



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JULY 27, 2022
110 EAST MAIN STREET
LOS GATOS, CA**

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

PARTICIPATION IN THE PUBLIC PROCESS

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

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

Deadlines for Public Comment and Presentations are as follows:

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

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

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

IMPORTANT NOTICE REGARDING PLANNING COMMISSION MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting will not be physically open to the public and the Council and/or Commissioners will be teleconferencing from remote locations. Members of the public can only participate in the meeting by joining the Zoom webinar (log in information provided below). The live stream of the meeting may be viewed on television and/or online at: <https://losgatos-ca.municodemeetings.com/>.

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

PARTICIPATION

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

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

<https://losgatosca.gov.zoom.us/j/86161746130?pwd=a2hmcFk3U2RCZlBOd1QxaCsxWmxZZz09>.
Passcode: 828712.

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

During the meeting:

- When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Council meeting.

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

REMOTE LOCATION PARTICIPANTS

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

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JULY 27, 2022
7:00 PM**

MEETING CALL TO ORDER

ROLL CALL

RULES OF DECORUM AND CIVILITY

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

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

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

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

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

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may request to have an item removed from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions contained on Page 2 of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.)*

1. Draft Minutes of the July 13, 2022 Planning Commission Meeting
2. Review and Recommendation of the Draft Objective Standards to the Town Council.

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

3. Requesting Approval for Demolition of an Existing Residence, Construction of Four Condominium Units that Will Exceed the Floor Area Ratio Standards, and Site Improvements Requiring a Grading Permit on Property Zoned R-M:5-12. **Located at 16195 George Street.** APN 529-18-051. Architecture and Site Application S-20-025 and Subdivision Application M-20-008. PROPERTY OWNER: Robert Bothman, George St. Partners. APPLICANT: Hometec Architecture. PROJECT PLANNER: Ryan Safty.

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

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

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

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

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



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/27/2022

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JULY 13, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 13, 2022, at 7:00 p.m.

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

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

ROLL CALL

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

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – June 22, 2022

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

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 16484 S. Kennedy Road (Parcel 1)

Architecture and Site Application S-21-031

APN 532-20-012

Applicant: Robin McCarthy, Architect

Property Owner: Justin Reilly

Project Planner: Sean Mullin

Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence, and site improvements requiring a Grading Permit on property zoned HR-1.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Justin Reilly, Owner

- We have put in a lot of time and effort to address concerns and to conform to the hillside and keep the integrity of the Los Gatos and South Kennedy neighborhood. I personally went door-to-door and talked to the neighbors, asking them if they had concerns, questions, or requests and addressed them at that point, in addition to having an open house last winter for neighbors to ask questions. It had a good turnout, and every neighbor there overwhelmingly approved the development opportunity. The neighbor next to us, an elderly couple, had said they loved the view across the property, so my architect, Robin McCarthy, spent a great deal of time designing the one house that was closest to them to be set back as far as possible to retain the view corridor for them. We did a great deal of public addressing for this opportunity and feel that we have addressed everything we were made aware of and are proud of what we built.

Unidentified Female

- I live two doors down, but have not met Mr. Reilly. I have a question on the parking on the street, because South Kennedy Road is really narrow, and we have a lot of children in the neighborhood. What is the plan for parking for the workers and the timing of the construction?

Justin Reilly, Owner

- I'm very sensitive to the speaker's comments regarding construction because there are people down the street who have had workers there and the street went close to less than one lane. Our intention is to put the workers' vehicles on the property during the construction time, but if we do have big deliveries, we'll make arrangements for that.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Barnett** to approve an Architecture and Site Application and Lot Line Adjustment subject to the conditions in Exhibit 3 for 16484 S. Kennedy Road (Parcel 1). **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

3. 16484 S. Kennedy Road (Parcel 2)

Architecture and Site Application S-21-032

APN 532-20-012

Applicant: Robin McCarthy

Property Owner: Justin Reilly

Project Planner: Sean Mullin

Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence, and site improvements requiring a Grading Permit on property zoned HR-1.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Justin Reilly, Owner

- I covered Parcel 1, and it is the same for Parcel 2. We've hopefully met every requirement and request. We are sensitive to neighborhood design to fit in on Parcel 2 as we did with Parcel 1 from the height and design and trying to ensure they are not two cookie cutter houses. Each home has unique architectural designs and stands on their own merits. Architect Robin McCarthy did a fantastic job of distinguishing the two and having different architectural reveals on both to make them feel independent of one another.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Barnett** to approve an Architecture and Site Application for 16484 S. Kennedy Road (Parcel 2). **Seconded by Commissioner Tavana.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Town Council met June 20, 2022 and June 30, 2022 to consider the Draft General Plan and EIR. The Town Council certified the Environmental Impact Report and adopted the 2040 General Plan with additional modifications at the June 30, 2022 meeting. Staff is working to create updates to a number of items in order to put online and interactive versions of the General Plan in place.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Housing Element Advisory Board

Chair Hanssen and Commissioner Thomas

- The HEAB has met and discussed the Draft Housing Element and made recommended changes to the wording of the goals and policies and added additional items.
- HEAB met June 16, 2022 to go over the overarching goals, policies, and procedures and review three different housing elements that had already been approved by HCD.
- HEAB met July 7, 2022 to specifically cover the proposed policies and implementation programs for the Housing Element.
- The next step is for staff to return with a revised draft of goals, policies, and programs for the Housing Element.

ADJOURNMENT

The meeting adjourned at 7:59 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 13, 2022 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 7/27/2022

ITEM NO: 2

DATE: July 22, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Review and Recommendation of the Draft Objective Standards to the Town Council.

REMARKS:

Staff and the consultant request that the item be continued to the August 24, 2022, meeting to provide additional time for the preparation of revised materials.

EXHIBITS:

Previously received with the June 22, 2022, Staff Report:

1. Town Council Resolution 2019-053
2. Summary of feedback received during community engagement meetings
3. Draft Objective Standards
4. Public Comments received prior to 11:00 a.m., Friday, June 17, 2022

PREPARED BY: SEAN MULLIN, AICP and RYAN SAFTY
Senior Planner Associate Planner

Reviewed by: Planning Manager and Community Development Director

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/27/2022

ITEM NO: 3

DATE: July 22, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of an Existing Residence, Construction of Four Condominium Units that Will Exceed the Floor Area Ratio Standards, and Site Improvements Requiring a Grading Permit on Property Zoned R-M:5-12. **Located at 16195 George Street.** APN 529-18-051. Architecture and Site Application S-20-025 and Subdivision Application M-20-008.
PROPERTY OWNER: Robert Bothman, George St. Partners.
APPLICANT: Hometec Architecture. PROJECT PLANNER: Ryan Safty.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Medium Density Residential
Zoning Designation: R-M:5-12
Applicable Plans & Standards: Residential Design Guidelines
Parcel Size: 15,619 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-M:5-12
South	Residential	Medium Density Residential	R-M:5-12
East	Residential	Mixed Use Commercial	CH:PD
West	Residential	Medium Density Residential	R-M:5-12

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, and Section 15332: In-Fill Development Projects.

FINDINGS:

- The project is Categorically Except pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, and Section 15332: In-Fill Development Projects.
- As required by Section 66474 of the Subdivision Map Act for the condominium Subdivision application.
- As required by Housing Element Policy HOU-8.1 for new housing developments of three units or more.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing residence.
- As required by Section 29.40.075(c) of the Town Code for exceeding the single-family residential floor area ratio limitations.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations), except in regards to maximum floor area ratio, as noted above.
- The project complies 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 on the west side of George Street, between Roberts Road and Mitchell Avenue (Exhibit 1). The subject property is 15,619 square feet and has been occupied by a pre-school since 1969. Prior to the pre-school use, the building was used as a single-family residence, with an estimated construction date of 1920.

BACKGROUND (continued):

On October 23, 2019, the Historic Preservation Committee (HPC) reviewed a request to remove the existing pre-1941 residence on the site from the Town's Historic Resources Inventory. The HPC approved the request, finding that previous addition and remodel work has compromised the structure's historic integrity. The meeting minutes are included in Exhibit 4.

On February 5, 2020, the Conceptual Development Advisory Committee (CDAC) reviewed a conceptual proposal for four detached single-family condominiums on the property. The meeting minutes are included as Exhibit 5, and the applicant's response letter to CDAC comments is included as Exhibit 6.

On August 13, 2020, the applicant submitted an Architecture and Site application and a Subdivision application for demolition of the existing single-family residence and construction of four detached single-family condominiums. The proposed project requests an exception, as allowed by Town Code Section 29.40.075(c), to exceed the single-family residential floor area (FAR) limitations.

PROJECT DESCRIPTION:

A. Project Summary

The applicant is proposing to construct four detached single-family condominiums, which would be accessed from a shared driveway along George Street (Exhibit 15). The combined floor area for all four units exceeds the single-family residential FAR allowance for the property, and therefore an exception is requested. While the property is not being subdivided into individual lots, a Subdivision application is required for the creation of the four condominiums and the driveway common area.

B. Location and Surrounding Neighborhood

The subject property is located on the west side of George Street, between Roberts Road and Mitchell Avenue (Exhibit 1). The surrounding neighborhood contains single- and multi-family residential uses with R-M:5-12 zoning to the north, south, and west. Across George Street, to the east, is the Laurel Mews Planned Development with detached single-family residences. Pictures of the subject property and surrounding neighborhood are included as Exhibit 7. A similar proposal to the subject application is located to the northwest, 16940 Roberts Road, at the corner of Roberts Road and Fisher Avenue. The project at 16940 Roberts Road was approved by Planning Commission on December 11, 2019, and included three detached single-family condominium units that also exceeded FAR standards.

PROJECT DESCRIPTION (continued):

C. Architecture and Site Application

Approval of an Architecture and Site application is required for the construction of a new principal building in any zone, for site improvements requiring a grading permit, and for an exception to exceed the single-family residential FAR allowance. The applicant is proposing to construct four detached single-family condominiums. Site work associated with the construction would require a grading permit. The combined floor area for all four condominiums would be 9,264 square feet, when the single-family residential FAR allowance for the property is 4,140 square feet.

D. Subdivision Application

Approval of a Subdivision application is required for the approval of the condominium project. The applicant proposes four detached single-family condominiums as a part of this project. No division of land is being proposed as the property would not meet the minimum lot size required for a land subdivision. The Subdivision application is to divide the air space of the property into four residential condominium units with a shared area for access.

E. Zoning Compliance

Attached multi-family and detached single-family residences are permitted in the R-M:5-12 zone. The proposed project would comply with the setback, height, parking, and lot coverage requirements for detached single-family residences in the R-M zone. Per Section 29.40.075 of the Town Code, the detached single-family condominiums are subject to the single-family residential FAR limitations, while attached multi-family units would not be subject to any FAR limitations. The deciding body may allow an exception to exceed the single-family residential FAR limitations if the findings listed in Section 29.40.075(c) of the Town Code can be made.

DISCUSSION:

A. Conceptual Development Advisory Committee

On February 12, 2020, the CDAC reviewed conceptual plans for demolition of the existing structures on-site and construction of four single-family condominium units. The proposed units were each 2,100 square feet with 440-square foot attached garages. Three separate driveways were proposed, with a shared driveway for rear Units 2 and 3, and individual driveways for Units 1 and 4. The proposal included variance requests for a reduced front setback of 15 feet (when 25 feet are required) and a reduced rear setback of 10 feet (when 20 feet are required), as well as an exception request for maximum allowed lot coverage.

DISCUSSION (continued):

At the CDAC meeting, members of the public expressed concerns related to privacy with proposed two-story units within reduced rear setbacks; parking associated with the four new units; traffic and congestion due to the three driveways; and density of the proposal as it would be over two times larger than what Town Code allows for floor area on the site. One member of the public spoke in support of the size, floor area, and traffic due to the uniqueness of the neighborhood and that only one neighbor on this side of George Street contains access off George Street.

The CDAC discussed the project and provided feedback to the applicant regarding the importance of neighborhood outreach, privacy concerns, maximization of open space, and support for the multiple detached single-family condominium concept in this neighborhood due to housing supply challenges and the adjacent schools in the neighborhood. The meeting minutes are included in Exhibit 5 and the applicant's responses to comments are included in Exhibit 6. The applicant's responses (*italic font*) are summarized below:

- Neighborhood outreach: *Neighborhood outreach has occurred (Exhibit 8).*
- Privacy: *Privacy impacts are minimized as the second-floor egress windows are located on the front and rear elevations and the rear setback has been increased to the required 20-foot minimum.*
- Open Space: *New trees are shown on the landscape plan (Exhibit 15), and the project was revised to comply with allowable lot coverage and maximize open space.*
- Housing: *By maximizing the number of units per Town Code, the project will help with the Town's housing needs.*
- FAR: *The detached unit sizes are smaller than what would be allowed by Town Code for attached multi-family units. Home sizes are compatible with the Laurel Mews Planned Development across the street.*
- Parking and traffic: *All homes have two-car garages. The existing pre-school use for 45 children has a higher traffic demand than four residences, and the proposal would reduce the number of driveways from two to one.*

B. Architecture and Site Analysis

The applicant is proposing to demolish the existing single-family residence and detached accessory structures associated with the previous pre-school use and construct four two-story, detached, single-family condominiums. All units will be accessed from a new shared driveway (Exhibit 15). A summary of the proposed development is included in the table below.

DISCUSSION (continued):

	Home Floor Area	Garage Floor Area	Height	Private Open Space	Parking
Town Code Requirement	4,140 s.f. max.	1,098 s.f. max.	30-foot max.	Minimum 200 s.f. req. per unit	Minimum 2 spaces req.
Unit 1	2,152 s.f.	420 s.f.	27'	939 s.f.	2 covered
Unit 2	2,488 s.f.	420 s.f.	27'	1,157 s.f.	2 covered
Unit 3	2,464 s.f.	420 s.f.	27'	1,201 s.f.	2 covered
Unit 3	2,160 s.f.	420 s.f.	27'	873 s.f.	2 covered
Combined	9,264 s.f.*	1,680 s.f. *		4,170 s.f.	8 covered

* Denotes an exception requested

The proposed condominium project would comply with the setback, height, parking, private open space, and lot coverage requirements for detached single-family residences in the R-M zone. The applicant's project description and letter of justification is included as Exhibit 9.

C. Subdivision Analysis

The applicant is requesting approval of a four-unit condominium project. While the property is not being subdivided into individual lots, a Subdivision application is required for the approval of a condominium project. No division of land is being proposed as the property would not meet the minimum lot size required for a standard land subdivision. The Subdivision application is to divide the air space of the property into four residential condominium units with a shared area for access. Conditions of Approval 17 and 53 (Exhibit 3) were included to clarify that the application is for a condominium subdivision of air rights and not a full land division.

The State Subdivision Map Act includes seven findings to deny applications for subdivisions (Exhibit 2). If any of the findings can be made, the deciding body must deny the Subdivision application.

D. Building Design

The four proposed two-story residential units would be of traditional architectural style. The units are similarly designed to appear as one architecturally consistent development, with minor differences in colors and siding materials to provide distinction between each unit. Each unit is oriented so the front entry and garage door faces the shared driveway, and each unit would have composition shingle roofing, double-hung windows, covered entrances, and a mixture of stucco and wood siding (Exhibit 10).

DISCUSSION (continued):

The Town's Consulting Architect reviewed the proposed project within the neighborhood context to provide recommendations regarding the design of the buildings (Exhibit 11). The site is located in an established neighborhood with a large number of new traditional style homes nearby, including the Laurel Mews development immediately across George Street from the site. Nearby homes are largely two-stories in height.

In the Issues and Concerns background section of the report, the Consulting Architect noted that the four proposed new homes are well designed, and are similar in height, scale, and character to the Laurel Mews homes immediately across George Street, and to other homes nearby. The Consulting Architect made one recommendation: "Increase the amount of architectural detailing, and refine the details consistent with the traditional architectural style." The Consultant provided examples of architectural detailing from the Laurel Mews project and other similar developments in Los Gatos.

The applicant provided a response letter to the Consulting Architect report, provided as Exhibit 12 of this report. The applicant has updated the plans to include window boxes on the front-facing units kitchen windows, front porch posts were increased in size, gable end supports were revised, headers were added to window trim details, and garage doors were recessed seven inches.

E. Neighborhood Compatibility

The immediate neighborhood is made up of detached single-family and attached multi-family residences, with the Laurel Mews Planned Development single-family residences across George Street. All the residences in the immediate neighborhood are two-stories tall. When removing the Laurel Mews Planned Development and the attached duplex at 16203 and 16205 George Street, the single-family residences in the immediate neighborhood range in size from 1,731 square feet to 2,657 square feet based on Town and County records. The FARs for the single-family residences range from 0.15 to 0.32.

The Laurel Mews project across the street was approved as a Planned Development which changed the underlining zoning designation and FAR allowance. When looking at neighborhood compatibility, staff looks at similarly zoned properties in the immediate neighborhood. However, the entire east side of George Street is made up by the Laurel Mews Planned Development, helping to define the neighborhood. The detached single-family residential units in this development range in size from 1,902 square feet to 2,454 square feet, with FARs ranging from 0.59 to 0.64.

DISCUSSION (continued):

When expanding the immediate neighborhood by two additional properties to the northwest, a similar proposal was approved by the Planning Commission in 2019 at 16940 Roberts Road. The project at 16940 Roberts Road included three detached single-family condominium units that also exceeded FAR standards. These detached single-family residential units range in size from 1,785 square feet to 1,823 square feet, with a total combined floor area of 5,407 square feet and an overall FAR of 0.43 for the development.

The proposed detached single-family condominium project would have a combined total floor area of 9,264 square feet, with a total FAR of 0.59, and an average unit size of 2,316 square feet. Pursuant to Town Code, the 15,620-square foot lot, with a total FAR limitation of 0.27, would allow for a combined floor area of 4,140 square feet. The table below reflects the current conditions of the immediate neighborhood:

Address	Zoning	House	Garage	House and Garage	Lot Size	House FAR	No. of Stories
16195 George St (Ex.)	R-M:5-12	2,144	0	2,144	15,619	0.14	1
16195 George St (Prop.)	R-M:5-12	9,264	1,680	10,944	15,619	0.59	2
16900 Roberts Rd	R-M:5-12	1,731	0	1,731	5,428	0.32	2
16890 Roberts Rd (under construction)	R-M:5-12	2,657	507	3,164	8,208	0.32	2
16203/16205 George St (2 attached units)	R-M:5-12	2,960	440	3,400	8,184	0.36	2
16225 George St	R-M:5-12	1,762	560	2,322	12,150	0.15	2
16200 George St	CH:PD	2,410	441	2,851	4,094	0.59	2
16204 George St	CH:PD	2,454	441	2,895	3,852	0.64	2
16208 George St	CH:PD	2,426	441	2,867	3,776	0.64	2
16212 George St	CH:PD	2,417	441	2,858	3,773	0.64	2
16870 Roberts Rd	CH:PD	1,902	433	2,335	3,050	0.62	2

The proposed residences would be the largest in terms of combined square footage and FAR in the immediate neighborhood compared to properties under the same zoning classification. The proposed individual unit sizes would be the second largest when looking at the three other single-family units under the same zoning classification. When expanding the immediate neighborhood to include the Laurel Mews Planned Development, the proposed residences would not be the largest in terms of floor area or FAR.

The immediate neighborhood is made up of two-story residences and the proposed residences are each 27 feet tall. As noted in the development plans (Exhibit 15) and per Town records, the building heights in the immediate neighborhood range from 21 feet to 26 feet. The previous three-unit condominium project at 16940 Roberts Road ranges in height from 25 to 26 feet. The proposed residences would be the tallest in the immediate neighborhood by roughly one foot.

DISCUSSION (continued):

The applicant has reached out to surrounding neighbors during the review process and a summary of that outreach is included as Exhibit 8.

F. Floor Area Exception

The development is subject to the single-family residential FAR limitations. The proposed detached single-family condominium project would have a combined total floor area of 9,264 square feet, with a total FAR of 0.59, and an average unit size of 2,316 square feet. The garages would each be 420 square feet, for a combined garage floor area of 1,680 square feet.

Pursuant to Town Code, the maximum allowed floor area for the 15,620 square foot lot, with an FAR limitation of 0.27 for the residences and 0.070 for the garages, would allow for 4,140 square feet for the residences and 1,098 square feet for the garages. The proposal would exceed the maximum allowed floor area for the residences by 5,124 square feet and 582 square feet for the garages. The applicant is requesting an exception to exceed the single-family residential FAR limitation of 0.27 for the residences and 0.070 for the garages.

Per Section 29.40.075(c) of the Town Code, the deciding body may allow an exception to exceed maximum single-family residential FAR if the following findings can be made:

1. The design, theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of:
 - a. Any applicable landmark and historic preservation overlay zone; and
 - b. Any applicable specific plan; and
 - c. The adopted residential development standards; and
2. The lot coverage, setbacks, and FAR of the proposed project is compatible with the development on surrounding lots.

Regarding the first finding, the Consulting Architect reviewed the project for consistency with the Town's Residential Guidelines and noted, "the four proposed homes are well designed, and are similar in height, scale, and character to the Laurel Mews homes immediately across George Street, and to other homes nearby." Additionally, the HPC determined in 2019 that the existing residence is no longer historic. Regarding the second finding, the proposed project complies with maximum allowed lot coverage and setbacks, consistent with development on surrounding lots (Exhibit 9). The proposed FAR is the largest on this side of George Street, but is lower than the FAR of the Laurel Mews Planned Development occupying the entire east side of George Street.

DISCUSSION (continued):

G. Open Space

The Town Code requires that each ground floor single-family detached condominium unit provide a minimum of 200 square feet of outdoor usable open space in the form of a single enclosed patio or deck. Based on the proposed fence locations, each property will have approximately 1,000 square feet of outdoor usable space. Within this outdoor space, each unit has a 204-square foot patio delineated on the plans.

H. Tree Impacts

The Town's Consulting Arborist reviewed the proposed project and provided an arborist report dated August 9, 2021 (Exhibit 13). The report identified 12 protected trees on the project site and abutting properties. Two of the trees are located on a neighboring property and are considered Large Protected Trees. The Consultant recommended design modifications and tree fencing to protect these trees. The applicant updated the plans per the Consultant's recommendation as noted in their response letter (Exhibit 14), and these recommendations are included as a condition of approval (Exhibit 3).

The ten existing trees on the subject property have poor suitability for preservation and are all proposed for removal. Per Town Code, 30 24-inch box trees, or in-lieu fees, are required as replacement trees to offset the removals. The project plans show that 28 new trees are proposed, 12 of which meet the 24-inch box size requirement while the remaining would be 15-gallon in size. The applicant will need to revise the landscape plans prior to building permit submittal or pay in-lieu fees to satisfy the replacement requirement.

F. General Plan Compliance

The Medium Density Residential General Plan Designation, "provides for multiple-family residential, duplex, and/or small single-family homes," and allows five to 12 dwelling units per acre. The applicant proposes a density of approximately 11 dwelling units per acre with four detached single-family condominiums on a 0.36-acre site.

I. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, and Section 15332: In-Fill Development Projects.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. The applicant has conducted neighborhood outreach and has provided a summary which is included as Exhibit 8.

One public comment has been submitted in opposition to certain aspects of the proposal, included as Exhibit 16. The public comment highlights concerns related to the Tentative Map, the proposed FAR, private open space within front setbacks, and proposed building height. The applicant responded to the public comment, provided as Exhibit 17. The applicant's responses to each of the four concerns are summarized below.

- Tentative Map: The proposed project is a single-family condominium with separated air space and is not a full land division. Notes were added to the project plans (Exhibit 15) and project letter (Exhibit 9) to this effect.
- FAR: The CDAC preferred the appearance of detached single-family units, and supported the number of units due to the current housing shortage. If the units were attached instead of detached, no FAR exception would be needed. The Laurel Mews Planned Development has a larger FAR.
- Private Open Space: Town Code Section 29.10.065-1 states, "[...] Private open space shall be suitably screened for privacy of the occupant. Location and screening is subject to review by the deciding body," and Section 29.10.065-3 states, "Private open space and community recreation space may be located in required yard provided the location is approved by the deciding body [...]."
- Building Height: Project plans were updated to show accurate building heights per Town records. The proposed residences would be three feet under the maximum height allowance for the zone.

CONCLUSION:

A. Summary

The applicant is proposing to demolish the existing single-family residence and detached accessory structures and construct four detached single-family condominiums and detached garages that would exceed floor area limitations.

B. Recommendation

Based on the analysis above, staff recommends denial of the Architecture and Site application and Subdivision application based on the concerns related to the FAR exception as the proposed FAR would be the largest in the immediate neighborhood for properties under the same zoning classification, as discussed in this report.

CONCLUSION (continued):

C. Alternatives

Alternatively, the Commission can:

1. Approve the applications by taking the following actions:
 - a. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, and Section 15332: In-Fill Development Projects (Exhibit 2);
 - b. Find that required findings to deny a subdivision pursuant to the State Subdivision Map Act cannot be made and make affirmative findings (Exhibit 2);
 - c. Make the finding as required by Housing Element Policy HOU-8.1 for new housing developments of three units or more;
 - d. Make the finding as required by Section 29.10.09030(e) of the Town Code for the demolition of an existing structure;
 - e. Make the finding as required by Section 29.40.075(c) of the Town Code for exceeding the single-family residential floor area ratio limitations;
 - f. Make the finding that the project complies with the Town's Residential Design Guidelines (Exhibit 2); and
 - g. Approve Architectural and Site application S-20-025 and Subdivision application M-20-008 with the conditions contained in Exhibit 3 and the development plans in Exhibit 15.
2. Approve the application with additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

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SUBJECT: 16195 George Street/S-20-025 and M-20-008

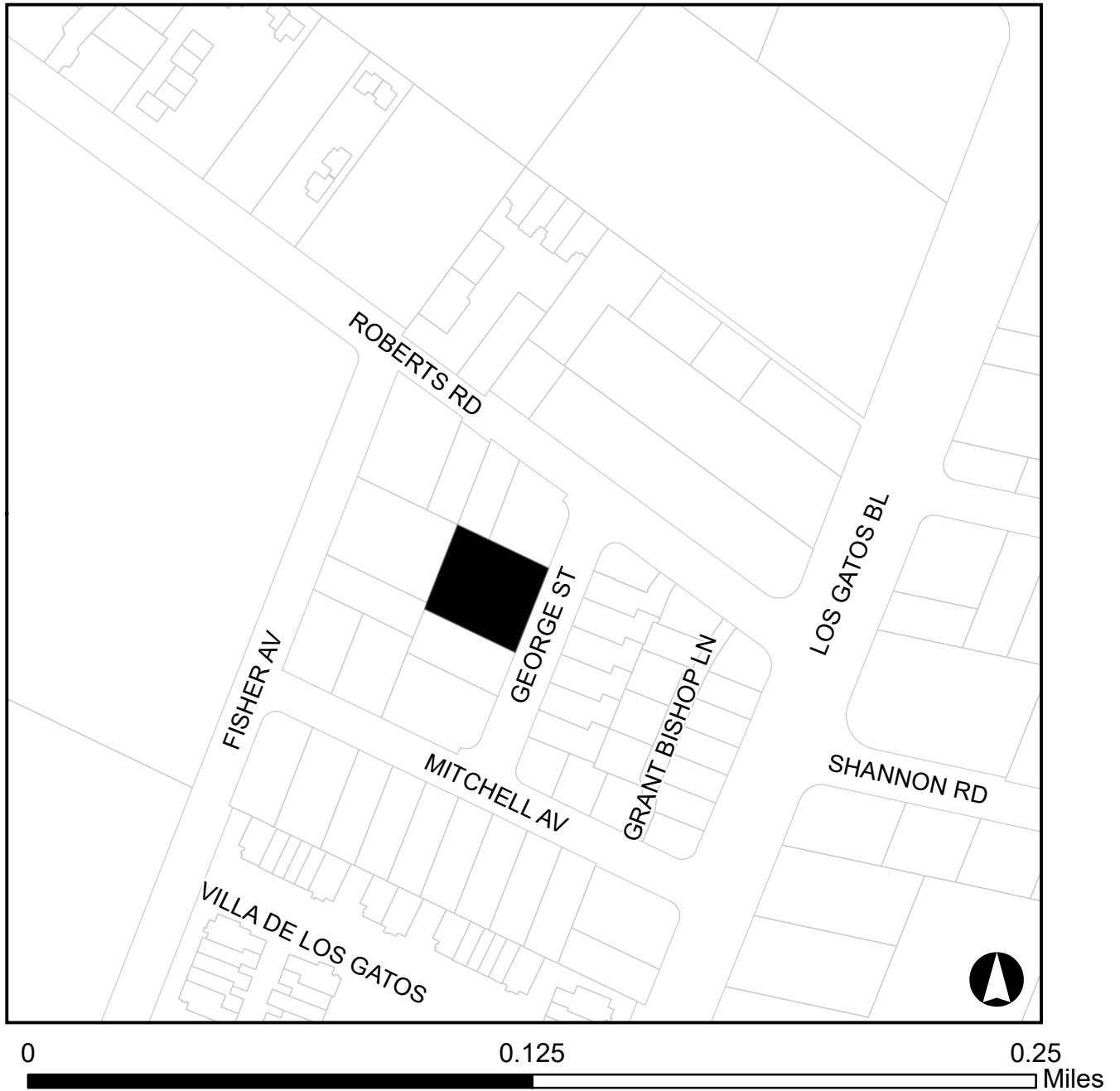
DATE: July 22, 2022

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. October 23, 2019, Historic Preservation Committee Meeting Minutes
5. February 12, 2020, Conceptual Development Advisory Committee Meeting Minutes
6. Applicant's Response Letter to Conceptual Development Advisory Committee Meeting comments, received March 21, 2022
7. Property Pictures, received June 6, 2022
8. Applicant's Summary of Neighborhood Outreach, received June 6, 2022
9. Project Description and Letter of Justification, received July 13, 2022
10. Material Board, received June 6, 2022
11. Consulting Architect Report, dated August 11, 2021
12. Applicant's Response to Consulting Architect Report, received June 6, 2022
13. Consulting Arborist Report, dated August 9, 2021
14. Applicant's Response to Consulting Arborist Report, received April 7, 2022
15. Development Plans, received July 13, 2022
16. Public Comments received prior to 11:00 a.m., Friday, July 22, 2022
17. Applicant's response to public comments, received July 13, 2022

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16195 George Street



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PLANNING COMMISSION – July 27, 2022
REQUIRED FINDINGS AND CONSIDERATIONS:

16195 George Street
Architecture and Site Application S-20-025
Subdivision Application M-20-008

Requesting Approval for Demolition of an Existing Residence, Construction of Four Condominium Units that Will Exceed the Floor Area Ratio Standards, and Site Improvements Requiring a Grading Permit on Property Zoned RM:5-12.

APN 529-18-051.

APPLICANT: Hometec Architecture

PROPERTY OWNER: Robert Bothman, George St. Partners

FINDINGS

Required Finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, and Section 15332: In-Fill Development Projects.

Required findings to deny a Subdivision application:

- As required by Section 66474 of the State Subdivision Map Act the map shall be denied if any of the following findings are made: **None of the findings could be made to deny the application.**

Instead, the Planning Commission makes the following affirmative findings:

- a. That the proposed condominium map is consistent with all elements of the General Plan.
- b. That the design and improvement of the proposed condominium subdivision is consistent with all elements of the General Plan.
- c. That the site is physically suitable for the type of development.
- d. That the site is physically suitable for the proposed density of development
- e. That the design of the condominium subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat
- f. That the design of the condominium subdivision and type of improvements is not likely to cause serious public health problems.
- g. That the design of the condominium subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Required findings by Housing Element Policy HOU-8.1:

- The proposed development is consistent with the Town's Housing Element and addresses the Town's housing needs as identified in the Housing Element.

Required finding for the demolition of a single-family residence:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence:
 1. The Town's housing stock will be maintained as the previous single-family residence will be replaced with four residential units and the most recent use of the building was a pre-school and has not been used as a residence since 1969.
 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 findings for exceeding the maximum Floor Area Ratio (FAR):

- As required by Section 29.40.075(c) of the Town Code, the deciding body may allow a FAR in excess of the FAR derived by the formulas in subsections (b)(1), (2), and (3) above if it makes the following findings:
 - (1) The design theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of:
 - a. Any applicable landmark and historic preservation overlay zone; and
 - b. Any applicable specific plan; and
 - c. The adopted residential development standards; and
 - (2) The lot coverage, setbacks, and FAR of the proposed project is compatible with the development on surrounding lots.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations), except in regard to maximum FAR, as noted above.

Required Compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residential unit development not in hillside residential areas and was reviewed by the Town's Consulting Architect. The recommendations listed in the Consulting Architect Report have been addressed.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

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

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PLANNING COMMISSION – July 27, 2022
CONDITIONS OF APPROVAL FOR:

16195 George Street
Architecture and Site Application S-20-025
Subdivision Application M-20-008

Requesting Approval for Demolition of an Existing Residence, Construction of Four Condominium Units that Will Exceed the Floor Area Ratio Standards, and Site Improvements Requiring a Grading Permit on Property Zoned RM:5-12.
APN 529-18-051.

APPLICANT: Hometec Architecture
PROPERTY OWNER: Robert Bothman, George St. Partners

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. PUBLIC ART FEE: Pursuant to Town Code Section 25.70.030, public art fee is required at time of building permit submittal as the application includes more than three new residential units.
4. 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.
5. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
6. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
7. TREE 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. LANDSCAPE PLANTING PLAN: Prior to issuance of a Building Permit the Landscape Planting Plan be updated to adequately address the tree replacement requirements of the Town Code.
10. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
11. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable. A Compliance Memorandum

shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.

12. WATER EFFICIENT 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.
13. SALVAGE OF BUILDING MATERIALS: Prior to the issuance of a demolition permit, the developer shall provide the Community Development Director with written notice of the company that will be recycling the building materials. All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting the type and weight of materials, shall be submitted to the Town prior to the Town's demolition inspection.
14. SOLAR. During the Architecture and Site application process all new residences, to the extent feasible, shall be designed to take full advantage of passive solar opportunities. Each residence shall be pre-plumbed for solar hot water heating and shall comply with the Town's Conservation Element of the General Plan.
15. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
16. CC&RS: CC&Rs must be approved by the Town and recorded with the County prior to building permit issuance.
17. CONDOMINIUM MAP: The final map must be approved and recorded prior to building permit issuance. The Condominium map will show division of air space and not land division.
18. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
19. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

20. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing structures. A separate Building Permit is required for the construction of each new single-family residence and attached garage. An additional Building Permit will be required for the PV System if the system is required by the California Energy Code.
21. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
22. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
23. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
24. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".

25. **REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE:** Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
26. **SOILS REPORT:** A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
27. **SHORING:** Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
28. **FOUNDATION INSPECTIONS:** A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with 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
29. **TITLE 24 ENERGY COMPLIANCE:** All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
30. **TOWN RESIDENTIAL ACCESSIBILITY STANDARDS:** New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
 - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
 - b. All passage doors shall be at least 32-inch wide doors on the accessible floor level.
 - c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
 - d. A door buzzer, bell or chime shall be hard wired at primary entrance.
31. **BACKWATER VALVE:** The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
32. **HAZARDOUS FIRE ZONE:** All projects in the Town of Los Gatos require Class A roof assemblies.
33. **SPECIAL INSPECTIONS:** When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form

must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.

34. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of \$2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
35. 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

36. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner and/or Applicant's expense.
37. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
38. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are [available for download from the Town's website](#).
39. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner/Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
40. PUBLIC WORKS INSPECTIONS: The Owner and/or Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.

41. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner and/or Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner and/or Applicant or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner and/or Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
42. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
43. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
44. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
45. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
46. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
47. DRIVEWAY: The driveway conform to existing pavement on George Street shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
48. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner and/or Applicant to obtain any and all proposed or required

easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.

49. DRAINAGE IMPROVEMENT: Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading/improvement permits, whichever comes first, the Owner and/or Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
50. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
51. PRECONSTRUCTION MEETING: Prior to the commencement of any site work, the general contractor shall:
 - a. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
 - b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
52. GENERAL: The Owner and/or Applicant shall comply with all Town, County, State and Federal laws and regulations applicable to this land division. No other proposed development is included in this particular application of the Final Map. Issuance of a Final Map will acknowledge the Town's acceptance of the parcel as legally created in accordance with the Subdivision Map Act. Any subsequent development will be required to demonstrate compliance with the Town Development Standards and Codes.
53. FINAL/PARCEL MAP FOR CONDOMINIUM PURPOSES: A parcel/final map shall be recorded to subdivide the air space of one property into four residential condominium units with a shared space for access. Two (2) copies of the parcel/final map and an electronic copy of the map and all associated materials shall be submitted to the Engineering Division of the Parks and Public Works Department for review and approval. Submittal shall include closure calculations, title reports and the appropriate fee. The map shall be recorded prior to the issuance of any grading or building permits. The Applicant shall provide the Engineering Division with an electronic copy (in PDF format) of the signed recorded map along with a CAD drawing of the Parcel Map after it is recorded.
54. WEST VALLEY SANITATION DISTRICT: All sewer connection and treatment plant capacity fees shall be paid either immediately prior to the recordation of any subdivision or tract maps with respect to the subject property or properties. Written confirmation of payment of these fees shall be provided prior to map recordation.
55. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner and/or Applicant's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner and/or Applicant.
56. WATER METER: Water meters shall be relocated within the subdivision in question, directly behind the public right-of-way line. The Owner and/or Applicant shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.

PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and

approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued unless otherwise allowed by the Town Engineer.

- a. George Street: Curb, gutter, separated sidewalk, with landscape strip, removal of the utility pole near the northeastern corner of the property, signing, striping and sanitary sewers, as required.
- b. Existing signs located along the project frontage which limits on-street parking are to be removed by the proposed development and replaced with proper signage as directed by Town.
- c. Remove and replace the existing pavement section along the project frontage with a traffic-appropriate engineered structural pavement section from centerline to the lip of gutter on the project western side, or alternative pavement rehabilitation measures as approved by the Town Engineer.

58. **CERTIFICATE OF OCCUPANCY:** The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
59. **GREEN INFRASTRUCTURE MEASURES:** Projects which propose work within the Town's right-of-way, including but not limited to pavement restoration, street widening, construction of curb, gutter and/or sidewalk, right-of-way dedication, etc., will be evaluated by Staff to determine its potential for the implementation of Green Infrastructure measures and associated improvements.
60. **UTILITIES:** The Owner and/or Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner and/or Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
61. **DRIVEWAY APPROACHES:** The Owner and/or Applicant shall install three (3) Town standard residential driveway approaches. The new driveway approaches shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Depending on the location of the driveway, the Applicant may be required to submit an exhibit to the Town Traffic engineer in order to analyze sight constraints.
62. **CONSTRUCTION VEHICLE PARKING:** No construction vehicles, trucks, equipment and worker vehicles shall be allowed to park on the portion of any public (Town) streets without written approval from the Town Engineer.
63. **TRAFFIC CONTROL PLAN:** A traffic control plan is required and must be submitted and approved by the Town Engineer prior to the issuance of an encroachment, grading or building permit. This plan shall include, but not be limited to, the following measures:
 - a. Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, special events, and other projects in the area. The

schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.

- b. Flag persons shall be placed at locations necessary to control one-way traffic flow. All flag persons shall have the capability of communicating with each other to coordinate the operation.
 - c. Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation.
64. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
65. CONSTRUCTION HOURS: All subdivision improvements and site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, holidays excluded. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner and/or Applicant shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
66. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
67. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any encroachment, grading or building permits, the Developer's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse location(s). Please refer to the Town's [Construction Management Plan Guidelines](#) document for additional information.
68. COMMON PRIVATE DRIVEWAY: The common private driveway accessing the Project Site shall be kept open and in a safe, drive-able condition throughout construction and in perpetuity after construction has been completed. If temporary closure is needed, then formal written notice shall be provided at least one (1) week in advance of closure.
69. WVSD (West Valley Sanitation District): A Sanitary Sewer Clean-out is required for each property at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.
70. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above

such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.

71. BEST MANAGEMENT PRACTICES (BMPs): The Owner and/or Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
72. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
 - a. Protect sensitive areas and minimize changes to the natural topography.
 - b. Minimize impervious surface areas.
 - c. Direct roof downspouts to vegetated areas.
 - d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
 - e. Use landscaping to treat stormwater.
73. LANDSCAPE MAINTENANCE AGREEMENT: The Developer shall enter into a Landscape Maintenance Agreement with the Town of Los Gatos in which the Developer agrees to maintain the vegetated areas along the project's George Street frontage located within the public right-of-way. The agreement must be completed and accepted by the Town Attorney prior to the issuance of any encroachment, grading or building permits.
74. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
75. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during

the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

76. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
 - b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
 - c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
 - d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
 - e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
 - f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
 - g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
 - i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
 - j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
77. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.
78. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
79. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten

(10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility may be located with an offset between 5 and 10 feet from the adjacent property and right-of-way lines if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

80. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
81. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner and/or Applicant's expense.
82. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
83. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
84. SUBDIVISION IMPROVEMENT AGREEMENT: The Owner and/or Applicant shall enter into an agreement to construct public improvements in accordance with Town Code Section 24.40.020. The Owner and/or Applicant shall supply suitable securities for all public improvements that are part of the development in a form acceptable to the Town in the amount of 100% performance and 100% labor and materials prior to the issuance of any encroachment, grading or building permit. The Owner and/or Applicant shall provide two (2) copies of documents verifying the cost of the public improvements to the satisfaction of the Engineering Division of the Parks and Public Works Department. A copy of the executed agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any encroachment, grading or building permit.
85. PRIVATE EASEMENTS: Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded simultaneously with the final map. An electronic copy (PDF) of the recorded agreement(s) shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any permit.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

86. Fire Sprinklers Required: (As noted on Sheet T-1) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to an existing one- and two-family dwelling that have an existing fire sprinkler system. Exceptions: 1) One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code.

87. Fire Apparatus (Engine) Access Driveway Required: (As noted on Sheet A-1) Provide an access driveway with a paved all weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503.
88. Required Fire Flow: The minimum required fireflow for this project is 500 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3] Letter shall be provided during building permit phase.
Provide a fire flow letter from a local water purveyor confirming the required fire flow of 500 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (San Jose Water) for details on how to obtain the fire flow letter.
89. Water Supply Requirements: (As noted on Sheet T-1) 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
90. Address identification: (As noted on Sheet T-1) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
91. Construction Site Fire Safety: (As noted on Sheet T-1) 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.



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
OCTOBER 23, 2019**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on October 23, 2019, at 4:00 p.m.

ROLL CALL

Present: Vice Chair Robert Cowan, Committee Member Nancy Derham, Committee Member Thomas O'Donnell

Absent: Chair Matthew Hudes

MEETING CALLED TO ORDER AT 4:00 PM

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – September 25, 2019

MOTION: **Motion by Committee Member Thomas O'Donnell to approve the consent calendar. Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed 3-0-1, Chair Matthew Hudes absent.**

PUBLIC HEARINGS

2. 16195 George Street (Heard out of order)
Historic Resources Inventory Removal

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-M:5-12. APN 529-18-051.

PROPERTY OWNER: Aguiar Family Trust

APPLICANT: Sandra Paim

PROJECT PLANNER: Sean Mullin

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MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF
OCTOBER 23, 2019

Opened the Public Comment.

Applicant presented the condition of the property.

Closed the Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Nancy Derham** to approve the removal of a pre-1941 property located at 16195 George Street from the Historic Resource Inventory. The property has been removed from the inventory and no further action by the Committee is required. **Seconded by Committee Member Thomas O'Donnell.**

VOTE: **Motion passed 3-0-1, Chair Matthew Hudes absent.**

3. 10 Charles Street (Formerly 268 Los Gatos Boulevard. Heard out of order)

Requesting approval for removal and replacement in kind of cement plaster siding on a pre-1941 single-family residence on property zoned R-1:D. APN 532-36-022.

PROPERTY OWNER: Pradhan 2019 Living Trust

APPLICANT: Firoz Pradhan

PROJECT PLANNER: Sean Mullin

Opened the Public Comment.

Chris Spaulding, architect, presented the proposed project.

Closed the Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Thomas O'Donnell** to recommend approval of the above request with the condition to salvage or recast the existing medallions and columns. **Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed 3-0-1, Chair Matthew Hudes absent.**

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MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF
OCTOBER 23, 2019

4. 50 University Avenue

*Requesting approval for demolition and replacement of a structure in the university Edelen Historic District (OLD TOWN) on property zoned C-2:LHP:PD. APN 529-02-044.
PROPERTY OWNER: SRI Old Town LLC
APPLICANT: Federal Realty
PROJECT PLANNER: Sally Zarnowitz

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened and closed the Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Thomas O'Donnell** to recommend approval of the requested demolition and replacement with a similar structure to the satisfaction of the Community Development Director.
Seconded by Committee Member Nancy Derham.

VOTE: **Motion passed 3-0-1, Chair Matthew Hudes absent.**

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

5. Special Meetings on November 13, 2019 at 3:00 p.m. and December 11, 2019 at 3:00 p.m.

MOTION: **Motion by Committee Member Thomas O'Donnell** to approve the dates and times. **Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed 3-0-1, Chair Matthew Hudes absent.**

6. Opening on the HPC Committee. Deadline to apply is Friday, December 25 at 4:00 p.m.

ADJOURNMENT

The meeting adjourned at 5:00 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the October 23, 2019 meeting as approved by the Historic Preservation Committee.

/s/ Jocelyn Fong, Administrative Assistant

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**TOWN OF LOS GATOS
CONCEPTUAL
DEVELOPMENT ADVISORY
COMMITTEE REPORT**

**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING
FEBRUARY 12, 2020**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on February 12, 2020, at 4:30 p.m.

MEETING CALLED TO ORDER AT 4:30 PM

ROLL CALL

Present: Chair Mary Badame, Council Member Rob Rennie, Council Member Marico Sayoc, Planning Commissioner Jeffrey Barnett, Planning Commissioner Melanie Hanssen.

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

- None.

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

1. Approval of Minutes – January 8, 2020

MOTION: Motion by Council Member Rob Rennie to approve the consent item.
Seconded by Planning Commissioner Melanie Hanssen.

VOTE: Motion passed unanimously. 3-0-2. Council Member Marico Sayoc and Planning Commissioner Jeffrey Barnett abstained

PUBLIC HEARINGS

2. **16195 George Street**

Conceptual Development Advisory Committee Application CD-20-001

Requesting preliminary review of a proposal for demolition of a primary structure and construction of four single-family condominium units on property zoned R-M:5-12. APN 529-18-051.

MINUTES OF CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING OF
FEBRUARY 12, 2020

PROPERTY OWNER: Aguiar Family Trust

APPLICANT: Holly Hartman

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, available to answer questions.

Applicant presented the proposed project.

Opened Public Comment.

Roger Robins

- Concerned about windows facing onto neighbors' windows. The variance is two times the floor area ratio.

Marshall Robins

- Concerned about construction, fencing, and parking challenges.

Sandra Payne

- The proposed homes would be close in size and floor area to the surrounding homes. The neighborhood is unique in that only one other property on this side of George Street actually faces George Street.

Lauren Keen

- The prior preschool caused parking congestion. Concerned about traffic density.

Closed Public Comment.

