet elevation in the past. The tree has been extensively pruned by PG&E to clear the overhead high voltage electrical wire right of way. The remaining remnant tree has a compromised structural root system with visible decay in the lower trunk, and a canopy that is lopsided northward toward the proposed residence. The CTA recommends removal of this tree for safety purposes.

  The tree is considered either a “moderate” or a “high” TRAQ risk in terms of likelihood of tree or tree part failure and impact with high value targets, causing significant to severe damage. Risk rating determination is outside of the scope of this CTA arborist report preparation assignment. However,

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for the purposes of this report, the tree is suggested to be considered by Town Staff to be a “high risk” tree specimen, which allows the tree to be removed as a no-fee removal with no canopy replacement plantings required by the applicant. See box on report page 4 below for details.

Staff Protocols 2022 Onward / High Risk Trees & Extreme Risk Trees & Dead Trees

Per my communications with Town Planning Division Staff in 2022, all trees with a TRAQ risk rating of “high” or “extreme”, and all trees in “dead” (i.e. 0 to 5% overall condition ratings) are allowed to be removed as no-fee removals, without any canopy replacement fees or plantings required, when a land plot is undergoing entitlement review. The reference for this no-fee/no-replacement removal standard is tree ordinance section 29.10.0985.

Table 1.0(a) WE ARE PLANNING TO KEEP THIS TREE
(Refer also to the CTA’s tree data table and tree map markup in this report when reviewing Table 1.0(a)).

Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to “less than significant” are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
21	Not Verified. Depends on Locations of Site Work (New Gas Line and Structural Wall).	Street	Sweetgum	No	$2,990.	**Push proposed new gas pipe alignment to approximately 6 feet offset from trunk edge. If this is not possible, then use pit to pit directional bore (trenchless technology) to bore 3 to 4 feet underneath the root plate of the tree.** **Push the proposed property perimeter wall to at least 10 feet offset from trunk edge. If this is not possible, then build at current proposed location, using a modified specification, such as a wall with foundation that utilizes a floating “over-grade” beam set over existing surface soil grade elevation, suspended on small diameter vertical pier footings.**	4	15 gallon size tree. ($1,000.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
22	Remove	Front entrance area	Crabapple cultivar	No	n/a	n/a	3 WE HAVE 3 – 15 GALLON PITTOSPORUM	15 gallon size tree. ($750.) (Note that this is technically a "fruit tree", but the fruits are extremely small in size, and not used for human consumption.
23	Protect in Place (PIP)	Southeast corner	Douglas fir	No	$8,800.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	6	15 gallon size tree. ($1,500.)
24	Protect in Place (PIP)	Rear fence	Xylosma (Not 100% Verified)	No	$7,300.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	4	15 gallon size tree. ($1,000.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
25	Protect in Place (PIP)	Rear fence	Australian brush cherry (Syzygium)	No	$740.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)
26	Protect in Place (PIP)	Rear fence	Victorian box pittosporum	No	$760.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)
27	Protect in Place (PIP)	Rear fence	Victorian box pittosporum	No	$660.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
28	Remove	Rear fence	Northern California black walnut (native tree, nut producing tree, but larger than 18" diameter.	No	n/a	Tree to be removed at the recommendation of the CTA, given that risk rating was determined to be approximately "high", for tree or tree part failure and impact with persons or property (tree risk rating determination was outside the scope of this report preparation assignment, but was determined as a "rough approx. risk rating" in order to note this important safety situation for Town Planning Dept Staff. This tree qualifies for the "no fee / no mitigation planting" protocol. The reference for this no-fee/no-replacement tree removal standard is Town of Los Gatos tree ordinance section 29.10.0985.	(NO FEE)	(NO FEE)
29	Protect in Place (PIP)	Rear fence	Victorian box pittosporum	No	$600.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
30	Protect in Place (PIP)	Rear fence	Holly tree	No	$740.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)
31	Protect in Place (PIP)	Rear fence	Holly tree	No	$3,790.	No site work adjustments necessary. Fence off at canopy dripline per the CTA's tree map markup embedded in this report.	3	15 gallon size tree. ($750.)
32	Remove	Rear courtyard	Japanese maple	No	n/a	n/a	4 WE HAVE 4 – 15 GALLON PITTOSPORUM	15 gallon size tree. ($1,000.)

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Tree Tag Number	Tree Disposition Per Applicant Drawings	Position in Landscape	Common Name	Large Protected Tree (LPT)?	Appraised Value per newest (2019) Trunk Formula Technique	Site plan changes or restrictions required to reduce impacts to "less than significant" are noted in **black bold type** for quick reference.	Replacement Rate Per Canopy Lost	Replacement Size Tree or In-Lieu Fees, Based on $250 per any size replacement tree
33	Remove	Right side yard	Douglas fir	No	n/a	Tree to be removed per applicant, due to very close proximity to proposed new residence footprint. Work will significantly compromise tree's structural woody anchor root system that is visible along the east side of tree as of the date of writing. Existing residence is approximately 9.5 feet from trunk edge. Proposed new residence foundation will be approximately 6 feet from trunk edge, with a new concrete walk encroaching to (zero) feet from trunk edge.	6 WE HAVE 6 – 15 GALLON PITTOSPORUM	15 gallon size tree. ($1,500.)

The existing site is less than 10,000 square feet total. Therefore, use of 15 gallon box size trees for canopy replacement plantings is allowable instead of the standard Town 24" box size replacement tree planting size rule.

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1.1 Quick-View Single-Page Summary (Bullet Style) / 13 Trees in Study

1. Removals:

   Tree 22 remove due to proximity to proposed residence. $750 canopy replacement standard fee, plus applicable tree removal permit fees.

   Tree 28 remove for safety, as a “high” risk no fee/no replacement tree per code.

   Tree 32 remove due to proximity to proposed residence. $1,000 canopy replacement standard fee, plus applicable tree removal permit fees.

   Tree 33 remove due to proximity to proposed residence. $1,500 canopy replacement standard fee, plus applicable tree removal permit fees.

2. Protect in Place (PIP):

   All other trees are to be protected in place using the CTA’s red dashed lines on the tree map markup in section 12.0 of this report as basis for erection of chain link standard robust fencing throughout the entire demolition and construction periods. In most cases, the CTA attempted to show the root protection zone fence lines as red dashed lines drawn at or beyond each tree’s “critical root zone” offset radius, defined as 6 times the trunk diameter, measured horizontally outward from the trunk edge of each tree. TREE PROTECTION SHOWN ON SITE PLAN PER THIS REPORT

3. Trees to be Impacted by Site Work:

   No impacts are expected to trees being protected in place, except possible required moderate airspace clearance pruning in the holly tree 30 and 31 canopy area where the canopies of these two trees currently extend far northward.

2.0 Assignment & Background

Walter Levison, Contract Town Arborist (CTA) was directed by Staff Planner Ryan Safty to visit the 116 Vallecitos site and assess all regulated size trees on or adjacent to the property.

The CTA was directed to tag, map, photograph, and record standard arboriculture data for regulated trees, and prepare a formalized written arborist report per Town of Los Gatos planning division standards.

The assessment was a ground-based visual assessment only.

Trees were tagged with racetrack shaped aluminum numbered tags at eye level.

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Trees were noted by tag number on a tree map markup by the CTA, included in this report document. The map indicates utility alignments as magenta highlighted lines, new wall alignments as yellow highlighted lines, and suggested tree root protection zone chain link fencing alignments as red dashed lines. The background basis sheet used for the tree map markup is applicant sheet 4 of 19 “site plan” dated October, 2025.

Heights were either estimated or shot using a Nikon 550 Forestry Pro hypsometer/rangefinder.

Canopy spreads were estimated by pacing.

Diameters were determined (for on site trees) using a Spencer forestry tape which converts actual trunk circumference into a diameter readout, by dividing the circumference by Pi. The diameter is therefore a calculation conversion data point.

Digital images were archived by the CTA and included in this report.

All “non regulated” or “non protected” trees were excluded from this tree study, based on the Town of Los Gatos tree ordinance exceptions list in code section 29.10.0970. Trees excluded from this study can be removed or severely pruned without issuance of a Town tree removal permit. Refer to CTA arborist report section 3.0 below for a full list of exclusion tree species and sizes.

Site Note: The CTA’s assignment did not include determination of TRAQ risk rating(s) for regulated trees. However, for the purposes of this report, the CTA did prepare a rough rating for walnut tree 28, given that the presence of this tree in the landscape represents a known safety risk above background normal “low” risk to life or property. The CTA is recommending that this tree be removed for safety purposes as a no fee/no replacement “high risk” specimen per Town Code.

3.0 Town of Los Gatos – What Trees are Protected?

Per the most recent (2015) iteration of the Town of Los Gatos tree ordinance (Town Code Chapter 29 – Zoning Regulations, Article 1), the following regulations apply to all trees within the Town’s jurisdiction (wordage adjusted):

1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered “**Protected Trees**” when removal relates to any development review.

2. 12 inch diameter (18 inch multistem total) trees on developed residential property not currently subject to development review.

3. 8 inch diameter (8 inch multistem total) blue oak (*Quercus douglasii*), black oak (*Quercus kellogii*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) on developed residential lots not currently subject to development review.

4. 8 inch diameter (8 inch multistem total) trees on developed residential property not currently subject to development review, on lots in the designated **Hillside Area** per the official Town map.

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5. All trees with a single mainstem or sum of multiple mainstems totaling 48 inches diameter or greater at 4.5 feet above grade are considered "**Large Protected Trees" (LPT).**

6. All oak species (*Quercus spp.*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered **"Large Protected Trees" (LPT).**

7. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting 25% or more of any **Protected Tree** (including below ground root system).

8. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a **Large Protected Tree**.

9. Section 29.10.0965. Prohibitions: A permit is required to conduct severe pruning on any protected tree. Severe pruning is defined in section 29.10.0955 as "topping or removal of foliage or significant scaffold limbs or large diameter branches so as to cause permanent damage and/or disfigurement of a tree, and/or which does not meet specific pruning goals and objectives as set forth in the current version of the International Society of Arboriculture Best Management Practices-Tree Pruning and ANSI A300-Part 1 Tree, Shrub, and Other Woody Plant Management-Standard Practices, (Pruning)."

10. Exceptions:

    Severe Pruning Exception in Town Code section 29.10.1010(3) "…..except for pollarding of fruitless mulberry (*Morus alba*) or other species approved by the Town Arborist….".

    Protected Tree Exceptions:

    a. Edible fruit or nut bearing trees less than 18 inches diameter (multistem total or single stem)
    b. *Acacia melanoxylon* (blackwood acacia) less than 24 inches (multistem total or single stem)
    c. *Liriodendron tulipifera* (tulip tree) less than 24 inches (multistem total or single stem)
    d. *Ailanthus altissima* (tree of heaven) less than 24 inches (multistem total or single stem)
    e. *Eucalyptus globulus* (Tasmanian blue gum) less than 24 inches (multistem total or single stem)
    f. *Eucalyptus camaldulensis* (River red gum) less than 24 inches (multistem total or single stem)
    g. *Other eucalyptus species* (E. spp.) not noted above, less than 24 inches (multistem total or single stem) **(REMOVAL O.K. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP):** www.losgatosca.gov/documentcenter/view/176
    h. All palm species *(*except *Phoenix canariensis)* less than 24 inches (multistem total or single stem)
    i. *Ligustrum lucidum* (glossy privet) less than 24 inches (multistem total or single stem)

    Note that per the exception in part 'a' above, fruiting olive trees with stems totaling less than 18 inches are considered non-protected.

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4.0 Recommendations

4.01 PROJECT ARBORIST

Project Arborist ("PA"):

Initial Signoff

A third party ASCA registered consulting arborist or ISA Certified Arborist with extensive experience regarding tree protection during construction shall be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Mr. Ryan Safty, Associate Planner, at rsafty@losgatosca.gov.

Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition (subject to editing by the project planner):

"The required protective fencing shall remain in place until final landscaping (if applicable) and final Town inspection of the project. Project arborist approval must be obtained and documented in a monthly site tree activity report sent to the Town. The mandatory **Monthly Tree Activity Report** shall be sent electronically, at least once-monthly, to the Town planner associated with this project (rsafty@losgatosca.gov) beginning with the initial pre-demolition tree protection verification approval letter".

SUGGESTIONS FOR TOWN STAFF:

4.1 ADJUSTMENTS TO AND CLARIFICATIONS OF THE APPLICANT'S PROPOSED PLAN SET TO OPTIMIZE LONG TERM TREE VIGOR AND STABILITY:

(REFER ALSO TO QUICK-VIEW SUMMARY SECTION 1.1 IN THIS REPORT)

- GAS PIPE: Adjust the gas pipe alignment to at least 6 feet offset from trunk edge of street tree #21, or use trenchless technology to bore the gas pipe underneath the tree's root system at depth. THIS IS NOTED ON SITE PLAN

- PERIMETER WALL: Adjust the location of the property line wall near street tree #21 such that it is 10 feet offset from the trunk edge, or alternatively, build the wall as a floating system that uses an over-surface-grade beam suspended on vertical piers, such that the work is completely above existing soil surface grade elevation, thereby allowing the tree #21 lateral woody root system to be preserved in the area south of the tree.
  NOTES ADDED TO SITE PLAN ABOUT FENCE NEAR THIS TREE

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4.2 SECURITY BOND:

It is suggested that Town Staff condition this project on receiving security bond monetary funds from the applicant as a hedge against potential decline or death of one or more of the survey trees to remaining on-site or off-site in close proximity to the proposed site plan project. UNDERSTOOD

The Town tree ordinance indicates that the bond should be equivalent to $5,000 per each single tree being preserved and protected in place, or a total of $25,000, whichever is less. UNDERSTOOD, OWNER WILL PAY TREE BOND BEFORE PERMIT GRANTED

The proposed project scope of tree impact should invoke the **$25,000 minimum tree security bond assessment**, given that greater than 5 regulated status trees are being retained at the project site.

4.3 CHAIN LINK PROTECTIVE FENCING FOR TREE PROTECTION ZONES (TPZ):

Prior to commencing site demolition, erect chain link fencing panels set on moveable concrete block footings. Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees.

Alternatively, use two-inch diameter iron tube posts driven 24 inches into the ground, at a spacing 8 feet on-center (O.C.), and hang chain link steel fencing on those posts. Both the chain link panel fence method and the “tube post with hung steel chain link fencing material” fence method of tree protection are acceptable. See images at right.





Protection shall be at the farthest possible offset distances from trees being protected in place. See the CTA’s tree map markup in section 12.0 of this report which indicates red dashed lines as suggested fence routes, which are shown as being offset to at least the calculated “critical root zone” distance from each tree, or a greater linear offset distance.

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or “RPZ”.

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.
ADDED TO SITE PLAN

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4.4 SIGNAGE:

The RPZ/TPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level (minimum of one or two signs per each single tree being fenced), minimum 8”X11” size each, plastic laminated, with wordage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):

TREE PROTECTION ZONE FENCE
ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025

PROJECT ARBORIST:
TELEFONO CELL: **EMAIL:**

NOTE: THE CTA IS NOT THE “PROJECT ARBORIST”.

The project arborist is a private arborist contracted by the applicant or applicant’s team of professionals who then monitors the project and reports to Town of Los Gatos planning division on a monthly basis with written tree condition and tree protection inspection reports submitted to Planning Staff per planning division conditions of project approval (COPA).
ADDED TO SITE PLAN

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4.5 TRUNK BUFFER WRAP SPECIFICATION:



Per the sample image at right, wrap at least two (2) or three (3) entire rolls of orange plastic snow fencing around the lowermost six feet of the trunk of **every tree** proposed to be protected in place on-site, unless otherwise noted in the list of trees below.

Wrap between zero feet (grade elevation) and 6 feet elevation above grade).

For added protection, place wooden boards over the OUTSIDE of the orange plastic, and duct tape them in place (do **not** use wires to secure the boards).

Important: Wood boards must be placed last, over the OUTSIDE of the orange plastic.

Trees to wrap:

Trees in relatively close proximity to proposed new work, such as trees 21, 30, and 31, where TPZ fencing will only be offset by 10 feet radius (trees 30 and 31), or where no TPZ will be able to be erected at all (tree 21).

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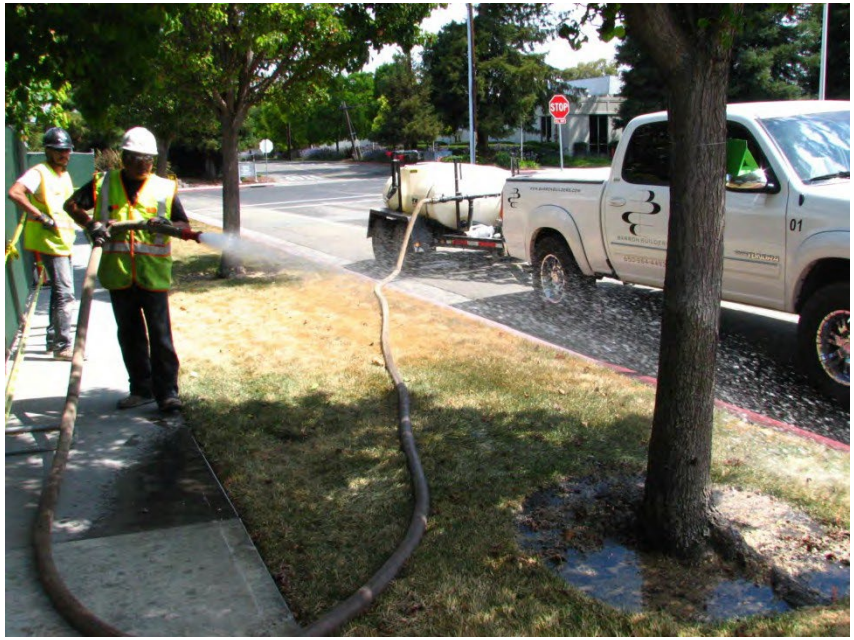
4.6 IRRIGATION TEMPORARY:

Irrigate **trees 23, 24, 25, 26, 27, 29, 30, 31.**

1x/month.

Volume of Water Application (Can be Adjusted As-Needed): 200 to 300 gallons total for all of the above trees combined.

Irrigation can be achieved through use of a tow-behind water tank (see image at right), domestic spigot with garden hose, and/or other means.



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4.7 ROOT PRUNING:

When roots are unearthed measuring greater than 1.0 inches diameter each during proposed site work within 25 feet of any tree being preserved and protected in place, proceed to prune those roots using a Sawzall or other brand of reticulating saw, using a blade designed specifically for “green wood pruning” or “wood” or “pruning” (see images below and right).

Sever roots at right angles to root growth direction.

Immediately (same day) smear wet mud on the cut ends of the roots, and bury ASAP, preferably within 48 hours of severing.

Backfill within 48 hours of root severing if possible.

Saturate the roots with water as soon as possible, preferably the same day as root pruning.

Saturate the soil profile down to 24 inches below soil surface grade elevations.

NOTE: If a root is shattered, broken, or otherwise damaged, with visible damage to the bark, then dig out the damaged section of root until the original undamaged root is visible, and proceed to cut out all damaged portions of the root(s) when the final clean cut is performed with a Sawzall. This is called “back digging” (see image at right, showing a clean cut being performed after first back-digging all around the root to expose undamaged root material.





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4.8 TREE REMOVALS / FEES:

As noted above in this report, trees 22, 32, and 33 are expected to be removed due to their locations in close proximity to the proposed new residence exterior.

The tree canopy replacement loss fee for these two trees is **$3,250**, plus any applicable tree removal permit application fees to be determined by Staff.

Tree 28, the 4th removal of 4 total tree specimens to be removed, is suggested by the CTA to be removed as a "no removal permit fee / no mitigation planting" removal, per Town Code 29.10.0985, for safety purposes. The tree is deemed a high risk tree specimen in terms of risk of tree or tree part failure and impact with persons or property, causing significant damage.

4.9 TREE MAINTENANCE / AIRSPACE CLEARANCE PRUNING:

Holly trees 30 and 31 may require airspace clearance of unknown degree or severity, to clear the proposed new residence and a construction corridor of estimated 5 foot width along the south side of the residence exterior siding. If possible, use cuts of less than or equal to 2 inches diameter each when performing stem length reduction cuts on the stems that extend northward toward the proposed residence footprint.

See the following page of this report for pruning spec images.

STANDARDS :All pruning shall conform to the most current iterations of **ANSI-A300 tree, shrub, and other woody plant maintenance / standard practices / pruning**.

SITE SUPERVISOR: An **ISA-Certified Arborist** retained by the tree care company performing the work will need to be present to oversee and actively supervise the 116 Vallecitos airspace stem length reduction pruning cut work. Side note: most consulting arborists cannot directly supervise this type of work, due to the California requirement that a tree care supervisor be associated with a company holding the new **C-49 Tree and Palm Contractor License** classification, issued by the **California State License Board (CSLB).**

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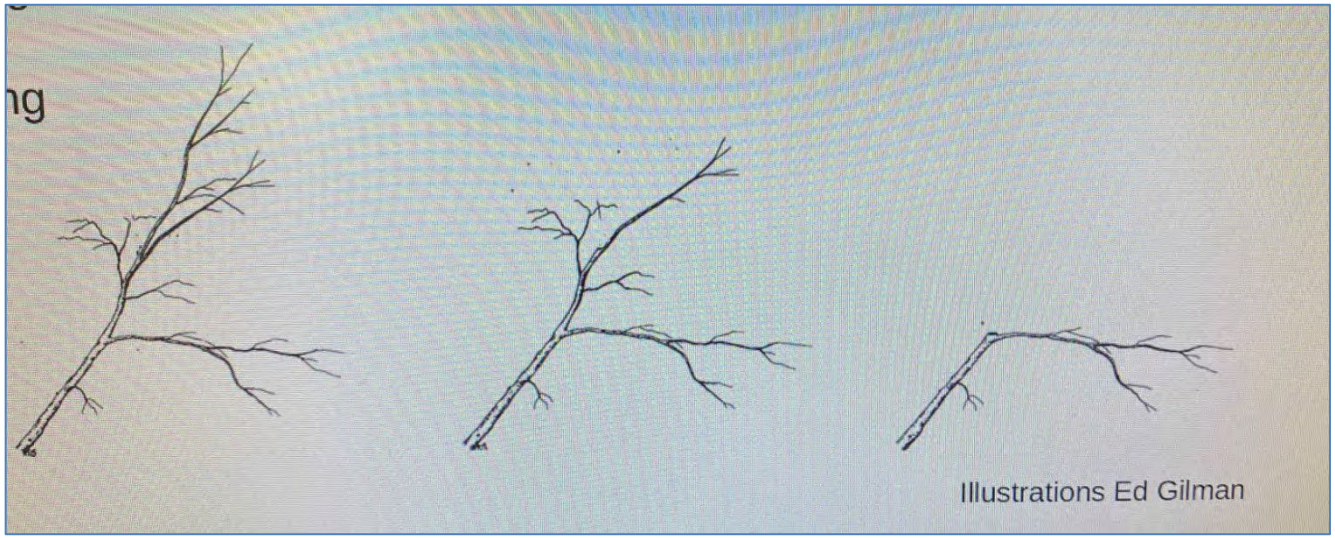

Above Right:

Sketches showing correct stem length reduction pruning or "**endweight reduction pruning**".

- The stem at left is unpruned.
- The stem in the center of the image has received minor stem length reduction pruning.
- The stem at the right has received heavy stem length reduction pruning, and was redirectionalized to the right as a result.



Below right:

Mike Wilson's excellent illustration that shows how a "three-step cut" is performed, per ANSI A300 standards, in order to avoid a stem tearout or a stem peel situation, which can be permanently damaging to a tree.

- The 1st cut is an undercut.
- The 2nd cut occurs above and slightly beyond the first cut in terms of its position away from the main trunk, which allows the stem to break off downward with gravity, without any tearing or peeling of bark or wood.
- The 3rd cut is the final finish cut at the tree branch collar where the stem interfaces with the main trunk.

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4.10 STREET TREE 21 / GAS PIPE DIRECTIONAL BORE:

If the alignment of the proposed new gas pipe line cannot be adjusted to 6 feet offset from street tree 21, then install it using a trenchless technique such as **directional bore** (see sample image below right).



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4.11 STREET TREE 21 / PERIMETER WALL ALTERNATIVE CONSTRUCTION METHOD "ABOVE-GRADE":

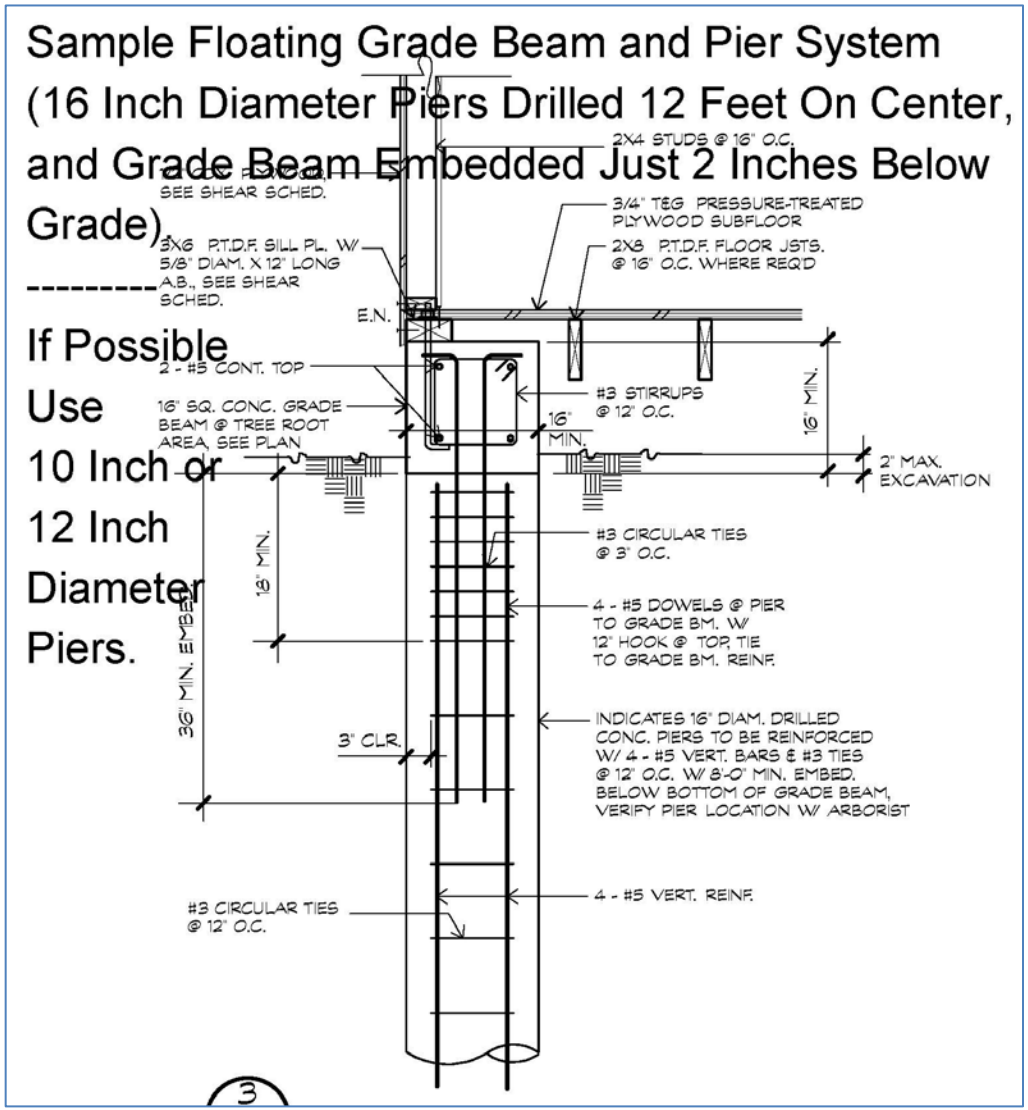
If the alignment of the proposed new property line structural wall at the streetside of front yard cannot be adjusted to 10 feet offset distance from the trunk edge of street tree 21, then either:

A. Redesign the wall to be a non-structural wall with no excavation work required below existing soil grade, other than vertical piers, or

B. Redesign the wall to be a structural wall with a floating "over-grade" beam that is built completely over existing soil surface grade elevation, suspended or otherwise stitched to vertical drilled pier supports, in order to allow for the majority of the tree 21 lateral woody roots to remain as-is below grade, in the front yard area between zero (0) feet and ten (10) feet south of the tree trunk (mainstem).

At right is a sample image showing a real world example of such a floating beam at a site project for which Walter Levison consulted as the project arborist. The project team created this compromise solution to the tree root preservation issue at hand, by showing a grade beam embedment of only two (2) inches below existing soil surface elevation, thereby causing very minimal loss of or damage to tree roots. The plan also indicates a pier separation of "12 feet on center", which is moderately good in terms of allowing for nearby tree lateral woody roots to be retained and preserved in place, because it allows for roots to remain in between the pier locations.

Note that this plan was created for a single family residence structural foundation. The wall at 116 Vallecitos may require less robust engineering than that shown at right. Optimally, the Vallecitos site should strive for a structural pier diameter of 10 or 12 inches, and a structural pier horizontal separation of 12 to 18 feet on center, for good or very good tree root retention.



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5.0 Tree Protection and Maintenance Directions per Town Code

The following is excerpted directly from the 2015 iteration of the Town of Los Gatos tree ordinance sections which provide specific tree protection directions and limitations on root pruning and above-ground pruning:

Sec. 29.10.1000. New property development.

(a) A tree survey shall be conducted prior to submittal of any development application proposing the removal of or impact to one or more protected trees. The development application shall include a Tree Survey Plan and Tree Preservation Report based on this survey. The tree survey inventory numbers shall correspond to a numbered metal tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by a certified or consulting arborist, and shall include the following information:

(1) Location of all existing trees on the property as described in section 29.10.0995;

(2) Identify all trees that could potentially be affected by the project (directly or indirectly- immediately or in long term), such as upslope grading or compaction outside of the dripline;

(3) Notation of all trees classified as protected trees;

(4) In addition, for trees four (4) inches in diameter or larger, the plan shall specify the precise location of the trunk and crown spread, and the species, size (diameter, height, crown spread) and condition of the tree.

(b) The tree survey plan shall be reviewed by the Town's consulting arborist who shall, after making a field visit to the property, indicate in writing or as shown on approved plans, which trees are recommended for preservation (based on a retention rating of high/moderate/low) using, as a minimum, the Standards of Review set forth in section 29.10.0990. This plan shall be made part of the staff report to the Town reviewing body upon its consideration of the application for new property development;

(c) When development impacts are within the dripline of or will affect any protected tree, the applicant shall provide a tree preservation report prepared by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other relevant information, shall be used to determine the health and structure of existing trees, the effects of the proposed development and vegetation removal upon the trees, recommendations for specific precautions necessary for their preservation during all phases of development (demolition, grading, during construction, landscaping); and shall also indicate which trees are proposed for removal. The tree preservation report shall stipulate a required tree protection zone (TPZ) for trees to be retained, including street trees, protected trees and trees whose canopies are hanging over the project site from adjacent properties. The TPZ shall be fenced as specified in section 29.10.1005:

(1) The final approved tree preservation report shall be included in the building permit set of development plans and printed on a sheet titled: Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;

(2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in

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section 29.10.0990;

(3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval:

a. The applicant shall, within ninety (90) days of final approval or prior to issuance of a grading or building permit, whichever occurs first, secure an appraisal of the condition and value of all trees included in the tree report affected by the development that are required to remain within the development using the Tree Value Standard methodology as set forth in this Chapter. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers (CTLA) and the Species and Group Classification Guide published by the W estern Chapter of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraisal shall be subject to the Director's approval.

b. The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.0980, for each tree to be removed to satisfy the purpose of this division.

(d) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The applicant will then be responsible for the loss of any tree not previously approved for removal. For protected trees, which were removed, the developer shall pay a penalty in the amount of the appraised value of such tree in addition to replacement requirements contained in section 29.10.0985 of this Code. The applicant shall remain responsible for the health and survival of all trees within the development for a period of five (5) years following acceptance of the public improvements of the development or certificate of occupancy.

(e) Prior to issuance of any demolition, grading or building permit, the applicant or contractor shall submit to the Building Department a written statement and photographs verifying that the required tree protection fence is installed around street trees and protected trees in accordance with the tree preservation report.

(f) If required by the Director and conditioned as part of a discretionary approval, a security guarantee shall be provided to the Town. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the Director, in the penal sum of five thousand dollars ($5,000.00) for each tree required to be preserved, or twenty-five thousand dollars ($25,000.00), whichever is less. The cash, bond or other security shall be retained for a period of one (1) year following acceptance of the public improvements for the development and shall be forfeited in an amount equal to five thousand dollars ($5,000.00) per tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or severely damaged.

(g) An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done using directional boring, air-spade excavation or by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified or consulting arborist.

(h) It shall be a violation of this division for any property owner or agent of the owner to fail to comply with any development approval condition concerning preservation, protection, and maintenance of any protected tree.

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(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".

(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits. UNDERSTOOD AND THIS NOTE IS ADDED TO SITE PLAN

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may

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be administered.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1010. Pruning and maintenance.

All pruning shall be in accordance with the current version of the International Society of Arboriculture Best Management Practices—Tree Pruning and ANSI A300-Part 1 Tree, Shrub and Other Woody Plant Management—Standard Practices, (Pruning) and any special conditions as determined by the Director. For developments, which require a tree preservation report, a certified or consulting arborist shall be in reasonable charge of all activities involving protected trees, including pruning, cabling and any other work if specified.

(1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).

(2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.

(3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (*Morus alba)* or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.

(4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (12.5” in circumference) without first obtaining a permit pursuant to this division.

(Ord. No. 2114, §§ I, II, 8-4-03)

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6.0 Tree Replacement Standards & Fees – Los Gatos Town Code and 2025 Fee Schedule

2025 Town of Los Gatos Tree Removal/Damage In-Lieu Fees:

a. $250 or $125 tree removal application permit fee per each tree to be removed, and

b. Tree cost for each 24" box size tree will be the "market price plus the installation cost, as determined by the Director" (2025 Town of Los Gatos Fee Schedule). Typical Bay Area installed cost of a 24" box size tree is roughly 3 times the wholesale price, which is roughly $250 x 3 = $750/tree as of 2025, per the CTA's communication with various tree installation service providers. Thus, the fee schedule per Town of Los Gatos is contrary to the actual "market price" (installed cost) of a 24" box size tree, which is more on the order of $750 per each single 24" box size tree: a difference of 300% between expected actual 2025/2026 "market price" versus the in-lieu fee of $250 established as a per-tree fee by the Town as of 2025. Refer to the snippet below from the Town's Fee Schedule.

Tree Related Fees

24	Tree Removal Permit Application*	One Tree $250.00 Additional Tree $125.00/each If application is denied 50% refund
25	Illegal Tree Removal Administrative Fee	$330.00
26	Replacement Trees - Town Forestry Fund Per Tree Ordinance Section 29.10.0985	Tree cost for each 24",36", and/or 48" box size will be the Market Price plus the installation cost, determined by the Director

Fee will be waived if tree removal is done to implement or maintain Defensible Space.

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(Below text is excerpted from Private Trees | The Los Gatos CA Official Site!):

Tree Related Fees
$250 - Tree Removal (One tree)
$125 - Tree Removal (Each additional tree on same application)
If application is denied, 50% refund
$330 - Illegal Tree Removal Administrative Fee
$250 for each 15 gallon and each 24" Box Size Replacement Tree In-Lieu Fee*
$500 for each 36" Box Replacement Tree In-Lieu Fee*

Tree Replacement Requirements

A condition of a tree removal permit requires two or more replacement trees, of a species and size designated by the Town, be planted on the subject private property. Table 3-1, Tree Canopy-Replacement Standard of the Town Code shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

Replacement trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Most fruit and nut trees, palm trees, or "nuisance" species are generally not considered suitable replacement trees. Section29.10.0970(2) of the Town Code lists nuisance species.

Replacement requirements in the Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions-Hillsides.

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

*If a tree or trees cannot be reasonably planted on the subject property and approved by the Town Arborist, a Replacement Tree In-Lieu Fee shall be paid to the Town Tree Replacement Fund to:
a. Add or replace trees on public property in the vicinity of the subject property; or
b. Add or replace trees or landscaping on other Town property; or
c. Support the Town's urban forestry management program.

Permits are valid for 90 days and replacement trees must be planted on the property prior to the permit expiration, unless the removal and replacements are part of an approved development application. Permits which include Replacement Tree In-Lieu fees will not be approved until all fees are paid in full.

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(Excerpted from Town Code 29.10.0985 and 29.10.0987)

(1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private property. Table 3-1 The Tree Canopy—Replacement Standard shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

(2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:

a. Add or replace trees on public property in the vicinity of the subject property; or

b. Add or replace trees or landscaping on other Town property; or

c. Support the Town's urban forestry management program. (Ord. No. 2114, §§ I, II, 8-4-03)

Table 3-1 - Tree Canopy - Replacement Standard

Canopy Size of Removed Tree [1]	(Staff is using 24" box size as the Replacement Standard for SFR Projects as of 2016) [2,4]	Single Family Residential Replacement [3,4]
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees; or Two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or Three 36 inch box trees	Not Available
Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available

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Notes

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

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

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

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

Sec. 29.10.0987. Special Provisions—Hillsides

The Town of Los Gatos recognizes its hillsides as an important natural resource and sensitive habitat which is also a key component of the Town's identity, character and charm. In order to maintain and encourage restoration of the hillside environment to its natural state, the Town has established the following special provisions for tree removal and replacement in the hillsides:

(1) All protected trees located 30 or more feet from the primary residence that are removed shall be replaced with native trees listed in *Appendix A Recommended Native Trees for Hillside Areas of the Town of Los Gatos Hillside Development Standards and Guidelines* (HDS&G).

(2) All protected trees located within 30 feet of the primary residence that are removed shall be replaced as follows:

(a) If the removed tree is a native tree listed in Appendix A of the HDS&G, it shall only be replaced with a native tree listed in Appendix A of the HDS&G.

(b) If the removed tree is not listed in Appendix A, it may be replaced with a tree listed in Appendix A, or replaced with another species of tree as approved by the Director.

(c) Replacement trees listed in Appendix A may be planted anywhere on the property.

(d) Replacement trees not listed in Appendix A may only be planted within 30 feet of the primary residence.

(3) Replacement requirements shall comply with the requirements in Table 3-1 Tree Canopy Replacement Standard of this Code.

(4) Property owners should be encouraged to retain dead or declining trees where they do not pose a safety or fire hazard, in order to foster wildlife habitat and the natural renewal of the hillside environment.

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7.0 Author's Qualifications (Partial)

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.

- Contract Town Arborist, Town of Los Gatos, California
  Community Development Department / Planning Division
  2015-present

- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)

- Millbrae Community Preservation Commission (Tree Board)
  2001-2006

- ASCA Registered Consulting Arborist (RCA) #401

- ASCA Arboriculture Consulting Academy graduate, class of 2000

- Associate Consulting Arborist
  Barrie D. Coate and Associates
  4/99-8/99

- Contract City Arborist, City of Belmont, California
  Planning and Community Development Department
  5/1999-5/2020 (21 years)

- ISA Certified Arborist #WE-3172A since 1996.

- Peace Corps Soil and Water Conservation Extension Agent
  Chiangmai Province, Thailand 1991-1993

- B.A. Environmental Studies/Soil and Water Resources
  UC Santa Cruz, Santa Cruz, California 1990

  UCSC Chancellor's Award, 1990

  (My full curriculum vitae is available upon request)

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8.0 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:
a. information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and
b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Tree are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

9.0 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.



Signature of Consultant

DIGITAL BADGES:

ISA CERTIFIED ARBORIST CREDENTIAL:
https://certificates.isa-arbor.com/f1918723-df46-48cc-ace2-c12625530fec?record_view=true

ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ):
https://certificates.isa-arbor.com/d180515f-ab75-440b-9c66-106005e3cf10?record_view=true#gs.hpb30w

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10.0 Digital Images

Trees are noted by numeric tag numbers “21” through “33” below in the table.



