TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
FEBRUARY 24, 2021
110 EAST MAIN STREET
LOS GATOS, CA

Kathryn Janoff, Chair
Kendra Burch, Vice Chair
Jeffrey Barnett, Commissioner
Melanie Hanssen, Commissioner
Jeffrey Suzuki, Commissioner
Reza Tavana, Commissioner
Emily Thomas, Commissioner

PARTICIPATION IN THE PUBLIC PROCESS

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

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

Deadlines for Public Comment and Presentations are as follows:

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

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

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 State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television and/or online at: https://meetings.municode.com/PublishPage/index?cid=LOSGATOS&ppid=4bc370fb-3064-458e-a11a-78e0c0e5d161&p=0. **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 Chamber.**

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/89164991608?pwd=dG92RG9EOXRGYWtVcW4vK0syVFRxZz09
Passcode: 244146.

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 KATHRYN JANOFF, VICE CHAIR BURCH, COMMISSIONER BARNETT, COMMISSIONER HANSSEN, COMMISSIONER SUZUKI, COMMISSIONER TAVANA, AND COMMISSIONER THOMAS. All votes during the teleconferencing session will be conducted by roll call vote.

TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
FEBRUARY 24, 2021
7:00 PM

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the public or Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda)*

1. Drafted Minutes of the February 10, 2021 Meeting

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

2. Requesting Approval for Demolition of an Existing Detached Garage and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at **14300 Lora Drive**. APN 409-15-028. Architecture and Site Application S-20-019. Property Owner: Amrito Chaube. Applicant: Krislani Mulia. Project Planner: Jocelyn Shoopman.

3. 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 R-1:8 Located at **16666 Topping Way**. APN 532-09-018. Architecture and Site Application S-19-044. Property Owner/Applicant: Arthur Lin. Project Planner: Sean Mullin.

4. Consider a Request for Approval for a Zone Change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan Amendment to Change the Land Use Designation from Medium Density Residential to Central Business District, for Property Located at **4 Tait Avenue**. APN: 510-44-054. Zone Change Application Z-20-002 and General Plan Amendment Application GP-20-001. Property Owner: Town of Los Gatos. Applicant: Jim Foley. Project Planner: Jennifer Armer

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.

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
FEBRUARY 10, 2021

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, February 10, 2021, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID19 pandemic and was conducted via Zoom. 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 Kathryn Janoff , Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Melanie Hanssen, Commissioner Jeffrey Suzuki, Commissioner Reza Tavana, and Commissioner Emily Thomas.

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – January 13, 2021

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

VOTE: **Motion passed unanimously**.

PUBLIC HEARINGS

2. **62 Ellenwood Avenue**
   APN 510-20-068
   Applicant: Lisa Nichols, Arcanum Architecture, Inc.
   Property Owners: Lisa and Case Swenson
   Project Planner: Sean Mullin

   Requesting Approval for demolition of an existing single-family residence, construction of a new single-family residence, removal of a large protected tree, and site improvements requiring a Grading Permit on property zoned R-1:12.
   Continued from the December 9, 2020 Planning Commission meeting.

Sean Mullin, Associate Planner, presented the staff report.

New Commissioners Suzuki and Thomas stated for the record that they had reviewed the previous video regarding 62 Ellenwood Avenue from the December 9, 2020 Planning Commission meeting and have knowledge of the entire record.

Opened Public Comment.

Tim Chappelle, Arcanum Architecture
- At the last hearing they discussed compatibility with the neighborhood, narrowing the driveway width, and the fence height. There had been concerns that the design was too modern for the neighborhood, so they changed the architecture to a charming Northern California cottage with softer, all natural materials, looking more like a traditional home. They also reduced the driveway width from 18 feet to 14 feet and made the fence more rustic and neighborhood friendly with wood.

John Merten, Studio Green
- They have introduced layers in the planting and moved the fence back and softened the materials in response to comments regarding making it more historically appropriate and more natural.

Mark Beck, 60 Ellenwood Avenue
- They liked the original design, but think the new changes are spectacular and the design is even better than before. They support the project 100 percent and ask the Commission to approve it.

Kate Chimenti
- They live across the street from the project. The applicant has told them they will mitigate the parking problems due to construction and asked for reassurance that there will not be vehicles parked in front of their home.

Lee Quintana

- The Fence Ordinance was recently passed with a new requirement of the 3-foot height in the front and she is concerned about why the fence can't be moved back so it is still in compliance with the Fence Ordinance, and if it is a security problem then giving the exception would void the provision of the Fence Ordinance.

Mark Beck, 60 Ellenwood Avenue

- The applicant has agreed to pull their fence back, but his and other neighbors' fences are in a line and most are higher than what the applicants are asking for. To pull the fence back even farther from the property line would make their street line look funny. They asked for the project to be approved, but without the fence being pulled back any farther.

Tim Chappelle, Arcanum Architecture

- Because of the property's pie shape they believe they would be able to heavily park the front, because they have a lot of street frontage, and mitigate any neighborhood concerns regarding parking.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Burch** to approve an application for demolition of an existing single-family residence, construction of a new single-family residence, removal of a large protected tree, and site improvements requiring a Grading Permit on property zoned R-1:12 for 62 Ellenwood Avenue, with the fence relocated to reduce the height of the existing fence. **Seconded** by **Commissioner Hanssen**.

VOTE: **Motion passed unanimously**.

OTHER BUSINESS

Chair Janoff announced that she had made the following committee assignments:

- Commissioner Hanssen – Conceptual Development Advisory Committee, General Plan Committee
- Commissioner Tavana – Conceptual Development Advisory Committee
- Commissioner Barnett – Conceptual Development Advisory Committee
- Commissioner Thomas – General Plan Committee
- Commissioner Suzuki – Historic Preservation Committee
- Vice Chair Burch – Historic Preservation Committee
- Chair Janoff – General Plan Committee

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Welcomed new Commissioners Suzuki and Thomas who were appointed on January 19, 2021.
- The Town Council held a Strategic Priorities session on January 26, 2021. Additional information will be forwarded soon to all commissions regarding the outcome of those discussions.
- A joint Planning Commission/Town Council study session will be held on February 23, 2021 with a panel dealing with economic development topics.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Advisory Committee
Commissioner Hanssen

- The General Plan Advisory Committee met January 7, 2021, January 21, 2021 and February 4, 2021 with the focus on updating the General Plan. The Committee completed review of the initial draft of the Land Use Element. The initial draft of the Community Design Element will be reviewed at the next meeting on February 18, 2021. The Committee will then move on to the revised initial draft of the Racial, Social, and Environmental Justice Element.
- Thanked Commissioner Burch for her service for the past two years on the General Plan Committee and welcomed Commissioner Thomas to the General Plan Committee.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
February 10, 2021 meeting as approved by the
Planning Commission.

_____
/s/ Vicki Blandin

DATE: February 19, 2020

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at 14300 Lora Drive. APN 409-15-028. Architecture and Site Application S-20-019. Property Owner: Amrito Chaube. Applicant: Krislani Mulia. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Consider approval of a request for demolition of an existing detached garage and construction of a new single-family residence on property zoned R-1:8 located at 14300 Lora Drive.

PROJECT DATA:

General Plan Designation: Low-Density Residential
Zoning Designation: R-1:8 (Residential, 8,000 square foot minimum)
Applicable Plans & Standards: General Plan; Residential Design Guidelines
Parcel Size: 19,853 square feet (0.46 acres)
Surrounding Area:

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

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

PREPARED BY: JOCELYN SHOOPMAN
Associate Planner

Reviewed by: Planning Manager and Community Development Director

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas.

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 northeast side of Lora Drive (Exhibit 1). The subject property is approximately 0.46 acres (19,853 square feet) and developed with a 1,187-square foot single-family residence and a 406-square foot detached garage. The immediate neighborhood contains one-story and two-story single-family and multi-family residential buildings. This Architecture and Site application has been referred to the Planning Commission because the residence would be the largest in terms of square footage within the immediate neighborhood.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is approximately 19,853 square feet, located on the northeast side of Lora Drive. The immediate neighborhood contains one-story and two-story single-family and multi-family residential buildings.

PROJECT DESCRIPTION (continued):

B. Project Summary

The applicant is proposing demolition of the existing detached garage and construction of a new two-story residence with a detached garage.

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the allowable floor area, height, setbacks, lot coverage, and on-site parking requirements for the property.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes demolition of the existing 406-square foot detached garage and construction of a new 4,342-square foot two-story residence with a 986-square foot detached garage (Exhibit 11). The proposed residence would be sited in the rear of the property, utilizing the area behind the existing residence. The maximum height of the proposed residence is 29 feet, nine inches, where a maximum of 30 feet is allowed.

The proposed project materials include smooth stucco, stone veneer, a concrete tile roof, wood windows, wood garage doors with glass inserts, and stained wood corbels. A color and materials board is included on pages 11 and 12 of the development plans (Exhibit 11). The applicant has provided a Project Description/Letter of Justification summarizing the project (Exhibit 4).

The development plans indicate that the existing floor area of the 1,187-square foot single-family residence located at the front of the property is proposed to be converted to a future Accessory Dwelling Unit (ADU) (Exhibit 10). The ADU is not a part of the Architecture and Site approval and would require a future submittal for a separate ministerial permit for review and approval by the Community Development Director. The conversion of existing floor area for a new ADU on the property would be subject to the requirements contained in Section 29.10.320 of the Town Code. Project information, including the proposed square footage of the home, is not inclusive of the future conversion of existing floor area for a new ADU.

B. Building Design

The applicant proposes construction of a new two-story residence with a detached garage. The proposed residence would utilize the rear portion of the site for the new residence.

DISCUSSION (continued):

The proposed detached garage would be located on the north side of the property, approximately 12 feet from the residence.

The Town's Consulting Architect reviewed the proposed residence and noted that the parcel is a deep lot in an established neighborhood (Exhibit 5). The Consulting

Architect discussed several issues related to the architectural integrity of the home, two-story walls, window materials, and balcony elements. The Consulting Architect provided two approaches to revising the project and made recommendations to address the consistency of the project with the Residential Design Guidelines. The applicant responded to the Consulting Architect's second approach and submitted revised development plans to address each of the recommendations as follows (Exhibit 6):

1. Recommendation: Simplify the front façade form to allow a building envelope more typical of the formal Mediterranean style.

   The revised design removed the irregular front profile to align the walls, removed complex first floor roof forms, and enlarged the front porch to be more consistent with the Mediterranean style.

2. Recommendation: Select windows with substantial sash and wood or cast stone trim widths to match traditional windows appropriate to the style.