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

- Neighborhood outreach is important.
- Will there be additional trees?
- Address privacy issues.
- Need more multi-family housing. Prefer smaller and more units.
- The General Plan update process is discussing a State requirement for housing density and the need for more units.
- Elementary and middle schools are nearby. If there were more single-family homes, families living there could walk instead of drive to the schools.
- Maximize open space and limit paving.

OTHER BUSINESS

3. Election of Chair and Vice Chair

Committee members discussed the matter.

MOTION: **Motion by Council Member Marico Sayoc to approve the nomination of Council Member Rob Rennie as new CDAC Chair. Seconded by Chair Mary Badame.**

VOTE: **Motion passed unanimously 5-0.**

MOTION: **Motion by Council Member Rob Rennie to approve the nomination of Planning Commissioner Jeffrey Barnett as new CDAC Vice Chair. Seconded by Chair Mary Badame.**

VOTE: **Motion passed unanimously 5-0.**

ADJOURNMENT

The meeting adjourned at 5:10 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
February 12, 2020 meeting as approved by the
Conceptual Development Advisory Committee.

/s/Jocelyn Fong, Administrative Assistant

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CDAC Review

Roger Robins – Concerned with neighbor's windows and unit size

1. Second floor egress windows not on side yards, foot prints maintained setbacks to limit impact on neighbors.
2. Homes are smaller than if they were attached, which is allowed under current zoning.

Marshall Robins – Concerned with Parking

1. All homes have 2 car garages, currently we have 2 curb cuts, new project is designed with one approach.

Sandra Payne

1. Agreed home size is compatible with neighborhood.

Lauren Keen – Concerned with parking, Previous use traffic

1. New use would decrease street traffic.

To address public concerns:

1. We contacted adjacent neighbors, emails previously submitted
2. Trees were added on landscape plan.
3. Limited side yard windows, obscured stairwells and baths.
4. Assisting need for more housing. Maximizing units per current zoning.
5. Single Family homes provided, good to be close to schools, parks, shopping to reduce driving.
6. Project has maximized open space by not exceeding allowable lot Coverage.

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SUBJECT PROPERTY

EXHIBIT 7



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY
PARKING



SUBJECT PROPERTY,
LEFT SIDE LOOKING AT
BACKYARD



LEFT NEIGHBOR



RIGHT NEIGHBOR



HOUSING
DEVELOPMENT
ACROSS THE
STREET

NEIGHBOR CORRESPONDENCE

Attached are letters from neighbors:

Aguiar, [REDACTED]
Blom, [REDACTED]
Chang, [REDACTED]
Robbins, [REDACTED]
Scheaffer/Ravichandran, [REDACTED]

Neighbors were invited to the CDAC meeting held in February 2020.

Subsequent to the CDAC meeting, neighbors were invited (door-to-door and email) to review plans.

[Date] 10/30/20

To Whom It May Concern:

We have been provided with the development plans for the proposed project at 16195 George Street in Los Gatos as we live in the immediate vicinity of this project.

After reviewing the plans, we think this is a great project for the neighborhood. We like the size and style of the proposed homes and think the architecture fits well with the neighborhood.

We are happy to see that this project won't have much effect with regards to street parking since each home has a 2 car garage and driveway for parking.

We also like the fact that the homes are designed for families with children and not smaller units which would discourage families with children to purchase them.

We hope that this project will be approved as is and will move forward to construction.

Sincerely,



[Name] Patti Aguiar
[Address]



To whom it may concern,

We are pleased to hear about the plans at 16195 George Street to build four single family houses and are fully supportive of the project. These units will be a wonderful replacement to the building currently at this location as well as ensure neighborhood continuity and an opportunity for families to move into the area. We are confident these types of units will help the neighborhood remain safe as well as bring value to the surrounding residents.

Please consider this our full and complete approval for the project proposed at 16195 George Street.

Sincerely,



JAN BLOM



Subject: 16195 George St., Los Gatos
Date: Friday, November 6, 2020 at 8:32:47 AM Pacific Standard Time
From: Josephine Chang
To: info@igmbuilder.com

Hi,

I'm a neighbor at 16940 Roberts Rd. and I am writing a letter of support for your project.

Questions: The letter states the houses are 2100sf; however, the drawings show 2300sf & 1500sf homes. Which is the correct square footage?

Thanks,
Josephine Chang
[REDACTED]

[REDACTED] Bridget Garza

[REDACTED] Lauren Kuehn

May 18,2021

To Whom It May Concern,

We are writing to support our neighbors at 16195 George Street. We live next door at [REDACTED]
[REDACTED]. We have owned this site for 40 years. I grew up around the corner on Mitchell Avenue.

The site of the former Green Hills pre-school is planned to develop 4 single family homes.

We are in support of a maximum of four homes. Thoughtful design in keeping with our neighborhood is important. The builders have made a priority of positive neighborhood development. We appreciate the willingness to communicate openly with us aimed at a win-win positive happy outcome. We all value our homes and sense of security, privacy and community. These values are shared by our neighbors.

Sincerely,

 , 
Roger and Rebeca Robbins

Jeffrey Scheaffer and Aruna Ravichandran

Los Gatos, CA 95032

4 November 2020

George Street Partners, LLC

c/o Greg B. Mussallem

GBM Builder

16195 George Street

Los Gatos, CA 95032

Dear George Street Partners, LLC:

Thank you for sharing the development plan for the proposed project at 16195 George Street. As we live in the immediate vicinity of this project (across the street), we appreciate your outreach, and we look forward to the development of the property.

After reviewing the proposed site plan, elevation plan and landscaping plan (dated 15 October 2020) for the project, we believe that the development plan is in keeping with the style and overall architecture of the neighborhood.

Specifically, we appreciate the proposal for single-family homes (which encourage families with children) and double car garages (which helps minimize on-street parking).

Overall, we believe that the development plan is accretive to our community, and we look forward to its completion shortly.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Jeffrey Scheaffer', with a long horizontal flourish extending to the right.

Jeffrey Scheaffer and Aruna Ravichandran

Neighbor and Homeowner

16915 George Street, Project Description

PROJECT DESCRIPTION

Subject property is 15,620 square feet. There is currently one Single Family home and a one bedroom cottage on the property.

Current Zoning is RM: 5-12, which will allow for up to four units. Project conforms to zoning standards.

Project is adjacent to a duplex and single family residences. Project across the street is a higher density PD, with reduced setbacks.

Proposed project consists of four single family condos, with separated air space on a private drive. Project is not a land division and Condo map will be updated to reflect this. Project meets all setback, height requirements and exceeds rear yard square footage requirements.

Homeowners will own their lots and will maintain rear and front yards. Private Drive will be owned by Unit 2 and will serve as a Public Utility Easement and an Ingress and Egress Easement.

All owners will be responsible for maintenance, through a Maintenance Agreement in CCRs. CCRs would include garages must be used for parking by owners. Final CCRs will be drafted when Conditions of Approval are complete.

Project conforms to lot coverage, but exceeds FAR. FAR is compatible with adjacent PD. We considered attaching units which would have no FAR, however along with neighbors and CDC we believe Single Family Home appearance is more favorable for neighborhood.

Proposed project is close to mass transit and walking distance to shopping, schools and parks.

DESIGN FEATURES

Units consist of four bedrooms with four baths, 2100 to 2200 square feet. All units have two car garages.

Garages are oriented toward private drive and front doors are visible from the street.

Windows were placed with intention to limit impact on neighbors, when possible. Obscure glass will be used in bathrooms

All units have a mix of stucco and siding with Farm house details. Units have Carriage Style garage doors and windows with grids.

Applicant is happy to work with staff to finalize design details.

COMMUNITY OUTREACH

Project was taken to CDC with similar design and received support for Single Family appearance. CDC members thought location would be great for families with proximity to parks and schools. Neighbors were happy with appearance.

We have reached out to neighbors and have gathered some support. Covid restricted our access to community meetings, however we have been in contact with adjacent neighbors and have taken note of concerns with current design.

Project was reviewed with staff on Zoom call and Staff meeting with current design, this design reflects items discussed; conforming to setbacks, reducing hardscape and increasing landscape areas.

HORIZONTAL SIDING =
SHERWIN-WILLIAMS,
MINDFUL GRAY, SW
7016

SW 7016
Mindful Gray
Interior / Exterior
Location Number: 244-C2

VERTICAL SIDING,
FRONT DOOR =
SHERWIN-WILLIAMS,
SEA SERPENT, SW 7615

SW 7615
Sea Serpent
Interior / Exterior
Location Number: 234-C7

LOWER STUCCO =
SHERWIN-WILLIAMS
DOVETAIL, SW 7018

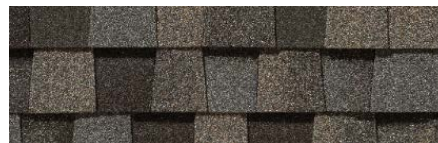
SW 7018
Dovetail
Interior / Exterior
Location Number: 244-C5

TRIM, FASCIA,
GUTTERS = SHERWIN-
WILLIAMS, SW 7005,
PURE WHITE

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

WINDOWS = WHITE,
ANDERSON 100

ROOF = COMP SHINGLE,
CERTAINTED, WEATHERED WOOD



NOTE; ALL COLORS/
MATERIALS ARE 'OR SIMILAR'

UNIT #1

4 UNITS FOR:

GEORGE STREET PARTNERS, LLC
16195 GEORGE STREET, LOS GATOS, CA.

HOMETEC
ARCHITECTURE, INC.

RICHARD A. HARTMAN
A.I.A.

408-995-0496
Hometec-Arch@gmail.com

555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126

COMPOSITION SHINGLE,
CERTAINTEED, WEATHERED WOOD

WINDOWS = ANDERSON 100 WHITE TRIM

SIDING = HARDIE-PLANK

SW 9164
Illusive Green
Interior / Exterior
Location Number: 237-C4

SW 7637
Oyster White
Interior / Exterior
Location Number: 254-C7

TRIM, FASCIA, GUTTERS =

STUCCO =

SW 6198
Sensible Hue
Interior / Exterior
Location Number: 216-C2

STONE VENEER BY "EL DORADO
STONE, ALDERWOOD



HOMETEC
ARCHITECTURE, INC.

RICHARD A. HARTMAN
A.L.A.

408.995.0496
Hometec-Arch@gmail.com

555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126

GEORGE STREET PARTNERS, LLC

16195 GEORGE STREET, LOS GATOS, CA

ALL MATERIALS & COLORS ARE "OR SIMILAR"

COMPOSITION SHINGLE
ROOF, CERTAINTED,
WEATHERED WOOD



ANDERSON WINDOWS, BLACK TRIM

"HARDIE PLANK" SHINGLE

SW 7045
Intellectual Gray
Interior / Exterior
Location Number: 245-C3

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

TRIM, GUTTERS, FASCIA

SW 9165
Gossamer Veil
Interior / Exterior
Location Number: 238-C1

4" LAP "HARDIE PLANK" SIDING

STONE VENEER BY
EL DORADO STONE,
ALDERWOOD



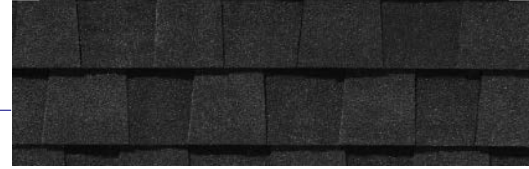
UNIT #3

GEORGE STREET PARTNERS, LLC

16195 GEORGE STREET, LOS GATOS, CA

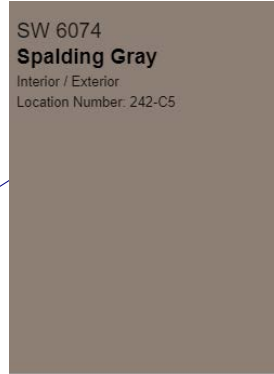
ALL COLORS & MATERIALS ARE "OR SIMILAR"

COMPOSITION SHINGLE ROOF ,
CERTAINTEED, CHARCOAL
BLACK



8" LAP "HARDIE PLANK" SIDING

SW 6074
Spalding Gray
Interior / Exterior
Location Number: 242-C5



SW 7636
Origami White
Interior / Exterior
Location Number: 259-C3



STUCCO, TRIM, FASCIA,
GUTTERS

STONE VENEER BY
EL DORADO STONE,
ALDERWOOD



WINDOWS = ANDERSON, BLACK TRIM

UNIT #4



August 11, 2021

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

RE: 16195 George Street

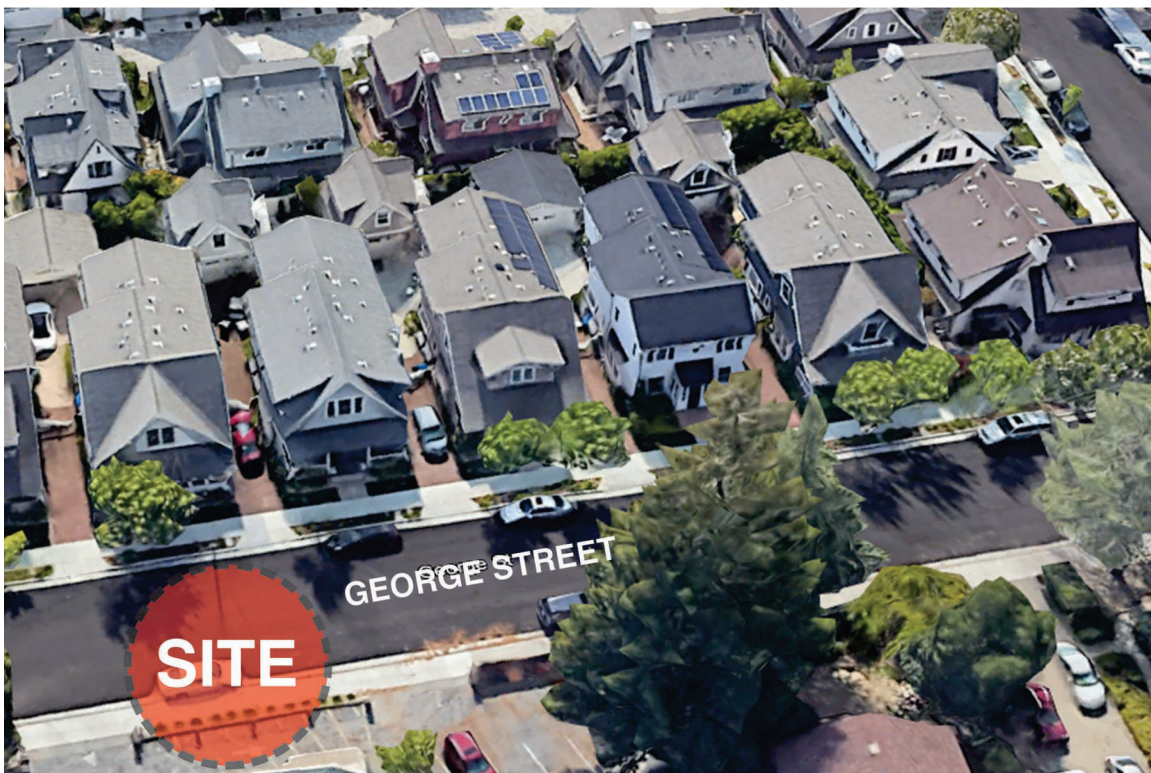
Dear Ryan:

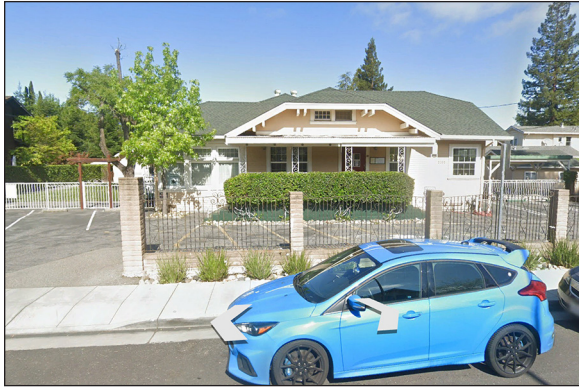
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

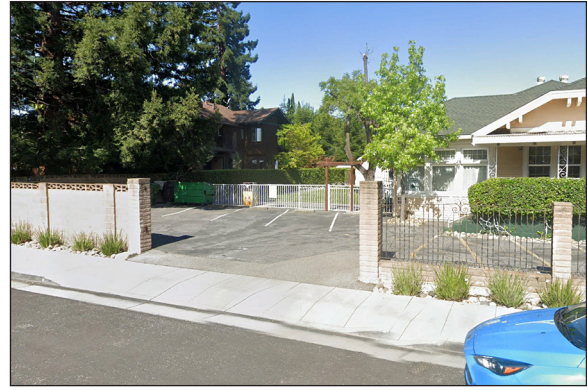
The site is located in an established neighborhood with a large number of new traditional style homes nearby, including the new Laurel Mews development immediate across George Street from the site. I have previously reviewed all of these new homes. Nearby homes are largely two-stories in height. The site is shown on the photos of the site and its surroundings on the following page.







THE SITE



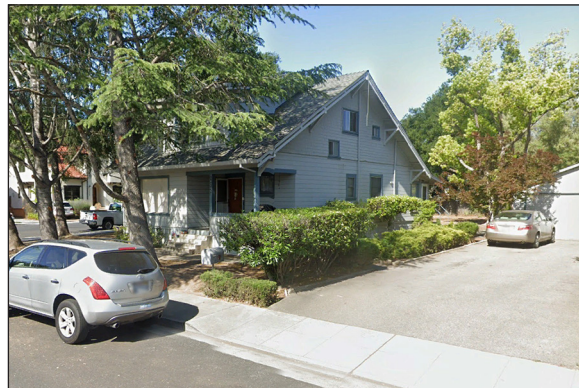
THE SITE: Left side of parcel



THE SITE: Right side of parcel



Approved home to the immediate right



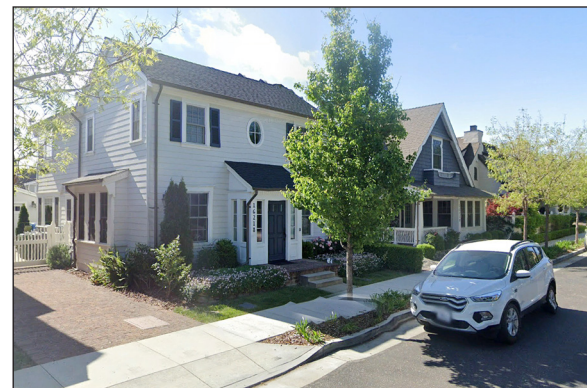
Nearby home to the left



Home to the immediate left



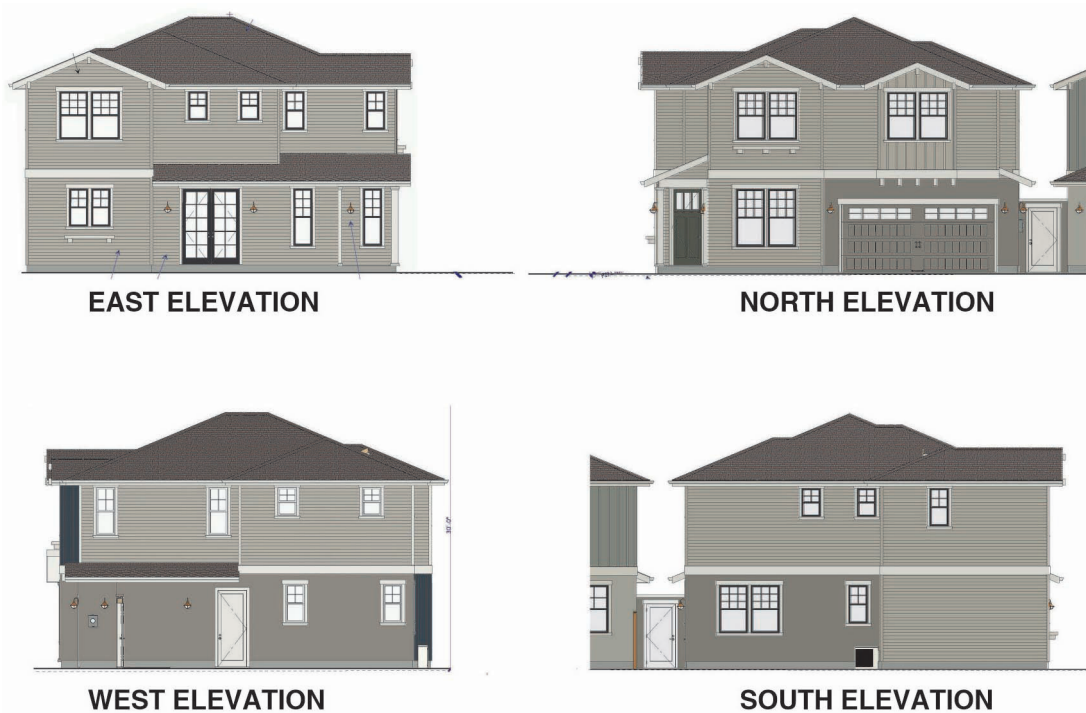
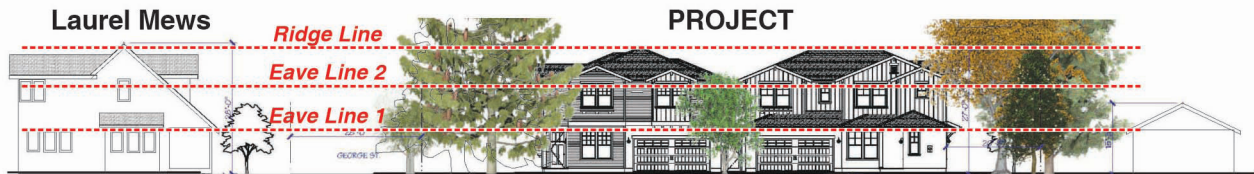
Nearby homes across George Street



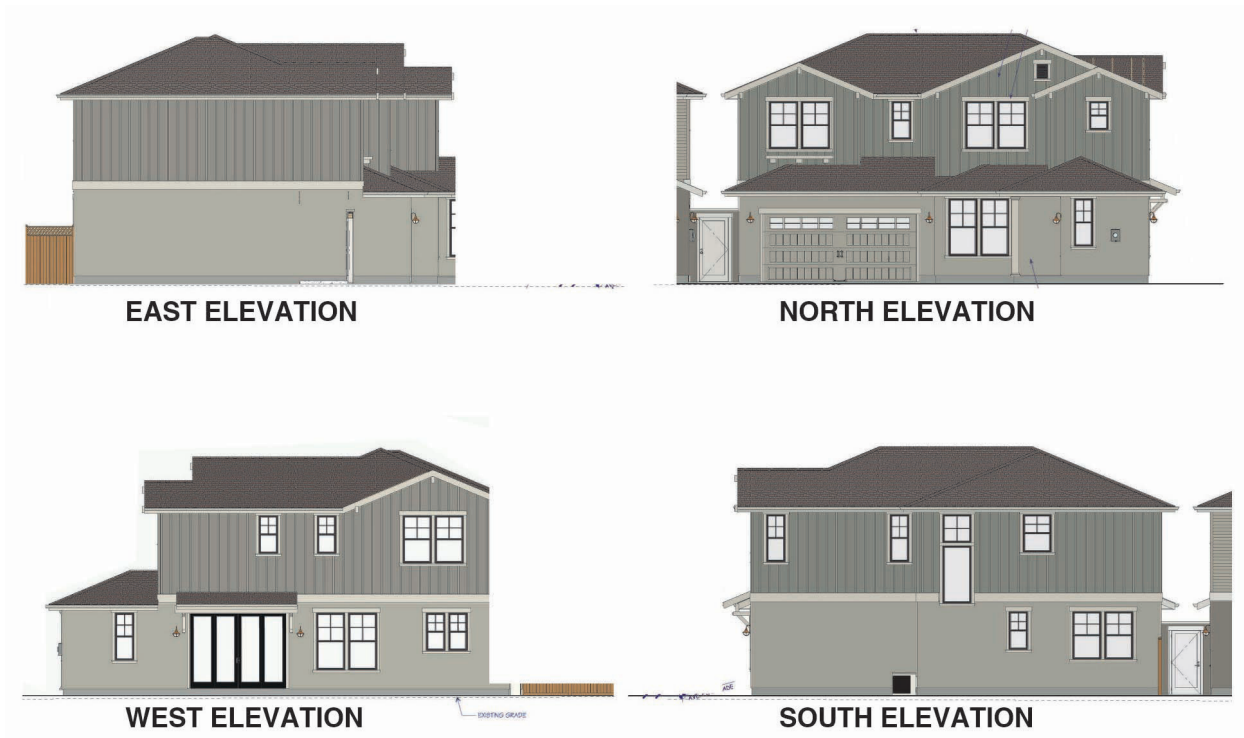
Nearby homes across George Street

ISSUES AND RECOMMENDATIONS

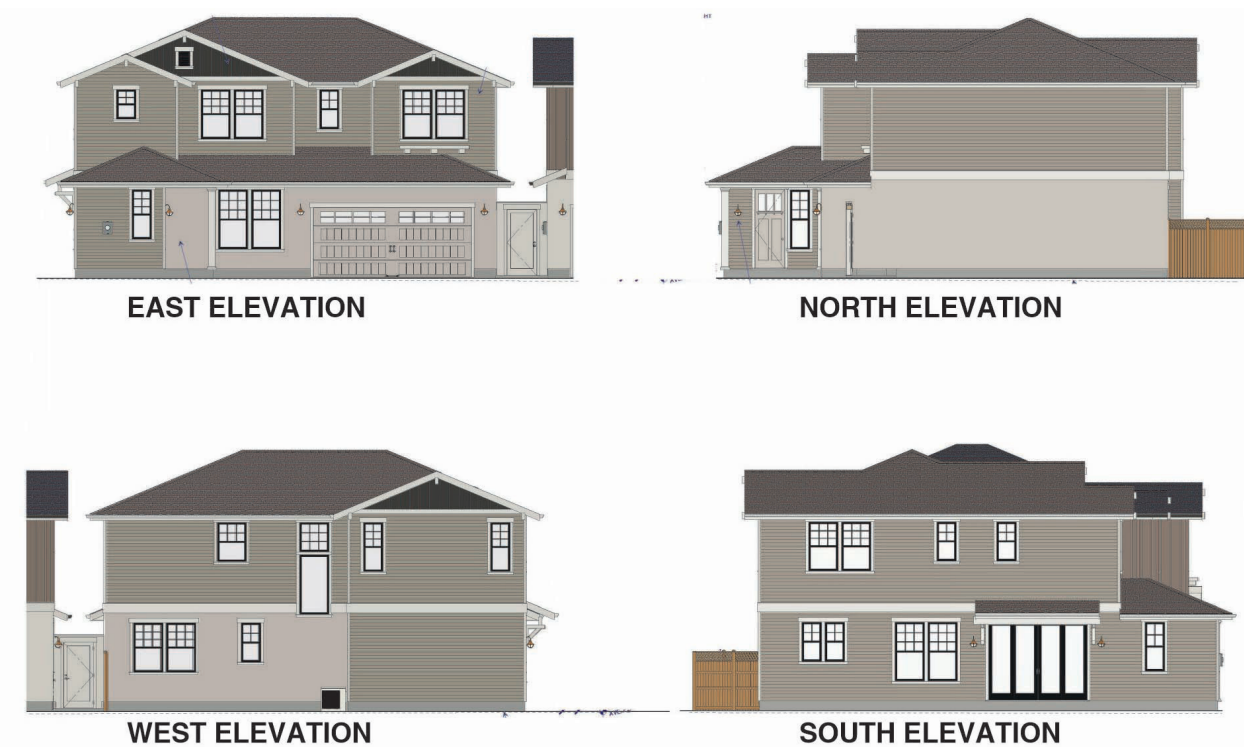
The four proposed new homes are well designed, and are similar in height, scale and character to the Laurel Mews homes immediately across George Street, and to other homes nearby - see street front elevation, streetscape section illustration and unit elevations below.



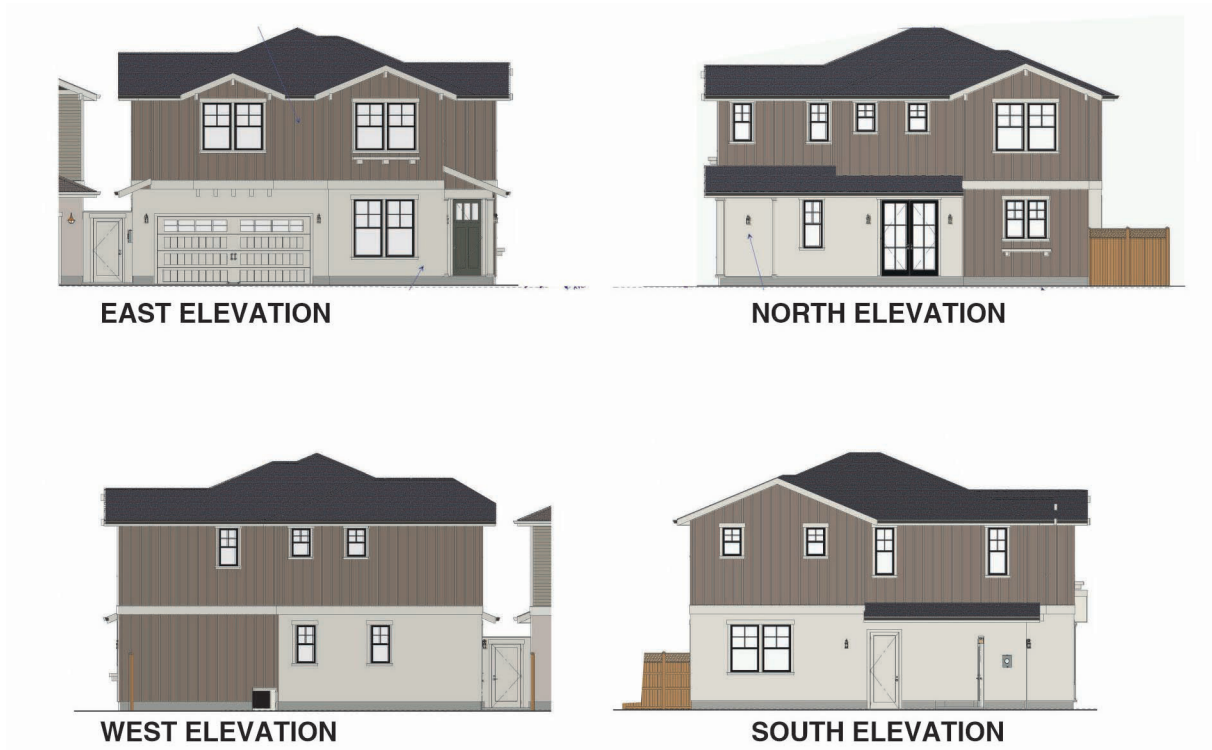
UNIT 1 ELEVATIONS



UNIT 2 ELEVATIONS



UNIT 3 ELEVATIONS



UNIT 4 ELEVATIONS

I reviewed the drawing carefully, and found only one item worthy of concern and further discussion.

1. Architectural Details

As noted above, the units are well designed, but the graphic elevations and sketches show very simple and limited details - see examples on the sketch below.



Details look overly simplifies as rectangular blocks
Compare to similar details on homes across George Street

Recommendations

Increase the amount of architectural detailing, and refine the details consistent with the traditional architectural style. Details may vary, but the examples shown below from the Laurel Mews project and elsewhere in Los Gatos would be a good starting point for consideration of type and quality of detailing.



Gable end supports



Gable end supports



Projecting windows and bays supports



Projecting windows and bays supports



Porch beams and columns



Window trim



Wood columns and beam



Recessed garage doors

Ryan, I have no other recommendations for change.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon

Response to Consulting Architect / 16195 George St.
CDG Letter dated 8-11-21

The following items were adjusted on plans. Items are clouded on floorplans and elevations.
Applicant will work with staff on adjusting any small details as needed.

1. Window Boxes on Front units Kitchen Windows.
2. Front porch posts were increased to 10x10.
3. Alter detail to Rear Units Gable and projection supports.
4. 2x6 Header placed on exterior window trim.
5. Garages are Recessed 7.5 inches.

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

**16195 George Avenue, Los Gatos
Los Gatos, CA 95032**

Prepared for:

Town of Los Gatos

August 9, 2021

Prepared By:



Monarch Consulting Arborists

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

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Summary

The plans indicate all the trees and structures are to be demolished and a four unit residential housing complex is to be constructed. The inventory contains twelve (12) trees comprised of four (4) different species. Two coast redwoods (*Sequoia sempervirens*) originate on the adjacent sites and are considered Large Protected and there are no Exempt trees. Walnut (*Juglans nigra*) #875 and sweetgum (*Liquidambar styraciflua*) #885 are both poor condition while the mulberries are in fair shape, and the two adjacent coast redwoods #884 and #886 are in good condition. None of the trees originating on the site have good suitability for preservation. All the trees on the site are expected to be highly impacted and removed (8 mulberries, 1 walnut, and 1 sweetgum). The storm drain and connection near coast redwood #884 should be moved closer to the interior to avoid the tree. No other impacts are expected. The applicant will be required to replace 10 protected trees according to the ordinance or pay an in lieu fee. Tree protection will be focussed around the adjacent coast redwood #884 and fence will need to be placed at the property boundary at a radius of 30 feet. If not possible construction monitoring and bridging will be required for activity under the tree. There were 12 trees appraised for a rounded depreciated value of \$51,220.00 with the two adjacent coast redwoods accounting for \$44,600 of that total. The value of the trees originating on the site is \$6,620.00.

Introduction

Background

The Town of Los Gatos asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings. Affix number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on July 16, 2021. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.



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

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic	04/22/21	C2	Yes	Mission Engineers, Inc.
Proposed Site Plan	05/21/21	A-10	Yes	Hometec Architecture, Inc.
Erosion Control				
Grading and Drainage	04/22/21	C3	Yes	Mission Engineers, Inc.
Utility Plan and Hook-up locations				
Exterior Elevations				
Landscape Plan	04/05/21	L1, L2	Yes	Greg Mussallum
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the Town of Los Gatos and the property owners as a reference for existing tree conditions to help satisfy planning requirements.

Observations

Tree Inventory

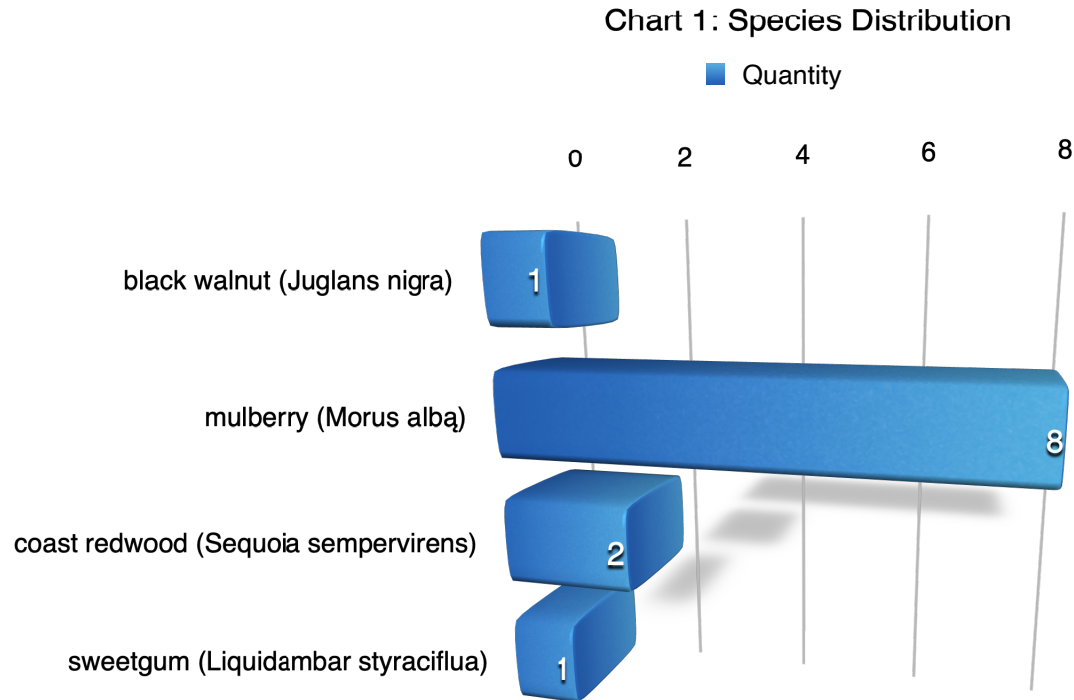
The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. Sec. 29.10.0960. - Scope of protected trees. All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. (Appendix A and B). Los Gatos Town Ordinance 29.10.0970 Exceptions (1) states the following: "A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).

Plans

Plans are to demolish all the trees and structures on site and build a four unit housing complex for residential occupancy.



The inventory contains twelve (12) trees comprised of four (4) different species (Chart 1). Two coast redwoods originating on the adjacent sites are considered Large Protected¹ and no trees are Exempt².



¹ Large protected tree means any oak (*Quercus spp.*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

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



Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the “Cost Approach” and more specifically the “Trunk Formula Technique” (Appendix B).

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

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

The second part is to depreciate the tree’s Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the “Condition Rating” section of this report. Functional limitations are based on factors associated with the tree’s interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

There were 12 trees appraised for a rounded depreciated value of \$51,220.00 with the two adjacent coast redwoods accounting for \$44,600 of that total. The value of the trees originating on the site is \$6,620.00.

Appraisal worksheets are available upon request



Discussion

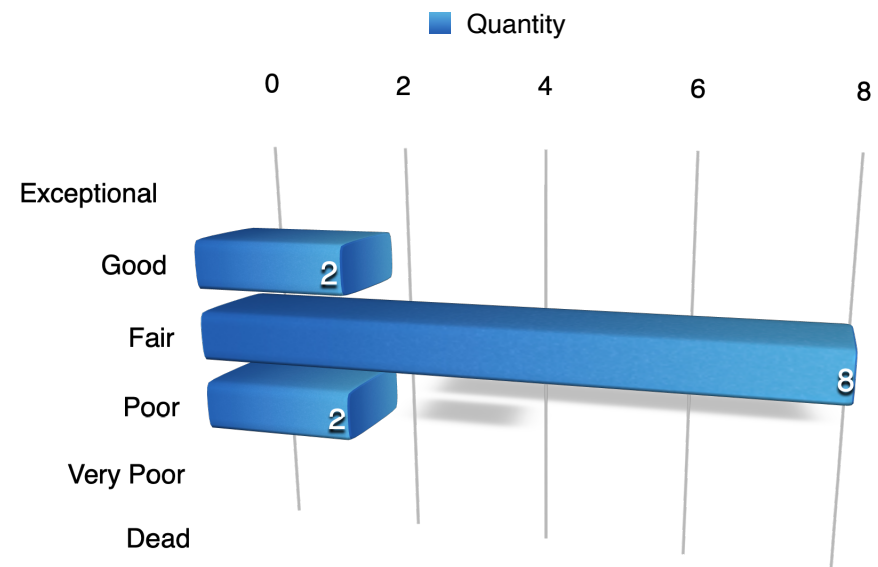
Condition Rating

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

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Walnut #875 and sweetgum #885 are both poor condition. The mulberries are in fair shape and the two adjacent coast redwoods #884 and #886 are in good condition. The mulberries are all pollarded (type of pruning system that removes all annual growth to “knuckles”).

Chart 2: Condition Ratings



Suitability for Conservation

A tree's suitability for preservation is determined based on Functional and External Limitations³ (ISA, 2019).

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

None of the trees originating on the site have good suitability for preservation and all the mulberries, walnut, and sweetgum do not add to the site or community in any significant measurable way. The two coast redwoods originate on the adjacent sites and have the greatest benefit to the community.

Expected Impact Level

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

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Ten trees on the site are expected to be highly impacted and removed. Two trees, coast redwoods #884 and #886, originate on the adjacent site. The storm drain and connection near coast redwood #884 should be moved closer to the interior or plans revised to avoid the tree. The impact is moderate to high in this location around this particular tree. No other impacts are expected.

³ Functional Limitations are based on factors associated with the tree's interaction to its planting site affecting plant condition, limiting plant development, or reducing the utility in the future and include genetics, placement, and site conditions for the individual tree (ISA, 2019). External Limitations are outside the property, out of control of the owner and also affect plant condition, limit plant development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests) (ISA, 2019).



Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). The applicant will be required to replace 10 protected trees according to the ordinance. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The plans indicate three replacement species including crape myrtle (*Lagerstroemia indica*), Chinese pistache (*Pistacia chinensis*), and plum (*Prunus sp.*). All three of these are small replacement species which will add little value to the site or community in the future.

Table 2: Town of Los Gatos Tree Canopy - Replacement Standard

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

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

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

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

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



Tree Protection

Typically there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) trunk protection only. Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Appendix D).

Tree protection will be focussed around adjacent coast redwood #884 and any associated grading or utilities nearby. The protection fence will need to be placed at the property boundary at a radius of 30 feet where possible. If not possible construction monitoring and bridging will be required for activity under the tree.

Conclusion

The plan is to demolish all the trees and structures and build a four unit residential housing complex. The inventory contains twelve (12) trees comprised of four (4) different species including eight mulberry, two coast redwoods, one walnut, and one sweetgum. The two coast redwoods originate on the adjacent sites and are considered Large Protected and there are no trees Exempt. Walnut #875 and sweetgum #885 are both poor condition while the mulberries are in fair shape, and the two adjacent coast redwoods #884 and #886 are in good condition. None of the trees originating on the site have good suitability for preservation and all the mulberries, walnut, and sweetgum do not measurably add to the site or community. The two coast redwoods originate on the adjacent properties and have the greatest benefit to the community, however they must be preserved regardless. All the trees on the site are expected to be highly impacted and removed (8 mulberries, 1 walnut, and 1 sweetgum). The storm drain and connection near coast redwood #884 should be moved closer to the interior or revised to avoid the tree. No other impacts are expected and #886 is far enough from the proposed improvements to be affected. The applicant will be required to replace 10 protected trees according to the ordinance. The selected replacement species are all small growing trees and will add little value. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. Tree protection will be focussed around the adjacent coast redwood #884. The protection fence will need to be placed at the property boundary at a radius of 30 feet where possible around this tree. If not possible construction monitoring and bridging will be required for activity under the tree. There were 12 trees appraised for a rounded depreciated value of \$51,220.00 with the two adjacent coast redwoods accounting for \$44,600 of that total. The value of the trees originating on the site is \$6,620.00.



Recommendations

1. Place tree numbers on all the plans. Make sure the trees are clearly indicated for removal on all the plans. The trees should also be very clearly marked on site prior to removal.
2. Place tree protection fence around #884 at a radius of 30 feet. Move the storm drain adjacent to the tree closer to the center of the property and avoid grading within 30 feet of the outer trunk. Install temporary irrigation or soaker hoses in all tree protection zones and provide supplemental watering during construction within all TPZ areas. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.
3. Consider planting larger growing species on the site such as coast live oak (*Quercus agrifolia*), Chinese zelkova (*Zelkova serrata*), Atlantic cedar (*Cedrus atlantica* "Glauc") or other draught adapted species that grow to at least 40 feet. Tall.
4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a tree's drip line or designated TPZ/CRZ.
6. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Alternatively create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."
7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.



8. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

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Glossary of Terms

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

Cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.



Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

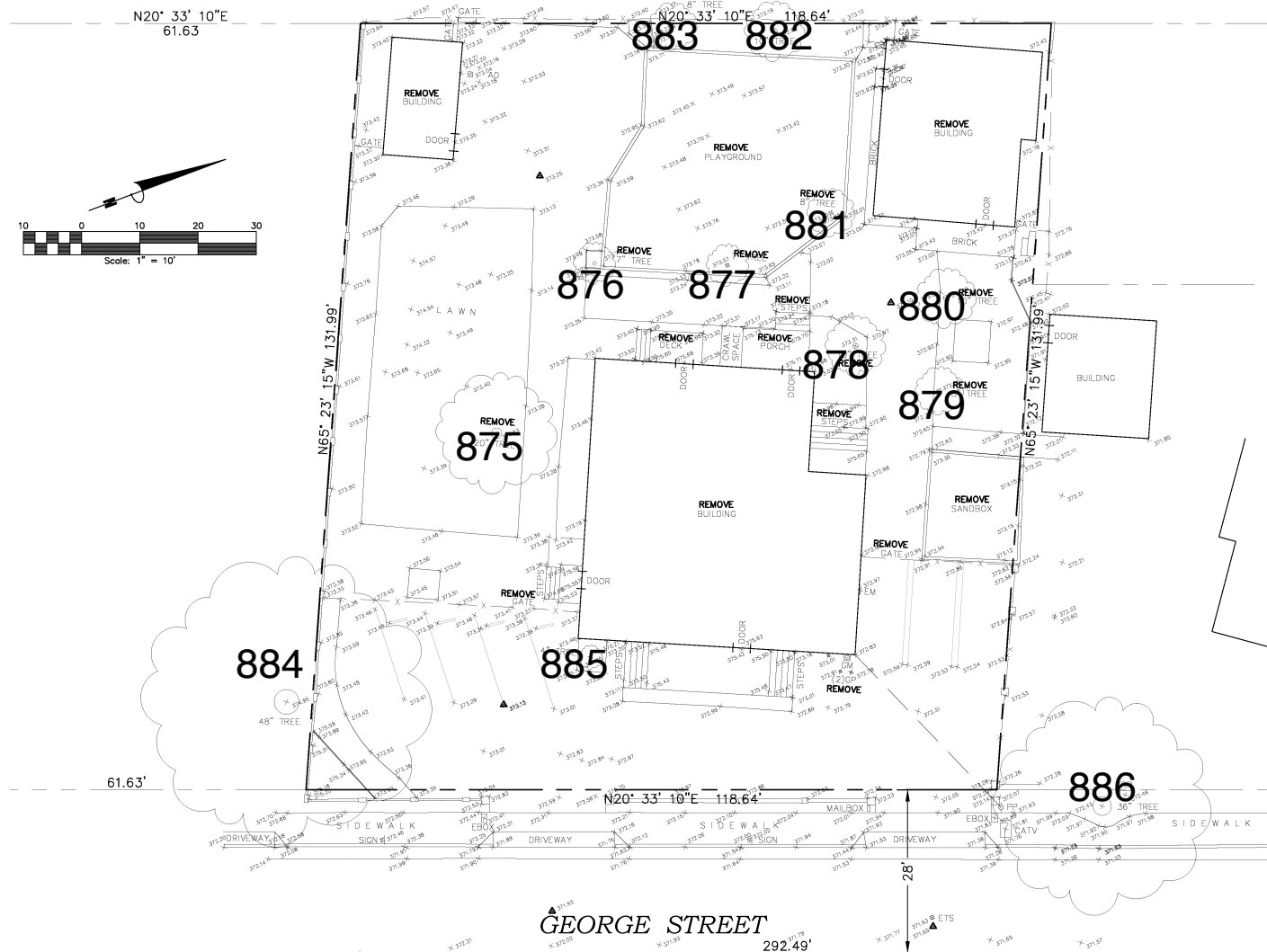
Trunk: Stem of a tree.

Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.