21



21

ddress: 116 Vallecitos, Los Gatos, CA
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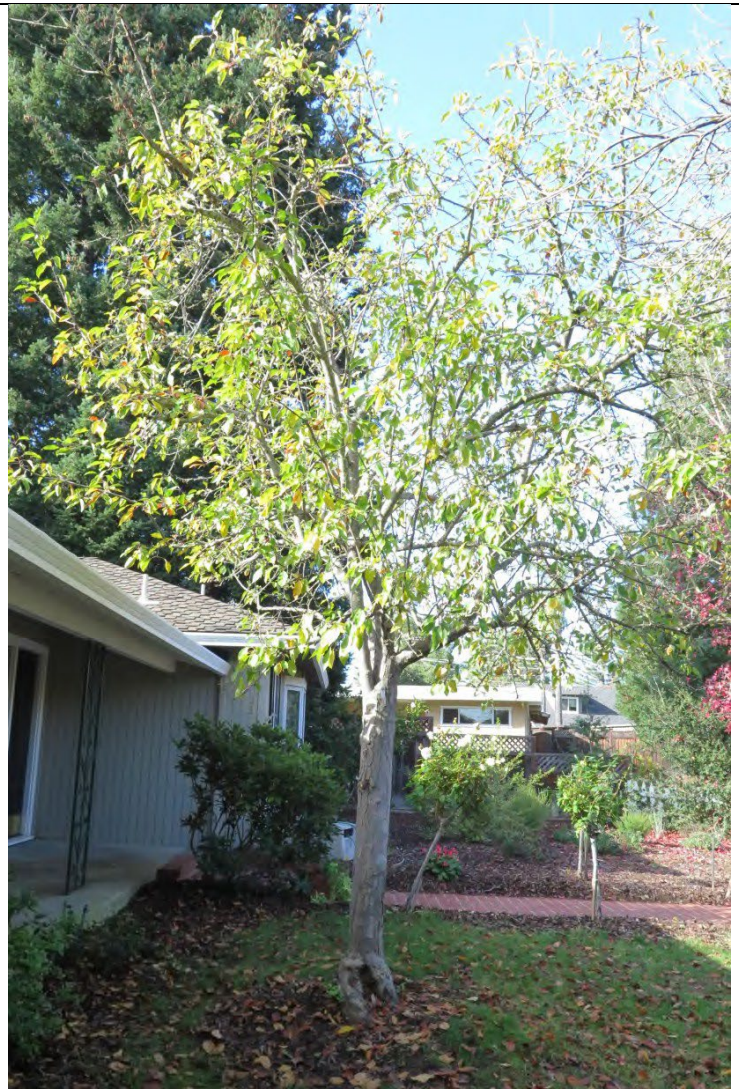

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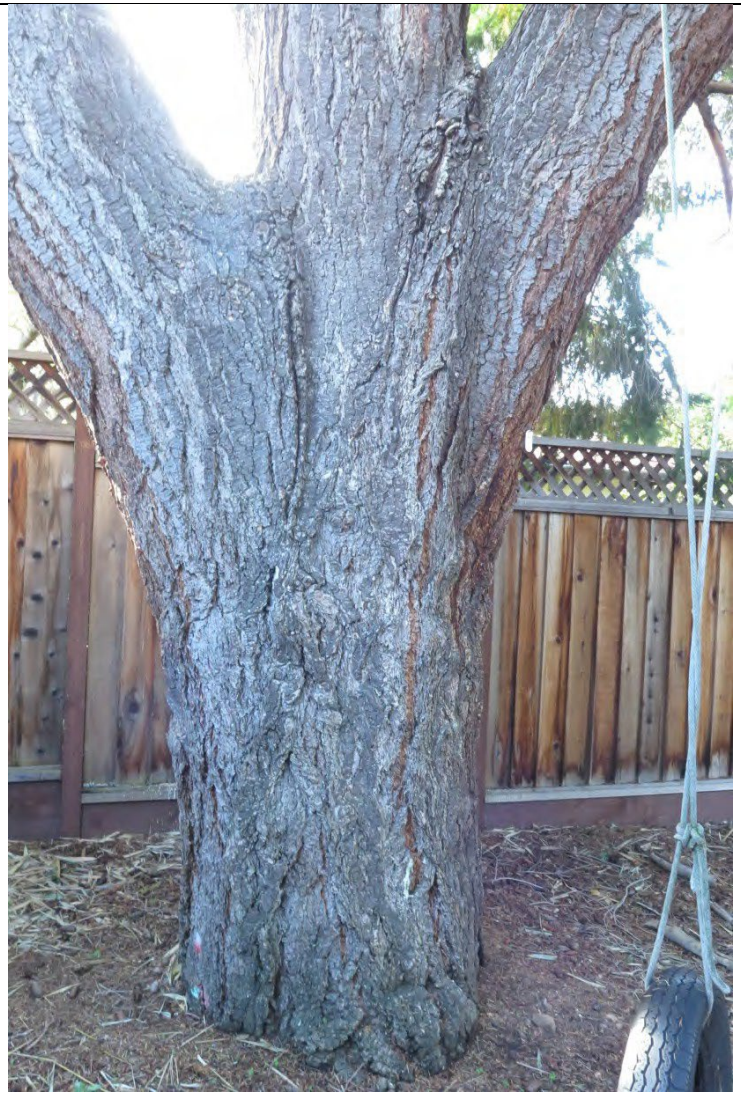

23

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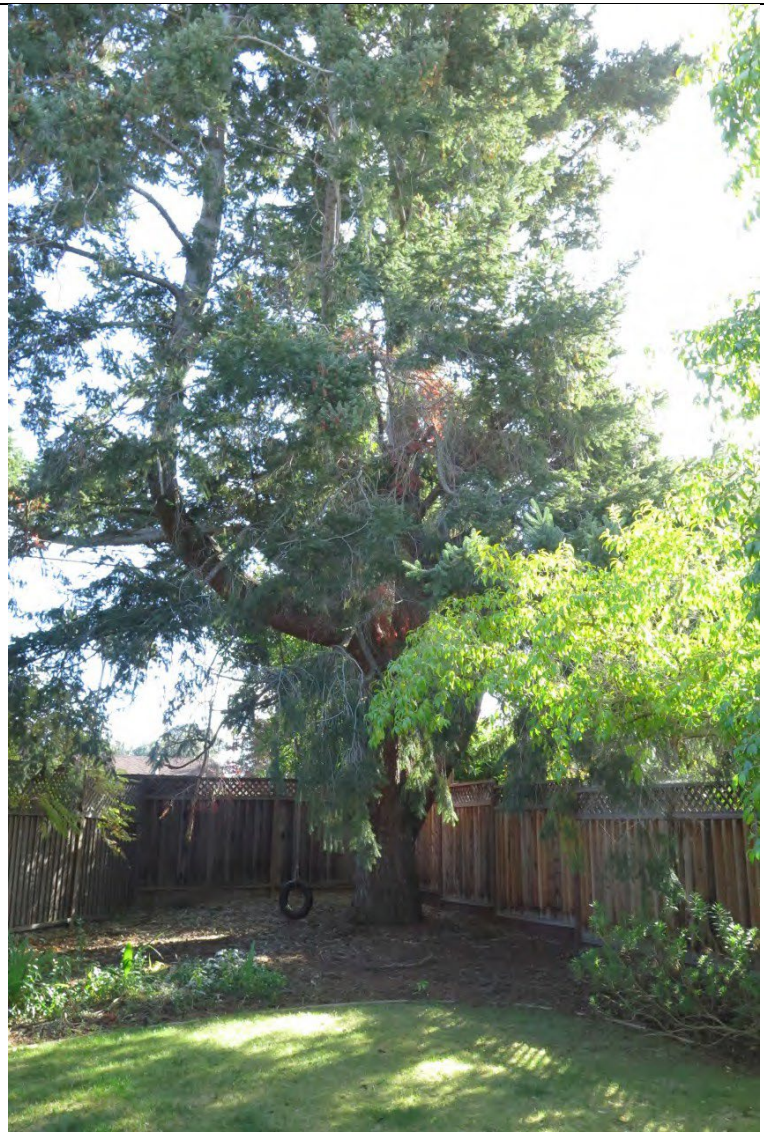
23



23

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23



24

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Email: walterslevisonjr@yahoo.com



25



25
Close up of Eugenia psyllid insect that causes decline of and death of tree portions, including severe leaf distortion, resulting in loss of vigor and longevity of this tree, as well as reduced aesthetics.

ddress: 116 Vallecitos, Los Gatos, CA
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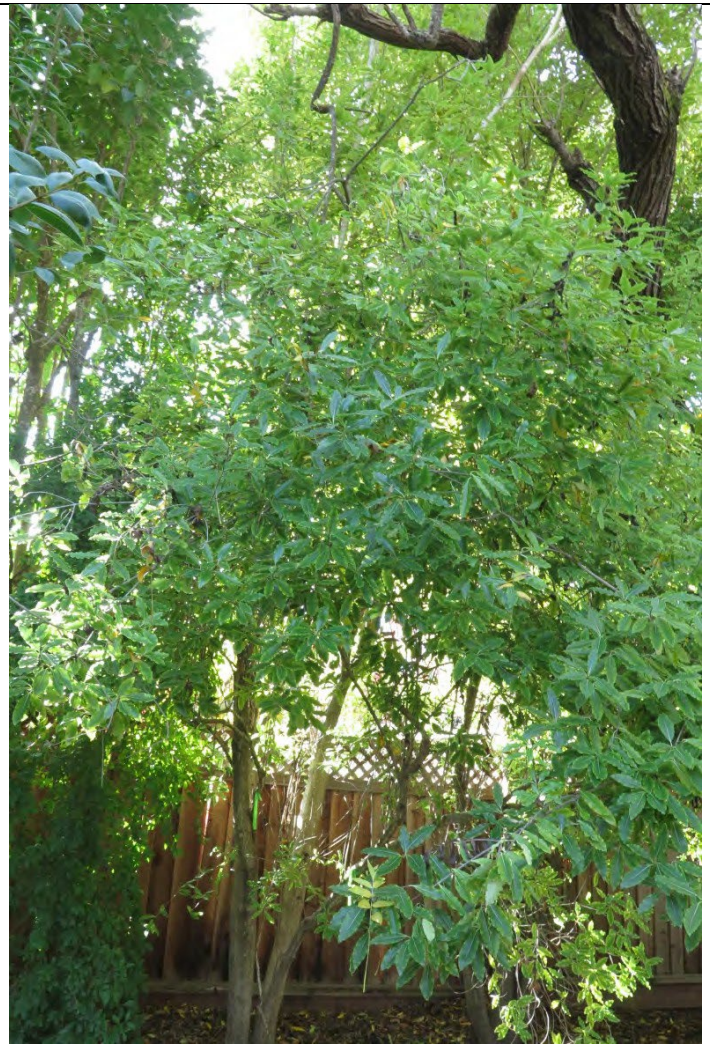
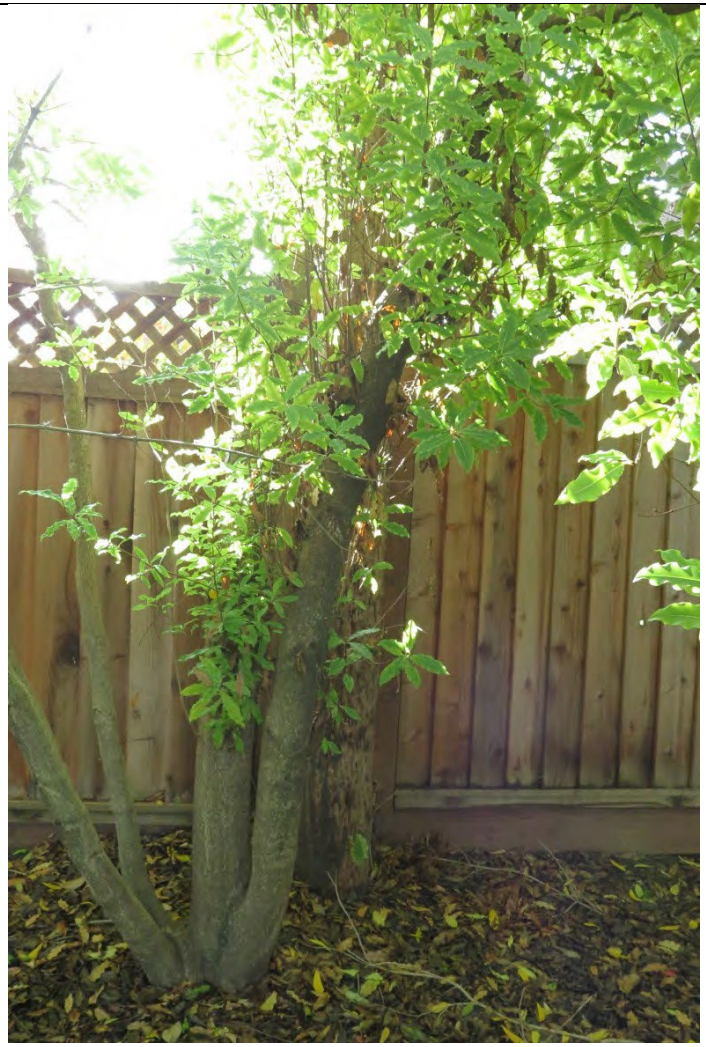


26



27

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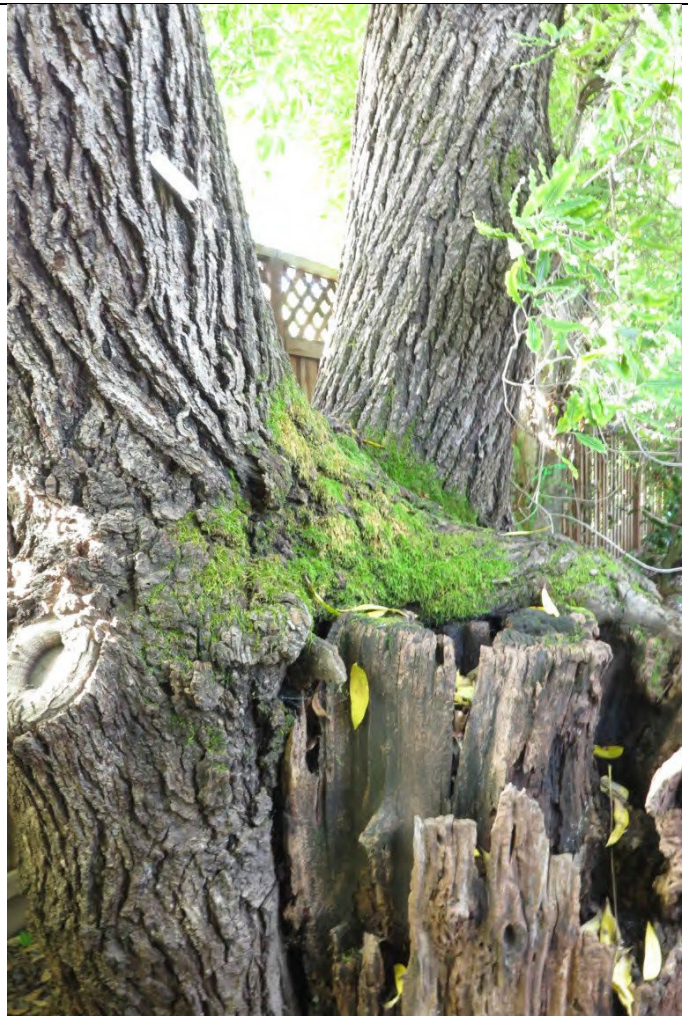
28
Wood tissue decay of a very advanced degree.



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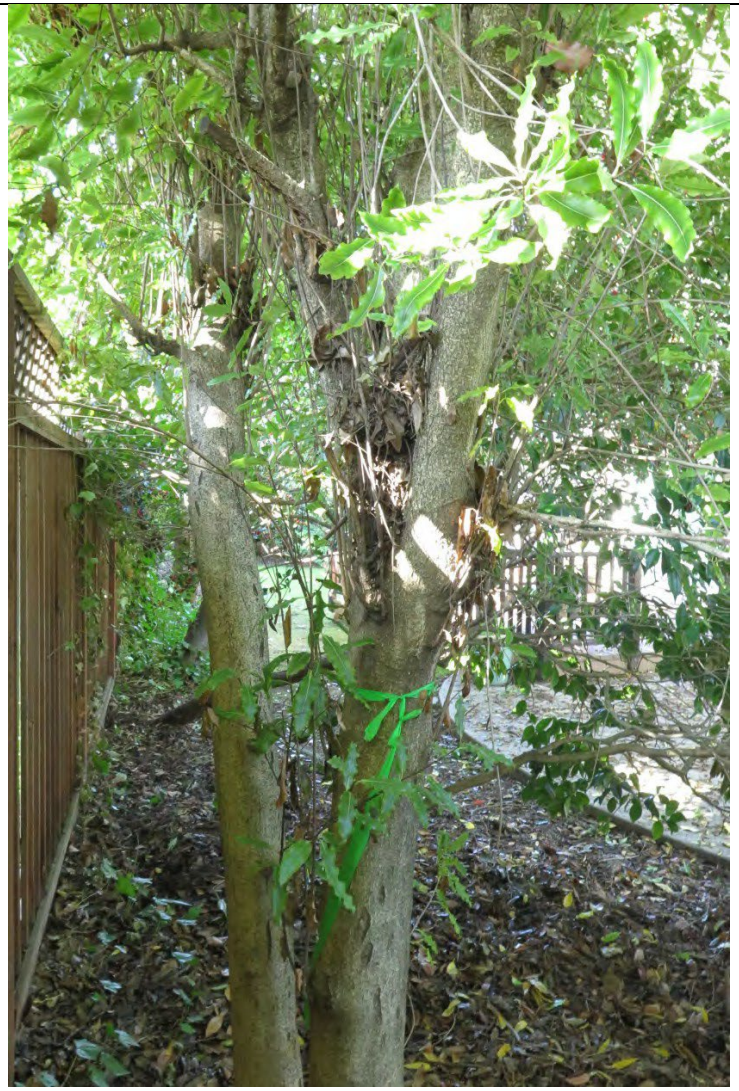
28



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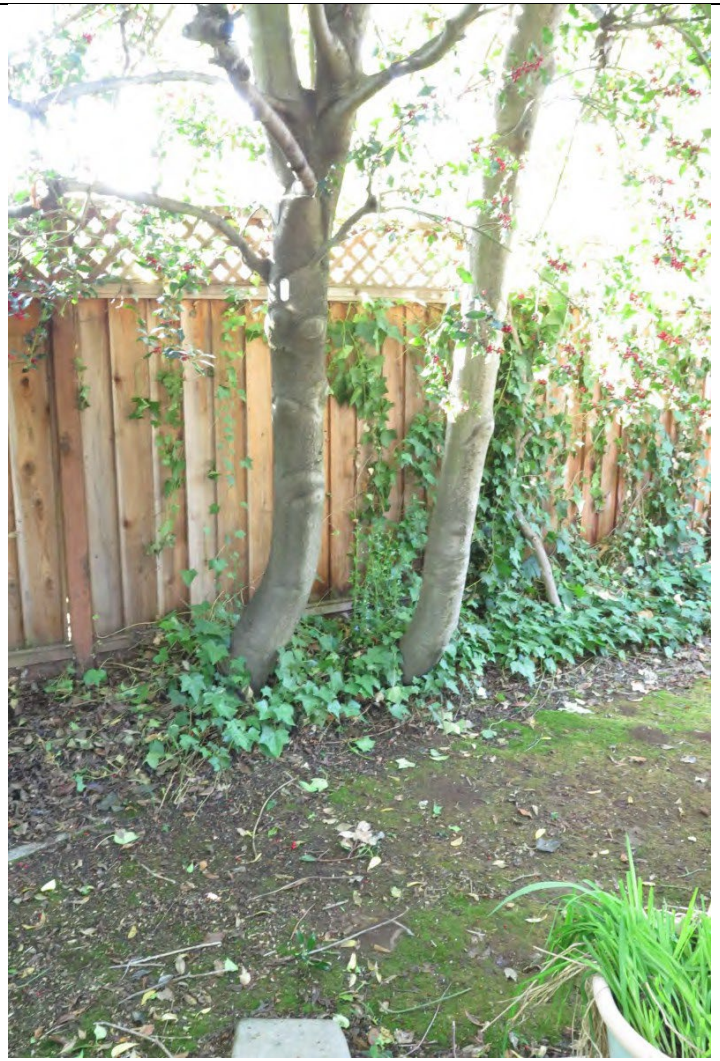

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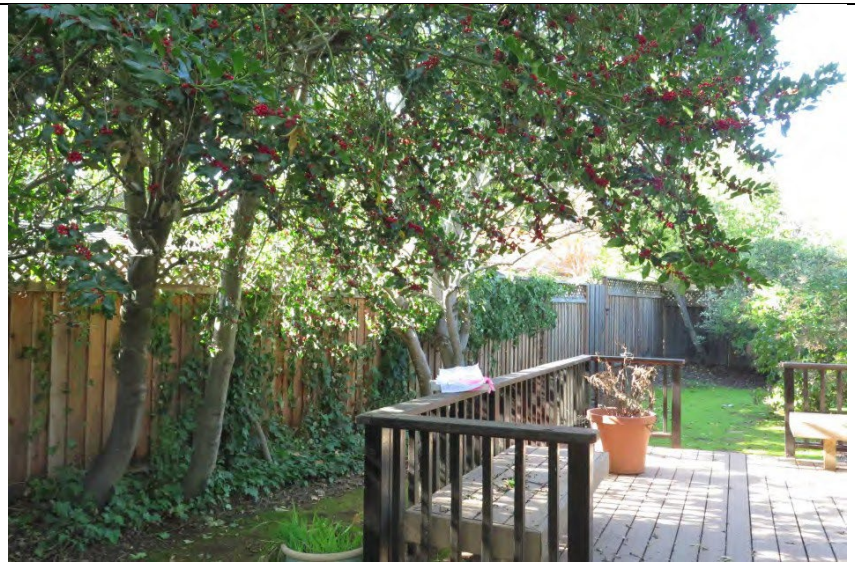

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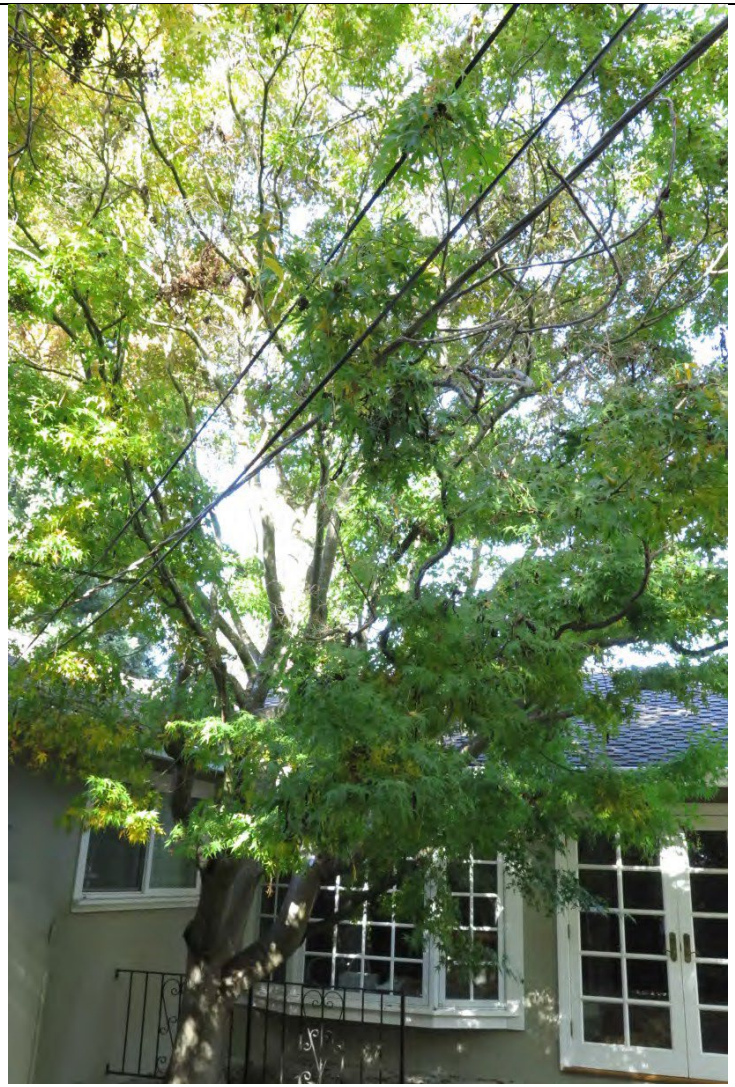

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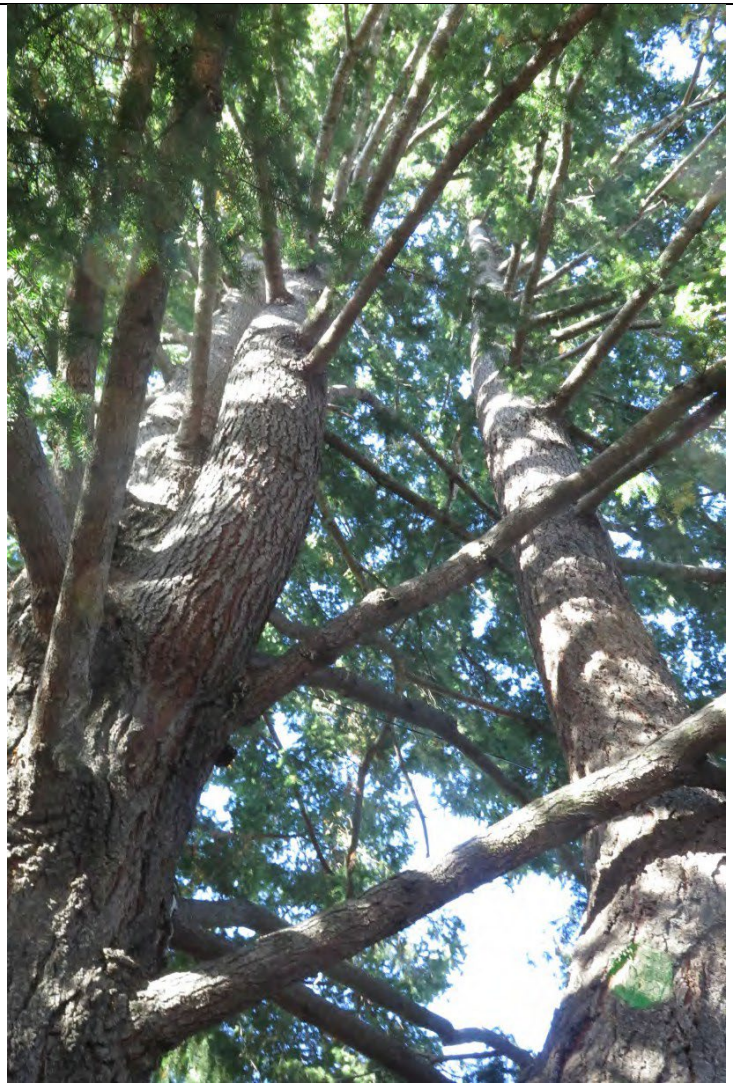

33

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11.0 Tree Data Table

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Lopsided Canopy (note direction)	Trunk Lean (note direction)	(GR) Girdling Roots	(BI) Bark Inclusion Fork	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
21	*Liquidambar styraciflua*	American sweetgum	11.2	--	--	11.2	42/28	75/50	60% Fair			X				Possible BI fork noted at 11 feet.		Suggest offset the gas pipe line 6 feet or more from trunk edge, and the new wall work 10 feet offset. If this is not possible, then use trenchless technology to bore gas pipe under the root system, and set the wall footing above-grade as a floating grade beam suspended on vertical piers.	TB (trunk buffer). RPZ chain link fencing where possible. Realign proposed gas pipe, or use directional bore under the root system of tree. Reposition the proposed wall to 10 feet offset, or set it on a floating over-grade beam footing suspended on vertical piers.
22	*Malus* (Cult.)	Crabapple cultivar*	7.0	--	--	7.0	22/17	75/65	70% Good	X					Root barrier restricts normal root elongation			*It is not clear whether this is considered a "fruiting tree", given that tiny ornamental crabapples are not actually used for human consumption.	(Tree to be removed).
23	*Pseudotsuga menziesii*	Douglas fir	41.6	--	--	4.16	75/55	70/50	60% Fair		X		See notes at right.				Tree has been severely pruned to clear overhead high voltage electrical wires, by removing the vertical mainstem	Use 20 foot radius for fencing offset, at the canopy dripline, per the CTA's tree map markup.	TPZ chain link fencing erection at 20 feet offset radius.

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24	*Xylosma congestum (not 100% verified)*	Xylosma	14.3	--	--	14.3	30/32	80/70	75%		X							Use critical root zone of 13 feet offset radius for fence erection.	TPZ fence erection at 13 feet north of trunk edge (or at the canopy dripline, whichever is greater).
25	*Syzygium paniculatum (or similar)*	Australian brush cherry	6.7	--	--	6.7	40/12	55/40	48% Fair		X						Eugenia psyllid damage extensive on foliage, which is normal for this species.	Use critical root zone of 10 feet (i.e. a distance beyond the normal 6 foot CRZ for a tree of this size class).	TPZ fencing erection at 10 feet north of trunk edge.
26	*Pittosporum undulatum*	Victorian box	6	5	3	14	30/20	40/30	35% Poor		X						Tree has been severely hedge-pruned by PG&E to clear high voltage wires.	Erect fencing at 15 feet north of trunk.	TPZ fencing erection at 15 feet north of trunk edge.
27	*Pittosporum undulatum*	Victorian box	6	5	2	15 (dia of four stems)	30/15	40/30	35% Poor		X						Tree has been severely hedge-pruned by PG&E to clear high voltage wires.	Erect fencing at 15 feet north of trunk.	TPZ fencing erection at 15 feet north of trunk edge.

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28	*Juglans hindsii*	Northern California black walnut	40.7	--	--	40.7	35/55	30/10	15% Very Poor	X			North ward				Tree has been severely pruned by PG&E to clear high voltage wires. 1 of 3 mainstems was removed at 4 feet elev, resulting in extensive advanced degree of wood tissue decay.	The CTA suggests considering this tree to be a "high risk" specimen that can be removed without fees, and without any canopy replacement planting requirement, per Town Code 29.10.0985.	(Tree to be removed per recommendation of the CTA, for safety purposes).
29	*Pittosporum undulatum*	Victorian box	6	5	--	11	30/15	50/25	35% Poor		X						Tree has been top-pruned by PG&E to clear high voltage wires (a severely damaging practice).	Erect fencing at 10 feet north of trunk.	TPZ fencing erection at 10 feet north of trunk edge.

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30	*Ilex aquifolium*	English holly tree	7.5	--	--	7.5	30/15	50/50	50% Fair		X		Norh ward				Previously topped at 20 feet.	Erect fencing at 10-15 feet north of trunk. Note that the proposed new residence and a construction corridor around the south side of the exterior siding will need to be cleared, which will probably require airspace clearance pruning.	TPZ fencing erection at 10 to 15 feet north of trunk edge. TB (trunk buffer wraps). Pruning on north side as needed to clear construction corridor airspace and the proposed new residence footprint airspace.
31	*Ilex aquifolium*	English holly tree	7.0	--	--	7.0	30/15	50/50	50% Fair		X		Norh ward				Previously topped at 20 feet.	Erect fencing at 10-15 feet north of trunk. Note that the proposed new residence and a construction corridor around the south side of the exterior siding will need to be cleared, which will probably require airspace clearance pruning.	TPZ fencing erection at 10 to 15 feet north of trunk edge. TB (trunk buffer wraps). Pruning on north side as needed to clear construction corridor airspace and the proposed new residence footprint airspace.

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32	*Acer palmatum*	Japanese maple	8.9	7.9	7.8	24.6	28/32	80/75	77% Good	X							Tree is situated in very close proximity to the proposed residence, and is proposed to be removed per the applicant.	(Tree to be removed).	(Tree to be removed).

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33	*Pseudotsuga menziesii*	Douglas fir	41.2	--	--	41.2	80/45	80/55	66% Good	X		Critical root zone (CRZ) is 21 feet offset radius, but the existing residence is offset only 10 feet from trunk edge, which means roots only extend out eastward to the foundation footing at 9.5 feet from trunk edge (most likely). Proposed new residence foundation will be at 6 feet east of trunk edge, requiring severe root pruning resulting in loss of very large diameter woody lateral anchor roots. Proposed new walkway will encroach to zero feet offset from trunk. Note also an existing 28 inch diameter codominant mainstem sweeps outward northeastward from 4 feet elevation, into the proposed multiple story residence footprint. This stem is actually a scaffold limb that swept upward to compete with the original mainstem for dominance. Two codominant mainstems exhibit a wide fork at 16 to 18 feet. An 11" diameter woody root extends eastward on-grade into the proposed build area of the concrete walkway and new residence footprint, and would be severed during proposed work. Various other large diameter woody roots would assumedly also require removal at the new foundation footprint edge at 6 feet offset from trunk edge. The canopy current is pruned up to remove lower elevation limbs up to the existing single story residence roof elevations. The canopy would require severe additional pruning if the tree were to be retained, in order to remove scaffold limbs extended eastward at various elevations, all the way up to the 2nd story roofline, with additional pruning required to clear the roof airspace to allow for contractors to complete exterior finish work per plan. The extent of this pruning of the east side of canopy would leave the tree unsightly. If Town Staff require that this tree be retained and protected in place, then the proposed new two story residence massing would need to be completely redesigned to pull the footprint eastward to approximately 10 feet or more offset radius from trunk edge, which is the approximate linear distance between the existing residence foundation footing edge and the tree 33 trunk edge.											(Tree to be removed per applicant plan).	(Tree to be removed per applicant plan).

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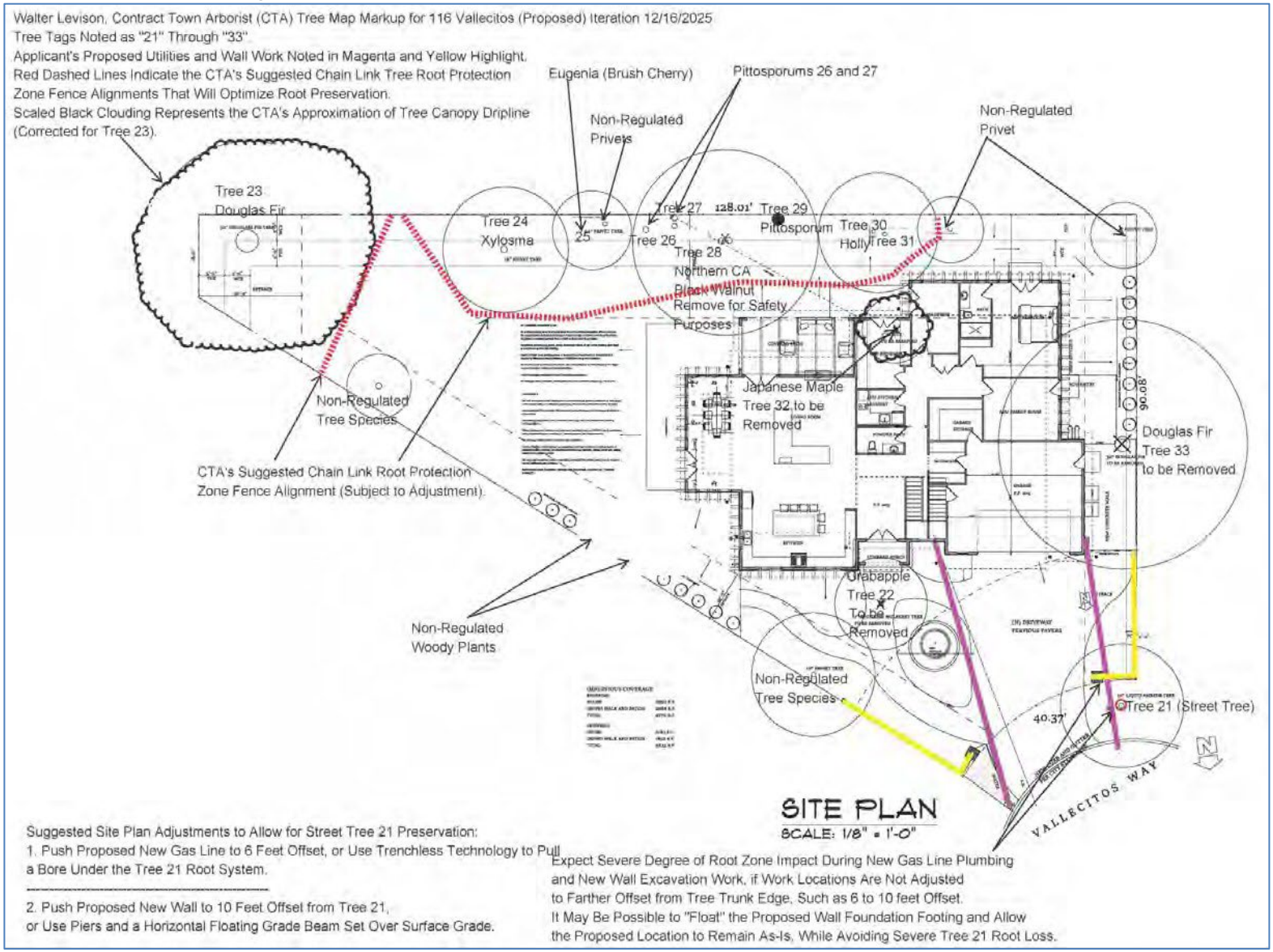
12.0 Tree Map Mark-up by the CTA (2025) on Applicant Site Plan Sheet 4 of 19



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CDG
CANNON
DESIGN
GROUP

November 11, 2025

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

RE: 116 Vallecitas Way

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

NEIGHBORHOOD CONTEXT
The site is located on a short cul-de-sac in a neighborhood of modest one and two story traditional style homes. Photographs of the site and its surrounding context are shown on the following page.



6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

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



THE SITE



Nearby house to the right



House to the immediate left



House to the immediate right



Nearby house to the left



Nearby house to the right



Nearby house to the right



Nearby house to the right

PROPOSED PROJECT











FRONT ELEVATION



REAR AND LEFT ELEVATION

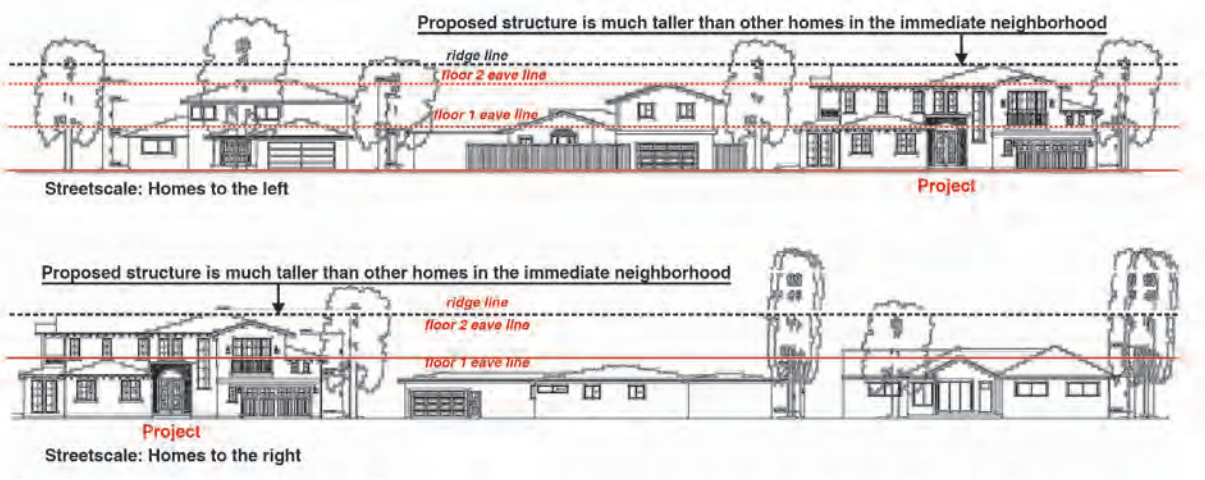
ISSUES AND CONCERNS

The house is well designed with a traditional architectural style with details authentic to the style. I see only a few elements that would not be consistent with the town's Residential Design Guidelines.

1. The ten foot floor-to-ceiling heights on both floors of the house would make it substantially taller than other homes in the immediate neighborhood and would not be consistent with Residential Design Guideline 3.3.2. This would be accentuated by the fact that the second floor is much larger thanonther nearby two story homes. - see streetscape elevations below.

3.3.2 Height and bulk at front and side setbacks

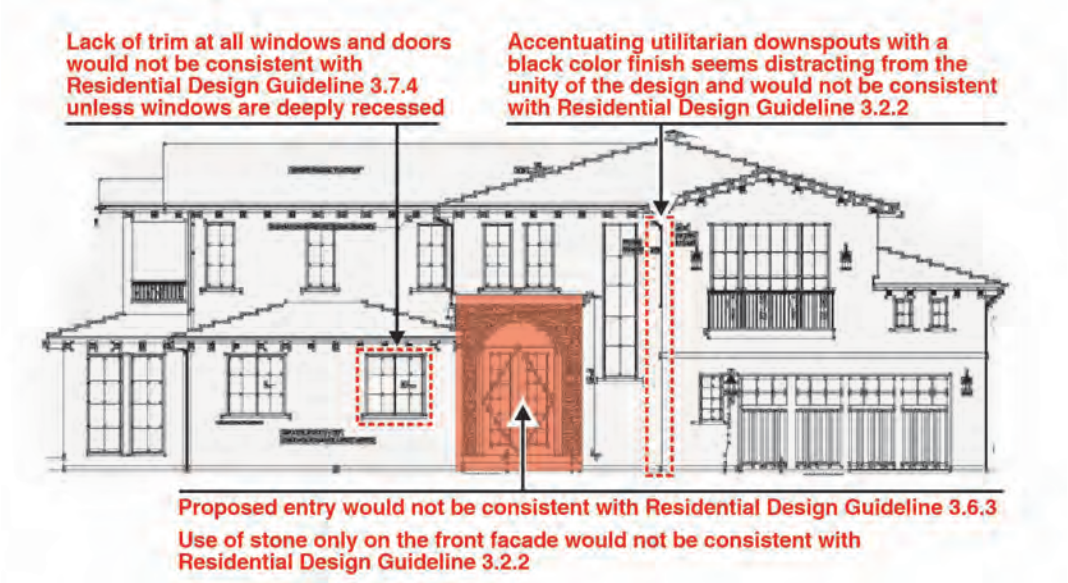
- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.*
- *Give special attention to adapting to the height and massing of adjacent homes.*



2. The form and materials of the proposed projecting entry would not be consistent with Residential Design Guideline 3.6.3.

3.6.3 Design entries with sensitivity to the surrounding neighborhood

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes).*



3. The use of stone on the front elevation entry would not be consistent with Residential Design Guideline 3.2.2 unless it is carried consistently around all sides of the home.

3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

4. The lack of trim around all windows and doors would not be consistent with Residential Design Guideline 3.7.4 unless the windows are deeply recessed from the exterior wall surface.

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

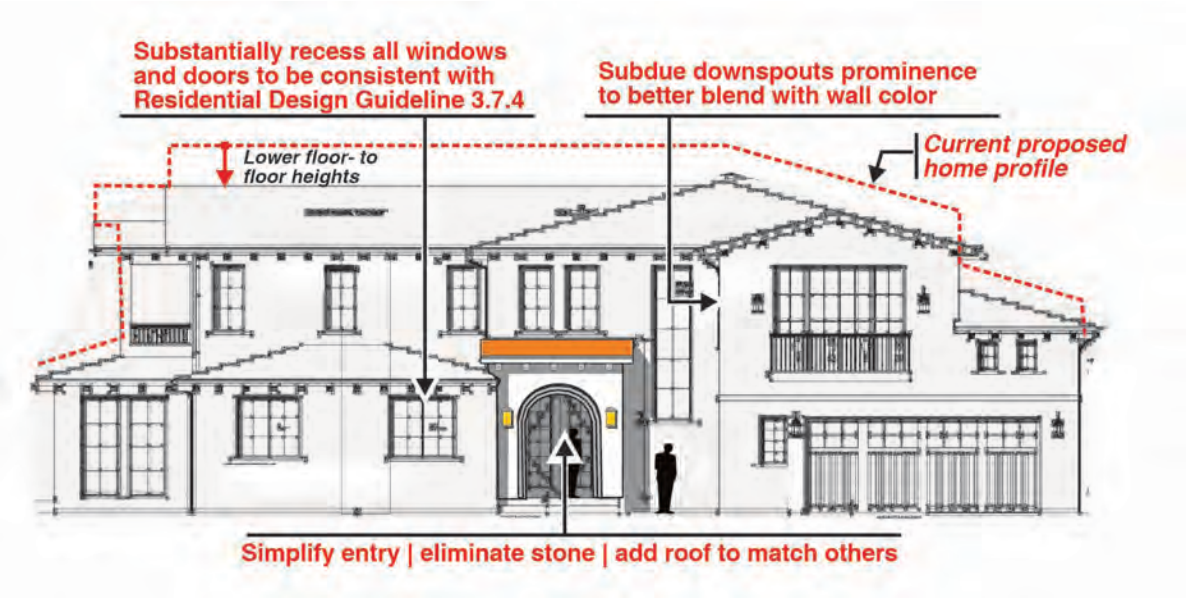
- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less 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.*

5. Accentuating the utilitarian downspouts with a black color finish seems distracting from the unity of the design and the architectural style and would not be consistent with Residential Design Guideline 3.2.2.

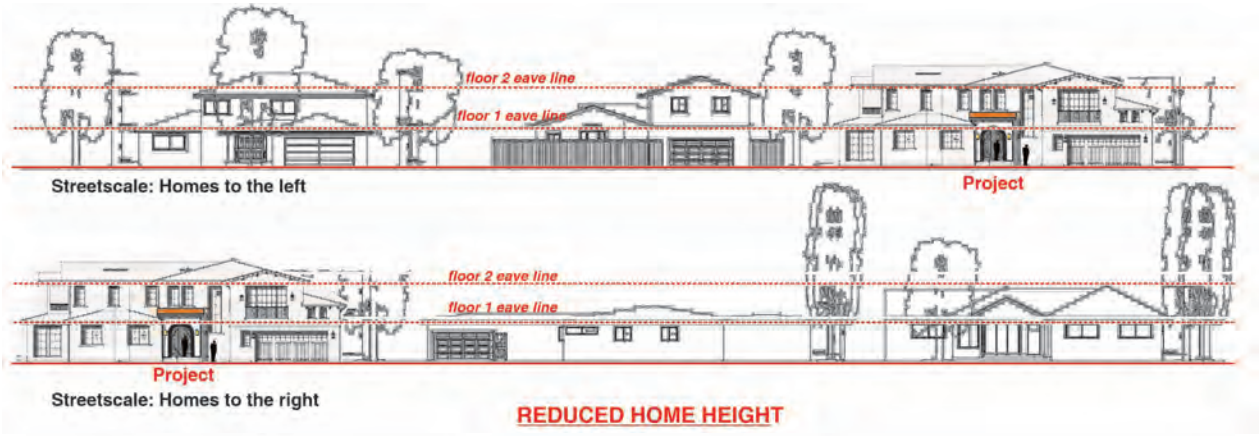
3.2.2 Design for architectural integrity

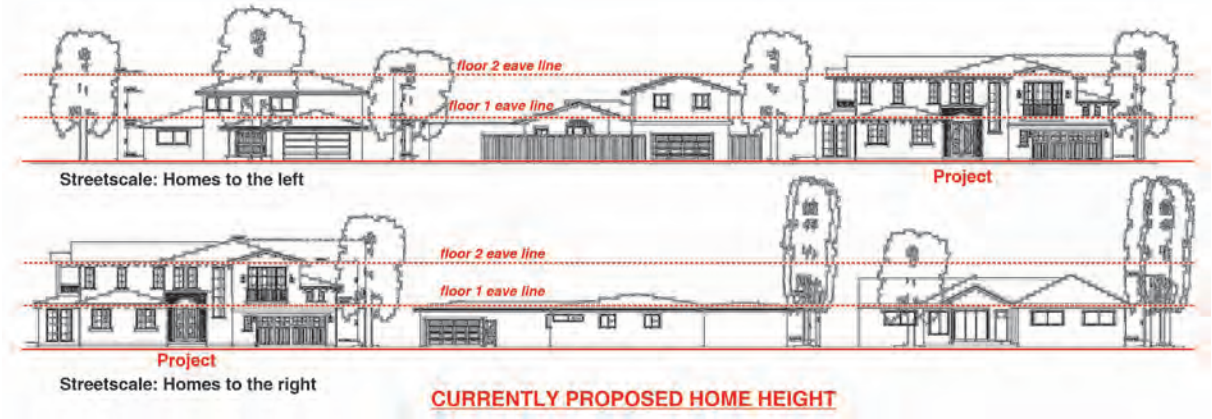
- *In general, it is best to select a clear and distinctive architectural style rather than utilizing generic design elements or mixing elements from different architectural styles.*
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.*

RECOMMENDATIONS.



1. Lower the floor-to-ceiling heights to reduce the structure's height to be more compatible with the other homes in the immediate neighborhood - see streetscape comparison illustrations below.





2. Simplify the entry form and details, and add shed roof to match the main roofs.
3. Eliminate the stone on the front facade entry.
4. Substantially recess all windows and doors to be consistent with Residential Design Guideline 3.7.4, and ensure that the divided pain windows meet the criteria of that guideline.
5. Subdue the downspouts prominence to better blend with the wall color.

CANNON DESIGN GROUP



Larry L. Cannon

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michelle miner design

Response to Consulting Architect

Project: 116 Vallecitos Way

Application: S-25-046

Dear Mr. Cannon,

Thank you for your thoughtful review of the proposed residence at 116 Vallecitos Way and for acknowledging the overall quality and authenticity of the architectural design. We appreciate your comments and offer the following responses.

1. Building Height and Floor-to-Ceiling Heights (Guideline 3.3.2)

We understand the importance of neighborhood compatibility in height and perceived bulk. In direct response to this comment, the second-floor plate height has been reduced from 10 feet to 9 feet. This reduction lowers the overall ridge elevation and reduces the visible wall area above the first-floor roofline, resulting in a softer profile.

A 9-foot plate height is consistent with contemporary residential construction standards and provides appropriate interior proportions without creating excessive building height. Combined with second-floor offsets, articulated roof forms, deep eaves with corbels, and the home's siting at the end of the cul-de-sac, the perceived mass is moderated and compatible with the surrounding neighborhood.

2. Entry Form (Guidelines 3.6.3)

The entry is designed as a Spanish Revival focal element consistent with the architectural style of the home. In the immediate context, 109 Vallecitos Way features a prominent tall stone entry element that is the tallest architectural feature of that residence. The proposed entry is therefore not unprecedented within this cul-de-sac setting. See photo of 109 Vallecitos Way



3. Use of Stone (Guidelines 3.2.2)

The stone surround at the entry serves as a traditional Spanish architectural accent. It is intentionally limited to the entry to create hierarchy and identity, a common design approach in Spanish Revival architecture. The stone color will be similar in color to the stucco as not to bring stark contrast but rather a subtle and elegant textural element. The same stone is also repeated on two additional sides of the home for continuity.

4. Trimless Windows and Recess Depth (Guideline 3.7.4)

We acknowledge the guideline's direction regarding trim or recessed openings. The home utilizes deeply recessed black-clad windows consistent with Spanish Revival precedent. With 2x6 wall construction, windows will be recessed as deeply as construction allows, creating the shadow lines characteristic of the style.

Spanish and Mediterranean homes traditionally rely on recessed openings rather than applied wood casing. The design achieves the guideline's intent through recess rather than trim, consistent with the selected architectural style.

5. Gutters and Downspouts (Guideline 3.2.2)

The gutters and downspouts are intentionally finished in black to coordinate with the black fascia, window frames, and metal detailing. This creates a unified architectural accent system consistent with Spanish Revival homes that use dark metal elements to provide contrast against light stucco walls.

Rather than appearing utilitarian, these elements are integrated into the overall material palette and reinforce the architectural rhythm of the façade. The dark finish allows the roof edge to read as a continuous horizontal line, visually tying together the eaves, windows, and entry detailing. For these reasons, the black finish supports the architectural integrity of the design.

Conclusion

The proposed residence reflects high architectural integrity, authentic Spanish Revival detailing, and thoughtful massing modulation. The reduction of the second-floor plate height, deep window recesses, contextual entry design, and coordinated material palette demonstrate responsiveness to the Town's Residential Design Guidelines while maintaining a cohesive and stylistically appropriate design.