   The window sash and trim width has been increased between one and three inches to match the Mediterranean style.

3. Recommendation: Provide cast stone projecting trim below second floor windows on all four sides of the house.

   Projecting trim added below all second-floor windows on all elevations to provide a visual relief for two-story walls.

4. Recommendation: Use arched window forms on all front elevation first floor windows and doors.

   All first-floor windows on the front elevation have been modified with arched forms.

5. Recommendation: Add exposed rafter tails at the roof eaves.

   Second floor exposed rafter tails have been added to all elevations.

DISCUSSION (continued):

6. Recommendation: Eliminate the rear elevation bay window.

   The bay window on the rear elevation has been removed and replaced with a new window consistent in shape to the other windows.

7. Recommendation: Revise the design and supports for the rear second floor balcony to better relate it to the overall house design.

   A first-floor roof was removed and replaced with corbel supports to match the Mediterranean style.

8. Recommendation: Revise side elevation to match front and rear elevations.

   The window shapes and materials on the side elevations were revised to be consistent with the front and rear elevations.

9. Recommendation: Add additional architectural detail appropriate to the architectural style.

   A Spanish concrete tile roof and Mediterranean style outdoor light fixtures are proposed to add to the architectural details of the home.

10. Recommendation: Add buffer landscaping in the side and rear setbacks.

    Four, 24-inch box Magnolia trees are proposed along the rear property line, four, 24-inch box Evergreen trees are proposed along the left side property line, and two, 24-inch Evergreen trees are proposed along the right side property line.

C. Neighborhood Compatibility

The subject property is 19,853 square feet and the maximum allowable floor area for the subject property is 4,590 square feet. The table below reflects the current conditions of the residences in the immediate area and the proposed project.

DISCUSSION (continued):

FAR Comparison - Neighborhood Analysis								
Address	**Zoning**	**Residential SF**	**Garage SF**	**Total SF**	**Lot Area SF**	**Residential FAR**	**No. of Stories**	**Use**
17525 Wedgewood	R-1:8	3,749	581	4,330	12,870	0.29	2	SFR
14928 Lora Drive	R-1:8	1,926	1,152	3,078	19,532	0.10	1	SFR
14274 Lora Drive	R-1:8	1,242	451	1,693	15,200	0.08	1	SFR
14270 Lora Drive	R-1:8	1,926	560	2,486	10,414	0.18	1	SFR
14225 Lora Drive	R-1:8	N/A	N/A	N/A	242,193	N/A	2	MF/APT
14245 Lora Drive	R-1:8	N/A	N/A	N/A	52,707	N/A	2	MF/APT
14301 Lora Drive	R-1:8	1,553	551	2,104	7,254	0.21	1	SFR
17571 Wedgewood	R-1:8	1,880	440	2,320	10,100	0.19	1	SFR
14300 Lora Drive (E)	**R-1:8**	**1,187**	**406**	**1,548**	**19,853**	**0.06**	**1**	SFR
14300 Lora Drive (P)	**R-1:8**	**4,342**	**986**	**5,328**	**19,853**	**0.22**	**2**	SFR
SFR – Single-family residence MF/APT – Multi-family residence/condominium residential building								

Based on Town and County records, the single-family residences in the immediate neighborhood range in size from 1,242 square feet to 3,749 square feet. The floor area ratios (FARs) range from 0.10 to 0.29. The proposed residence would be 4,342-square feet with a 986-square foot detached garage. The proposed project would be the largest residence in terms of square footage.

D. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist who identified two on-site protected trees and four off-site protected trees on neighboring properties within the project area (Exhibit 7). The project proposes to retain the two on-site protected trees. The Consulting Arborist evaluated the impacts of the project and provided recommendations for preservation of the trees to remain (Exhibit 7.) If the project is approved, all required tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Arborist recommendations for tree protection have been included in the Conditions of Approval to mitigate impacts to protected trees (Exhibit 3).

E. Neighbor Outreach

The applicant has submitted a letter documenting their efforts to speak with their neighbors regarding their proposal (Exhibit 8).

CEQA DETERMINATION:

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

PUBLIC COMMENTS:

Story poles and project signage were installed on the site in anticipation of the February 24, 2021 Planning Commission hearing. Public comments received by 11:00 a.m., Friday, February 19, 2021, are included as Exhibit 9. The applicant has submitted a letter in response to the public comment received by the adjacent neighbor (Exhibit 10).

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing detached garage and construction of a new a single-family residence with a detached garage. The project was reviewed by the Town's Consulting Architect who provided recommendations for the project which the applicant responded to and revised the plans in response. The project is in compliance with the Residential Design Guidelines and consistent with the Zoning and General Plan Land Use designation for the property.

B. Recommendation

Based on the analysis above, staff recommends approval of the Architecture and Site application subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
4. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
5. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site Application S-20-019 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.

CONCLUSION (continued):

C. Alternatives

Alternatively, the Commission can:

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

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's Report, dated September 8, 2020
6. Applicant's Response to the Consulting Architect's Report, dated September 30, 2020
7. Consulting Arborist's Report, dated September 25, 2020
8. Applicant's Neighborhood Outreach, dated August 19, 2020
9. Public Comments received by 11:00 a.m., Friday, February 19, 2021
10. Applicant's Response to Public Comments, dated February 18, 2021
11. Development Plans, received February 1, 2021

14300 Lora Drive

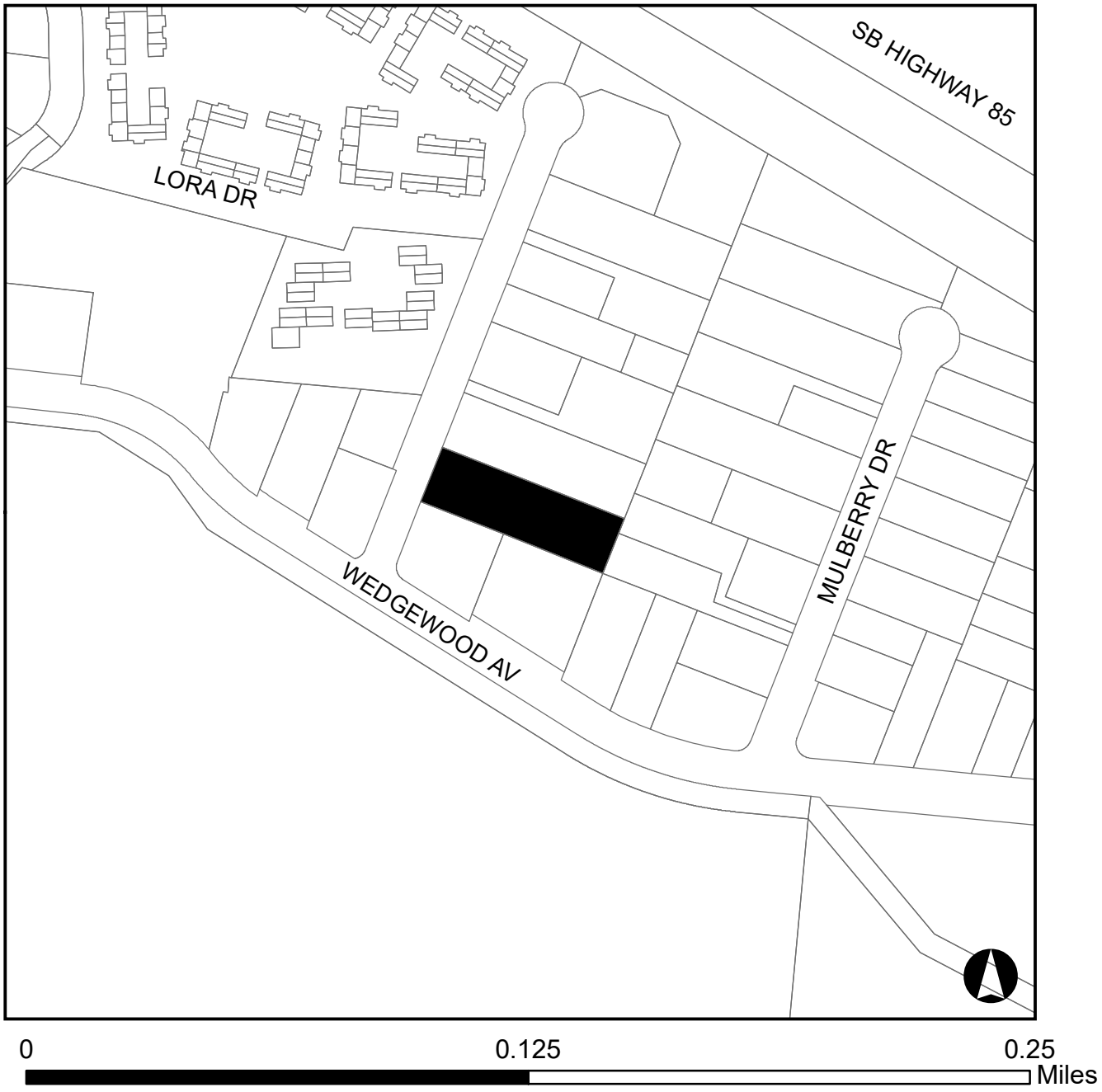

EXHIBIT 1

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PLANNING COMMISSION – *February 24, 2021*
REQUIRED FINDINGS & CONSIDERATIONS FOR:

14300 Lora Drive
Architecture and Site Application S-20-019

Requesting Approval for Demolition of an Existing Detached Garage and for Construction of a New Single-Family Residence on Property Zoned R-1:8. APN 409-15-028. Architecture and Site Application S-20-019.

PROPERTY OWNER: Amrito Chaube
APPLICANT: Krislani Mulia
PROJECT PLANNER: Jocelyn Shoopman

FINDINGS

Required finding for CEQA:

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

Required finding for the demolition of a detached structure:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of the detached structure:

    1. The Town's housing stock will be maintained as the existing single-family residence will not be demolished and the detached garage will be reconstructed.
    2. The existing structure has no architectural or historical significance and is in poor condition.
    3. The property owner does not desire to maintain the structure as it exists; and
    4. The economic utility of the structure was considered.

Required compliance with the Zoning Regulations:

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

EXHIBIT 2

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Town's Consulting Architect who made recommendations for increasing the compatibility of the project with the neighborhood in terms of style, massing, and scale. The applicant responded to the recommendations of the Town's Consulting Architect by revising the materials, roof forms, massing, and architectural details of the home.