Appendix A: Tree Inventory Map and Site Plan



Page 14 of 29

Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Protection Status	Rounded Depreciated Value
black walnut (<i>Juglans nigra</i>)	875	24	20	Poor	Poor	High/Remove	Protected	\$1,530.00
mulberry (<i>Morus alba</i>)	876	8	15	Fair	Poor	High/Remove	Protected	\$350.00
mulberry (<i>Morus alba</i>)	877	8	15	Fair	Poor	High/Remove	Protected	\$350.00
mulberry (<i>Morus alba</i>)	878	11	15	Fair	Poor	High/Remove	Protected	\$670.00
mulberry (<i>Morus alba</i>)	879	12	15	Fair	Poor	High/Remove	Protected	\$800.00
mulberry (<i>Morus alba</i>)	880	13	15	Fair	Poor	High/Remove	Protected	\$930.00
mulberry (<i>Morus alba</i>)	881	10	15	Fair	Poor	High/Remove	Protected	\$550.00
mulberry (<i>Morus alba</i>)	882	12	15	Fair	Poor	High/Remove	Protected	\$800.00
mulberry (<i>Morus alba</i>)	883	10	15	Fair	Poor	High/Remove	Protected	\$550.00
coast redwood (<i>Sequoia sempervirens</i>)	884	60	40	Good	N/A	Moderate	Large Protected	\$22,300.00
sweetgum (<i>Liquidambar styraciflua</i>)	885	4	10	Poor	Poor	High/Remove	Protected	\$90.00



Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Protection Status	Rounded Depreciated Value
coast redwood (<i>Sequoia sempervirens</i>)	886	60	40	Good	N/A	Low	Large Protected	\$22,300.00



Appendix C: Photographs

C1: Black walnut #875 and sweetgum #885



C2: Mulberries



C3: Mulberries

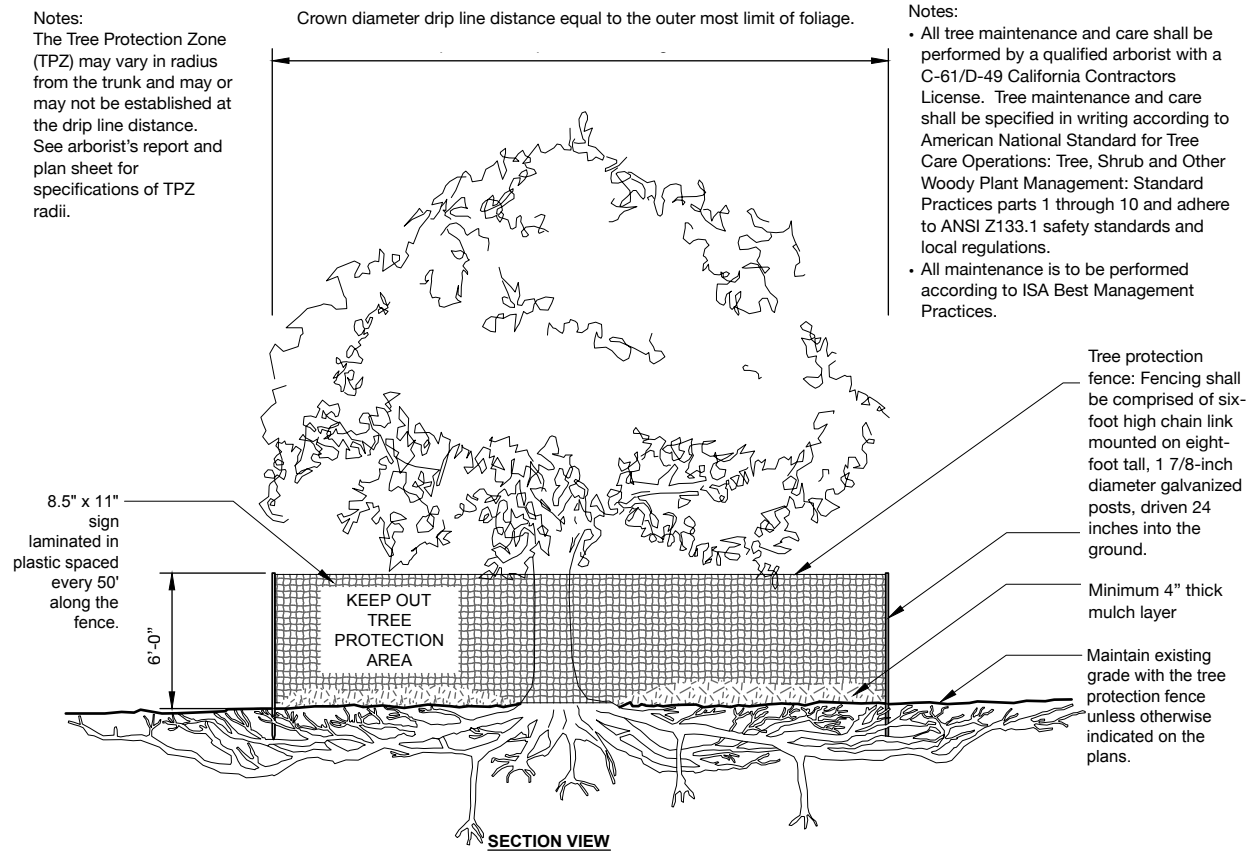


C5: Coast redwood #884 and #886



Appendix D: Tree Protection Guidelines

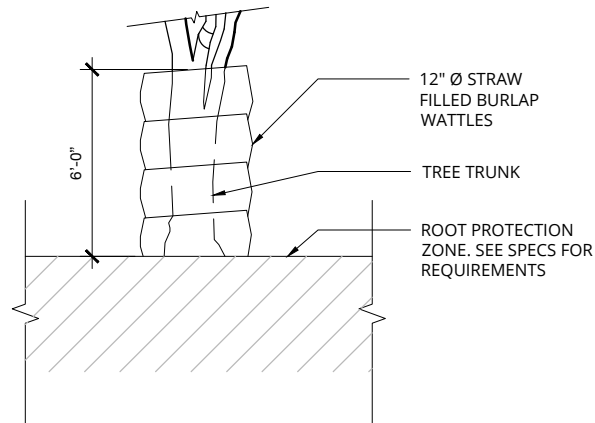
D1: Plan Sheet Detail S-X (Type I)



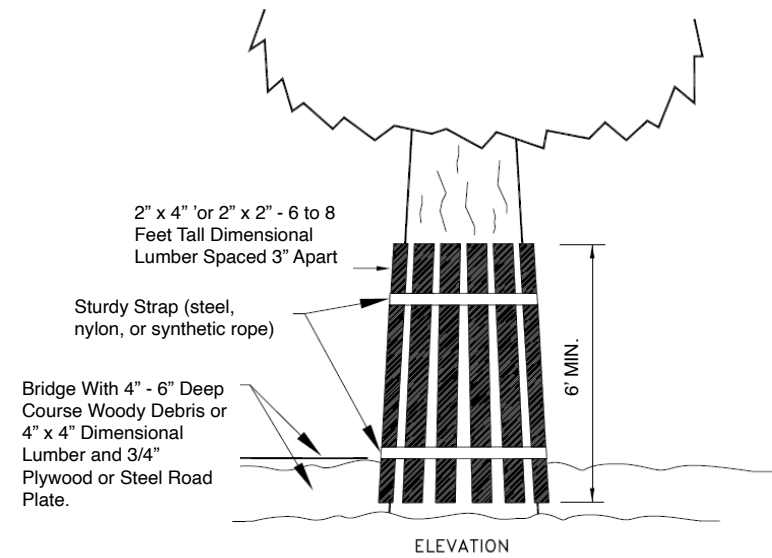
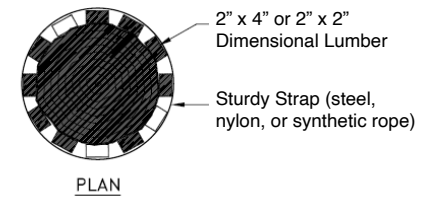
S-X TREE PROTECTION

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



D2: Plan Sheet Detail S-Y (Type III)**SECTION VIEW****S-Y****TRUNK PROTECTION WITH WATTLE**

Note: See Local Ordinance Requirements and Arborist's Report for Additional Protection Specifications and Guidelines.

**Trunk Protection Vertical Timber Detail**

D3: Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

1. **Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. **Area type to be fenced:** Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
3. **Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. **Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).



All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Prohibited Activities

The following are prohibited activities within the TPZ:

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



Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.



Appendix E: Tree Protection Signs
E1: English

Warning

Tree Protection Zone

**This Fence Shall Not Be Removed
And Is Subject To Penalty According To
Town Code 29.10.1025**



E2: Spanish

Cuidado Zona De Arbol Pretejido

Esta valla no podrán ser sacados
Y está sujeta a sanción en función de
Código Ciudad del 29.101025



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B



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April 1, 2022

Ryan Safty
Associate Planner
Community Development Department
110 E. Main Street
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Regarding recommendations for bridging for tree and soil protection. Below are the specifications for performing this type of protection scheme when fence is not practical or encroachment is within the typical TPZ radius. The neighbor fence will protect the trunk.

Tree protection will be focussed around the adjacent coast redwood #884. The protection fence will need to be placed at the property boundary at a radius of 30 feet where possible around this tree. If not possible construction monitoring and bridging will be required for activity under the tree. For bridging place at least four inches of mulch, bark, or wood chips in the TPZ encroachment area or use 4 x4 timbers (dimensional lumber) on the soil surface. Place three quarter inch plywood or steel road plate on the lumber or mulch to create a soil compaction barrier within the Tree Protection Zone.

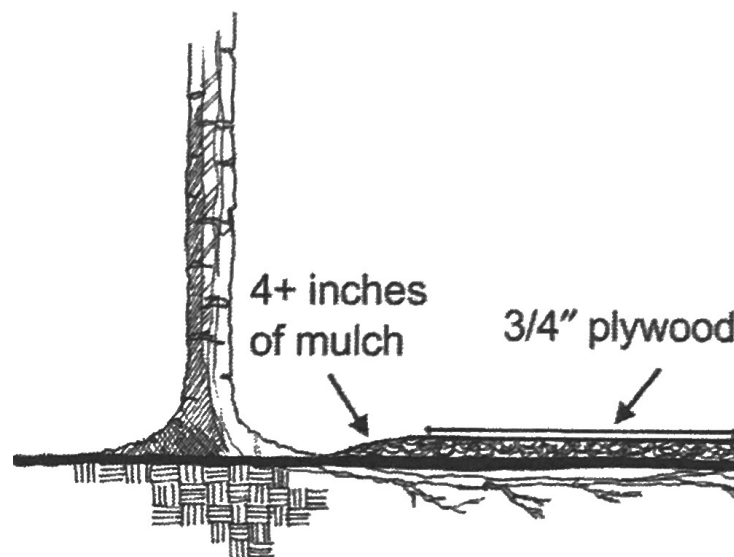


FIGURE 1: BRIDGING FOR ROOT PROTECTION



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

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April 7, 2022

Planning Department, Town of Los Gatos

RE: Response to Consulting Arborist / 16195 George Street

Based on the suggestions from the consulting arborist expressing a desire for larger drought tolerant trees, I made the following changes based on available planting locations, proximity to structures, overhead clearances, seasonal interest, screening ability, WUCOLS "Low" water requirements, canopy size, and ease of maintenance.

Instead of Chinese Pistache for the street trees (which would match the trees across the street), these have been changed to *Quercus suber* (Cork Oak). The Cork Oak was selected over the Coast Live oak, as it will be more manageable in size and still provide a large evergreen canopy to shade the paving at the street and sidewalk. For the shade trees inside the property have been changed to Chinese Pistache. The *Pistachia chinensis* was selected over *Zelkova serrata* because it has more seasonal interest and is rated as Low-water use, as opposed to the Zelkova which is Moderate-water use. For the screening/privacy planting along the sides of the property, the plants have been changed from *Prunus caroliniana* 'Compacta' to *Prunus caroliniana*. We are looking for evergreen trees that will be appropriate for screening in narrow areas. The *Prunus caroliniana* is also Low-water use. The remainder of the trees are *Lagerstroemia* x 'Natchez' to add more shade, flowering species, and seasonal interest where we have smaller planter beds.

The replacement requirements count equals to 27 each, 24" box trees.

Current plan proposes 28 trees, consisting of 12 each, 24" box (*Quercus suber*, *Pistachia chinensis* 'Keith Davey', and *Lagerstroemia* x 'Natchez') and 16 each, 15 gallon (*Prunus caroliniana*)

I tried to fit as many trees on the properties, where it made sense. Let me know if this helps.

As noted on Grading and Drainage plan, existing tree #884 will require bridging for tree protection and observation during grading.

Chinese Pistache and Cork Oak trees grow from 30 to 60 feet. Table located on L-3.
Trees 1,4,5,8,16,17,18,19.

Thanks,

Natalie Tan

Landscape Architect

NTLA Design

[P.O. Box 972 Ben Lomond, California 95005](mailto:P.O.Box 972 Ben Lomond, California 95005)

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STREET PERSPECTIVE

4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE, AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020.

2. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to an existing one- and two-family dwelling that have an existing fire sprinkler system. **Exceptions:** 1) One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code.

3. **Fire Apparatus (Engine) Access Driveway Required:** (As noted on Sheet A-1) Provide an access driveway with a paved all weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503.

4. **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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

5. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

6. **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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PLANNING 2-28-22	2
PLANNING 7-12-22	3

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555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126

4 UNIT CONDOMINIUM PROJECT FOR:
GEORGE STREET PARTNERS. LLC
16195 GEORGE STREET, LOS GATOS, CA

Date	5 - 10 - 21
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-029
Sheet	T-1
of	Sheets

Tree Protection Zones and Fence Specifications

- All persons, shall comply with the following precautions**

- ## Prohibited Activities

The following are prohibited activities within the TPZ:

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

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Notes:

- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z13.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.

The tree protection fence: Fencing shall be comprised of six foot high chain link mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground.

Minimum 2" thick mulch layer

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

SECTION VIEW

9.5' x 11'
sign
laminated in
plastic; spaced
every 50
along the
fence.

6' x 6'

**KEEP OUT
TREE
PROTECTION
AREA**

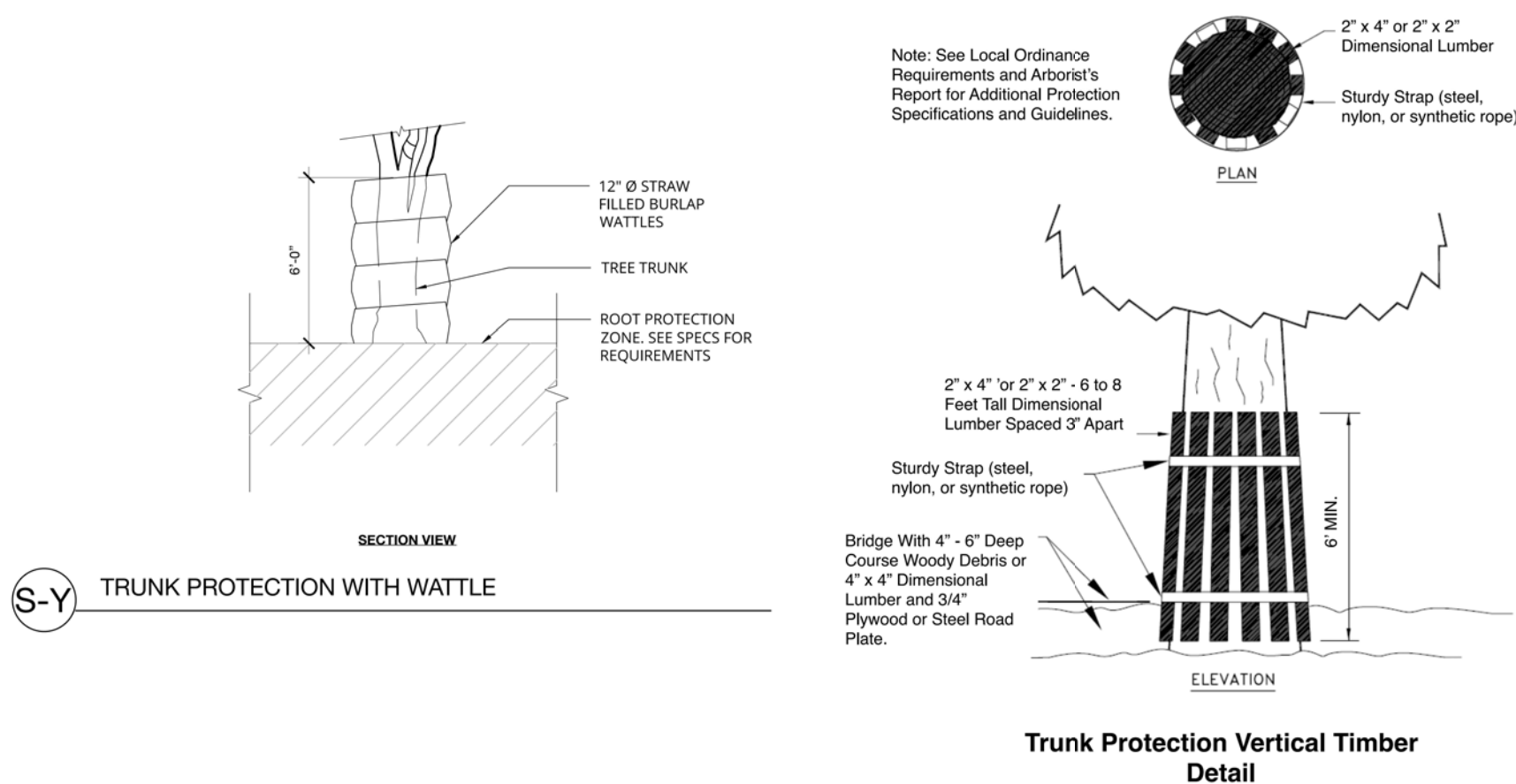
1 7/8"

SECTION VIEW

TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE TREE TOOLKIT
Modified by Meridian Consulting
Berkeley, CA, 2015

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



Tree Protection

Typically there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) trunk protection only. Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K., and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Appendix D).

Tree protection will be focussed around adjacent coast redwood #884 and any associated grading or utilities nearby. The protection fence will need to be placed at the property boundary at a radius of 30 feet where possible. If not possible construction monitoring and bridging will be required for activity under the tree.

Conclusion

The plan is to demolish all the trees and structures and build a four unit residential housing complex. The inventory contains twelve (12) trees comprised of four (4) different species including eight mulberry, two coast redwoods, one walnut, and one sweetgum. The two coast redwoods originate on the adjacent sites and are considered Large Protected and there are no trees Exempt. Walnut #875 and sweetgum #885 are both poor condition while the mulberries are in fair shape, and the two adjacent coast redwoods #884 and #886 are in good condition. None of the trees originating on the site have good suitability for preservation and all the mulberries, walnut, and sweetgum do not measurably add to the site or community. The two coast redwoods originate on the adjacent properties and have the greatest benefit to the community, however they must be preserved regardless. All the trees on the site are expected to be highly impacted and removed (8 mulberries, 1 walnut, and 1 sweetgum). The storm drain and connection near coast redwood #884 should be moved closer to the interior or revised to avoid the tree. No other impacts are expected and #886 is far enough from the proposed improvements to be affected. The applicant will be required to replace 10 protected trees according to the ordinance. The selected replacement species are all small growing trees and will add little value. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. Tree protection will be focussed around the adjacent coast redwood #884. The protection fence will need to be placed at the property boundary at a radius of 30 feet where possible around this tree. If not possible construction monitoring and bridging will be required for activity under the tree. There were 12 trees appraised for a rounded depreciated value of \$51,220.00 of the two adjacent coast redwoods accounting for \$44,600 of that total. The value of the trees originating on the site is \$6,620.00.

N20° 33' 10"E
 61.63°

883 882
 881
 876 877
 880
 878 879
 875
 884
 885
 886

N20° 33' 10"E
 61.63°

GEORGE STREET
 292.49'

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018
831.331.8982 - rick@monarcharborist.com

Page 13 of 29

16195 George Street, Los Gatos

Tree Inventory, Assessment and Protection Report

August 9, 2021

Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Protection Status	Rounded Depreciated Value
black walnut (<i>Juglans nigra</i>)	875	24	20	Poor	Poor	High/ Remove	Protected	\$1,530.00
mulberry (<i>Morus alba</i>)	876	8	15	Fair	Poor	High/ Remove	Protected	\$350.00
mulberry (<i>Morus alba</i>)	877	8	15	Fair	Poor	High/ Remove	Protected	\$350.00
mulberry (<i>Morus alba</i>)	878	11	15	Fair	Poor	High/ Remove	Protected	\$670.00
mulberry (<i>Morus alba</i>)	879	12	15	Fair	Poor	High/ Remove	Protected	\$800.00
mulberry (<i>Morus alba</i>)	880	13	15	Fair	Poor	High/ Remove	Protected	\$930.00
mulberry (<i>Morus alba</i>)	881	10	15	Fair	Poor	High/ Remove	Protected	\$550.00
mulberry (<i>Morus alba</i>)	882	12	15	Fair	Poor	High/ Remove	Protected	\$800.00
mulberry (<i>Morus alba</i>)	883	10	15	Fair	Poor	High/ Remove	Protected	\$550.00
coast redwood (<i>Sequoia sempervirens</i>)	884	60	40	Good	N/A	Moderate	Large Protected	\$22,300.00
sweetgum (<i>Liquidambar styraciflua</i>)	885	4	10	Poor	Poor	High/ Remove	Protected	\$90.00
coast redwood (<i>Sequoia sempervirens</i>)	886	60	40	Good	N/A	Low	Large Protected	\$22,300.00

Recommendations

1. Place tree numbers on all the plans. Make sure the trees are clearly indicated for removal on all the plans. The trees should also be very clearly marked on site prior to removal.
2. Place tree protection fence around #884 at a radius of 30 feet. Move the storm drain adjacent to it to be closer to the center of the property and avoid grading within 30 feet of the outer trunk. Install temporary irrigation or soaker hoses in all tree protection zones and provide supplemental watering during construction within all TPZ areas. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about 1/2 GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.
3. Consider planting larger growing species on the site such as coast live oak (*Quercus agrifolia*), Chinese zelkova (*Zelkova serrata*), Atlantic cedar (*Cedrus atlantica* "Glauca") or other drought adapted species that grow to at least 40 feet. Tall.
4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a tree drip line or designated TPZ/CRZ.
6. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Alternatively create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."
7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
8. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in the place, with the correct materials, and at the proper distances.

TREE PROTECTION REQUIREMENTS

REVISIONS		BY
PLANNING 11-22-21		(1)
PLANNING 2-28-22		(2)
PLANNING 7-12-22		(3)
HOMETEC ARCHITECTURE, INC. RICHARD A. HARTMAN AIA. 408.995.0486 HometecArch@gmail.com		555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126 408.995.0486 HometecArch@gmail.com

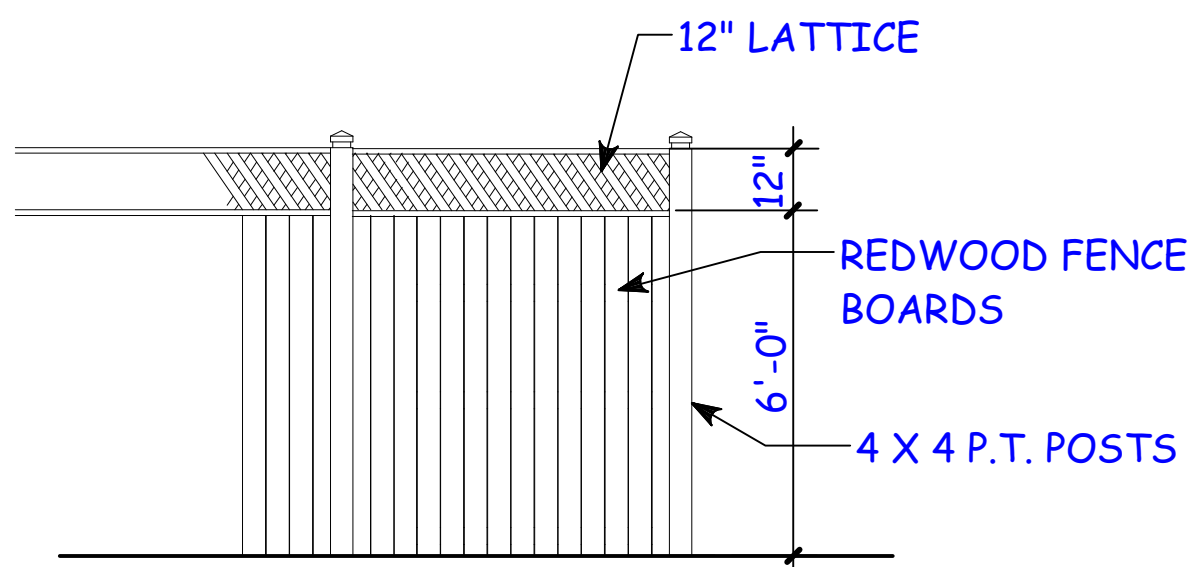
4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

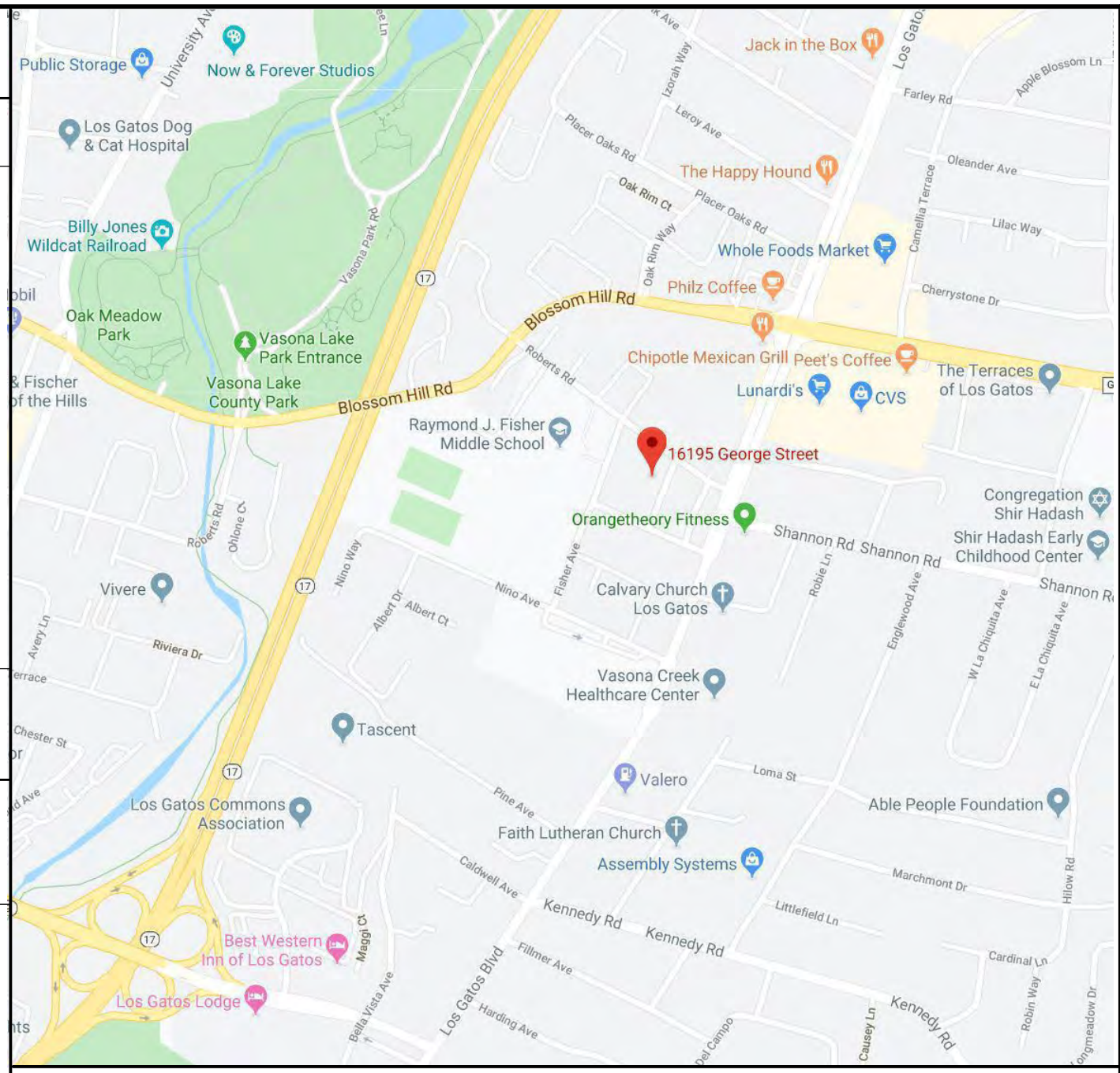
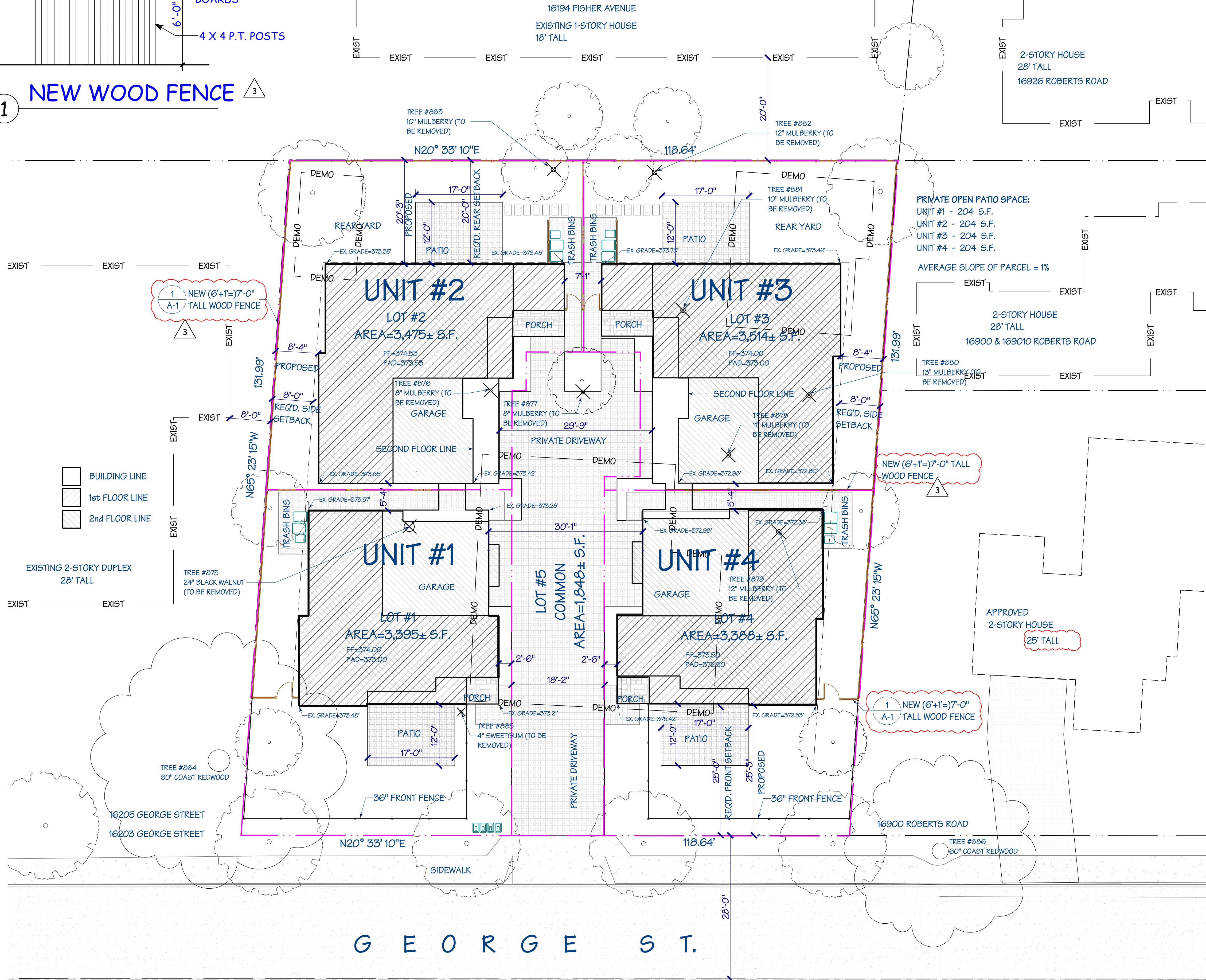
16195 GEORGE STREET, LOS GATOS, CA

Date	5 - 10 - 21
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-029
Sheet	T-2

of
Sheets



1 NEW WOOD FENCE



VICINITY MAP

A.P.N. :	529 - 18 - 051
ZONING:	RM : 5-12
LOT SIZE:	15,619 S.F.
EXISTING BUILDING:	2,144 S.F.
YEAR BUILT:	1910
BUILDING HEIGHT:	17'-0"

LOT SIZES	
LOT #1	3,395 S.F.
LOT #2	3,475 S.F.
LOT #3	3,514 S.F.
LOT #4	3,388 S.F.
LOT #5	1,847 S.F.
TOTAL	15,619 S.F.

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:
UNIT #1	934	1,218	2,152 S.F.
UNIT #2	1,202	1,286	2,488 S.F.
UNIT #3	1,190	1,274	2,464 S.F.
UNIT #4	932	1,228	2,160 S.F.
TOTAL:	4,258	5,006	9,264 S.F.

GARAGES:	4 X 420 = 1,680 S.F.
PORCHES:	163.6 S.F.
PARKING:	2 CARS COVERED PER UNIT

LOT COV. ALLOWED:	15,620 X .40 = 6248 S.F.
PROPOSED:	6,101.6 = 39 %
F.A.R. ALLOWED:	15,620 = 4,140 S.F.
PROPOSED:	9,264 = 59.3 %
F.A.R. GARAGE ALLOWED:	15,620 = 1,098 S.F.
PROPOSED:	1,680 = 10.7 %

TYPE OF CONSTRUCTION: VB
OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2019 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

REVISIONS

BY

PLANNING

11-22-21

1

PLANNING

2-28-22

2

PLANNING

7-12-22

3

RICHARD A. HARTMAN

A.L.A.

408-995-0496

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4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

Date

5 - 10 - 21

Scale

1" = 10' - 0"

Drawn

RAH

Job

19-029

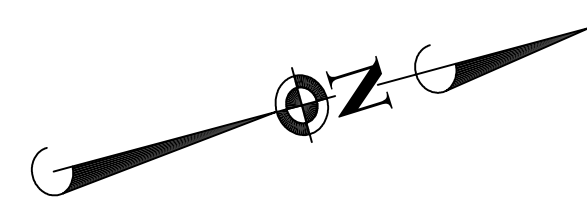
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A-1

of

Sheets

SITE PLAN
1" = 10' - 0"



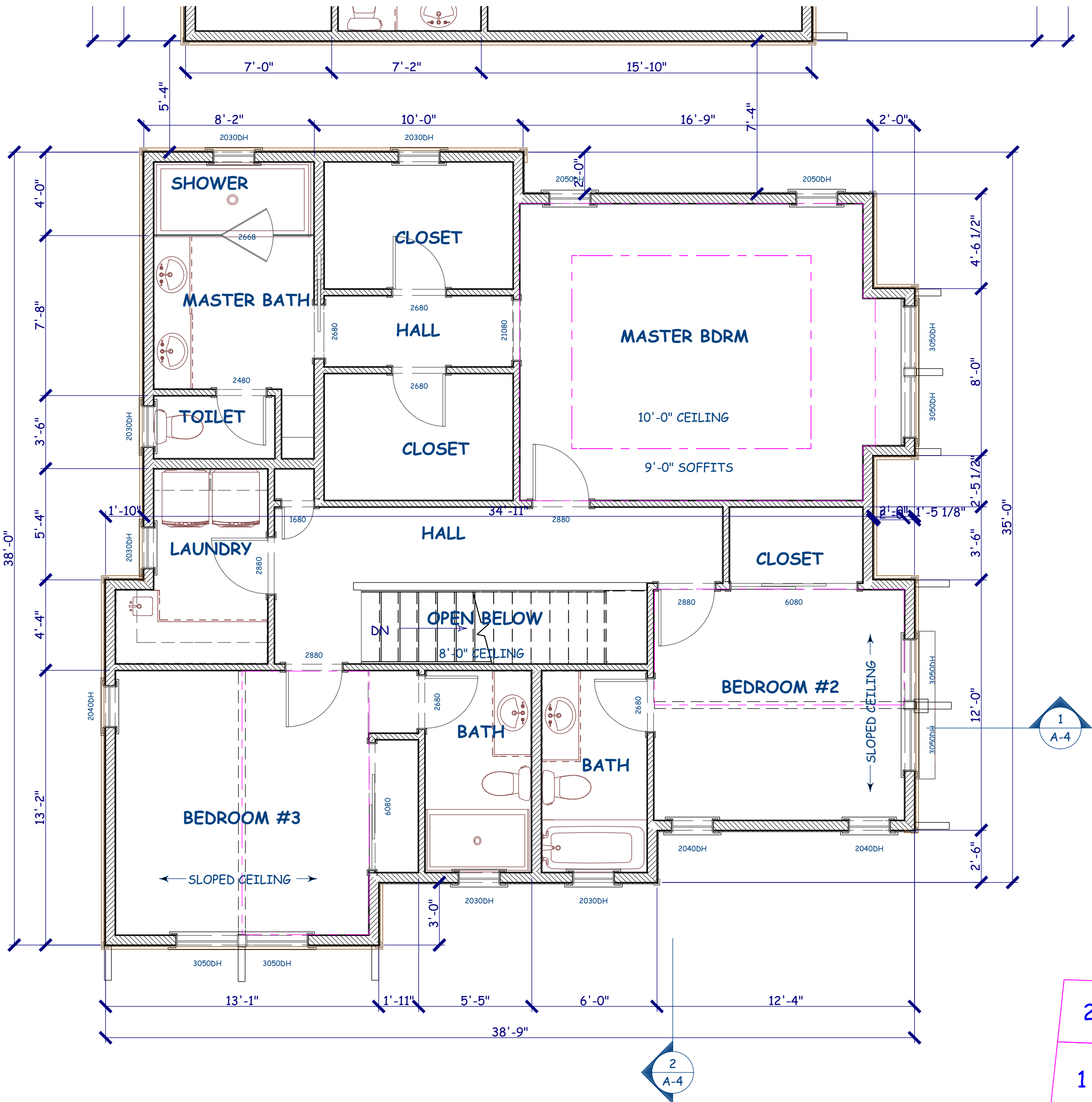


UNIT #1 - SIDE PERSPECTIVE

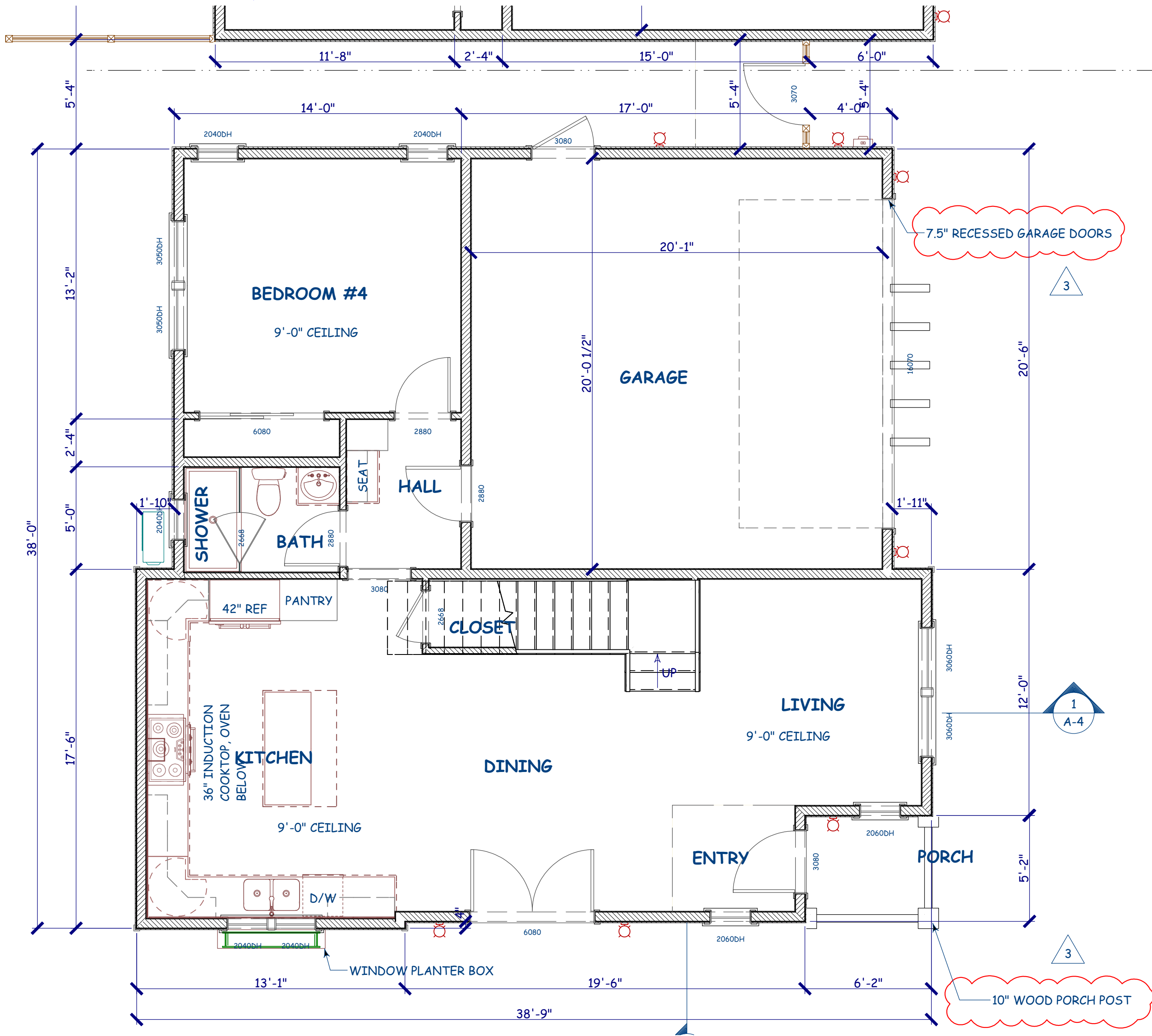
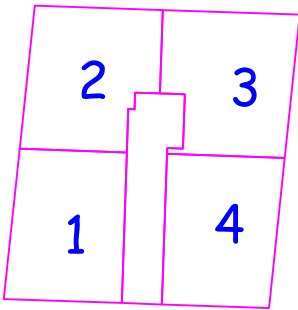


UNIT #1 - FRONT PERSPECTIVE

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:	GARAGES:
UNIT #1	934	1,218	2,152 S.F.	420
UNIT #2	1,202	1,286	2,488 S.F.	420
UNIT #3	1,190	1,274	2,464 S.F.	420
UNIT #4	932	1,228	2,160 S.F.	420
TOTAL:	4,258	5,006	9,264 S.F.	1,680 S.F.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



UNIT #1

REVISIONS

BY

PLANNING
11-22-21

1

PLANNING
2-28-22

2

PLANNING
7-12-22

3

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4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

Date

5 - 10 - 21

Scale

1/4" = 1'-0"

Drawn

RAH

Job

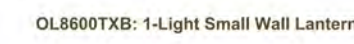
19-029

Sheet

A-2

of

Sheets



Dimensions:

Width:	9"	Extends:	10 3/8"
Height:	9 9/16"	Wing:	8"
Weight:	1.32 lbs.	Mounting Proc.:	Double Cap Nuts

Bulbs:

1 - Medium A21 100W Max. 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. (Photometry available.)