We respectfully request that the project proceed with the design as proposed, incorporating the refinements noted above.

Sincerely,

Michelle Miner

Michelle Miner Design

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18488 Prospect Road Suite 6
Saratoga, CA 95070
408.396.0984

NEIGHBOR OUTREACH SUMMARY
Project: Tokman Residence
Location: 116 Vallecitos Way
Owner/Applicant: Eyal & Anat Tokman

As requested by the Town of Los Gatos, the owners conducted outreach to adjacent and nearby neighbors to inform them of the proposed project and to solicit feedback. The following is a summary of the outreach efforts and responses received:

[redacted]

- **Contact Result:** No one was home on a few attempts.
- **Notes:** No contact made.

[redacted]

- **Neighbor Contacted:** [redacted] (Owner)
- **Summary of Discussion:**
  The owner met with [redacted] and discussed the proposed project, anticipated schedule, and approach for maintaining privacy vegetation along the shared fence line. [redacted] responded positively, expressed support, and shared [redacted] experience with a recently completed renovation. [redacted] showed the owner her backyard.
- **Neighbor Response:** Supportive / no concerns expressed.

[redacted]

- **Neighbor Contacted:** [redacted] (Owner)
- **Summary of Discussion:**
  The owner met with [redacted] and reviewed the anticipated renovation/construction timeline and general plans. [redacted] was supportive of the project. [redacted] expressed hope that the large tree located at the front of the

subject property will remain, as [redacted] finds it visually significant and enjoys it. The owner explained that options are still being evaluated; however, the tree may require removal if the root system poses a risk to the proposed foundation and/or the adjacent fence. [redacted] expressed support and wished the owners well. [redacted] also shared that privacy trees were recently planted along the shared fence line in [redacted] yard.

- **Neighbor Response:** Supportive; requested consideration of retaining existing front tree if feasible.

[redacted]

- **Neighbor Contacted:** [redacted] (Owner)
- **Summary of Discussion:**
  The owner met with [redacted] and discussed the project. [redacted] indicated no concerns with the proposed construction. [redacted] did request that construction personnel avoid leaving cigarette butts or food debris on-site, citing odor concerns and potential attraction of rodents.
- **Neighbor Response:** No concerns; requested clean jobsite practices.

[redacted]

- **Neighbor Contacted:** [redacted] (Owner)
- **Summary of Discussion:**
  The owner met with [redacted] and discussed the proposed project. [redacted] responded positively and expressed support. [redacted] noted that he hopes the existing tree is removed, as sap from the tree makes it difficult for [redacted] to park vehicles in [redacted] driveway.
- **Neighbor Response:** Supportive; expressed preference for removal of existing tree due to sap impacts.

[redacted]

- **Neighbor Contacted:** [redacted] (Tenant – scheduled to move in May 2026)
- **Summary of Discussion:**
  The owner met with [redacted], a tenant who stated [redacted] will be moving into the residence in May 2026. No concerns were expressed regarding the project.
- **Neighbor Response:** No concerns expressed.

[redacted]

- **Neighbor Contacted:** [redacted] (Tenant)
- **Contact Result:** Tenant not home.
- **Notes:** No contact made.

[redacted]

- **Contact Result:** No one was home.
- **Notes:** No contact made.

Summary

Overall, the owners successfully contacted multiple nearby property owners/occupants. Those contacted were generally supportive of the proposed project. One neighbor requested that the large front tree be retained if feasible, while another expressed preference that it be removed due to sap impacts. One neighbor requested that jobsite cleanliness be maintained to prevent debris and odors. No objections to the project were received during outreach.

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A NEW HOME FOR TOKMAN FAMILY



STUCCO - SHERWIN WILLIAMS - SHOJI WHITE



BROWN BARREL TILE ROOF



FRONT ENTRANCE-BISQUE VENEER STONE SIDING



TRIM AND ACCENTS SHERWIN WILLIAMS - IRON ORE

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

CITY STAMP AREA

REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

Michelle Miner

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVISED SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN

michelle miner design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

SCOPE OF WORK

DEMOLISH EXISTING SINGLE STORY HOUSE AND DETACHED GARAGE

BUILD A NEW 2 STORY HOME WITH ATTACHED GARAGE AND ATTACHED ADU

ANALYSIS

ASSESSOR'S PARCEL #	407-13-018
LOT AREA:	12,491 S.F.
ZONING:	R1-10
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT	FLAT LOT
FLOOD ZONE	X
HISTORIC	NO
FIRE SPRINKLERS	YES
WUI	NO
STORIES	(E) = 1, (N) = 2
MAX. HEIGHT	30'
YEAR BUILT	1962
REQUIRED PARKING	2 COVERED
PROVIDED PARKING	2 COVERED, 2 UNCOVERED

REQUIRED SETBACKS

FRONT SETBACK	25'
SIDE SETBACKS	10'
REAR SETBACK	20'
ADU SIDE AND REAR SETBACK	4'

EXISTING

EXISTING LIVING:	2150 S.F.
EXISTING GARAGE:	540 S.F.
TOTAL EXISTING	2690 S.F.

PROPOSED

NEW LOWER LIVING	1495 S.F.
NEW UPPER LIVING	2066 S.F.
TOTAL LIVING	3561 S.F.
NEW GARAGE	650 S.F.
GRAND TOTAL SQUARE FOOTAGE	4211 S.F.
NEW ADU (ADU under a separate ministerial permit)	1037 S.F.

MAX. FLOOR AREA	3622 S.F.
MAX. GARAGE	987 S.F.

LOT COVERAGE

EXISTING

HOUSE AND GARAGE	2690 S.F.

PROPOSED

FIRST FLOOR HOUSE, GARAGE AND ADU	3182 S.F.
ALLOWABLE LOT COVERAGE	4996 S.F.

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GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
4. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
5. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
6. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
7. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
8. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
9. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
11. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
12. EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
13. JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.

CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.

A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.

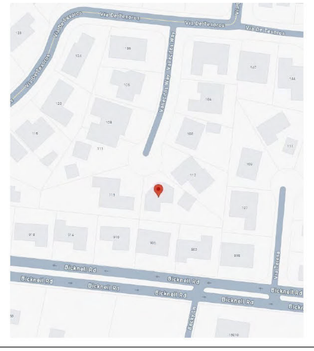
ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.

CONSTRUCTION WASTE MANAGEMENT - RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. THE CITY OF SUNNYVALE REQUIRES THE USE OF GREEN HALO, THE CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN (CDWMP) WASTE-TRACKING PROGRAM TO DOCUMENT AND MONITOR COMPLIANCE.

OPERATION AND MAINTENANCE MANUAL. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER

VICINITY MAP


Blackwell Dr
Blackwell Dr
Blackwell Dr

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Kenneth D. Wilson 6/4/2025

KENNETH D. WILSON LS 5571 DATE

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON cCITY OF LOS GATOS BENCHMARK MS03.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.

3. BUILDING WALLS WERE LOCATED AT MAIN FINISH LOCATIONS (STUCCO, BRICK OR WOOD SIDING AS IT EXISTS IN THE FIELD).

4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.

5. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

6. LINES ON LAYER "X-BOUNDARY" SHOULD BE USED AS BASIS OF DESIGN FOR BOUNDARY.

7. LINES ON LAYER "X-BLDG" SHOULD BE USED AS BASIS OF DESIGN FOR BUILDING LOCATION (SEE GENERAL NOTE 3).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

EASEMENT NOTE

A TITLE REPORT WAS PROVIDED BY THE CLIENT. THE REPORT WAS PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND IS DATED APRIL 9, 2025 WITH AN ORDER NUMBER OF FWPS-3021241134-KF. ALL EASEMENTS SHOWN IN THAT REPORT ARE EITHER PLOTTED OR ADDRESSED ON THIS SURVEY.

SETBACK LINES NOTE

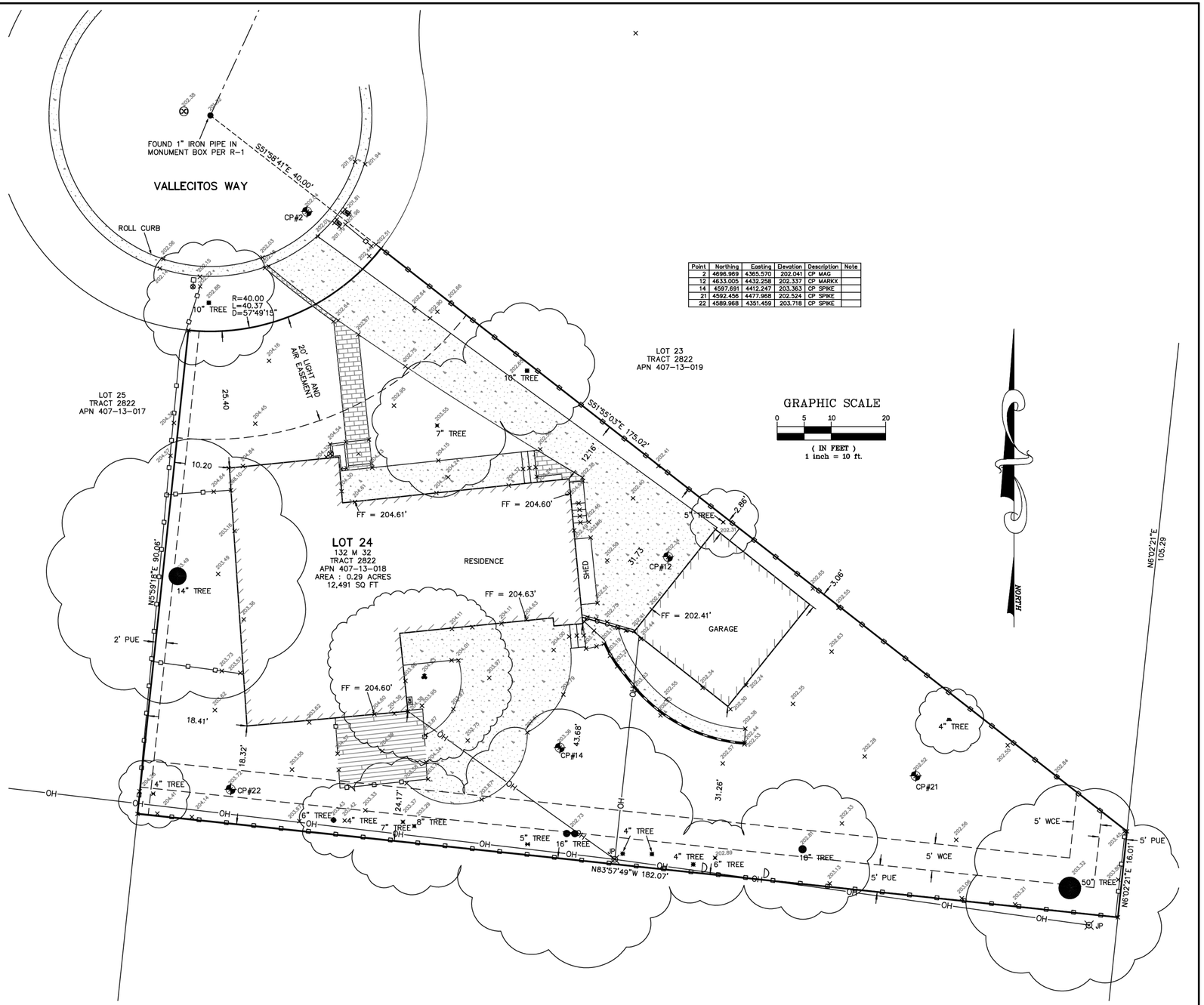
BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

LEGEND

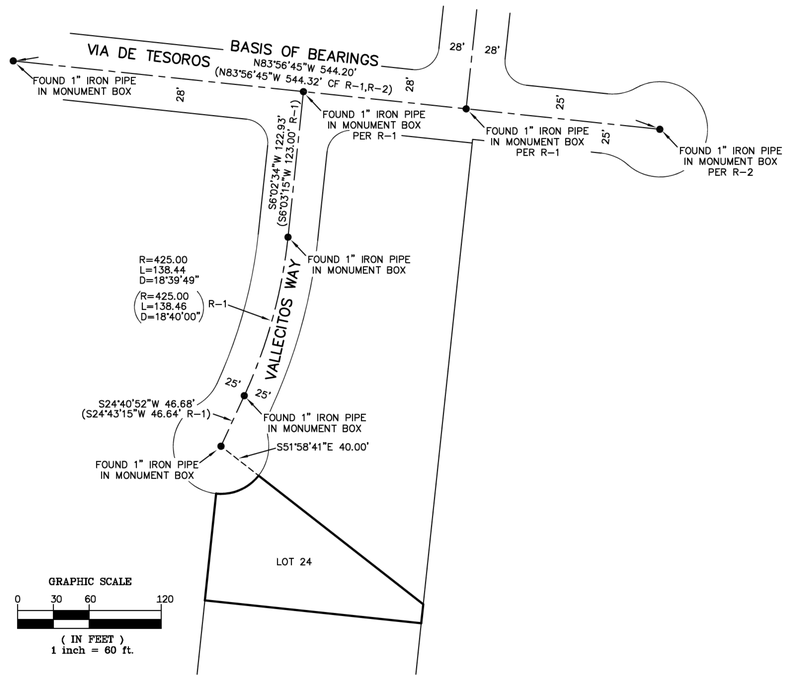
- FOUND AS NOTED
- PROPERTY LINE
- EASEMENT LINE/TIE LINE
- SS — UG SEWER LINE
- W — UG WATER LINE
- G — UG GAS LINE
- PH — UG PHONE LINE
- E — UG ELEC LINE
- OH — OVERHEAD LINE
- LAMP POST
- BUILDING
- CONCRETE
- BRICKS
- PAVERS
- DECK
- DETECTABLE WARNING SURFACE
- SET 5/8" REBAR WITH PLASTIC CAP LS 9440 SET BRASS SCREW AND 1" BRASS TAG LS 5571 IN CONCRETE
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- SIGN
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- C COMMUNICATION MANHOLE
- FIRE HYDRANT
- CO SEWER CLEANOUT
- SURVEY CONTROL POINT
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- LIGHT POLE AND LIGHT
- WALL
- DROP INLET
- GUYWIRE
- MB MAILBOX
- E UTILITY BOX
- WOOD FENCE
- CHAIN LINK FENCE
- R-1 132 M 32
- R-2 163 M 10

ABBREVIATIONS

LO	LIVE OAK
WO	WHITE OAK
WCE	WIRE CLEARANCE EASEMENT
RW	REDWOOD
PUE	PUBLIC UTILITY EASEMENT
FF	FINISH FLOOR
OR	OFFICIAL RECORDS



Point	Northing	Easting	Elevation	Description	Note
2	4696.969	4365.570	202.041	CP MAG	
12	4633.005	4432.258	202.337	CP MARKX	
14	4597.691	4412.247	203.363	CP SPIKE	
21	4592.456	4477.968	202.524	CP SPIKE	
22	4589.968	4351.459	203.718	CP SPIKE	



WILSON LAND SURVEYS
261 CARLTON CT.
LOS GATOS, CA 95032
408-427-2279

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

Copyright 2025 Koen T. Wilson Wilson Land Surveys. All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following "Topographic Survey by Wilson Land Surveys, Los Gatos, CA"

Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

LICENSED LAND SURVEYOR
KENNETH DOUGLAS WILSON
NO. 5571
Kenneth D. Wilson
June 4, 2025
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

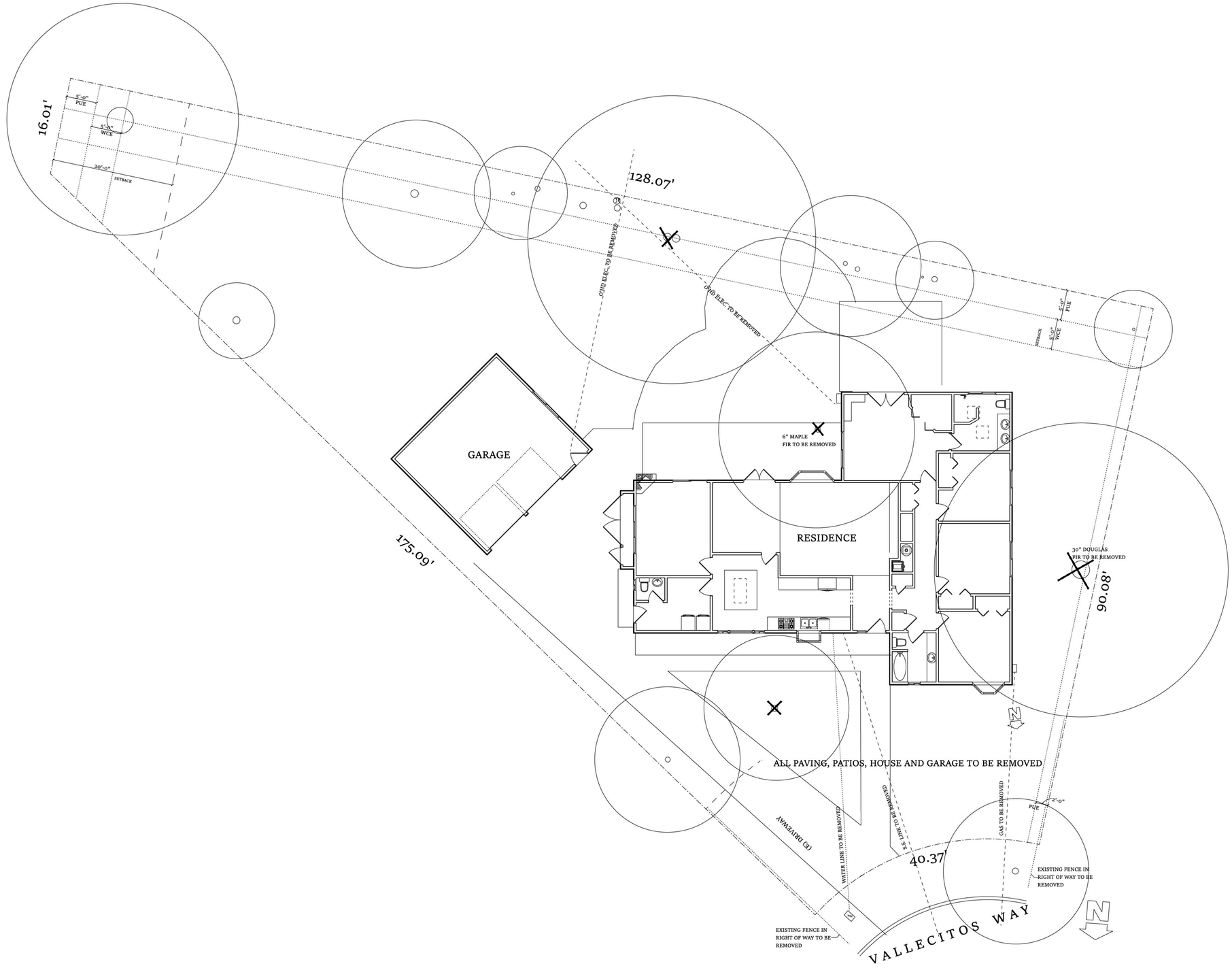
AS REQUESTED BY:
EYAL TOKMAN

LEGAL DESCRIPTION: LOT 24, TRACT 2822, 132 M 32, TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APN: 407-13-018
DATE: JUNE 2025

SITE ADDRESS: 116 VALLECITOS WAY, LOS GATOS, CA 95032

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
AC	1"=10'	S-089	S-089	1 OF 1



DEMO SITE PLAN

SCALE: 1/8" = 1'-0"

HOUSE AND ALL CONCRETE WORK TO BE REMOVED

REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

Michelle Miner

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Eyal & Anat Tokman
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408.505.0338 tokman.eyal@gmail.com

DRAWN
MM
CHECKED
MM
DATE
4/14/2026
SCALE
AS SHOWN
JOB NO.

PAGE:
3/21
DEMO SITE PLAN

OWNER TO RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

4.3 CHAIN LINK PROTECTIVE FENCING FOR TREE PROTECTION ZONES (TPZ):

Prior to commencing site demolition, erect chain link fencing panels set on moveable concrete block footings. Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees.

Alternatively, use two-inch diameter iron tube posts driven 24 inches into the ground, at a spacing 8 feet on-center (O.C.), and hang chain link steel fencing on those posts. Both the chain link panel fence method and the "tube post with hung steel chain link fencing material" fence method of tree protection are acceptable. See images at right.





Protection shall be at the farthest possible offset distances from trees being protected in place. See the CTA's tree map markup in section 12.0 of this report which indicates red dashed lines as suggested fence routes, which are shown as being offset to at least the calculated "critical root zone" distance from each tree, or a greater linear offset distance.

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

4.4 SIGNAGE:

The RPZ/TPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level (minimum of one or two signs per each single tree being fenced), minimum 8"X11" size each, plastic laminated, with wordage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):

TREE PROTECTION ZONE FENCE
ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025

PROJECT ARBORIST:
TELEFONO CELL: **EMAIL:**

NOTE: THE CTA IS NOT THE "PROJECT ARBORIST".

The project arborist is a private arborist contracted by the applicant or applicant's team of professionals who then monitors the project and reports to Town of Los Gatos planning division on a monthly basis with written tree condition and tree protection inspection reports submitted to Planning Staff per planning division conditions of project approval (COPA).

SINGLE FAMILY RESIDENCE
902 BICKNELL RD.

SINGLE FAMILY RESIDENCE
906 BICKNELL RD.

SINGLE FAMILY RESIDENCE
9010 BICKNELL RD.

PUBLIC UTILITY EASEMENT (P.U.E.)AREAS DESIGNATED P.U.E. (PUBLIC UTILITY EASEMENT) SHALL BE MAINTAINED OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT LAWFUL FENCES AND UTILITY COMPANY STRUCTURES PERMITTED WITHIN THE EASEMENT.WIRE CLEARANCE EASEMENT (W.C.E.)AREAS DESIGNATED W.C.E. (WIRE CLEARANCE EASEMENT) SHALL BE LIMITED TO BUILDINGS, STRUCTURES, AND/OR APPURTENANCES HAVING A MAXIMUM HEIGHT OF FIFTEEN FEET (15'-0") ABOVE GRADE AT THE GROUND LINE OF POLES, AND SHALL NOT INTERFERE WITH REQUIRED WIRE CLEARANCE.

ALL NEWLY PLANTED TREES SHALL BE DOUBLE-STAKED USING RUBBER TREE TIES

NEW PRIVACY PLANTING w/ BOX - PODOCARPUS - 6' TALL AT TIME OF PLANTING

128.07'

NEWLY PLANTED PRIVACY PLANTS BY NEIGHBOR- FYI FOR PRIVACY

6' WOOD FENCE TO REMAIN

#23 - 41.6" DOUGLASS FIR TREE

#24 - 14.3" XYLOSMA

4" PRIVET TREE NON REGULATED

#25 - 6.7" EUGENIA TREE

#27 - 15" PITTOSPORUM TREE

#26 - 14" PITTOSPORUM TREE

#28 - 40.7" BLACK WALNUT TO BE REMOVED

#29 - 11" PITTOSPORUM

#30 - 7.5" HOLLY TREE

#31 - 7" HOLLY TREE

6" PRIVET TREE NON REGULATED

4" PRIVET TREE NON REGULATED

4" PRIVET TREE NON REGULATED

NEW UNDERGROUND ELECTRIC TO BE INSTALLED

TREE PROTECTION FENCING - PER ARBORIST REPORT

TEMP POWER POLE

4" ORNAMENTAL PLUM TREE NON REGULATED

6' WOOD FENCE TO REMAIN

NEIGHBORS POOL

ALL NEWLY PLANTED TREES SHALL BE DOUBLE-STAKED USING RUBBER TREE TIES

NEW PRIVACY PLANTING - PODOCARPUS - 6' TALL AT TIME OF PLANTING MIN. 24" BOX TREES. # TO BE DETERMINED

5" ORNAMENTAL PLUM TREE

#22 - 11.8" MAPLE TO BE REMOVED

#32 - 10.2" MAPLE TO BE REMOVED

ADU OFFICE

BATH

ADU BEDROOM

DS

ADU BEDROOM

COVERED PATIO

ADU KITCHEN

LAUNDRY

DINING ROOM

LIVING ROOM

POWDER BATH

MOTORCYCLE PARKING

ADU FAMILY ROOM

ADU ENTRY

MUDROOM

F.F. 205

GARAGE F.F. 204

KITCHEN

COVERED PORCH

TANBARK AND DROUGHT TOLERANT PLANTS

ROOF OUTLINE

ALL NEWLY PLANTED TREES SHALL BE DOUBLE-STAKED USING RUBBER TREE TIES

90.08'

#33 - 41.7 DOUGLAS FIR TO BE REMOVED

6' WOOD FENCE TO REMAIN

NEW CONCRETE WALK

SINGLE FAMILY RESIDENCE
115 VALLECITOS WAY

IMPERVIOUS COVERAGE

EXISSITING	
HOUSE	2690 S.F.
DRIVES WALK AND PATIOS	2080 S.F.
TOTAL	4770 S.F.
PROPOSED	
HOUSE	3183 S.F.
DRIVES WALK AND PATIOS	1650 S.F.
TOTAL	4833 S.F.

#25 - 7" CRABAPPLE TREE TO BE REMOVED

TANBARK AND DROUGHT TOLERANT PLANTS

10" PRIVET TREE NON REGULATED

TANBARK AND DROUGHT TOLERANT PLANTS

NEW WATER TO BE INSTALLED

NEW 5.5 GPD AT 5 PSI PER WVSD STANDARD DRAWING 3

40.37'

NEW 5' TALL STUCCO FENCE

NEW CURB AND GUTTER PER COLV STANDARDS

TANBARK AND DROUGHT TOLERANT PLANTS

(N) DRIVEWAY PERVIOUS PAVERS

NEW 6' TALL STUCCO FENCE. Build the wall that is within 10' from tree as a floating system that uses a continuous footing that is suspended on vertical piers, such that the work is completely above existing grade and outside the dripline elevation, thereby allowing the tree #21 lateral woody root system to be undisturbed in the area south of the tree.

SETBACK

5'-0" PUE

EXISTING FENCE TO BE REMOVED AND/OR RELOCATED ONSITE.

#21 - 11.3" SWEET GUM TREE (STREET TREE)

EXISTING FENCE TO BE REMOVED AND/OR RELOCATED ONSITE.

SINGLE FAMILY RESIDENCE
112 VALLECITOS WAY

VALLECITOS WAY

50'-0"

60'-0"

20'-0"

30'-0"

FIRE TRUCK TURN AROUND

EXISTING AND PROPOSED TREE INVENTORY

existing trees		to be removed
21	sweet gum	
22	crab apple	remove
23	douglas fir	
24	xylosma	
25	australian brush cherry	
26	pittosporum	
27	pittosporum	
28	black walnut	remove
29	pittosporum	
30	holly tree	
31	holly tree	
32	japanese maple	remove
33	douglas fir	remove

proposed trees	
(25) podocarpus	24" box 6' tall at planting
(1) fruitless olive	24" box gallon

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

ALL UTILITIES TO BE UNDERGROUND
NEW UTILITES TO TIE INTO EXISTING LOCATIONS A PROPERTY LINE

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE FRONT YARD MUST BE LANDSCAPED PROPOSED LANDSCAPING AREA IS LESS THAN 500 SQUARE FEET. PER THE TOWN OF LOS GATOS WATER CONSERVATION ORDINANCE AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, THIS PROJECT QUALIFIES AS A SMALL LANDSCAPE AREA AND IS NOT SUBJECT TO FULL WELO DOCUMENTATION REQUIREMENTS (WATER BUDGET, SOIL REPORT, IRRIGATION AUDIT, ETC.).LANDSCAPING WILL COMPLY WITH WATER-EFFICIENT DESIGN PRINCIPLES AS FOLLOWS:• DROUGHT-TOLERANT / LOW WATER USE PLANTS• TAN BARK MULCH ON EXPOSED SOIL SURFACES• TOTAL LANDSCAPED AREA SHALL NOT EXCEED 500 SQ. FT.
SEE RENDERING ON COVER SHEET

SITE PLAN - LANDSCAPING

SCALE: 1" = 10'-0"

REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

Michelle Miner

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVISED SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN

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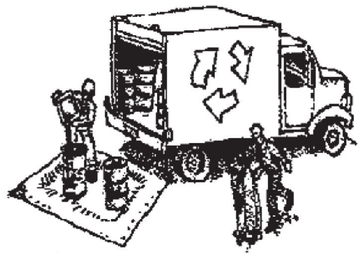
SITE PLAN - LANDSCAPING

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



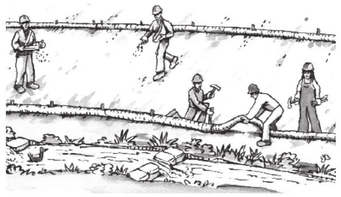
Maintenance and Parking

- ❑ 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 hazrd 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.

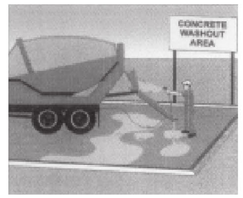
Contaminated Soils

- ❑ 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



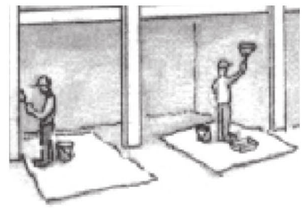
Paving

- ❑ 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!

AIA California 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

ZEV. [BSC-CG, DSA-SS] Any vehicle certified to zero-emission standards.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitors, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 20% of the peak daily visitors, with a minimum of one two-bike capacity rack.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. Acceptable bicycle parking facility for Section 5.106.4.1.2.1, 5.106.4.1.2.2 and 5.106.4.1.23 shall be conveniently located near the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3.Lockable, permanently anchored bicycle lockers.

Calculations for bicycle parking requirements shall be rounded up to the nearest whole number.

5.106.4.1.2.1
For new buildings with tenant spaces, provide secure bicycle parking for 10 percent of the tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.1.2.2
For additions or alternations, provide secure bicycle parking for 10 percent of the tenant-occupants being added, with a minimum of one bicycle parking facility.

5.106.4.1.2.3
For new shell buildings in phased projects, provide secure bicycle parking for 10 percent of the anticipated tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1 EV Capable Spaces and EVCS

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	OTHER THAN OFFICE AND RETAIL NUMBER OF REQUIRED ECVS[A2,3]	OFFICE AND RETAIL NUMBER OF REQUIRED ECVS[A2,3]
1-9	0	0	0
10-25	4	2	3
26-50	8	4	6
51-75	13	6	8
76-100	17	8	13
101-150	25	12	19
151-200	35	18	26
201 AND OVER	20 percent of actual parking spaces[1]	50 percent of EV capable spaces[1]	75 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required capable spaces by the same number.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.3. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

5.106.5.3.2.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

5.106.5.3.2.2 EV charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors.When using level 2 SAE J3400 SAE connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.2.3 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.4 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.2.4.1 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6 Power Allocation Method

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	OTHER THAN OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[3,4] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC	OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[4,5] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC
1-9	0	0	0
10-25	26.4	26.4	26.4
26-50	52.8	52.8	52.8
51-75	85.8	85.8	85.8
76-100	112.2	112.2	112.2
101-150	165	165	165
151-200	231	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.
5. For Office and Retail buildings the maximum allowed kVA to be utilized for EV capable is 25 percent.

5.106.5.3.6.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R.
2. For 30-ampere receptacles, NEMA 14-30R.
3. For 50-ampere receptacles, NEMA 14-50R.

5.106.5.3.6.2 EV Charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors. When using level 2 SAE J3400 connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.6.3 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6. Install EVCS at all existing EV capable spaces, utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered, prior to adding any new EV capable spaces. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

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REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

Michelle Miner

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GREEN CHECKLIST

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
	N/A	

TABLE 5.106.5.6.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF REQUIRED EVCS[2]**
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

☐	☐ N/A	

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

☐	☐ N/A	

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	**MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS**
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

☐	☐ N/A	

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

☐	☐ N/A	

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

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5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

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TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2					
ALLOWABLE RATING	**LIGHTING ZONE LZ0**	**LIGHTING ZONE LZ1**	**LIGHTING ZONE LZ2**	**LIGHTING ZONE LZ3**	**LIGHTING ZONE LZ4**
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 4 (G)					
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

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5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

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5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

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5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

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5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

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GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

SPECIAL LANDSCAPE AREA (SLA). [DSA-SS] An area of the landscape dedicated solely to edible plants, planting areas used for educational purposes, recreational areas, areas irrigated with recycled water, water features using recycled water, and where turf provides a playing surface or gathering space.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

☐	☐ N/A	

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

☐	☐	
Y		C

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

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5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

☐	☐ N/A	

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

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5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

☐	☐	
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5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

☐	☐ N/A	

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

☐	☐	
Y		C

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

☐	☐	
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DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

☐	☐ N/A	

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

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REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

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408.505.0338

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PAGE: 7/21

GREEN CHECKLIST 2

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

ARCH D Size -24x36

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 9.1 — Blueprint Scoresheet

Tokman Residence New Home Single Family v. 9.1		Points Targeted	Possible Points: Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
CALGreen									
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1		
A. SITE									
	A2. Job Site Construction Waste Diversion								
Yes	A2.1 70% C&D Waste Diversion (including Alternative Daily Cover)	2				2			
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1			
	A6. Stormwater Control: Prescriptive Path (section capped at 3 points)								
Yes	A6.1 Permeable Paving Material	1					1		
Yes	A6.3 Non-Leaching Roofing Materials	1					1		
C. LANDSCAPE									
	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Region	1				1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1			
	C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed In Areas Less Than Eight Feet Wide	2					2		
Yes	**C6. High-Efficiency Irrigation System**	2					2		
Yes	**C13. Reduced Light Pollution**	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
	D9. Reduced Pollution Entering the Home from the Garage								
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1				
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1			
E. EXTERIOR									
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1			
Yes	**E5. Durable and Fire Resistant Roofing Materials or Assembly**	1				1			
G. PLUMBING									
	G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1		
Yes	G1.3 Increased Efficiency in Hot Water Distribution	2					2		
	G2. Install Water-Efficient Fixtures								
Yes	G2.1 WaterSense Showerheads ≤1.75 gpm with Matching Compensation Valve	2					2		
Yes	G2.2 WaterSense Bathroom Faucets ≤1.0 gpm	1					1		
H. HEATING, VENTILATION, AND AIR CONDITIONING									
	H5. Advanced Practices for Cooling								
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1					
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE 62.2-2019 Ventilation Residential Standards	V	R	R	R	R	R		
	H7. Effective Range Hood Design and Installation								
Yes	H7.1 Effective Range Hood Ducting and Design	1			1				
Yes	H7.2 Automatic Range Hood Control	1			1				
Yes	**H8. High Efficiency HVAC Filter (MERV 16+)**	1			1				
Yes	**H9. Advanced Refrigerants**	1			1				
Yes	**H10. No Fireplace**	1			1				
Yes	**H12. Register Design Per ACCA Manual T**	1		1					
J. BUILDING PERFORMANCE AND TESTING									
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1					
K. FINISHES									
	K1. Entryways Designed to Reduce Tracked-In Contaminants								
Yes	K1.1 Individual Entryways	1			1				
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1				
	K5. Formaldehyde Emissions In Interior Finish Exceed CARB								
Yes	K5.1 Doors	1			1				
Yes	K5.2 Cabinets and Countertops	2			2				
Yes	K5.3 Interior Trim and Shelving	2			2				
Yes	**K6. Products That Comply With the Health Product Declaration Open Standard**	2			2				
M. APPLIANCES AND LIGHTING									
	M2. Efficient Clothes Washing and Drying								
ENERGY STAR Com.	M2.1. CEE-Rated Clothes Washer	1		1			2		
Yes	M2.2 ENERGY STAR® Dryer	1		2					
	M5. Lighting Efficiency								
Yes	M5.1 High-Efficacy Lighting	2		2					
N. COMMUNITY									
	N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1			
	N5. Social Interaction								
Yes	N5.1 Residence Entries with Views to Callers	1	1						
O. OTHER									
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		

Summary		Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	346.5	31	105.5	68	90	52
Minimum Points Required in Specific Categories	50	2	23	6	6	6
Total Points Targeted	**53.0**	**3.0**	**7.0**	**10.0**	**10.0**	**14.0**

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SAN JOSE

RESIDENCE
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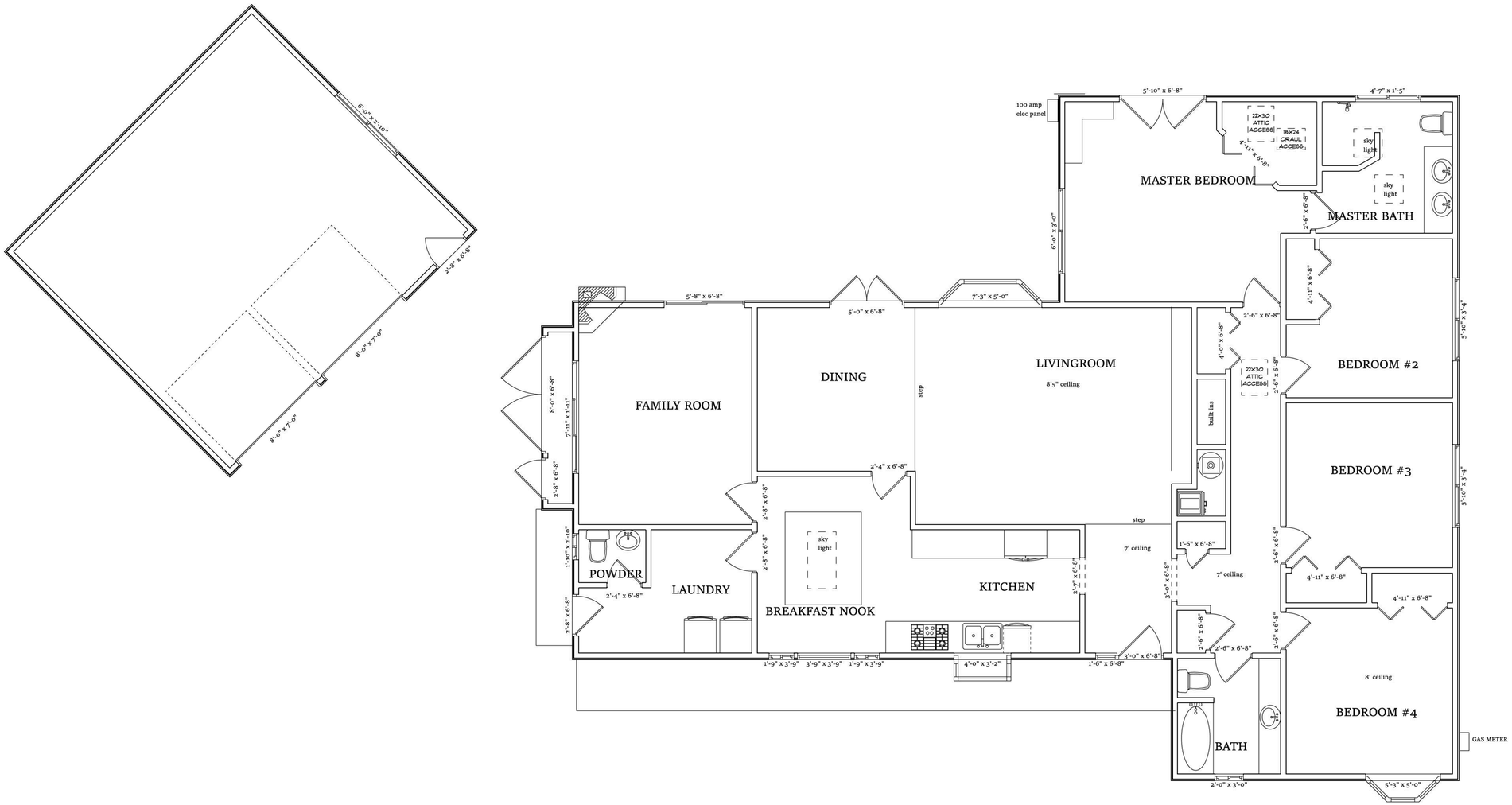
LOS GATOS, CA 95032

Date	10/02/25
Drawn	HEC
Client's Job #	
BES Job #	12433
Sheet	GB-1

BUILD-IT-GREEN CHECKLIST

STAMP: 21x32 4x3



EXISTING FLOOR PLAN - TP BE REMOVED

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

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GARAGE

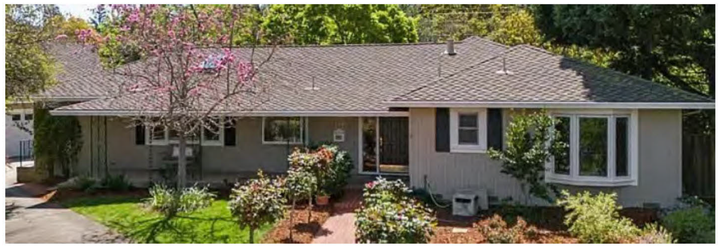




REAR



LEFT



116 VALLECITOS (PROJECT PROPERTY)



RIGHT



112 VALLECITOS



115 VALLECITOS



EXISTING SITE PHOTOS

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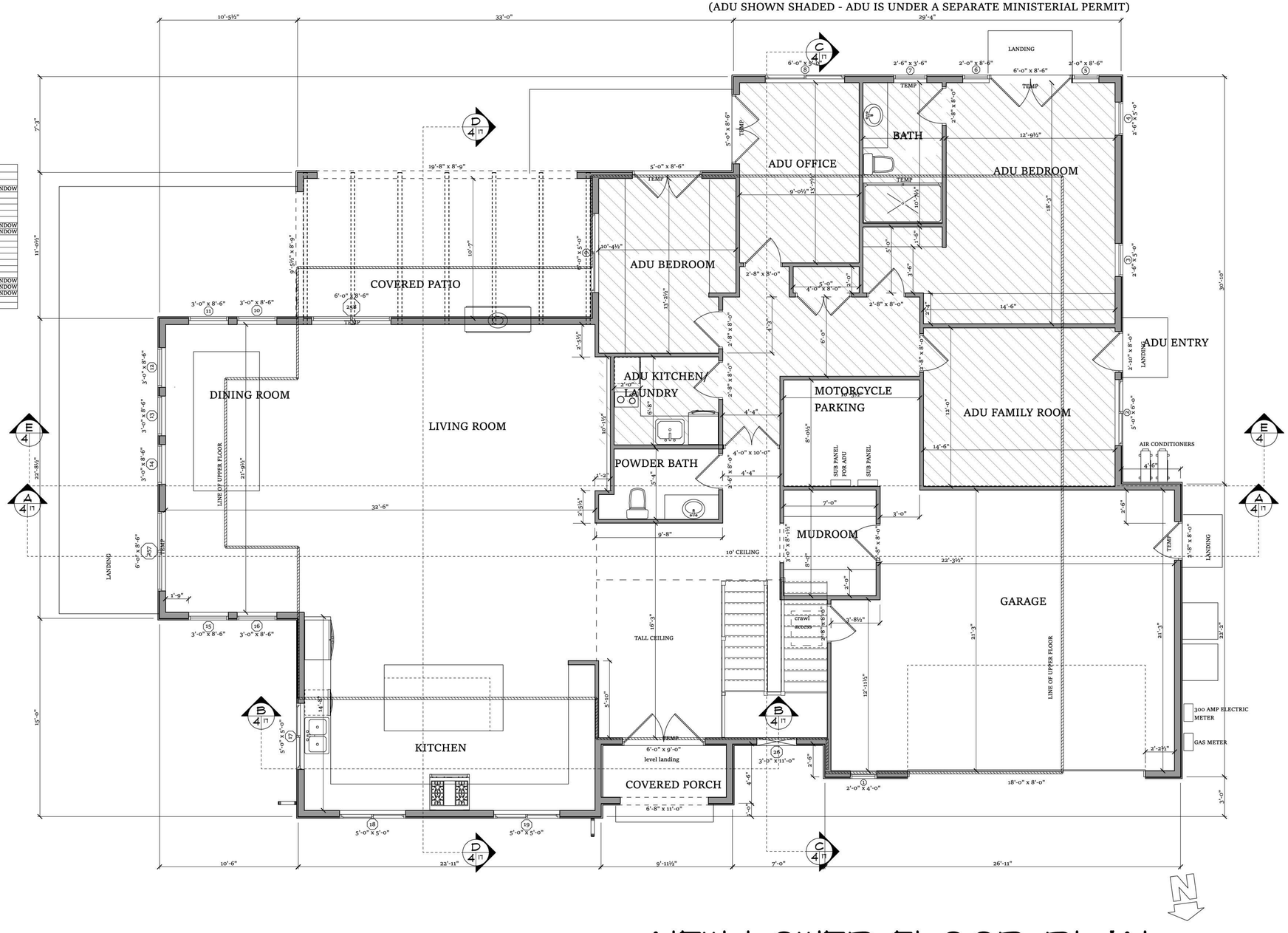
PAGE:
10/21
EXISTING SITE PHOTOS

(ADU SHOWN SHADED - ADU IS UNDER A SEPARATE MINISTERIAL PERMIT)