- The project is not the largest for FAR and is not the first two-story residence in the neighborhood.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

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

PLANNING COMMISSION – *February 24, 2021*
CONDITIONS OF APPROVAL

14300 Lora Drive
Architecture and Site Application S-20-019

Requesting Approval for Demolition of an Existing Detached Garage and for Construction of a New Single-Family Residence on Property Zoned R-1:8. APN 409-15-028. Architecture and Site Application S-20-019.

PROPERTY OWNER: Amrito Chaube
APPLICANT: Krislani Mulia
PROJECT PLANNER: Jocelyn Shoopman

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. ACCESSORY DWELLING UNIT PERMIT: An Accessory Dwelling Unit permit shall be obtained from the Planning Division prior to issuance of a building permit.
5. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any protected 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. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
10. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report. 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.

11. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. 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. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.
12. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
13. 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.
14. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

15. 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.
16. 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.
17. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
18. SIZE OF PLANS: Minimum size 24” x 36”, maximum size 30” x 42”.
19. 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.
20. 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.
21. 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

22. 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.
23. 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.
24. 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.
25. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
26. 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.
27. 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.
28. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

29. 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, Applicant and/or Developer'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, Applicant and/or Developer's expense.
30. 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.
31. 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.
32. PRIOR APPROVALS: All conditions per prior approvals shall be deemed in full force and affect for this approval.
33. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
34. 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/Developer 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.
35. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
36. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer 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.
37. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer 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, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

38. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
39. 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.
40. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
41. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits or recordation of the Parcel / Final Map.
42. 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, Applicant and/or Developer'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.
43. 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 post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
44. 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/Developer'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.

45. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner/Applicant/Developer for review and approval by the Development Review Committee prior to applying for a grading permit.
46. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
47. DRIVEWAY: The driveway conform to existing pavement on Lora Drive 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, Applicant and/or Developer 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 STUDY: Prior to the issuance of any grading or building permits, the following drainage studies shall be submitted to and approved by the Town Engineer: a drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; a drainage study evidencing that the proposed drainage patterns will not overload the existing storm drain facilities; and detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
50. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
    a. Along with the Owner, Applicant and/or Developer, 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.
51. SOILS REPORT: One electronic copy (PDF) of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
52. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility

trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.

53. SOILS REVIEW: Prior to issuance of a building permit, the Owner, Applicant and/or Developer's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner, Applicant and/or Developer, and subsequent approval by the Town. In the event that the deciding body requests as such, the peer review shall be completed prior to approval of a development application. The Owner, Applicant and/or Developer'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. Approval of the Owner, Applicant and/or Developer's soils engineer shall then be conveyed to the Town either by submitting a Plan Review Letter prior to issuance of grading or building permit(s).
54. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner, Applicant and/or Developer's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner, Applicant and/or Developer's soils engineer and submitted to the Town before a certificate of occupancy is granted.
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, Applicant and/or Developer'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, Applicant and/or Developer.
56. SUPPLEMENTAL GEOLOGIC AND GEOTECHNICAL STUDIES: Supplemental geologic and geotechnical engineering studies shall be performed in support of the design of the infrastructure and the house, and the reports and plans shall be submitted to the Town for review.
57. JOINT TRENCH PLANS: Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will by Rule LS2A, and that private lights shall be metered with billing to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
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. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
61. UTILITIES: The Owner, Applicant and/or Developer 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, Applicant and/or Developer 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.
62. UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
63. UTILITY EASEMENTS: Deed restrictions shall be placed on lots containing utility easements. The deed restrictions shall specify that no trees, fences, structures or hardscape are allowed within the easement boundaries, and that maintenance access must be provided. The Town will prepare the deed language and the Owner, Applicant and/or Developer's surveyor shall prepare the legal description and plat. The Owner, Applicant and/or Developer shall pay any recordation costs. The documents shall be recorded before any grading or permits are issued.
64. PRIVATE EASEMENTS: Agreements detailing rights, limitations and responsibilities of involved parties shall accompany any proposed private easement. Access driveway shall be within the recorded access easement. A new private access easement shall be recorded, and an electronic copy (PDF) of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to issuance of a grading or building permit. A realigned access driveway shall be completed prior to the issuance of grading or building permit.
65. TRENCHING MORATORIUM: Trenching within a newly paved street will be allowed subject to the following requirements:
    a. The Town standard "T" trench detail shall be used.
    b. A Town-approved colored controlled density backfill shall be used.
    c. All necessary utility trenches and related pavement cuts shall be consolidated to minimize the impacted area of the roadway.
    d. The total asphalt thickness shall be a minimum of three (3) inches, meet Town standards, or shall match the existing thickness, whichever is greater. The final lift shall be 1.5-inches of one-half (½) inch medium asphalt. The initial lift(s) shall be of three-quarter (¾) inch medium asphalt.
    e. The Contractor shall schedule a pre-paving meeting with the Town Engineering Construction Inspector the day the paving is to take place.

f. A slurry seal topping may be required by the construction inspector depending their assessment of the quality of the trench paving. If required, the slurry seal shall extend the full width of the street and shall extend five (5) feet beyond the longitudinal limits of trenching. Slurry seal materials shall be approved by the Town Engineering Construction Inspector prior to placement. Black sand may be required in the slurry mix. All existing striping and pavement markings shall be replaced upon completion of slurry seal operations. All pavement restorations shall be completed and approved by the Inspector before occupancy.

66. SIDEWALK/CURB IN-LIEU FEE: A curb and sidewalk in-lieu fee of **$10.780.00** shall be paid prior to issuance of a building permit. This fee is based on 77 linear feet of curb at $68.00 per linear foot and 346 square feet of 4.5-foot wide sidewalk at $16.00 per square foot in accordance with Town policy and the Town's Comprehensive Fee Schedule. The final curb and sidewalk in-lieu fee for this project shall be calculated using the current fee schedule and rate schedule in effect at the time the fee is paid.
67. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. 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. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
68. DRIVEWAY APPROACH: The Owner, Applicant and/or Developer shall install 1 Town standard residential driveway approach. The new driveway approach 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.
69. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
70. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
71. 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.

72. CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to the issuance of an encroachment, grading or building permit.
73. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
74. 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 a grading or building permit, the Owner and/or Applicant 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 Owner and/or Applicant 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.
75. 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 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
76. 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.
77. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant'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, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.

78. MAINTENANCE ACCESS: Prior to the issuance of any grading or building permits, the Owner, Applicant and/or Developer shall propose maintenance access improvements for the Town Engineer to review, comment on, and approve. The Engineering Division of the Parks and Public Works Department shall approve the surface materials over each public easement.
79. EMERGENCY VEHICLE ACCESS: The Emergency Vehicle Access Easement (EVAE) that traverses the Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice shall be provided at least one week in advance of closure.
80. EMERGENCY VEHICLE ACCESS EASEMENT: Prior to the issuance of any grading or building permits, the Owner, Applicant and/or Developer shall coordinate with the Santa Clara County Fire Department to ensure that any proposed modifications to the Emergency Vehicle Access Easement that traverses the Project Site are curvilinear, allows for the Department's equipment to travel across said easement, and meets all Department specifications. Plans shall be submitted to the Santa Clara County Fire Department for approval prior to construction.
81. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. 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.
82. 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.
83. RELOCATION OF TRASH AND RECYCLING COLLECTION LOCATION: Prior to the issuance of any permits, an approval letter from West Valley Collection & Recycling accepting the change with the trash and recycling collection location shall be provided to the Town.
84. BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer 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.
85. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site

design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.

86. 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.
87. 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.
88. 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.
89. 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.

90. 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.
91. 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.
92. 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(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) 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.

93. OFF-SITE DRAINAGE: The Owner, Applicant and/or Developer shall construct and install a private on-site storm drain system that is adequately sized to collect and convey adjacent off-site tributary drainage. Hydraulic calculations for a 100-year storm event shall provide documentation that the proposed storm drain system can convey said off-site drainage as well as on-site drainage during this event over, within, through and off the site, and ultimately into the Town's storm drain system.
94. PUBLIC STORM DRAINAGE CONVEYANCE AGREEMENT: The Owner, Applicant and/or Developer shall enter into a Public Storm Drainage Conveyance Agreement with the Town to allow for the conveyance of storm drainage from the adjacent public right-of-way through the on-site private storm drain system and within the private street(s) to be constructed with the project. The Owner, Applicant and/or Developer shall be solely responsible for maintaining the storm drain system at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Town Attorney, and an electronic copy (PDF) of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to the issuance of any grading or building permits.
95. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner 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.
96. 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, Applicant and/or Developer'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, Applicant and/or Developer's expense.
97. NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN: Immediately upon approval of an encroachment permit, the Owner, Applicant and/or Developer shall initiate a weekly neighborhood email notification program to provide project status updates. The email notices shall also be posted on a bulletin board placed in a prominent location along the project perimeter.
98. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
99. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
100. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
101. FIRE SPRINKLERS REQUIRED: (As noted on Sheet A-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. Note: A fire sprinkler system is required for the new residence as well as the new/existing combined garage structure (the structure exceeds 1,000 square feet).

102. FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: (As noted on Sheet C-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, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1 and CFC Section 503.

103. 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

104. ADDRESS IDENTIFICATION: (As noted on Sheet A-2) 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. 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. CFC Sec. 505.1.

105. CONSTRUCTION SITE FIRE SAFETY: (As noted on Sheet A-2) All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

106. General: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

107. General: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.

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Kris & associates
design services

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

January 8, 2021

RE: The A. Chaube Residence, 14300 Lora Drive
Project Description/ Letter of Justification

To Whom It May Concern:

On behalf of Sonali and Amrito Chaube and their family, I am pleased to present this project to the town of Los Gatos. The proposed project involves the construction of a new two story single-family home with a four cars garage on 14300 Lora Drive. The lot has an existing home of 1,187 ft² which on completion of the new proposed single-family home, will be converted to an Accessory Dwelling Unit (ADU), under a separate application to the town of Los Gatos.

This letter accompanies the submitted building plans and additional exhibits for the above referenced project and contains description of the property, the neighborhood, and how it complies with the Residential Development Standards.

EXISTING PROPERTY DESCRIPTION

The property is located almost at the end of the south side of Lora Drive, close to the junction with Wedgewood Ave. The immediate neighbor on the left side and across the street are one story building, while on the right side and rear side are two story building.