Material List:

1 Body - Aluminum - Textured Black

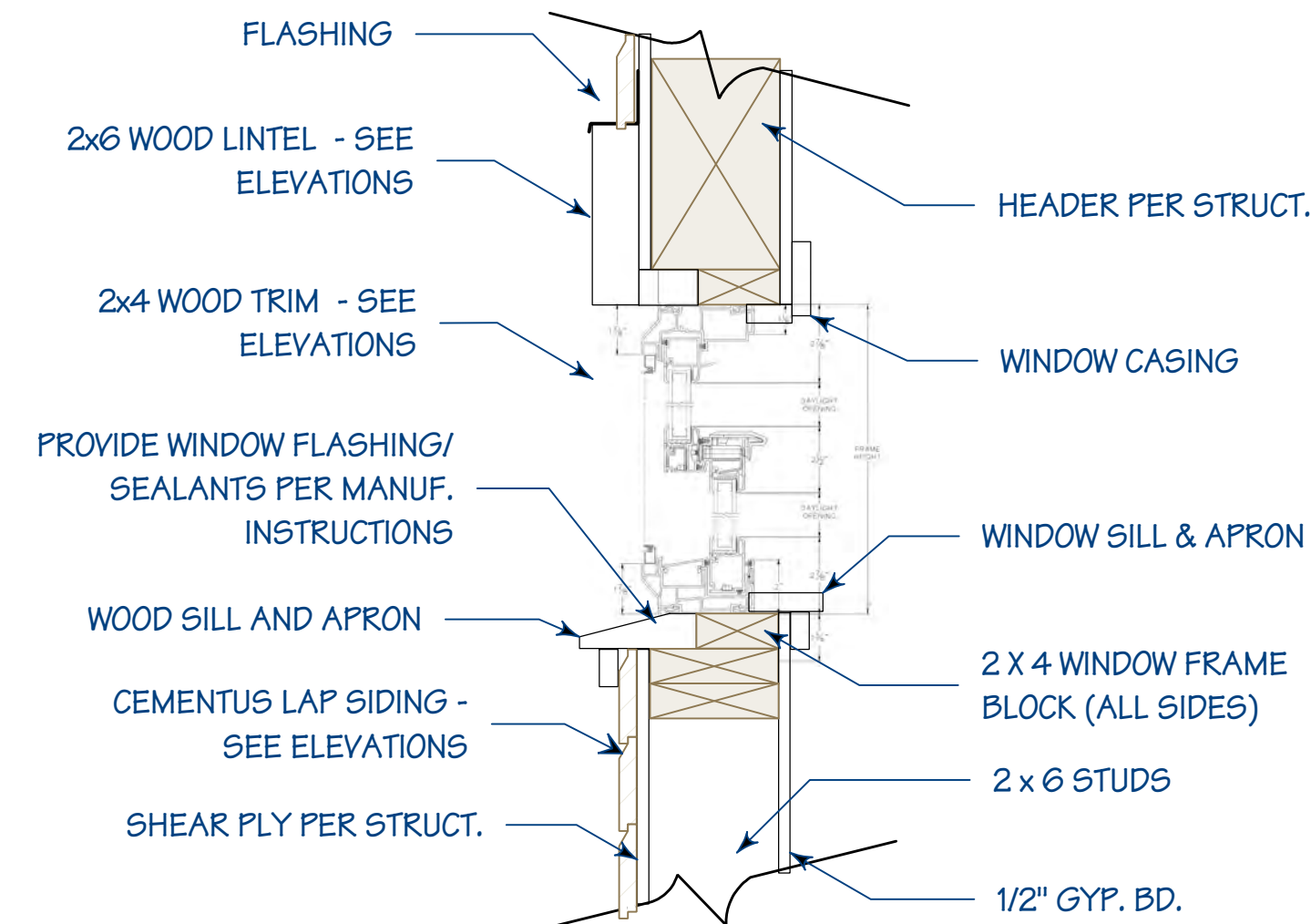
Safety Listing:

Safety Listed for Wet Locations

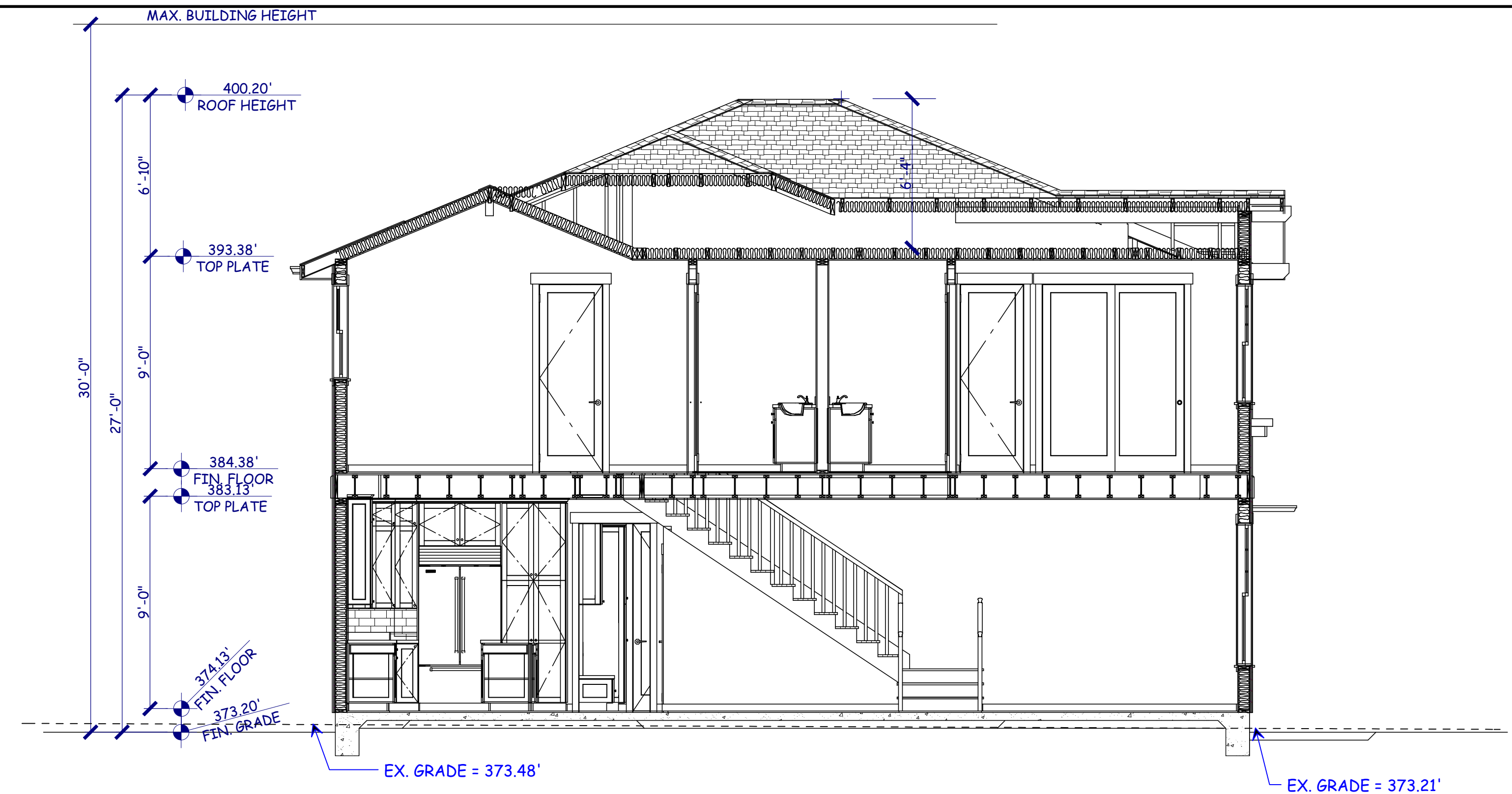
Instruction Sheets:

English (CL8600)

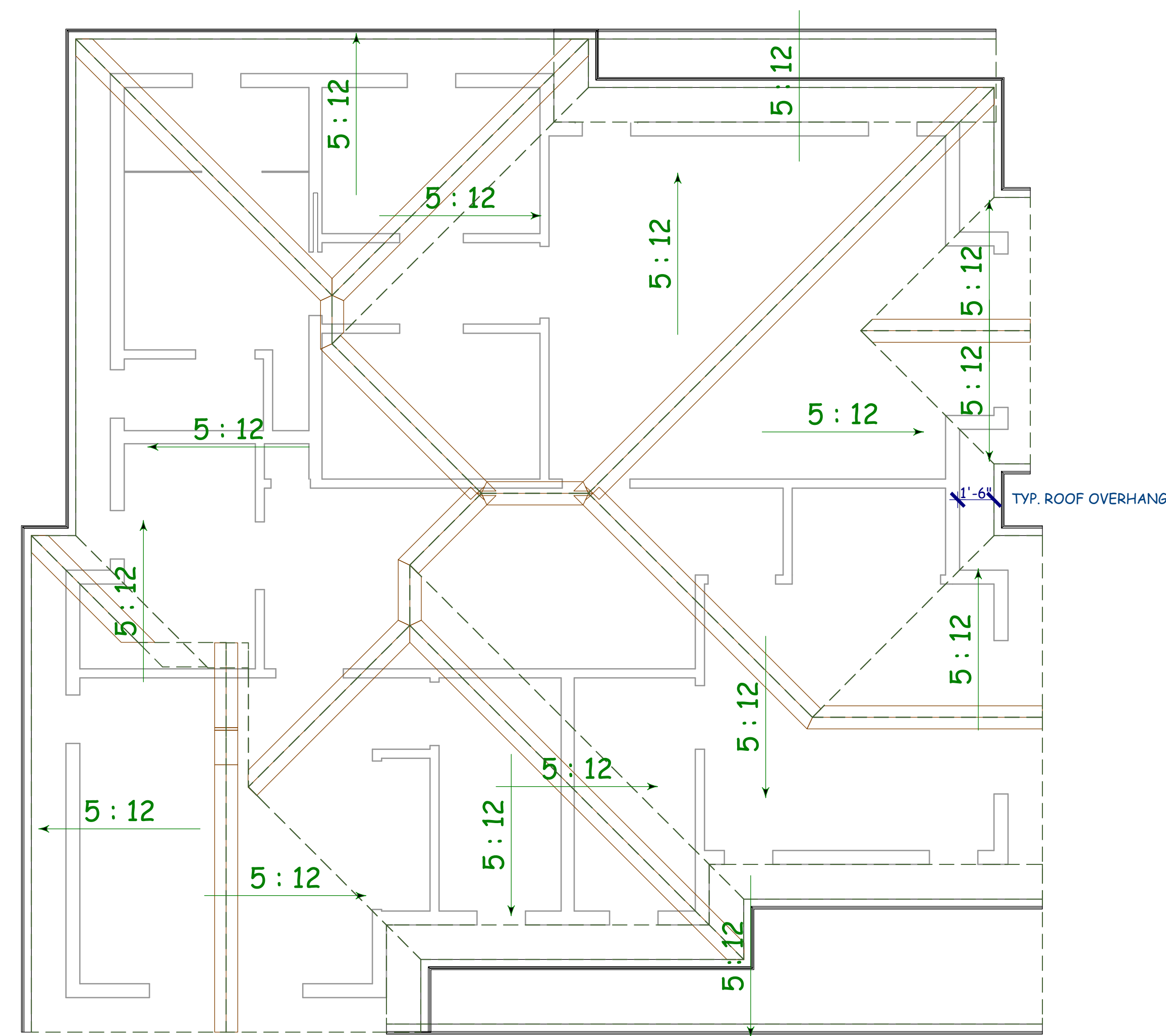
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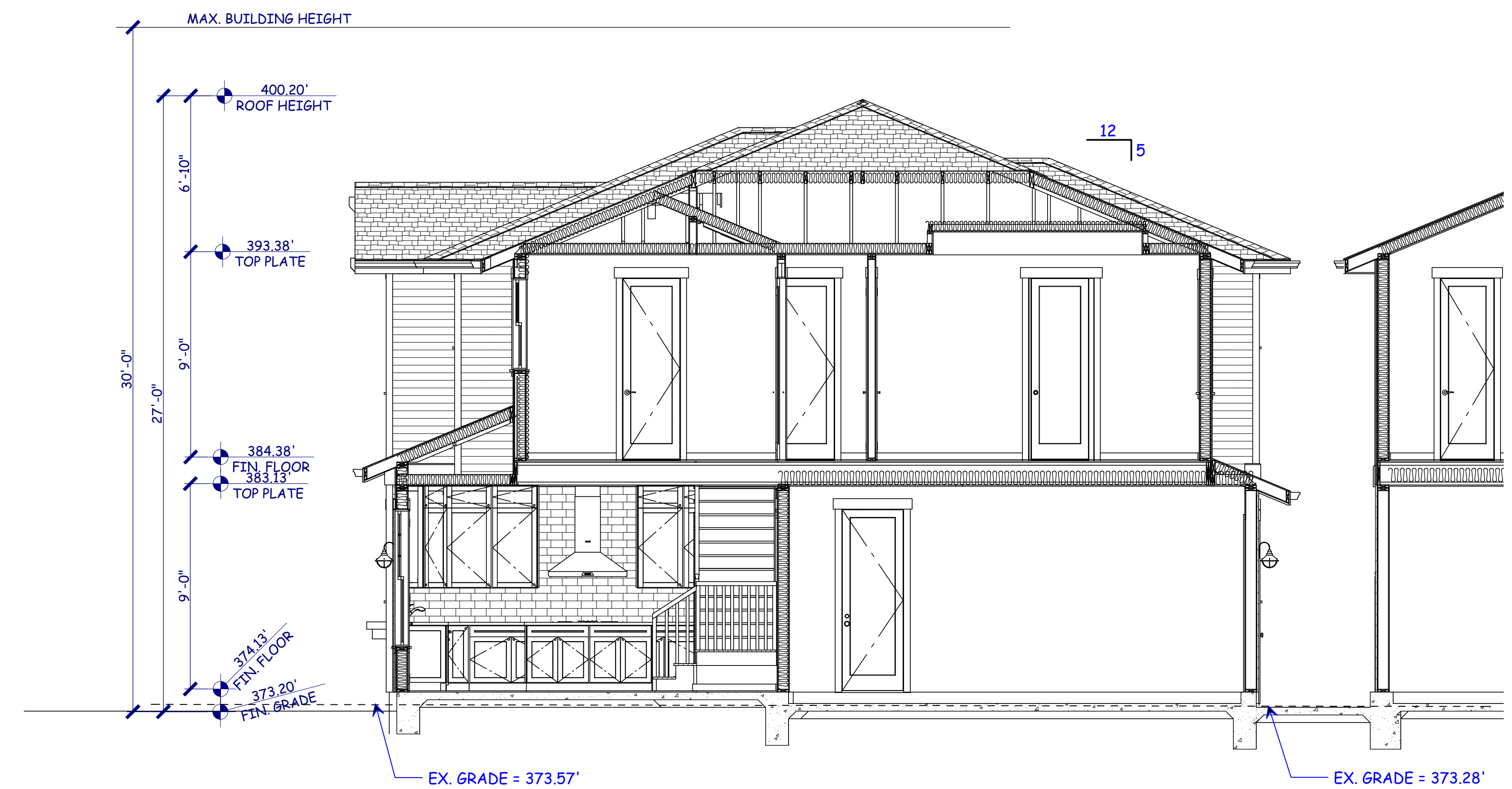
4. TYPICAL WINDOW TRIM



1 SECTION



ROOF PLAN



2 SECTION

UNIT #1

REVISIONS	BY
PLANNING 1-22-21	1
PLANNING 2-28-22	2
PLANNING 7-12-22	3

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4 UNIT CONDOMINIUM PROJECT FOR:
GEORGE STREET PARTNERS. LLC
16195 GEORGE STREET, LOS GATOS, CA

ate	5 - 10 - 21
scale	1/4" = 1'-0"
awn	RAH
b	19-029
sheet	A-4
	Sheets

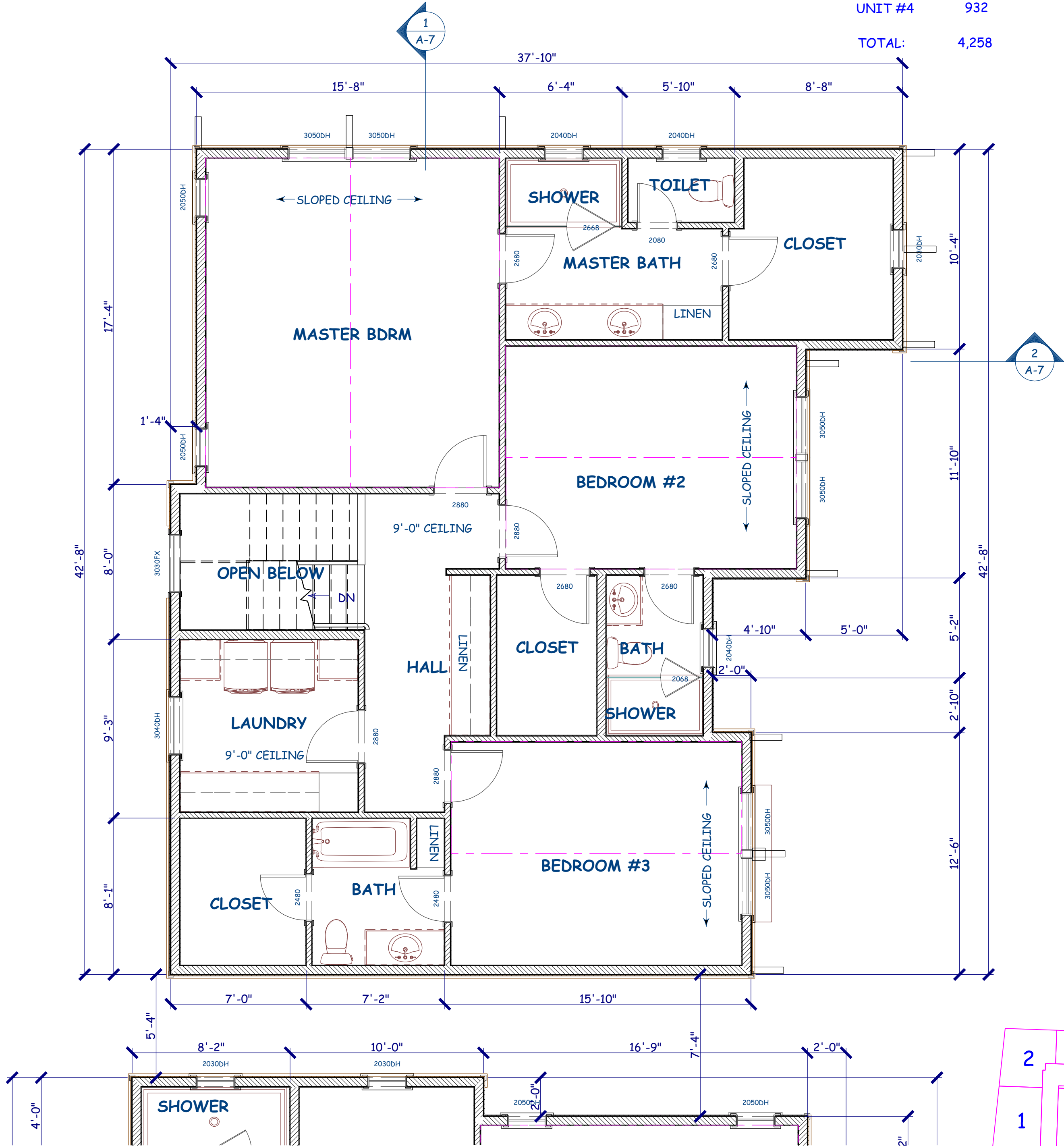


UNIT #2 - REAR PERSPECTIVE

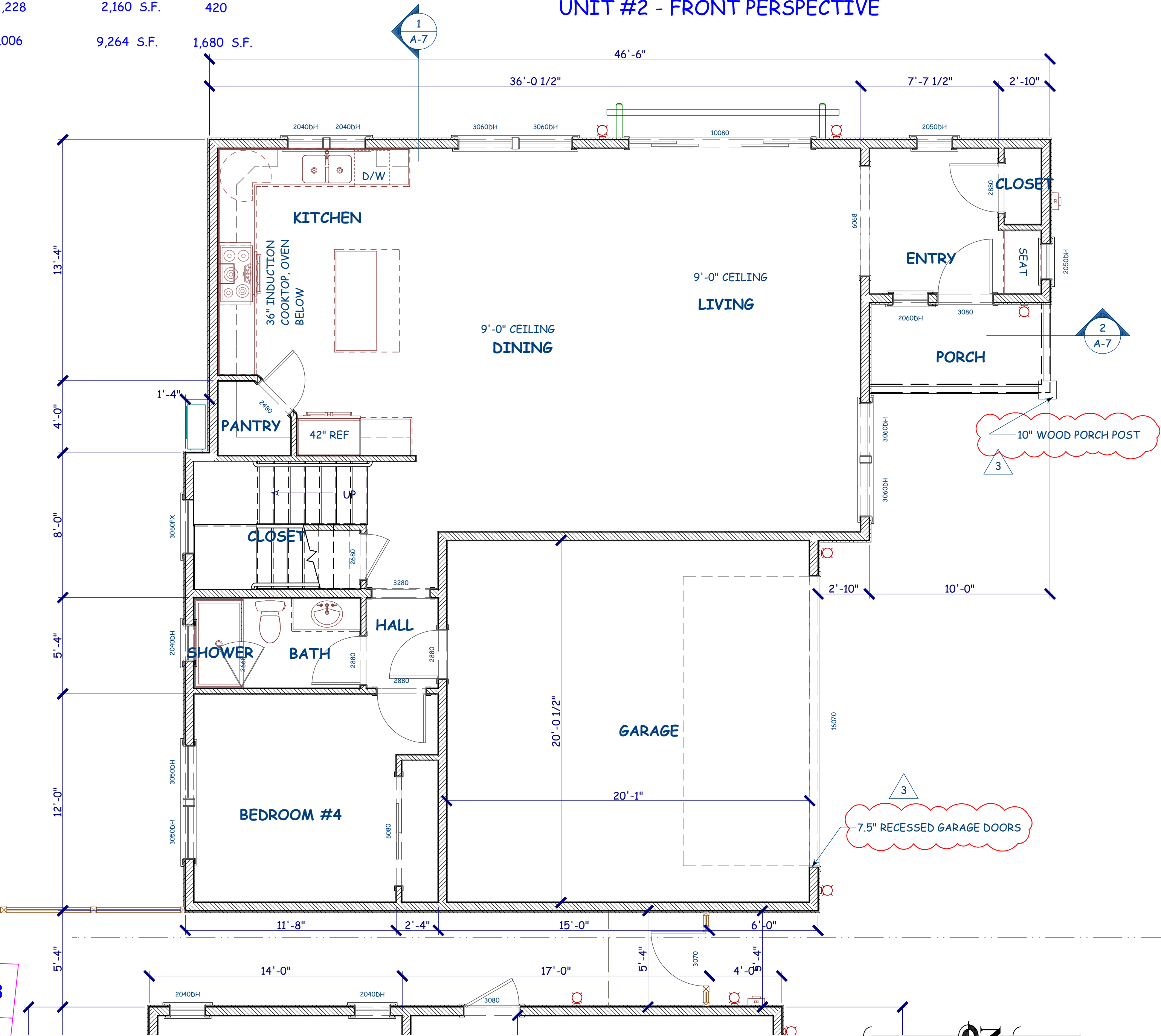


UNIT #2 - FRONT PERSPECTIVE

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:	GARAGES:
UNIT #1	934	1,218	2,152 S.F.	420
UNIT #2	1,202	1,286	2,488 S.F.	420
UNIT #3	1,190	1,274	2,464 S.F.	420
UNIT #4	932	1,228	2,160 S.F.	420
TOTAL:	4,258	5,006	9,264 S.F.	1,680 S.F.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT #2

REVISIONS

BY

PLANNING

11-22-21

1

PLANNING

2-28-22

2

PLANNING

7-12-22

3

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4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

Date

5 - 10 - 21

Scale

1/4" = 1'-0"

Drawn

RAH

Job

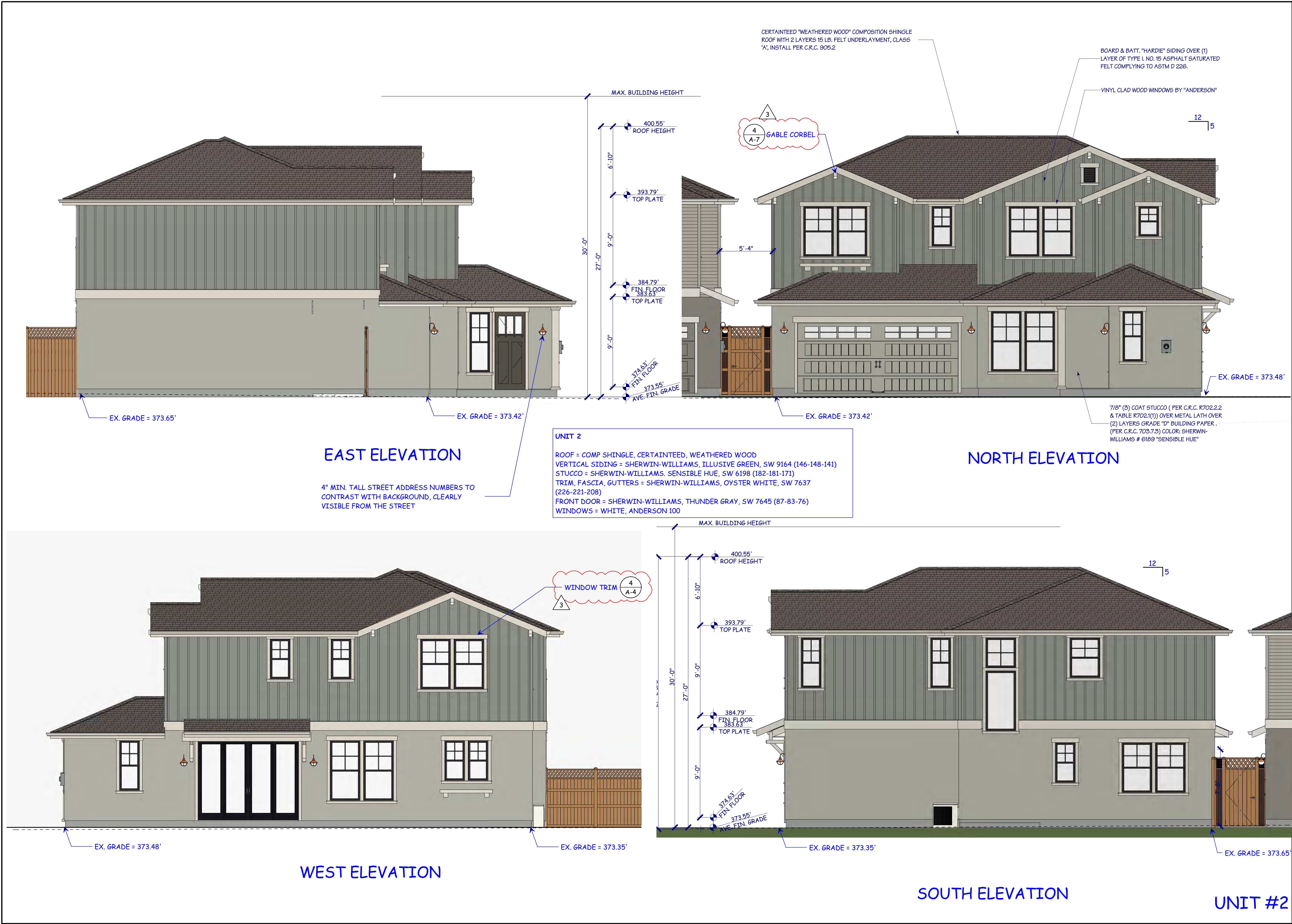
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Sheet

A-5

of

Sheets



REVISIONS		BY
PLANNING	11-22-21	1
PLANNING	2-28-22	2
PLANNING	7-12-22	3

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4 UNIT CONDOMINIUM PROJECT FOR:
GEORGE STREET PARTNERS. LLC
16195 GEORGE STREET, LOS GATOS, CA

Date	5 - 10 - 21
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-029
Sheet	A-6
of	Sheets



Collection: Rustic Station

UPC #: 014817587885

Finish: Textured Black (T8B)

Backplate / Canopy Details									
Type	Height	Length	Width	Depth	Finish	Outer Box Up	Outer Box Down		
Back Plate	6 1/2"	4 1/2"	1"	1"	Textured Black	4 1/4"	4 1/4"		

Shipping Information:

Category	Type	Quantity	UPC	Length	Width	Height	Weight	Est. Class	Est. Ship
Individual	CL8600T8B	1	014817587885	13	12.25	11.75	1.05	2.7	Yes
Box		12		12	12	12	12.5	12.5	Yes
Box		12		12	12	12	12.5	12.5	Yes
Box		12		12	12	12	12.5	12.5	Yes

Dimensions:
Width: 9 1/2"
Height: 9 5/8"
Bulb: 1.22 Bc
Mounting Post: Double Cap Nuts

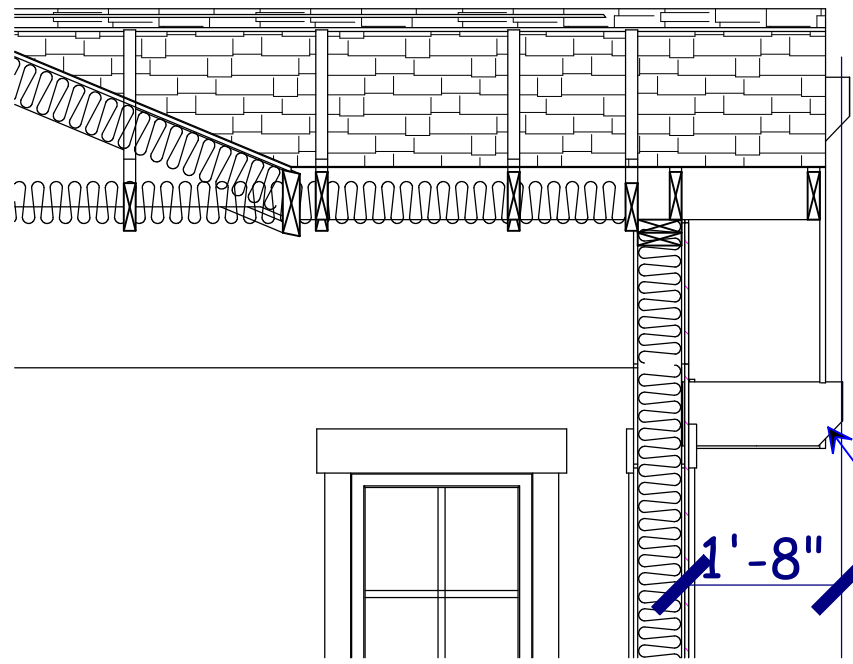
Example: 10 3/8"
Width: 9"
Height: 9 5/8"
Bulb: 1.22 Bc
Mounting Post: Double Cap Nuts

Features:
• Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry available.

Material List:
1 Body - Aluminum - Textured Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (CL8600)
Trilingual (English, Spanish, and French) (CL8600-CL8601-CL8604)



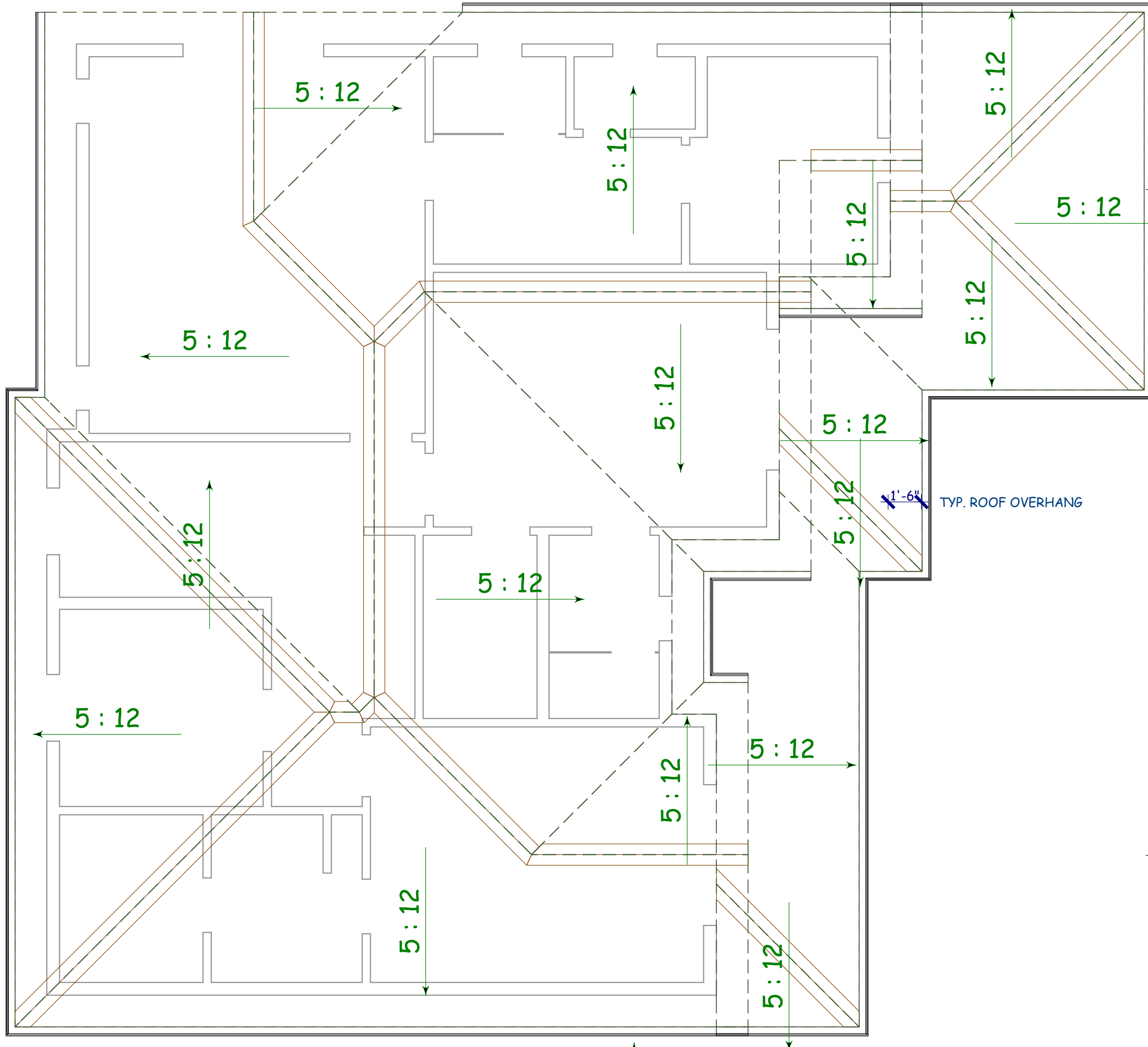
4 x 8 CORBEL WITH
BOTTOM CLIP (TYP.)

4

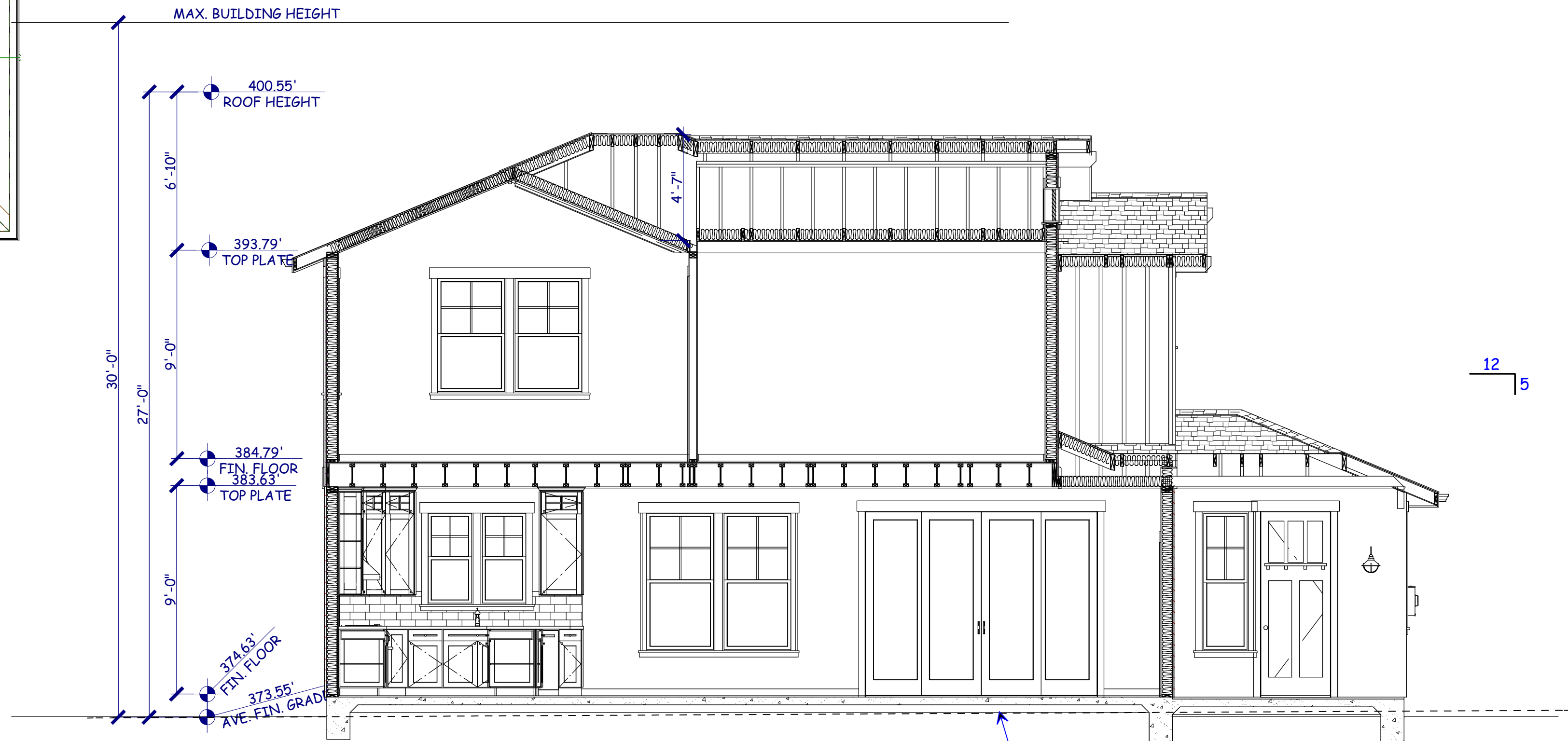
GABLE CORBEL

3

WALL LAMP

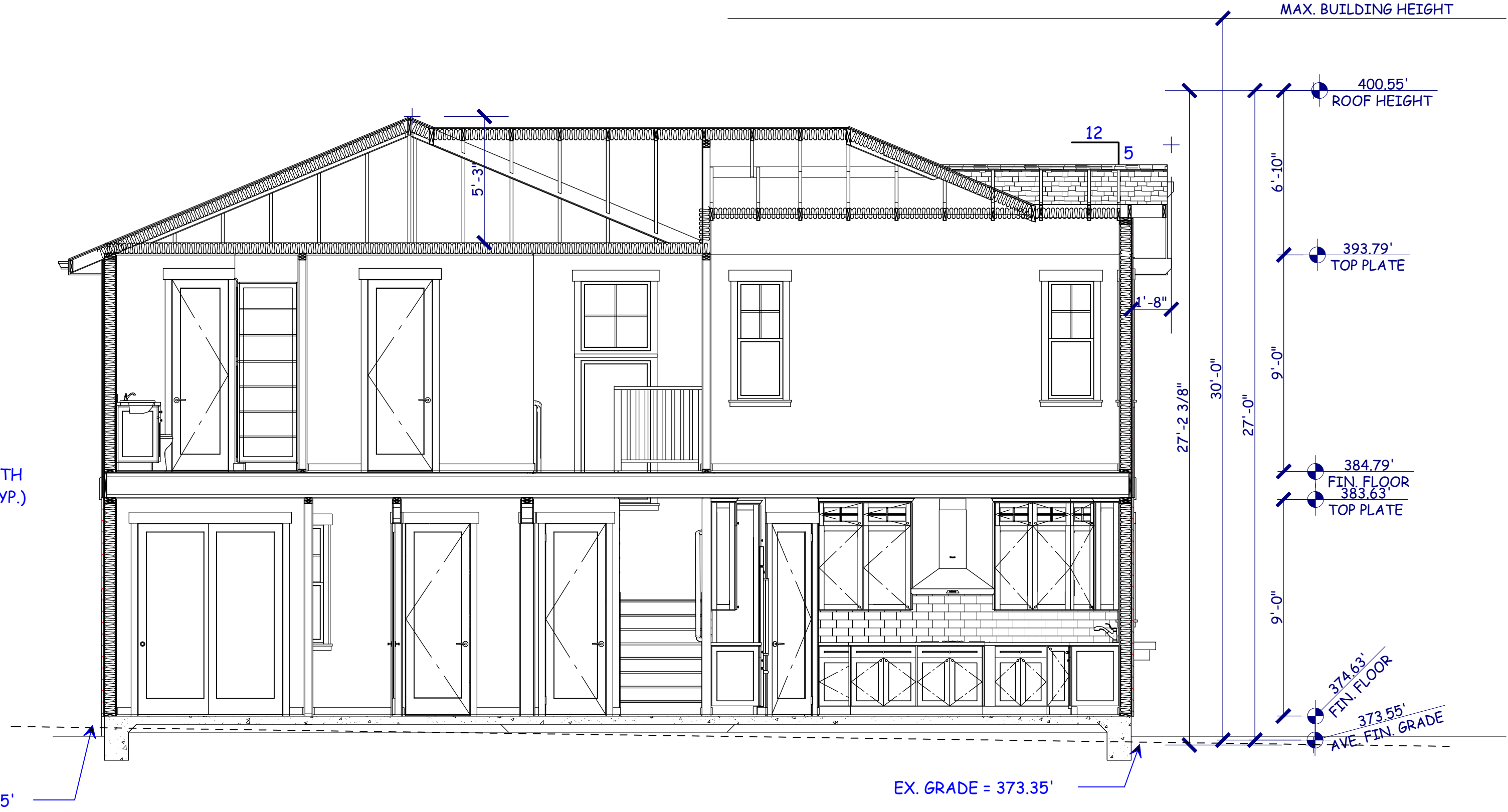


ROOF PLAN



2

SECTION



1

SECTION

UNIT #2

REVISIONS	BY
PLANNING 11-22-21	1
PLANNING 2-28-22	2
PLANNING 7-12-22	3

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4 UNIT CONDOMINIUM PROJECT FOR:
GEORGE STREET PARTNERS. LLC
16195 GEORGE STREET, LOS GATOS, CA

Date: 5 - 10 - 21
Scale: 1/4" = 1'-0"
Drawn: RAH
Job: 19-029
Sheet: A-7
of: Sheets

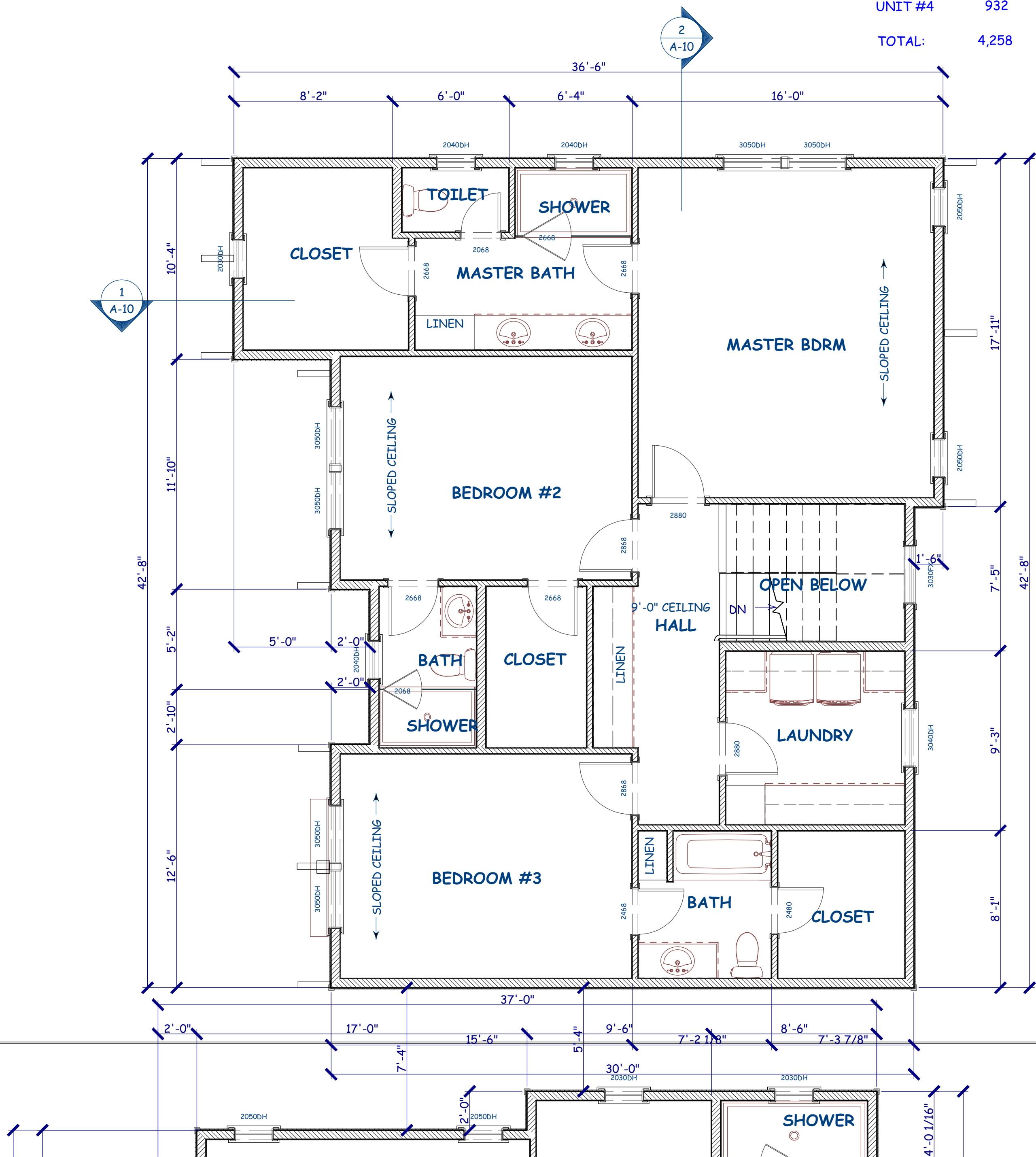


UNIT #3 - REAR PERSPECTIVE

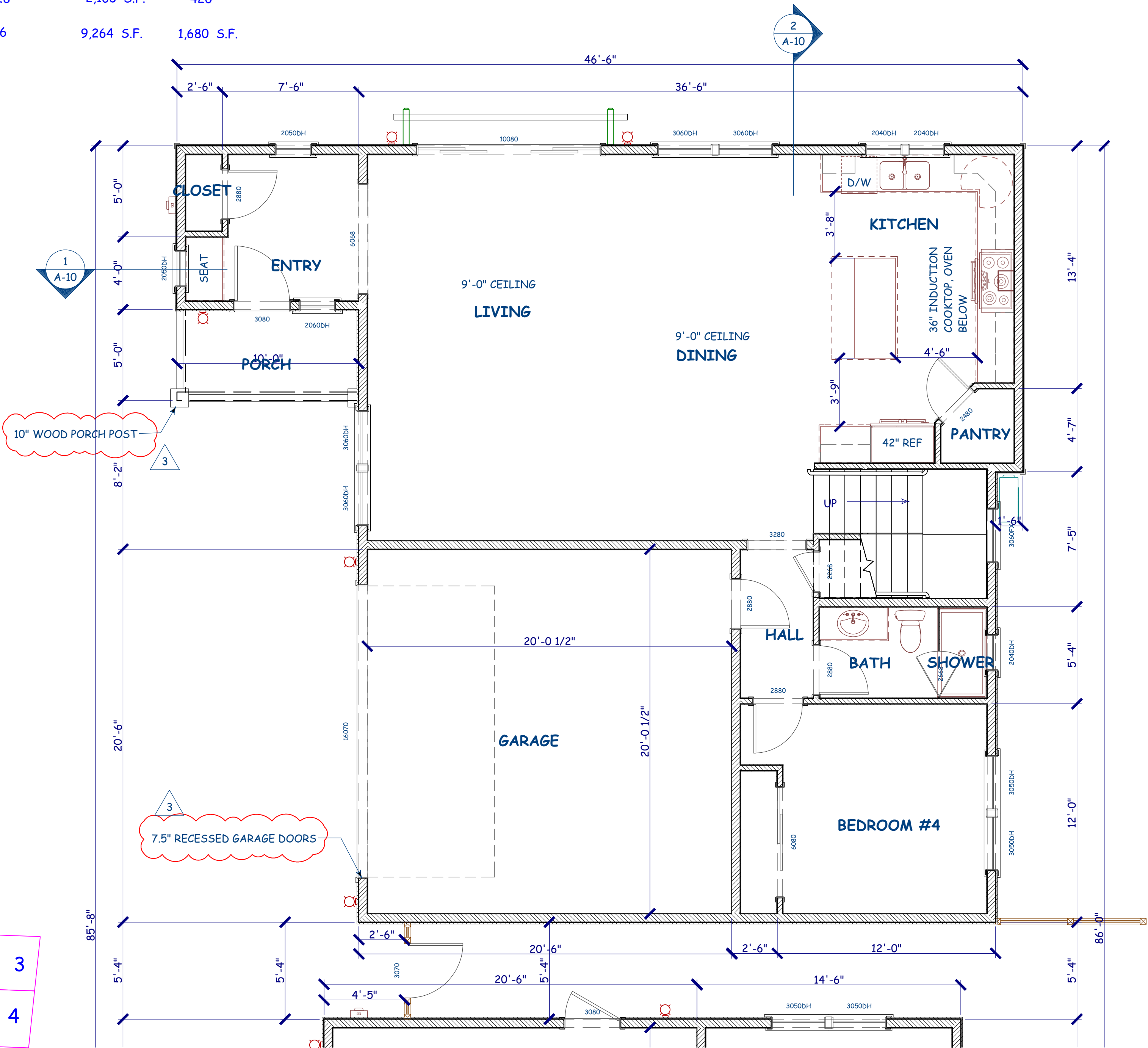
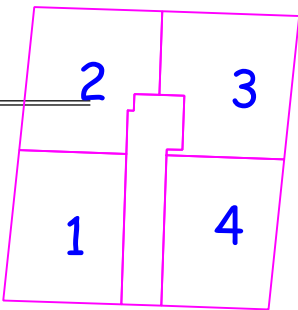


UNIT #3 - FRONT PERSPECTIVE

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:	GARAGES:
UNIT #1	934	1,218	2,152 S.F.	420
UNIT #2	1,202	1,286	2,488 S.F.	420
UNIT #3	1,190	1,274	2,464 S.F.	420
UNIT #4	932	1,228	2,160 S.F.	420
TOTAL:	4,258	5,006	9,264 S.F.	1,680 S.F.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT #3

REVISIONS

BY

PLANNING

11-22-21

1

PLANNING

2-28-22

2

PLANNING

7-12-22

3

HOMETEC

ARCHITECTURE, INC.

RICHARD A. HARTMAN

A.L.A.