ADU OFFICE
BATH
ADU BEDROOM
ADU BEDROOM
COVERED PATIO
ADU KITCHEN/ LAUNDRY
ADU ENTRY
DINING ROOM
LIVING ROOM
MOTORCYCLE PARKING
ADU FAMILY ROOM
POWDER BATH
MUDROOM
GARAGE
KITCHEN
COVERED PORCH
LANDING
AIR CONDITIONERS
SUB PANEL FOR ADU
SUB PANEL
LINE OF UPPER FLOOR
TALL CEILING
10' CEILING
crawl access
300 AMP ELECTRIC METER
GAS METER
level landing
TEMP
10'-5½"
33'-0"
29'-4"
30'-10"
32'-6"
22'-11"
9'-11½"
7'-0"
26'-11"
10'-6"
15'-0"
11'-0½"
7'-3"
22'-9½"
21'-9½"
1'-9"
9'-8"
22'-3½"
18'-0" x 8'-0"
6'-8" x 11'-0"
6'-0" x 9'-0"
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19'-8" x 8'-9"
5'-0" x 8'-6"
9'-0½"
10'-4½"
13'-5½"
2'-5½"
4'-3"
6'-0"
14'-6"
12'-0"
8'-0½"
4'-4"
4'-4"
2'-1½"
2'-1½"
2'-6"
3'-0"
8'-4"
3'-8½"
12'-11½"
16'-3"
5'-10"
14'-5"
4'-6"
1'-0"
3'-0"
2'-6"
2'-2½"
22'-3"
21'-3"
21'-3"
12'-9½"
10'-10½"
18'-3"
5'-10"
2'-1"
3'-6"
2'-0"
2'-4"
2'-6"
4'-6"
2'-6"
3'-0"
3'-8" x 8'-0"
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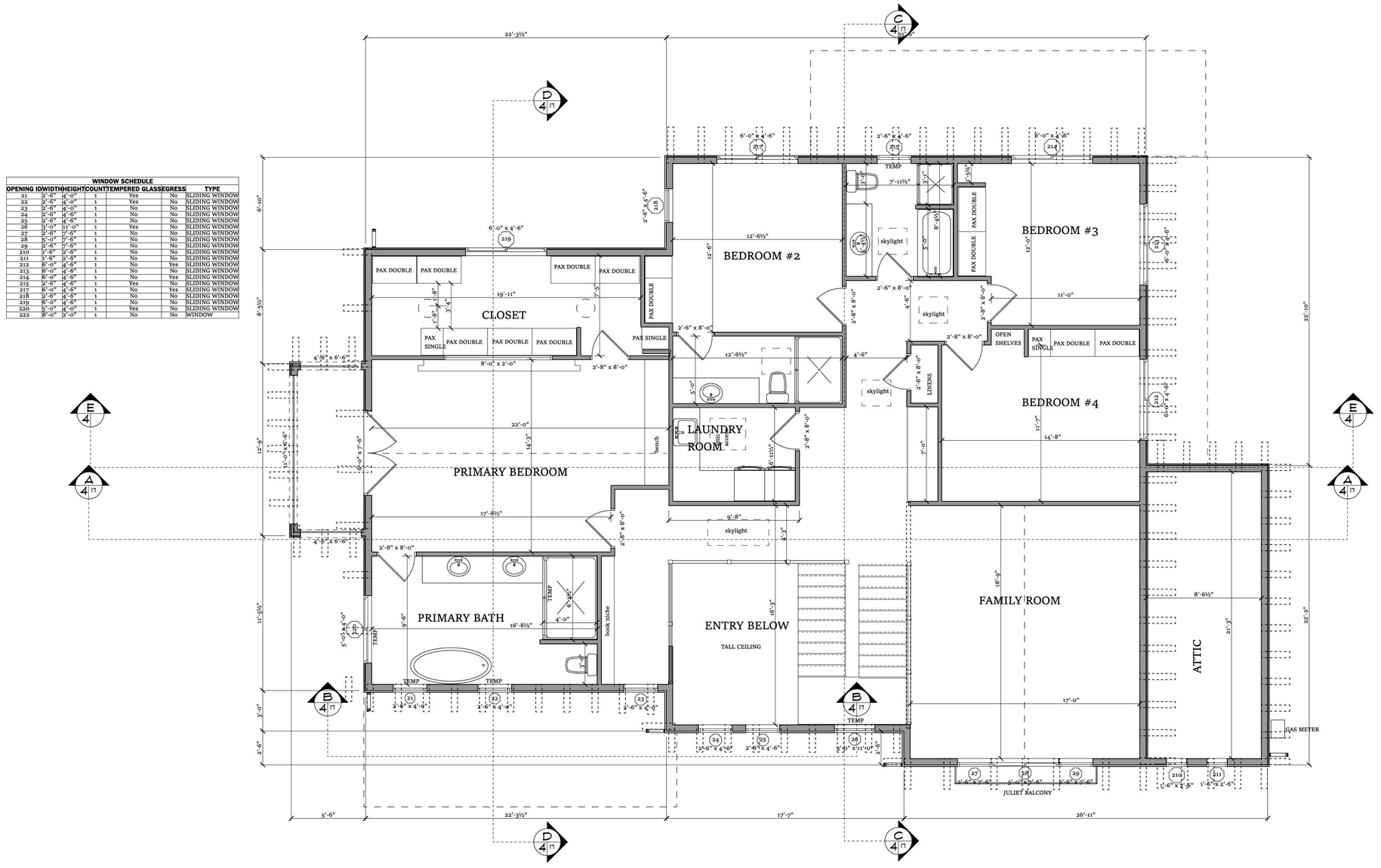
2'-8" x 8'-0"
2

WINDOW SCHEDULE						
OPENING ID	WIDTH	HEIGHT	COUNT	TEMPERED GLASS	EGRESS	TYPE
21	2'-6"	4'-0"	1	Yes	No	SLIDING WINDOW
22	2'-6"	4'-0"	1	Yes	No	SLIDING WINDOW
23	2'-6"	4'-0"	1	No	No	SLIDING WINDOW
24	2'-6"	4'-6"	1	No	No	SLIDING WINDOW
25	2'-6"	4'-6"	1	No	No	SLIDING WINDOW
26	3'-0"	11'-0"	1	Yes	No	SLIDING WINDOW
27	2'-6"	7'-6"	1	No	No	SLIDING WINDOW
28	5'-0"	7'-6"	1	No	No	SLIDING WINDOW
29	2'-6"	7'-6"	1	No	No	SLIDING WINDOW
210	1'-6"	2'-6"	1	No	No	SLIDING WINDOW
211	1'-6"	2'-6"	1	No	No	SLIDING WINDOW
212	6'-0"	4'-6"	1	No	Yes	SLIDING WINDOW
213	6'-0"	4'-6"	1	No	No	SLIDING WINDOW
214	6'-0"	4'-6"	1	No	Yes	SLIDING WINDOW
215	2'-6"	4'-6"	1	Yes	No	SLIDING WINDOW
217	6'-0"	4'-6"	1	No	Yes	SLIDING WINDOW
218	2'-6"	4'-6"	1	No	No	SLIDING WINDOW
219	6'-0"	4'-6"	1	No	No	SLIDING WINDOW
220	5'-0"	4'-0"	1	Yes	No	SLIDING WINDOW
222	8'-0"	2'-0"	1	No	No	WINDOW



NEW UPPER FLOOR PLAN

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

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408.505.0338 [redacted]

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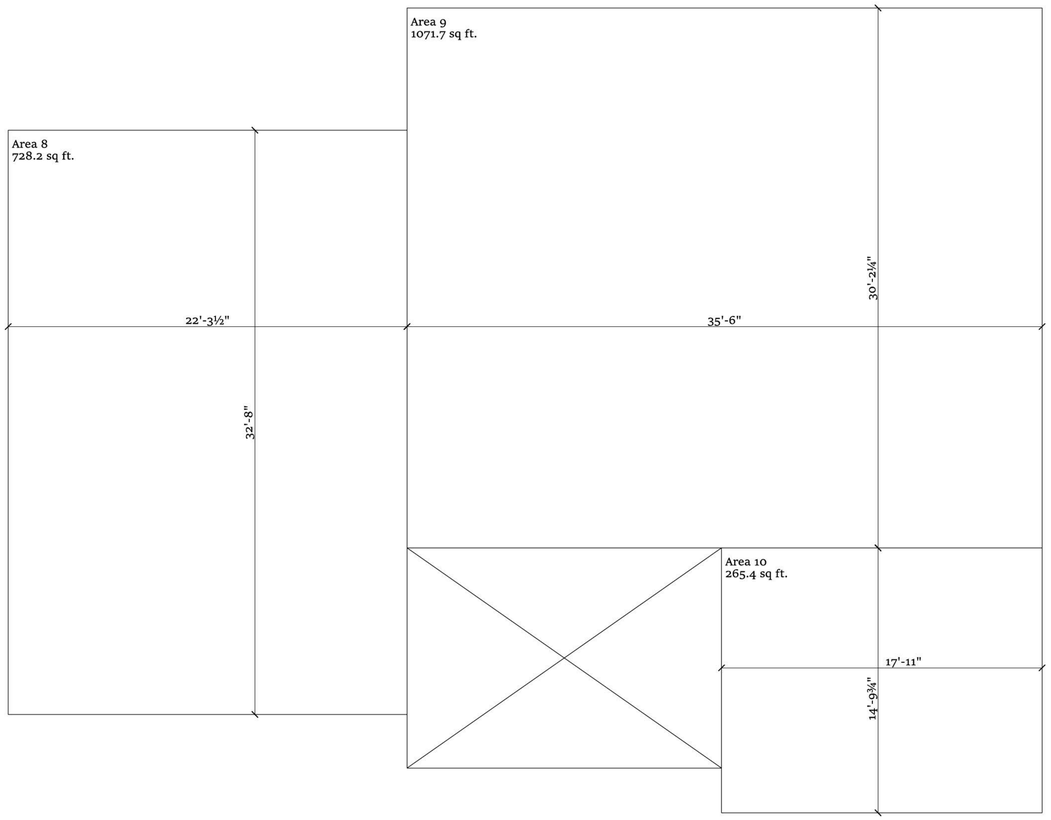
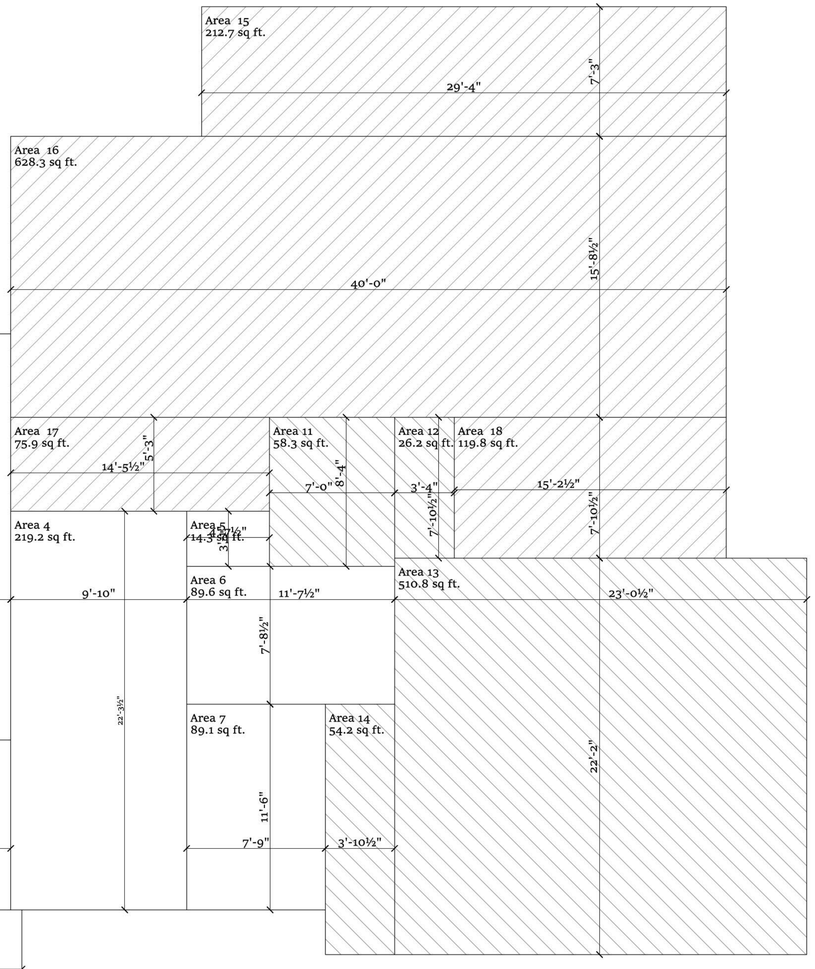
NEW UPPER FLOOR PLAN





AREA SCHEDULE		
NAME	AREA	
Area 1	744.6 sq ft.	
Area 2	211.8 sq ft.	
Area 3	126.0 sq ft.	
Area 4	219.2 sq ft.	
Area 5	14.3 sq ft.	
Area 6	89.6 sq ft.	
Area 7	89.1 sq ft.	LOWER LIVING 1497 S.F.
Area 8	728.2 sq ft.	
Area 9	1071.7 sq ft.	
Area 10	265.4 sq ft.	UPPER LIVING 2066 S.F.
Area 11	58.3 sq ft.	
Area 12	26.2 sq ft.	
Area 13	510.8 sq ft.	
Area 14	54.2 sq ft.	GARAGE 650 S.F.
Area 15	212.7 sq ft.	
Area 16	628.3 sq ft.	
Area 17	75.9 sq ft.	
Area 18	119.8 sq ft.	ADU 1037 S.F.

AREA CALCS

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

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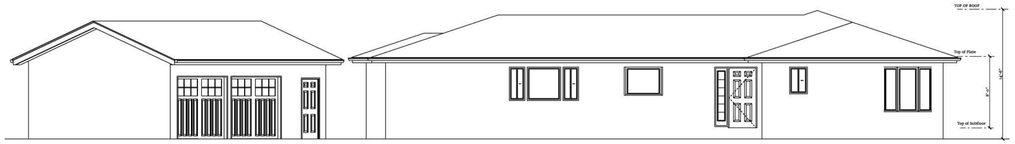
13/21
AREA CALCS



EXISTING 1/8" FRONT - NORTH ELEVATION



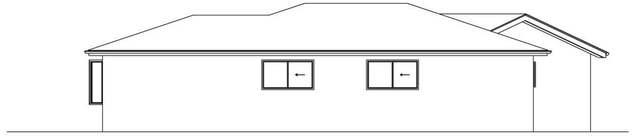
EXISTING 1/8" REAR - SOUTH ELEVATION



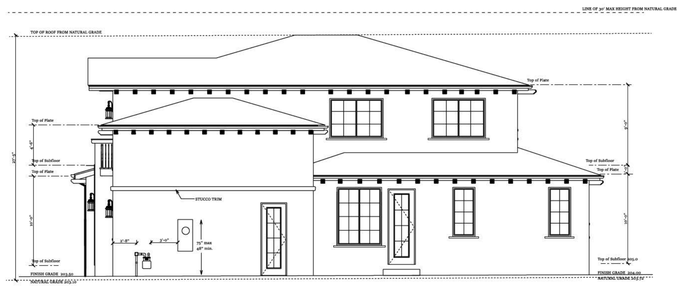
PROPOSED 1/8" FRONT - NORTH ELEVATION



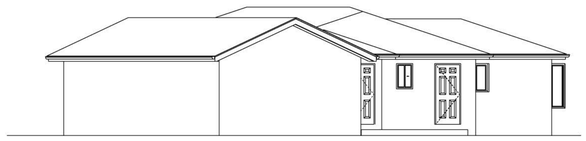
PROPOSED 1/8" REAR - SOUTH ELEVATION



EXISTING 1/8" RIGHT- WEST SIDE ELEVATION



PROPOSED 1/8" RIGHT- WEST SIDE ELEVATION



EXISTING 1/8" LEFT- EAST SIDE ELEVATION



PROPOSED 1/8" LEFT- EAST SIDE ELEVATION

EXISTING AND PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

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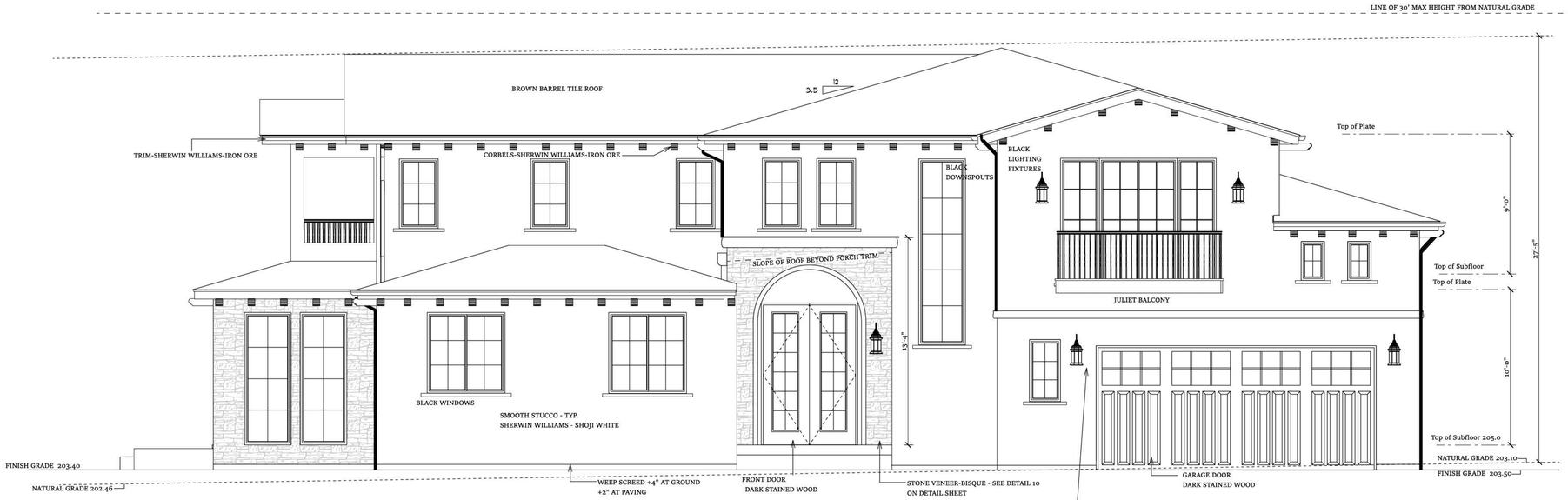
EXISTING AND PROPOSED ELEVATIONS

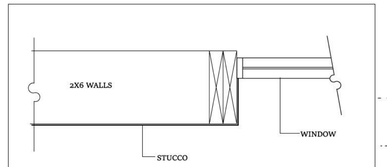


"PROVIDE FULLY SHIELDED, FULL CUT-OFF EXTERIOR FIXTURES DIRECTING LIGHT 230° BELOW HORIZONTAL; NO UPLIGHT. MAX 3000K CCT. EXAMPLE: MAXIM 'SANTA BARBARA DARK SKY' (E26 WITH 9–12W LED), PROGRESS 'WISH' (INTEGRATED LED WITH ~10–15W DRAW), OR EQUAL.

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

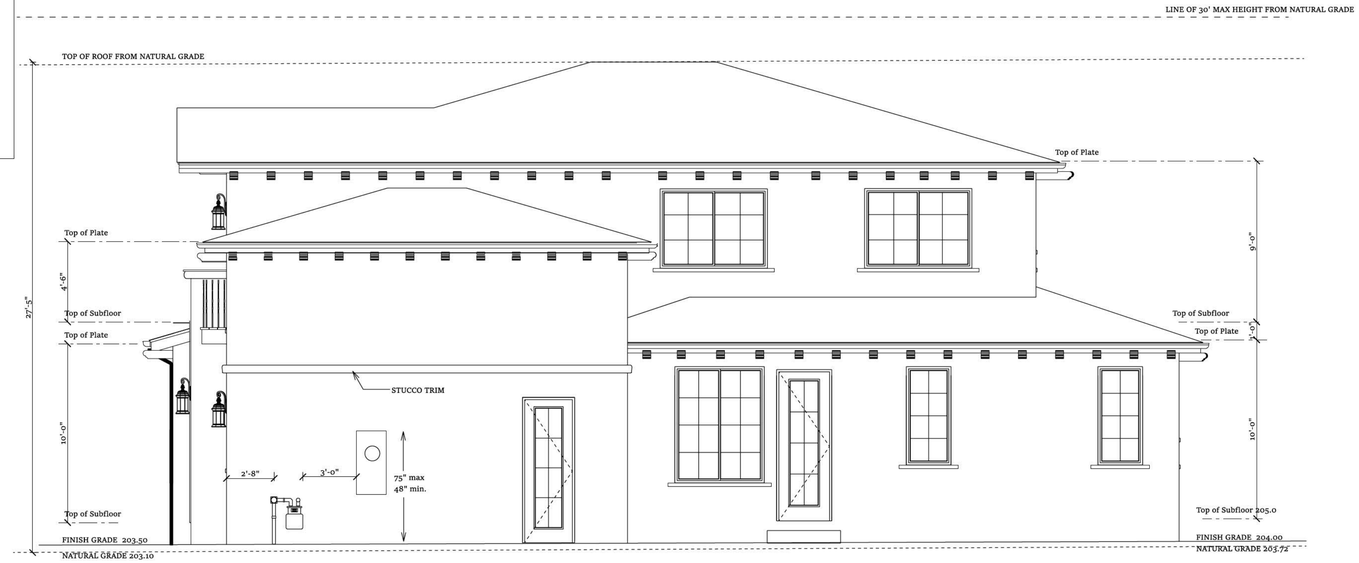
1/4" FRONT - NORTH ELEVATION

ALL WINDOWS TO BE RECESSED AD DEEP AS POSSIBLE IN THE 2X6 WALL



STUCCO'D RECESSED WINDOWS DETAIL





1/4" RIGHT- WEST SIDE ELEVATION

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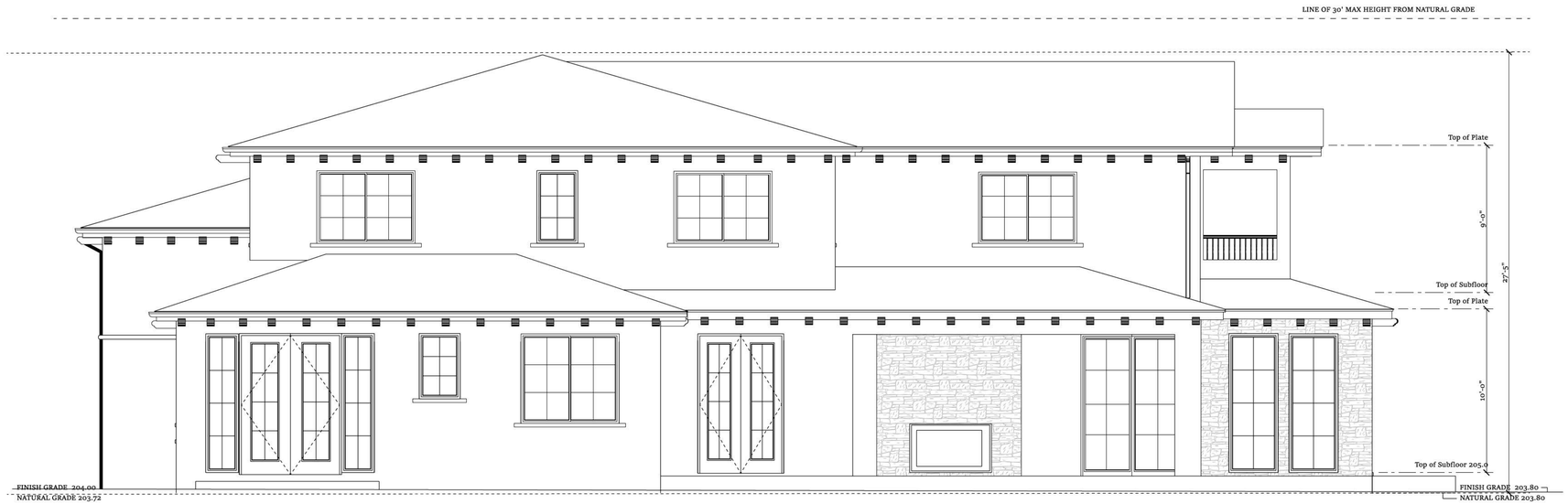
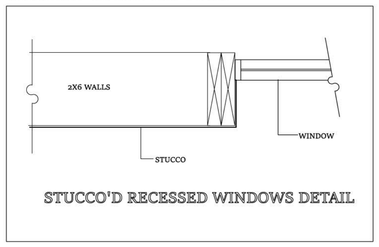
EXTERIOR ELEVATIONS



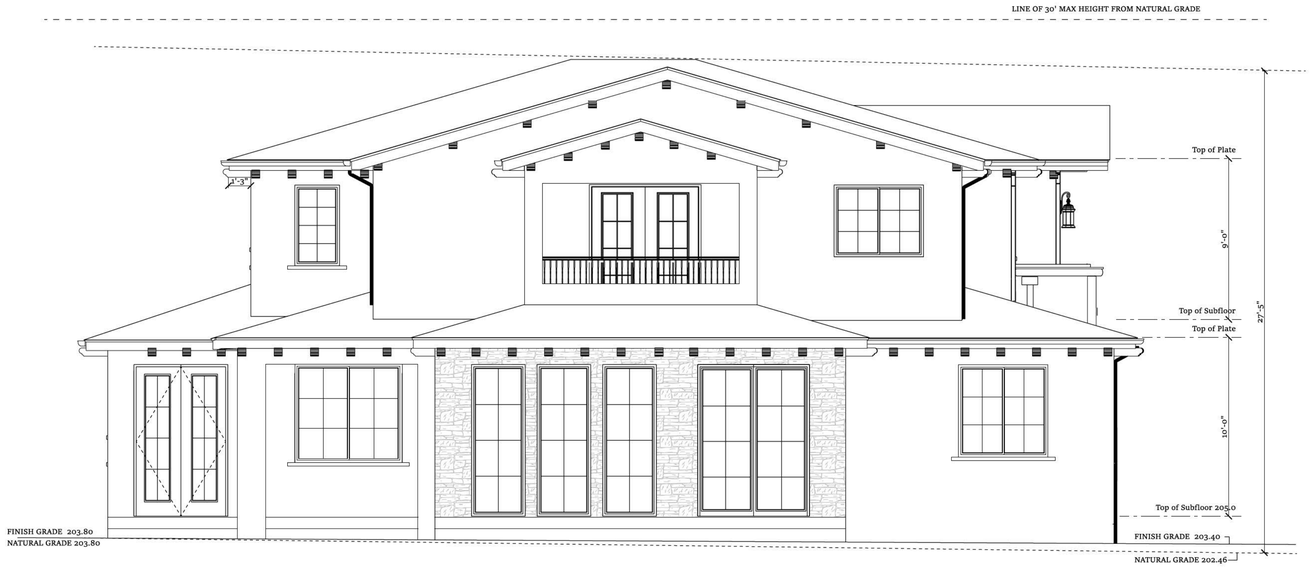
1/4" REAR - SOUTH ELEVATION

ALL WINDOWS TO BE RECESSED AD DEEP AS POSSIBLE IN THE 2X6 WALL



STUCCO'D RECESSED WINDOWS DETAIL





1/4" LEFT- EAST SIDE ELEVATION

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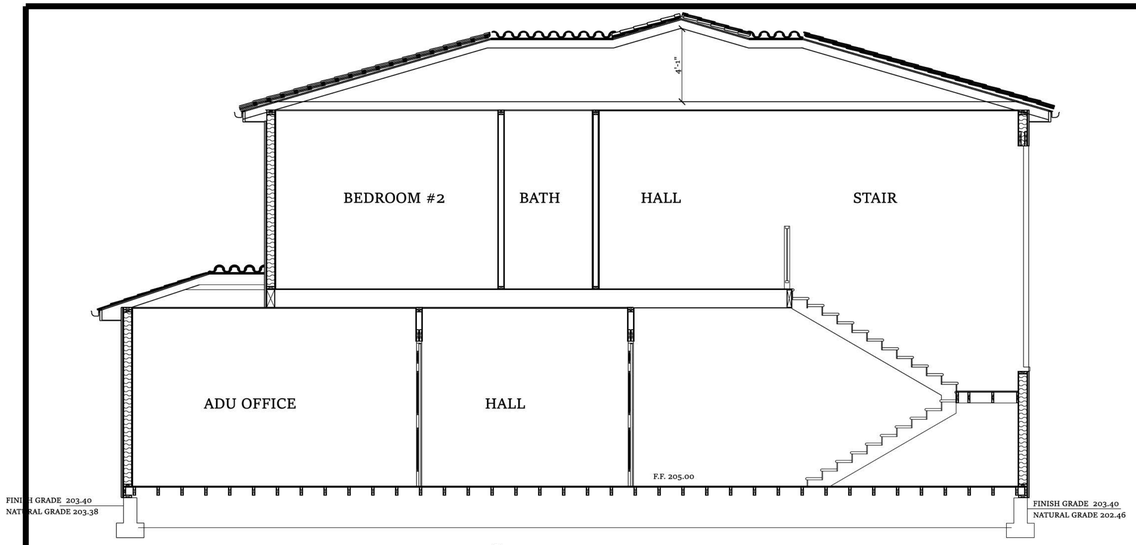
EXTERIOR ELEVATIONS 2



CROSS SECTION C

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

ROOF PLAN NOTES

ROOFING:

CLASS "A" CONCRETE OR CLAY BARREL TILE ROOFING, COLOR SELECTED BY OWNER. INSTALL OVER TWO LAYERS OF 30# ASTM D226 TYPE II FELT (OR APPROVED SYNTHETIC UNDERLAYMENT) OVER SOLID SHEATHING. INSTALLATION TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND CRC R905.3. ROOFING FASTENERS SHALL BE CORROSION-RESISTANT IN ACCORDANCE WITH CRC R905.2.5.

BUILT-UP ROOF, CLASS "A"

28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLIES, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET. MIN. SLOPE AT BUILT-UP ROOF: 1/2" PER FOOT.
(WATER TO DRAIN ONTO SLOPED ROOF.)

FLASHING & COUNTERFLASHING:

26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON NOTES SHEET

VALLEY FLASHING:

26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

GUTTERS & DOWNSPOUTS:

5" GALV. STEEL GUTTER O OR MATCH EXISTING STYLE IF REMODEL

2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS. PROVIDE BASKET STRAINER AND SPLASH-BLOCK AT EACH DOWNSPOUT AT GROUND LEVEL..

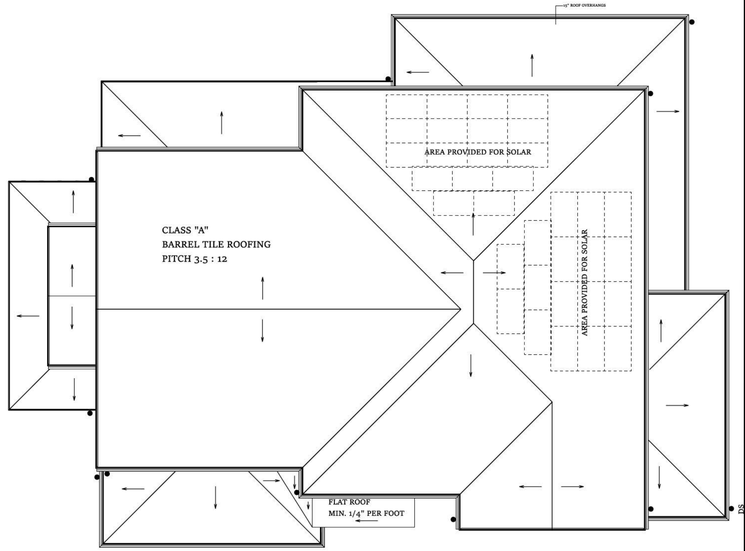
SKYLIGHTS:

USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6.9 TESTING AND LABELING:UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LAB, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101/I.S.2/NAFS.

PLUMBING VENTS:

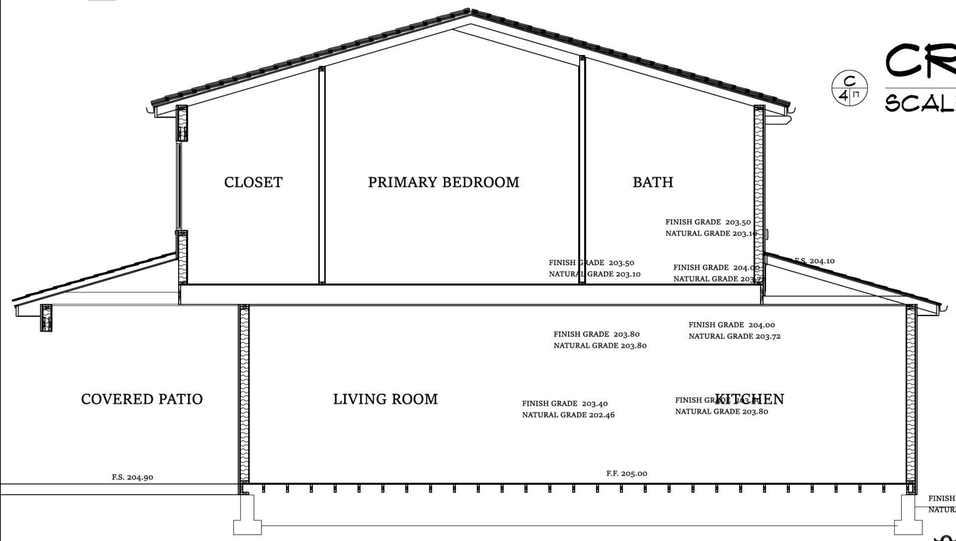
PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEEF FROM, OR NOT LESS THAN 3 FEET ABOVE AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2

ALL PROJECTS IN THE TOWN OF LOS GATOS REQUIRE CLASS A ROOF ASSEMBLIES



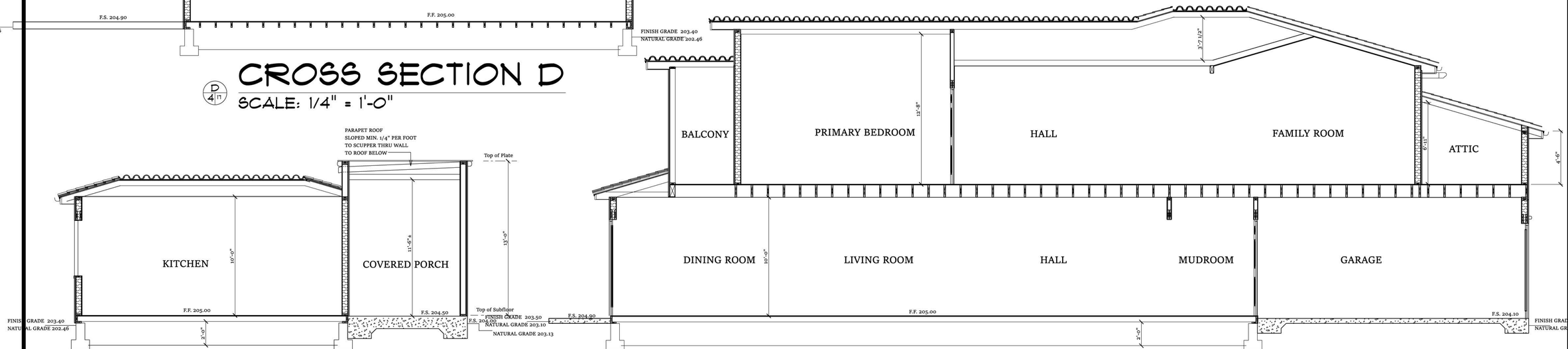
ROOF PLAN

SCALE: 1/8" = 1'-0"



CROSS SECTION D

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



CROSS SECTION B

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

CROSS SECTION A

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

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SECTIONS & ROOF PLAN



FRONT WITHOUT TREES



FRONT WITH TREES



REAR AND RIGHT



REAR AND LEFT

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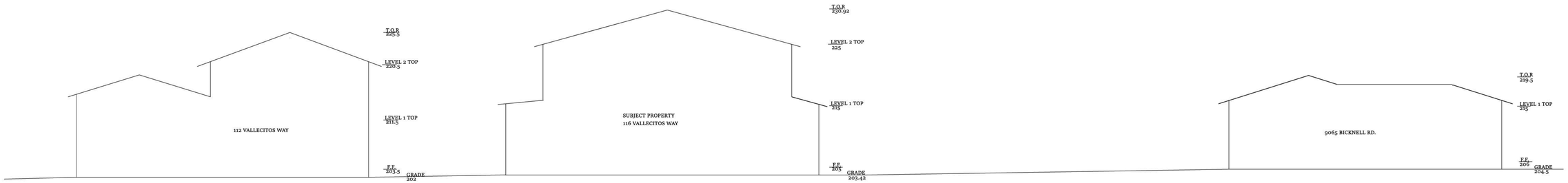
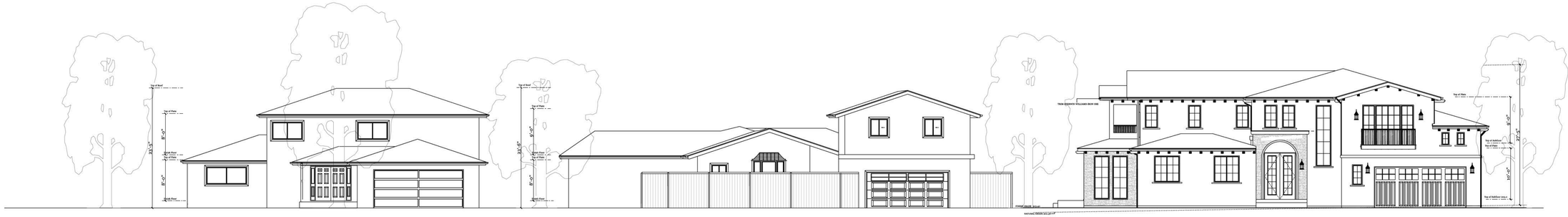
3D RENDERINGS



NEIGHBORHOOD CROSS SECTION

SCALE: 1/8" = 1'-0"

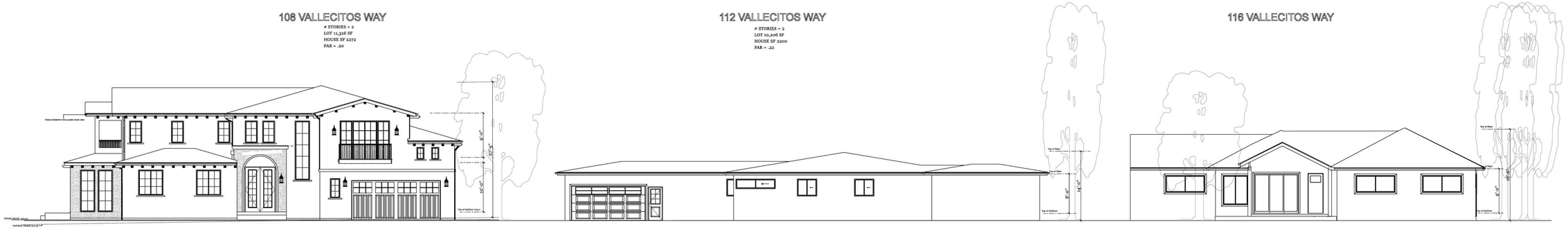




108 VALLECITOS WAY
STORIES = 2
LOT 11,326 SF
HOUSE SF 2272
FAR = .20

112 VALLECITOS WAY
STORIES = 2
LOT 10,206 SF
HOUSE SF 2200
FAR = .22

116 VALLECITOS WAY



116 VALLECITOS WAY

115 VALLECITOS WAY
STORIES = 1
LOT 17,859 SF
HOUSE SF 2313
FAR = .13

111 VALLECITOS WAY
STORIES = 1
LOT 10,206 SF
HOUSE SF 2552
FAR = .20

STREET SCAPE

SCALE: 1" = 10'-0"

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STREET SCAPE AND NEIGHBORHOOD CROSS SECTION

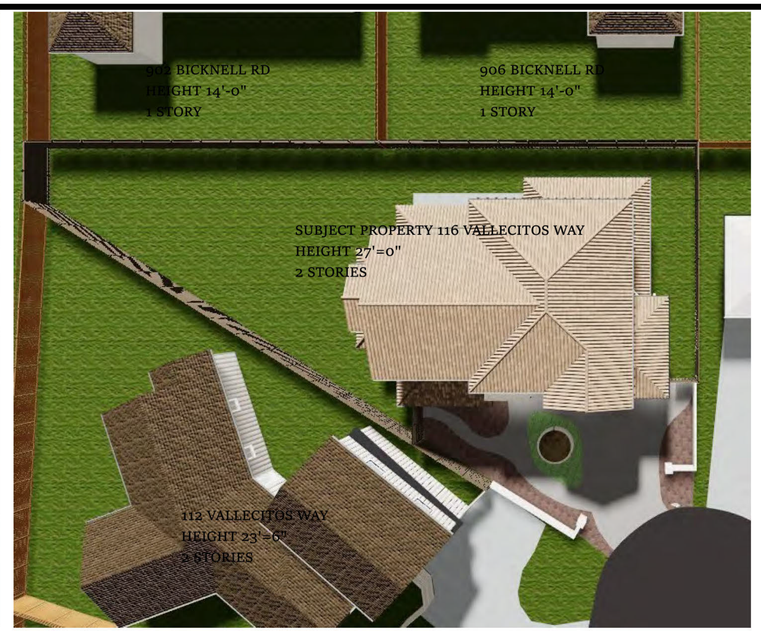
2 STORIES



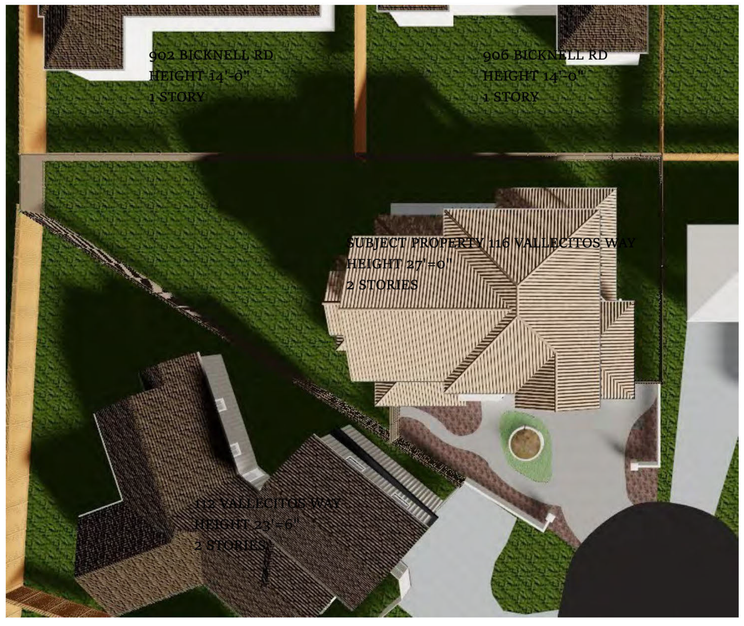
JUNE 21 3:00 PM



JUNE 21 12:00 PM



JUNE 21 9:00 AM



DEC. 21 3:00 PM



DEC. 21 12:00 PM



DEC. 21 9:00 AM

SHADOW STUDY



WORST CASE SENARIO

DEC. 21 9:00 AM

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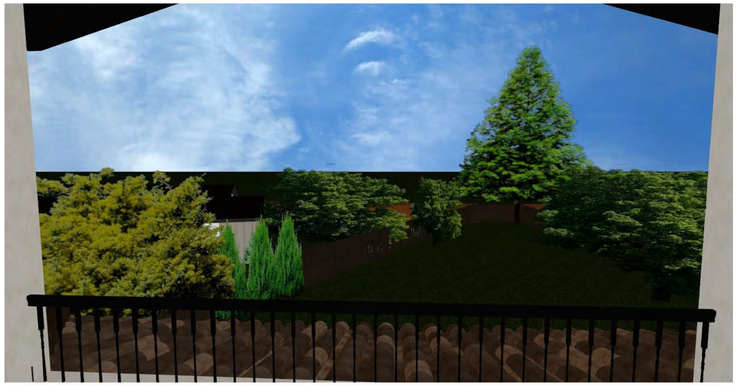
SHADOW STUDY

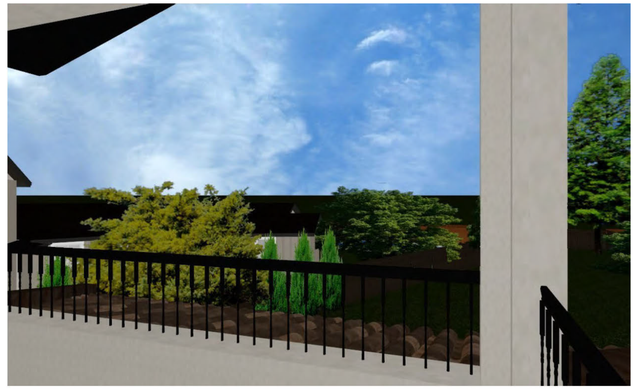
3D RENDERING OF OUR HOUSE AND NEIGHBORS HOUSE, POOL AND YARD



TAKEN FROM CLOSEST CORNER OF BALCONY TO NEIGHBORS YARD



TAKEN FROM MIDDLE OF BALCONY LOOKING AT NEIGHBORS YARD



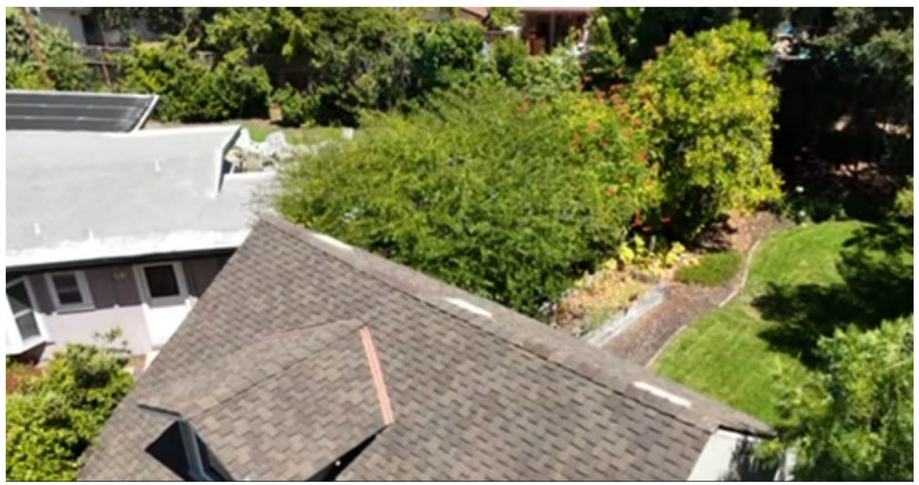
TAKEN FROM FURTHEST CORNER OF BALCONY TO NEIGHBORS YARD



TAKEN FROM NEIGHBORS POOL LOOKING BACK AT OUR HOUSE



GOOGLE VIEW OF OURS AND NEIGHBORS YARD SHOWING LOCATION OF POOL AND MATURE LANDSCAPING



DRONE FOOTAGE TAKEN ABOVE EXISITING DETACHED GARAGE LOOKING INTO NEIGHBORS YARD
POOL IS BEHIND THE MATURE LANDSCAPING



DRONE FOOTAGE TAKEN FROM VERY HIGH ABOVE THE EXISTING DETACHED GARAGE SHOWING WHERE POOL IS BEHING MATURE LANDSCAPING

PRIVACY STUDY

REVISIONS

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21/21
PRIVACY STUDY

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 05/13/2026

ITEM NO: 5

DATE: May 8, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. **Located at 16769 Farley Road**. APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: West Valley Muslim Association, Osmar Ghafoor, President. Applicant: Razi Mohiuddin. Project Planner: Jocelyn Shoopman.