The property is located on the east side of Lora Drive and is the second house on the right. The immediate neighborhood of Lora Drive is a mixture of single-family homes, both single story and double story, multi-unit two story condominium, and a multi-unit community. The houses have a variety of styles. The neighboring property to the south is a two-story single-family home of Spanish style, where the one on the north is a single-story single-family home of modern style. The house behind 14300 Lora Drive is an extremely modern style whereas the condominium and multi-unit complexes have a utilitarian style commonly seen.

The existing home has 1,187 ft^2 of living area with an existing garage of 406 ft². There is a driveway to the north of the existing house which leads to the garage behind the house. Behind the garage is a huge open area which is approximately 15,000 ft². It is in this empty square lot subsection support that the proposed house single-family home as planned.

There are a few trees lining the driveway as well as a few trees in the front yard of the existing property. The backyard is largely free of vegetation and trees and only has a few small trees at the North east corner. These are not expected to be cut or pose an impediment to the construction effort.

PROPOSED DEVELOPMENT DESCRIPTION

This proposal includes the building or the construction of a new single-family home at the back of the existing property, in the backyard east of the existing structures. The new detached single-family home is expected to be 4,342 ft². The existing single car garage of 406 ft² behind the existing home will be demolished and replaced with the new four cars garage of 986 ft², which is detached from the new home.

The proposed architecture is done in what is commonly referred as "Formal Mediterranean Style" architecture, with architectural elements that are easily found in both traditional and contemporary homes around the neighborhood. The architectural forms and materials are straight forward and clean with hipped roofs. The siding is color brown stucco (Suede #105) with complementary different tones of brown for main entrance mass, trim, and accents throughout the proposed home, see proposed color Material Board for better clarity. Exterior doors and windows will be Expresso color to further enhance the richness architecture of the new home. The main entrance door and its porch openings including adjacent windows are also proposed to have shapes and configuration of the "Formal Mediterranean Style" architecture elements. The roofing will be brown Spanish Colonial roof tiles (Ludowici Spanish Tile-13) with Oxford brown color for its eaves and gutters.

LANDSCAPING

The two existing trees that are larger than 10" diameter trunks at the front portion of the existing house: Canary Island Palm (#42) and Chinese Pistache (#41) will be preserved and will still be the dominating features of the overall landscape of the front lot.

And to preserve neighbor privacy, the following perimeter trees will be planted around the new home:

- On the north side - Four 24" box Tristania Conferta will be planted 3' away from property line with 17' spacing on center. With adjacent neighbor (14298 Lora Drive) existing trees, Red maple #43, Red maple #44, and Coast redwood #45 - together will provide privacy screening.
- On South side - Two 24" box Laurus Nobilis will be planted 3' away from property line with 12' spacing on center.
- On the east side - Four 24" box Magnolia Grandiflora 'Saint Mary' will be planted 3' away from property line with 15' spacing on center.

In addition the Owner/Applicant of this project will implement the Arborist Report recommendation provided by Walter Levison, Contract Town Arborist (CTA) dated 09/25/2020.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS

The proposed home specifically addresses the Residential Design Guidelines as follows:

SITE PLANNING:

- The new home will be sited at 154'-7" away from the adjacent Lora Drive at the large backyard of the existing home, with generous setback that comply with the city design guidelines.
- The new four cars garage will be detached from the existing home with 28' separation and the new home with 12' separation. It will have accessibility and driveway that is similar with the existing condition.
- Utilizing hipped roof similar to the existing home and surrounding neighbor to reduce the visual impact on the neighborhood. The top of the hipped roof is kept below 30' (29'-9.5") to comply with the city planning restriction.
- Grading has been kept to the minimum required for proper site drainage.

SCALE AND MASS:

- The proposed home has a huge 154'-7" front setback with generous separation from the adjacent neighbor to minimize its visual impact as demonstrated in the overall Siteplan and Streetscape on Sheet A-9 for better clarity. The height of the new home is quite similar to the adjacent rear neighbor at 14333 Mulberry Drive and to the adjacent right neighbor at 17525 Wedgewood Ave.
- The proposed home has been carefully articulated with roof elevation lines, walls, and balcony that are pushed in and out to break up the overall mass, especially for the front elevation. The simplified front building envelope resulted into clearer and simpler architectural mass and manages to avoid complex roof forms to be consistent with Residential Design Guideline 3.3.1. (Develop the house plans and elevations together).
- A suitable profile projecting trim is added below second floor windows on all four sides of the house to provide visual relief for two story walls which is especially common in "Formal Mediterranean Style". The added element is also responsive to Residential Design Guideline 3.3.3. (Provide visual relief for two story walls).

HARMONY/COMPATIBILITY:

- The neighborhood architecture character is somewhat eclectic, with a combination of traditional to ultra-modern style; so the proposed "Formal Mediterranean Style" is considered neutral yet complimentary to the overall feeling of the neighborhood.
- All front elevation first floor windows and doors will have arched forms. We implemented 'segmented arch' top also common practice in Mediterranean Style. This implementation is consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity).
- Exterior doors and windows will have substantial sash and wood trim width to match traditional windows appropriate to the style and consistent with Residential Design

Guideline 3.2.2. (Design for architectural integrity) and 3.7.4. (Design the windows with attention to matching the traditional details of the architectural style).

- Rafter tails which are common practice in Mediterranean Style are added into the roof design. This implementation is consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity).

EXTERIOR MATERIALS:

- High quality materials are selected for this proposed home including textured stucco for the walls, combination of contemporary and "Formal Mediterranean Style" with dual glazed, low-E windows, and complimentary "Spanish-style" roof tiles. See proposed color Material Board for better clarity.
- Balcony with impact-resistance clear glass railing and brush-finish Stainless Steel balustrade is also proposed at the rear elevation.

ENERGY CONSERVATION:

- The house will employ high quality dual glazed, low-E windows, with ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling, and domestic hot water.
- The high ceiling, the generous void spaces in the middle portion of the house, and the strategically located high windows throughout the house will help deep penetration of sunlight to reduce the need for artificial lighting during daytime.
- Cross ventilation is provided to allow natural cooling in order to reduce the need for A/C.

PRIVACY:

- Most large windows and glass doors are located at the front and rear elevations of the proposed home compare to the side elevations to help maintain the privacy of the adjacent neighbor.
- And to preserve neighbor privacy, the following perimeter trees will be planted around the new home:
    - On the north side - Four 24" box Tristania Conferta will be planted 3' away from property line with 17' spacing on center. With adjacent neighbor (14298 Lora Drive) existing trees, Red maple #43, Red maple #44, and Coast redwood #45 - together will provide privacy screening.
    - On South side - Two 24" xox Laurus Nobilis will be planted 3' away from property line with 12' spacing on center.
    - On the east side - Four 24" box Magnolia Grandiflora 'Saint Mary' will be planted 3' away from property line with 15' spacing on center.

LANDSCAPING:

- All proposed landscaping shall comply with the Town's Landscaping Policies.

- The Owner/Applicant of this project will implement the Arborist Report recommendation provided by Walter Levison, Contract Town Arborist (CTA) dated 09/25/2020.
- Proposed drought tolerant plants and landscape materials have been chosen to enhance both the architecture and the natural setting of the lot.

GEOLOGICAL:

- A Geological report has been ordered and will be submitted for peer review when completed.

Conclusion

This house has been conceived from the beginning to be compatible with both the neighborhood and the site. The size, mass, color, and exterior style are in keeping with the surrounding properties and enhance neighborhood.

Sincerely,

Krislani Mulia

Krislani Mulia
Designer

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

September 8, 2020

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

RE: 14300 Lora Drive

Dear Jocelyn:

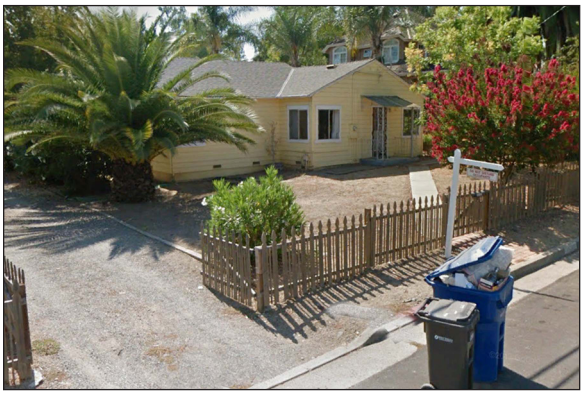
I reviewed the drawings and evaluated the site context. I have previously reviewed one other house on this block. My comments and recommendations are as follows:

Neighborhood Context

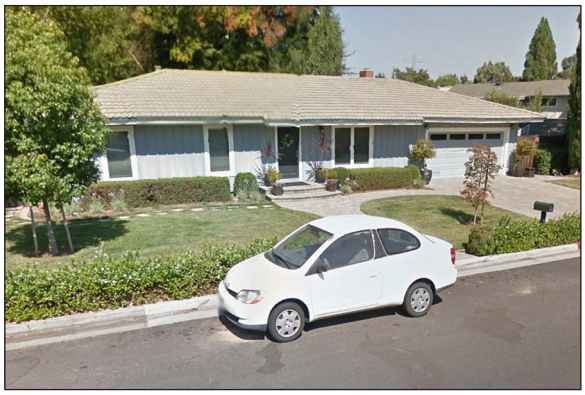
The site is a deep lot located in an established neighborhood of largely one-story homes with a scattering of two-story homes. Photographs of the neighborhood are shown on the following page.