488-995-0496

hometecave@gmail.com

555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126

4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

Date

5 - 10 - 21

Scale

1/4" = 1'-0"

Drawn

RAH

Job

19-029

Sheet

A-8

of

Sheets

Specifications:

Description:

LED wall lantern with etched white linen glass. Includes dark sky shield for full cut-off illumination or remove for a traditional lighting effect. 120V AC replaceable LED module, 1,211 lumens, 3000K color temperature and 90+ CRI.

Construction:

- Black (-31) (powdercoat)
- Aluminum construction
- Etched White Linen glass cylindrical diffuser
- LED Module is replaceable (part # 93053641)
- Flicker-free dimming to 10% brightness with most ELV type dimmers (See Dimming Notes)
- Title 24 compliant
- Back plate covers a standard 4" hexagonal recessed outlet box
- 4-1 1/16" W., 6-1 1/4" ht., 1" depth
- Mounting strap for outlet box included
- Six inches of wire supplied

Performance:

Number of Modules	1
Input Power	17W
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW	1211/71.2 (LM-79) per module
CCT	3000K
CRI	90
Life	60,000 (L70/TM-21)
EMF/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30° C
Max. Operating Temp	30° C
Warranty	5 year warranty
Labels	cCSAus Wet location listed
	ENERGY STAR® qualified

P6085-3130K9

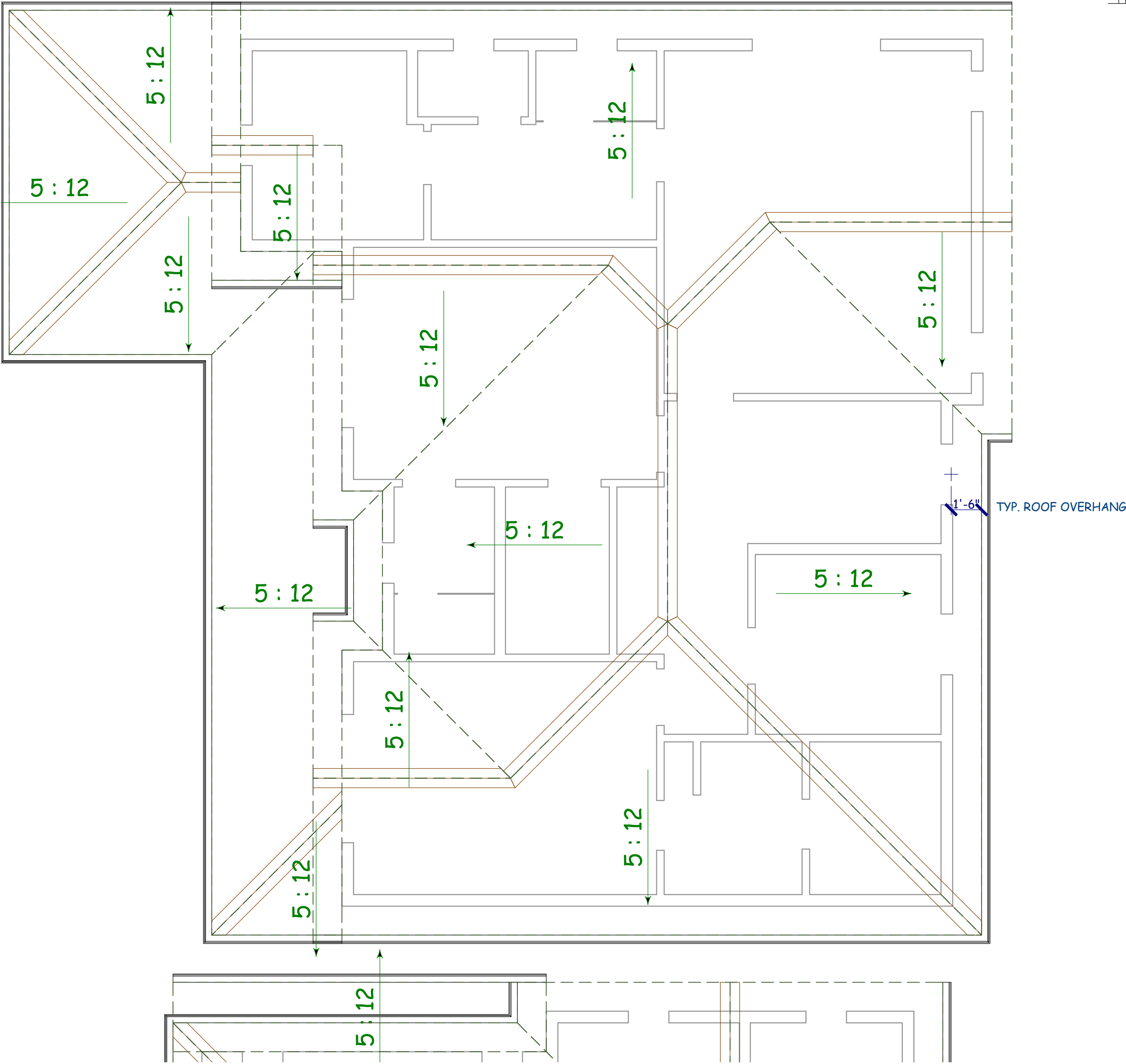
Images:



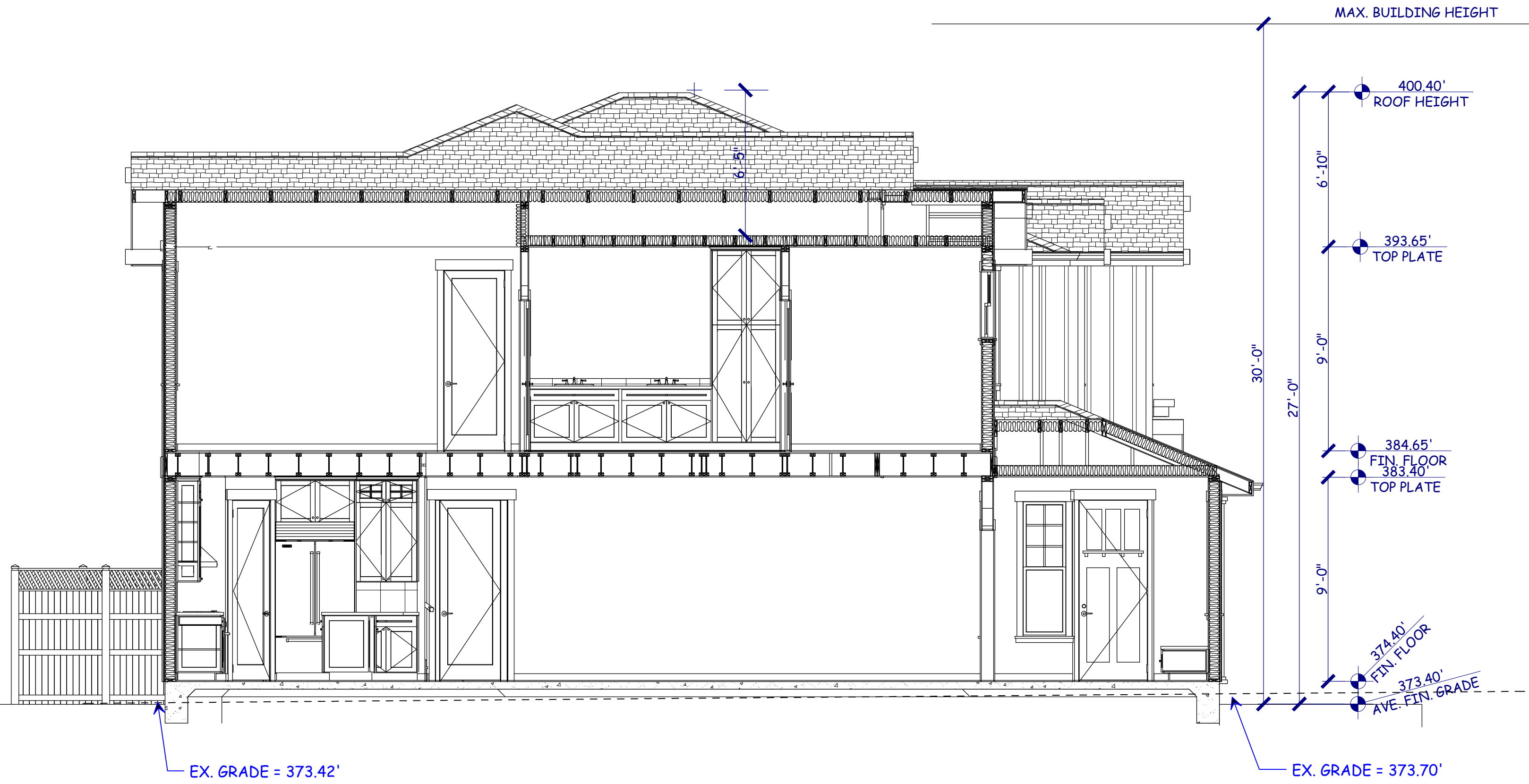
Dimensions:

Width: 9"
Height: 12-1/2"
Depth: 10-1/2"
H/CTR: 3-1/8"

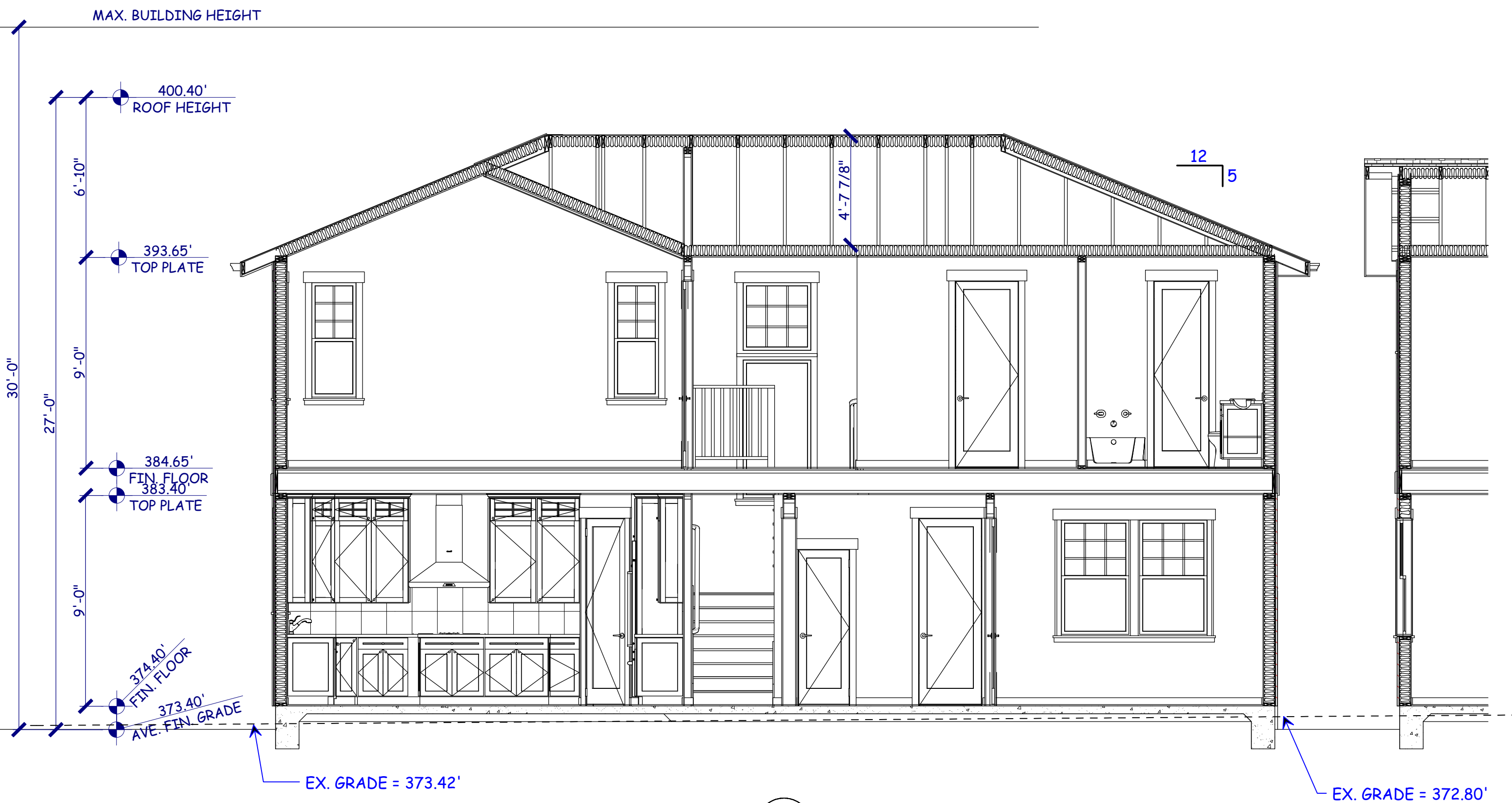
Glass: 5-5/16" dia.
Height: 7-3/8"



ROOF PLAN



1 SECTION



2 SECTION

UNIT #3

REVISIONS

BY

PLANNING	11-22-21	1
PLANNING	2-28-22	2
PLANNING	7-12-22	3

HOMETEC

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4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

Date

5 - 10 - 21

Scale

1/4" = 1'-0"

Drawn

RAH

Job

19-029

Sheet

A-10

of

Sheets

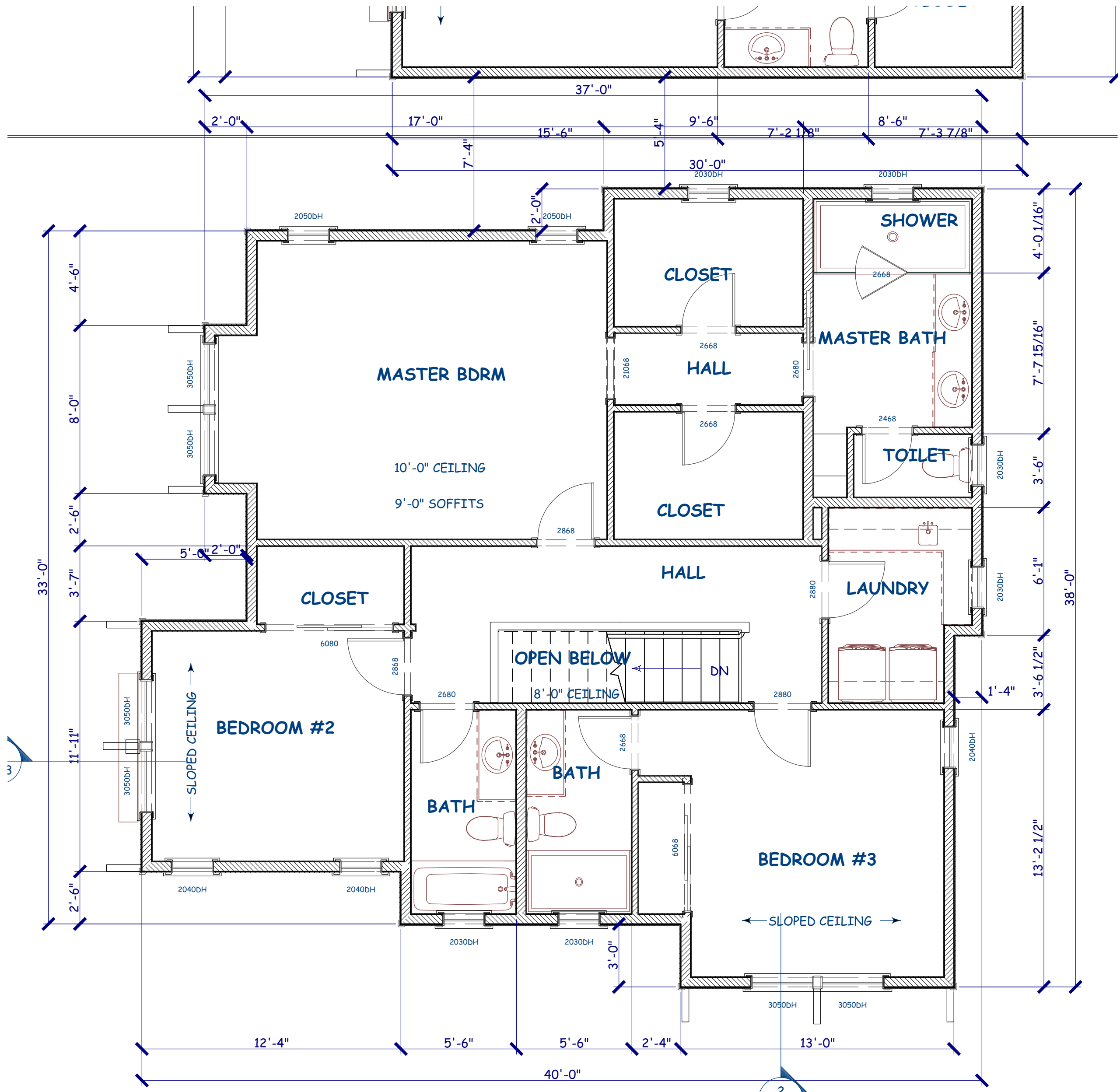


UNIT #4 - SIDE PERSPECTIVE

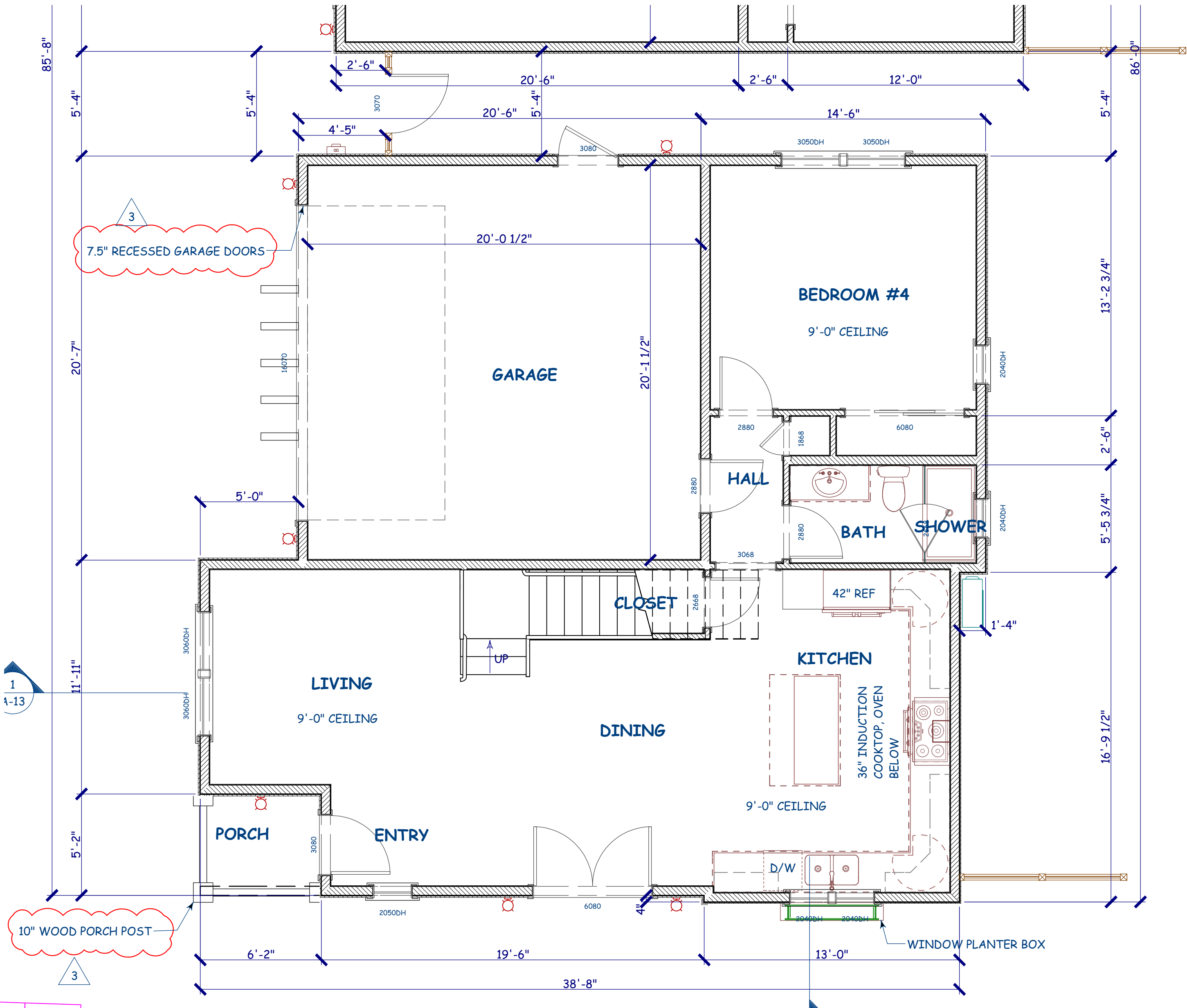


UNIT #4 - FRONT PERSPECTIVE

FIRST FLOOR:	SECOND FLOOR:	TOTAL:	GARAGES:
UNIT #1	934	1,218	2,152 S.F.
UNIT #2	1,202	1,286	2,488 S.F.
UNIT #3	1,190	1,274	2,464 S.F.
UNIT #4	932	1,228	2,160 S.F.
TOTAL:	4,258	5,006	9,264 S.F.
			1,680 S.F.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT #4

REVISIONS

BY

PLANNING

11-22-21

1

PLANNING

2-28-22

2

PLANNING

7-12-22

3

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RICHARD A. HARTMAN

A.L.A.

488-995-0496

hometecava@gmail.com

555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126

4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

Date

5 - 10 - 21

Scale

1/4" = 1'-0"

Drawn

RAH

Job

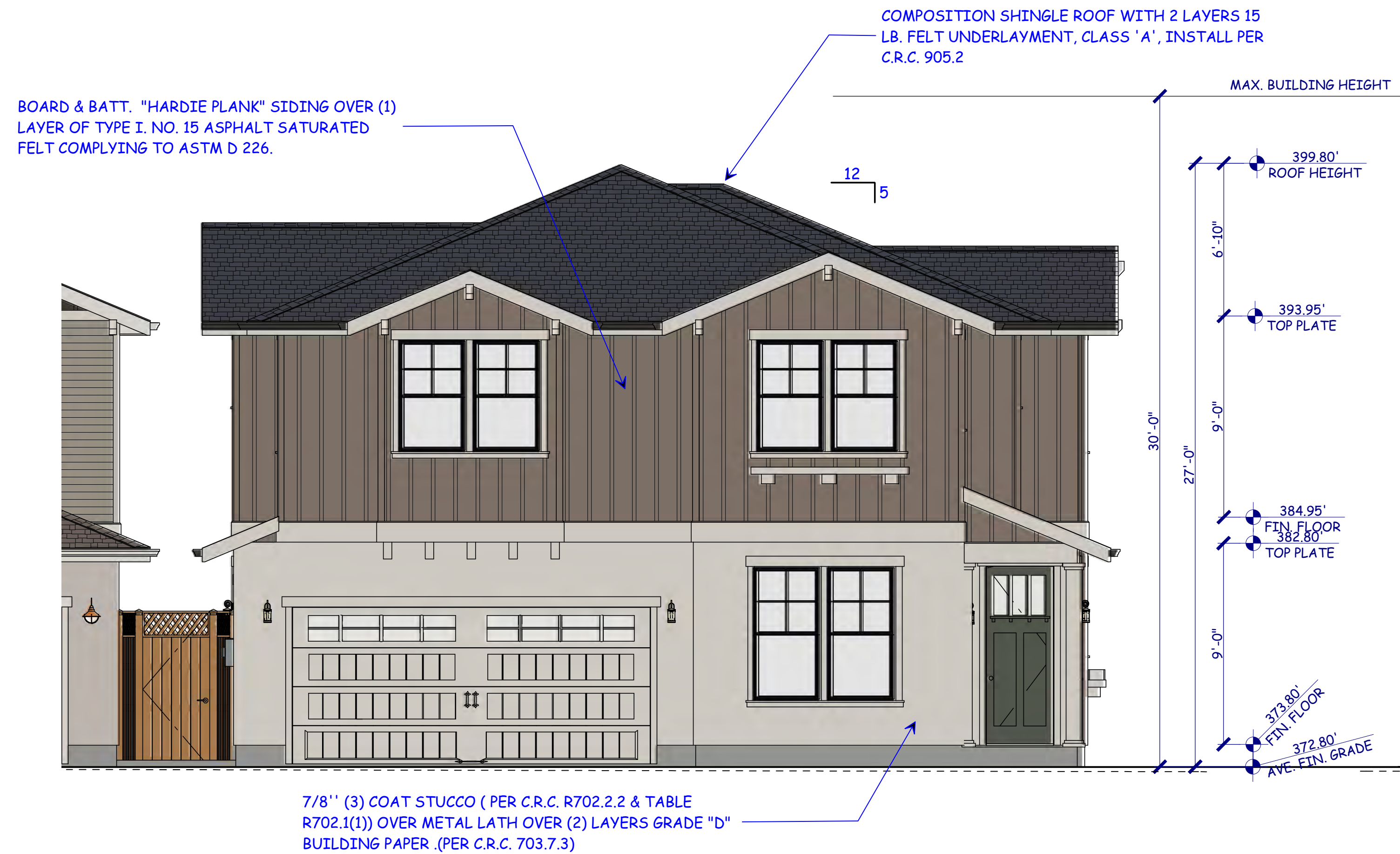
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A-11

of

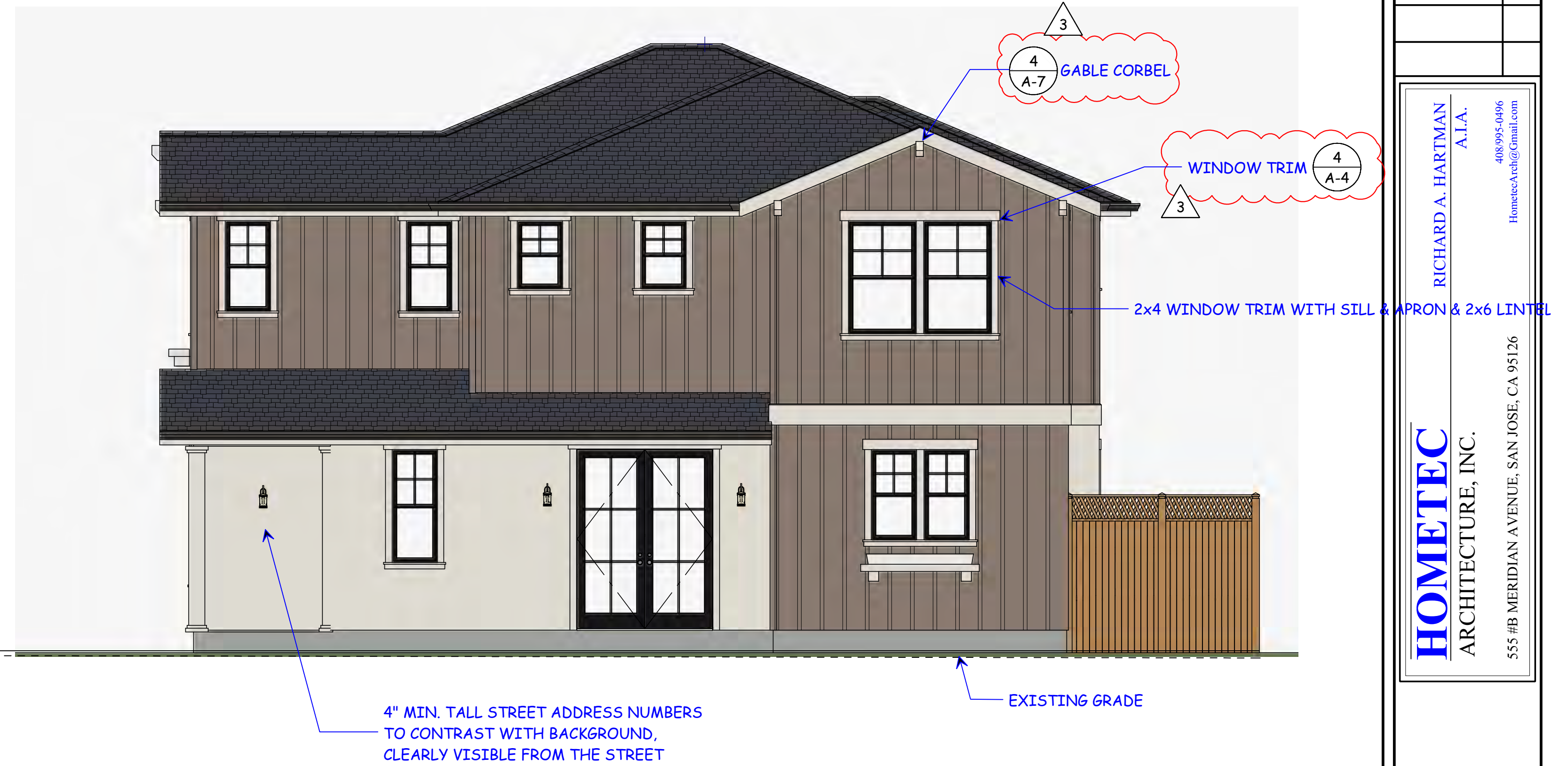
Sheets



SOUTH ELEVATION

UNIT 4

ROOF = COMP SHINGLE, CERTAINTEED, CHARCOAL BLACK
VERTICAL SIDING = SHERWIN-WILLIAMS, SPALDING GRAY, SW 6074 (141-127-117)
STUCCO, TRIM, FASCIA = SHERWIN-WILLIAMS, ORIGAMI WHITE, SW 7636 (229-226-218)
GUTTER = SHERWIN-WILLIAMS, IRON ORE, SW 7069 (67-67-65)
FRONT DOOR = SHERWIN-WILLIAMS, PEWTER GREEN, SW 6208 (94-98-89)
WINDOWS = BLACK, ANDERSON 100



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

UNIT #4

REVISIONS	BY
PLANNING 11-22-21	1
PLANNING 2-28-22	2
PLANNING 7-12-22	3
RICHARD A. HARTMAN A.L.A. 408.995-0496 HomotecArch@gmail.com	
HOMETEC ARCHITECTURE, INC. 555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126	
4 UNIT CONDOMINIUM PROJECT FOR: GEORGE STREET PARTNERS. LLC 16195 GEORGE STREET, LOS GATOS, CA	
Date	5 - 10 - 21
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-029
Sheet	A-12
of	Sheets

Description: LED wall lantern with etched white linen glass. Includes dark sky shield for full cut-off illumination or remove for a traditional lighting effect. 120V AC replaceable LED module, 1,211 lumens, 3000K color temperature and 90+ CRI.

- Black (-31) (powdercoat)
- Aluminum construction
- Etched White Linen glass cylindrical diffuser
- LED Module is replaceable (part # 93053641)
- Flicker-free dimming to 10% brightness with most ELV type dimmers (See Dimming Notes)
- Title D4 compliant
- Back plate covers a standard 4" hexagonal recessed outlet box
- 4-11/16" W, 6-1/4" H, 1" depth
- Mounting strap for outlet box included
- Six inches of wire supplied

Number of Modules	1
Input Power	17W
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW	1211/71.2 (LM-79) per module
CCT	3000K
CRI	90
Life	60,000 (L70/TM-21)
EMC/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30° C
Max. Operating Temp	30° C
Warranty	5 year warranty
Labels	cSAS Wet location listed ENERGY STAR® qualified

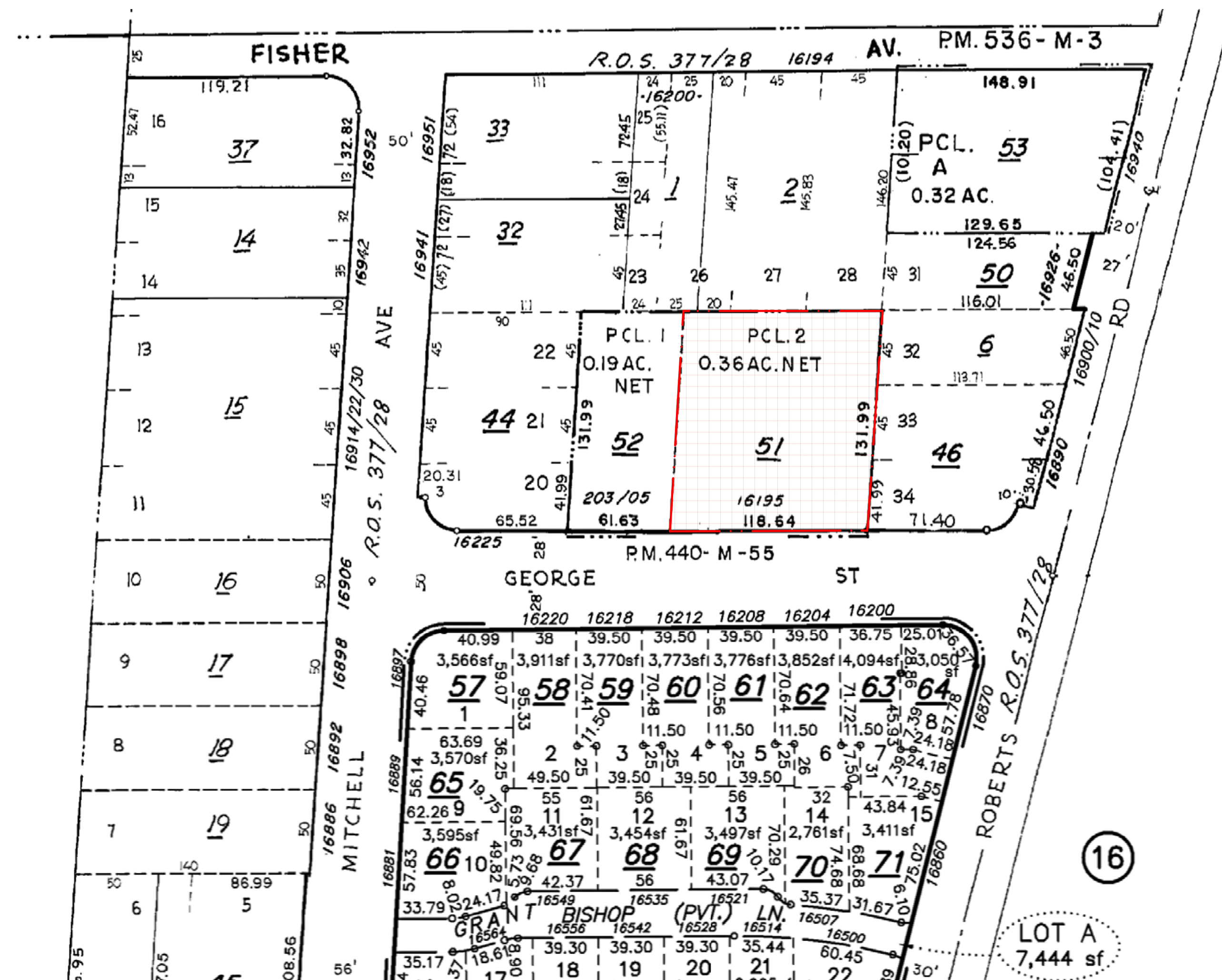
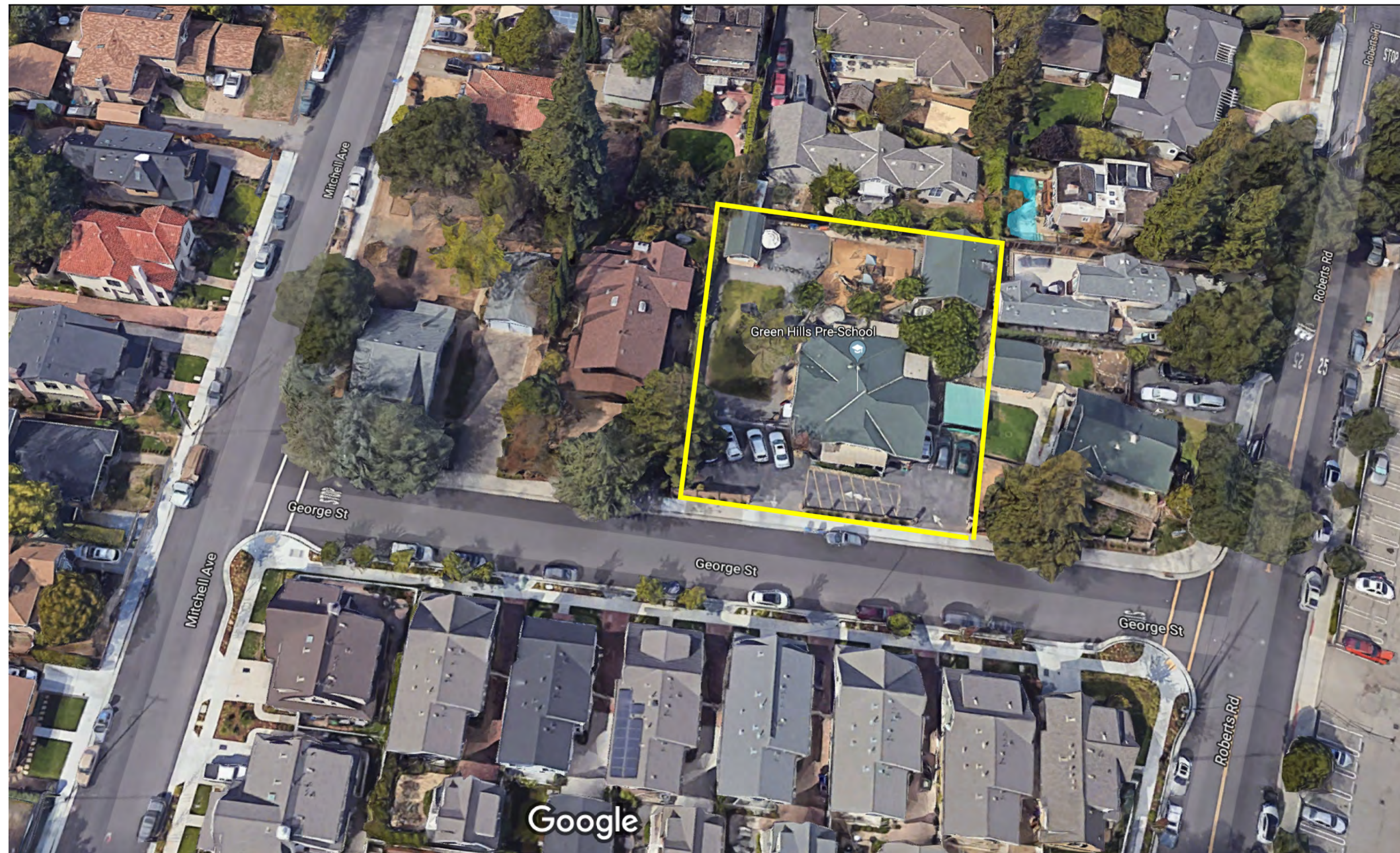
Width: 9"
Height: 12-1/2"
Depth: 10-1/2"
H/CTR: 3-1/8"

Glass: 5-5/16" dia.
Height: 7-3/8"



UNIT #4

4 UNIT CONDOMINIUM PROJECT FOR: GEORGE STREET PARTNERS. LLC 16195 GEORGE STREET, LOS GATOS, CA	A-13 Sheets	Sheet	19-029	Scale	1/4" = 1'-0"	Date	5 - 10 - 21	
		HOMETEC ARCHITECTURE, INC. RICHARD A. HARTMAN A.I.A. 400.995.0096 HometecArch@gmail.com 555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126						
		REVISIONS PLANNING 1-22-21 PLANNING 2-28-22 PLANNING 7-12-22						
		BY 1 2 3						



AREA SITE PLAN

REVISIONS	BY
PLANNING 11-22-21	
PLANNING 2-28-22	
PLANNING 7-12-22	

HOMETEC
ARCHITECTURE, INC.

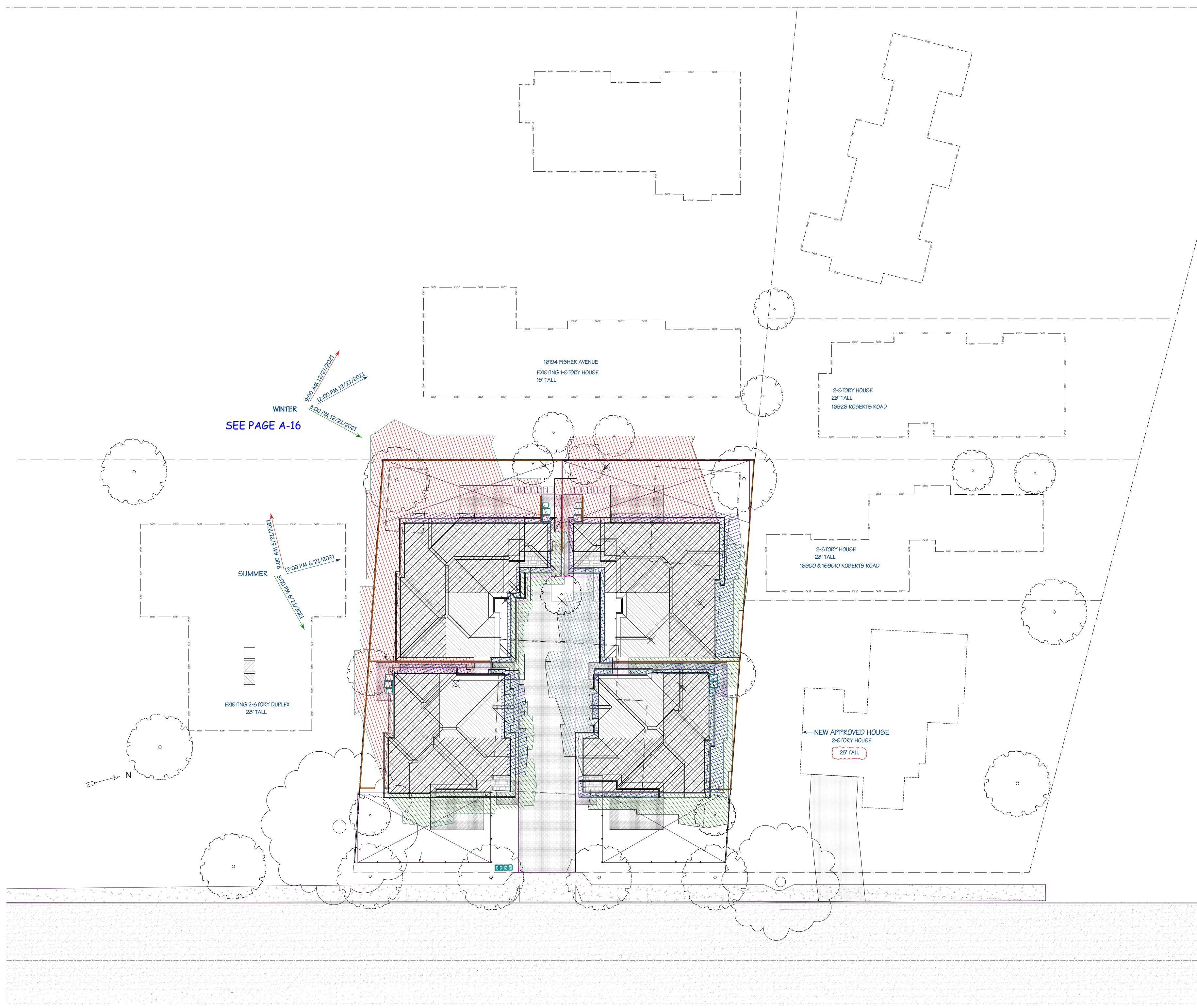
555 116 MERIDIAN AVENUE, SAN JOSE, CA 95126

RICHARD A. HARTMAN
A.I.A.

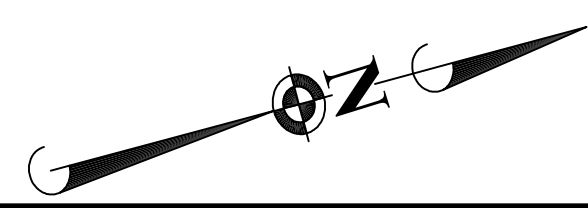
408.995.0496
hometec@aol.com

4 UNIT CONDOMINIUM PROJECT FOR:
GEORGE STREET PARTNERS. LLC
16195 GEORGE STREET, LOS GATOS, CA

Date	5 - 10 - 21
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-029
Sheet	
	A-14
of	Sheets



SUMMER SHADOW STUDY



REVISIONS

BY

PLANNING	11-22-21	1
PLANNING	2-28-22	2
PLANNING	7-12-22	3

HOMETEC

ARCHITECTURE, INC.