REMARKS:

On April 22, 2026, the Planning Commission discussed the item and received testimony from the applicant and a representative of a neighborhood group. The Planning Commission continued the item to a date certain of May 13, 2026, with direction to staff to bring back a revised resolution and conditions of approval that incorporated the modifications provided by the Planning Commission (Exhibit 34).

A copy of the modified conditions of approval in track changes has been included as Exhibit 35.

The applicant's response to the new conditions of approval has been included as Exhibit 36.

Public comments received between 3:01 p.m., Wednesday, April 22, 2026, and 3:00 p.m., Friday, May 8, 2026, are included as Exhibit 37.

DISCUSSION:

Staff recommends that the Planning Commission adopt the following modifications to the conditions of approval proposed by staff, as well as in consultation with the Los Gatos-Monte Sereno Police Department based on their available resources:

1. Modify Condition #19, as reflected in the strikeout and underlined text:

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

Food Vendors
Food vendors shall not be located within 20 feet of the perimeter properties ~~Only the interior of the parking lot shall be used for food vendors~~.

2. Modify Condition #25, as reflected in the strikeout and underlined text:

Parking Lot Monitoring
For events anticipated to exceed available on-site parking, the applicant shall implement traffic management measures which may include parking attendants, directional signage, carpooling encouragement, or other measures. The applicant shall designate a person, volunteer, or parking attendant to monitor on-site parking during any service or event expected to generate attendance that may approach or exceed available on-site parking capacity, with training as available, by an entity that provides this type of training ~~training by the Los Gatos-Monte Sereno Police Department, if available~~. The monitor shall make reasonable efforts to ensure that:
a. All on-site spaces are utilized before attendees seek parking off-site.
b. All vehicles parked on-site shall maintain emergency vehicle access.

3. Modify Condition #28, as reflected in the strikeout and underlined text:

Parking Lot Expansion
The applicant shall submit an application proposing additional parking spaces to the Community Development Department for review ~~a parking lot expansion, as referenced in the March 25, 2026, Planning Commission staff report~~ within six months of the final approval date and complete the construction improvements within one year of the final approval date. The parking lot expansion shall add ~~at least~~ 23 parking spaces or up to as many as possible based on compliance with Town Code standards. Within six months of the final approval date, the existing parking lot shall be repaired so that cracks, bumps, or other anomalies do not contribute to additional noise generation of passing vehicles. Thereafter the parking lot shall continue to be maintained to avoid conditions in such noise generation.

4. Modify Condition #33, as reflected in the strikeout and underlined text:

Pedestrian Ingress and Egress
The applicant shall submit a ~~complete its~~ Building Permit application and receive final inspection ~~process~~ to construct an opening in the concrete wall in front of the property ~~door~~ for the purpose of allowing pedestrian ingress and egress to the site without walking in the driveway ~~through the parking lot~~ within one year of the final approval date.

5. Modify Condition #34, as reflected in the underlined text:

   Lighting
   All site and parking lot lighting shall be full-cutoff, downward directed, and at the Building Code minimum brightness level during Quiet Hours within one year of the final approval date.

6. Modify Condition #37, as reflected in the underlined text:

   Santa Clara County Fire Department
   The Santa Clara County Fire Department shall confirm the maximum occupancy limit for the religious institution and evaluate whether the present and proposed uses as described in the March 25, 2026, Planning Commission staff report packet are in compliance with the occupancy limits for the facility within six months of the final approval date. The Santa Clara County Fire Department shall provide a written report concerning traffic safety on Farley Road and the adjoining streets during the Ramadan holiday.

7. Modify Condition #38, as reflected in the underlined text:

   Los Gatos-Monte Sereno Police Department
   The applicant shall request that the Los Gatos-Monte Sereno Police Department provide increased patrols during Ramadan and post an electronic sign on Farley Road during Ramadan showing the speed limit, as resources allow.

CONCLUSION:

Staff recommends that the Planning Commission adopt the draft modified Resolution (Attachment 34) to make the required findings and approve the modification of the CUP subject to the modified conditions of approval (Attachment 34, Exhibit A), incorporating the aforementioned modifications to conditions #19, #25, #28, #33, #34, #37, and #38 proposed by staff and the Los Gatos-Monte Sereno Police Department:

1. Find that the proposed project is Categorically Exempt, pursuant Guidelines for the Implementation of the California Environmental Quality Act, Section 15301;
2. Find that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations)
3. Make findings as required by Town Code section 29.20.190 for granting approval of a modification to a CUP; and
4. Adopt the draft Resolution to approve the CUP application, U-24-010, with the recommended conditions of approval contained in Exhibit 34, Attachment A.

PUBLIC COMMENTS:

Exhibit 36 includes public comments received between 11:01 a.m., Wednesday, April 22, 2026, and 3:00 p.m., Friday, May 8, 2026.

EXHIBITS:

Previously Received with the March 25, 2026, Staff Report:

1. Location Map
2. Draft Resolution Making the Required Findings and Approving the Application Subject to the Conditionals of Approval (Included as Attachment A)
3. Conditional Use Permit U-89-11
4. Conditional Use Permit U-20-001; March 11, 2020, Planning Commission Staff Report; and March 11, 2020, Planning Commission Minutes
5. Letter of Justification
6. Neighborhood Outreach
7. Noise Analysis
8. Site Map
9. Applicant's Response to Public Comments Regarding Noise
10. Additional Information from the Applicant
11. Public Comments Received by 11:00 a.m., Friday, March 20, 2026, with Attachment A, Videos Provided as Part of Public Comments

Previously Received with the March 23, 2026, Addendum Report:

12. Public Comments Received Between 3:01 p.m., Friday, March 20, 2026, and 3:00 p.m., Monday, March 23, 2026

Previously Received with the March 24, 2026, Addendum Report 2:

13. Public Comments Received Between 3:01 p.m., Monday, March 23, 2026, and 3:00 p.m., Tuesday, March 24, 2026

Previously Received with the March 25, 2026, Desk Item Report:

14. Supplemental Information from the Applicant
15. Letter from the Applicant’s Legal Counsel
16. Public Comments Received Between 3:01 p.m., Tuesday, March 24, 2026, and 11:00 a.m., Wednesday, March 25, 2026

Previously Received with the March 31, 2026, Staff Report:

17. Public Comments Received Between 11:01 a.m., Wednesday, March 25, 2026, and 3:00 p.m., Friday, March 27, 2026

Previously Received with the March 30, 2026, Addendum Report:

18. Public Comments Received Between 3:01 p.m., Friday, March 27, 2026, and 3:00 p.m., Monday, March 30, 2026

Previously Received with the March 31, 2026, Desk Item Report:

19. Additional Information from the Applicant's Legal Counsel
20. Supplemental Information from the Applicant's Noise Consultant
21. Applicant's Neighborhood Outreach
22. Applicant's Response to Public Comments
23. Public Comments Received Between 3:01 p.m., Monday, March 30, 2026, and 11:00 a.m., Tuesday, March 31, 2026

Previously Received with the April 22, 2026, Staff Report:

24. Applicant's Response to Neighborhood Group Meeting
25. Neighborhood Group's Response to Meeting with the Applicant
26. Public Comments Received Between 3:01 p.m., Tuesday, March 31, 2026, and 3:00 p.m., Friday, April 17, 2026

Previously Received with the April 20, 2026, Addendum Report:

27. Additional Information from the Neighborhood Group
28. Public Comments Received Between 3:01 p.m., Friday, Apil 17, 2026, and 3:00 p.m., Monday, April 20, 2026

Previously Received with the April 21, 2026, Addendum 2 Report:

29. Public Comments Received Between 3:01 p.m., Monday, April 20, 2026, and 3:00 p.m., Tuesday, April 21, 2026

Previously Received with the April 22, 2026, Desk Item Report:

30. Supplemental Information from the Applicant
31. Additional Information from the Applicant's Legal Counsel
32. Commissioner Comments
33. Public Comments Received Between 3:01 p.m., Tuesday, April 21, 2026, and 11:00 a.m., Wednesday, April 22, 2026

Received with the May 13, 2026, Staff Report:

34. Draft Resolution Making the Required Findings and Approving the Application Subject to the Modified Condition of Approval (Included as Attachment A)
35. Modified Conditions of Approval, Track Changes
36. Applicant's Response to the New Conditions of Approval
37. Public Comments Received Between 11:01 a.m., Wednesday, April 22, 2026, and 3:00 p.m., Friday, May 8, 2026

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RESOLUTION 2026-

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOS GATOS APPROVING CONDITIONAL USE PERMIT U-24-010 FOR A REQUEST TO MODIFY AN EXISTING CONDITIONAL USE PERMIT FOR EXPANDED HOURS OF OPERATION IN AN INSTITUTION FOR RELIGIOUS OBSERVANCE (WEST VALLEY MUSLIM ASSOCIATION) ON PROPERTY ZONED R-1:8.

PROPERTY LOCATION: 16769 FARLEY ROAD
APN 424-21-062
CONDITIONAL USE PERMIT APPLICATION: U-24-010
PROPERTY OWNER: WEST VALLEY MUSLIM ASSOCIATION, OSMAR GHAFOOR, PRESIDENT
APPLICANT: RAZI MOHIUDDIN

WHEREAS, the applicant requests approval to modify an existing Conditional Use Permit (CUP) to expand the hours of operation in an institution for religious observance (West Valley Muslim Association) on property located at 16769 Farley Road (Santa Clara County Assessor Parcel Number 424-21-062); and

WHEREAS, a CUP (U-89-11) was approved for this location on January 10, 1990; and

WHEREAS, the original CUP (U-89-11) authorized maintaining an existing church facility and allowed the improvement and expansion of an existing institution for religious observance facility with hours of operation that were not allowed to extend past 10:00 p.m.; and

WHEREAS, on March 11, 2020, the Planning Commission approved a modification to the original CUP (U-20-001); and

WHEREAS, the modified CUP (U-20-001) changed the hours of operation to allow for operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the month of Ramadan for religious services; and

WHEREAS, the applicants seek a modification of the current CUP to expand the hours of operations to be: 1.5 hours before sunrise or extend past 10:30 p.m., seven days a week; and during the 30-day month of Ramadan, 1.5 hours before sunrise to 11:30 p.m., whenever the sunset is prior to 7:30 p.m., or until 12:00 a.m. whenever the sunset is after 7:30 p.m.; and

WHEREAS, in accordance with Town Code Section 29.20.200, modifications to CUPs are required under the following circumstances:

1. Intensification of use. Changes of use that will result in an increase of five (5) or more peak hour trips.
2. Commencement of new activities that could have a material adverse impact on the surrounding area.
3. Any change that is a substantial departure from plans which were the basis of the conditional use permit approval.; and

WHEREAS, the project requires approval of a modification to an approved CUP because it will involve expanded hours of operation pursuant to Town Code Section 29.20.200; and

WHEREAS, on March 25, 2026, the Planning Commission held a public hearing, received testimony from the applicant and all interested persons who wished to testify or submit documents, and continued the item to a date certain of March 31, 2026; and

WHEREAS, on March 31, 2026, the Planning Commission held a public hearing, received testimony from the applicant and all interested persons who wished to testify or submit documents, and continued the item to a date certain of April 22, 2026; and

WHEREAS, on April 22, 2026, the Planning Commission held a public hearing, received testimony from the applicant and all interested persons who wished to testify or submit documents, and continued the item to a date certain of May 13, 2026; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing and reviewed the modified conditions of approval; and

WHEREAS, the Planning Commission considered all testimony and materials submitted along with all subsequent reports and materials submitted regarding the planning application; and

WHEREAS, the testimony and materials submitted described impacts to neighboring residences of night-time light intrusion from vehicle headlights and light standards on the property, noise from vehicles before sunrise and after 10 p.m., pedestrian safety concerns resulting from pedestrians walking in the right-of-way due to vehicles parked along the right-of-way in the vicinity of the facility, and blockage of driveways resulting from vehicle queuing to enter the property during Ramadan; and

WHEREAS, the Planning Commission added conditions of approval to address the impacts to neighboring residences resulting from the added hours of operation; and

NOW, THEREFORE, BE IT RESOLVED, CUP application (U-24-010), as attached in Exhibit A, is approved. The original CUP, U-89-11, and the modification CUP U-20-001 are superseded.

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The Planning Commission of the Town of Los Gatos approves the application for a modification to the CUP based on the following findings:

1. The Recitals above are incorporated into these findings.
2. The following findings are made by the Planning Commission of the Town of Los Gatos. The facts and evidence that support these findings are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for the Planning Commission hearing.

(A) Finding required for the California Environmental Quality Act (CEQA):

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with proposed changes to the building size or parking lot size, no increase in floor area, and negligible expansion of use beyond existing conditions. Furthermore, none of the exceptions to categorical exemptions set forth in the CEQA Guidelines Section 15300.2 apply to this project. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10 p.m. for most of the year and until 11 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. In addition, vehicles currently park on public right of way at heavily-attended services. The proposed modification would extend this use by ½ hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

(B) Findings required for compliance with the Zoning Regulations:

The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) in that a CUP is required for an institution for religious observance and CUP U-24-001 is approved.

(C) Findings required for a Conditional Use Permit:

As required by Town Code Section 29.20.190, the Planning Commission finds that, with the conditions of approval:

1. The proposed use of the property is essential or desirable to the public

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convenience or welfare because the use will continue providing an existing facility for religious observance; and

2. The proposed use would not impair the integrity and character of the residential zone in that conditions of approval addressing the impacts to the neighboring residences of night-time light intrusion from light standards and vehicle headlights, overflow parking, noise, pedestrian safety, and traffic are included; and
3. The proposed use would not be detrimental to public health, safety, or general welfare because the conditions of approval address the impacts to the neighboring residences of traffic, pedestrian safety, overflow parking, and night-time light intrusion in that the hours of operation shall not begin prior to one and one-half hours before sunrise or extend past 10:30 p.m., seven days a week to accommodate indoor, morning and nighttime prayer services; during the 30-day month of Ramadan, indoor nighttime prayer services shall not extend past 11:30 p.m. whenever sunset is prior to 7:30 p.m., or until 12:00 a.m. whenever sunset is after 7:30 p.m.; and the use is required to comply with the noise mitigation, light mitigation, parking lot monitoring, traffic monitoring, and overflow parking plan set forth in the conditions of approval; and
4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code, because it will continue an existing use for religious observance; there is no additional building square footage being proposed; and the facts and evidence that support this finding are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for the Planning Commission hearing.

(D) RLUIPA Findings:

The conditions of approval listed below do not constitute a "substantial burden" to the permittee in that the parking lot expansion is already planned to address existing parking overflow and the costs of pavement repairs, plantings, and increased fencing are manageable in light of the permittee's large size. Even if any of these conditions were to constitute a "substantial burden," they are the least restrictive means to address a compelling government interest in that they are the least expensive means by which the impacts to the neighbors of night-time activities can be mitigated. As indicated in [insert reference to staff report or an exhibit], the conditions of approval treat this use on "equal terms" with nonreligious uses to the extent this use is similarly situated to those uses and the conditions of approval have been developed to address the unique impacts of night-time services in a residential zone on a parcel directly surrounded by thirteen single-family residences.

i. Conditions of approval #30 and #31 address the impacts to neighbors of light intrusion from vehicle headlights and light standards.
ii. Conditions of approval #21, #22, #28, and #36 state the applicant's compliance to the Noise Ordinance of the Town of Los Gatos and address the impacts to neighbors of noise from vehicles and passerby before and after night-time activities.
iii. Condition of approval #27 addresses the impacts to neighbors of parking overflow.
iv. Condition of approval #26 addresses the impacts to neighbors of vehicle queuing which impedes access to residential driveways.

3. The Planning Commission of the Town of Los Gatos approves Conditional Use Permit Application (U-24-010) for expanded hours of operation in an institution for religious observance (West Valley Muslim Association) on property zoned R-1:8, located at 16769 Farley Road; and Assessor Parcel Number 424-21-062, subject to the attached Conditions of Approval included as Exhibit A.

4. Pursuant to Town Code Section 29.20.275, this decision is appealable to the Town Council within ten days of adoption of this resolution.

5. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the Town of Los Gatos, California, held on the 13th day of May 2026, by the following vote:

PLANNING COMMISSIONERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

CHAIR OF THE TOWN OF LOS GATOS
PLANNING COMMISSION

DATE: _____

DRAFT

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

DRAFT

Planning Commission – *May 13, 2026*
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-24-010

Requesting Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: West Valley Muslim Association, Osman Ghafoor, President.
Applicant: Razi Mohiuddin.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

A. General Conditions

1. **Approval and Substantial Conformance**
   This application shall be completed in accordance with all conditions of approval and in substantial compliance with the approved plans. Any changes or modifications shall be approved by the Community Development Director, Development Review Committee (DRC), or the Planning Commission, depending on the scope.
2. **Expiration**
   The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **Lapse for Discontinuance**
   If the activity for which the Conditional Use Permit has been granted is discontinued for one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. **Compliance Memorandum**
   A memorandum, consistent with Town practice, shall be prepared and submitted with the building permit detailing how each condition of approval will be addressed.
5. **Interpretation and Implementation**
   No verbal interpretation, directive, or guidance shall be considered valid or binding for purposes of compliance with this Conditional Use Permit. The applicant shall not rely on any direction or approval unless it is documented in writing and expressly authorized by the Community Development Director.
6. **Town Indemnity**
   Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing

methods (“Challenge”). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense.

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

7. **Compliance Review**
   The Planning Commission shall conduct an annual compliance review of the Conditional Use Permit. This compliance review shall be completed at the applicant’s expense.
8. **Compliance with Laws**
   The applicant shall comply with all applicable federal, state, and local laws, including the Town Code, as they may be amended from time to time. This includes, but is not limited to, compliance with all updated zoning, building, noise, traffic, parking, and environmental regulations enacted by the Town Council.

B. Use and Occupancy

9. **Permitted Use**
   Operate an existing institution for religious observance. In addition to worship services, the applicant may use the facility for religious exercise, including but not limited to prayers, religious educational classes, Sunday school, as well as community events, charitable events, and other activities related to the religious mission of the institution. Facility may be rented to community members or by organizations providing educational, charitable, religious or other services for the benefit of the institution’s members.
10. **Living Quarters**
    The leaders’ quarters shall not be used for any purpose other than living quarters for visiting scholars and/or leaders associated with the institution.
11. **Occupancy Limits**
    On-site events shall be limited to the maximum building occupancy established by Fire and Building Code.

C. Facility Operations

12. General Hours

Services shall not begin earlier than 1.5 hours before sunrise or extend past 10:30 p.m. daily, except as specified in Condition 14, Seasonal Late-Hours Exception.

13. General Hours, Vehicle Limitation

Vehicles at the pre-sunrise and evening prayer services shall be limited to the number of on-site parking spaces.

14. Seasonal Late-Hours Exception

Thirty (30) day period during Ramadan, services may extend beyond 10:30 p.m. as follows:

- Until **11:30 p.m.** when sunset is before 7:30 p.m.
- Until **12:00 a.m.** when sunset is after 7:30 p.m.

The applicant shall maintain a publicly available website and list on an annual basis the dates seasonal late hours will be exercised for Ramadan. Seasonal-late hours in this Section are not transferable to another owner or use for which nighttime worship is not a component of their religion.

15. Seasonal Late-Hours, Vehicle Limitation

Vehicles at the pre-sunrise prayer service shall be limited to the number of on-site parking spaces. The evening prayer service shall be limited to the maximum building occupancy for the facility.

16. Lot Closure Rule

Notwithstanding the Quiet Hours limitation, the parking lot shall be vacated by 11:00 p.m. during general hours of operation and within 30 minutes of the end of the last service during seasonal late hours, with staff or volunteers reminding attendees to leave quietly. The lot can be opened two hours prior to sunrise for the pre-sunrise services.

17. Windows and Doors

Windows and doors on the west elevation shall remain closed when indoor services are taking place, except for ingress and egress to the building.

18. Deliveries

Deliveries by vehicles exceeding 26,000 pounds GVWR shall occur between 8:00 a.m. and 6:00 p.m., Monday through Friday.

19. Food Vendors

Only the interior of the parking lot shall be used for food vendors.

20. High Attendance Guidelines

At least thirty (30) days before any recurring or seasonal period of high attendance where on-site parking is insufficient to accommodate parking demand, the applicant shall provide members and attendees written reminders regarding:

a. Respectful parking practices, including use of on-site spaces, carpooling where possible, and avoidance of spillover impacts on surrounding residential streets.
b. Minimizing congregating in the parking lot to adhere to Quiet Hours requirements.
c. Compliance with all applicable Conditions of Approval.

Documentation of this communication (e.g., copy of written notice, email, and posting on the facility's website) shall be maintained on file and made available to the Community Development Director upon request.

D. Noise

21. Noise Mitigation

Quiet Hours are established as 10:00 p.m. – 8:00 a.m. daily. During Quiet Hours:

a. **Noise Standard** – All activities shall comply with the Town's Noise Ordinance residential standard in effect at the time of the activity measured at the property line during 10:00 p.m. – 8:00am.
b. **Parking Lot Operations** – During Quiet Hours when a service is not in session, the lot may only be used for ingress, egress, security, emergency access, or use by the leaders' quarters occupants.
c. **Building Operations** – Windows facing residences shall remain closed during Quiet Hours. Doors facing residences shall remain closed during Quiet Hours, except when necessary to permit ingress and egress to the building for morning and nighttime services. Doors may be opened for the limited purpose of ingress and egress.
d. **Signage and Communication** – The applicant shall maintain posted "Quiet Hours" signage and provide reminders to attendees regarding minimizing noise when leaving. Such signage specifying the established quiet hours shall be prominently displayed and appropriately maintained on the building in such a manner to ensure signs are clearly visible and easily readable at all times to individuals entering and exiting the building.

22. Noise Ordinance

The Noise Ordinance of the Town of Los Gatos is specifically adopted as conditions of approval for the Conditional Use Permit.

23. Amplified Sound

No outdoor amplified sound is permitted.

E. Parking and Traffic

24. Monthly Communication

The applicant shall continue monthly outreach to members encouraging carpooling, use of on-site spaces, and to be sensitive to the concerns of the neighborhood residents.

25. Parking Lot Monitoring

For events anticipated to exceed available on-site parking, the applicant shall implement traffic management measures which may include parking attendants, directional signage, carpooling encouragement, or other measures. The applicant shall designate a person, volunteer, or parking attendant to monitor on-site parking during any service or event expected to generate attendance that may approach or exceed available on-site parking capacity, with training by the Los Gatos-Monte Sereno Police Department, if available. The monitor shall make reasonable efforts to ensure that:

a. All on-site spaces are utilized before attendees seek parking off-site.
b. All vehicles parked on-site shall maintain emergency vehicle access.

26. Driveway Operations

During events expected to generate traffic volumes that may result in queuing or neighborhood spillover, both driveways shall be used for exiting the property, with traffic attendants provided as necessary to facilitate circulation. Applicant shall make accommodation to facilitate access by public safety resources when necessary. The applicant is authorized to remove the right turn only sign at the end of the egress driveway. The applicant shall ensure that ingress and egress to neighboring driveways is preserved.

27. Event Parking Overflow Plan

For events where on-site parking is insufficient to accommodate parking demand, the applicant shall implement an overflow parking plan.

28. Parking Lot Expansion

The applicant shall submit an application to the Community Development Department for a parking lot expansion, as referenced in the March 25, 2026, Planning Commission staff report within six months of the final approval date and complete the construction improvements within one year of the final approval date. The parking lot expansion shall add at least 23 parking spaces. Within six months of the final approval date, the existing parking lot shall be repaired so that cracks, bumps, or other anomalies do not contribute to additional noise generation of passing vehicles. Thereafter the parking lot shall continue to be maintained to avoid conditions of such noise generation.

F. Facilities and Site Design

29. Electric Gate

Any future modification to the existing electronic sliding gate, or installation of a new electronic sliding gate shall include sound dampening approaches and technologies.

30. Landscape Plantings

The applicant shall plant a hedgerow adjacent to all of its perimeter fences or alternatively plant a variety of native trees and shrubs for the purpose of sound and light mitigation, as approved by the Community Development Director within one year of the final approval date. The proposed plantings shall be a minimum size of three gallons and the selected plantings shall grow two to four feet per year. The specific plantings shall be based on discussions with the applicant and the Community Development Director. The plantings shall be maintained at a height of eight feet. Additionally, the applicant shall offer to provide plantings or moveable barriers to the neighbor across the street in order to reduce headlight intrusion into the residential property across the street.

31. Portable Screening

Prior to the mature growth of landscape plantings, as detailed in Condition #30, the applicant shall obscure vehicle headlights on the perimeter properties to the facility through the use of privacy mesh, wind screens, or the use of portable planters/screening as proposed by Zayn Zaafran's letter dated, April 20, 2026, included in Exhibit 29 of the April 22, 2026, Planning Commission staff report packet.

32. Fencing

The applicant shall submit an application for a fence height exception to the Community Development Department for the purpose of increasing the height of existing fences around

the perimeter of the property to eight feet for the purpose of mitigating noise and light pollution.

33. Pedestrian Ingress and Egress

The applicant shall complete its Building Permit application process to construct a door for the purpose of allowing pedestrian ingress and egress without walking through the parking lot within one year of the final approval date.

34. Lighting

All site and parking lot lighting shall be full-cutoff, downward directed, and at the Building Code minimum brightness level during Quiet Hours.

G. Community Interface

35. Activity Calendar and Community Interface

The applicant shall maintain a publicly accessible website that includes information on services, programs, classes, and events open to its members. The website shall list a monthly calendar of scheduled events, which includes services offered and the hours when services are in session. The applicant's online calendar shall provide at least a 60-day notice in advance of events and activities scheduled to take place at the facility. The applicant shall provide contact information for multiple board members and staff on the applicant's website. The application shall explore setting up a single phone number that makes all neighborhood inquiries, comments, and complaints accessible by board members and staff.

36. Event Notice to Religious Institution Members

The applicant shall provide written notice to members of the religious institution five to 10 days prior to a scheduled event that is anticipated to have an attendance of 100 or more persons, reminding them of the speed limit on Farley Road, and neighboring streets, as well as a recommendation for carpooling, and to avoid generating noise while using public streets for ingress and egress. Car beeps from locking and unlocking vehicles are exempted as are the opening and closing of vehicle doors. Additionally, activities related to funerals are exempted from the requirement of notice to members of the religious institution under this condition.

H. Other Conditions

37. Santa Clara County Fire Department

The Santa Clara County Fire Department shall confirm the maximum occupancy limit for the religious institution and evaluate whether the present and proposed uses as described in the March 25, 2026, Planning Commission staff report packet are in compliance with the occupancy limits for the facility. The Santa Clara County Fire Department shall provide a written report concerning traffic safety on Farley Road and the adjoining streets during the Ramadan holiday.

38. Los Gatos-Monte Sereno Police Department

The applicant shall request that the Los Gatos-Monte Sereno Police Department provide increased patrols during Ramadan and post an electronic sign on Farley Road during Ramadan showing the speed limit.

Planning Commission – *May 13, 2026*
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-24-010

Requesting Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: West Valley Muslim Association, Osman Ghafoor, President.
Applicant: Razi Mohiuddin.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

A. General Conditions

1. **Approval and Substantial Conformance**
   This application shall be completed in accordance with all conditions of approval and in substantial compliance with the approved plans. Any changes or modifications shall be approved by the Community Development Director, Development Review Committee (DRC), or the Planning Commission, depending on the scope.
2. **Expiration**
   The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **Lapse for Discontinuance**
   If the activity for which the Conditional Use Permit has been granted is discontinued for one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. **Compliance Memorandum**
   A memorandum, consistent with Town practice, shall be prepared and submitted with the building permit detailing how each condition of approval will be addressed.
5. **Interpretation and Implementation**
   No verbal interpretation, directive, or guidance shall be considered valid or binding for purposes of compliance with this Conditional Use Permit. The applicant shall not rely on any direction or approval unless it is documented in writing and expressly authorized by the Community Development Director.
6. **Town Indemnity**
   Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other

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approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

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

7. **Compliance Review**
   The Planning Commission shall conduct an annual compliance review of the Conditional Use Permit. This compliance review shall be completed at the applicant's expense.
8. **Compliance with Laws**
   The applicant shall comply with all applicable federal, state, and local laws, including the Town Code, as they may be amended from time to time. This includes, but is not limited to, compliance with all updated zoning, building, noise, traffic, parking, and environmental regulations enacted by the Town Council.

B. Use and Occupancy

9. **Permitted Use**
   Operate an existing institution for religious observance. In addition to worship services, the applicant may use the facility for religious exercise, including but not limited to prayers, religious educational classes, Sunday school, as well as community events, charitable events, and other activities related to the religious mission of the institution. Facility may be rented to community members or by organizations providing educational, charitable, religious or other services for the benefit of the institution's members.
10. **Living Quarters**
    The leaders' quarters shall not be used for any purpose other than living quarters for visiting scholars and/or leaders associated with the institution.
11. **Occupancy Limits**
    On-site events shall be limited to the maximum building occupancy established by Fire and Building Code.

C. Facility Operations

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12. General Hours

Services shall not begin earlier than 1.5 hours before sunrise or extend past 10:30 p.m. daily, except as specified in Condition 14, Seasonal Late-Hours Exception.

13. General Hours, Vehicle Limitation

Vehicles at the pre-sunrise and evening prayer services shall be limited to the number of on-site parking spaces.

14. Seasonal Late-Hours Exception

Thirty (30) day period during Ramadan, services may extend beyond 10:30 p.m. as follows:

- Until **11:30 p.m.** when sunset is before 7:30 p.m.
- Until **12:00 a.m.** when sunset is after 7:30 p.m.

The applicant shall maintain a publicly available website and list on an annual basis the dates seasonal late hours will be exercised for Ramadan. Seasonal-late hours in this Section are not transferable to another owner or use for which nighttime worship is not a component of their religion.

15. Seasonal Late-Hours, Vehicle Limitation

Vehicles at the pre-sunrise prayer service shall be limited to the number of on-site parking spaces. The evening prayer service shall be limited to the maximum building occupancy for the facility.

16. Lot Closure Rule

Notwithstanding the Quiet Hours limitation, the parking lot shall be vacated by 11:00 p.m. during general hours of operation and within 30 minutes of the end of the last service during seasonal late hours, with staff or volunteers reminding attendees to leave quietly. The lot can be opened two hours prior to sunrise for the pre-sunrise services.

17. Windows and Doors

Windows and doors on the west elevation shall remain closed when indoor services are taking place, except for ingress and egress to the building.

18. Deliveries

Deliveries by vehicles exceeding 26,000 pounds GVWR shall occur between 8:00 a.m. and 6:00 p.m., Monday through Friday.

19. Food Vendors

Only the interior of the parking lot shall be used for food vendors.

20. High Attendance Guidelines

At least thirty (30) days before any recurring or seasonal period of high attendance where on-site parking is insufficient to accommodate parking demand, the applicant shall provide members and attendees written reminders regarding:

a. Respectful parking practices, including use of on-site spaces, carpooling where possible, and avoidance of spillover impacts on surrounding residential streets.
b. Minimizing congregating in the parking lot to adhere to Quiet Hours requirements.
c. Compliance with all applicable Conditions of Approval.

Documentation of this communication (e.g., copy of written notice, email, and posting on the facility's website) shall be maintained on file and made available to the Community Development Director upon request.

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D. Noise

21. Noise Mitigation

Quiet Hours are established as 10:00 p.m. – 8:00 a.m. daily. During Quiet Hours:

a. **Noise Standard** – All activities shall comply with the Town's Noise Ordinance residential standard in effect at the time of the activity measured at the property line during 10:00 p.m. – 8:00am.

a. **Parking Lot Operations** – During Quiet Hours when a service is not in session, the lot may only be used for ingress, egress, security, emergency access, or use by the leaders' quarters occupants.

b. **Building Operations** – Windows facing residences shall remain closed during Quiet Hours. Doors facing residences shall remain closed during Quiet Hours, except when necessary to permit ingress and egress to the building for morning and nighttime services. Doors may be opened for the limited purpose of ingress and egress.

c. **Signage and Communication** – The applicant shall maintain posted "Quiet Hours" signage and provide reminders to attendees regarding minimizing noise when leaving. Such signage specifying the established quiet hours shall be prominently displayed and appropriately maintained on the building in such a manner to ensure signs are clearly visible and easily readable at all times to individuals entering and exiting the building.

22. Noise Ordinance

The Noise Ordinance of the Town of Los Gatos is specifically adopted as conditions of approval for the Conditional Use Permit.

23. Amplified Sound

No outdoor amplified sound is permitted.

E. Parking and Traffic

24. Monthly Communication

The applicant shall continue monthly outreach to members encouraging carpooling, use of on-site spaces, and to be sensitive to the concerns of the neighborhood residents.

25. Parking Lot Monitoring

For events anticipated to exceed available on-site parking, the applicant shall implement traffic management measures which may include parking attendants, directional signage, carpooling encouragement, or other measures. The applicant shall designate a person, volunteer, or parking attendant to monitor on-site parking during any service or event expected to generate attendance that may approach or exceed available on-site parking capacity, with training by the Los Gatos-Monte Sereno Police Department, if available. The monitor shall make reasonable efforts to ensure that:

a. All on-site spaces are utilized before attendees seek parking off-site.

b. All vehicles parked on-site shall maintain emergency vehicle access.

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26. Driveway Operations

During events expected to generate traffic volumes that may result in queuing or neighborhood spillover, both driveways shall be used for exiting the property, with traffic attendants provided as necessary to facilitate circulation. Applicant shall make accommodation to facilitate access by public safety resources when necessary. The applicant is authorized to remove the right turn only sign at the end of the egress driveway. The applicant shall ensure that ingress and egress to neighboring driveways is preserved.

27. Event Parking Overflow Plan

For events where on-site parking is insufficient to accommodate parking demand, the applicant shall implement an overflow parking plan.

28. Parking Lot Expansion

The applicant shall submit and application to the Community Development Department for a parking lot expansion, as referenced in the March 25, 2026, Planning Commission staff report within six months of the final approval date and complete the construction improvements within one year of the final approval date. The parking lot expansion shall add at least 23 parking spaces. Within six months of the final approval date, the existing parking lot shall be repaired so that cracks, bumps, or other anomalies do not contribute to additional noise generation of passing vehicles. Thereafter the parking lot shall continue to be maintained to avoid conditions of such noise generation.

F. Facilities and Site Design

29. Electric Gate

Any future modification to the existing electronic sliding gate, or installation of a new electronic sliding gate shall include sound dampening approaches and technologies.

30. Landscape Plantings

The applicant shall plant a hedgerow adjacent to all of its perimeter fences or alternatively plant a variety of native trees and shrubs for the purpose of sound and light mitigation, as approved by the Community Development Director within one year of the final approval date. The proposed plantings shall be a minimum size of three gallons and the selected plantings shall grow two to four feet per year. The specific plantings shall be based on discussions with the applicant and the Community Development Director. The plantings shall be maintained at a height of eight feet. Additionally, the applicant shall offer to provide plantings or moveable barriers to the neighbor across the street in order to reduce headlight intrusion into the residential property across the street.

31. Portable Screening

Prior to the mature growth of landscape plantings, as detailed in Condition #30, the applicant shall obscure vehicle headlights on the perimeter properties to the facility through the use of privacy mesh, wind screens, or the use of portable planters/screening as proposed by Zayn Zaafran's letter dated, April 20, 2026, included in Exhibit 29 of the April 22, 2026, Planning Commission staff report packet.

32. Fencing

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The applicant shall submit an application for a fence height exception to the Community Development Department for the purpose of increasing the height of existing fences around the perimeter of the property to eight feet for the purpose of mitigating noise and light pollution.

33. Pedestrian Ingress and Egress

The applicant shall complete its Building Permit application process to construct a door for the purpose of allowing pedestrian ingress and egress without walking through the parking lot within one year of the final approval date.

34. Lighting

All site and parking lot lighting shall be full-cutoff, downward directed, and at the Building Code minimum brightness level during Quiet Hours.

G. Community Interface

35. Activity Calendar and Community Interface

The applicant shall maintain a publicly accessible website that includes information on services, programs, classes, and events open to its members. The website shall list a monthly calendar of scheduled events, which includes services offered and the hours when services are in session. The applicant's online calendar shall provide at least a 60-day notice in advance of events and activities scheduled to take place at the facility. The applicant shall provide contact information for multiple board members and staff on the applicant's website. The application shall explore setting up a single phone number that makes all neighborhood inquiries, comments, and complaints accessible by board members and staff.

36. Event Notice to Religious Institution Members

The applicant shall provide written notice to members of the religious institution five to 10 days prior to a scheduled event that is anticipated to have an attendance of 100 or more persons, reminding them of the speed limit on Farley Road, and neighboring streets, as well as a recommendation for carpooling, and to avoid generating noise while using public streets for ingress and egress. Car beeps from locking and unlocking vehicles are exempted as are the opening and closing of vehicle doors. Additionally, activities related to funerals are exempted from the requirement of notice to members of the religious institution under this condition.

H. Other Conditions

37. Santa Clara County Fire Department

The Santa Clara County Fire Department shall confirm the maximum occupancy limit for the religious institution and evaluate whether the present and proposed uses as described in the March 25, 2026, Planning Commission staff report packet are in compliance with the occupancy limits for the facility. The Santa Clara County Fire

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Department shall provide a written report concerning traffic safety on Farley Road and the adjoining streets during the Ramadan holiday.

38. Los Gatos-Monte Sereno Police Department

The applicant shall request that the Los Gatos-Monte Sereno Police Department provide increased patrols during Ramadan and post an electronic sign on Farley Road during Ramadan showing the speed limit.

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WVMA's Objections to New Conditions of Approval
05/08/2026

Address: 16769 Farley Road, Los Gatos CA 95032
Property Zoned: R-1:8
APN: 424-21-062
Owner and Applicant: West Valley Muslim Association (WVMA)
Conditional Use Permit Application: U-24-010
Planner: Jocelyn Shoopman, Senior Planner, Town of Los Gatos

The West Valley Muslim Association ("WVMA") respectfully submits this letter to express serious concerns about the conditions added at the April 22, 2026 hearing. To put those concerns in context: Staff recommended 25 conditions for WVMA – more than apply to any other religious institution in Los Gatos. The Commission then added 18 more at the hearing, bringing the total to 43 conditions. No faith institution in Los Gatos – or, to our knowledge, in Santa Clara County – has been subject to anything approaching this number of restrictions on its place of worship. The cumulative burden is unprecedented, and the addition of the new conditions raise serious concerns under RLUIPA, as discussed below. We respectfully request that the Planning Commission amend the conditions identified below before the approval is finalized.

The comments from neighbors have focused on two major concerns – hours of operation, and safety:

- Hours of Operation: The neighbors ultimately wanted us to compromise on the number of prayers, the length of Ramadan prayers, or change the time when they occur. This is something we cannot do. And it is precisely the burden RLUIPA prohibits.
- Safety: The neighbors believe that Farley Road cannot handle the traffic, is not wide enough, is unsafe for parking, and is unsafe for pedestrians. The neighbors have not introduced actual evidence of safety concerns caused by WVMA nor have they provided any expert opinion on the issue—they have relied solely on their own subjective sense that WVMA's operations create a safety issue. WVMA disputes this assertion and points out that the Town's own Public Works Engineers, the Los Gatos Police, and the Santa Clara Fire Department have all been involved and have not raised any concerns.

The Planning Commission did not thoroughly consider the RLUIPA strict scrutiny test when it adopted the 18 additional conditions at its April 22, 2026 hearing. As discussed below, many of the conditions (1) address ancillary neighbor complaints that do not rise to the level of a compelling governmental interest and fall outside of the Town's primary safety and zoning mandates; (2) impose a substantial burden on WVMA's exercise of religion; and (3) are not the least restrictive means to address the concerns expressed. In addition, as no other religious institution has these limitations, the Commission, by singling out WVMA, has not met RLUIPA's equal terms provision (e.g., as compared to Faith Lutheran Church in a similar R-1:8 zone). Please refer to Appendix A, Department of Justice RLUIPA Guidelines.

We find the following to be the most problematic and discriminatory conditions being placed on WVMA:

1. **Annual Review:**

Substantial Burden Violation: A perpetual annual review gives neighbors a recurring forum to relitigate the CUP every year – forever – creating uncertainty about our use and casting a chilling effect on all WVMA's operations. It also creates a tremendous annual expense as WVMA has spent substantial board time, legal fees, and operational

resources over 21 months to address every concern raised, a process it would need to repeat each year. We agreed to a single one-year review as a good-faith measure. Beyond that one-year review, no further review should be required.

Least Restrictive Means Violation: There is no compelling governmental interest in requiring the annual review, and even if there were the Town's Municipal Code and Code Compliance process already offer less restrictive means to meet any interest. The Town already has the ability under its Municipal Code to modify a use permit on its own motion. (See Los Gatos Municipal Code section 29.20.310.) The Town's existing Code Compliance process is the appropriate and equal mechanism for addressing any future concerns, as it is for every other religious institution in Los Gatos.

Equal Terms Violation: No other religious institution in Los Gatos is subject to annual review of its Conditions of Approval. This violates RLUIPA's Equal Terms provision.

We respectfully request the Commission to limit the review to the single one-year review already agreed to, with no further review thereafter.

2. **Limitation on Number of Vehicles / Attendees for Prayers:**

Substantial Burden Violation: Limiting the number of attendees burdens WVMA's ability to practice its faith by forcing it to monitor attendance and turn away congregants who wish to participate. The record shows a deliberate substitution – commissioners who could not cap attendees directly reframed the same limitation as a cap on vehicles, arriving at the identical result. This substitution does not cure the RLUIPA violation; it confirms it. Tying attendance at mandatory religious prayers to on-site parking requirements – a metric the Town controls – is not a neutral land use standard. It is a mechanism for the Town to determine how many Muslims may worship at one time. This places a direct substantial burden on WVMA's ability to conduct the five daily prayers that are obligatory under Islamic practice.

Please note that whenever there are seminars, religious talks, or events that are held in the evening, they are always punctuated with the sunset (Maghrib) and night (Isha) prayer. This is similar to the 15-minute break we took during the last 3 Planning Commission Hearings. This is obviously impractical, and impossible to administer, as capping attendance at Isha night prayer effectively caps attendance at the sunset (Maghrib) prayer, as well as at every evening program that precedes or follows it, including our Tuesday Young Professionals, Friday Family Nights, weekend community events. The Commission has created, through a parking condition for night (Isha) prayer, a de facto attendance ceiling on sunset (Maghrib) prayer, and all evening religious and community life at WVMA.

There is no compelling governmental interest being served by limiting attendance to the number of off-street parking spaces available. Town staff conceded at the March 22 hearing that there was no legal way to prevent anyone from parking on the street.

Equal Terms Violation: Staff testified at the April 22, 2026 hearing that no other religious institution in Los Gatos is subject to a limitation on the number of attendees, other than maximum occupancy limits specified by the Fire Department.

We respectfully request the Commission to eliminate any condition that limits attendance based on the number of off-street parking spaces available.

3. **Parking Lot Resurfacing:**

Substantial Burden Violation: We received quotes ranging from $629,861 to over $1,000,000 – see Appendix B – Parking Lot Quotes – solely to document the financial burden this condition imposes. Parking lot contractors have stated in writing that "significant noise reduction cannot be guaranteed" as a result of resurfacing. Requiring a non-profit religious organization to redirect approximately $750,000 to $1,000,000 or more, for a uncertain outcome, that would have gone to programming and operations to resurface the parking lot substantially burdens WVMA's practice of its faith. The least expensive base bid quote is $629,861 – and that figure expressly excludes additional costs for sloping, drainage, piping, as well as for permits, traffic control, engineering, weekend and evening premiums, and potential change orders, with real costs likely exceeding $800,000 or more once exclusions are added. Because the lot cannot be closed during prayer times, weekend and evening work premiums are unavoidable, making the true cost materially higher. The quote is also valid for only 15 days due to petroleum market volatility, meaning costs could rise further before any work could begin.

The Commission has not demonstrated any compelling interest as it did not review or utilize any objective data to suggest that vehicles traveling at about 10 to 15 miles an hour inside a parking lot (rather than a freeway) create any noise that is disturbing or that violates any of the Town's noise ordinances. No acoustical engineer testified that the pavement surface contributes to measurable off-site noise. No noise reading was entered into the record showing a violation of the Town's ordinance attributable to parking lot surface conditions. Yet the Commission has required full resurfacing within a period of only 6 months.

Least Restrictive Means Violation: Resurfacing the entire parking lot is not the least restrictive means to address the perceived issue. Noise can be dampened in other ways, including landscaping and fences. In addition, not all parts of the parking lot are utilized in the same way. The entry and exit ways handle the most traffic, while all other parts of the parking lot have minimal traffic. We have speed bumps on the entry driveway for safety purposes, and removing them to reduce noise can create a safety hazard. We have not heard any complaints from our eastern neighbor, and are unwilling to remove the speed bumps and compromise safety.

Equal Terms Violation: No other religious institution in Los Gatos appears to have been required to resurface its parking lot as a condition of approval for its use.

WVMA is committed to improving our parking lot due to root damage, and to add additional spaces, as we have proactively demonstrated by removing the gate track, and previously submitting plans to increase number of parking space. Towards that commitment, we would kindly request an alternate condition such as:

The permittee shall work with the Community Development Director to identify and make improvements to the paving conditions in the parking lot to reduce noise from cracks and bumps on the entry and exit driveways, without compromising safety, and to add additional parking spaces.

4. 60 Day Notice of Events:

Substantial Burden Violation: Requiring 60 days in advance to plan poses a substantial burden on our congregation. Islamic community life, like all faith communities, includes events that arise naturally – responding to a visiting scholar, a community need, a life event. Requiring 60 days' advance notice would eliminate a meaningful portion of WVMA's religious and community programming,

There is no compelling governmental interest served by requiring notice of events in advance. The notice would not limit any of the impacts neighbors are concerned about. The Town has no compelling interest in making sure neighbors are notified about events that will take place, much less that they be notified further in advance of those events.

Even if there were some conceivable compelling governmental interest being served, there was absolutely no deliberation about other ways to address that interest that would not interfere with WVMA's ability to continue its existing operations.

Equal Terms Violation: No other faith institution, regardless of the zone their facility is located, is subject to such requirement.