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

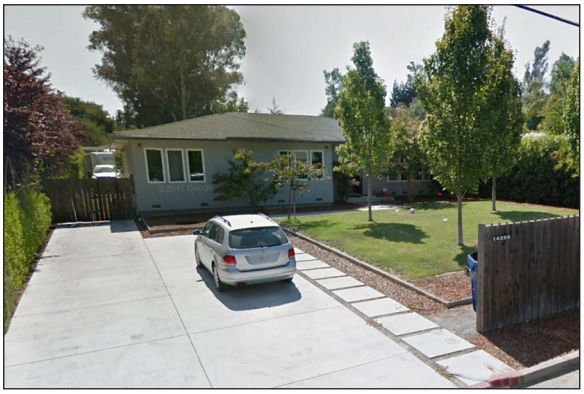
TEL: 415.331.3795
CDGPLAN@PACBELL.NET



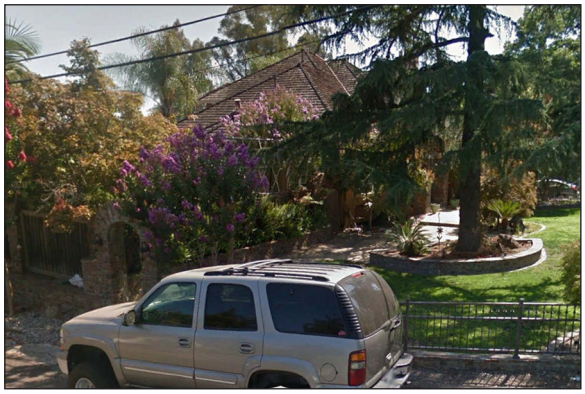
The Site and existing house



House immediately across Lora Drive

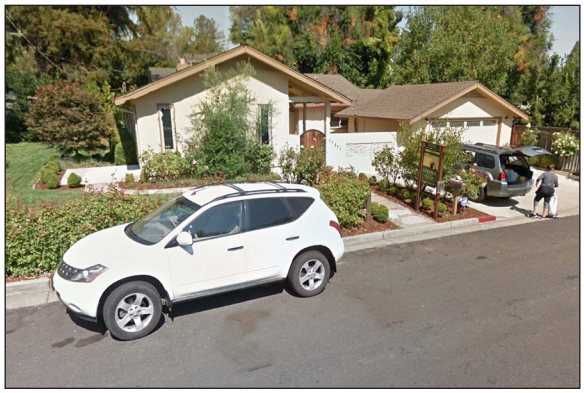


House to the immediate left



House to the immediate right

Nearby house to left



Nearby house across Lora Drive

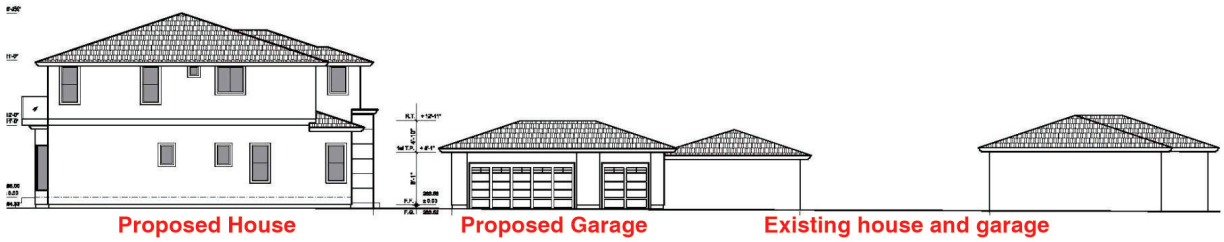
Aerial Photo

Nearby multifamily homes across Lora Drive

OVERVIEW

The proposed house is two-stories in height, and would be located behind an existing one-story home on the site which will remain. - See air photo with superimposed site plan below and the aerial photo on the previous page

The proposed house has a site footprint that is similar to others in the immediate neighborhood, but its mass is larger than others The proposed two-story design has no clear architectural style, although I am assuming that it is intended to resemble a Mediterranean Style home - See proposed elevations and sketch below and on the following page.

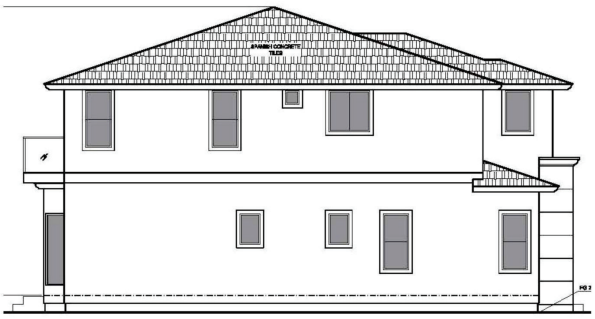


Proposed House Proposed Garage Existing house and garage

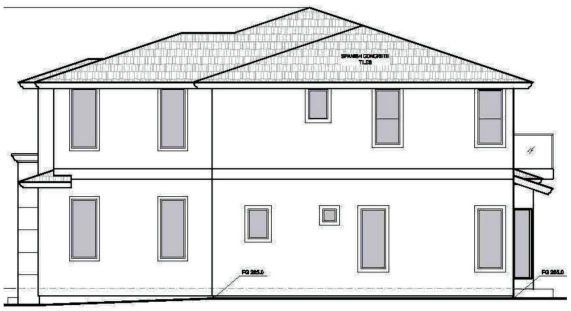
Lora Drive Context

PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

ISSUES AND CONCERNS

There are a number of issues with the proposed design, including the following:

1. As noted above, the design does not have a clearly identified architectural style, and the front and rear elevations have features that are not repeated on the side elevations which would not be consistent with Residential Design Guideline 3.2.2.

   3.2.2 Design for architectural integrity

   - *In general, it is best to select a clear and distinctive architectural style rather than utilizing generic design elements or mixing elements from different architectural styles.*
   - *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

2. The proposed design has an irregular profile, presumably in an attempt to break down the building mass and allow some first floor roofs which are often incorporated on homes designed in the Mediterranean Style. The resultant massing is not well organized, and adds little to the overall design. This would appear to not be consistent with Residential Design Guideline 3.3.1.

   3.3.1 Develop the house plans and elevations together

   - *Avoid complex floor plans that require complicated building mass and roof forms.*
   - *Work within the traditional forms of the architectural style selected. Unless the architectural style selected clearly supports substantial complexity, generally keep building massing and roof forms simple as is the norm for traditional architecture.*

3. The side elevations are unbroken two-story walls with no additional detail or articulation which would not be consistent with Residential Design Guideline 3.3.3.

   3.3.3 Provide visual relief for two story walls

4. No clear information is provided on the proposed windows, but they appear on the plans and elevations to include relatively narrow widow sashes and surrounding trim which would not be consistent with Residential Design Guidelines 3.7.3 and 3.7.4.

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

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

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

   - *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
   - *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
   - *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

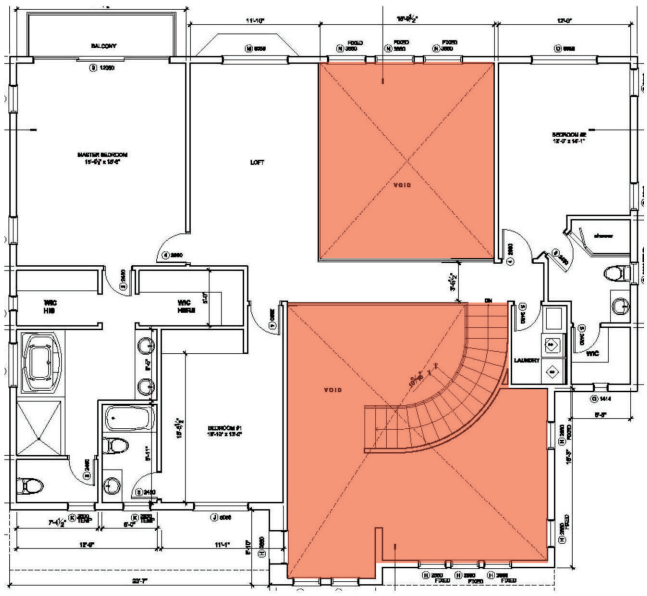
5. The proposed bay window on the rear elevation is quite awkward, and seems inconsistent with the rest of the design.
6. The second floor balcony on the rear of the house is not well integrated into the design, and would not be consistent with Residential Design Guideline 3.10.2.

3.10.2 Balconies

- *Provide supporting brackets or beams that are large enough to clearly appear to provide structural support for the balcony.*

RECOMMENDATIONS

The mass of the structure is likewise made larger by the inclusion of two two-story interior volumes - over the Living Room and Family Room - See illustration below.



There appear to me to be two approaches that might improve the design of this house. They are:

APPROACH 1:
Redesign the house to reduce the volume and second floor area to allow additional second floor setbacks and first floor roofs to be consistent with the version of the Mediterranean Style that emphasizes informality.

APPROACH 2:
Revise the design to simplify the building and roof forms to be consistent with the version of the Mediterranean Style that emphasizes more formality.

These two approaches are illustrated with photos of each on the following page.
Approach 1 is one that would best be undertaken by the applicant since it would involve many decisions on interior room sizes and floor plan relationships. The resulting design could potentially have a better visual relationship to the adjacent two-story home to the south where the second level is imbedded within the home's roof form.

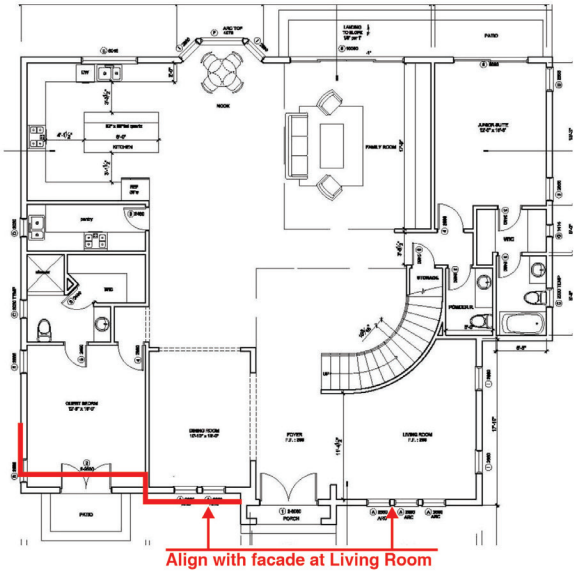
Approach 2 could more easily be achieved with minimal changes to the currently proposed interior floor plans. While this more formal approach and larger massing would be dissimilar to other homes in the immediate neighborhood, the structure would be sheltered from street view by the existing house on the site, and from neighbors by new buffer landscaping.

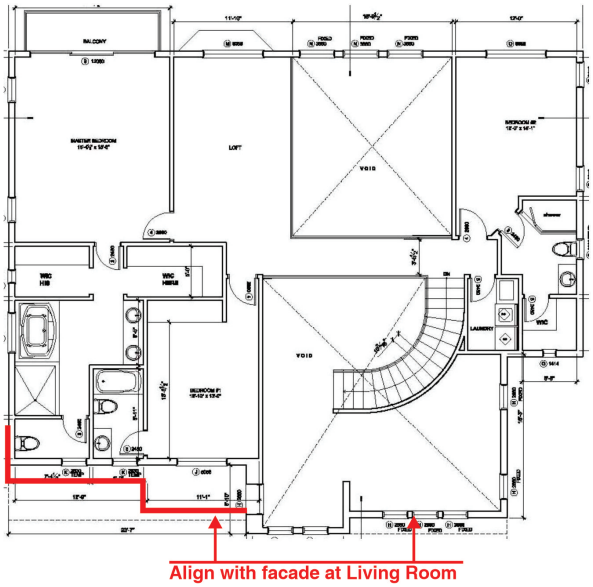
APPROACH 1: INFORMAL MEDITERRANEAN STYLE

APPROACH 2: FORMAL MEDITERRANEAN STYLE

The first approach, as noted above, should be left to the project applicant because of the extent of floor plan changes required to make it a successful design. Some potential changes in line with the second approach are shown below with some recommendations.