555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126

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HomeTecArch@gmail.com

4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

Date

5 - 10 - 21

Scale

1" = 10'-0"

Drawn

RAH

Job

19-029

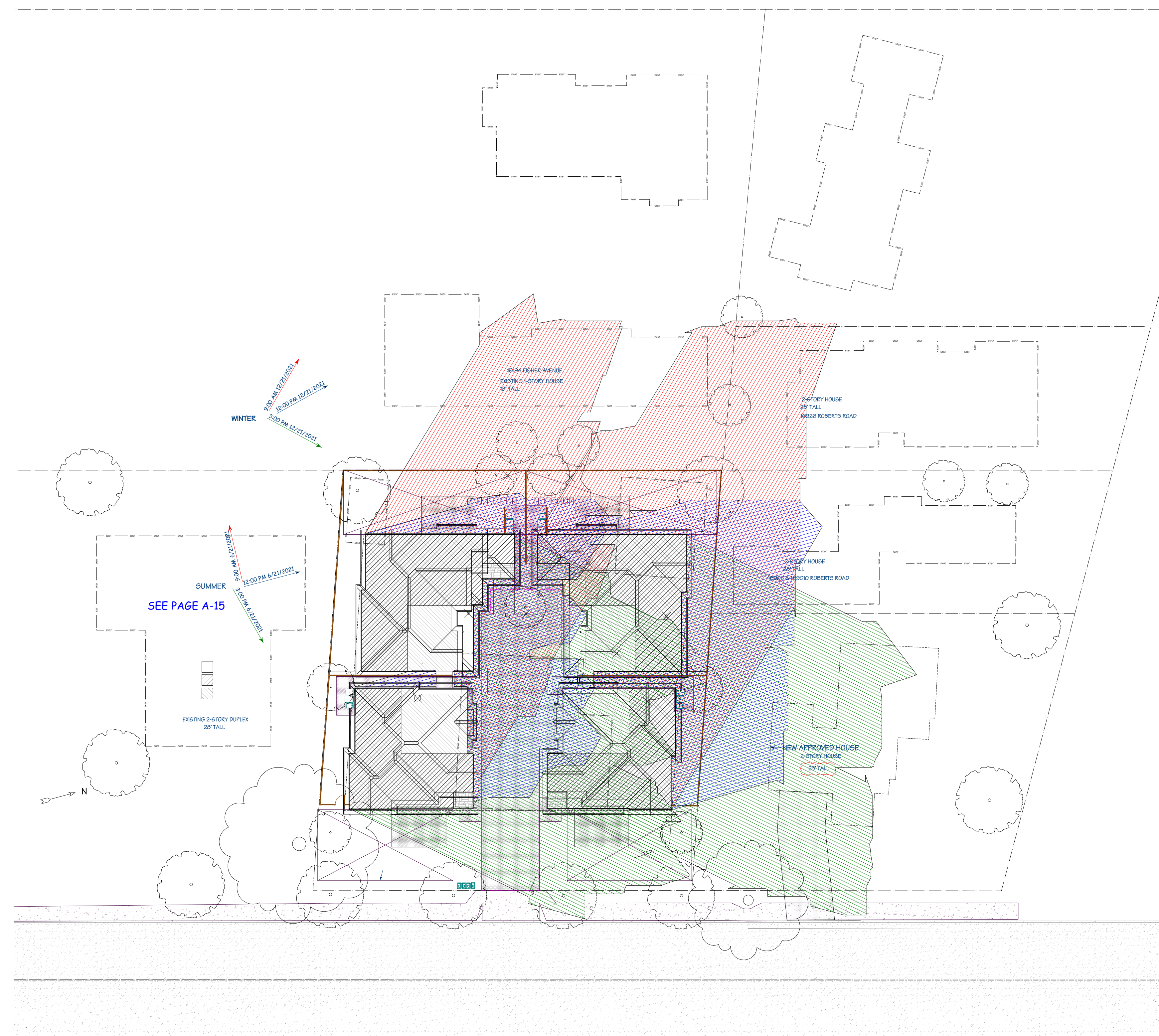
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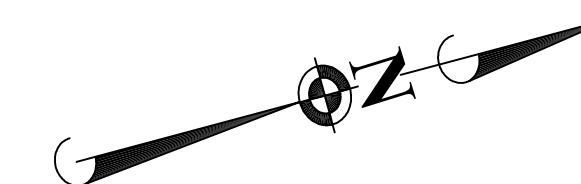
of

Sheets

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WINTER SHADOW STUDY



REVISIONS	BY
PLANNING 11-22-21	 1
PLANNING 2-28-22	 2
PLANNING 7-12-22	 3

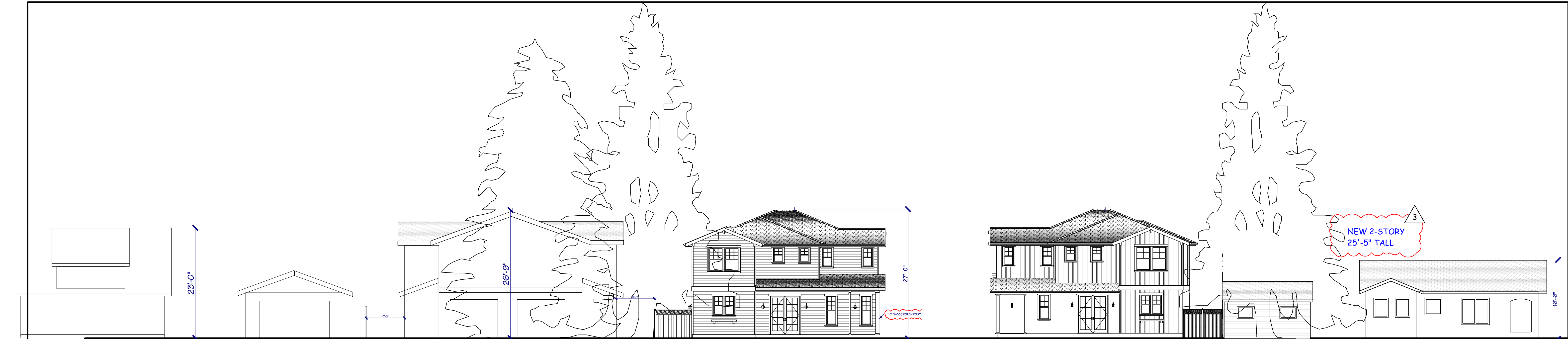
HOMETEC
ARCHITECTURE, INC.

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A.L.A.
408.995.0406
HartmanArch@aol.com

4 UNIT CONDOMINIUM PROJECT FOR:
GEORGE STREET PARTNERS. LLC
16195 GEORGE STREET, LOS GATOS, CA

Date	5 - 10 - 21
Scale	1" = 10' - 0"
Drawn	RAH
Job	19-029
Sheet	
	A-16
of	Sheets



16225 GEORGE ST.

16203 & 16205 GEORGE ST.

UNIT #1

SUBJECT

UNIT #2

16890 ROBERTS RD. (PRE-SCHOOL)

STREET SCAPE

WEST SIDE OF GEORGE STREET



16212 GEORGE ST.

UNIT #1

SUBJECT

UNIT #2

16194 FISHER AVE.
REAR UNIT

16194 FISHER AVE.
FRONT UNIT

STREET SECTION

LOOKING SOUTH



16870 ROBERTS ROAD

16200 GEORGE ST.

16204 GEORGE ST.

16208 GEORGE ST.

16212 GEORGE ST.

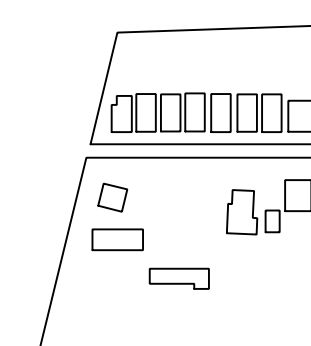
16218 GEORGE ST.

16220 GEORGE ST.

16897 MITCHELL AVE.

STREET SCAPE

EAST SIDE OF GEORGE STREET



REVISIONS	BY
PLANNING 11-22-21	1
PLANNING 2-28-22	2
PLANNING 7-12-22	3

RICHARD A. HARTMAN

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HOMETEC

ARCHITECTURE, INC.

555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126

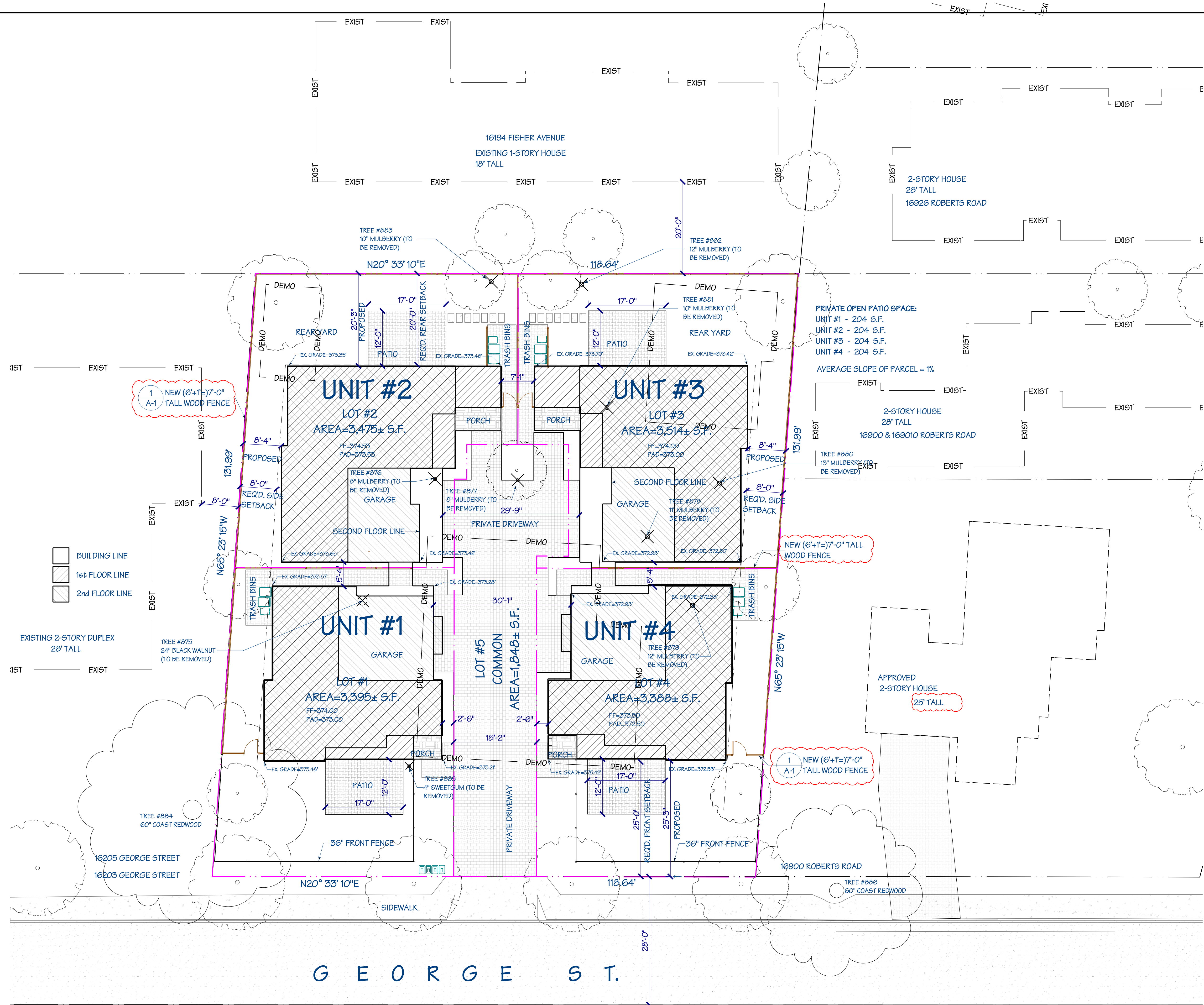
4 UNIT CONDOMINIUM PROJECT FOR:

GEORGE STREET PARTNERS. LLC

16195 GEORGE STREET, LOS GATOS, CA

Date	5 - 10 - 21
Scale	1" = 10'-0"
Drawn	RAH
Job	19-029
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REVISIONS	BY
PLANNING 11-22-21	1
PLANNING 2-28-22	2
PLANNING 7-12-22	3

RICHARD A. HARTMAN ARCHITECTURE, INC.	RICHARD A. HARTMAN A.L.A.
	488-995-0496 HomeTecArch@gmail.com

4 UNIT CONDOMINIUM PROJECT FOR:	GEORGE STREET PARTNERS. LLC
16195 GEORGE STREET, LOS GATOS, CA	

Date	5 - 10 - 21
Scale	1" = 10'-0"
Drawn	RAH
Job	19-029
Sheet	A-18

of Sheets

Build It Green
Smart Solutions from The Ground Up

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Project has not yet met the following recommended minimum requirements:
 - Total Project Score of At Least 50 Points

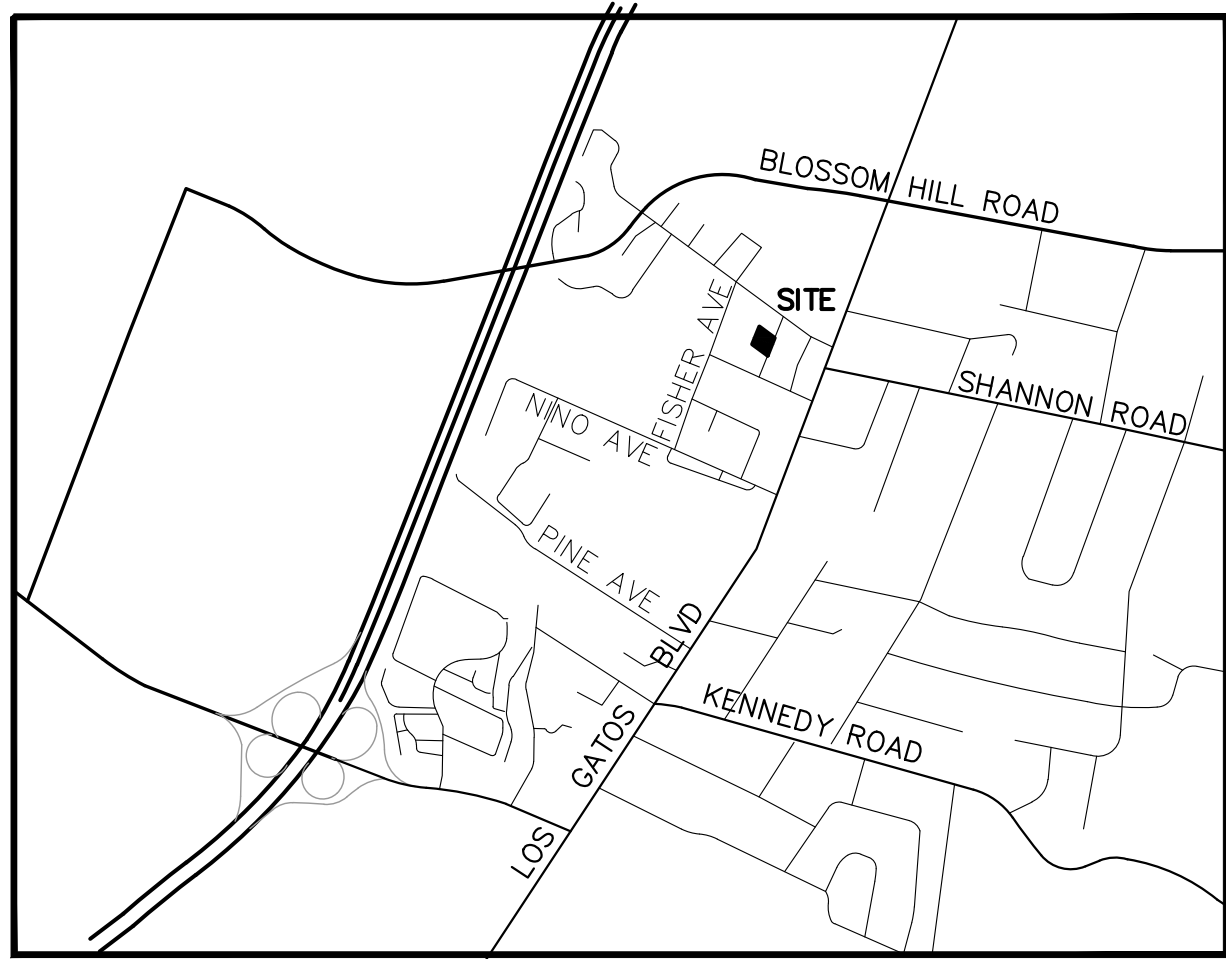
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HometecArch@gmail.com

555 #B MERIDIAN AVENUE, SAN JOSE, CA 95126

Date	5 - 10 - 21
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-029
Sheet	

of Sheets



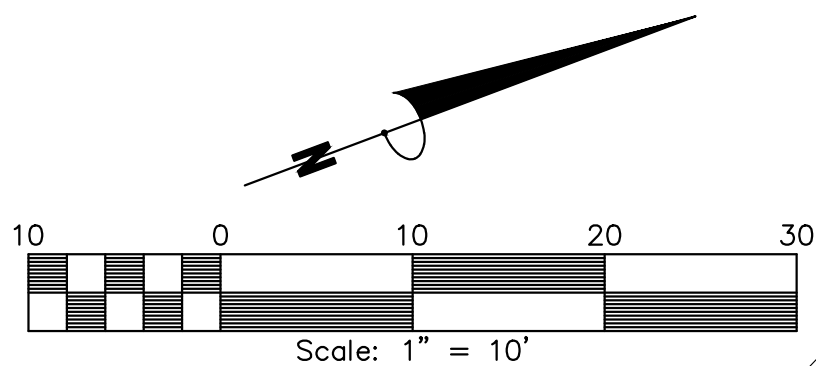
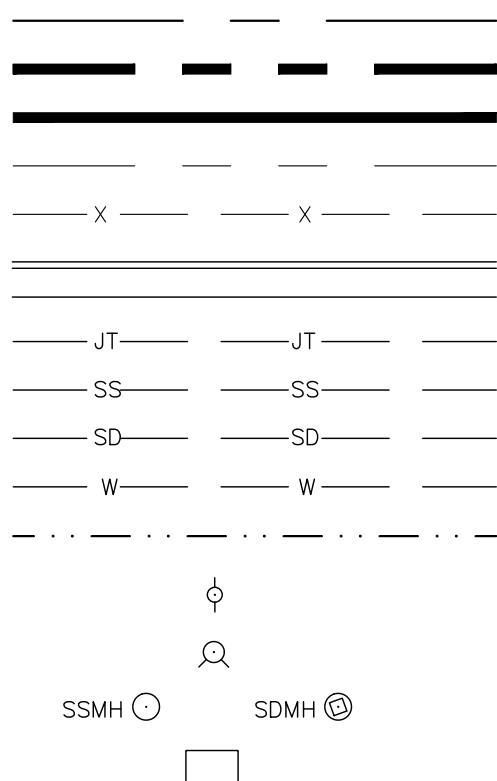
VICINITY MAP
N.T.S.

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
AD AREA DRAIN
BM BENCHMARK
CATV CABLE TELEVISION
CB CATCH BASIN
CNC CONCRETE
E ELECTRIC
EBOX ELECTRIC BOX
EL ELECTROLIER
EM ELECTRIC METER
E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
FH FIRE HYDRANT
FNC FENCE
G GAS
GM GAS METER
GP GUARD POST
GV GAS VALVE
I.E.E. INGRESS & EGRESS EASEMENT
INV INVERT
IRR IRRIGATION
JT JOINT TRENCH
MH MANHOLE
MON MONUMENT
OHV OVERHEAD WIRE
PP POWER POLE
P.U.E. PUBLIC UTILITY EASEMENT
RCP REINFORCED CONCRETE PIPE
RIM TOP OF GRATE
SD STORM DRAIN
SDMH STORM DRAIN MANHOLE
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
TC TOP OF CURB
VCP VITRIFIED CLAY PIPE
VLT VAULT
W WATER
WM WATER METER
WV WATER VALVE

- CENTERLINE
DISTINCTIVE BORDER
NEW LOT LINE
ADJACENT PROPERTY LINE
FENCE
CURB & GUTTER
JOINT TRENCH
SANITARY SEWER
STORM DRAIN
WATER
SWALE
UTILITY POLE
FIRE HYDRANT
MANHOLE
UTILITY BOX (AS NOTED)

LEGEND



LAZARO & BRIDGET GARZA
APN 529-18-052
RESIDENTIAL

61.63'

N65°23'15"W
28.07'

115.33'

CONDOMINIUM MAP/NO LAND DIVISION

THOMAS & DARLENE TRUESDELL
APN 529-18-001
RESIDENTIAL

LAUREN L KUEHN
APN 529-18-002
RESIDENTIAL

BASIS OF BEARINGS:
THE BEARING N 20°33'10" E OF THE CENTERLINE OF GEORGE STREET AS SHOWN ON THE RECORD OF SURVEY MAP FOR TOWN OF LOS GATOS FILED IN BOOK 377 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

ASSESSOR'S PARCEL NO.: 529-18-051
EXISTING USE: NURSERY SCHOOL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: R-M:5-12
PROPOSED ZONING: R-M:5-12
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
EXISTING PARCELS: 1
PROPOSED LOTS: 5

ELECTRIC SUPPLY: PACIFIC GAS & ELECTRIC (PG&E)
WATER SUPPLY: SAN JOSE WATER COMPANY
SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
TELEPHONE: AMERICAN TELEPHONE & TELEGRAPH (AT&T)
CABLE: COMCAST
STORM DRAIN: TOWN OF LOS GATOS
FIRE PROTECTION: SANTA CLARA COUNTY FIRE DISTRICT
STREET TREES: TO CONFORM TO TOWN OF LOS GATOS STANDARDS
STREET IMPROVEMENTS: TO CONFORM TO TOWN OF LOS GATOS STANDARDS
PUBLIC AREAS: NONE

STEVE GHANAYEM
APN 529-18-006
RESIDENTIAL

FLOOD ZONE: ZONE X, PANEL NO. 06085C 0377 H, DATED: MAY 18, 2009
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

BENCHMARK: BRASS DISK IN MONUMENT WELL STAMPED "LG#30" AT THE INTERSECTION OF NINO AVENUE AND FISHER AVENUE.
(ELEVATION = 378.98)

AREAS : GROSS : 15,620± SQ. FT. = 0.36± ACRES
NET : 15,620± SQ. FT. = 0.36± ACRES

EXISTING	AREA (SF)	PROPOSED	AREA (SF)
APN 529-18-051	15,620	LOT #1	3,395
		LOT #2	3,475
		LOT #3	3,514
		LOT #4	3,388
		LOT #5	1,847
TOTAL	15,620	TOTAL	15,619

OWNER/SUBDIVIDER:
GEORGE STREET PARTNERS
P.O. BOX 8305
SAN JOSE, CA 95155
PH. 408-253-4900

ENGINEER:
DANIEL NUNES
R.C.E. 76449 - EXPIRES 12/31/22
MISSION ENGINEERS INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
PH. 408-727-8262

NOTE:
SEE SHEET T4 FOR PROPOSED GRADING.

ANTONY ALAPPAT
APN 529-18-046
RESIDENTIAL

GEORGE STREET (56' WIDE)

292.49'
N20° 33' 10"E

SHEET INDEX

- TM1 TENTATIVE MAP
TM2 NOTES & LEGEND
TM3 TOPOGRAPHIC/ DEMOLITION PLAN
TM4 GRADING & DRAINAGE PLAN
TM5 SECTIONS
TM6 STORM WATER MANAGEMENT PLAN
TM7 BLUEPRINT FOR A CLEAN BAY SHEET

TENTATIVE MAP
16195 GEORGE STREET
APN 529-18-051
IN THE TOWN OF LOS GATOS, CALIFORNIA

DATE	BY	DESCRIPTION
	CH	KD

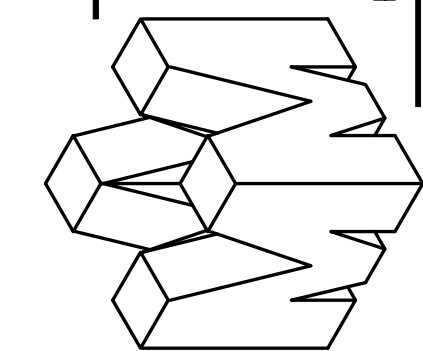
SCALE	1"=10'
DATE	5/12/2022
DWN	JS ME41
CHK'D	
JOB NO.	20022
DWG. NO.	L-15037

SHEET
TM1
OF 7 SHEET

PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-22, LS 9212-EXPIRES 9-30-21

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING
MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953

2355 De La Cruz Blvd, Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: missionengineersinc.com



GRADING AND DRAINAGE PLANS

16195 GEORGE STREET, LOS GATOS, CA 95032
GRADING PERMIT APPLICATION NO. GRXX-XXX
ASSESSORS PARCEL NO. 529-18-051

TOWN OF LOS GATOS STANDARD GRADING NOTES

- ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
- NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY- EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:**
 - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;**
 - ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.**
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
 - RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
 - TOE AND TOP OF CUT AND FILL SLOPES.
- PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS. SOILS ENGINEER: SILICON VALLEY SOIL ENGINEERING
REFERENCE REPORT NO. SV2255, DATED SEPT. 14, 2021
LETTER NO. _____, DATED _____, 20____, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/ LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
- DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
- THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
- OWNER/APPLICANT: GEORGE ST PARTNERS PHONE: 408-499-0276
- GENERAL CONTRACTOR: GREG B. MUSSALLEM PHONE: 408-499-0276
- GRADING CONTRACTOR: ROBINSON MORETTI PHONE: 408-842-5593
- CUT: 235 CY EXPORT: 200 CY
FILL: 35 CY IMPORT: 0 CY

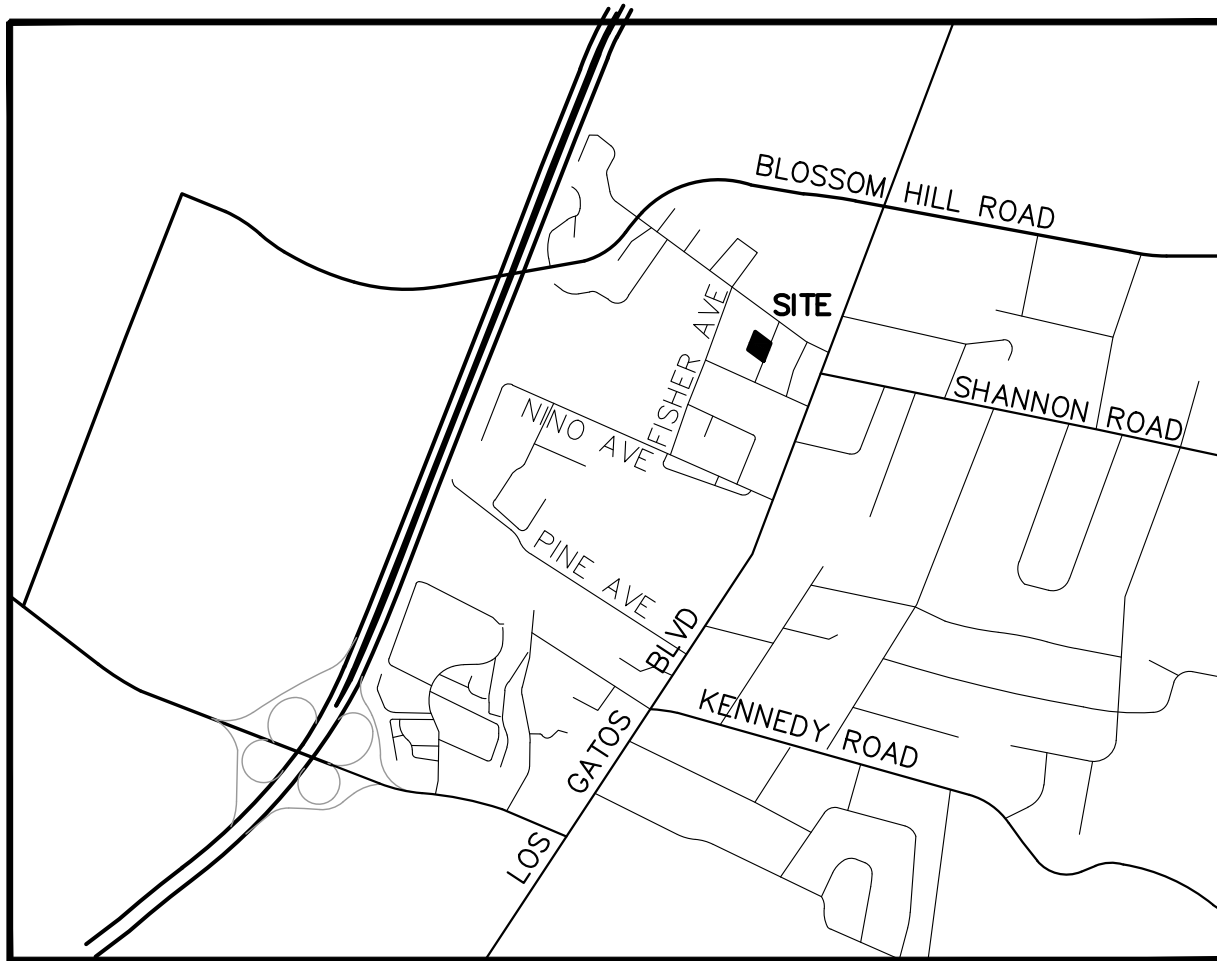
- WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
 - THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
 - A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
 - NO CROSS-LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORMWATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
 - IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
 - GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
 - GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.
- TOWN OF LOS GATOS NPDES NOTES
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
 - STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
 - APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
 - RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
 - ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
 - AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
 - CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

GENERAL NOTES

- PROPERTY ADDRESS: 16195 GEORGE STREET
- PROPERTY OWNER: GREG MUSSALLEM
- ASSESSORS PARCEL NUMBER: 529-18-051
- EXISTING USE: NURSERY SCHOOL
- EXISTING ZONING: R-M:5-12
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL
- SITE AREA: 15,620 S.F.
- APPLICANT/DEVELOPER: GEORGE ST PARTNERS
P.O. BOX 8305
SAN JOSE, CA 95155
(408) 253-4900
- CONSULTANTS: DANIEL NUNES
R.C.E. 76449 - EXPIRES 12-31-22
MISSION ENGINEERS INC.
2355 DE LA CRUZ BOULEVARD
SANTA CLARA, CA 95050
(408) 727-8262
- WATER SUPPLY: SAN JOSE WATER COMPANY
- SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT
- GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
- TELEPHONE: AMERICAN TELEPHONE & TELEGRAPH (AT&T)
- CABLE: COMCAST
- STORM DRAIN: TOWN OF LOS GATOS
- FIRE PROTECTION: SANTA CLARA COUNTY FIRE DISTRICT
- DATUM: LOS GATOS "LG30"
- BASIS OF BEARINGS: THE BEARING N 20°33'10" E OF THE CENTERLINE OF GEORGE STREET AS SHOWN ON THE RECORD OF SURVEY MAP FOR TOWN OF LOS GATOS FILED IN BOOK 377 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.
- BENCHMARK INFORMATION: BRASS DISK IN MONUMENT WELL STAMPED "LG#30" AT THE INTERSECTION OF NINO AVENUE AND FISHER AVENUE. (ELEVATION = 378.98)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
BM	BENCHMARK
CATV	CABLE TELEVISION
CB	CATCH BASIN
CNC	CONCRETE
E	ELECTRIC
EBOX	ELECTRIC BOX
EL	ELECTROLIER
EM	ELECTRIC METER
FH	FIRE HYDRANT
FF	FINISH FLOOR
FNC	FENCE
G	GAS
GM	GAS METER
GP	GUARD POST
GV	GAS VALVE
INV	INVERT
IRR	IRRIGATION
MH	MANHOLE
MN	MONUMENT
OHW	OVERHEAD WIRE
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
RIM	TOP OF GRAITE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
W	WATER
WM	WATER METER
WV	WATER VALVE



VICINITY MAP
N.T.S.

LEGEND

	EXISTING	PROPOSED
CENTERLINE	— — — — —	— — — — —
PROPERTY LINE	— — — — —	— — — — —
ADJACENT PROPERTY LINE	— — — — —	— — — — —
FENCE	— X — — — — X — — — —	— — — — —
CURB & GUTTER	— — — — —	— — — — —
JOINT TRENCH	— — — — —	— — — — —
SANITARY SEWER	— SS — — — SS — — —	— SS — — — SS — — —
STORM DRAIN	— SD — — — SD — — —	— SD — — — SD — — —
WATER	— W — — — W — — —	— W — — — W — — —
SWALE	— — — — —	— — — — —
UTILITY POLE	⊕	⊕
FIRE HYDRANT	⊗	⊗
MANHOLE	SSMH ⊙	SDMH ⊗
UTILITY BOX (AS NOTED)	□	□

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS				
TOTAL SITE AREA: 15,620 SF	TOTAL SITE AREA DISTURBED: 15,620 SF (INCLUDING CLEARING, GRADING OR EXCAVATING)			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	10,778	5,846	2,736	8,582
TOTAL NEW & REPLACED IMPERVIOUS AREA		8,582		
PERVIOUS AREA	4,842	2,106	4,932	7,038

TABLE OF PROPOSED EARTHWORK QUANTITIES					
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (FT)	FILL (CY)	MAX FILL DEPTH (FT)	IMPORT/ EXPORT (CY)
HOUSE FOOTPRINT	35	0.4	0	0.5	35
CELLAR	--	--	--	--	--
ATTACHED GARAGE	--	--	--	--	--
ACCESSORY BUILDING	--	--	--	--	--
POOL	--	--	--	--	--
DRIVEWAY / ACCESS	125	1.4	0	0	125
LANDSCAPE / OUTDOOR	75	0.5	35	1	40
TOTAL	235		35		200

TENTATIVE MAP

NOTES & LEGEND
16195 GEORGE STREET
APN 529-18-051

IN THE TOWN OF LOS GATOS, CALIFORNIA

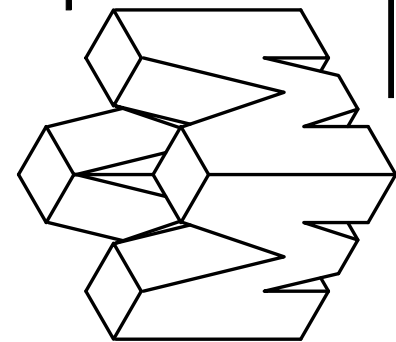
REVISIONS

DATE	BY CHK'D	DESCRIPTION

SCALE	
DATE	5/12/2022
DWN	JS ME41
CHK'D	
JOB NO.	20022
DWG. NO.	L-15036

SHEET
TM2
OF 7 SHEETS

PHILIPPE AUGER, R.C.E. 21500 - EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449 - EXPIRES 12-31-22, LS 9212 - EXPIRES 9-30-21

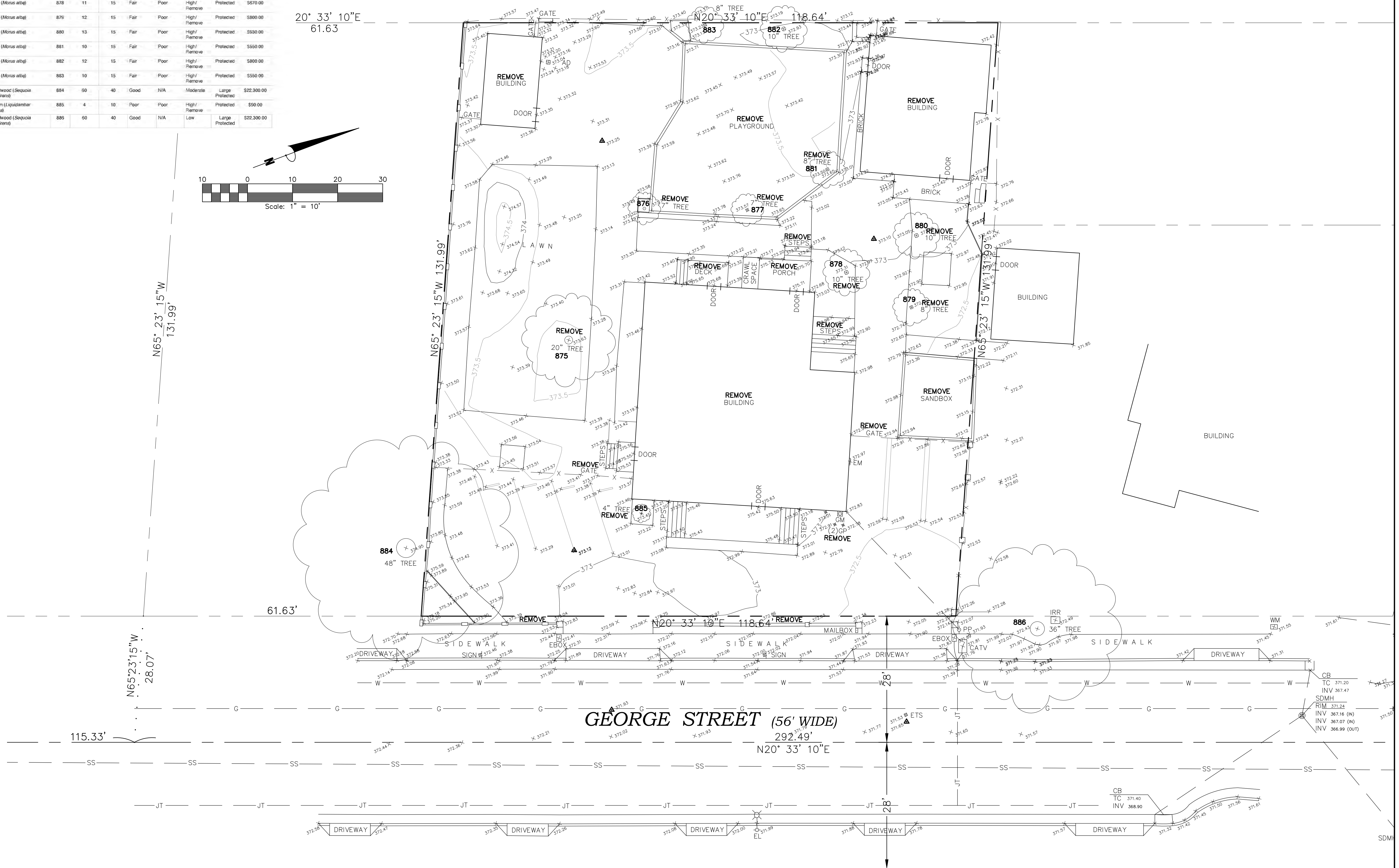
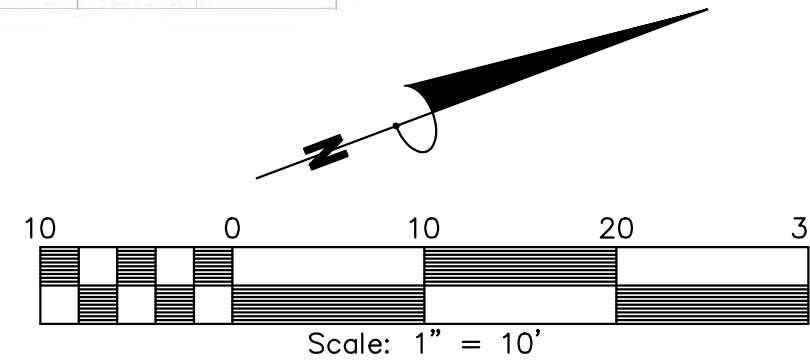


PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING
MISSION ENGINEERS, INC.

RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd., Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

Table 3: Inventory and Assessment Summary

Tree Species	LD #	Trunk Diameter (in)	~Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Protection Status	Rounded Depreciated Value
black walnut (<i>Juglans nigra</i>)	875	24	20	Poor	Poor	High/Remove	Protected	\$1,530.00
mulberry (<i>Morus alba</i>)	876	8	15	Fair	Poor	High/Remove	Protected	\$350.00
mulberry (<i>Morus alba</i>)	877	8	15	Fair	Poor	High/Remove	Protected	\$350.00
mulberry (<i>Morus alba</i>)	878	11	15	Fair	Poor	High/Remove	Protected	\$670.00
mulberry (<i>Morus alba</i>)	879	12	15	Fair	Poor	High/Remove	Protected	\$800.00
mulberry (<i>Morus alba</i>)	880	13	15	Fair	Poor	High/Remove	Protected	\$930.00
mulberry (<i>Morus alba</i>)	881	10	15	Fair	Poor	High/Remove	Protected	\$550.00
mulberry (<i>Morus alba</i>)	882	12	15	Fair	Poor	High/Remove	Protected	\$800.00
mulberry (<i>Morus alba</i>)	883	10	15	Fair	Poor	High/Remove	Protected	\$350.00
coast redwood (<i>Sequoia sempervirens</i>)	884	90	40	Good	N/A	Moderate	Large Protected	\$22,300.00
sweetgum (<i>Liquidambar styraciflua</i>)	885	4	10	Poor	Poor	High/Remove	Protected	\$50.00
coast redwood (<i>Sequoia sempervirens</i>)	886	60	40	Good	N/A	Low	Large Protected	\$22,300.00



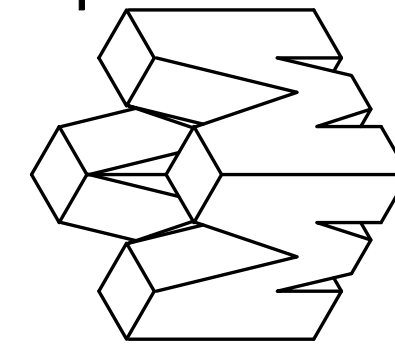
PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-22, LS 9212-EXPIRES 9-30-21

PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
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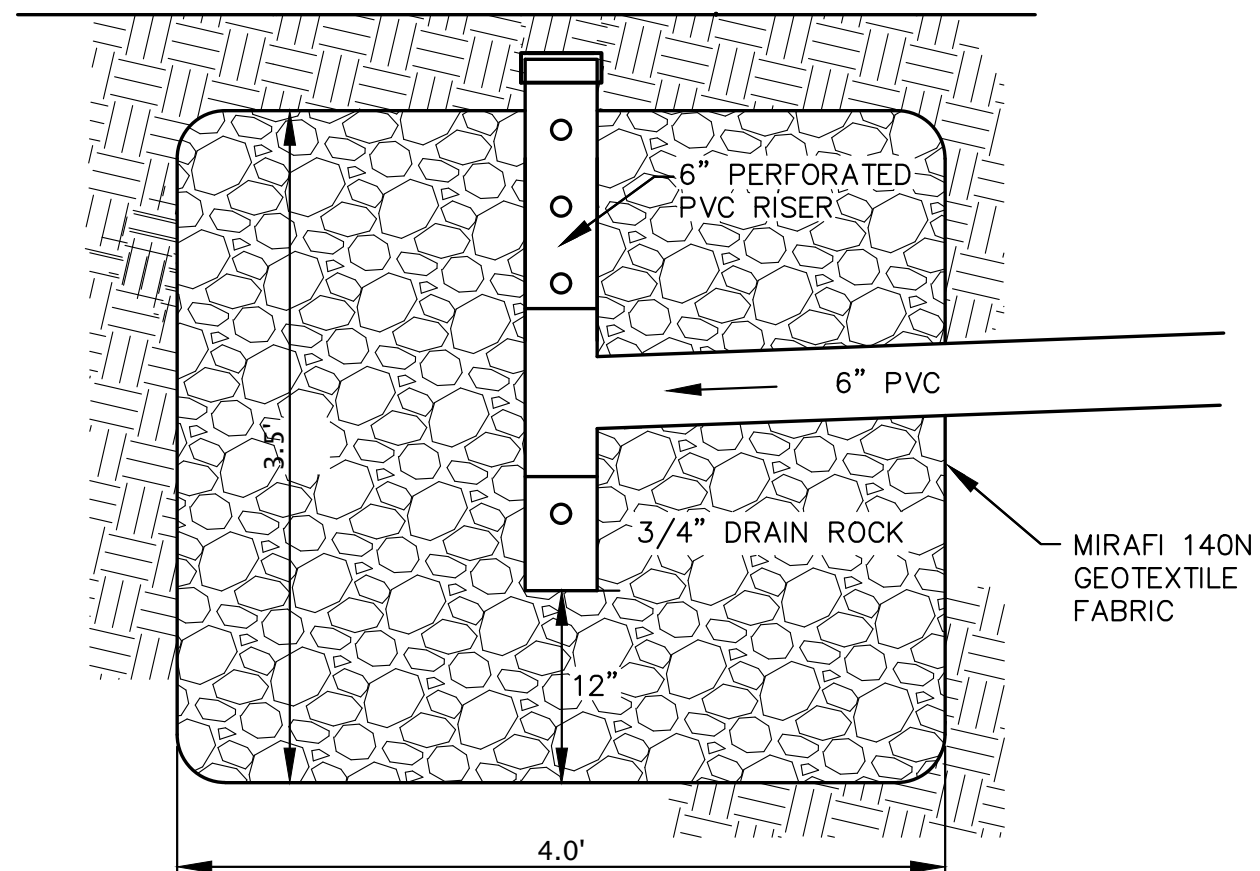


TENTATIVE MAP
TOPOGRAPHIC/DEMOLITION PLAN
16195 GEORGE STREET
APN 529-18-051
IN THE TOWN OF LOS GATOS, CALIFORNIA

[illegible]

SCALE	1" = 10'
DATE	5/12/2022
DWN	JS ME41
CH'KD	
JOB NO.	20022
DWG. NO.	L-15036

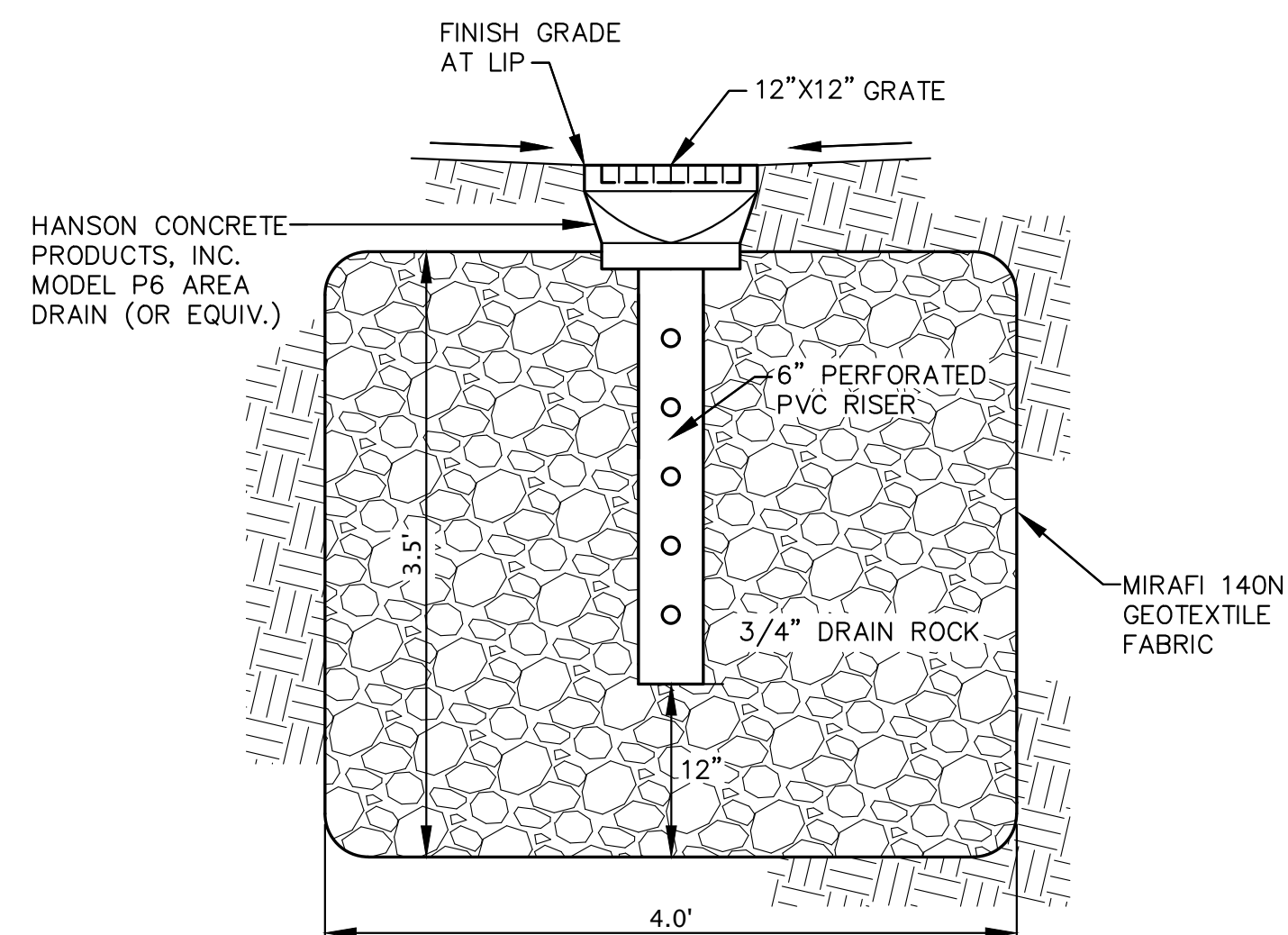
SHEET
TM3
OF 7 SHEETS



INFILTRATION DEVICE

SCALE: 1"=1'

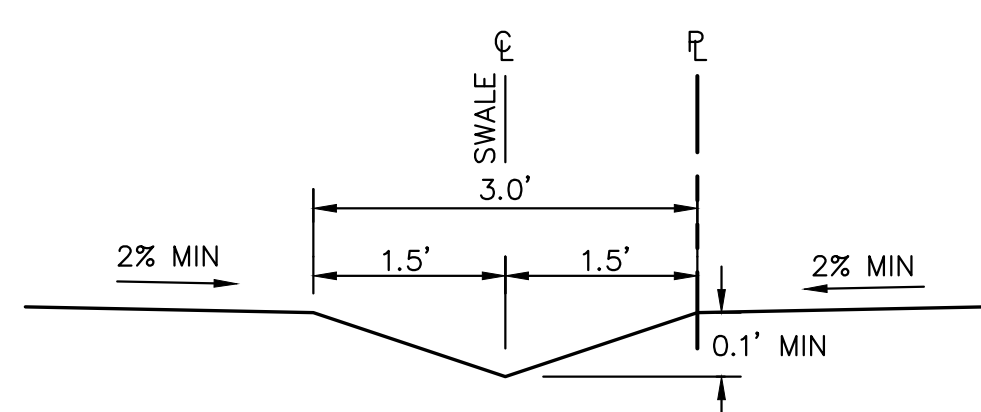
PERCOLATION TEST TO BE CONDUCTED TO VERIFY SIZE.