We respectfully request that the Commission remove this condition.

5. Deliveries 8 AM to 6 PM, Mon to Fri:

Substantial Burden Violation: Placing WVMA on a stricter standard for deliveries will prevent WVMA, and the residents in its living quarter, from normal deliveries of catered food, delivery of audio equipment, or equipment deliveries for events held on weekends. It would even prohibit food deliveries for the daily breaking of our fast in Ramadan. This would place a substantial burden on our ability to operate. We understand and appreciate that heavy vehicle deliveries should be limited, and voluntarily agreed with Staff to have a restriction on heavy vehicles based on Federal Highway Administrations Gross Vehicle Weight Rating (GVWR) Class Identification [1]. Light and medium duty vehicles (e.g., USPS, UPS. FedEx, Amazon, etc. delivery vehicles) should not be limited, and especially since it is out of our control when they deliver. We worked with Staff and voluntarily agreed to limit Class 7 or above vehicle delivery hours.

There is no compelling governmental interest being served by restricting these deliveries to weekdays or during these hours. Section 15.40.070 of the Town's code already regulates delivery trucks on residential streets.

In addition, even if there were a conceivable governmental interest in regulating delivery vehicles beyond what the Town's Municipal Code already requires, there was absolutely no deliberation about other ways to address that interest that would not interfere with WVMA's ability to continue its existing operations.

Equal Terms Violation: Faith Lutheran Church in a similar R-1:8 has no such limitation, and there is no such limitation on any of the neighbors on Farley Road. In general, the Town Code already accounts for this on residential streets, and no other religious institution has these additional limitations.

We respectfully suggest that the current language in the Draft Conditions of Approval be maintained:

Deliveries by vehicles exceeding 26,000 pounds GVWR shall occur between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

6. **Written Notice for Events with 100 or more persons:**

Substantial Burden Violation: Requiring advance written notice before each congregational prayer is administratively impossible and would constitute a government-imposed barrier to religious worship that no secular organization faces. WVMA regularly has events with 100 or more persons, including our Friday Jumu'ah service, Friday Family Nights, Tuesday Young Professionals meetup, weekend events, and several of the obligatory prayer services. The 100-person threshold can be crossed by virtually any of the five obligatory daily prayers. It is precisely the kind of individualized, case-by-case burden that RLUIPA was enacted to prevent.

[1] Federal Highway Administrations Gross Vehicle Weight Rating (GVWR) Class Identification: https://cmvid.nisrinc.com/CMV_ID/GVWRClass.asp

There is no compelling governmental interest being served by requiring written advance notice. As with the 60-day notice of events discussed above, requiring notice would not limit any of the impacts neighbors are concerned about. The Town has no compelling interest in making sure neighbors are notified about events that will take place, much less that they be notified about each congregational prayer. Even if there were some conceivable compelling governmental interest being served, there was absolutely no deliberation about other ways to address that interest that would not interfere with WVMA's ability to continue its existing operations.

Equal Terms Violation: No other faith institution, regardless of the zone their facility is located, is subject to such requirement.

We voluntarily agreed to Condition 24, High Attendance Guidelines, as a good-faith measure. That agreement adequately addressed these concerns. Layering additional notice requirements on top of it serves no compelling governmental interest and also violates RLUIPA's equal terms provision, and should be removed.

7. **Raising Fence Height to 8 feet:**

Substantial Burden Violation: Requiring a non-profit religious organization to redirect funds from programming and operations to instead replace 1,403 linear feet of property line fencing substantially burdens WVMA's practice of its faith. Raising the fence from 6 to 8 feet, or adding a 2-foot lattice, cannot be accomplished by adding 2 feet to the top of existing posts – the entire fence must be replaced to achieve 8-foot structural stability in wind and storms. Fence have stated in writing that "The fence might be vulnerable in strong winds". 8-foot fences require 10-foot posts (two feet are buried in concrete below ground), as well as 8-foot boards – these are non-standard materials and are significantly more expensive. WVMA already replaced a third of the fence within the last 3 years, including about 150-foot section adjacent to Mr. and Mrs. Ratcliff's property - at WVMA's full expense. Replacing all 1,403 linear feet to 8-foot height represents a significant and unjustified financial burden, particularly where the record contains no independent assessment that the current fence, combined with the existing mature hedges documented in Appendix C, are inadequate.

There is no compelling governmental interest being served by this condition because light from headlights is already addressed by Condition 20, which WVMA agreed to and which requires sufficient shrubs to obscure vehicle headlights along Chirco Drive, Corcel Court, and 16793 Farley Road within one year of approval. Light from parking lot lighting is already addressed by Condition 13(c), which requires "[a]ll site and parking lot lighting shall be full-cutoff, downward-directed, and dimmed to security levels during Quiet Hours. The 8-foot fence requirement duplicates these conditions already in place, at great expense to WVMA, without any evidence that the existing conditions are insufficient.

Least Restrictive Means Violation: Even if there were a compelling governmental interest being served, there was absolutely no deliberation about other ways to address that interest that would not interfere with WVMA's ability to continue its existing operations. Before requiring a costly full fence replacement, the Commission should first allow the required plantings to mature and lighting to be updated and assess whether the concern is resolved. That is what "least restrictive means" requires. Where any gaps remain, lower-cost screening and privacy mesh solutions are readily available at a fraction of the cost of full fence replacement. The eastern side of the facility (sections O to S) borders vacant land, has a chain link fence, and should be excluded from any fence requirement entirely.

Equal Terms Violation: No other faith institution, regardless of the zone their facility is located, is subject to such requirement.

We respectfully suggest that the current language (Condition 20) in the draft conditions of approval be maintained.

8. **No Outdoor Amplified Sound:**

Substantial Burden Violation: Prohibiting amplified sound of all sorts without exception substantially burdens WVMA's practice of its faith by limiting the use of the outdoor areas. Child birthday parties, weddings, prayers, and other activities would be possible only in small groups.

There is no compelling governmental interest being served by a complete prohibition on outdoor amplified sound. Section 16.20.040(a) of the Town's code already prohibits amplified sound without a use permit issued by the Town. Section 16.20.015 of the Town's noise ordinance already imposes tight restrictions on outdoor noise generally.

Even if there were some conceivable compelling governmental interest being served, there was absolutely no deliberation about other ways to address that interest that would not interfere with WVMA's ability to continue its existing operations.

Equal Terms Violation: No other religious institution has this limitation that is stricter than the Town noise ordinance.

We respectfully request that the condition prohibiting all amplified sound be omitted. The noise restrictions in the Town's code are adequate to protect against unreasonable amplified sound levels.

In addition to the above issues, we object to the following conditions as arbitrary and capricious based on WVMA's inability to ensure the condition will be met:

9. **County Fire Condition:** The Commission imposed a condition requiring County Fire to assess occupancy and compliance with occupancy limit. WVMA cannot perform this condition. Conditions that are not in control of WVMA should not be included, or they should be phrased in such a way as to indicate that "*WVMA will request the County Fire to conduct*…".

10. **Los Gatos Police Department to Increase Patrols During Ramadan:** Similar to the County Fire, WVMA can request, but cannot be held accountable whether LGPD increases or does not increase patrols.

11. **Offsite Parking in Ramadan:** We will make every attempt to secure nearby offsite parking in Ramdan, but we are dependent on the availability and cost of parking lots nearby that are in close walking distance, and do not require pedestrians crossing major streets like Los Gatos Blvd. We want to ensure that any condition placed in the CUP is limited to us making a good faith effort to secure nearby offsite parking within walking distance that does not require pedestrians to cross arterial roads, and at a cost that is operationally feasible for a non-profit organization.

Equal Terms Violation by Requiring Regular Monitoring of WVMA Activities: We are concerned that certain conditions, especially when taken together, subject WVMA, the only mosque in Los Gatos, to regular monitoring, something other religious institutions are not subject to as a condition of their use or otherwise. This includes conditions relating to increased police patrols, County Fire's compliance assessment regarding occupancy limits, written notice for events and prayers with at least 100 persons, 60-day notice requirements for events, as well as an annual review. This raises additional concerns about RLUIPA violations, including its Equal Terms provision.

We have not reviewed the specific language being proposed for these new conditions, and as details matter, we may have additional concerns beyond what are listed above. We will make every attempt to provide feedback once we have had an opportunity to review them when Staff publishes them prior to the meeting.

Finally, neighbors have frequently mischaracterized WVMA's permitted activities as "violations." Codifying 18 additional, highly granular conditions would not only burden WVMA but would also place an unsustainable administrative strain on the Town's Code Compliance Division, the Los Gatos Police Department, and the Santa Clara County Fire Department. We have already seen Town resources diverted: the Police Department has been called multiple times to investigate standard operations, distracting officers from critical life-safety needs. Similarly, Code Compliance has been forced to dedicate significant hours to investigating perceived infractions that resulted in no enforcement action. Just this week, the County Fire Department will be conducting another facility review—the second in only six months. This level of unprecedented scrutiny on WVMA is an inefficient use of public funds. We urge the Commission to consider the preventable downstream burden these granular conditions will create for Town staff and emergency responders when applied to a facility already operating in good faith.

If the conditions placing an undue burden on our religious practice cannot be resolved through modifications at the Planning Commission level, or the appeals process, our attorneys have advised us of available federal remedies, which we hope will not be necessary. That is not our preferred path – our preference has always been the cooperative approach that has guided us throughout this 21-month process. But we have a fiduciary duty and an obligation to protect our community's constitutional right to worship freely, and we will act on that obligation. We note that RLUIPA provides for attorney's fees to prevailing parties, which underscores the importance of the Commission acting within the law. We raise these concerns in the hope that the Commission will act to avoid that outcome.

Appendix A: RLUIPA Guidelines

We request the Planning Commission to review the RLUIPA Guidelines issued by the Department of Justice at: https://www.justice.gov/sites/default/files/crt/legacy/2010/12/15/rluipa_guide.pdf

A summary of the key provisions listed in the above document are:

- **Substantial Burden:** A land use regulation that puts significant pressure on a religious institution to change its behavior or violates its core beliefs, rather than a mere inconvenience.
- **Religious Exercise:** Defined broadly to include the use, building, or conversion of real property for religious activities.
- **Equal Terms Provision:** Prohibits governments from treating religious assemblies or institutions on less than equal terms with nonreligious institutions (e.g., allowing clubs but banning churches).
- **Nondiscrimination Provision:** Prohibits land use regulations that discriminate against any assembly or institution on the basis of religion or religious denomination.
- **Compelling Government Interest:** To restrict religious land use, the government must prove they are pursuing a critical, high-priority interest (e.g., safety) using the "least restrictive means" possible.
- **Excluded/Unreasonable Limits:** Prohibits regulations that totally exclude religious assemblies from a jurisdiction or impose unreasonable limitations on them.
- **Individualized Assessments:** RLUIPA applies when a government makes case-by-case decisions on land use, such as zoning variances or special use permits.
- **Under Color of Law:** Refers to actions taken by state or local governments that utilize power given by law, which RLUIPA strictly regulates.

Appendix B: Parking Lot Quotes

See following pages

From: **Lubna Shaikh** lubna@wvmuslim.org
Subject: Fwd: [EVERLINE] Preliminary Assessment: Concrete Repairs & Safety Improvements
Date: May 7, 2026 at 4:58 PM
To: Razi Mohiuddin razi@mohiuddin.com

LS

---------- Forwarded message ---------
From: **KP Singh** <KPsingh@everlinecoatings.com>
Date: Thu, Apr 30, 2026 at 3:12 PM
Subject: Re: [EVERLINE] Preliminary Assessment: Concrete Repairs & Safety Improvements
To: Lubna Shaikh <lubna@wvmuslim.org>
Cc: Romela Alonzo <romela@everlinecoatings.com>

Dear Lubna,

That's a great question, and I'm glad you brought it up for clarity with the board.

In general, with vehicles traveling at low speeds (under ~10 mph), **significant noise reduction cannot be guaranteed**, regardless of repairs or repaving. That said, repairing uneven surfaces (cracks, uplifted slabs) does help reduce some of the impact noise caused by bumps or irregularities.

One important consideration I wanted to ask you about:
Would you be open to exploring asphalt as an option instead of concrete?

Asphalt typically offers:

- A slightly **quieter ride** due to its flexibility
- A **smoother surface**, which can reduce vibration-related noise
- More **cost-effective installation and maintenance** over time

If noise reduction is an important factor for the board, asphalt may be worth considering alongside concrete. Please let me know and I can include both options in the proposal for comparison if you'd like.

Please let me know your thoughts, and I'll make sure the estimates and notes clearly reflect these considerations.

Warm regards,

EverLine
Coatings and Services

KP Singh
CA License# 1123702
PWCR # 2000004834
Owner - San Jose, Santa Clara, Campbell, Los Gatos, Monte Sereno
EverLine Coatings and Services
"Rethink Pavement Maintenance"

1 408-320-5957
KPSingh@everlinecoatings.com
https://everlinecoatings.com/
San Jose, Los Gatos, Saratoga, Campbell
Book a Meeting

Click below to watch our pitch!

QUOTE #202516211

SENT ON:

05/04/2026

RECIPIENT:

West Valley Muslim Association

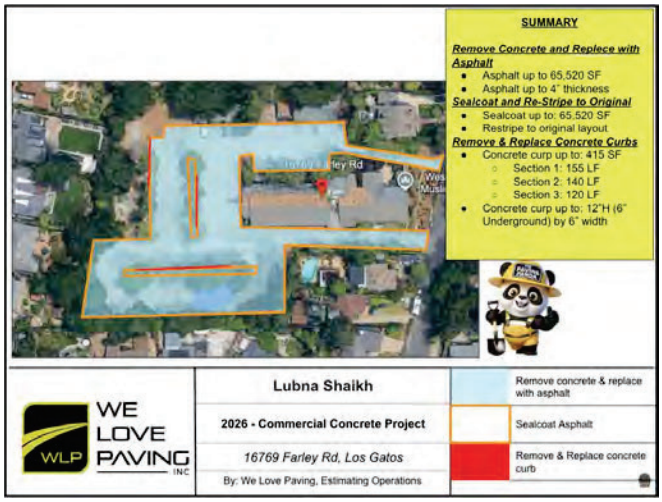
16769 Farley Road
Los Gatos, California 95032
Phone: (408) 367-9457

SENDER:

WE LOVE PAVING® INC

Main Office:
5201 Great America Pkwy Suite 320
Santa Clara, California 95054

Phone: (888) 273-0077
Email: main@welovepaving.com
Website: www.welovepaving.com



We Love Paving is here to help!

Lubna,

Thank you for the opportunity to provide a proposal for 16769 Farley Rd, Los Gatos.

Please don't hesitate to reach out at any time with questions or if you need any adjustments. We're excited about the opportunity to work together.

We also invite you to visit our website at [www.welovepaving.com] to learn more about our services and view video testimonials from previous clients who share their experiences working with us.

Best regards,
We Love Paving Inc.
CSLB #1049649

QUOTE #202516211

SENT ON:

05/04/2026

Product/Service	Description	Qty.	Unit Price	Total
REMOVE CONCRETE AND REPLACE WITH ASPHALT	Scope of Work: (see sitemap for reference) Remove Concrete and Replace with Asphalt - Asphalt up to: 65,520 ft^2 - Asphalt up to: 4" thickness Process: Step 1: Excavate Existing Concrete (Haul Offsite) Step 2: Grade and Compact Existing Baserock Step 3: Asphalt Hot Mix (Produce & Import Fresh Batch) Step 4: Asphalt Paving/ Installation Step 5: Project Cleanup and Delivery *If additional material and or resources are required upon arrival, post-excavation of the existing surface or throughout the project, a Change Order will be generated and sent to the client. Additional materials such as Baserock or additional Asphalt may be required from time to time to ensure a proper base and/or drainage direction are established or for sufficient materials to complete the project.	1	$588,506.82	$588,506.82

QUOTE #202516211

SENT ON:

05/04/2026

Product/Service	Description	Qty.	Unit Price	Total
Disclosure and Disclaimer on Surrounding Pavement (Damages)	We would like to inform you that the presence of heavy equipment blemishes, tire marks, and other surface marks in the vicinity of the work area may be inevitable due to the nature of our operations. Please be aware that these are inherent outcomes of our activities for which we cannot be held accountable. Operating heavy equipment on distressed pavement may further compromise or damage it. Therefore, we would like to clarify that you are not eligible for a new pavement, a new repair, a new patch or any other work not on our "scope of work" under these circumstances. If such work is desired, a change order and charge would be required. We hereby waive all liability for any harm caused to distressed, worn, or aged pavement surfaces, such as cracks, potholes, tire marks, scratches, or powder dust from our construction activities.			

A signing deposit of $100.00 will be required to schedule a start date.

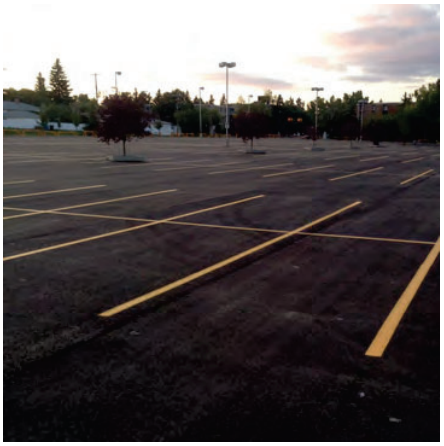
Total $**629,861.46**

Attachments

View online https://l.jbbr.io/0u64Ibq

2026 - 16769 Farley Rd, Los Gatos .pdf









RETHINK PAVEMENT MAINTENANCE

WEST VALLEY MUSLIM ASSOCIATION - PAVING 2026

PREPARED FOR: West Valley Muslim Association | Lubna Shaikh **May 07, 2026**





CONCRETE POURING SERVICES

Project Location: 16769 Farley Rd, Los Gatos, CA

DESCRIPTION	SUBTOTAL
Concrete Paving	$1,005,000
DEMOLITION: CONCRETE PARKING 60,000 SF Provide labor & equipment to demo & off-haul approx. 60,000 SF (E) concrete parking - 6" to 8".	
CONCRETE: PARKING 60,000 SF Provide labor, material & equipment to lay-out, form, reinforce & pour approx. 60,000 SF 5" concrete parking slab w/ #4 rebar 18" o.c. each way over existing baserock compacted with a light broom finish and minimum score joints 10' o.c with 3000 PSI concrete mix. Excludes: Concrete Curbs, appron, walkways & permiting.	
Striping as per new Layout	
Installing Wheel stops (approximately 200)	

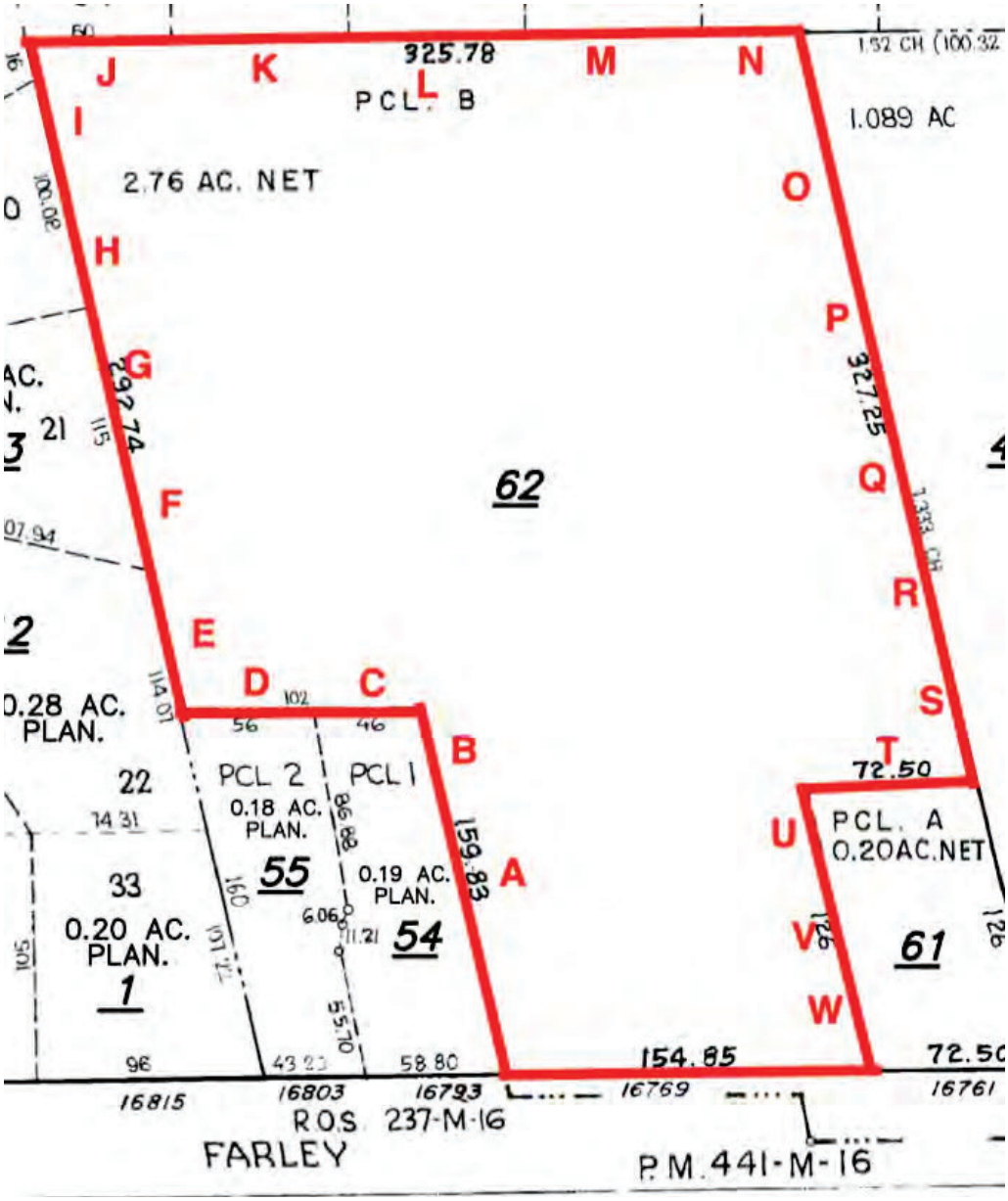
Appendix C: Current Fence and Hedge Conditions

See following pages

Appendix C – Fence and Hedges
05/08/2026

We took recent pictures to show the current status of the fence and the hedges that already prevent the light and noise. The locations and pictures are labeled alphabetically.

As evident, the vast majority of the fence area next to residences already is well covered with hedges to minimize noise and lights. Note that there is an empty land on the Eastern Side (O to S), and should be excluded from any conditions.



A-1 – egress driveway



A-2 – egress driveway



B-1 – Egress driveway



B-2 – Egress driveway



C – Farley west fence



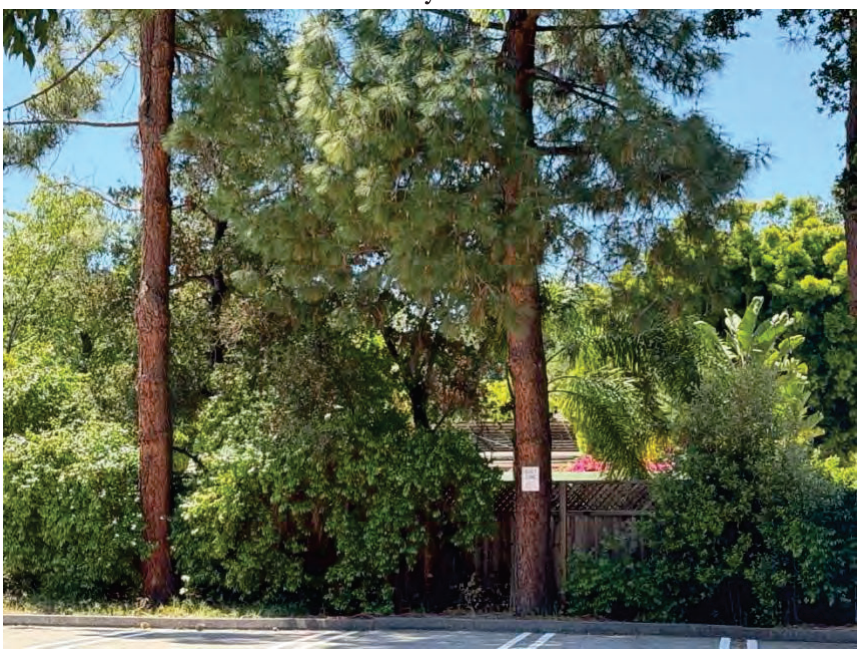
D-E – Farley west fence



D1 – Farley west fence



D-2 – Farley west fence



E – Corcel fence



F – Corcel fence



G-1 – Corcel fence



G-2 – Corcel fence



H – Corcel fence



I – Corcel fence



J – Chirco fence



K – Chirco fence



L – Chirco fence



M-1 – Chirco fence



M-2 – Chirco fence



N-1 – Chirco fence



U – ingress driveway



V – ingress driveway



W – ingress driveway



This Page
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Left Blank

From: Kim Ratcliff <[redacted]>
Sent: Friday, May 8, 2026 11:27 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Alexa Nolder <ANolder@losgatosca.gov>; jimratcliff <[redacted]>; Sean Mullin <SMullin@losgatosca.gov>
Subject: Re: Please re-open public hearing to consider Parking Lot Closure Rule Condition Request -- WVMA CUP Modification

Dear Jocelyn,

Here is the link to the second video for the Planning Commission.

Thanks,

Kim

From: Kim Ratcliff <[redacted]>
Sent: Friday, May 8, 2026 10:59 AM
To: Planning <Planning@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; jimratcliff <[redacted]>; Joel Paulson <jpaulson@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>
Subject: Please re-open public hearing to consider Parking Lot Closure Rule Condition Request -- WVMA CUP Modification

Dear Planning Commission,

As direct next door neighbors to the West Valley Muslim Association, we hope that you will take into account our close proximity to WVMA's exit driveway and re-open the public hearing in order to request the following change to the draft conditions of approval:

Operating hours for all general activities year round outside daily prayers (and Ramadan) are limited to 8 am to 10 pm with WVMA's parking lot cleared by 10pm in adherence with the Town quiet hours.

As written in the proposed draft conditions dated March 25, 2026, under condition 14. Lot Closure Rule, states, *"Nonwithstanding the Quiet Hours limitation, the parking lot shall be vacated by 11 pm during general hours of operation and within 30 minutes of the end of the last service during seasonal late hours, with staff or volunteers reminding attendees to leave quietly. The lot can be opened two hours prior to sunrise for the pre-sunrise service."*

Although WVMA has operated until 10 pm for the last eight years, the above condition will allow WVMA to operate year round until 10:30 for non-prayer activities and clear the parking lot by 11 pm. Living with 200 vehicles passing within 30 feet of our bedroom as we try to sleep at 11 pm every night **will be a substantial burden on our physical and mental health and leave us unable to perform our jobs at maximum effort**.

For context, here is a short video we took of just six vehicles exiting WVMA's narrow driveway next to our home. The noise and light pollution
makes it impossible for us to sleep. Imagine this same disruption multiplied by 200 every night until 11 pm year round. Attached is another video to give you an idea of the substantial burden places on us.

Additionally, within this condition, we ask that WVMA be given a 15-minute grace period to vacate the lot after the end for the last service during seasonal late hours, as 30 minutes seems excessive.

Thank you in advance for your careful consideration. Our mental and physical health have already suffered immeasurably due to WVMA's relentless traffic and density/intensity. We hope you can offer us some relief.

Kim and Jim Ratcli
[redacted]

From: Gus Who <[redacted]>
Sent: Friday, May 8, 2026 8:38 AM
To: Clerk <Clerk@losgatosca.gov>
Cc: Council <Council@losgatosca.gov>
Subject: HEADLINE NEWS!

To Whom It May Concern,

Please place this FRONT PAGE NEWS on an Agenda Item before Town Council.
I Believe if this Subject Matter goes to Court(Federal and not State), The Town, Planning Commissioners, all members of the neighborhood coalition and the WVMA will lose!



Silicon Valley Community Newspapers | Section A | Friday, May 8, 2026 13

LOS GATOS

Mosque wins approval to extend hours, but with 43 conditions

By Nollyanne Delacruz
NDELACRUZ@BAYAREANEWSGROUP.COM

The West Valley Muslim Association's application to extend its Los Gatos mosque's operating hours to accommodate morning, nightly and Ramadan prayer times was approved by the planning commission on April 22 amid much disdain from both the association and its neighbors.

The association, abbreviated as WVMA, applied to modify its conditional use permit to accommodate its dawn, night and Ramadan prayers throughout the year. The applicant, WVMA founder Razi Mohiuddin, said modifying the permit would allow the mosque, located on Farley Road, to operate 90 minutes before sunrise and past its 10:30 p.m. closing time. This means that the mosque will open at 6:30 a.m. during the winter and 5 a.m. during the summer. During Ramadan, the mosque will close at 11:30 p.m. during standard time. The latest WVMA can close during Daylight Saving Time is midnight.

Residents who live near the mosque argued against modifying the permit, citing noise, traffic safety and light pollution as their main concerns. Some of these residents created the Farley Road Neighborhood Coalition. Following the March 31 planning commission meeting, WVMA and the coalition attempted to mediate the dispute, but it ended unsuccessfully, with the groups unable to find a mediator or negotiate an appropriate price for mediation.

After about three hours of discussion, the planning commission unanimously approved WVMA's permit modifications, but not before adding 18 conditions of approval to the 25 that town staff already amended to the permit. The initial 25 conditions include mandating that windows and doors on the west side of the building remain closed during indoor services, requiring shrubs to be planted and maintained along fences adjacent to residents' homes, and requiring the parking lot to be vacated by 11 p.m. generally and within 30 minutes after the last service during Ramadan.

Commissioners added two major conditions to WVMA's modified permit. The mosque's parking lot must be renovated within a year to add about 20 spaces and repair any cracks, bumps or anomalies that may cause sound, and occupancy of the mosque will be limited based on the total number of parking spaces.

For the dawn and night prayers, attendance is capped at 550, a number that assumes WVMA's 183-space parking lot is full and that each vehicle carries three people. Commissioners said that during Ramadan, WVMA can follow the maximum occupancy of the building, which is around 1,200.

This news organization previously reported that WVMA attracts 300 to 400 attendees on Fridays, which is the main day of worship for Muslims. During Ramadan, WVMA sees about 500 to 600 people observing the holiday each night.

Given the discrepancy between the parking lot's size and the building's capacity, Mohiuddin said it would be difficult to explain to people why they were being turned away from prayer services.

"Basically we would have to count people who are coming in," he said. "How do we tell people, 'Sorry, we cannot accommodate you,' even though there's plenty of parking space and plenty of space inside the facility?"

Commissioners deemed limiting the mosque's occupancy a narrowly tailored solution to a compelling government interest: neighborhood preservation.

"With the kind of traffic that this is generating ... I just can't come up with an analogy to describe the increased volume that this neighborhood has experienced," said Commissioner Rob Stump. "It's real."

While he appreciated the planning commission's decision, Mohiuddin said the occupancy limits and parking lot renovation, along with an annual review requirement that's one of the permit's 43 conditions, were "very problematic" and "create a substantial burden." He estimated that these requirements would cost WVMA more than $1 million over the next year and likened the occupancy limits to "being put in a straightjacket in terms of what we can do with the facility." Mohiuddin said WVMA will continue to work with town staff but reserved the right to pursue all legal remedies to protect their right to worship.

"The message that we are getting is that our faith-based community is not welcome in Los Gatos," he added. "No one has said that explicitly, but the message that's sent to us is, 'No, you don't belong here.'"

On the other hand, the

See MOSQUE on Page A24

MOSQUE

From Page 13

Farley Road Neighborhood Coalition said in an email that they were "deeply concerned" by the commission's decision.

"The (town) has essentially abandoned its 'compelling interest' in keeping our residential streets safe," the email reads. "This isn't just about worship; it's about an industrial-scale assembly that the infrastructure of Farley Road simply cannot support."

The email further stated that the coalition's concerns are based in "objective engineering and public safety, not social demographics," and that what they're asking for would not result in the town violating the Religious Land Use and Institutionalized Persons Act (RLUIPA), a federal law intended to protect religious institutions from discriminatory land use and zoning laws.

William Armaline, a San Jose State University sociology professor and executive board member of the Silicon Valley chapter of the National Association for the Advancement of Colored People, or NAACP, previously submitted a letter on behalf of the NAACP in support of approving WVMA's modified permit. He said the level of restriction being placed on WVMA mirrors the challenges that Muslim communities face in practicing their religion.

According to a 20th anniversary report on RLUIPA published in 2020 by the Department of Justice, land use lawsuits and amicus filings against Muslim groups were disproportionately overrepresented in comparison to their total U.S. population. Of 148 RLUIPA formal land use investigations opened since the law was passed in 2000, around 23% involved Muslim groups. Cases involving Islamic mosques and schools made up the largest number of land use lawsuits and amicus briefs filed between September 2000 and September 2020. In 2015, Pew Research Center reported that Muslims made up 0.9% of the U.S. population.

Armaline said placing 43 conditions on the WVMA's permit is similarly disproportionate.

"When you're talking about 43 rules and all these kinds of things, on it's face, this is an attempt to make this prohibited," he said. "I think any reasonable adult looking at that list would see that."

LOS GATOS WEEKLY TIMES

$1.00 | FRIDAY, MAY 8, 2026 | MERCURYNEWS.COM/LOS-GATOS

Inside

Community: Silicon Valley Salvation Army to hold local fundraiser at residence. **Page 15**

Real estate: Bay Area builder buys site of failed Los Gatos housing project. **Page 15**

Sports: Beau Musser, Ale Munneke named the Los Gatos High senior Athletes of the Year. **Page 30**

More online: Facebook.com/LGWeeklyTimes

PLANNING COMMISSION

Permitted activities

Mosque wins approval to extend hours, but with 43 conditions. **Page 13**

A "quiet zone sign" is seen in the parking lot of the West Valley Muslim Association in Los Gatos n February. The Los Gatos Planning Commission on April 22 approved a modified use permit for the mosque with 43 conditions, including parking lot repairs and expansion and occupancy limits on prayer services. NHAT V. MEYER — STAFF ARCHIVES

This situation could have been settled, as enough information was made available through the process of gathering and holding informal public hearings, (planning and not Town Council meetings) and not made public until after the fact, as public news goes.

As I believe most people will see this article and … blah, blah, blah

Tim E

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©®

From: Farley Road Neighborhood Coalition <[redacted]>
Sent: Thursday, May 7, 2026 3:14 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>
Cc: Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>
Subject: 16769 Farley Road – Correcting the Public Record

Dear Chair, Vice Chair, and Members of the Planning Commission,

We appreciate your diligence in considering West Valley Muslim Association's Conditional Use Permit modification application. We know how critical it is to have the facts, not just the applicant's narrative which exhibits a troubling pattern of misrepresentation, inconsistent statements, and international omissions.

Because public comment was not available for neighbors during the 4/22, we feel it's crucial to correct the record. We are therefore submitting a formal response to you to both consider and correct inaccurate information that was shared by the applicant during previous Planning Commission sessions on 3/25/26, 3/31/26, and 4/22/26, in supplemental materials, and to the press.

We ask that the meeting minutes be corrected, so the correction information is available and on the record, and in particular to the "CONSENT TO APPROVE" for the 4/22/26 meeting.

Financial Burden

Stated as fact: "The Planning Commission decision comes with a $1 million price tag for facility improvements, on top of other burdens," the applicant said to the *Mercury News* and *Los Gatan*, citing a substantial burden. (The applicant was referring in part to the condition of fixing pavement cracks that cause noise.)

Correction: In Exhibit C Neighborhood Outreach submitted to the Town on 4/29/2025, the applicant noted under the "Neighborhood Feedback and Our Actions Item 2: "*Feedback Received*: Refinish parking lot to reduce noise. *Our actions*: Our parking lot has some root damage. We are awaiting warmer weather to refinish the parking lot." It has been over a year and no work has been completed.

Additionally, WVMA is in escrow to purchase a $15 million facility in Cupertino, and noted to members that immediate fixes will total "$500,000."

Intensity of Use and Zoning

Stated as fact: "*The only change is the religion being practiced: from Jehovah's Witness to Islam*." – Applicant Razi Mohiuddin

Correction: For us neighbors, everything has changed. And the change is not mere inconvenience. We can't sleep; and during the day we can't perform our jobs because we're sleep-deprived. We can't safely walk on our street because of the 1000% increase of vehicles on the road as compared to Jehovah's Witness Church (JW). JW held two services a week; WVMA holds 5 prayers a day, up to 14 activities a day which translates into relentless traffic and unsafe road conditions for neighbors. Additionally, the number of vehicles (500 daily; 8,000 during the month of Ramadan – an increase of 7,532 vehicles compared to JW), along with the proposed added 320 daily vehicles during early/late night prayers, entering and exiting within 30 feet of our bedrooms destroys our physical and mental health.

Facility Usage & Traffic Comparison

Metric	**Previous (Jehovah's Witness)**	**Current (WVMA)**	**Impact Level**
Weekly Events	2 services	133 activities/prayers*	6,6x Increase
Daily Traffic	Negligible (mostly empty)	500 vehicles	Constant
Ramadan Traffic	No seasonal surge	24,000 vehicles/mo.	Crisis Level
Peak Traffic	Low	800 vehicles/day**	Overwhelming
Sleep/Work Impact	High compatibility	Zero compatibility	Detrimental

**Math: (5 Prayers + 14 Activities) × 7 days = 133 weekly events.*
***Peak average during Ramadan surge.*

Stated as fact: "We encourage attendees to carpool." "Implemented overflow parking plan with Affordable Treasures in Ramadan 2026." (Supplemental Statement in Support of Approval, 4/22/26)

Correction: Historically, there have been as many as 300 overflow vehicles parked on Farley Rd and neighboring streets during Ramadan; the number of cars on the road during Ramadan and Friday prayers make our street unsafe for children riding bikes home from school and pedestrians, The nighttime is particularly dangerous because it is dark and the volume of vehicles on the road is 8,000/month for WVMA vs 468/month for Jehovah's Witness with recorded/documented incidents of speeding, blocked driveways, cars illegally passing, etc.

Stated as fact: “We implemented dual driveway exit operations.”

Correction: WVMA’s executive director confirmed to neighbors that having cars both enter and exit on WVMA’s narrow entrance driveway is dangerous, offering that she crashed her car while doing so.

Safety Claims

Stated as fact: MCA Al-Noor mosque holds Ramadan activities at Catherine Street mosque. (PC Meeting 3/31)

Correction: Ramadan activities are held at the Scott Boulevard Location which leases parking lots and posts this map on their website (screenshot attached) which shows members nearby parking lots secured by MCA for overflow parking. MCA has had to implement towing enforcement and notes on this parking map that parking in non-sanctioned red areas on the map will result in towing at the owner's expense.

Even with this concession, Catherine Street neighbors have been burdened with similar problematic traffic and congestion, (although Catherine Street has sidewalks and street lights). Records indicate neighbors have complained to the City of Santa Clara as far back as 2013, and parking has been so problematic that MCA Al-Noor states on its website that towing will be enforced at the Catherine Street location.

Stated as fact: “During Ramadan 2026, public safety personnel were present on the busiest nights and raised no concerns about noise, traffic, or safety.” – 4/22/2026 Supplemental Statement

Correction: Commissioners Stump and Burnett cited the dangerous conditions on the nights of their site visits. WVMA’s parking attendants are not qualified to judge conditions. No professional noise, traffic, or safety expert (including Gary Heap, Town engineer or Mike Vroman Senior Traffic Engineer) was present during any of the thirty consecutive nights of congested, hours-long traffic, including the busiest nights of Ramadan. Furthermore, under Sec. 15.20.020 of the Town Code, *“No person other than a designee of the Director of the Parks and Public Works Department, an officer of the Police Department, or a person authorized by the Chief of Police, or person authorized by law, shall direct or attempt to direct traffic.”*

Stated as fact: “During Ramadan 2026, public safety personnel were present on the busiest nights and raised no concerns about noise, traffic, or safety.” – 4/22/2026 Supplemental Statement

Correction: The applicant himself admitted safety concerns to the Town on 2/26/26 pertaining to how, for 30 nights during Ramadan, members walked into and out via WVMA's narrow unlit entrance and exit driveways. Pedestrians were separated by mere inches from vehicles by a line of police caution tape. The applicant stated "this is unsafe for everyone and also creates a bottleneck for cars driving in."

Other Bay Area mosques

Stated as fact: When asked by Commissioner Burnett, of the eight total mosques in the area, are any of them in a residential zone like R-1:8, the applicant Razi Mohuiddin answered, "Yes…the Evergreen Islamic Center (EIC) in San Jose's Evergreen green area is in a residential zone. [Muslim Community Association] Masjid Al-Noor, party of the Muslim Community Association at 1755 Catherine Street, has operated in a residential zone since the mid-1980s…" (3/25 Planning Commission meeting)

Correction: As stated by Ratcliff attorney Sblend Sblendorio (letter attached) The EIC is zoned in a Planned Development (PD), and Al-Noor is in Santa Clara's Public/Quasi-Public zoning. EIC has gated entry/exit from Ruby Avenue, an arterial thoroughfare approx. 250 from a large four-way intersection. WVMA is immediately surrounded by single family residences on all sides whereas the EIC facility has houses only on one side and the other sides are adjacent to open fields. MCA Al-Noor has a gated entry/exit from two sides, onto large, residential roads with sidewalks. These alternatives are available to members, along with WVMA's new Cupertino facility which is zoned appropriately for WVMA's intensity and density therefore more hours and usage appropriate to Farley Road's R-1 designation does not create a substantial burden under RLUIPA.

Other Religious and Non Religious Facility CUPs

Stated as fact: "No comparable institution in Los Gatos—religious or non-religious—operates under conditions like these." 4/22/2026 Supplemental Statement

Correction: No other religious or non religious institution designated R-1 and a landlocked property has WVMA's intensity and density, and WVMA's severe parking deficit. No other religious institution is asking for a 19-hour operating hour, or 24,000 vehicles driving through semi-rural streets over a 30-day period. Per Commissioner Stump, Calvary Church, the most comparable in activity, has a weekly attendance of 500 and 467 parking spaces with two two-way driveway onto a major arterial road. Calvary Church was required to eliminate vehicle access to Robie Lane, an adjacent residential street, and permanently blocked off an additional entire section of its parking lot. WVMA has no comparable proposed conditions.
Hillbrook School has a daily maximum traffic cap. Calvary Church was required to eliminate vehicle access to Robie Lane, an adjacent residential street, and permanently blocked off an additional entire section of its parking lot. WVMA has no comparable proposed conditions.

Statement: “Faith Lutheran Church, approved in April 2025 in an identical R-1 zone, has no annual review, no attendance limits outside, and no delivery restrictions,” Razi Mohiuddin said in an email to the Los Gatan.

Correction: Faith Lutheran (FL) has a maximum occupancy of 220 in their church sanctuary (which is not used for assembly and worship uses) and therefore differs markedly from what WVMA is seeking. Additionally, FL has more stringent overflow parking and special events conditions than those proposed for WVMA. For any special onsite events exceeding 100 attendees not specifically authorized by use permit FL, must give Town Police and Planning Departments at least 90 days prior notice and receive preapproval, and comply with Town ordinances, namely the noise ordinance. WVMA routinely holds events with more than 100 attendees. WVMA received a noise curfew violation notice from the Town on or about September 23, 2025. WVMA has received a noise violation warning in regards to outside amplification.

Existing CUP

Stated as fact: “We anticipate between 10 to 25 members using the facility until 11 pm for Ramadan.” (written description of proposed project for WVMA CUP and captured in Planning Commission’s Approved Meeting minutes on March 2020) “The proposed use of the property would not impair the integrity and character of the zone; and the proposed use would not be detrimental to public health, safety, or general welfare,” Joel Paulson PC Report, 3/6/2020

Correction: During Ramadan 2024, 2025 and 2026 800+ members stayed until as late as midnight. The use has impaired the integrity and character of the zone; and the proposed use is detrimental to public health, safety, or general welfare.

Operational Impacts Done to Appease Neighbors

Stated as fact: “To minimize noise from the gate track when exiting the parking lot, WVMA has temporarily removed the track/guide to the gate, rendering its $50,000 commercial gate inoperable.” Revised Letter of Justification page 19)

Correction: Please watch video: After neighbors were unable to sleep because of the loud, rhythmic thumping of cars crossing WVMA’s 15-20 year-old malfunctioning traffic gate, in 2024, WVMA finally ripped out the strip. WVMA has yet to replace the existing gate (estimated value of 15-year-old gate – $1,500).

Mediation

Statement: “The neighbors declined that [mediation] request,” said Razi Mohiuddin on 4/22/26 to the Planning Commission. “The neighbors rejected the free mediator, did not accept any low cost options, declined to share costs... Neighbors didn’t bother to mention they were up for this

during their April 16 meeting, and noted the free mediation opportunity had already passed by then. (Supplemental Statement in Support of Approval, 4/22/26)

Correction: FRNC sent an email to applicant stating neighbors could not coordinate their schedules on such short notice to attend a mediation session on April 16 but that we were actively researching low cost mediators because paying would be a financial hardship for the neighbors. FRNC also communicated to the applicant that the PC asked us to report back on progress by the 4/22 meeting, *not* to have engaged in mediation by that date.

Eid Prayers

Statement: "At substantial cost and burden, we prayed in an open garage. We did this to be good neighbors. We did not want our most joyous celebration to create any burden on the surrounding community." (Updated executive summary 3/24/26 pertaining to 2025 "Eid Prayers - Our Sacrifice")

Correction: The 2025 event was not a sacrificial offering to neighbors. WVMA stated on its website that there were 2,000 people in attendance (see attached screenshot from WVMA website). WVMA could not have held the event at the Farley Road facility without violating its occupancy limits. Furthermore, WVMA held the 2026 Eid event at West Valley Community College (as advertised in their congregation communications.) Clearly they have options to handle large events elsewhere.

Historical Context

Statement: "The expectation that potentially hundreds of vehicles would arrive and depart in concentrated time periods at this facility, and in this neighborhood, is a settled matter from 36 years ago." (WVMA CUP executive Summary March 24, 2026

Correction: The Town did not have a crystal ball 50 years ago. First Baptist Church had a weekly attendance of 600; not WVMA's 2,400. An operation of this scale would never be approved today for a facility located on a residential road with no sidewalks or striping, three streetlights and no access to a major arterial road, and landlocked around 17 homes.

mcabayarea.org/service/ramadan/

Kidlit · Interiority vs. Telling | The 1-3-5 Story Structure Mad... | Writing a Feature Story using t... | Associated Press Stylebook

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Due to the expected heat this Saturday, we've updated the timing of our MCA Eid Al-Fitr Festival to ensure everyone's comfort and safety.