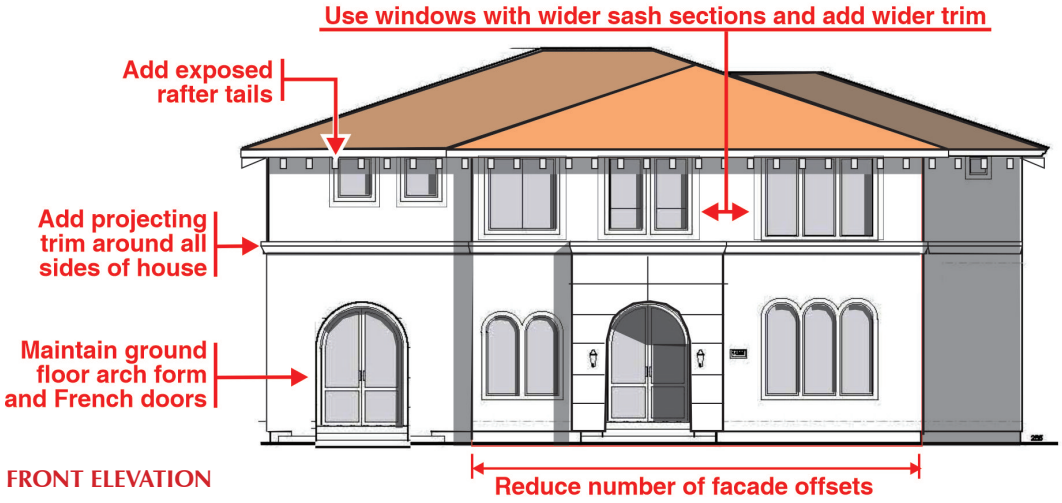
1. Simplify the front facade form to allow a building envelope more typical of the formal Mediterranean Style.

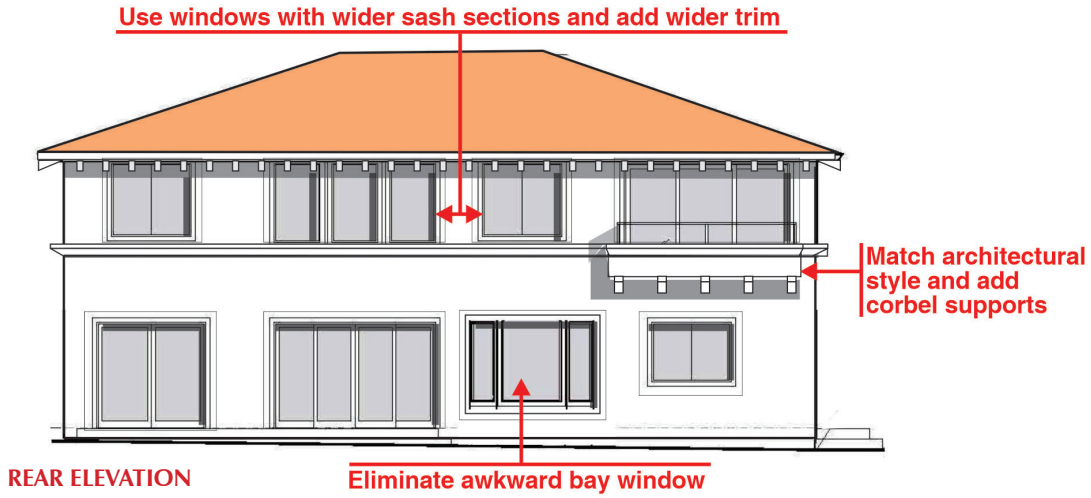




2. Select windows with substantial sash and wood or cast stone trim widths to match traditional windows appropriate to the style - See photo examples below.
3. Provide cast stone projecting trim below second floor windows on all four sides of the house - see example on the left side photo example below.

4. Use arched window forms on all front elevation first floor windows and doors.
5. Add exposed rafter tails at the roof eaves.
6. Eliminate the rear elevation bay window.
7. Revise the design and supports for the rear second floor balcony to better relate it to the overall house design.
8. Revise side elevation to match front and rear elevations.
9. Add additional architectural detail appropriate to the architectural style.
10. Add buffer landscaping in side and rear setbacks.





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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

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September 30, 2020

ITEM: 14300 Lora Drive

Architecture and Site Application S-20-019

Requesting approval for construction of a new single-family residence on property zoned R-1:8.

APN 409-15-028.

PROPERTY OWNER : A. Chaube

APPLICANT : Krislani Mulia

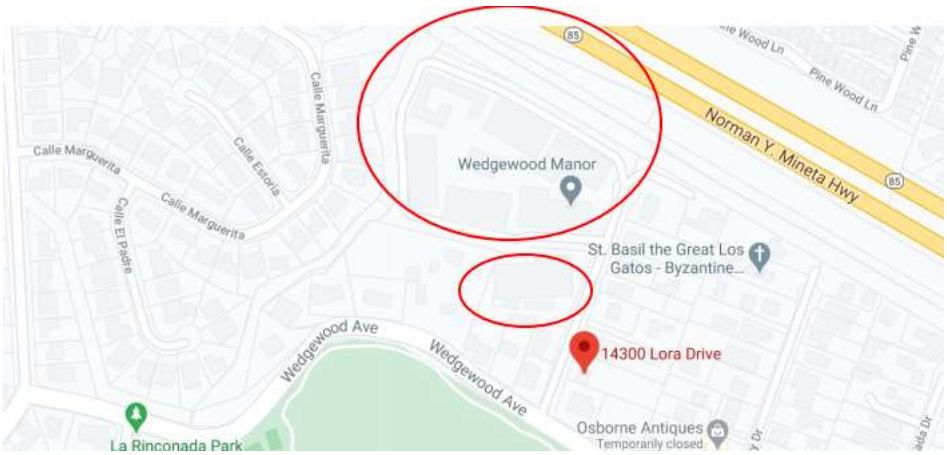
PROJECT PLANNER : Jocelyn Shoopman

LAST REVIEWED BY STAFF: Second Review

RESPONSE TO NEIGHBORHOOD

Architecture comments

My immediate neighborhood has 2 very large multifamily apartment complex along with single story and double story houses. These are Wedgwood Manor (14225 Lora DR) and Lora Manor (14245 Lora Dr.) I have attached another plan for the consulting architect to consider. These should be taken into account while comparing the houses in the immediate neighborhood as they are the dominant presence on the street, have the largest square ft, accommodate the most no of people, have the greatest number of parking spaces and cars parked on the road, and are not of any particular style.



ARCHITECT CONSULTANT RESPONSE:

Responding Architecture Consultant Review, written by Larry L. Cannon from Cannon Design Group, dated September 8, 2020. Carefully studied the recommendation, we decided to implement

EXHIBIT 6

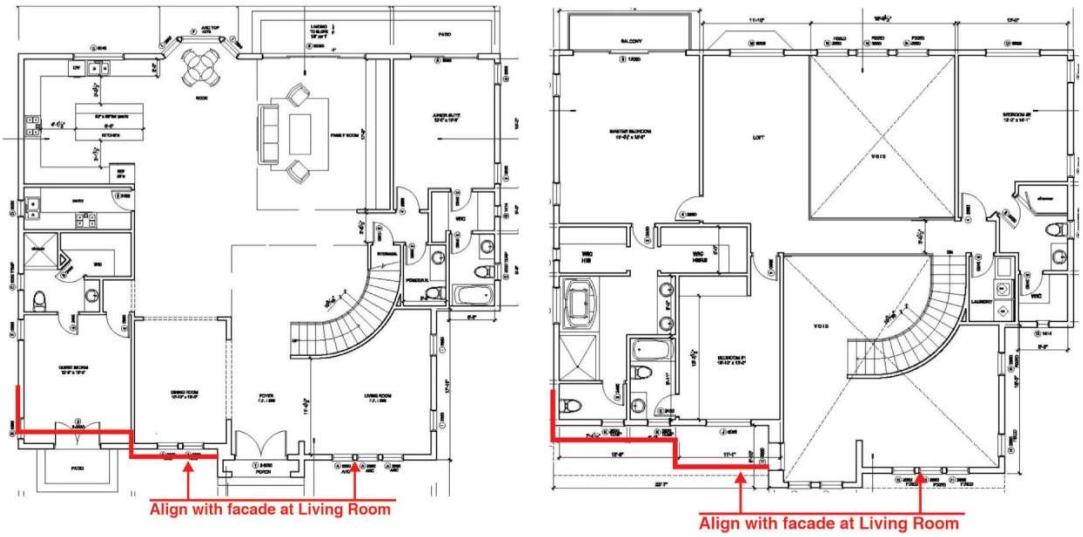
APPROACH 2 (page 6 on the letter), which stated:

"Revise the design to simplify the building and roof forms to be consistent with the version of the Mediterranean Style that emphasizes more formality".