INFILTRATION DEVICE WITH AREA DRAIN

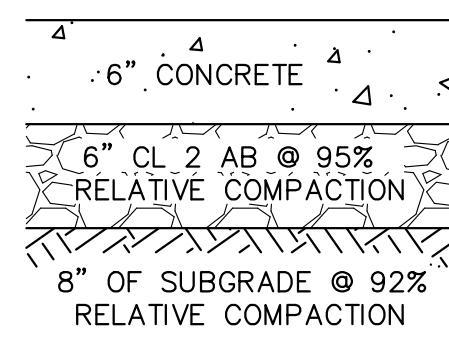
SCALE: 1"=1'

PERCOLATION TEST TO BE CONDUCTED TO VERIFY SIZE.



EARTHEN SWALE DETAIL

SCALE: NTS



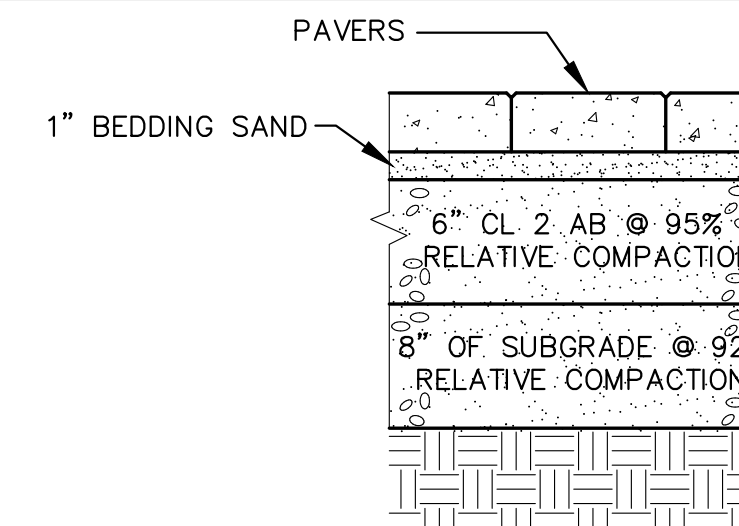
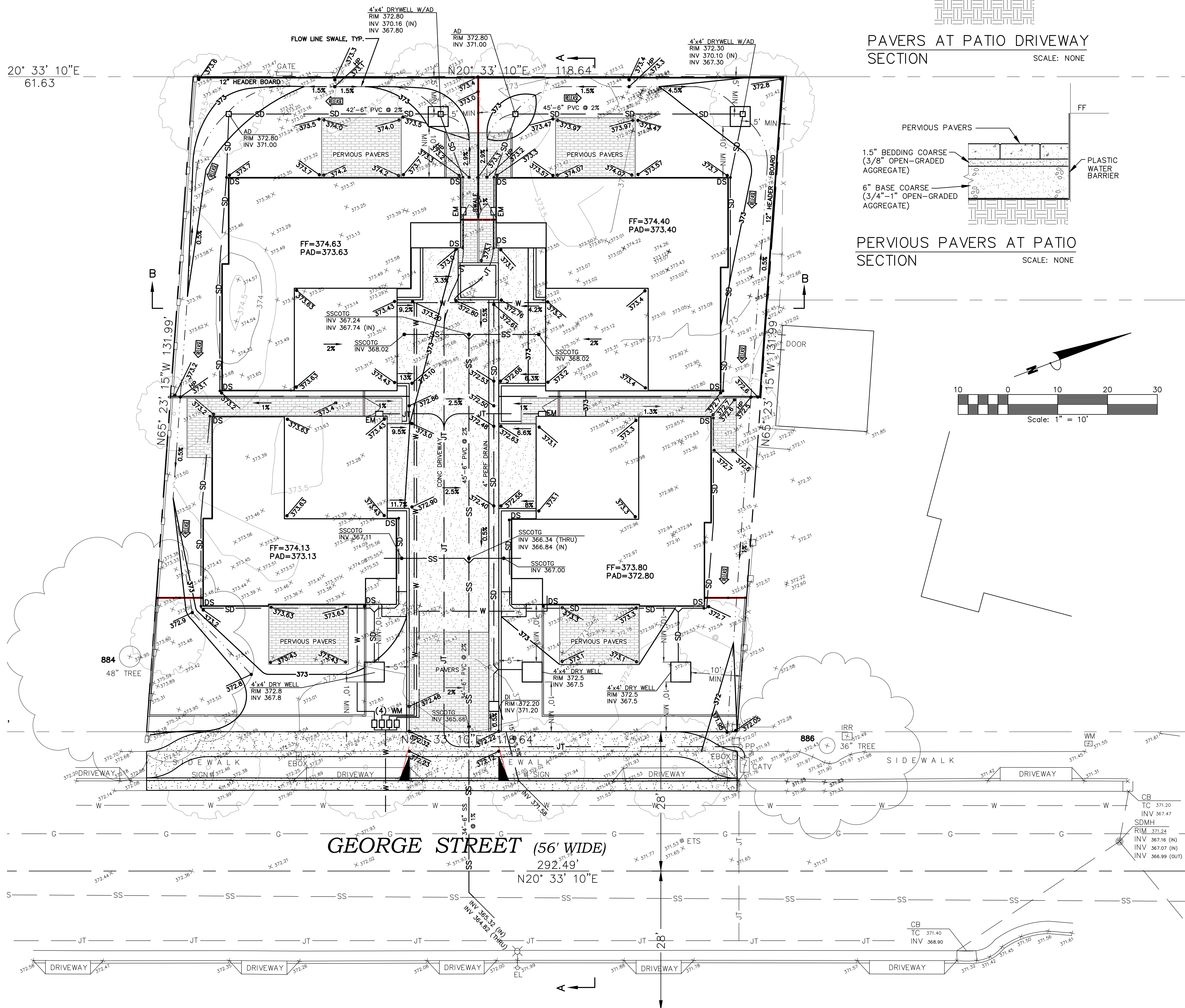
CONCRETE PAVEMENT SECTION

SCALE: NTS

NOTE

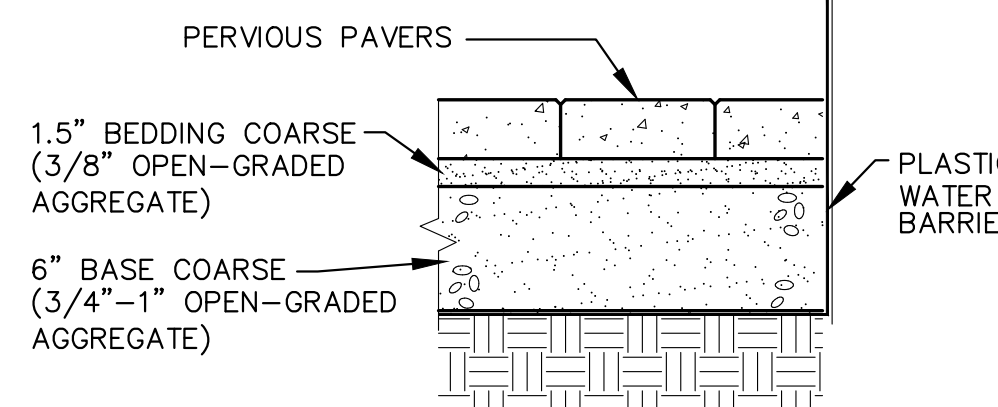
1. DISTURBED AREA = 15,620 S.F.
2. CONSTRUCTION MONITORING AND BRIDGING WILL BE REQUIRED FOR GRADING ACTIVITIES WITHIN 30 FEET OF TREE #884

20° 33' 10"E
61.63



PAVERS AT PATIO DRIVEWAY

SCALE: NONE



PERVIOUS PAVERS AT PATIO

SCALE: NONE

TENTATIVE MAP

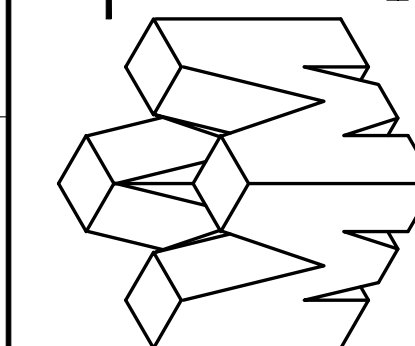
CONCEPTUAL GRADING & DRAINAGE PLAN
16195 GEORGE STREET
APN 529-18-051
IN THE TOWN OF LOS GATOS, CALIFORNIA

REVISIONS		
DATE	BY	DESCRIPTION
	CH	
	MD	
	JS	
	CH	
	MD	
	JS	
	CH	
	MD	
	JS	

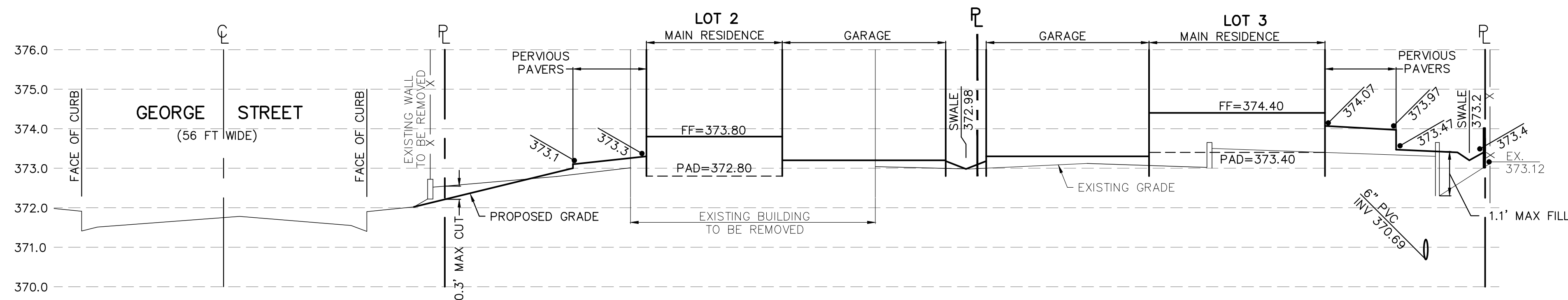
SCALE	1"=10'
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CHKD	
JOB NO.	20022
DWG. NO.	L-15036

SHEET
TM4
OF 7 SHEETS

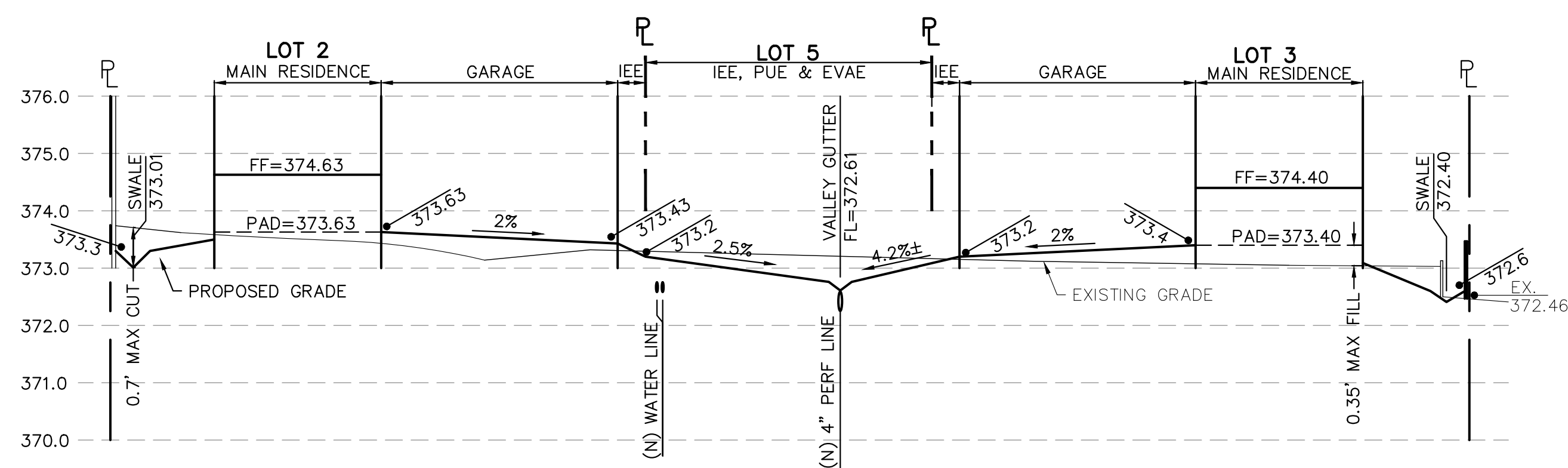
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DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-22, LS 9212-EXPIRES 9-30-21



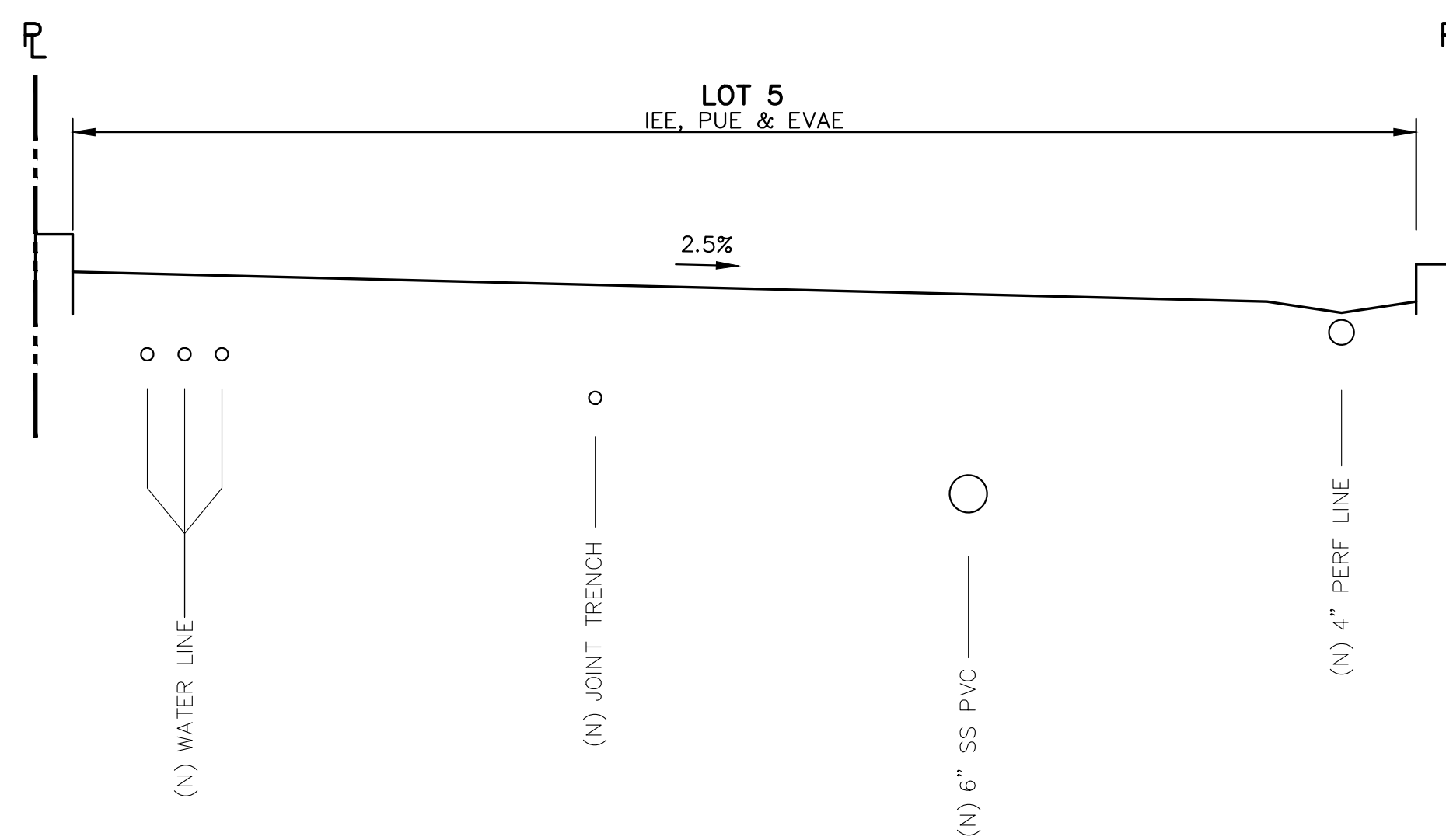
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MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd. Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: missionengineersinc.com



SECTION A-A
SCALE: HORZ 1"=10'
VERT 1"=2'



SECTION B-B
SCALE: HORZ 1"=10'
VERT 1"=2'



TYPICAL DRIVEWAY SECTION
SCALE: HORZ 1"=2'
VERT 1"=2'

TENTATIVE MAP

SECTIONS

16195 GEORGE STREET
APN 529-18-051

IN THE TOWN OF LOS GATOS, CALIFORNIA

REVISIONS		
DATE	BY	DESCRIPTION
	CH	KD

SCALE	1"= 10'
DATE	5/12/2022
DWN	JS ME41
CH'D	
JOB NO.	20022
DWG. NO.	L-15036

SHEET
TM5
OF 7 SHEETS

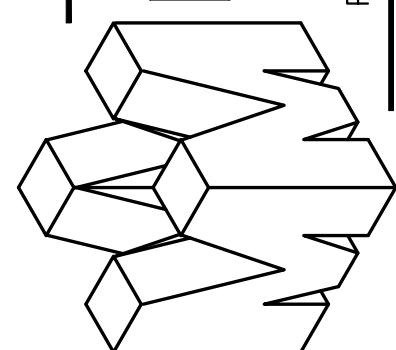
PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-22, LS 9212-EXPIRES 9-30-21

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a. Total Site Area: 0.3586 acre		b. Total Site Area Disturbed: 0.3586 acre (including clearing, grading, or excavating)		
	Existing Area (ft ²)	Proposed Area (ft ²)		Total Post-Project Area (ft ²)
		Replaced	New	
<i>Impervious Area</i>				
Roof	3,438	3,985	2,240	6,225
Hardscape/Patio	824	1,861	496	2,357
AC Pavement	6,516	0	0	0
c. Total Impervious Area	10,778	5,846	2,736	8,582
d. Total new and replaced impervious area		8,582		
<i>Pervious Area</i>				
Landscaping	4,541	2,017	4,589	6,606
Pervious Paving	301	89	343	432
Other (e.g. Green Roof)	0	0	0	0
e. Total Pervious Area	4,842	2,106	4,932	7,038
f. Percent Replacement of Impervious Area in Redevelopment Projects				43.5%

TOTAL CREATED IMPERVIOUS AREA LESS THAN 10,000 SQ. FT. NO STORM WATER TREATMENT PROPOSED.

PREDEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
PERVIOUS AREA = 4,842 S.F. = 0.1112 AC (C=0.60)
IMPERVIOUS AREA = 10,778 S.F. = 0.2474 AC (C=0.90)

$$\begin{aligned} Q &= \text{CIA} \\ Q &= (0.60 \cdot 1.8 \cdot 0.1112) + (0.9 \cdot 1.8 \cdot 0.2474) \\ Q &= 0.120 + 0.401 \\ Q &= 0.521 \text{ CFS} \end{aligned}$$

POST DEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
PERVIOUS AREA = 7,038 S.F. = 0.1616 AC (C=0.60)
IMPERVIOUS AREA = 8,582 S.F. = 0.1970 AC (C=0.90)

$$\begin{aligned} Q &= \text{CIA} \\ Q &= (0.60 \cdot 1.8 \cdot 0.1616) + (0.90 \cdot 1.8 \cdot 0.1970) \\ Q &= 0.175 + 0.319 \\ Q &= 0.494 \text{ CFS} \end{aligned}$$

TENTATIVE MAP

STORMWATER MANAGEMENT PLAN

16195 GEORGE STREET

APN 529-18-051

IN THE TOWN OF LOS GATOS, CALIFORNIA

PHILIPPE AUGER, R.C.E. 21500—EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449—EXPIRES 12-31-22, LS 9212—EXPIRES 9-30-21

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RESPONSIVE, RELIABLE RESULTS SINCE 1953

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II.	III.	IV.	V.	VI.	III.	II.
7272	(400)	7272	(400)	7272	(400)	7272

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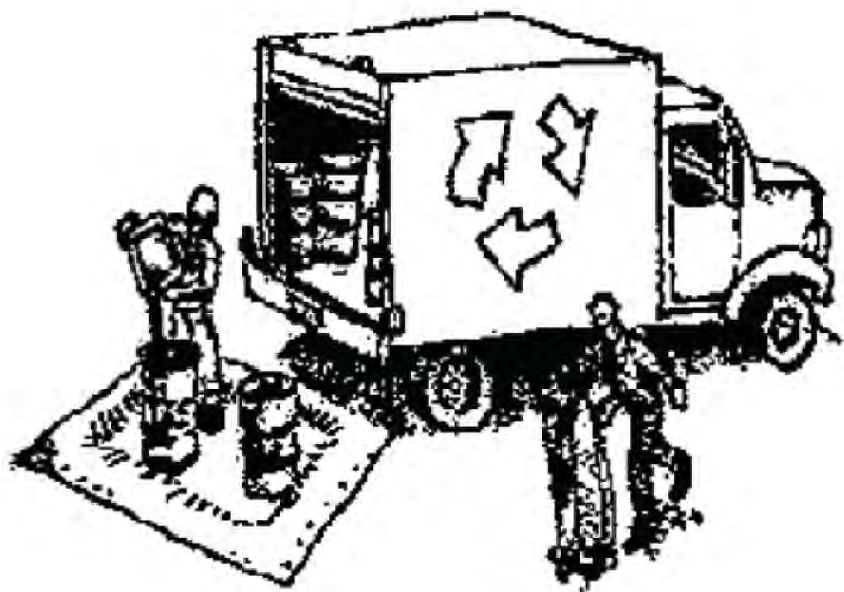
SCALE	1" = 10'
DATE	5/12/2022
DWN	JS ME41
CH'KD	
JOB NO.	20022
DWG. NO.	L-15036

SHEET
TM6
OF 7 SHEETS

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



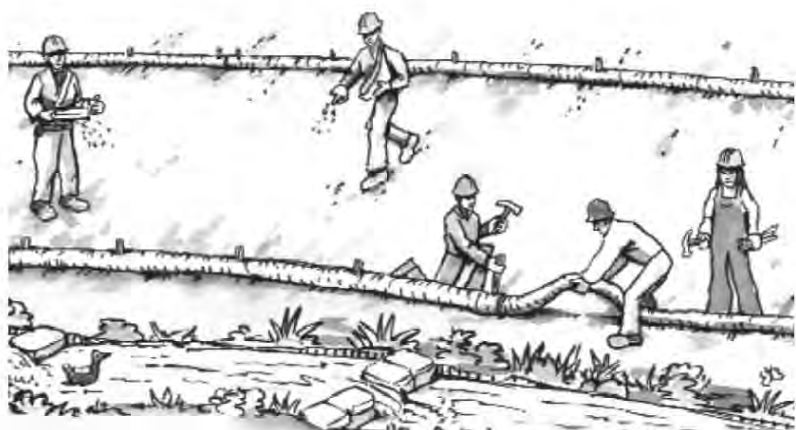
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

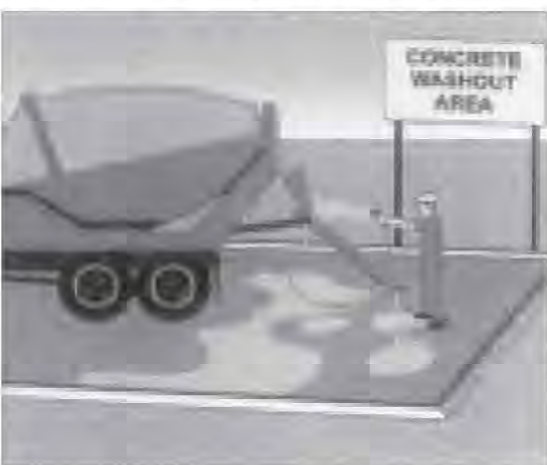
Contaminated Soils

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

Landscaping

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

Concrete Management and Dewatering



Concrete Management

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

Dewatering

- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

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

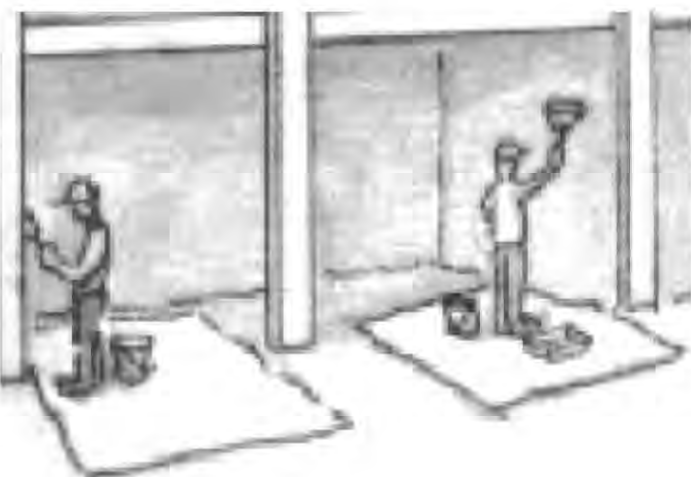
Sawcutting & Asphalt/Concrete Removal

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



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

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.

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

TENTATIVE MAP

BLUEPRINT FOR A CLEAN BAY

16195 GEORGE STREET

APN 529-18-051

IN THE TOWN OF LOS GATOS, CALIFORNIA

REVISIONS		
DATE	BY	DESCRIPTION
	CH	1
	CH	2
	CH	3
	CH	4
	CH	5
	CH	6
	CH	7
	CH	8
	CH	9
	CH	10

SCALE	1" = 10'
DATE	5/12/2022
DWN	JS ME41
CH'D	
JOB NO.	20022
DWG. NO.	L-15036

SHEET
TM7
OF 7 SHEETS

PHILIPPE AUER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-22, LS 9212-EXPIRES 9-30-21

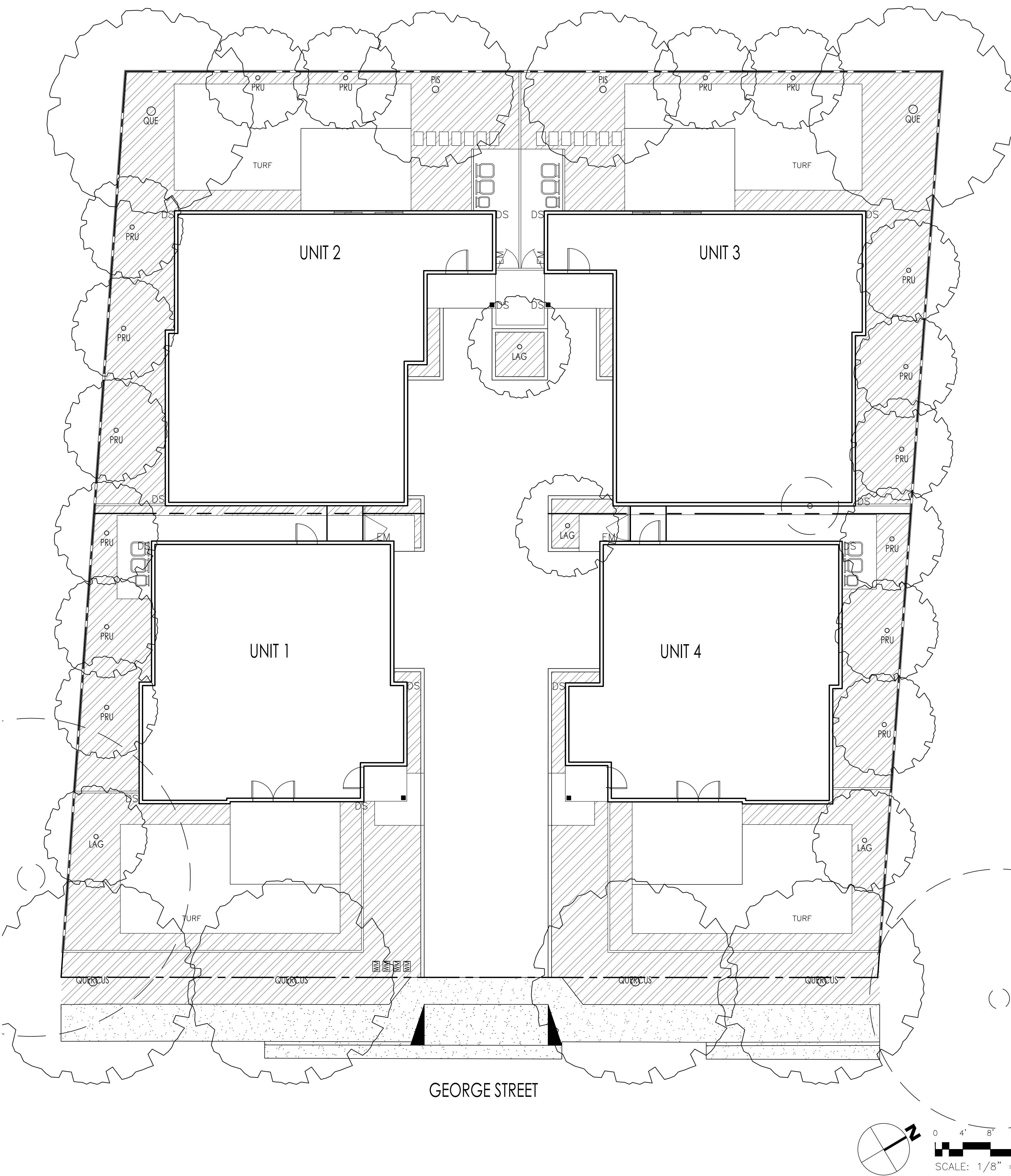
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2355 De La Cruz Blvd. Santa Clara, California 95050

Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: missionengineersinc.com



PROPOSED TREE IMAGES:

PIS PISTACHIA C.'KEITH DAVEY'
FRUITLESS CHINESE PISTACHE
30-60' HT. X 30-60' WIDE
DECIDUOUS



PRU PRUNUS CAROLINIANA
CAROLINA CHERRY LAUREL
20-30' HT. X 15-25' WIDE
EVERGREEN



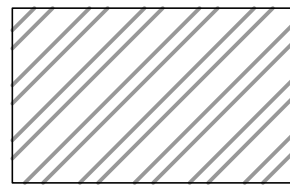
QUE QUERCUS SUBER
CORK OAK
30-60' HT. X 30-60' WIDE
EVERGREEN



LAG LAGERSTROEMIA X 'NATCHEZ'
WHITE CRAPE MYRTLE
15-20' HT. X 15-20' WIDE
DECIDUOUS



SHRUBS AND PERENNIAL PLANTING



WUCOLS LOW WATER USE PLANTINGS

ACACIA 'COUSIN ITT'
COUSIN ITT ACACIA
2-3' HT. X 4-6' WIDE



AEONIUM 'KIWI'
KIWI AEONIUM
2-3' HT. X 2' WIDE



ANIGOZANTHOS FLAVIDUS
KANGAROO PAW
3-4' HT. X 2-3' WIDE



ASPARAGUS MEYERII
FOXTAIL FERN
1-2' HT. X 2-3' WIDE



CALANDRINA SPECTABILIS
ROCK PURSLANE
1-2' HT. X 3-4' WIDE



CHONDROPETALUM TECTORUM
CAPE RUSH
3-4 HT. X 3-4' WIDE



LOMANDRA C. 'SEASCAPE'
SEASCAPE MAT RUSH
1-2' HT. X 2-3' WIDE



SARCOCOCCA RUSCOFILIA
FRAGRANT SWEET BOX
3-5' HT. X 3-5' WIDE



WESTRINGIA 'MORNING LIGHT'
VARIEGATED COAST ROSEMARY
3-4 HT. X 3-4' WIDE



PLANTING SCHEMATIC

issue	date	description
00	06/29/2020	SCHEMATIC DESIGN - CLIENT REVIEW
01	07/14/2020	SCHEMATIC DESIGN
02	04/05/2021	DESIGN REVISIONS
03	07/30/2021	PLANNING COMMENT RESPONSE
04	02/23/2022	PLANNING COMMENT RESPONSE

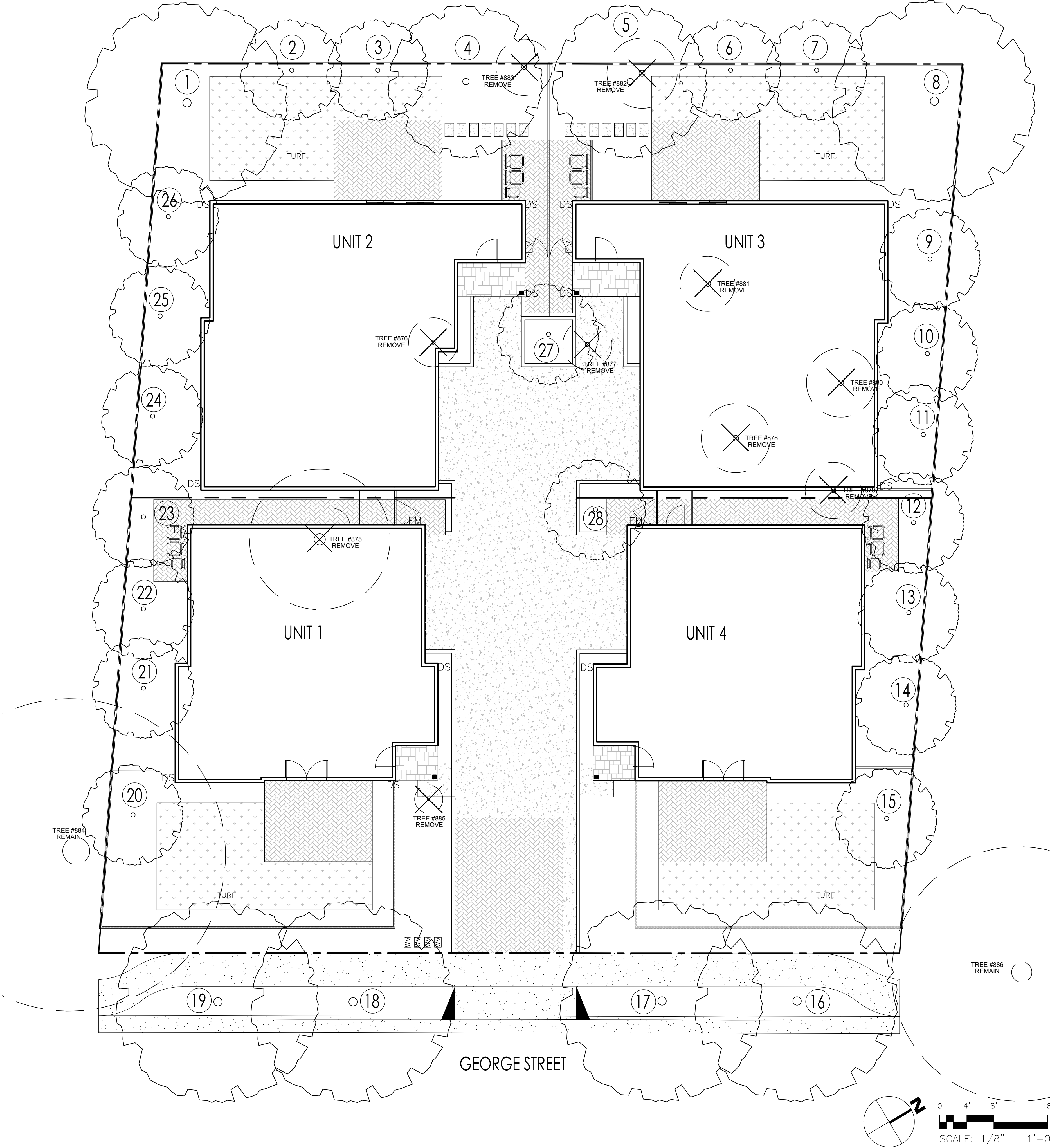
drawn by: NT

reviewed by:

approved by:

project number:





PROPOSED TREE LIST:

#	COMMON NAME	BOTANICAL NAME	MATURE HT (FT)	MATURE W (FT)	RATE OF GROWTH	NATIVE Y/N	WUCOLS H2O USE	CONTAINER SIZE
1	CORK OAK	QUERCUS SUBER	30-60	30-60	24-36"/YEAR	NO	LOW	24" BOX
2	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
3	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
4	CHINESE PISTACHE	PISTACIA C 'KEITH DAVEY'	30-60	30-60	24-36"/YEAR	NO	LOW	24" BOX
5	CHINESE PISTACHE	PISTACIA C 'KEITH DAVEY'	30-60	30-60	24-36"/YEAR	NO	LOW	24" BOX
6	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
7	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
8	CORK OAK	QUERCUS SUBER	30-60	30-60	24-36"/YEAR	NO	LOW	24" BOX
9	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
10	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
11	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
12	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
13	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
14	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
15	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE	15-20	15-20	18-24"/YEAR	NO	LOW	24" BOX
16	CORK OAK	QUERCUS SUBER	30-60	30-60	24-36"/YEAR	NO	LOW	24" BOX
17	CORK OAK	QUERCUS SUBER	30-60	30-60	24-36"/YEAR	NO	LOW	24" BOX
18	CORK OAK	QUERCUS SUBER	30-60	30-60	24-36"/YEAR	NO	LOW	24" BOX
19	CORK OAK	QUERCUS SUBER	30-60	30-60	24-36"/YEAR	NO	LOW	24" BOX
20	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE	15-20	15-20	18-24"/YEAR	NO	LOW	24" BOX
21	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
22	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
23	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
24	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
25	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
26	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	20-30	15-25	24-36"/YEAR	NO	LOW	15 GAL
27	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE	15-20	15-20	18-24"/YEAR	NO	LOW	24" BOX
28	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE	15-20	15-20	18-24"/YEAR	NO	LOW	24" BOX

EXISTING TREE INVENTORY AND ASSESSMENT TABLE

Tree Species	I.D. #	Trunk Diameter (inches)	Canopy Diameter (feet)	Condition	Suitability	Expected Impact	Protection Status	To be Removed (Yes/No)	Replacement Requirement
Black Walnut (Juglans nigra)	875	24	20	Poor	Poor	High	Protected	YES	3 ea, 24" box trees
Mulberry (Morus alba)	876	8	15	Fair	Poor	High	Protected	YES	3 ea, 24" box trees
Mulberry (Morus alba)	877	8	15	Fair	Poor	High	Protected	YES	3 ea, 24" box trees
Mulberry (Morus alba)	878	11	15	Fair	Poor	High	Protected	YES	3 ea, 24" box trees
Mulberry (Morus alba)	879	12	15	Fair	Poor	High	Protected	YES	3 ea, 24" box trees
Mulberry (Morus alba)	880	13	15	Fair	Poor	High	Protected	YES	3 ea, 24" box trees
Mulberry (Morus alba)	881	10	15	Fair	Poor	High	Protected	YES	3 ea, 24" box trees
Mulberry (Morus alba)	882	12	15	Fair	Poor	High	Protected	YES	3 ea, 24" box trees
Mulberry (Morus alba)	883	10	15	Fair	Poor	High	Protected	YES	3 ea, 24" box trees
Coast Redwood (Sequoia sempervirens)	884	60	40	Good	N/A	Moderate	Protected	NO	
Sweetgum (Liquidambar styraciflua)	885	4	10	Poor	Poor	High	Protected	YES	3 ea, 24" box trees
Coast Redwood (Sequoia sempervirens)	886	60	40	Good	N/A	Low	Protected	NO	

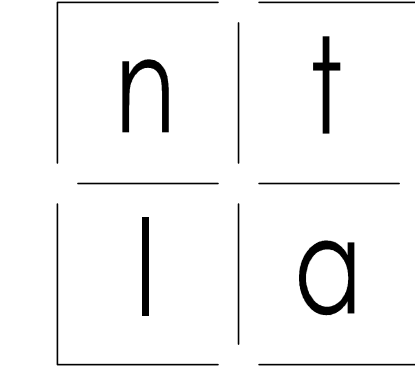
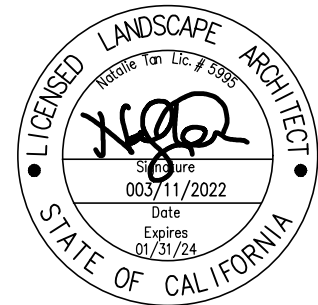
issue	date	description
04	03/11/2022	PLANNING COMMENT RESPONSE
05	05/12/2022	PLANNING COMMENT RESPONSE

drawn by: NT

reviewed by:

approved by:

project number:



NATALIE TAN
LANDSCAPE ARCHITECTURE
P. O. Box 972
Ben Lomond, California 95005
+1 408.605.7228
www.NTLAdesign.com

4 NEW HOMES
GREG MUSSALLEM
16195 GEORGE STREET
Los Gatos, CA

TREE PLAN

***This Page
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Date: June 28, 2022
To: Los Gatos Planning Department
From: [REDACTED]
Re: Proposal @ 16195 George St.

RECEIVED

JUN 28 2022

TOWN OF LOS GATOS
PLANNING DIVISION

Comments:

1. Tentative Map, Mission Engineers, dated 11/23/21 (Exhibit "A")

In Los Gatos, if a property is less than 1 acre, zoning does not allow the property to be subdivided into individual lots. So, why is the George St. project, which is less than 1 acre, receiving approval from the Public Works Dept. for its Tentative Map which subdivides the property into lot #1, lot #2, lot #3, lot #4, and lot #5? When the Tentative Map is approved by the Planning Commission, it will become the Parcel Map. It will be 5 individual parcels.

In our project, which is also less than 1 acre, we could only have a Parcel Map showing 1 parcel (Exhibit "B") with a Condominium Plan delineating airspace (Exhibit "C").

2. Detached Units and FAR

When we attended our CDAC meeting on 4/11/18, we prepared two plans:

Detached with 0.43 FAR and

Attached with 0.56 FAR

CDAC said detached is a better fit for the neighborhood. As to FAR, it needs to be compatible with the neighborhood. See Exhibit "D," which calculates the FAR for the entire neighborhood including all of Laurel Mew's homes (not including basements). The average FAR is 0.45. The median FAR is 0.41.

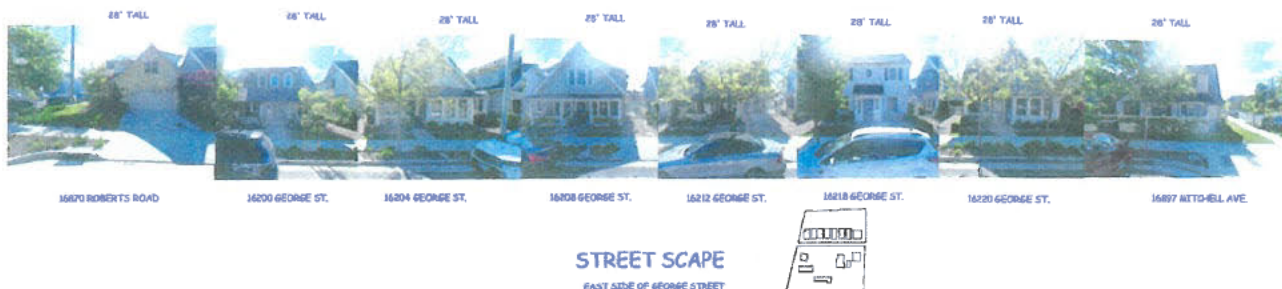
So, CDAC chose our detached plans with 0.43 FAR. When you see George St.'s plans dated 11/22/21, it shows 4 detached units with 0.59 FAR. The detached units are a good fit, but 0.59 FAR is not compatible with the neighborhood. Their FAR should be revised to be compatible with the neighborhood.

3. Private Open Space within Front Setback

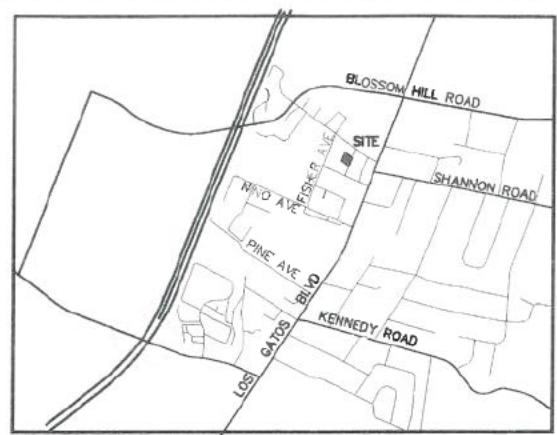
When we designed our project, the planner said our private open space (aka private yard) needed to be a minimum of 10ft x 20ft and could not be located within the front setback. We conformed to those requirements. George St.'s plan's (11/22/21) show lot #1 and lot #4's private open space located within the front setback. The same requirements should apply to all of us.

4. Building Height

George St.'s plans (11/22/21) show 28' building heights for all the Laurel Mews' houses across the street. (as below)



However, the Laurel Mews' plans dated 9/7/11 (Exhibit "E") show building heights on George St. varying from 20'-8", 22', 23', and 24'. None of them are 28'. George St.'s plans show the 4 units' building heights all at 27', which is not compatible with the neighborhood.



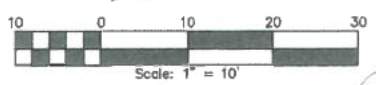
VICINITY MAP
N.T.S.