NEW TIME: 5:00 PM – 10:00 PM

When: Saturday, March 21st | 5 PM – 10 PM

Where: MCA, 3003 Scott Blvd Santa Clara, CA

Parking & Safety Guidelines

To help create a safe, organized, and respectful environment for all, MCA has outlined parking, safety, and masjid etiquette guidelines for this Ramadan. Click below to download the parking map, schedule, and full guidelines.

Additional parking is available in designated areas at: ServiceNow Building I & A, Vanguard, and MCA 3.0. (Green Areas)





From: Farley Road Neighborhood Coalition <[redacted]>
Sent: Thursday, May 7, 2026 2:53 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>
Cc: Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>
Subject: Evidence of Noise Impact at WVMA – Request for CUP Prohibition of Outdoor Amplified Sound

Dear Planning Commissioners,

As you consider the Conditional Use Permit (CUP) for the West Valley Muslim Association (WVMA), I am submitting the enclosed video evidence to document the real-world impact that outdoor events at this site have on our residential neighborhood.
This recording provides a clear "before and after" comparison of how sound travels from the property:

- 0:00 – 01:44: Chanting begins. Even without speakers, the sound is already clearly audible from neighboring residential properties.
- 01:45 – End: Amplification is turned on. At this point, there is a significant and jarring increase in both volume and reach, illustrating how quickly a ceremony becomes an intrusive neighborhood disturbance.

Our neighborhood was not designed for this level of intensity. This video demonstrates that even moderate outdoor activity is audible, and once amplified, it becomes overwhelming. We have found that "light" restrictions or self-monitoring are ineffective at protecting the peace and quiet of our homes.

Even the applicant himself told you “all of our prayer services are held indoors, with no amplified outdoor sound.” (WVMA CUP summary, 3/24/26.) So this condition should not be burdensome.

We respectfully urge the Planning Commission to include a clear and enforceable Condition of Approval (CUP) that strictly prohibits outdoor amplified sound. Relying on anything less would fail to preserve the residential character of this community.
Thank you for your commitment to maintaining the balance between facility use and neighborhood livability.

Sincerely,

FRNC

From: Farley Road Neighborhood Coalition <[redacted]>
Sent: Thursday, May 7, 2026 2:34 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>
Cc: Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>
Subject: CUP Consistency: Hayward Mosque Precedent of 92 Conditions vs. WVMA's ~40

Executive Summary

The 40+ conditions proposed for the West Valley Muslim Association (WVMA) are a standard and necessary planning response to a 6,550% increase in site activity (from 2 services to 133 weekly events). The attached precedents from Hillbrook School (Los Gatos), the MCA (Santa Clara), and the Islamic Association of Immigrants (Hayward)—which operates under 92 conditions—demonstrate that high-intensity uses in residential zones require detailed "operating manuals" to protect neighborhood infrastructure and residential quietude.

Dear Honorable Members of the Town Council,
We are submitting the attached Conditional Use Permits (CUP) to support the Town's diligent work in managing the intensification of the WVMA site. These documents provide clear evidence that the proposed conditions are consistent with local and regional standards for high-impact facilities in residential zones.

1. Managing Extreme Operational Intensification

The primary necessity for these conditions is the unprecedented shift in the site's usage. The facility has transitioned from a quiet neighbor to a regional hub hosting 133 weekly events (5 prayers and 14 activities daily).

As seen in the Hillbrook CUP, the Town routinely manages this level of intensification with strict "guardrails." Hillbrook's permit includes over 30 conditions, including mandatory traffic counters (Condition #19) and daily fines for trip cap violations. The WVMA conditions provide the Town with the same necessary oversight required to manage a high-traffic institution.

2. Regional Precedent for Comprehensive Oversight (Hayward Mosque)

The attached Hayward Mosque permit (AUP No. 201502644) is a direct "apples-to-apples" comparison. Despite being located in a Single Family Residential (RS) district similar to ours, the City of Hayward imposed 92 separate conditions to ensure neighborhood compatibility (pp. 2-3).

- Acoustic Containment: Mirroring the WVMA's requirements, Hayward's Condition #7 mandates that all activities, including daily prayer, must occur strictly indoors (p. 4).

- Enforcement Authority: Hayward's Condition #8 explicitly grants the Planning Director the power to revoke or modify the permit for any violation, reinforcing that a high number of conditions is the standard tool for ensuring compliance (p. 4).

3. Infrastructure Compatibility and Noise Mitigation

When operational intensity outpaces the physical limits of a residential street, the "buffer zone" between the facility and neighboring homes vanishes. At this site, operations occur within 30 feet of resident bedrooms.

- Prohibition of Outdoor Amplification: The Hillbrook CUP (Condition #24) provides a clear local precedent: even a school on a large, expansive campus is restricted from outdoor amplification. For the WVMA site, which lacks any natural acreage for a sound buffer, this restriction is a technical necessity.
- Operational Containment: Just as Hillbrook (Condition #28) and the Hayward Mosque (Condition #7) mandate keeping activities indoors with closed doors and windows, the WVMA conditions ensure that a high-occupancy regional use does not spill over into the private lives of residents.

Conclusion

As these local and regional precedents show, when an institution's operations scale up so dramatically, the protections must scale with them. We believe these 43 conditions are a modest and necessary safeguard to ensure the site's intensification remains compatible with the safety and infrastructure of the surrounding neighborhood.

Sincerely,
FRNC

Conditions of Approval
Muslim Community Association School Expansion
3080 Alfred Street and 3003 Scott Boulevard
PLN2018-13109

CONDITIONS OF APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

A. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
B. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

BD1. Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
BD2. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
BD3. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:
BD4. https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.
BD5. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all

proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

BD6. -During construction retaining a single company to install all fire rated penetrations is highly recommended.

BD7. The grade level lobbies shall be min.1 hour rated all sides and above.

BD8. All stair shafts shall be min. 1 hour rated.

BD9. All elevator shafts shall be min. 1 hour rated.

BD10. All trash chute shafts shall be min. 1 hour rated.

BD11. Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.

BD12. Any trash rooms shall be min. 1 hour rated all sides and above.

BD13. Informational: The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

BD14. Informational: Temporary Certificates of Occupancy will not be routinely issued, and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

HOUSING & COMMUNITY SERVICES DIVISION

H1. None.

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

P2. All new work for the proposed new building and changes including adding new occupancies into an existing building require Building permit and compliance with Building Code(s) current at the time of submittal.

P3. Minor changes to the building, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development or his/her designee.

P4. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with a minimum 24-inch box and/or a 1:1.5 with 36-inch box specimen trees on-site where possible and off-site, or equal alternative as approved by the Director of Community Development.

P5. Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without a City review and approval.

P6. Developer shall comply with all construction and on-going mitigation measures described and identified in the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project. The mitigation measures contained in the MMRP shall be included in all construction plan sets.

P7. The Developer is required to prepare, institute, and monitor a Transportation Demand Management (TDM) Plan to reduce vehicle miles traveled by at least 10% through TDM measures as described in the MMRP.

P8. The Developer shall submit the TDM plan to the Planning Division for review and approval prior to the issuance of the occupancy permit.

P9. Each calendar year after issuance of the certificate of occupancy, an annual review of the TDM plan shall be completed by a qualified third part consultant, and the third-party consultant shall submit the TDM annual report covering the prior calendar year to the Planning Division for review and approval to the satisfaction of the Director of Community Development.

P10. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P11. Provide trash enclosure, the location and design of which shall be approved by the Director of Planning and Inspection prior to issuance of any building permits.

P12. Identified existing mature trees to be maintained. Prepare a tree protection plan for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site. Provide 48-inch box trees for screening adjacent to the existing residential properties, type to be determined by City Arborist.

P13. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P14. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P15. Provide Finance Department with two electronic gate openers. Contact Field Services Supervisor at (408) 615-3061.

P16. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

P17. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P18. Commercial, industrial, and multi-family residential buildings must have enclosures for solid waste and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated solid waste and recycling needs and size of the building(s) onsite, and should be designed and located on the property so as to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. Roofed enclosures with masonry walls and solid metal gates are the preferred design.

P19. Provide the City with evidence of lease or other arrangement to use offsite parking spaces to satisfy the requirements of the ordinance and offset the parking demand of Friday services.

P20. The developer shall pay a fair share contribution to the City towards the County's construction of the second westbound right-turn lane on Monroe Street to northbound San Tomas Expressway.

P21. The project proponent shall hire a qualified professional to develop an updated Emergency Preparedness Plan (EPP) for the entire project site, which details procedures to follow in the event of an emergency. The EPP must be reviewed by the Director of Community Development and the Santa Clara Fire Department (SCFD) prior to issuance of occupancy permits. The EPP and implementation of training and drills shall be reviewed annual by the SCFD as part of routine inspections of the facilities. At a minimum, the plan shall include:

   a. The designation of an emergency coordinator.
   b. Manual and automated procedures for notifying individuals on-site in the event of an emergency.

c. **Use of the Santa Clara County Emergency Alert System**. The project proponent shall coordinate with SCFD and the County of Santa Clara to create and maintain a registry of the phone numbers for all school and facility personnel responsible for implementation of the EPP with the Santa Clara County Emergency Alert System ("AlertSCC"). Responsible school and facility personnel shall be trained in the protocol for activating and responding to the activation of a school warning system that will include both audible and visual alarms upon an emergency notification from AlertSCC. Prior to installation of the alarms, the project proponent will obtain the required permit from the SCFD.
d. Training for all on-site staff members and parent assistants on an annual basis, the training of which shall commence within 60 days of this approval.
e. Regular evacuation and training drills.
f. Evacuation and Shelter-In-Place Plan procedures.
g. Measures to protect students who are on Project premises, but outside the building (i.e. for activities such as gym or recess). The number of students outside the building at any given time shall not exceed one-third of the student population and shall be governed by adults at a ratio of students as prescribed by the Plan.
h. Regular review and updates to the EPP when changes occur in the industrial uses surrounding the Project site, and changes in the use of hazardous materials in these industries warrant additional precautionary measures in the plan or appropriate changes in response to incidents. MCA or its representative shall annually review the files of the Santa Clara Fire Department to identify changes in local chemical usage and consult with the Fire Department to determine if changes have occurred that warrant revision to MCA's Emergency Preparedness Plan. MCA shall submit revised plans to the Fire Department for review and approval.

P22. The project proponent shall provide building improvements to assure the buildings will provide a Shelter In Place (SIP) environment for the on-site project population, which, in the event of an incident, would be capable of protecting the population including children indoors, with building ventilation systems designed to shut off manually or automatically and all windows and doors could be securely closed and locked by teachers and staff to prevent toxic fumes from entering the facility. The following building improvements will be required as part of the SIP Plan:
a. An HVAC system will be installed that operates on re-circulated air.
b. The exhaust system will incorporate one-way dampers that will allow air to flow to the outside but with no intake of outside air.
c. All doors will include automatic closing devices and sealing gaskets to prevent the passage of air through the doors and door frames.
d. All windows will be stationary.

P23. Under the EPP, a Shelter-In-Place (SIP) Plan shall be developed and distributed to the school faculty and staff. The SIP Plan shall be submitted to SCFD for review and approval. The SIP Plan shall include but not be limited to the following:
a. Procedures for registering phone numbers for AlertSCC.
b. Procedures for activating the SIP Alarm.
c. Procedures for bringing students from outdoors into the school building in an orderly fashion.
d. Procedures for accounting for all students.
e. Procedures for shutting down the school's heating ventilation and air conditioning (HVAC) system and closing all doors. (Operators of the facility will be trained to initiate the shelter-in-place in response to activation of the school's warning system.)
f. Procedures for notifying SCFD that the school is sheltering in place.
g. Procedure for announcing the "All Clear" once it has been determined that the hazard has passed.
h. Procedure for conducting an annual SIP drill for the school.
i. The MCA's Coordination Team will evaluate the potential for extended sheltering with the SCFD to determine whether rationing of water will be required.
j. Locations of emergency first aid kits will be identified in the SIP Plan (room number and location within the room) and will include a kit checklist for up-to-date inventory.

k. Emergency tasks and procedures will be delegated to specific staff members and alternate/back-up staff members will be identified for each task and procedure.
l. Identify the mode of communication between the Coordination Team and the MCA staff in the SIP Plan.
m. Develop building ventilation procedures for potential impacted areas of the project site following a SIP event.

P24. This approval limits Pre-Kindergarten through High School student enrollment for the site to not more than 900 students, pursuant to the applicant's proposed project description.

P25. Religious services at this site shall be limited to not more than 1,800 total participants, including teachers, students and staff, and are limited to occur only on Fridays from the hours of 11:00 A.M. through 3:00 P.M..

P26. School and daycare uses shall occur within the days and hours stipulated by this approval. Limited but occasional group activities may occur from time to time, but shall be conducted in accordance with provisions defined in the approved *Emergency Preparedness Plan.*

P27. The developer shall pay a fair share contribution to the City towards the County's construction of the second westbound right-turn lane on Monroe Street to northbound San Tomas Expressway.

P28. Provide the City with evidence of lease or other arrangement to use offsite parking spaces to satisfy the requirements of the ordinance and offset the parking demand of Friday services.

P29. The applicant shall provide a parking lot monitor to direct vehicles to available on-site parking spaces for the duration of Friday religious services.

P30. Minor changes to the project would be subject to Planning Division review and approval prior to issuance of building permits.

P31. This Use Permit shall be automatically revoked and terminated if not used within two years of the original grant, or within the period of any authorized extensions in accordance with the terms of SCCC Section.

P32. The following measures shall be implemented during all phases of construction to control dust and exhaust at the project site:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
h. Post a publicly visible sign with the telephone number of the on-site project superintendent to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

FIRE

F1. The Fire Department's review was limited to verifying compliance per the 2019 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.

F2. Note: Removal of the existing toxic gas detection system is under the purview of the Community Development Department, Planning Division, not Fire. The Fire Department will review the details of the Shelter-in-Place, Mass Communication System, or comprehensive evacuation plan details prior to issuance of a occupancy permit.

F3. At time of Building Permit application provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.

F4. At time of Building Permit application provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.

F5. At time of Building Permit application, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.

F6. Prior to the start of construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.

F7. At time of Building Permit application, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:

F8. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for turning around.

F9. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.

F10. Fire apparatus access roadways shall have a "minimum" width of a fire apparatus access roadway for Engines is 20 feet. The "minimum" width of roadways for aerial apparatus is 26 feet. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building and positioned parallel to one entire sides of the building. The side of the building shall be approved by the Fire Prevention and Hazardous Materials Division.

F11. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.

F12. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.

F13. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.

F14. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F15. All gates installed on designated fire department access roads are required to electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe

design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.

F16. Prior to issuance of a Building Demo Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. Submit Phase II environmental documents:

a. **Step 1** – Hazardous Materials Closure (HMCP): This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

b. **Step 2** – Site Mitigation: Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.
   - Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
   - Department of Toxic Substances Control (DTSC)
   - State Water Resources Control Board
   - Santa Clara County, Department of Environmental Health.

c. **Step 3** – Community Development, Building Division Demolition Application: For the majority of projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed."

F17. To mitigate deficiencies noted in this letter, the Design Team has the opportunity to submit an Alternate Means and Method Application (AMMA) Permit directly to the Fire Department, when substantially completed architectural plans are submitted for Building permits. The AMMA will be reviewed in conjunction with the Building permit set. Any discussions regarding mitigations during the Planning phase are not binding.

F18. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

PARKS & RECREATION

PR1. City Code Chapter 17.35 applies to anyone who constructs or causes to be constructed a dwelling unit or dwelling units or who subdivides residential property. Since there is no residential component, this project is not subject to the Park and Recreational Land ordinance.

POLICE

PD1. None submitted.

PUBLIC WORKS

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E5. Dedicate required on-site easements for any new public utilities, public improvements (sidewalks, driveways, curb ramps, etc.), and emergency vehicle access paths and pay all appropriate fees.

E6. Vacate any unused easements through separate instrument and pay all appropriate fees.

E7. All proposed driveway, sidewalk, walkway, curb & gutter, and curb ramp shall be ADA compliant.

E8. A transportation impact analysis (TIA) is required for the project at the applicant's cost as it is likely to generate over 100 net new AM peak hour trips. Existing buildings that have been occupied within the last 2 years should be applied as a trip credit for the trip generation analysis. Applicant is required to implement all mitigation measures identified in the TIA. Please contact the Santa Clara Traffic Division to assist in the preparation of the TIA scope of work.

E9. School signing and striping improvements shall be evaluated within ¼ mile of the project site for the purposes of the establishment of a school zone. This evaluation shall be incorporated as part of the TIA scope of work. The signing and striping design shall be done per CA MUTCD by a Professional Engineer and shall be submitted to the City with off-site improvement plans.

E10. No street loading and unloading of students will be allowed.

E11. Provide 5' minimum sidewalk along frontage of 3080 Alfred Street.

E12. Provide a pick-up and drop-off plan.

E13. Children should be dropped off such that they are exiting from right side of vehicle and accessing school building from their right side. Children should not be crossing drive aisle to access school building.

E14. For safety purposes and to minimize the interaction between children and vehicles, children should not be walking between the two sites via the pedestrian gate located between the two buildings during school pick-up/drop-off times. Children dropped off at MCA-3 site should be attending class in that building and the same is true for MCA-1 site.

E15. One-way westbound travel should only be allowed along internal roadway parallel to Alfred Street, striping on aisle shows two-way travel for MCA-3 site.

E16. Provide an on-site pedestrian and vehicle circulation plan.

E17. Provide a minimum of 1 Class I bicycle locker space per 30 employees (employees= maximum number of employees on duty at any one time), 38 Class I bicycle locker spaces, and 38 Class II bicycle rack spaces at the main entrance and/or high visible areas.

E18. Show on site plan and comply with City's driveway triangle of safety requirements at all driveways and with City's intersection vision triangle requirements at Scott Blvd/Space Park Drive. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle in order to allow an unobstructed view of oncoming traffic.

E19. On-street parking shall not be counted toward on-site parking requirements.

E20. All proposed driveways and existing non-standard or non-ADA compliant driveways shall be ADA compliant per City Standard ST-8 or ST-9 per City Engineer.

E21. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.

E22. Provide pedestrian ADA walkways from proposed building to public sidewalk and parking areas.

E23. Remove existing curb ramp at northeast corner of the Scott Boulevard/Space Park Drive intersection and replace with current City Standard ST-14 ADA compliant curb ramp.

E24. Remove existing curb ramp at northwest corner of the Alfred Street/Space Park Drive intersection and replace with current City Standard ST-14 ADA compliant curb ramp.
E25. All signing and striping shall be thermoplastic.
E26. Remove high visibility mid-block crossing on Alfred Street due to safety reasons and not being in compliance with ADA standards. Install a City Standard ST-14 ADA compliant curb ramp at the northeast corner of Alfred St./Space Park Dr. intersection and install City standard yellow crosswalk at the intersection of Alfred St./Space Park Dr. in order to create a clear path of travel that is ADA compliant for patrons.
E27. Install two audible ADA accessible pedestrian push buttons at the northeast corner of Scott Boulevard/Space Park Drive intersection.
E28. Provide an ADA compliant pedestrian walkway or pathway connecting the two development sites to the existing bus stop on the east side of Scott Boulevard just north of the Scott Boulevard/Space Park Drive intersection.

STREETS DIVISION

Landscape

L1. None.

Solid Waste

SW1. The proposed 6-cy bins don't typically have wheels. Consider replacing them with smaller-size (4-cy) bins for ease of transport in addition to increasing the service frequency.
SW2. The map provided did not show composite utility plan; thus, it was difficult to see where and how the floor drain of trash enclosure is connected to the sanitary sewer. Provide this composite utility plan to show its connection.
SW3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.
SW4. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.
SW5. The applicant shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department. All plans shall comply with the City's Development Guidelines for Solid Waste Services as specified by development type. Contact the Public Works Department at Environment@santaclaraca.gov or at (408) 615-3080 for more information.
SW6. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite, and should be designed and located on the property so as to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.
SW7. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

Stormwater

ST1. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, prepare and submit for approval an Erosion and Sediment Control Plan. Details of permeable pavers shall be reviewed and approved as part of the building permit application.

ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan.

ST3. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

ST5. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 installment. *As*-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or rperkins@santaclaraca.gov

ST6. Soils for bioretention facilities must meet the specifications accepted by the Water Board. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix.

ST7. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater.

ST8. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST9. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's O&M Agreement.

ST11. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook.

SILICON VALLEY POWER

SVP1. Show and callout 5' clearances from new duct bank (edge of conduits) to existing utilities. UGEE for all SVP manholes and duct banks will be required. If any conflicts arise the relocation of existing utilities/equipment may be required.

SVP2. Low voltage boxes, U/E boxes, Streetlight foundations to be designed and placed in detail design along street frontage.

SVP3. Install new standard duct bank along frontage between PB#227 & PB#228.

SVP4. Install new standard duct bank from frontage to location of existing/new SVP transformers

SVP5. Transformer relocation to obtain 5' clearance to building wall (wall with no windows or openings). New U/E conduit will be required to this transformer. Any fence or gate around transformer must fully open. Removable bollards are preferred.

SVP6. Comments on C-101 Plan

a. Electrical lines on this sheet are shown schematically taken from SVP maps. This is incorrect and should be shown according to field survey. Exact location of existing facilities will be needed during detailed design.

SVP7. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.

SVP8. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP9. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

SVP10. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.

SVP11. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

SVP12. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

SVP13. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

SVP14. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements

SVP15. Any relocation of existing electric facilities shall be at Developer's expense.

SVP16. Electric Load Increase fees may be applicable.

SVP17. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

SVP18. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).

SVP19. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

SVP20. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

SVP21. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.

SVP22. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.

SVP23. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

SVP24. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*

SVP25. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP26. All interior meter rooms are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP27. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

WATER & SEWER

W1. Approved reduced pressure detector assembly device is required for the proposed fire service. The applicant shall submit plans showing existing fire service upgrade with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities. Note that the city standard details can be obtained from the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W2. The Applicant shall coordinate with Fire Department to submit hydraulic calculations for the sprinkler design to reflect the changes on the fire service that will be upgraded with new backflow prevention device.

W3. The Applicant shall show the location of all easements. Applicant shall note that a water utility easement is required for public water appurtenances installed on private property. Water easement shall not be overlapping with SVP easement.

W4. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition,

prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W5. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance (edge to edge) of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).

W6. Applicant shall submit plans showing proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited.

W7. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.

W8. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project.

W9. A dedicate irrigation water service shall be provided and installed with backflow prevention device.

W10. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.

W11. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408) 615-2000.

W12. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as built" drawings to the satisfaction of the Director of Water and Sewer Utilities.

CONDITIONS OF APPROVAL – *March 17, 2015*

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

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

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

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

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

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

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

b. If the Town's Traffic Consultant's review of the trip cap monthly monitoring reports reveals that the number of trips exceeds the maximum daily trip cap for a second consecutive monitoring period, the applicant shall pay a penalty of $2,500 per day and $250 per excess trip.
c. If the Town's Traffic Consultant's review of the trip cap monthly monitoring reports reveals that the number of trips exceeds the maximum daily trip cap for a third consecutive monitoring period, the applicant shall pay a penalty of $5,000 per day and $500 per excess trip.
d. Penalty money shall be paid to the Town and used towards neighborhood traffic/pedestrian improvements as approved by the Town's Parks and Public Works Director.
e. The school is not subject to fines in the first six months after the date of this approval.

27. NEIGHBORHOOD COORDINATION: The school shall post a schedule of events on a website accessible to the public at the beginning of each semester of academic calendar year.
28. GYMNASIUM DOORS AND WINDOWS: The loading doors on the Ann Arbor side shall be closed at all times whenever activities are being held inside the gymnasium. The other doors and windows in the gymnasium shall be allowed to remain open during activities.
29. SQUARE FOOTAGE: The maximum structural square footage is 55,715 square feet as approved by the Master Plan on May 7, 2001 (Resolution 2011-048). The existing campus is currently 52,683 square feet and an additional 3,032 square feet is permitted in the library and cafeteria/art classrooms with an approved Architecture and Site application.
30. BUILDING FOOTPRINTS: The footprints of the future buildings may be required to be modified during the Architecture and Site approval process to reduce tree impacts.
31. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.

CITY OF
HAYWARD
HEART OF THE BAY

December 22, 2016

Mr. Amin Mahmood
AM Structural Design
5904 N. Eldorado Street #D
Stockton, Ca 94501

Re: Administrative Use Permit No. 201502644 – Request to Allow for the Demolition of an Existing Religious/Cultural Facility (Mosque) and Construction of a New Facility

Dear Mr. Mahmood,

On Thursday, December 8, 2016, the Planning Director administratively approved your request to allow for the demolition of an existing religious/cultural facility (mosque) and construction of a new facility at 131 and 185 Folsom Avenue. The decision of the Planning Director was subject to a 15-day appeal period. The deadline for any appeal to be filed was by 5:00 pm Thursday, December 22, 2016 and the approval becomes effective Friday December 23, 2016 since no appeals were received. The decision is final and we are pleased to forward the Approved Final Conditions of Approval.

Please review the Conditions of Approval and let me know if you have any questions. If there is anything that I can assist you with, please feel free to call me at 510-583-4210 or e-mail me at damon.golubics@hayward-ca.gov.

Best regards,

Damon Golubics
Senior Planner

Enclosure: Conditions of Approval
Exhibit B – Solid Waste Requirements & Recycling Statement

Cc: file

Development Services Department
Planning Division
777 B Street, Hayward, Ca. 94541-5007
TEL: 510/583-4200 FAX: 510/583-3649

CITY OF HAYWARD
PLANNING DIVISION
ADMINISTRATIVE USE PERMIT APPROVAL
December 8, 2016

ADMINISTRATIVE USE PERMIT APPLICATION NO. 201502644 – Amin Mahmood, AM Structural Design, Inc. (Applicant), Islamic Association of Immigrants (Owner) – to allow for the demolition of an existing religious/cultural facility (mosque) and construction of a new facility.

The site is located at 131 and 185 Folsom Avenue in the Single Family Residential (RS) District (APN: 465-0030-014-02 & 465-0030-013-03)

FINDINGS FOR APPROVAL

A. Approval of Administrative Use Permit Application No. 201502644 to allow operation of a religious/cultural facility is exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Section 15302, Class 2 *Replacement or Reconstruction* of the CEQA Guidelines.

B. A religious/cultural facility is a use that is desirable for the public convenience or welfare in that it will provide spiritual and emotional support to families, the elderly, children, youth and various individuals from Hayward and surrounding cities.

C. A religious/cultural facility is a use that will not impair the character and integrity of the surrounding neighborhoods in that the mosque will be housed in a replacement building with access to onsite parking.

D. A religious/cultural facility will not be detrimental to the public health, safety, or general welfare in that all building and fire code requirements and minimum development standards will be met.

E. The proposed religious/cultural facility is in harmony with applicable City policies and the intent and purpose of the Single Family Residential (RS) Zoning District whose purpose is to promote and encourage a suitable environment for family life where children are members of many families. The RS District is to be used only for single-family homes and community services appurtenant thereto as permitted by the Zoning Ordinance, which is what the proposed religious/cultural facility will do. The religious/cultural facility would draw residents of Hayward and neighboring cities to the facility contributing to a sense of community.

CITY OF HAYWARD
PLANNING DIVISION
ADMINISTRATIVE USE PERMIT APPROVAL
December 8, 2016

ADMINISTRATIVE USE PERMIT APPLICATION NO. 201502644 – Amin Mahmood, AM Structural Design, Inc. (Applicant), Islamic Association of Immigrants (Owner) – to allow for the demolition of an existing religious/cultural facility (mosque) and construction of a new facility.

The site is located at 131 and 185 Folsom Avenue in the Single Family Residential (RS) District (APN: 465-0030-014-02 & 465-0030-013)

The proposed application, Administrative Use Permit Application No. 201502644 is to allow demolition of an existing religious/cultural facility (mosque) and construction of a new facility. The religious/cultural facility shall operate according to these conditions of approval and approved plans, labeled Exhibit "A". This permit is void three years after the effective date of approval unless a building permit application for the subject project has been accepted for processing by the Building Official or mosque operations have commenced prior to that date in accordance with all applicable conditions of approval. If a building permit is issued for construction of improvements authorized by the administrative use permit approval, the permit approval shall be void two years after issuance of the building permit, or three years after approval of the administrative use permit application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the administrative use permit.

CONDITIONS OF APPROVAL

1. The overall height of the new religious facility/mosque shall be shown on construction drawings to be no greater than 30 feet in height. Building height shall be measured from the existing or finished grade, whichever is lower.
2. Site parking shall conform to parking regulations in effect at the time of a project building permit. Calculation of required site parking shall conform to all applicable definitions contained in the City's Off Street Parking Regulations.
3. If security gates are proposed for any point of ingress and egress into the religious facility/mosque site, such gates shall be incompliance with all rules, regulations and permitting required within the City's Security Gate Regulations.
4. If any signage is proposed to identify the religious facility/mosque, a separate sign permit shall be obtained from the City of Hayward prior to installation of such signage. All building signage (temporary and permanent) shall conform to the City's Sign Regulations.
5. A fence plan shall be reviewed and approved by Planning Division staff prior to issuance of any building permit for the project.
6. The applicant shall maintain in good repair all fencing, parking lot surfaces, landscaping, lighting, drainage facilities, project signs, etc. The premises shall be kept clean. Any

graffiti painted on the property shall be painted out or removed within 48 hours of occurrence or the City has the right to enter and remove and charge the property owner for the clean-up.

7. Hours of operation shall be from 5:00 a.m. to 11:30 p.m. daily to accommodate daily prayer. Activities at the religious facility, including daily prayer functions, shall occur and take place indoors.

8. Pursuant to Section 10-1.3160 (Administrative Use Permit – Revocations and Modifications) of the Hayward Municipal Code, the Planning Director may revoke or modify the terms of this approval subject to findings made for such action or refer the matter to the Planning Commission for consideration. Violation of conditions is cause for revocation of permit after public hearing before the duly authorized review body.

9. Prior to issuance of a building permit for the project, the applicant shall submit a paint color and material sample board to the Planning Division for review and approval. The paint color and material sample board shall have ***specific manufacturer specifications*** related to windows, window frames, and all exterior building finishes, including but not limited to stucco, tile, roofing materials, paint colors, etc.

10. Any conversion of the existing office structure located at 185 Folsom Avenue to a prayer room requires review and approval of a building permit prior to any work occurring to that structure.

11. Should a building permit be issued for the conversion of the existing office structure located at 185 Folsom Avenue to a prayer room, a temporary six (6) foot high chain link fence shall separate the converted office structure (interim prayer room) and interim mosque parking from construction of the new mosque.

12. The applicant shall submit a set of construction drawings (Planning Division file copy) to the Planning Division prior issuance of a building permit for the project.

Code Enforcement

13. The permittee, property owner or designated representative, shall allow code enforcement staff access to the property for a site inspection(s) to confirm all approved use conditions have been completed and are being maintained in compliance with all adopted city, state and federal laws. Property must be maintained free of public nuisance conditions pursuant to Section 5-7.20 and in compliance with Article 7 (Community Preservation and Improvement) of the Hayward Municipal Code. The applicant shall maintain all buildings and structures in good repair and free of deterioration or decay. Areas to be maintained in good repair and free of deterioration or decay include, but are not limited to, all exterior surfaces, painted areas/buildings, structural, mechanical electrical and plumbing components.

Landscape Conditions:

14. Mylar of the approved landscape and irrigation improvement plans shall be submitted to the Engineering Department. Mylar shall be wet-signed and shall be provided with a bar scale. The size of Mylar shall be twenty-two (22) inches by thirty-four (34) inches without an

exception. A signing block shall be provided in the low right side on each sheet of Mylar. The signing block shall contain a signature line and a date line for City of Hayward, Landscape Architect. Upon completion of installation, As-built/Record Mylar shall be submitted to the Engineering Department by the developer.

15. A tree removal permit is required prior to the removal of any existing trees.
16. A bond will be required for all trees that are to remain. If any trees that are designated as saved are removed or damaged during construction shall be replaced with trees of equal size and equal value.
17. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. The bond, surety or deposit shall be returned when the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the conditions of the trees.
18. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed in accordance to the approved plan and accepted by the City Landscape Architect. Before requesting an inspection from the City Landscape Architect, the project landscape architect shall inspect and accept landscape improvements and shall complete Appendix C. Certificate of Completion in the City's Bay-Friendly Water Efficient Landscape Ordinance. The completed Certificate of Completion Part 1 through Part 7 shall be faxed/e-mailed/turn in prior to requesting an inspection from the City Landscape Architect.
19. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall maintain irrigation system to function as designed to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which contribute pollution to the Bay. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Three inches deep mulch should be maintained in all planting areas. Mulch shall be organic recycled chipped wood in the shades of Dark Brown Color, and the depth shall be maintained at three inches deep. All trees planted as a part of the development as shown on the approved landscape plans shall be "Protected" and shall be subjected to Tree Preservation Ordinance. Tree removal and pruning shall require a tree pruning or removal permit prior to removal by City Landscape Architect. Any damaged or removed trees without a permit shall be replaced in accordance with Tree Preservation Ordinance or as determined by City Landscape Architect within the timeframe established by the City and pursuant to the Municipal Code. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.

Engineering:

20. GENERAL - Project approval shall be void two years after issuance of the building permits, unless the construction authorized by the building permits has been substantially completed

or substantial sums have been expended in reliance upon the project approval.

21. FEE - Prior to building permit issuance, developer must pay all applicable development fees, as determined by the City Engineer in accordance with the most current approved fee scheduled adopted by the City Council, including but not limited to, utility connection fees.
    a. Supplemental Building Construction and Improvement Tax,
    b. School Impact Fee (if necessary)
22. GENERAL - Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed, at no cost to the City of Hayward.
23. GENERAL - Unless indicated otherwise, the design for development shall comply with the following:
    a. All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Articles 1 and 3, and Standard Specifications and Details.
    b. All construction shall meet the California Building Codes (CBC) and all applicable City of Hayward Building Codes and amendments, including Green Building standards.
    c. Design and construction of all pertinent life safety and fire protection systems shall meet the California Fire Code and all applicable City of Hayward Fire Codes and amendments.
24. GENERAL - A Registered Civil Engineer shall prepare all Civil Engineering improvement plans; a Licensed Architect shall prepare all architectural plans; and a Licensed Landscape Architect shall prepare all landscape unless otherwise indicated herein.
25. GENERAL - The developer shall not obstruct the noted sight distance areas. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation.
26. GENERAL - All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas.
27. GENERAL - Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from the City.
28. GENERAL - It is applicant's responsibility to get permit or approval from all affected agencies or private parties. Please provide a copy of these permits or approval to the City with your building permit application submittal.
29. GENERAL – Prior to building permit issuance, developer shall dedicate necessary easements for the project development, including but not limited to 5-foot Public Utility easement along project frontage.
30. GENERAL – Prior to building permit issuance, developer/property owner shall process a lot merger application and obtain approval from the City of Hayward. Lot merger must be recorded prior to any occupancy permit issuance.

31. GENERAL – Prior to building permit issuance applicant shall process and obtain a grading permit from the City of Hayward Public Works Department.

32. GENERAL - The developer shall submit an AutoCAD file format (release 2010 or later) in a CD of 'as-built' improvement plans showing all public improvements and utility layouts that can be used to update the City's Base Maps.

33. PUBLIC IMPROVEMENTS - Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along Folsom Avenue frontage, including but not limited to the following:

    a. Grind and overlay and restripe curb to curb width of Folsom Avenue with 2" hot mix asphalt, and dig outs and repair failed pavements as necessary.

    b. Remove and relocate the existing street light in conflict with proposed driveway.

    c. Install an additional new Street Light along the project frontage.

    d. Remove and replace curb, gutter, driveway, and sidewalk along the Folsom Avenue frontage.

    e. Remove, replace, and plant street trees along project frontages per City Landscape Architect direction.

    Plans for all public improvements shall be prepared on Mylar (22"x34" sheets) and developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic. All improvements must be in accordance with the City of Hayward standard detail and specs and built to the city Engineer's satisfaction, and accepted by the City prior to issuance of any first certificate of occupancy for the project.

34. AGREEMENT – Prior to building permit issuance, developer shall execute a public improvement agreement and post bonds with the City that shall secure the construction of the public improvements. Insurance shall be provided per the terms of the agreement.

35. UTILITY – All utility service connections serving the development shall be undergrounded. No aerial connection is allowed.

36. WATER QUALITY - Developer shall comply with the regional permits requirements for both pre-construction and post-construction requirements. Storm water management shall be in compliance with Municipal Regional Permit.

37. WATER QUALITY - The following materials related to the Storm water quality treatment facility requirements shall be submitted with improvement plans and/or grading permit application:

    a) A Stormwater Treatment Measures Maintenance Agreement shall be submitted to Public Works - Engineering and Transportation Department staff for review and approval. Once approved, the Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.

b) The project plans shall include the storm drain design in compliance with post-construction stormwater requirements to provide treatment of the stormwater according to the National Pollutant Discharge Elimination System (NPDES) permit's numeric criteria. The design shall comply with the C.3 established thresholds and shall incorporate measures to minimize pollutants to the maximum extent practicable (MEP).

c) The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prevent the entry of pollutants into storm water runoff.

d) The project plan shall be clear on how the runoffs from all DMAs will be captured and conveyed to the treatment area before discharging to the City facility. Roof leaders shall discharge into flow-through planters and direct runoff shall discharge into a landscaped area or a bioretention area prior to stormwater runoff entering an underground pipe system. The project plan needs to provide elevations, direction of flow, curb opening locations and details, BMP details and a numeric sizing table showing adequate treatment area for each DMA.

e) The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3 of the Alameda County Clean Water Program (ACCWP) NPDES permit.

f) The bioretention treatment area shall be designed using a Bioretention Soil Mix (BSM) per Attachment L of the C.3 Stormwater Technical Guidance dated May 14, 2013, with a minimum infiltration rate of 5 inches per hour. Please add this as a note to your plan.

g) The following documents pursuant to the Cleanwater Program requirements:

   i. Hydromodification Management Worksheet;

   ii. Infiltration/Rainwater Harvesting and Use Feasibility Screening Worksheet;

   iii. Development and Building Application Information Impervious Surface Form;

   iv. Project Applicant Checklist of Stormwater Requirements for Development Projects;

   v. C.3 and C.6 Data Collection Form; and,

   vi. Numeric Sizing Criteria used for stormwater treatment (Calculations).

38. WATER QUALITY - The Stormwater Treatment Measures Maintenance Agreement for the project, prepared by Public Works Engineering and Transportation Division staff, shall be signed and recorded in concurrence with the Final Map at the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.

39. WATER QUALITY - Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. Following are the specific requirements for regulated construction sites:

a. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with a design to reduce discharge of pollutants and sediments into the downstream storm drain system during the construction. The plan shall meet the approval of the City Engineer. The certification page of the SWPPP shall be signed by a Qualified SWPPP Developer (QSD) person who prepared the report.

b. Before commencing any grading or construction activities at the project site, the developer may need to obtain a National Pollutant Discharge Elimination System (NPDES) permit and provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board.

40. WATER QUALITY - The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.

41. STORM - The on-site storm drain system is privately owned and maintained.

42. STORM - The project plan measures shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.

43. STORM - A detailed drainage plan, to be approved by the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City Engineer, designing all on-site drainage facilities to accommodate the runoff associated with a ten (10) year storm and incorporating onsite storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer and by the ACFC&WCD prior to issuance of any construction or grading permit.

44. STORM - Improvements for storm drain systems shall incorporate the following:

a) The locations and design of storm drains shall meet the City's standard design and be approved by the City Engineer and if necessary, the Alameda County Flood Control and Water Conservation District (ACFC&WCD). Any alternative design shall be approved by the City Engineer prior to installation.

b) Storm drain pipes in streets and alleys shall be a minimum of twelve inches in diameter with a minimum cover of three feet over the pipe.

c) The latest edition of the Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be submitted, which shall meet the approval of the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City. Development of this site shall not augment runoff to the ACFC&WCD's downstream flood control facilities. The hydrology calculations shall substantiate that there will be no net increases in the quantity of runoff from the site versus the flow rate derived from

the original design of downstream facilities.

d) The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with offsite and/or on-site improvements.

e) No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.

f) All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods.

g) The starting water surface elevation(s) for the proposed project's hydraulic calculations and the corresponding determination of grate/rim elevations for all the on-site storm drainage structures shall be based on Federal Emergency Management Agency's Flood Insurance Study for the 100-year storm event.

h) Post-development flows should not exceed the existing flows. If the proposed development warrants a higher runoff coefficient or will generate greater flow, mitigation measures shall be implemented.

45. SEWER - Sewer service is available from the City of Hayward and is subject to standard conditions and fees in effect at the time of application.

46. WATER - Water service is available from the City of Hayward and is subject to standard conditions and fees in effect at the time of application.

47. WATER - Water mains and services, including the meters must be located at least 10 feet horizontally from and one-foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least four feet from and one foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade piping materials with the City's approval.

48. WATER - All water series from existing water mains shall be installed by City Water Distribution Personnel at the applicant/developer's expense. This includes relocating existing services and water main tie-ins. The developer may only construct new services in conjunction with the construction of new water mains. Only Water Distribution Personnel shall perform operation of valves on the Hayward Water.

49. WATER - Each different use shall have an individual water meters

    a. All water meters shall be radio-read type.

    b. Water meters shall be located a minimum of two feet from the top of driveway flare as per City Standard SD-213 thru SD-218.

50. WATER - Each structure shall have its own fire service, sized per the requirements of the Fire Department. Fire Services shall have an above ground Double Check Valve Assembly per City Standard SD-201 and SD-204.

51. WATER - Separate irrigation water meter shall be installed for landscaping purposes. The applicant/developer shall install a Reduced Pressure Backflow Prevention Assembly on each irrigation water meter, per City Standard SD-202. Backflow prevention assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.

52. UTILITIES - All service to the development shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and local cable company regulations. Transformers and switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.

53. UTILITIES - All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the Folsom Avenue shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.

54. UTILITIES - The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the development.

55. UTILITIES - All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

56. UTILITIES - The improvements associated with the Pacific Gas and Electric Company, AT&T (phone) company and local cable company shall be installed to the satisfaction of the respective companies.

57. GENERAL SUBMITTAL – Prior to building permit issuance, submit the following documents for review and approval, or for City project records/files:

    a. Copy of the Notice of Intent filed with State Water Resources Control Board;

    b. Engineer's estimate of costs, including landscape improvements;

    c. Easement document;

    d. Signed Public Improvement Agreement; and

    e. Public Improvement bonds.

58. GENERAL SUBMITTAL – To avoid or reduce the potential impact related to the site specific geotechnical hazards related to seismic hazards, the project developer shall implement the following mitigation measures:

    a. The applicant shall submit a final grading plan subject to review by the City Engineer prior to issuance of grading permits.

    b. New construction will comply with the latest California Building Code and mitigation measures outlined in the Geotechnical Investigation report.

    c. For each building constructed in the development plan area, the required site specific geotechnical investigation shall address expansive soils and provide appropriate engineering and construction techniques to reduce potential damage

to buildings.

d. To reduce the potential impacts related to the presence of low to moderately expansive clays in the subsurface soils of the project site, mitigation measures to avoid the effects of expansive soils outlined in the Geotechnical Investigation shall be followed.

59. CONSTRUCTION BMP - The developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation. Construction equipment shall be maintained and operated in such a way as to minimize exhaust emissions. If construction activity is postponed, graded or vacant land shall immediately be revegetated.

60. CONSTRUCTION BMP - All diesel powered equipment (≥ 100 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better.

61. CONSTRUCTION BMP - The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:

    a. Grading and site construction activities shall be limited to the hours 8:00 AM to 5:00 PM Monday through Friday with no work on weekends and Holidays unless revised hours and days are authorized by the City Engineer. Building construction hours are subject to Building Official's approval;

    b. Grading and construction equipment shall be properly muffled;

    c. Unnecessary idling of grading and construction equipment is prohibited;

    d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;

    e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents within 300 feet of the project boundary with this information.

    f. The developer shall post the property with signs that shall indicate the names and phone number of individuals who may be contacted, including those of staff at the Bay Area Air Quality Management District, when occupants of adjacent residences find that construction is creating excessive dust or odors, or is otherwise objectionable. Letters shall also be mailed to surrounding property owners and residents with this information prior to commencement of construction.

    g. Daily clean-up of trash and debris shall occur on project street frontages, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.

    h. Gather all construction debris on a daily basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;

    i. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street

pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;

j. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;

k. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;

l. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;

m. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;

n. Sweep public streets daily if visible soil material is carried onto adjacent public streets;

o. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);

p. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

q. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;

r. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.

s. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;

t. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill;

u. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "Building Maintenance/Remodeling" flyer for more information;

v. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and

w. The developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality

Control Board.

62. GENERAL CONSTRUCTION - The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.

63. GENERAL CONSTRUCTION - In the event that human remains, archaeological resources, prehistoric or historic artifacts are discovered during construction of excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified. A qualified archaeologist shall be retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

64. GENERAL CONSTRUCTION - Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.

65. GENERAL CONSTRUCTION - All buildings shall be designed using the California Building Codes in effective at the time of submitting building permit applications.

66. GENERAL CONSTRUCTION - All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.

67. GENERAL CONSTRUCTION - All public improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.

68. GENERAL - The developer shall submit an "as built" plans indicating the following:

    a. Approved landscape and irrigation improvements;

    b. All underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric, AT&T (phone) facilities, local cable company, etc.;

    c. All the site improvements, except landscaping species, buildings and appurtenant structures; and

    d. Final Geotechnical Report.

Fire Department:

Access:

The proposed site will be providing two access driveways into the parking lot. The proposed driveway entrance(s) are approximately greater than 20 feet in width. The parking lot has been designed for circulation around the building.