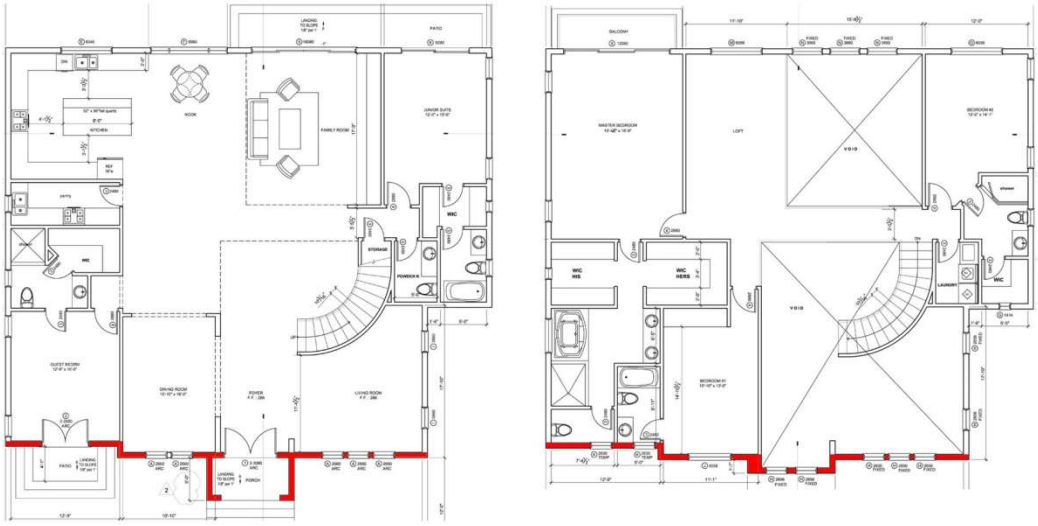
APPROACH 2: FORMAL MEDITERRANEAN STYLE

All recommendation No. 1-10 as stated and illustrated in the Architecture Consultant letter on Page 8-9, are implemented and followed:

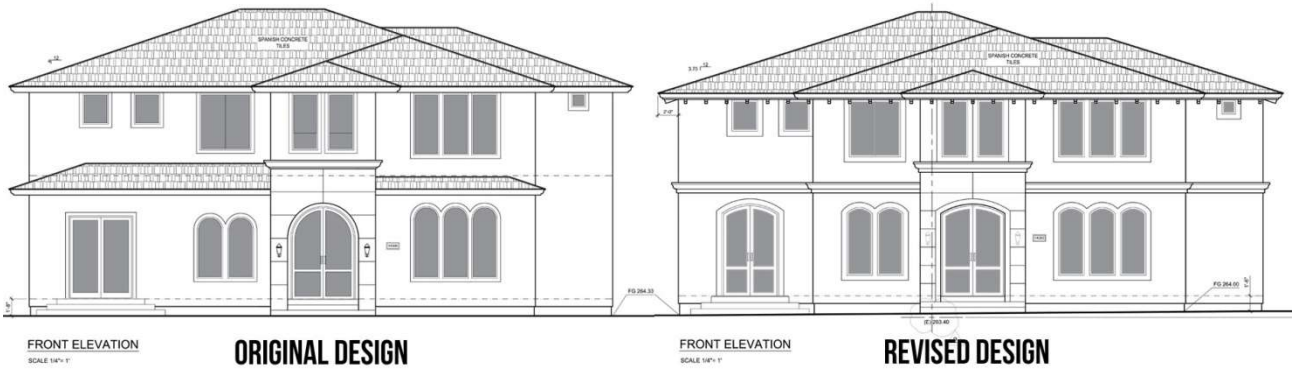
1. **Simplify the front façade form to allow a building envelope more typical of the formal Mediterranean Style.**
   Response: The simplified front building envelope resulted into clearer and simpler architectural mass and manages to avoid complex roof forms to be consistent with Residential Design Guideline 3.3.1. (Develop the house plans and elevations together). The simplified front façade eliminates a more irregular front profile on the original design and also eliminates the need for first floor roofs which is inconsistent with the chosen Approach 2 (Formal Mediterranean Style). Some plan modification on the area that got affected by the changes resulted into a slightly larger GFA of 4,342 S.F. compare to the original of 4,195 S.F. that the owner has agreed to compromise in compliance to the Architecture Consultant recommendation. The increase GFA is reflected in Project Data on the revised Sheet A-1.



Architecture Consultant recommendation



The modified Plans



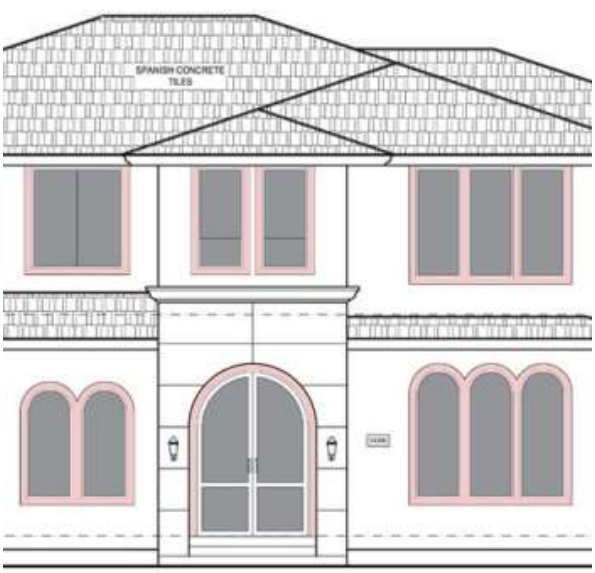
Summary of the Revised Design:

- Overall massing: 1’ less overall massing height, with Level 1 height got reduced from 11’ to 10’ to create a less bulky massing and better proportion.
- Simpler architectural mass.

- Elimination of first story roofs to avoid complex roof.
- More uniform windows height and style.
- Projecting Porch massing also got increased to create more prominent entrance as an important central axis of the Formal Mediterranean Style (refer to Left/Right Elevation for clarity).

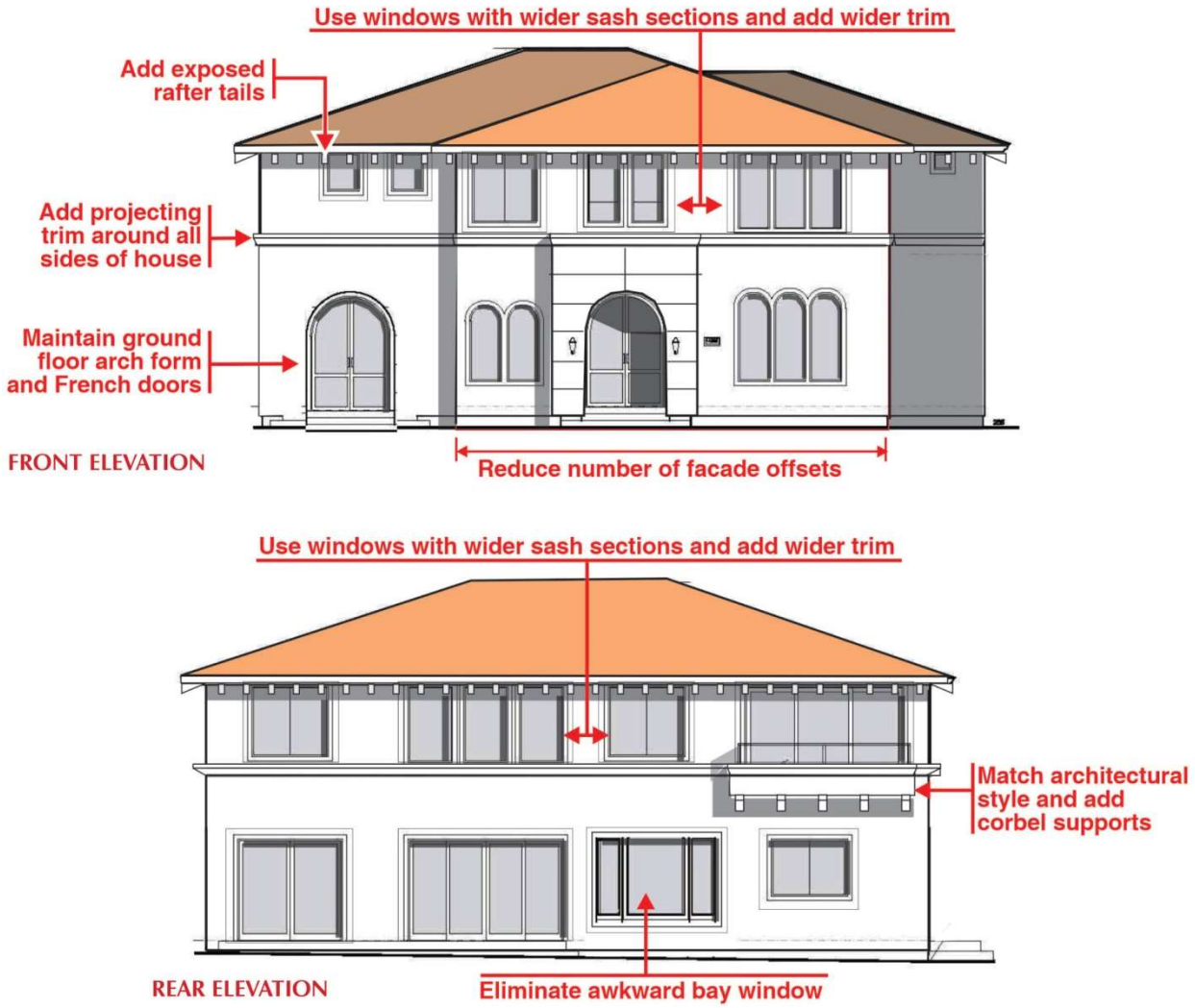
2. Select windows with substantial sash and wood or cast stone trim width to match traditional windows appropriate to the style.

Response: All windows sash (from 1.5” to 2.5”) and trim width (from 3” to 6”) has been substantially increased as reflected in all our revised elevations to match the intended architecture style and consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity) and 3.7.4. (Design the windows with attention to matching the traditional details of the architectural style).



ORIGINAL DESIGN

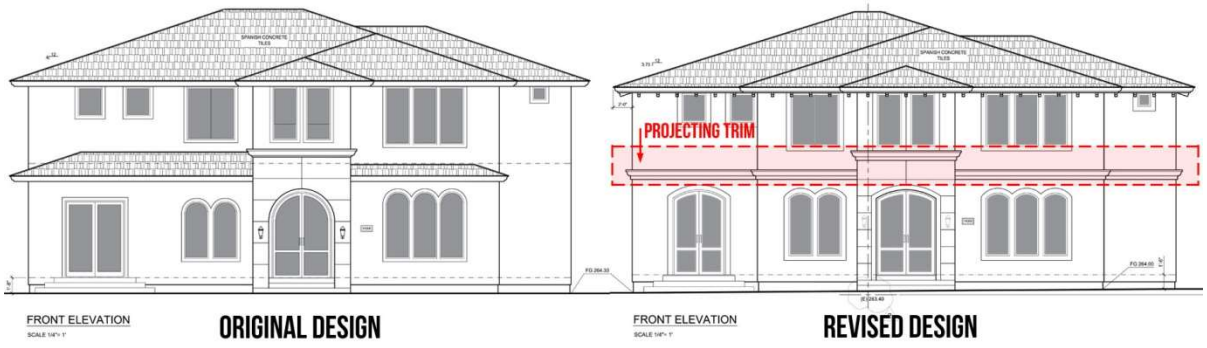
REVISED DESIGN



Architecture Consultant recommendation

3. Provide cast stone projecting trim below second floor windows on all four sides of the house.

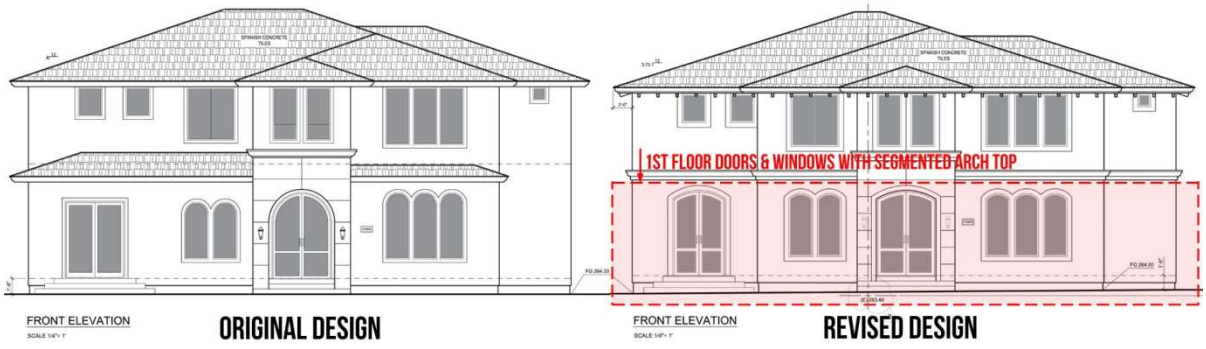
Response: A suitable profile projecting trim is added below second floor windows on all four sides of the house to provide visual relief for two story walls which is especially common in Formal Mediterranean Style. The added element is also responsive to Residential Design Guideline 3.3.3. (Provide visual relief for two story walls).