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- AD AREA DRAIN
- BM BENCHMARK
- CATV CABLE TELEVISION
- CB CATCH BASIN
- CNC CONCRETE
- E ELECTRIC
- EBOX ELECTRIC BOX
- EL ELECTROLYTIC
- EM ELECTRIC METER
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- FF FINISH FLOOR
- FNC FENCE
- G GAS
- GM GAS METER
- GP GUARD POST
- GV GAS VALVE
- I.E.E. INGRESS & EGRESS EASEMENT
- INV INVERT
- IRR IRRIGATION
- JT JOINT TRENCH
- MH MANHOLE
- MON MONUMENT
- OWH OVERHEAD WIRE
- PP POWER POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- RCP REINFORCED CONCRETE PIPE
- RM TOP OF GRATE
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- VCP VITRIFIED CLAY PIPE
- VT VAULT
- W WATER
- WM WATER METER
- WV WATER VALVE

- CENTERLINE
- DISTINCTIVE BORDER
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- FENCE
- CURB & GUTTER
- JOINT TRENCH
- SANITARY SEWER
- STORM DRAIN
- WATER
- SWALE
- UTILITY POLE
- FIRE HYDRANT
- MANHOLE
- UTILITY BOX (AS NOTED)

LEGEND



LAZARO & BRIDGET GARZA
APN 529-18-052
RESIDENTIAL

THOMAS & DARLENE TRUESDELL
APN 529-18-001
RESIDENTIAL

LAUREN L KUEHN
APN 529-18-002
RESIDENTIAL

BASIS OF BEARINGS:
THE BEARING N 20°33'10" E OF THE CENTERLINE OF GEORGE STREET AS SHOWN ON THE RECORD OF SURVEY MAP FOR TOWN OF LOS GATOS FILED IN BOOK 377 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

ASSESSOR'S PARCEL NO.: 529-18-051
EXISTING USE: NURSERY SCHOOL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: R-M-5-12
PROPOSED ZONING: R-M-5-12
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
EXISTING PARCELS: 1
PROPOSED LOTS: 5

ELECTRIC SUPPLY: PACIFIC GAS & ELECTRIC (PG&E)
WATER SUPPLY: SAN JOSE WATER COMPANY
SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
TELEPHONE: AMERICAN TELEPHONE & TELEGRAPH (AT&T)
CABLE: COMCAST
STORM DRAIN: TOWN OF LOS GATOS
FIRE PROTECTION: SANTA CLARA COUNTY FIRE DISTRICT
STREET TREES: TO CONFORM TO TOWN OF LOS GATOS STANDARDS
STREET IMPROVEMENTS: TO CONFORM TO TOWN OF LOS GATOS STANDARDS
PUBLIC AREAS: NONE

STEVE GHANAYEM
APN 529-18-006
RESIDENTIAL

FLOOD ZONE: ZONE X, PANEL NO. 06085C 0377 H, DATED: MAY 18, 2009
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

BENCHMARK: BRASS DISK IN MONUMENT WELL STAMPED "LG#30" AT THE INTERSECTION OF NINO AVENUE AND FISHER AVENUE. (ELEVATION = 378.98)

AREAS : GROSS : 15,620± SQ. FT. = 0.36± ACRES
NET : 15,620± SQ. FT. = 0.36± ACRES

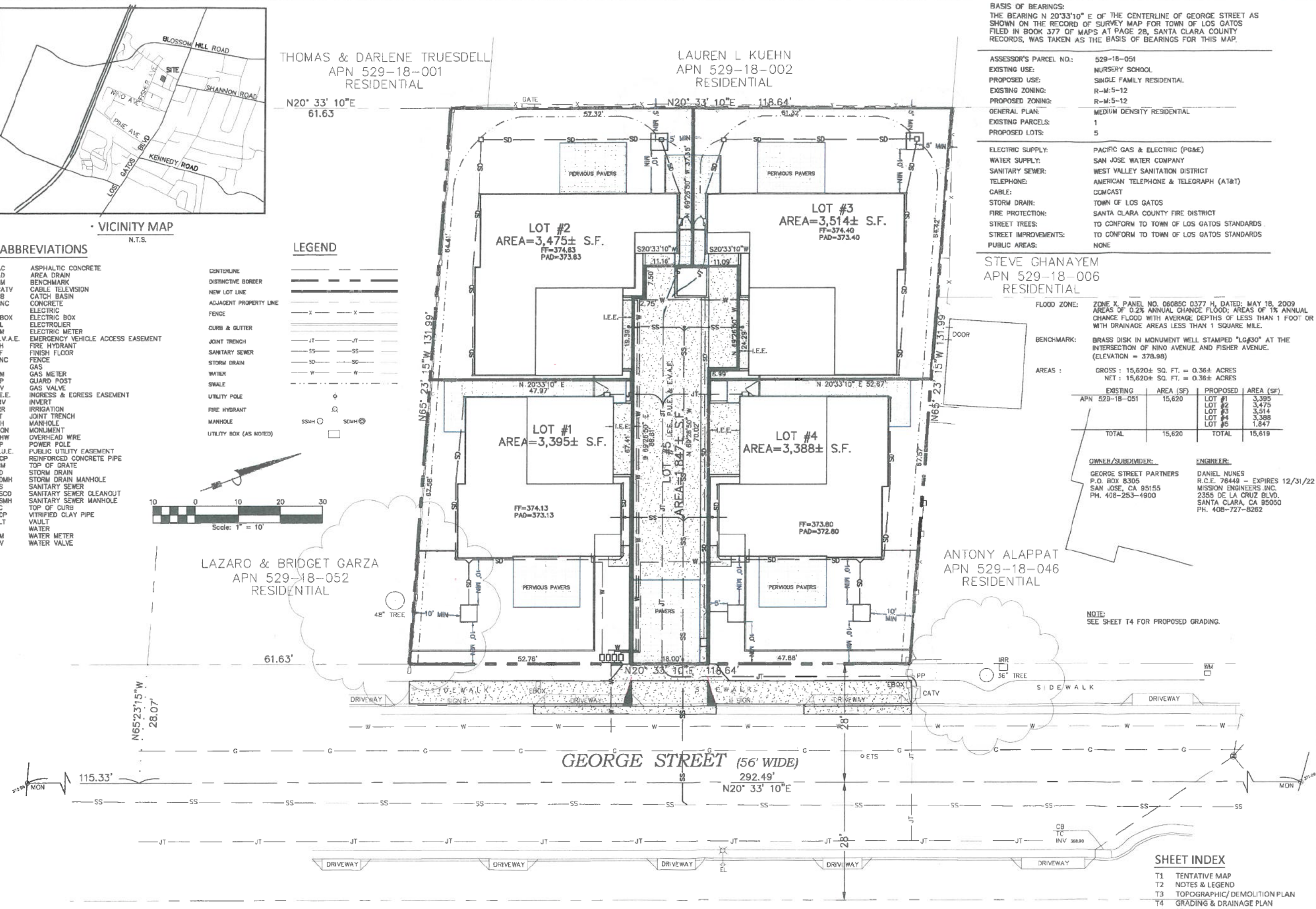
EXISTING	AREA (SF)	PROPOSED	AREA (SF)
APN 529-18-051	15,620	LOT #1	3,395
		LOT #2	3,475
		LOT #3	3,514
		LOT #4	3,388
		LOT #5	1,847
TOTAL	15,620	TOTAL	15,619

OWNER/SUBDIVIDER:
GEORGE STREET PARTNERS
P.O. BOX 8305
SAN JOSE, CA 95155
PH. 408-253-4900

ENGINEER:
DANIEL NUNES
R.C.E. 76449 - EXPIRES 12/31/22
MISSION ENGINEERS, INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
PH. 408-727-8262

NOTE:
SEE SHEET T4 FOR PROPOSED GRADING.

ANTONY ALAPPAT
APN 529-18-046
RESIDENTIAL



GEORGE STREET (56' WIDE)

SHEET INDEX

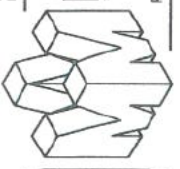
- T1 TENTATIVE MAP
- T2 NOTES & LEGEND
- T3 TOPOGRAPHIC/DEMOLITION PLAN
- T4 GRADING & DRAINAGE PLAN
- T5 SECTIONS
- T6 STORM WATER MANAGEMENT PLAN
- T7 BLUEPRINT FOR A CLEAN BAY SHEET

REVISIONS		
DATE	BY	DESCRIPTION
		△
		△
		△
		△
		△

SCALE 1"=10'
DATE 11/23/2021
DWM JS ME41
CHYD
JOB NO. 20022
DWO. NO. L-15037

SHEET
T1
OF 7 SHEET

TENTATIVE MAP
16195 GEORGE STREET
APN 529-18-051
IN THE TOWN OF LOS GATOS, CALIFORNIA



MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd. Santa Clara, California 95050
PH: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineers.com

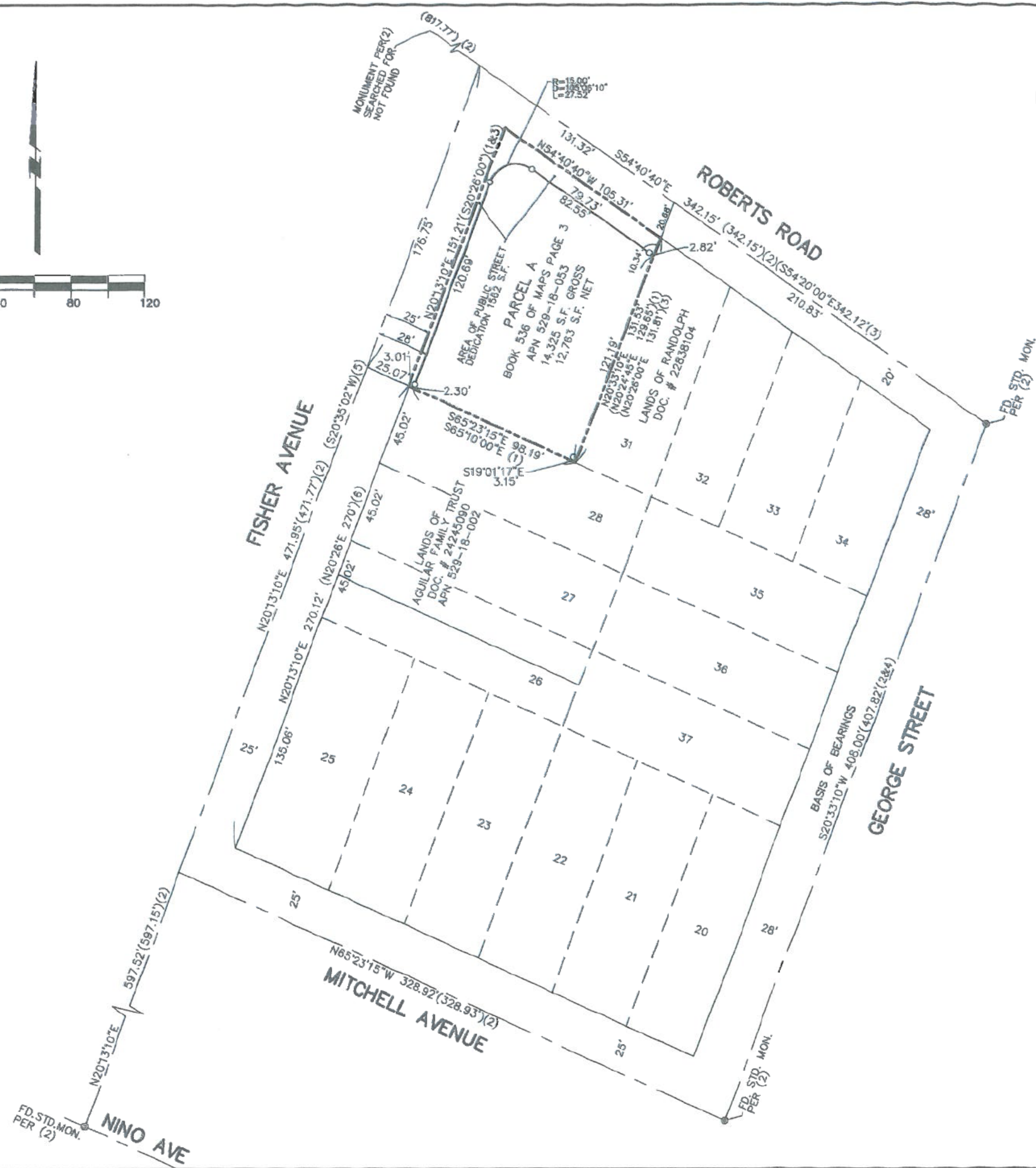
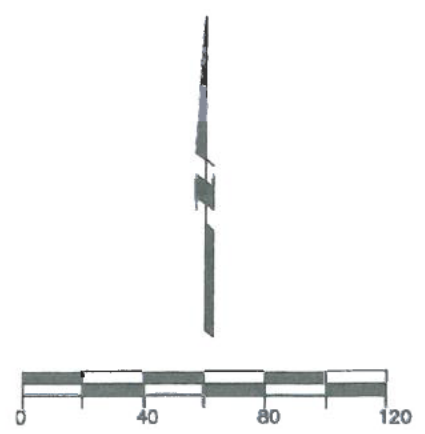
PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-22, LS 9212-EXPIRES 9-30-21

PARCEL MAP

FOR CONDOMINIUM PURPOSES FOR THREE (3) RESIDENTIAL UNITS
ALL OF PARCEL A, AS SHOWN ON THE PARCEL MAP
FILED FOR RECORD IN BOOK 536 OF MAPS, AT PAGE 3
SANTA CLARA COUNTY RECORDS

TOWN OF LOS GATOS
SANTA CLARA COUNTY, CALIFORNIA
SCALE: 1"=40'
APRIL, 2022
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070



NOTES:

- 1. THE AREA WITHIN DISTINCTIVE BORDER IS 0.322 ACRES.
- 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 3. DATE OF SURVEY: JANUARY 2022

LEGEND:

PROPERTY LINE-DISTINCTIVE BORDER	—————
LOT LINE	—————
ORIGINAL LOT "H" MAPS 39	—————
CENTERLINE	—————
FOUND 3/4" I.P. OPEN IN MONUMENT BOX	⊙
SET 3/4" I.P. L.S. 4953, UNLESS OTHERWISE NOTED	○
RECORD DATA, REFERENCE	() (1)
FOUND	FD.
MONUMENT	MON.
OFFICIAL RECORDS	O.R.
SQUARE FEET	S.F.

REFERENCES:

- (1) PARCEL MAP, BOOK 536 OF MAPS, PAGE 3
- (2) RECORD OF SURVEY, BOOK 377 OF MAPS, PAGE 28
- (3) AMENDED MAP, MITCHELL ADDITION, BOOK "P" MAPS, PAGE 39
- (4) TRACT 10110, BOOK 851 OF MAPS, PAGE 42 & 43
- (5) PARCEL MAP, BOOK 578 OF MAPS, PAGE 46
- (6) AMENDED MAP OF THE MITCHELL ADDITION, LOS GATOS "H" MAPS 39

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS MAP IS THE CENTER LINE OF GEORGE STREET NORTH 20 DEGREES 33 MINUTES 10 SECONDS EAST BETWEEN FOUND MONUMENTS AS SHOWN UPON RECORD OF SURVEY MAP RECORDED IN BOOK 377 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS.

EXHIBIT "A"
CONDOMINIUM PLAN
FOR PARCEL "A" OF
FISHER VILLAS CONDOMINIUMS

GENERAL NOTES AND DEFINITIONS

1. This is a map of a "Project" as that term is defined in Section 4123 of the Civil Code of the State of California and the Subdivision depicted hereon in subject to the provisions of the Davis-Stirling Common Interest Development Act, Title 6, Part 4, Division 2 of the Civil Code of the State of California. Page 3 of 4 herein is the survey map of the surface Parcel A, the land included within the project, and Page 4 of 4 shows a three dimensional description of the condominium project to be built in sufficient detail to identify the common area and the relative location and approximate dimensions of each separate interest as provided in Section 4285 of the Civil Code. The dimensions shown hereon are not intended to be sufficiently accurate to use for computation of Unit airspace volume in any or all the Units.
2. This condominium Project is composed of a "Common Area" and (3) units. The Common Area of this project is limited to the entire limit of Parcel A above elevation 680 feet.
3. The Units of this Project are numbered as set forth above. Each Unit means and refers to the elements of a condominium. Which are not owned in common with the owners of other condominiums in the Project. Each unit is identified on this Condominium Plan by a separate Unit number. The lateral boundaries of each Unit are vertical planes at the limits of the horizontal dimensions shown hereon for such Unit. There are no limits to the lower vertical boundaries of each Unit. The upper vertical boundaries of each unit are at the elevations as shown herein. Each Unit includes the surfaces so described, the respective portions of the building and improvements lying within its boundaries and the airspace encompassed by its boundaries.
4. For purposes hereof, "U.E." means the upper most elevation and "L.E." means lower most elevation.
5. Benchmark for this Project and its actual elevation is as follows:

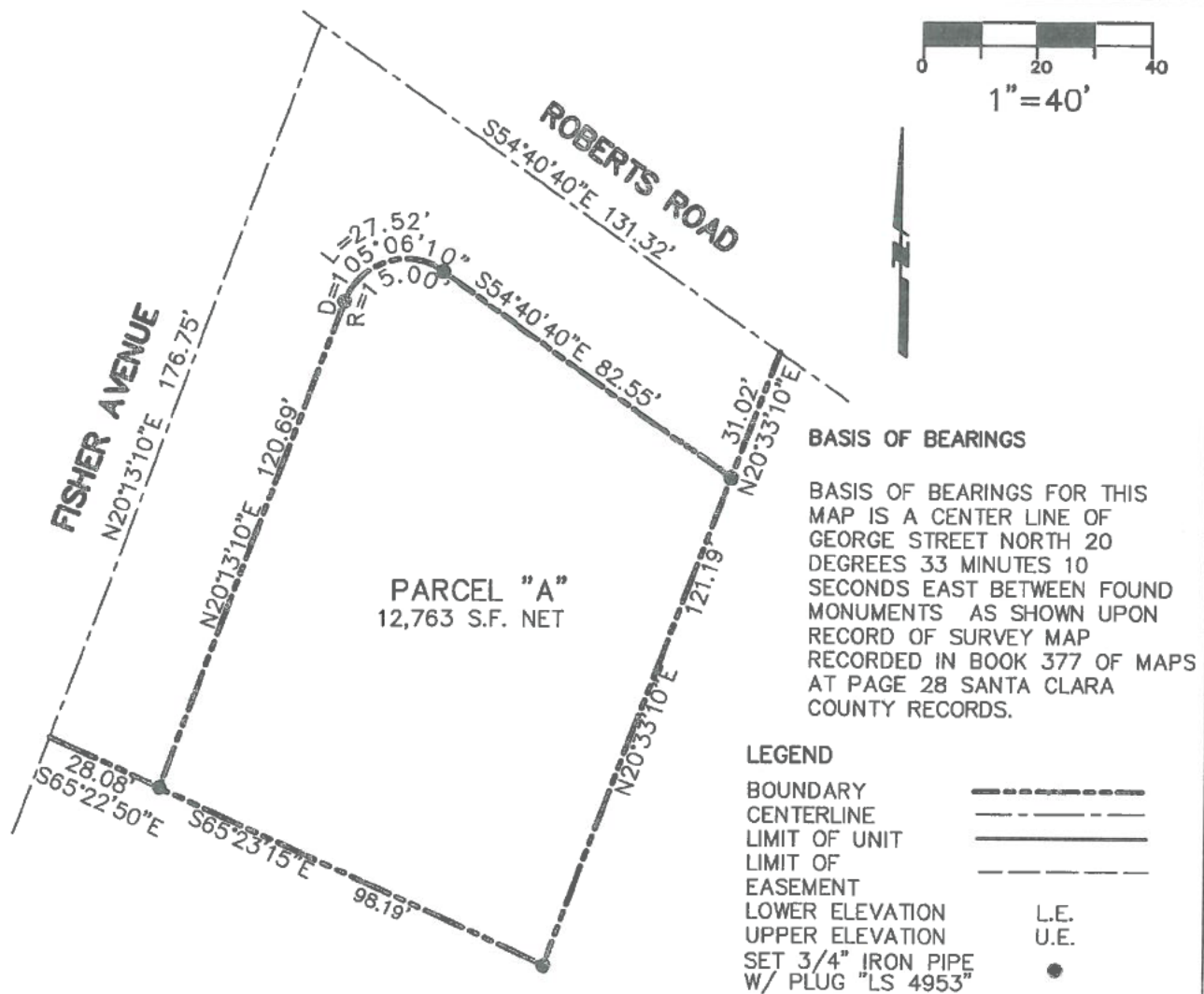
Town of Los Gatos Benchmark I.D. LG30, elevation 378.98 (NGVD29), a brass disk set in a monument box at the intersection of Nino Avenue and Fisher Avenue.

Exhibit "C"
(2 of 4)

6. The Basis of Bearings for this Project is as follows:

The centerline of George Street bearing North 20 Degrees 33 Minutes 10 Seconds East as shown on the Record of Survey Map filed in book 377 of Maps at Page 28 Santa Clara County Record.

PAGE 2 OF 4



The "Project Boundaries are Parcel A as shown on the certain Parcel Map entitled "Parcel Map, For Condominium Purposes, 16940 Roberts Road in the Town of Los Gatos, State of California, filed in Book _____ of Maps at Pages _____ in the Office of the Recorder of said County and State.

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor, No. L.S. 4953, of the State of California; that a survey was made under my direction and that the survey is true and complete as shown on this plan; that the monuments and benchmarks are of the character and occupy or will occupy the positions indicated on the within plan and that they are sufficient to enable this survey to be retraced, and that the units are or will be as shown; and that the condominium plan consists of a description or survey map of a condominium project which refers to or shows monumentation on the ground and a three dimensional description of the project in sufficient detail to identify the common area and each separate interest pursuant to the requirements of California Civil Code 4285.

Harry Babicka L.S. 4953

Expires: 12-31-2023

EXHIBIT "A"
FISHER VILLAS
CONDOMINIUM PLAN FOR PARCEL "A"
SURVEY PLAN

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA CA
408/867-0244

2018-069

SHEET 3 OF 4

PROPERTY #	ADDRESS	APN #	ZONING	SQUARE FOOTAGE (NOT INCLUDING BASEMENT IF APPLICABLE)	FAR	Density
1	16925 ROBERTS RD	529-16-015	RM: 5-12	886	0.1	5.04
2	16225 GEORGE ST	529-18-044	RM: 5-12	1762	0.14	3.58
3	16941 MITCHELL AVE.	529-18-032	RM: 5-12	1220	0.15	5.45
4	16892 MITCHELL AVE.	529-18-018	RM: 5-12	1344	0.19	6.22
5	16194 FISHER AVE	529-18-002	RM: 5-12	3553	0.22	5.42
6	16952 MITCHELL AVE.	529-18-037	RM: 5-12	2192	0.23	4.64
7	16200 FISHER AVE.	529-18-001	RM: 5-12	1726	0.24	6.13
8	16951 MITCHELL AVE.	529-18-033	RM: 5-12	1981	0.24	5.45
9	16898 MITCHELL AVE.	529-18-017	RM: 5-12	1859	0.26	6.22
10	16973 ROBERTS RD	529-16-077	RM: 5-12	6483	0.28	6.32
11	16942 MITCHELL AVE	529-18-014	RM: 5-12	2954	0.3	4.64
12	16900 ROBERTS RD	529-18-006	RM: 5-12	1730	0.31	8.06
13	16886 MITCHELL AVE.	529-18-019	RM: 5-12	2289	0.32	6.22
14	16922 MITCHELL AVE.	529-18-080	RM: 5-12	2250	0.334	6.44
15	16914 MITCHELL AVE.	529-18-079	RM: 5-12	2250	0.334	6.49
16	16930 MITCHELL AVE	529-18-081	RM: 5-12	2285	0.334	6.36
17	16965 ROBERTS RD. C	529-52-003	RM: 5-12	1706	0.36	9.12
18	16965 ROBERTS RD. D	529-52-004	RM: 5-12	1706	0.36	9.12
19	16965 ROBERTS RD. A	529-52-001	RM: 5-12	1734	0.36	9.12
20	16965 ROBERTS RD. B	529-52-002	RM: 5-12	1734	0.36	9.12
21	16906 MITCHELL AVE.	529-18-016	RM: 5-12	2528	0.36	6.22
22	16203/05 GEORGE ST	529-18-052	RM: 5-12	2960	0.36	10.64
23	715 CILKER CT	529-56-011	RM: 5-12	1621	0.37	7.13
24	700 CILKER CT	529-56-012	RM: 5-12	1621	0.37	7.13
25	720 CILKER CT	529-56-014	RM: 5-12	1737	0.37	7.13
26	725 CILKER CT	529-56-016	RM: 5-12	1737	0.37	7.13
27	705 CILKER CT	529-56-010	RM: 5-12	1986	0.37	7.13
28	710 CILKER CT	529-56-013	RM: 5-12	1986	0.37	7.13
29	730 CILKER CT	529-56-015	RM: 5-12	1986	0.37	7.13
30	16926 ROBERTS RD	529-18-050	RM: 5-12	2012	0.37	8.06
31	16979 ROBERTS RD #6	529-56-006	RM: 5-12	1835	0.41	9.6
32	16979 ROBERTS RD #7	529-56-007	RM: 5-12	1835	0.41	9.6
33	16979 ROBERTS RD #8	529-56-008	RM: 5-12	1835	0.41	9.6
34	16979 ROBERTS RD #9	529-56-009	RM: 5-12	1835	0.41	9.6
35	16979 ROBERTS RD #1	529-56-001	RM: 5-12	2074	0.41	9.6
36	16979 ROBERTS RD #2	529-56-002	RM: 5-12	2074	0.41	9.6
37	16979 ROBERTS RD #3	529-56-003	RM: 5-12	2074	0.41	9.6
38	16979 ROBERTS RD #4	529-56-004	RM: 5-12	2074	0.41	9.6
39	16979 ROBERTS RD #5	529-56-005	RM: 5-12	2074	0.41	9.6
40	101 SERRA CT	529-17-014	RM: 5-12	1995	0.43	5.27
41	151 SERRA CT	529-17-009	RM: 5-12	2371	0.43	5.27
42	121 SERRA CT	529-17-012	RM: 5-12	2371	0.43	5.27
43	111 SERRA CT	529-17-013	RM: 5-12	2371	0.43	5.27
44	161 SERRA CT	529-17-008	RM: 5-12	2403	0.43	5.27
45	141 SERRA CT	529-17-010	RM: 5-12	2403	0.43	5.27
46	131 SERRA CT	529-17-011	RM: 5-12	2403	0.43	5.27
47	16929 ROBERTS RD	529-62-002	RM: 5-12	797	0.51	9.47
48	16927 ROBERTS RD	529-62-001	RM: 5-12	1117	0.51	9.47
49	16931 ROBERTS RD	529-62-003	RM: 5-12	1895	0.51	9.47
50	16933 ROBERTS RD	529-62-004	RM: 5-12	1895	0.51	9.47
51	16935 ROBERTS RD	529-62-005	RM: 5-12	1895	0.51	9.47
52	16941 ROBERTS RD	529-62-006	RM: 5-12	1895	0.51	9.47
53	16945 Roberts Rd. (24 Units)	529-16-068	RM: 5-12	24574	0.51	21.62
	TOTAL (Property #1 to #53)			131913	19.372	405.72
	AVERAGE			2489	0.37	7.66
	MEDIAN			1981	0.37	7.13

54	16870 ROBERTS RD.	529-18-064	PD	1873	0.65	11.39
55	16871 MITCHELL AVE.	529-18-072	PD	1884	0.65	11.39
56	16500 GRANT BISHOP LN.	529-18-078	PD	1884	0.65	11.39
57	16860 ROBERTS RD.	529-18-071	PD	1996	0.65	11.39
58	16556 GRANT BISHOP LN.	529-18-074	PD	1996	0.65	11.39
59	16542 GRANT BISHOP LN.	529-18-075	PD	1996	0.65	11.39
60	16514 GRANT BISHOP LN.	529-18-077	PD	2038	0.65	11.39
61	16528 GRANT BISHOP LN.	529-18-076	PD	2046	0.65	11.39
62	16507 GRANT BISHOP LN.	529-18-070	PD	2050	0.65	11.39
63	16564 GRANT BISHOP LN.	529-18-073	PD	2050	0.65	11.39
64	16889 MITCHELL AVE.	529-18-065	PD	2402	0.65	11.39
65	16881 MITCHELL AVE.	529-18-066	PD	2402	0.65	11.39
66	16535 GRANT BISHOP LN.	529-18-068	PD	2402	0.65	11.39
67	16521 GRANT BISHOP LN.	529-18-069	PD	2402	0.65	11.39
68	16897 MITCHELL AVE.	529-18-057	PD	2412	0.65	11.39
69	16549 GRANT BISHOP LN.	529-18-067	PD	2412	0.65	11.39
70	16204 GEORGE ST.	529-18-062	PD	2445	0.65	11.39
71	16218 GEORGE ST.	529-18-059	PD	2490	0.65	11.39
72	16220 GEORGE ST.	529-18-058	PD	2499	0.65	11.39
73	16212 GEORGE ST.	529-18-060	PD	2645	0.65	11.39
74	16208 GEORGE ST.	529-18-061	PD	2654	0.65	11.39
75	16200 GEORGE ST.	529-18-063	PD	2658	0.65	11.39
	TOTAL (Property #1 to #75)			181549	33.672	656.3
	AVERAGE			2421	0.45	8.75
	MEDIAN			2038	0.41	9.47

Exhibit "D" (1 of 2)



FAR

Density

Average FAR = 0.37
Median FAR = 0.37

Average FAR = 0.45
Median FAR = 0.41

Zoning PD

Zoning RM: 5-12

+

Zoning RM: 5-12

=

BOOK 523

Laurel Mews
PD: 22 SFR
2013
2-story
A/DG
2.2564 (Avg. Above Ground)
0.165
11.39

523

TRACT NO. 10110, 851-M-41
R.O.S. 371/28 SHANNON RD.

Exhibit "D" (2 of 2)

Angeleno Associates, Inc.
147 City Place Dr., Santa Ana, CA 92705
Tel: (714) 285-1888 Fax: (714) 285-1988



2185 THE ALAMEDA
#150
SAN JOSE, CA 95126
408-345-1767



**SANTA CLARA
DEVELOPMENT**

16213 Los Gatos Blvd.
LOS GATOS, CALIFORNIA

STREET SCENES

0907-11

A6.1



PLAN 2A

PLAN 2D

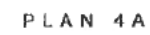
PLAN 2C

PLAN 2B

PLAN 2AX

PLAN 1

LOS GATOS BLVD. STREET SCENE



PLAN 4B

PLAN 4C

PLAN 1C

MITCHELL AVE. STREET SCENE



PLAN 3A

PLAN 3CX

PLAN 3D

PLAN 3AX

PLAN 3BX

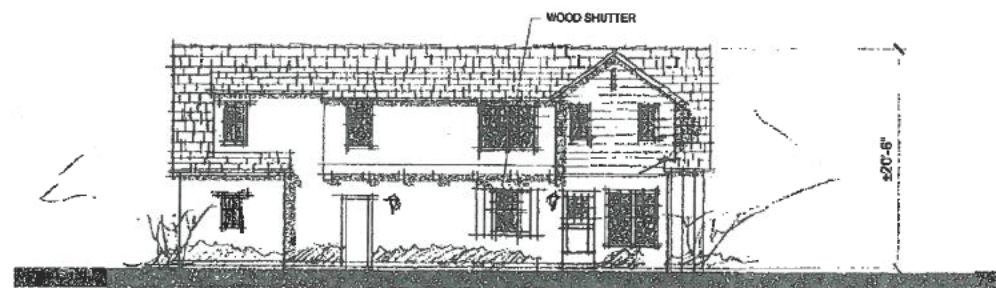
PLAN 3G

PLAN 4A

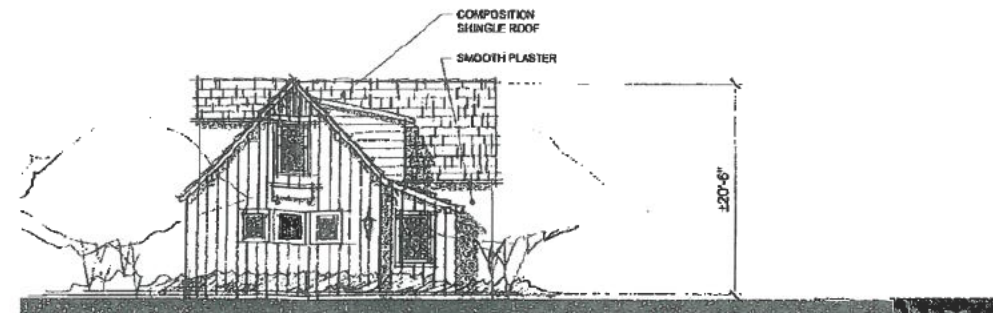
GEORGE ST. STREET SCENE



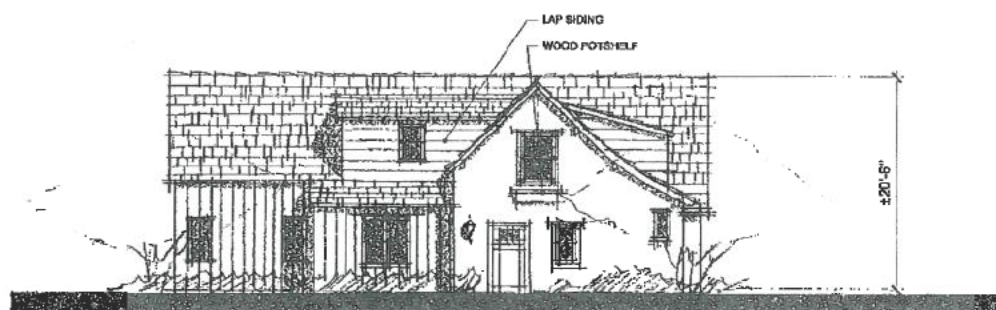
Exhibit "E"
(2 of 4)



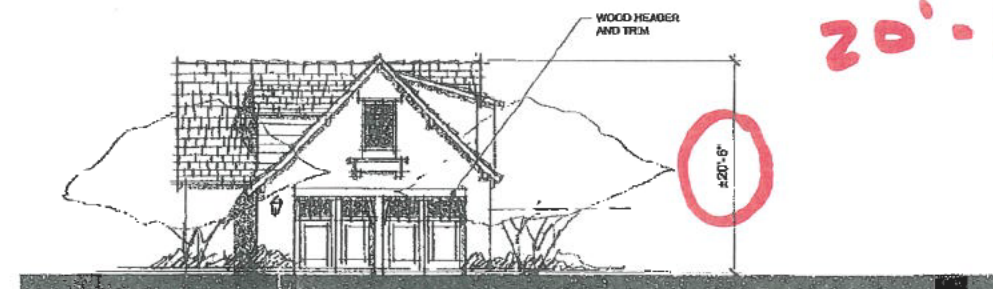
LEFT ELEVATION 1A
(YARD)



FRONT ELEVATION 1A
(LOS GATOS BOULEVARD)



RIGHT ELEVATION 1A
(ROBERTS ROAD)

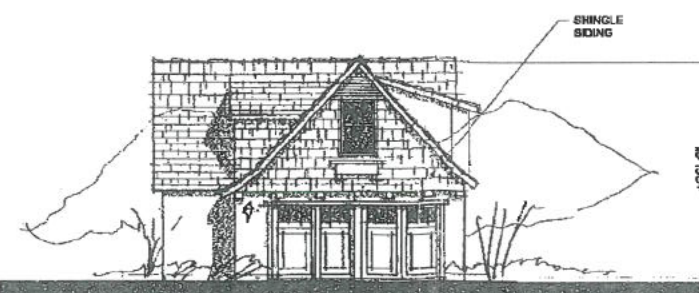


REAR ELEVATION 1A
(GARAGE)

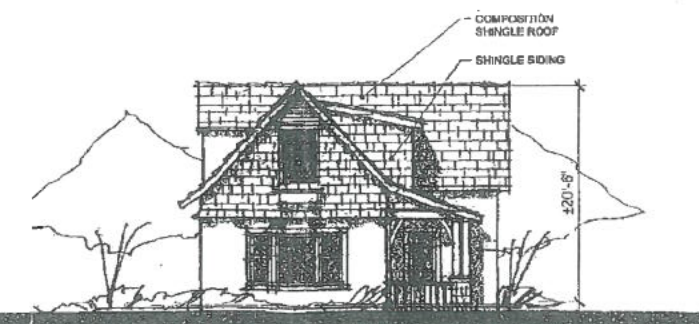
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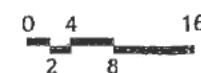
RIGHT ELEVATION 1C
(MITCHELL AVE.)



REAR ELEVATION 1C



FRONT ELEVATION 1C
(LOS GATOS BOULEVARD)



PLAN 1
EXTERIOR ELEVATIONS

Prepared by:
Angeleno Associates, Inc.
147 City Plaza Dr., Santa Ana, CA 92705
Tel: (714) 265-1886 Fax: (714) 265-1988



Prepared for:
2185 THE ALAMEDA
#150
SAN JOSE, CA 95126
408-345-1767



16213 Los Gatos Blvd.
LOS GATOS, CALIFORNIA

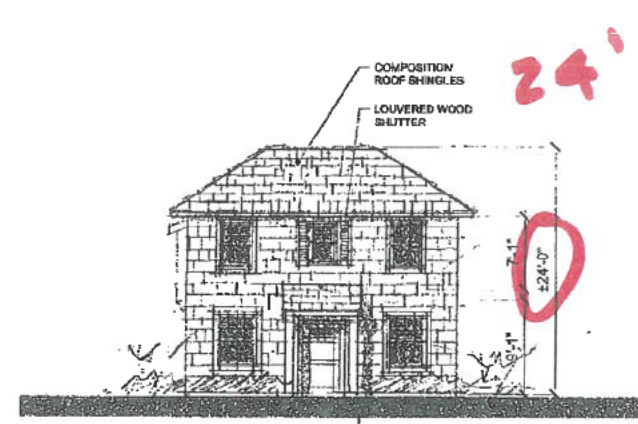
PLAN 1
EXTERIOR ELEVATIONS

Date: 09-07-11
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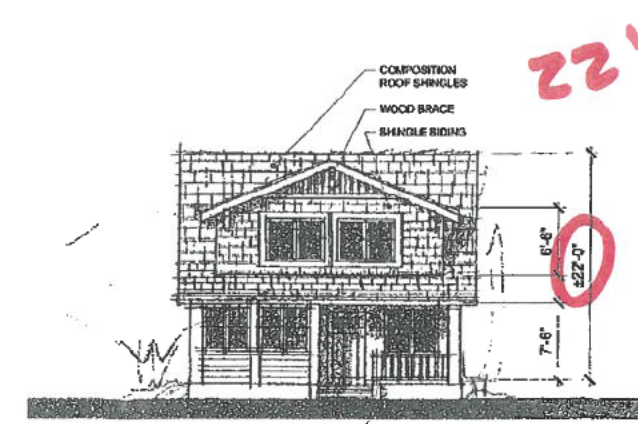
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FRONT ELEVATION 3CX



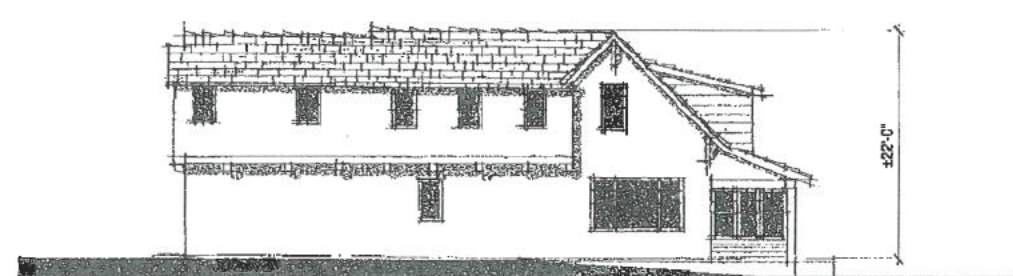
FRONT ELEVATION 3C



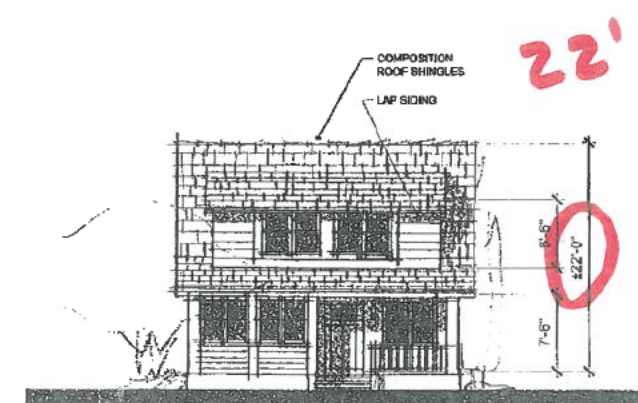
FRONT ELEVATION 3AX



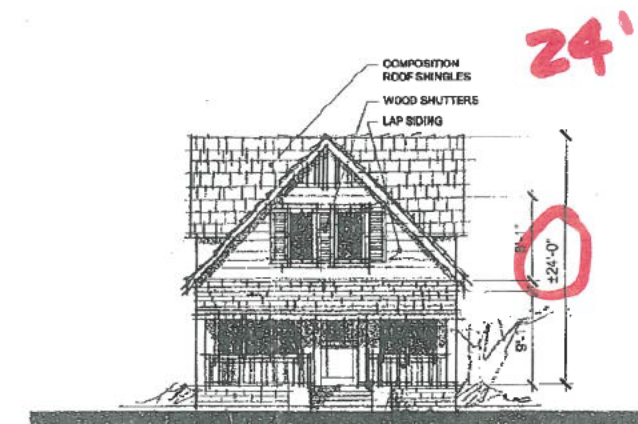
FRONT ELEVATION 3BX



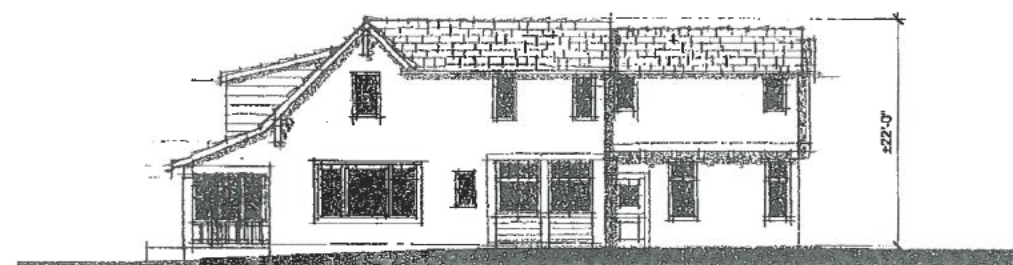
LEFT ELEVATION 3A



FRONT ELEVATION 3A



FRONT ELEVATION 3B



RIGHT ELEVATION 3A



REAR ELEVATION 3A



FRONT ELEVATION 3D



PLAN 3
EXTERIOR ELEVATIONS

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SANTA CLARA
DEVELOPMENT

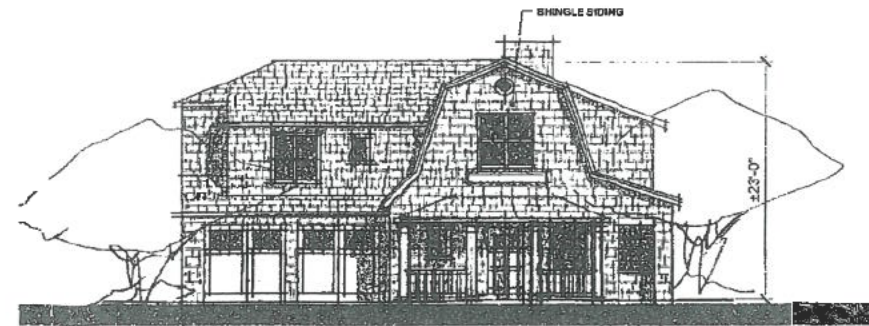
16213 Los Gatos Blvd.
LOS GATOS, CALIFORNIA

PLAN 3
EXTERIOR ELEVATIONS

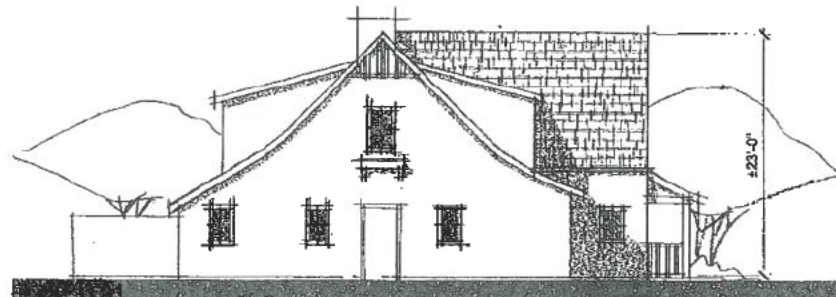
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Date: 09-02-11
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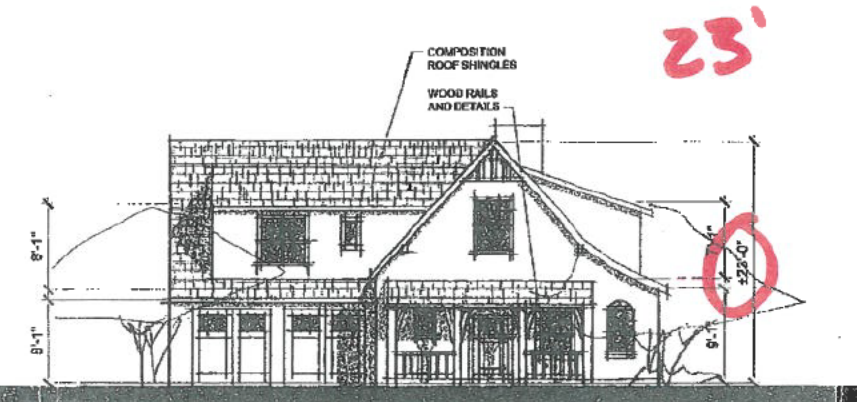
ALTERNATE
FRONT ELEVATION 4C



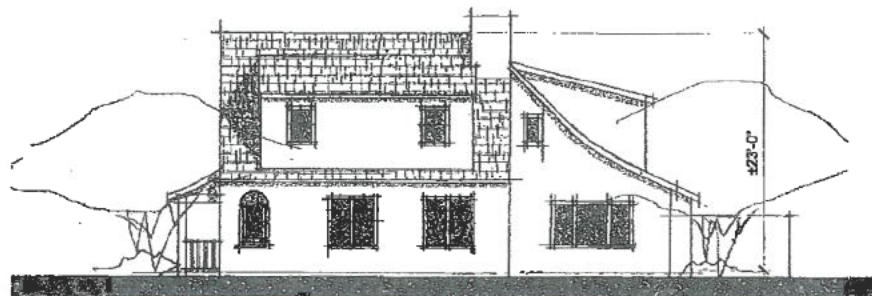
ALTERNATE
FRONT ELEVATION 4B



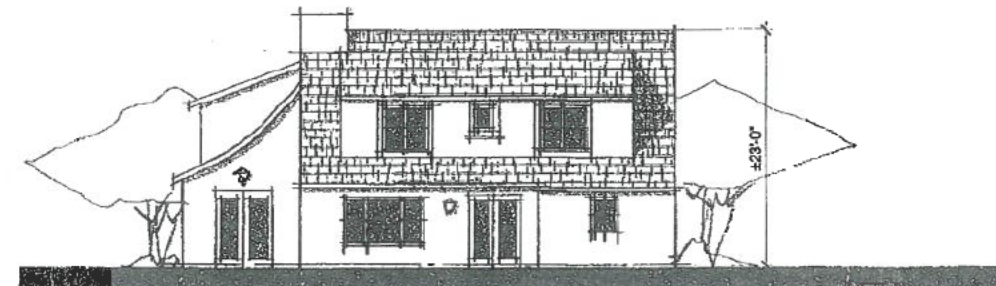
LEFT ELEVATION 4A



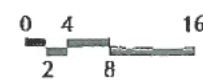
FRONT ELEVATION 4A



RIGHT ELEVATION 4A



REAR ELEVATION 4A



PLAN 4
EXTERIOR ELEVATIONS

Angeleno Associates, Inc.
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PREPARED FOR:

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PLAN 4
EXTERIOR ELEVATIONS

09-07-11
0912

A4.1

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Town of Los Gatos Planning
Re: Response to Public Comment

Staff,

Please see responses to Public Comments:

1. Project is not a full Land Division. Proposed Project is Single Family Condo with separated air space.
2. On the directions of CDAC to maximize density, and state direction for increased infill housing we designed units. We acknowledge FAR, but under current zoning if units were attached there in no FAR. Applicant and CDAC both felt Single Family appearance fits neighborhood, reduces massing while providing a better living experience. Laurel Mews project has a higher FAR, even without including basements.
3. See Town Code 29.10.065
4. Plans were updated to accurately show Neighboring building heights. 27 feet is 3 feet below Zoning max of 30 feet.

Thank you,
Greg Mussallem

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