69. The following access requirements shall be applicable:

a. Curbing shall be painted red (where applicable) along the dedicated fire travel lanes and throughout the parking lot area on applicable landscape islands. White letters shall be stenciled with the words "Fire Lane – No Parking". Red painted striping will be required where curbs do not exist;

b. Fire lane signage will be required. Fire lane signs shall be installed per Hayward Fire Department Standards. Signage shall be installed at the driveway entrance and every 100 (linear) feet thereafter in locations acceptable to the Hayward Fire Marshal;

c. If the site has a security gate installed, measures to meet Hayward Fire Department access and entry shall be met. A lock box or key switch will be required on any gate;

d. All paved areas shall be designed with an all-weather surface material and the pavement shall be designed to withstand the gross vehicle weight of fire apparatus (75,000 lbs.).

Water Supply:

The site may require additional (private) fire hydrant(s). There are existing public fire hydrants along Folsom Road. These hydrant locations and flows shall be noted with the submittal of building plans.

70. The following access requirements shall be applicable:

a. Fire hydrant installation shall meet COH and HFD Standards;

b. Minimum fire flow requirements will be established with the building permit application. A 50% reduction in fire flow will be allowed for fire sprinklers within the building;

c. Type of fire hydrant shall be double steamer with 2-4 ½" outlets and 1-2 ½" outlet;

d. Crash post may be required for the fire hydrant if it is installed in a susceptible location capable of receiving potential vehicular impact;

e. A blue reflective hydrant marker shall be installed on the pavement adjacent to the fire hydrant location.

Ground Level:

The ground level will include the men's prayer assembly area, ladies prayer assembly, restrooms, elevator lobby.

71. **"A" Occupancy Requirements (1st/2nd floors)** – The plans have been approved for an A occupancy (50 occupants or more and less than 300 occupants). The following requirements shall be applicable:

a. As reflected on the approved plans, exit doors leading to the exterior shall have panic hardware installed.

b. Exit illumination signs shall be installed as per the California Building Code, including low-level exit signage.

c. As per the approved plans, aisle widths are in compliance with the California Building and Fire Codes for fixed seating and non-fixed seating.

d. Decorative materials shall be flame treated and a "Certificate of Flame Treatment" shall be presented to the fire department prior to certificate of occupancy.

e. Occupant load signs shall be installed in all "A" occupancy areas with fixed and non-fixed seating, reflecting the seating capacity for each "A" area. In addition, a total capacity shall be posted at the front door stating the maximum seated and standing occupant loads.

f. An evacuation plan shall be posted in approved areas within the building. Locations to be approved by the Fire Department.

g. The building will be required to have an Annual Permit for Place of Assembly. Permit shall be obtained prior to certificate of occupancy.

h. Fire and evacuation drill shall be conducted QUARTERLY by employees.

72. **Emergency/Evacuation Plans** - Emergency/Evacuation plans shall be posted at every stairway landing, at every elevator landing and immediately inside all public entrances to the building, not located more than 4-feet above the floor, where it can be easily identified. The information shall include, but not limited to, a floor plan, identification of floor level, locations of exits, suggested exit paths of travel, area of refuge, directions for exiting procedure, locations of fire alarm initiating stations, locations of fire extinguishers, fire department emergency telephone number (911), the prohibition of elevator use, each map at each location shall have a "You Are Here." indicator pin pointing the occupants location. Emergency procedures information shall be printed with a minimum of 3/16-inch non-decorative lettering providing a sharp contrast to the background.

Second Floor Level:

Some of the building construction requirements listed below will be imposed and are not limited to the following:

73. Submit for proper building permits for review and approvals;
74. All construction shall be in accordance with the California Building Code (CBC), the California Fire Code (CFC) and all other applicable codes, standards and ordinances adopted by the City of Hayward;
75. Proper construction separations between the different use areas of the building shall be in compliance with the CBC;
76. Occupancy classifications shall meet additional construction requirements as addressed in the CBC;
77. Exiting shall be in compliance with the CBC;

78. Construction shall be in compliance with requirements per the CBC and the California Fire Code (CFC) for assembly use which shall include proper exiting, installation of approved door hardware, exit sign illumination, low-level exit signs, occupant load signage, flame retardant decorative materials, etc.;

79. The proposed installation of an elevator shall meet state and local requirements. Additional requirements and conditions will be enforced by the Hayward Fire Department for hydraulically driven elevators;

80. Design and installation of building address numbers shall be in accordance with Hayward Fire Department Standards.

Fire Protection:

The proposed building will require additional fire protection and life safety systems as described below:

81. An automatic fire sprinkler system for the entire building shall be installed per NFPA 13 Standards;

82. A dedicated fire service line shall be installed (to supply the fire sprinkler system) as per NFPA 24 Standards;

83. A minimum of one (1) on-site fire hydrant shall be installed independent of the fire sprinkler system in a manner that will allow the fire hydrant to remain in service if the fire sprinkler system was out of service or being worked on;

84. A manual and automatic fire alarm system shall be installed per NFPA 72 Standards. The system shall be installed throughout the entire building and shall include pull stations at all exit doors, audible and visual signaling devices, common area smoke detectors, heat detectors (where applicable), duct detectors in HVAC, etc. ADA requirements shall also be applicable;

85. Central station monitoring shall be required for the fire sprinkler system and the fire alarm (evacuation) system;

86. Portable fire extinguishers having a minimum rating of 2A:10BC shall be installed throughout the building.

87. Proper methods for elevator recall service shall be installed and interconnected to the buildings' fire alarm system;

88. Separate plans and fire permit submittals shall be required for the installation of any fire protection and life safety system.

Hazardous Materials:

The site may require a Phase I assessment. Contact Hugh Murphy, Hazardous Materials Coordinator, for additional information regarding this requirement. Site clearance shall be approved prior to building permit issuance.

Solid Waste:

89. Separate collection of recyclables and organics (if facility generates significant food waste)

is required per City Ordinance. For more information on the Ordinance, please visit http://www.recyclingrulesac.org/.

90. Section four is included for your information (Exhibit B) and will be required at the time of your building permit.

91. Solid Waste conditions shall not to be construed as an approval for any code items not noted, or commented on. It is the applicant's/contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations in effect at the time of project building permit review.

Building Department

92. The building design, construction plans, etc. shall meet minimum requirements of the California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Energy Code, California Green Building Code, etc. in effect at the time a building permit is submitted for the project.

From: Farley Road Neighborhood Coalition <[redacted]>
Sent: Wednesday, May 6, 2026 4:47 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>
Cc: Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>
Subject: 16769 Farley Road – Request for Peak-Use Impact Studies and Enforceable Conditions of Approval

Dear Chair, Vice Chair, and Members of the Planning Commission,

On behalf of the Farley Road Neighborhood Coalition ("FRNC"), we respectfully submit this letter in advance of the upcoming hearing regarding the proposed Conditional Use Permit ("CUP" #U-24-010) Modification for 16769 Farley Road. We appreciate the thoughtful consideration, diligence, and engagement demonstrated by the Planning Commission and Town staff throughout this process. The Commission's April 22, 2026 discussion reflected a meaningful effort to balance institutional use rights with the Town's longstanding obligation to preserve neighborhood compatibility and protect residential quality of life.

As neighboring residents directly impacted by the operation of this facility, we respectfully urge the Commission to ensure that the critical conditions outlined in our submitted recommendations are formally incorporated into any Resolution approving modifications to the CUP. These provisions are not peripheral matters; they are essential mitigation measures necessary to ensure the findings required under the Los Gatos Municipal Code can continue to be made on an ongoing basis.

The requested operational expansions represent a material intensification of use within an established residential area. Without enforceable operational limitations and measurable performance standards, the proposed modifications risk creating continued and escalating impacts related to noise, traffic circulation, parking overflow, nighttime activity, light pollution, and neighborhood livability. These impacts directly affect the health, welfare, safety, and peaceful enjoyment of surrounding residential properties.

The Town has historically recognized the sensitivity of this site. Prior CUP approvals for the property included explicit operational limitations, including restrictions on hours of operation, parking, and activity management. Those prior conditions reflected the Town's clear acknowledgment that institutional uses within residential neighborhoods require carefully tailored operational safeguards to maintain compatibility with adjacent homes.

To ensure this expansion is sustainable and compatible with our neighborhood, we ask the Commission to address two critical priorities before moving forward:

1. **No Decision Without Peak-Season Data:** We also respectfully urge the Commission not to adopt a final Resolution until the necessary impact studies have been completed and evaluated. Given the proposed expansion of operational hours and intensity of use, it is critical that the Town base any long-term CUP framework on objective data captured during peak-usage periods, such as Ramadan, rather than assumptions. Delaying adoption until such information is available is both prudent and consistent with sound planning practice.
2. **Required Conditions for Approval:** We respectfully request that the following categories of conditions be expressly incorporated into the final Resolution to include these Conditions for Approval (Details - Attachment 1):
    - Strict operational end times requiring complete property and parking lot vacancy by designated cutoff hours;
    - Clearly defined limits on expanded prayer hours and Ramadan exceptions to prevent operational creep beyond the stated application scope;
    - Prohibition of rolling or staggered service models that effectively intensify occupancy and traffic turnover;
    - Enforceable occupancy limitations tied directly to available on-site parking capacity;
    - Prohibitions on outdoor congregation, outdoor events, parking lot socializing, and amplified outdoor activity;
    - Limitations on the number, size, timing, and operational structure of special events;
    - Mandatory advance public scheduling and neighborhood notification requirements;
    - Permanent restrictions on future physical expansion or additional site intensification along Farley Road;
    - Mandatory annual compliance review hearings for a minimum of three years, at the applicant's expense; and
    - Explicit enforcement, revocation, suspension, and modification provisions tied to violations, nuisance activity, or noncompliance.

These conditions are necessary to provide objective operational standards that can be monitored, enforced, and evaluated over time. Without clearly articulated conditions, neighboring residents are left without meaningful recourse when impacts occur, and the Town is left without practical enforcement mechanisms to address ongoing incompatibilities.

Importantly, many of these requested provisions are not novel restrictions. Rather, they are consistent with standard land use principles routinely utilized by the Town to ensure that conditional uses remain compatible with surrounding residential neighborhoods. The requested conditions are narrowly tailored to address demonstrated operational impacts while still allowing the applicant to continue religious and institutional activities on-site.

Ultimately, this matter is not about opposing religious use. It is about ensuring that any expanded operational entitlements remain compatible with the surrounding residential neighborhood, consistent with the Town's General Plan goals, conditional use findings, and longstanding planning principles regarding neighborhood preservation.

We respectfully ask the Planning Commission to incorporate the FRNC's recommendations into the final Conditions of Approval and Resolution language so that any CUP modification adopted by the Town remains enforceable, measurable, balanced, and sustainable for all stakeholders over the long term.

Thank you again for your thoughtful consideration and continued public service to the Town of Los Gatos.

Respectfully submitted,

Farley Road Neighborhood Coalition (FRNC)

Attachment 1: Conditions of Approval

Vacate Parking Lot - No additional ½ hour to vacate parking lot
Proposed Language: The property and parking lot must be fully vacated by the designated end time. No additional expansion of hours will be provided for cars/attendees to vacate Loss of

Request to Expand Hours
General Daily Hours - Expanding the hours to support the five (5) daily prayers on-site in alignment with the religion's use of the lunar calendar.
Proposed Language: The facility is permitted to operate from 1.5 hours before sunrise until 10:00 p.m.; All members and vehicles must exit the property, including the parking lot, by the 10:30 p.m. cutoff. The newly expanded hours are not to be repurposed for non-prayer functions in alignment with the applicant's written application (FYI, see below reference notes).

Ramadan Exceptions - Expanding the evening hours, in conjunction with the religion's use of the lunar calendar, to support the annual 30 days of Ramadan holiday, on-site.
Proposed Language: During the annual, 30-day period of Ramadan the following modified hours apply: Pre-Sunrise: Services may begin up to one hour before sunrise; Post-Sunset: Services may extend past the standard 10:30 p.m. cutoff, but are strictly capped at:11:00 PM if sunset occurs before 7:30 PM; 11:30 PM if sunset occurs at or after 7:30 PM. The property and parking lot must be fully vacated by the designated exception end time (11:00 or 11:30); To mitigate neighborhood impact, radar speed signs must be placed ON Farley Road throughout the 30-day Ramadan period; Advanced Notice: Specific dates and times for Ramadan services must be posted on the public website 365 days in advance.

Friday Service: The facility shall continue to offer only one Friday Jumu'ah service session. A staggering, three-session model is prohibited.

Events

- **Capacity Management**: Total on-site occupancy is strictly limited to 720 people or the available on-site parking capacity (whichever is reached first). This number is derived from the 180-space on-site parking limit (4:1 ratio). In any instance where all 180 on-site parking stalls are occupied, no further occupants shall be permitted on-site, regardless of the building's maximum occupancy.
- **Permitted Use:** Use is restricted to religious worship and related institutional activities only. All services, gatherings, and events must be held indoors only. There shall be no outdoor activities permitted on the property, without exception, including but not limited to outdoor prayer, socializing in the parking lot, or amplified sound.
- **Organized Gathering Restrictions:** All organized gatherings—including, but not limited to, Eid, festivals, weddings, receptions, fundraisers, or private events—shall be restricted

to a maximum of four (4) occurrences per calendar year and are subject to the following mandatory requirements:

- **Indoor Only:** All event-related activities, including guest congregation, food service, and amplified sound, shall occur strictly within the interior of the permanent primary structure. No outdoor events, tents, or outdoor congregation areas are permitted.
- **No Staggered Attendance:** Events must have a fixed start and end time with a single group of attendees; "rolling" or "staggered" arrivals/departures to bypass capacity limits are prohibited.
- **Operating Hours:** All operations, including set-up, guest attendance, and tear-down, shall be limited to the hours of 8:00 AM to 10:00 PM.
- **Parking:** All guest, staff, and vendor vehicles shall be contained exclusively within designated on-site parking stalls. Off-site, overflow, or street parking is strictly prohibited.
- **Public Scheduling:** The annual event calendar must be posted on the facility's public website twelve (12) months in advance. (A one-time exception is granted for 2026, requiring only six (6) months' advance posting).
- **Neighbor Notification:** The operator shall provide written notice at least thirty (30) calendar days prior to each event to all residents and property owners within a 1,000-foot radius of the property lines. Notice must include the event date, times, and a 24-hour phone number for a live, on-site coordinator.
- **Weekend Restrictions**: No staging or breakdown or construction activities are permitted on weekends.

Future Expansion

- **No Permitted Square Footage Expansion of the Building**: The total gross square footage of the existing primary structure and any accessory buildings shall be strictly limited to the current square footage permitted footprint.
- **The organization will not be permitted to expand on Farley Road -** The existing site (Parcel # 123) at 16769 Farley Road in Los Gatos is the maximum square footage and real estate available for the organization.

Delay of Adopting Resolution

- **Completion of a xyz studies -** Studies must be completed prior to adoption of a resolution -In order to provide a consistent, long-term and viable conditions of Approval for the CUP # 123, the Town must have data to accurately represent the noise, traffic, safety and health impacts to the residents living in the FRNC neighborhood during the prayer hours and Ramadan period, before approving requirements and prior to any new modifications being allowed (in effect).

Annual Compliance Review

- **Annual Compliance Review**: The Planning Commission will conduct a mandatory annual review for a minimum of three (3) years to assess impacts on the neighborhood (violations, accidents, complaints) at the applicant's expense.
- **Revocation, Suspension, Modification**. This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time whenever, after a noticed hearing in accordance with Section 29.20.310 of the Town of Los Gatos Code it finds:
    - A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
    - A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
    - The use as presently conducted creates a nuisance.
    - Expense: All costs for investigation, monitoring, and processing violations are the responsibility of the applicant.

From: Bismah Jaffer <[redacted]>
Sent: Wednesday, May 6, 2026 5:03 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org.cup <cup@wvmuslim.org.cup>
Subject: Support of WVMA's CUP and Protection of Religious Freedoms

Good Evening,

My name is Bismah Jaffer and I am a civil rights attorney at CAIR-SFBA. I'm writing in support of WVMA's requested modification to their Conditional Use Permit for their mosque on Farley Road. The conditions being proposed by opposing neighbors cannot be approved for several legal reasons. I've detailed these reasons in the letter attached.

Do not hesitate to contact me at bjaffer@cair.com with any questions.

Thank you.

Bismah Jaffer
Civil Rights Attorney

Council on American-Islamic Relations - California
San Francisco Bay Area Office
[redacted]

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Council on American-Islamic Relations
San Francisco Bay Area Office
3350 Scott Blvd., Bldg. 48, Santa Clara, CA 95054
Tel. 408.986.9874 Fax 408.986.9875 ca.cair.com

May 6, 2026

VIA ELECTRONIC MAIL: JShoopman@losgatosca.gov

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

RE: NOTICE OF POTENTIAL FEDERAL RELIGIOUS FREEDOMS VIOLATOINS West Valley Muslim Association's CUP Modification Request – 16769 Farley Road.

Dear Town of Los Gatos Council Planning Commission:

I write on behalf of the San Francisco Bay Area office of the Council on American-Islamic Relations ("CAIR-SFBA"), the nation's largest American Muslim civil rights advocacy organization. Our mission is to enhance the understanding of Islam, protect civil rights, promote justice, and empower American Muslims.

CAIR -SFBA is informing the Los Gatos Planning Commission of the discriminatory nature of the proposed conditions for the modification of the Conditional Use Permit ("CUP") for the Los Gatos Islamic Center ("LGIC") at 16769 Farley Road, Los Gatos, CA 95032. This serves as a notice to the Town of the federal laws in place to protect religious places from regulations like the proposed conditions on LGIC and to inform Los Gatos officials of their potential violations of these federal protections.

The West Valley Muslim Association ("WVMA"), founders of LGIC have requested that LGIC be allowed to conduct pre-sunrise indoor congregational prayer services, and to extend LGIC's operating hours for 30 days during the month of Ramadan until 11:30pm. Both requested modifications are critical to preserve Muslims ability to practice their faith in community in Los Gatos. The requested modifications align with the Town's stated desires to "invigorate Los Gatos as a special place for community gathering."[1] Accommodating these modifications will go a long way to demonstrating the Town's commitment to valuing and promoting diversity and equity.[2]

On March 25, at the Los Gatos Planning Commission meeting, WVMA expressed their need for the modification. Several supporters and congregation members were present to advocate for the requested modification to be approved. Weeks later, the Los Gatos Planning Commission has not yet come to a decision. Instead, unfortunately burdensome conditions have been proposed for the mosque violating federal protections of Muslims in Los Gatos.

VIOLATION OF THE RELIGIOUS LAND USE & INSTITUTIONALIZED PERSONS ACT

This country was founded as a refuge for people to be free to practice their faiths without government intrusions as cemented in the First Amendment of the Constitution.[3] The federal government further codified religious protections in the Religious Land Use and Institutionalized Persons Act ("RLUIPA"). This is a

[1] Town of Los Gatos 2040 General Plan 1-5 (2022), https://www.losgatosca.gov/DocumentCenter/View/31990/_LGGP_2040_Full-Book.
[2] *See, e.g., id.* at 1-6 and 2-1.
[3] U.S. Const. amend. I.

landmark federal law that protects people of all faiths and their institutions from unduly burdensome or discriminatory land use regulations. "Religious exercise" under RLUIPA includes any exercise of religion, "whether or not compelled by, or central to, a system of religious belief."[4] The use of real property for purposes of religious exercise is itself considered to be a religious exercise.[5]

This federal law prohibits governments from unreasonably limiting religious assemblies, institutions, or structures within a jurisdiction.[6] It also prohibits governments from implementing land use regulations that impose a "substantial burden" on religious exercise, unless justified by a "compelling governmental interest" using the least restrictive means possible.[7] A substantial burden exists where "the governmental authority puts substantial pressure on an adherent to modify his behavior and to violate his beliefs"[8]; or where government imposes a significantly great restriction on religious use of a property.[9]

The Town's approval and implementation of these proposed conditions are a substantial burden on the congregation's religious exercise. The congregation's use of 16769 Farley Road for religious exercise itself is considered religious exercise. The proposed conditions impose substantial burdens demonstrated by the substantial pressure on the Los Gatos Muslims to modify their behavior and violate their beliefs. The proposed conditions also impose a significantly great restriction on religious use of 16769 Farley Road property.

The implementation of these proposed conditions is only permissible if they can be justified by a compelling governmental interest and is using the least restrictive means possible. RLUIPA prohibits all regulations that do not meet this standard to protect the right to religious freedoms for all. The Town's approval will violate RLUIPA as explained below:

SUBSTANTIAL BURDENS

PRESSURE TO MODIFY BEHAVIOR AND VIOLATE BELIEFS

Islam is a peaceful and welcoming faith. To practice Islam, communal worship and at least five specifically timed prayers are necessary. Muslims, followers of Islam, will generally congregate to their respective mosques around the same times every day throughout the day. Friday is a day of heightened specialty because Muslim men must pray together in the day, known as Jummah (the word for Friday).

One of the proposed conditions is to cap the attendance of LGIC to 100 people. LGIC has a congregation of 150 people. If this condition was approved and implemented, LGIC leaders would have to dismiss at least a third of the worshippers. Worshippers who were not the first 100 people to enter LGIC are forced to practice their faith and pray in their cars or on the pavement; or to miss their time for prayer trying to find a welcoming space. LGIC leadership would have to modify their prayers as well to ensure the congregation is not growing above 100 people. With a cap, there is a possibility that family members will not always be able to pray together. A regular occurrence of these instances would amount to a violation of many Los Gatos Muslims' beliefs. This cap will pressure believers to modify their behaviors and violate their beliefs if they are not able to pray on time and communally.[10]

Another proposed condition is requiring LGIC leadership to provide notices for when attendance is over 100 and for "events". If this condition was approved and implemented, LGIC leaders will feel pressured to dismiss

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[4] 42 U.S.C. § 2000cc-5(7)(A).

[5] *See* 42 U.S.C. § 2000cc-5(7)(B).

[6] RLUIPA, 42 U.S.C. § 2000cc(b)(3)(B).

[7] RLUIPA, 42 U.S.C. § 20000cc(a).

[8] *Int'l Church of Foursquare Gospel v. City of San Leandro,* 673 F.3d 1059, 1067 (9th Cir. 2011) (internal quotations omitted).

[9] *See, e.g.*, *Guru Nank Sikh Soc'y v. Cty. Of Sutter*, 456 F.3d 978, 988 (9th Cir. 2006).

[10] *See* Int'l Church of Foursquare Gospel.

again a third of the worshippers to keep attendance at 100 which is not aligned with Islam further violating Los Gatos Muslims' beliefs.

IMPOSE SIGNIFICANTLY GREAT RESTRICTION ON RELIGIOUS USE

RLUIPA considers land regulations a substantial burden when the government imposes a significantly great restriction on religious use of a property.[11] The proposed condition to cap attendance imposed a significantly great restriction on using 16769 Farley Road as a mosque. The practical matter of adhering to a capped attendance would require LGIC leaders to constantly count and track entries and exits. These responsibilities would take time away during prayer times to stay in accordance with the condition. More specifically, the religious use of the property is for religious gatherings for Muslims. Declining some Muslims entry is restricting the congregation from coming together and praying at LGIC.

The other conditions such as raising the fences and obtaining noise reducing technology impose significantly great restrictions on Los Gatos Muslims' ability to freely practice their faith. To meet these conditions, LGIC would have to procure funds to purchase fencing material and noise reducing technology that may not even exist and all against their choice. It is beyond unreasonable and incredibly restrictive for a religious organization maintained through donations to meet these conditions that change the look and feel of the building.[12] The Town would be taking the congregation's choice for legally permitted fence heights and forcing installation of unknown and unfamiliar technology in their place of worship. And to note, the fences have already been raised to accommodate the neighbors before, and noise studies on the property concluded that the noise level increase is minimal. These conditions would not provide a solution to the neighborhood's concerns but will impose significantly great restrictions on religious use of the religious property at 16769 Farley Road.

COMPELLING GOVERNMENT INTEREST WITH THE LEAST RESTRICIVE MEANS

The proposed conditions are undoubtedly substantially burdensome on Muslims in Los Gatos. A compelling government interest must be achieved by the least restrictive means to justify these proposed conditions. WVMA does not disagree that the neighbors' desires for a quiet neighborhood with open roads is of interest to the Town. The Town's interest in meeting this desire does not outweigh its interest in protecting religious freedom of the Muslims who congregate at LGIC. The neighbors' desire for approval of these conditions is not a *compelling* interest to the Town.
These proposed conditions are certainly not the least restrictive means to fulfill a compelling government interest. Below describes how the means to fulfill the non-compelling government interest is restrictive and discriminatory.

DISCRIMINATORY OUTCOMES

RLUIPA prohibits discrimination "against any assembly or institution of the basis of religious or religious denomination."[13] One proposed condition requires an annual review of the CUP for LGIC. This review goes against the essential nature of the First Amendment, and it violates RLUIPA because no other religious institution is bound to justify their purpose and use every year when granted a CUP.[14] This condition creates a constant monitoring of the mosque and the believers who visit it. These reviews are unnecessary because the mosque has met all legal requirements to exist and legally inherited the original CUP on Farley Road. And implementing this condition is discriminatory and violative of RLUIPA.

Similarly, there is a proposed condition of regular police patrolling of LGIC. This is also obviously discriminatory. RLUIPA provides that religious assemblies and institutions must be treated as well as

[11] *See, e.g.*, *Guru Nank Sikh Soc'y v. Cty. Of Sutter*, 456 F.3d 978, 988 (9th Cir. 2006).
[12] 42 U.S.C. section 20000(b)(3)(B).
[13] 42 U.S.C. section 2000(b)(2).
[14] *Id.*

nonreligious assemblies and institutions.[15] LGIC has chosen to work with police in ensuring harmony among the Los Gatos Muslims and the non-Muslims in the past. Forcing LGIC to agree to police patrolling is a different matter. Same as other religious places not being subjected to annual reviews, non-religious places such as schools, grocery stores, offices, etc., are not subjected to increased policing. Similarly situated religious institutions are not being burdened with similar conditions, thus discriminating against Muslims in Los Gatos.[16] This country has an examinable history of discriminating against Muslims with over-policing and monitoring. Los Gatos should not perpetuate this pattern.

A proposed condition requires LGIC to accept and receive deliveries at a specific time. Like other religious institutions, the Imam lives on site. It is unreasonable and discriminatory to condition a Muslim faith leader to make orders for food, house needs, and recreational items to be delivered at a time only accepted by neighbors. Similarly situated religious leaders such as priests living on church sites are not being treated with similar conditions, thus this condition is discriminatory.[17] Additionally, the institution's delivery needs would have to be confined to the neighbors' chosen time-period. Again, there are no similar conditions placed on similarly situated institutions of other faiths making this condition a violation of RLUIPA.[18]

Similarly situated religious and non-religious institutions are not subjected to these worrisome conditions. Thus, implementing these conditions will violate RLUIPA while also creating fear for the Muslims in the Los Gatos community that they are not welcome and are being watched.

PRACTICAL MATTERS

As to the proposed condition of notice requirements, if LGIC leaders choose to permit more than 100 people entry, then the leaders must develop and distribute notices in the neighborhood. Providing notices for events also affects leadership to possibly distribute hundreds of notices every day. One of the five daily prayers can be considered an event. LGIC would be expected to send multiple notices a day. The notice proposed condition does not serve those against the modifications nor the worshippers, but it along with the other conditions sends a message that Los Gatos will only a lot a certain number of Muslims to openly practice their faith in the Town's neighborhoods.

It is not within any member of LGIC to control delivery services and their delivery times. It would be unduly burdensome for LGIC leadership to ensure every delivery needed is able to only be delivered at specified times and this is not the option provided for most deliveries.[19]

Overall, the Town approving and implementing these propose conditions will limit the religious exercise of the Los Gatos Muslims in their use of the real property and of their worshipping practices.[20] Providing convenience the neighbors by removing some traffic and further limiting scientifically tested noise volumes is not a compelling governmental interest that would justify these substantial burdens. Ultimately, if the proposed conditions are implemented in LGIC's CUP, the Town of Los Gatos would be violating RLUIPA and harming their Muslim community members.

IN CLOSING

The 16769 Farley Road property was specifically chosen as the location for the mosque because it accommodated the mosque's large congregation safely and legally. LGIC has worked together with community members, the police department, and city officials so they may practice their faith and be good neighbors. The

[15] *Id.*
[16] 42 U.S.C. section 2000(b)(2).
[17] 42 U.S.C. section 2000(b)(2).
[18] *Id.*
[19] *See* Int'l Church of Foursquare Gospel.
[20] *See* 42 U.S.C. § 2000cc-5(7)(B).

consideration for these conditions is disheartening because Los Gatos, home to many Muslims, should be a safe place for people to exercise their faith freely. These conditions violate federal law as discussed above. They also alienate and target the Los Gatos Muslim community which can only lead to further divide and uncertainty. We urge the West Valley Muslim Association's request to modify its Conditional Use Permit for the Los Gatos Islamic Center be granted without limiting conditions that violate Muslims' free exercise of religious freedoms.

CAIR-SFBA is attentively observing the path to Los Gatos Planning Commission's ultimate decision on the CUP. Your continued engagement with the local Muslim community is noted and appreciated.
We are optimistic that the Commission will take care not to violate any federal protections for Los Gatos Muslims in their free exercise of religion. And we hope this letter serves as a reminder of those protections.

Sincerely,

/s/ Bismah Jaffer

Bismah Jaffer, Esq.
Civil Rights Attorney
bjaffer@cair.com

From: [redacted] <[redacted]>
Sent: Wednesday, April 22, 2026 11:18 AM
To: Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Farley Road Neighborhood Coalition <[redacted]>
Subject: Re: Request for Continuance – WVMA CUP Modification (Hearing Date: 4/22)

Dear Planning Commission,

As a neighborhood of individual residents, we continue to research mediation service options. Attached is a recent response from a non-profit we connected with.

We will be prepared to discuss our findings in more detail at tonight's meeting.

Regards,
Farley Road Neighborhood Coalition

On Sun, Apr 19, 2026 at 11:00 PM Farley Road Neighborhood Coalition <[redacted]> wrote:
Dear Planning Commission,

We have submitted our recommended CUP conditions on April 17, 2026. If you have specific questions or need clarification, we will be happy to provide answers during the 4/22 meeting. Given the comprehensive nature of our proposal, we believe a continuance of the April 22nd vote is necessary to allow for a thorough review of the details and to further engage with mediation services.

Following your recommendation, we have contacted the Peninsula Conflict Resolution Center and the Center for Human Development and are awaiting their response.

We are also vetting a shortlist of highly qualified neutrals to ensure a productive session:

- Hon. James Ware (Ret.): Former State/Federal Judge; complex litigation expert.
- Hon. Edward Infante (Ret.): Former U.S. Magistrate Judge; public policy specialist.
- Tamara Lange: JAMS neutral; civil rights and complex dispute resolution.
- Howard Herman: Environmental and public policy mediation expert.
- Hon. Robert Baines (Ret.): Former Judge; deep Santa Clara County experience.
- Jeffrey P. Blum: Local Los Gatos attorney; private judging and mediation.

A brief continuance is essential to finalize these professional arrangements and ensure a fair, sustainable agreement for the community.

Sincerely,
Farley Road Neighborhood Coalition

On Tue, Apr 21, 2026, 4:12 PM Shannon Wolfe <[redacted] wrote:

[redacted]

Thank you for contacting the Mediation and Conflict Resolution Program to request our neutral assistance in working to resolve the ongoing issues you are experiencing with the West Valley Muslim Association.

We believe that mediation offers a unique opportunity for all parties to address the issues in dispute in a positive and supported process. Mediation is a voluntary process in which experienced and trained mediators ensure that everyone has the opportunity to discuss their concerns and any other issues that have been a source of conflict.

We provide a safe, neutral, and confidential setting where a panel of mediators facilitates a conversation that helps you explore possible resolutions together. All solutions are designed by you and the other party. As mediators, we do not advocate for either party, take sides, or decide who is right or wrong.

For your case, we would charge each side $200 for a three hour meditation on Zoom.
Given the unique nature of your case, we also wanted to offer you the option of an in-person conciliation process. This would be a custom-built process that we could facilitate for you, your neighbors and members of the West Valley Muslim Association. We could perform this service for you in-person and allow for more people to be involved in the process. Given the more intensive nature of this process, we would charge each side $400.

In either case, we do charge $15 to open a case. Opening a case means that I can then reach out to the WVMA and see if they are interested in participating in mediation or conciliation.
Upon your review of these materials, if you'd like to move forward please send me a reply email with the following information:

1. A statement acknowledging your interest in moving forward with opening a case and permission to contact a representative of the West Valley Muslim Association to ask them about their experience of this situation, inform them of your interest in mediation and how mediation could be beneficial to this situation.
2. I will also need their full name and contact information (email and phone number). Please also provide a street mailing address if you have this information, as I can send them a letter in the mail if they are unresponsive to my email and calls.

3. Please fill out the attached form titled "Open Your Case File." You can send your payment in via check, or visit our website and scroll down to "Pay Mediation Fee" to pay your case opening fee via PayPal. Please include your name with the payment.

Again, thank you for reaching out to us and I hope we can be of assistance. Please let me know if you have any questions about the above information request for moving forward.

Take care,

Shannon Wolfe
Case Developer
Mediation and Conflict Resolution Program

Center for Human Development
901 Sunvalley Blvd., Suite 220, Concord, CA 94520
Shannon@chd-prevention.org
Voice or Text: 925-246-5459



From: Linda S <[redacted]>
Sent: Wednesday, April 22, 2026 11:16 AM
To: Planning <Planning@losgatosca.gov>
Cc: Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Desk item for tonight's hearing about WVMA

Please accept this desk item, and despite it being a few minutes late. I am currently injured and unable to type, and the dictation has been taking much longer than I expected.

Dear planning commissioners,

I'm writing as a concerned resident regarding the proposed conditional use permit for the West Valley, Muslim Association (WVMA). I do not live in the Farley Road neighborhood, but I do live in a nearby neighborhood which is similarly situated near a church property. I have been a resident of Los Gatos for more than 30 years. I am concerned about the integrity of the character of our residential neighborhoods and maintaining the primary purpose for them as clearly laid out in our town ordinance and General Plan.

Prior to writing this, I read most of the updated addenda to this meeting as I could. I will attempt not to repeat anything that has been so eloquently put forth to you. My intent with the submission is to clarify a few things and to correct the record.

From what I understand, the property was being used in compliance of the 2020 CUP for a few years and then something changed. Operations started to go late into the night and started very early in the morning, and the traffic impacts on the neighborhood became overwhelming. What happened? I'm very confused as to how the town responded. When it became evident that the property was not being used in compliance with the CUP, wasn't the town required to initiate immediate enforcement proceedings? (Sections 1.10.100, 29.10.185, 29.10.210, 29.10.215, 29.10.220, 29.10.225, 29.10.230)

There were potentially violations of many areas of the town code, including traffic, lighting, operating hours, uses that go beyond what was authorized in the conditional use permit, and noise. I'd like to devil a little bit further into just one of those issues: noise.

As far as modifications, the town clearly defines modifications of a non-conforming use in the town code. I have added emphasis to the parts of this section which apply in this case.

Sec. 29.10.215. Modification of a nonconforming use.
After March 22, 1986, for hotels and motels located in residential zones that were converted to multiple-family dwelling units, and after May 6, 1981, for all others, a ***use which is nonconforming shall not be modified without obtaining a conditional use permit therefor*.** For purposes of this section, a modification shall be defined as follows:
(1) Any change that is an intensification of use, including but not limited to:

a. Additions to seating capacity or gross floor area;
*b*other than an increase imposed by an ordinance amendment;
c. Use of additional land;
d. Commencement of new activities; and/or [cup or intensification]
e. Increase in the number of hours of operation or staying open later and such change of hours imposes a new burden on the surrounding neighborhood; or
(2) Any change that is a substantial departure from plans which were the basis of any approved; existing use.
(Ord. No. 1316, § 3.50.085, 6-7-76; Ord. No. 1496, 4-20-81; Ord. No. 1821, § II, 5-21-90; Ord. No. 2024, § II, 12-2-96; Ord. No. 2024, § II, 12-2-96; Ord. No. 2149, § I, 5-1-06

The Neighborhood previously submitted some objections to the Salter noise analysis that was submitted to the town. I've been pretty dismayed with how this study has been treated and how it has been relied upon during the hearing process for the CUP. It almost seems that the applicant has been deemed to be in compliance with the town's noise ordinance simply because they had a study prepared. The study doesn't even demonstrate that the applicant is in compliance at all. All that it shows is that during two specific hours over a month that does not even include Ramadan that the applicant had certain average noise levels. And somehow it is asserts at the end of the study that the noise levels would comply with the town code, despite the fact that the measurements that they submitted actually exceed the maximum allowed during curfew hours for holidays and weekends.

The max allowed are the following (ambient + 6 dB):

Time Period	**weekdays**	**weekends and holidays**
6 AM - 1 PM:	61 dBA	56 dBA
1 PM - 10 PM:	59 dBA	54 dBA
10 PM - 6 AM:	54 dBA	49 dBA

And here are the reported sound levels from the report.

Weekend and Holiday Ambient/Max 43/49 dBA	**Reported LT-1***	**Reported LT-2***	**Reported LT-3***
2/7/2025 8-9 PM	49 dBA	53 dBA	53 dBA
2/6/2025 9-10 AM	53 dBA	56 dBA	53 dBA

**Measured at 12 ft, not at level of windows of neighboring properties' bedrooms. Average noise levels are reported. No reports from curfew time or during Ramadan.*

*** Additional reported values "accounting for fences" are included in the report and excluded here as these are estimates or extrapolations based on assumptions about fences.*
Note that the five measurements in red would all be out of compliance with the weekends and holidays maximum allowed of 49 DBA

There are other deficiencies of the report:

- According to the requirements of your noise, ordinance, chapter 16, the measurements should be made with the meter set to the "fast" response for one type of Meter and the "slow" type of response for another type of Meter unless the noise issue is impulsive. Car doors shutting in the middle of the night in a noise, sensitive zone would definitely be characterized as impulsive. I'm pretty sure that I heard the engineering consultant for the applicant state during one of the hearings that the noise ordinance requires that noise studies set the meter to the "slow" response. I understand that it's hard to access all of the town codes and ordinances Wen put on the spot verbally during a public hearing, but that is an oversimplification of the ordinance.
- we have no idea if the reported two hours are at all representative of what the neighbors experienced late at night. Were they the same number of participants? Were their cars parked on the road?
- why were the meters placed where they were were the placements they were so high. At that height, with the noise have dissipated? Would it be representative of what a neighbor in the bedroom of an adjoining house with experience

The applicant also continues to maintain that the noise that they admitted was legal because as something to do with vehicle noise or that the noise is necessary in connection with an activity which is being lawfully conducted. The noise ordinance as a whole does not only apply to the noise from vehicles. That is simply one type of noise that the code addresses (sec. 16.20.055).

I submit here the sections of the code which are most pertinent to this concern:

Sec. 16.10.015. Declaration of policy.
(a) The Town Council finds that unnecessary, excessive and disturbing noise and vibration is detrimental to the health, safety and welfare of the public and is contrary to public interest. Residents of Los Gatos are to be entitled to the reasonable use and enjoyment of their property without exposure to noise disturbances.
(b) The Town Council hereby declares a policy to prohibit such noise and vibration as specified herein, and protect the peace, health and safety of its citizens from such noise and vibration. The standards prescribed hereunder shall be enforceable by the Town's Code Compliance Officer and Police Department.
(Ord. No. 1852, § II(11.20.010), 5-20-91)

Sec. 16.20.010. Curfew noise disturbance.
(a) Except for any professional refuse collection agency acting pursuant to a franchise agreement with the Town or regional agency, no persons shall between the hours of 10:00 p.m. and 8:00 a.m. make, cause, suffer or permit to be made any noise disturbance which:

(1) Is made within one hundred (100) feet of any building or place regularly used for sleeping purposes; or
(2) Disturbs any person(s) within hearing distance of such noise.
(b) No persons shall make, cause, suffer or permit to be made any noise or sounds which:
(1) Are unreasonably disturbing or physically annoying to people of ordinary sensitivity or which are so harsh or prolonged or unnatural or unusual in their use, time or place as to cause physical discomfort to a person(s); or
(2) Are not necessary in connection with an activity which is otherwise lawfully conducted.
(Ord. No. 1852, § II(11.30.010), 5-20-91; Ord. No. 2356, § VII, 4-2-24)

And, once again, I remind you of the intent of the establishment of the R1 zones in our town:
Sec. 29.40.380. Intent.
The R-1 zone provides a means to create the best possible location and development standards for single-family dwellings, assure adequate light, air privacy and open space for each dwelling, minimize traffic and parking congestion, and reduce hazards from encroachment of industry and commercial activity.
(Ord. No. 1316, § 4.26.010, 6-7-76)

Regards,
Linda Swenberg

DATE: May 8, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider Forwarding a Recommendation of Approval to the Town Council for the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2026/27 – 2030/31.

RECOMMENDATION:

Consider forwarding a recommendation of approval to the Town Council for the draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2026/27 – 2030/31 (Exhibit 1).

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Any effects on the environment will be evaluated, as applicable, at each individual project level, and the recommended action does not constitute approvals of any specific project in the CIP.

FINDINGS:

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorically Exempt per Section 15061(b)(3).
- That the projects in the draft Proposed FY 2026/27 – 2030/31 CIP Budget are consistent with the General Plan, North 40 Specific Plan, Albright Specific Plan, and Hillside Specific Plan.

PREPARED BY: Gary Heap
Town Engineer

Reviewed by: Planning Manager and Community Development Director

DISCUSSION:

Section 65401 of the Government Code requires that when a town or city has adopted a General Plan and a list of the proposed public works projects recommended for planning, initiation, or construction during the ensuing fiscal year, they be classified into a coordinated program and submitted to the Planning Commission for review for conformity with the adopted General Plan or parts thereof. The findings for conformity would then be reported to the Town Council.

A capital improvement project includes design, construction, acquisition, rehabilitation, or non-routine maintenance that generally costs $25,000 or more with a minimum useful life of five years. The CIP Budget is evaluated annually to ensure funding of critical priority projects related to public streets, parks, facilities, and other Town infrastructure to support the current needs of the Los Gatos community. The CIP Budget also reflects realistic revenue sources and use of funds for capital projects for upcoming fiscal years. Funding sources include General Fund Appropriated Reserve (GFAR), Gas Tax, Measure B, Traffic Mitigation Funds, Storm Basin Funds, and Grant Funds. The Town continues its efforts to secure reliable ongoing sources of revenue for the CIP.

The draft Proposed FY 2026/27 – 2030/31 CIP Budget (Exhibit 1) includes projects under the Street Program that support and implement the General Plan's goals and policies of the Mobility; Environmental and Sustainability; Hazards and Safety; and Public Facilities, Services, and Infrastructure Elements. Examples of Street Program projects include the annual Street Repair and Resurfacing; Highway 17 Bicycle and Pedestrian Bridge; and the Shannon Road Repair Project. All projects cited improve the condition and safety of the Town roadways; install safe pedestrian and bikeway facilities; and promote alternative modes of transportation, which ultimately support the goal of greenhouse gas (GHG) reduction.

The Open Space, Parks, and Recreation Element goals and policies of the General Plan are implemented through the project scopes of the Parks Playground Sport Court Resurfacing; and through other capital maintenance projects to ensure that Town parks and open spaces remain in good condition. The Oak Meadow Bandstand Area Improvements remain an active project, largely funded through the State Proposition 68 grant program administrated by the State Department of Parks and Recreation.

The Town's Environment and Sustainability Element goals and policies are being implemented through a variety of CIP projects including: the Annual Storm Drain Improvement Project; EV Chargers at 41 Miles Ave; Stormwater System – Pollution Prevention Compliance; and Battery Power Supply – Library. As mentioned earlier, many of the projects under the Street Program contribute to the reduction of GHG emissions by improving Town roadway infrastructure for multi-modal or active transportation and getting people out of their cars.

Safety is the most important factor for prioritizing CIP projects. The goals and policies of the Hazards and Safety Element are being implemented through projects, including: Vegetation Management and Roadside Fire Fuel Reduction to prevent wildfires; Vasona Oaks Drainage Failure Repair; 709 University Avenue Drainage System Replacement; Loma Street Drainage; IT Disaster Resiliency Project; various Street Program projects including Blossom Hill Road Safety Improvements from Union Avenue to Camden Avenue; and Measure B Education and Encouragement to promote safety programs to Town schools.

The Public Facilities, Services, and Infrastructure Element goals and policies promote good programs and services for the youth and seniors, including ensuring safety for children biking and walking and improving mobility and access for seniors. The ADA Compliance Project will set the course for long-term infrastructure plans to remove accessibility barriers. The Parks Playground Fibar and various other Park Program projects would continue to maintain the Town's recreational and outdoor facilities for the Town youth and seniors to safely enjoy.

The proposed FY 2026/27 – 2030/31 CIP budget aligns funding and project priorities to be consistent with the principles of the Town's General Plan. Staff closed or merged redundant projects, and tiered projects by prioritization. Projects are split into three tiers, with Tier 1 being the highest priority, and Tier 3 being the lowest.

Tier 1 projects are those that are fully funded, include funding with a grant deadline, are ready for construction, or are legally required. Tier 2 projects are other projects that have had CIP funding in prior years, but are either not fully funded, cannot be supported with current staffing, or both. Tier 3 projects are those that do not have funding nor staffing allocations. By taking this action, this CIP presents a more realistic picture of project priorities and of projected capital expenses in the next fiscal year.

The scope of the Planning Commission's review is to determine that the draft Proposed CIP is consistent with the General Plan, North 40 Specific Plan, Albright Specific Plan, and Hillside Specific Plan.

PUBLIC COMMENTS:

At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Recommendation

The Town Council is tentatively scheduled to consider the draft Proposed CIP on June 2, 2026. For the reasons stated above, staff recommends that the Planning Commission take the following actions:

1. Find that the project is Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3);
2. Find that the potential projects in the 2026/27 – 2030/31 draft Proposed CIP are consistent with the General Plan, North 40 Specific Plan, Albright Specific Plan, and Hillside Specific Plan; and
3. Forward a recommendation of approval of the 2026/27 – 2030/31 draft Proposed CIP to the Town Council.

EXHIBIT:

1. Draft Proposed CIP Budget for FY 2026/27 – 2030/31 (Available on Town's website at https://www.losgatosca.gov/DocumentCenter/View/45617/Proposed-CIP-2026-27-Budget