Front Elevation

4. Use arched window forms on all front elevation first floor windows and doors.

Response: All front elevation first floor windows and doors have been modified with arched forms. We implemented 'segmented arch' top compare to the Architecture Consultant illustrated 'half arch' top, as it is aesthetically preferred by the owner. Knowing 'segmented arch' top is also common practice in Mediterranean Style. This implementation is consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity).



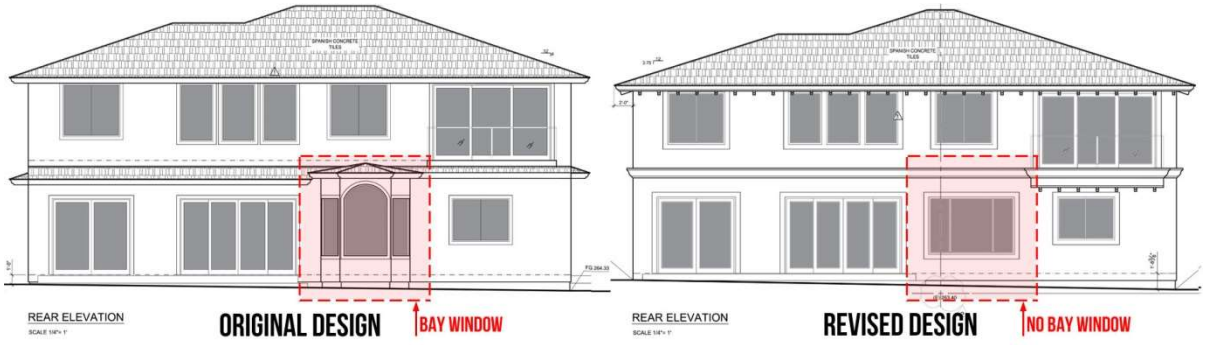
Front Elevation

5. Add exposed rafter tails at the roof eaves.

Response: Rafter tails which are common practice in Mediterranean Style are added into the roof design. This implementation is consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity).

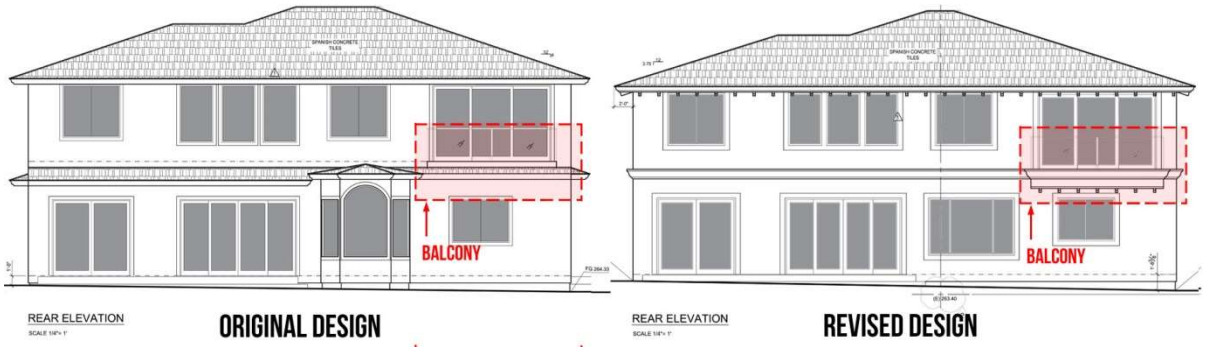
6. Eliminate the rear elevation bay window.

Response: The rear elevation bay window is changed into regular window similar to other windows design. This approach is to achieve clearer intended architectural style without mixing inconsistent architectural elements. This implementation is consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity).



7. **Revise the design and supports for the second floor balcony to better relate it to the overall house design.**

Response: The design and supports for the second floor balcony has been revised to be consistent with the overall house design and style, with dimension that are large enough to clearly provide structural support for the balcony. This implementation is consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity) and 3.10.2 (Balconies).

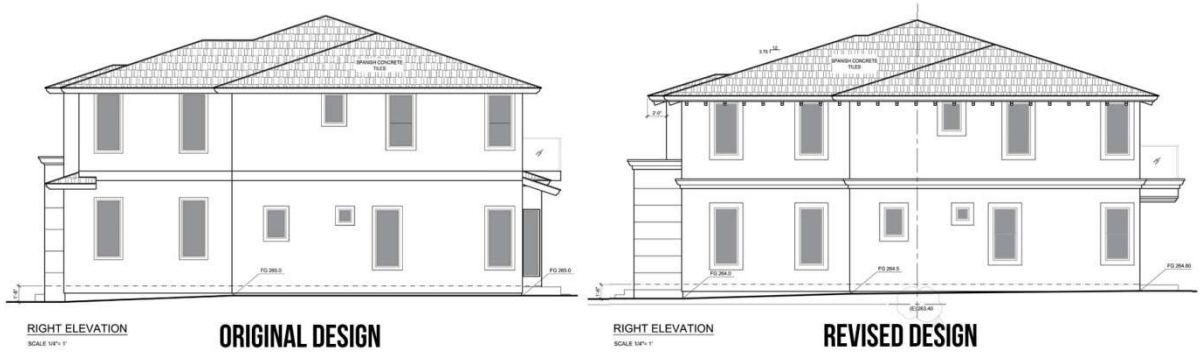


Rear Elevation

8. **Revise side elevation to match front and rear elevations.**

Response: Left and right elevations have been revised to be consistent with the front and rear elevations. This implementation is consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity).

Left Elevation



Right Elevation

9. **Add additional architectural detail appropriate to the architecture style.**
   Response: For roof material, Spanish colonial concrete style will be used. Mediterranean style light lanterns are included into front porch design. This implementation is consistent with Residential Design Guideline 3.2.2. (Design for architectural integrity).

10. **Add buffer landscaping in side and rear setback.**
    Response: Buffer landscaping in side and rear setback is always intended to be incorporated as part of the new house complete design.

Sincerely,

Krislani Mulia
(Designer)

ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Assessment of Six (6) Protected-Size Trees at and adjacent to 14300 Lora Drive Los Gatos, California

Prepared for:
Jocelyn Shoopman, Associate Planner
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Field Visit:
Walter Levison, Contract Town Arborist (CTA)
9/21/2020

Report by CTA
9/25/2020

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Table of Contents

1.0 Summary 3
2.0 Assignment & Background 7
3.0 Town of Los Gatos – What Trees are Protected? 7
4.0 Recommendations 9
5.0 Tree Protection and Maintenance Directions per Town Code 16
6.0 Tree Replacement Standards – Los Gatos Town Code 19
7.0 Author's Qualifications 21
8.0 Assumptions and Limiting Conditions 22
9.0 Certification 23
10.0 Digital Images 23
11.0 Tree Data Table 28
12.0 Tree Location & Protection Fence Map Mark-up by the CTA 35
13.0 Attached: Appraisal Worksheet by the CTA 37

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1.0 Summary

a. Below is a matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade on site, and adjacent to the site). In the table, the CTA (Contract Town Arborist) has outlined expected impacts to each tree, along with suggestions for adjustments to the plan set (if applicable) that will optimize tree survival over the long term.

The CTA calculated the appraised value of each tree, which can be used as a tool for determining the proper security bond amount to have the applicant post with the Town as a hedge against site plan-related tree damages (if applicable). Appraised values can also be used to determine damage fees if trees are determined during or after construction to have been damaged such that mitigation is required.

Mitigation replacement rate and size is noted for each tree in the case that removal or damage to trees occurs.

Table 1.0(a) (REFER TO THE CTA'S TREE MAP MARKUP WHEN REVIEWING THIS MATRIX)

1 **Tree Tag Number / Overall Condition Rating/ Disposition**	2 **Impacts Expected if Site were Built as Currently Proposed on Applicant Sheet C-1 Version 8/17/2020**	3 **Large Protected Tree (LPT)?** **Tree Conservation Suitability Rating (TCS)?**	4 **Appraised Value[1]**	5 **Critical Root Zone (CRZ) (6 X Dia.) as an Offset Radius**	6 **Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good", if Tree is to be Preserved and Protected.** **Suggested Root Protection Zone (RPZ) Chain Link Fence Offset Radius.**	7 **Replacement Rate Per Canopy Lost**	8 **Replacement Size Tree**
41 GOOD RETAIN	Minimal impacts. Proposed grassy swale and joint trench alignment are both outside of the Critical Root Zone. Fence off and use trunk buffer wrap. Irrigation is optional by recommended.	No. Moderate	$1,290.	Minimum 6 foot offset is suggested for smaller diameter trees to maintain soil moisture and preserve extended lateral woody roots.	No applicant plan changes required. Use RPZ fencing as shown on CTA's marked up tree map at 8 feet to 15 feet radius offset from trunk, in all directions. Use trunk buffer wraps for above ground protection of lower trunk.	3 X $250 = $750.	24" Box

[1] Calculated per the newest edition (10th edition, 2nd Printing) of *Guide for Plant Appraisal*, 2019. The Trunk Formula Technique (TFT) was the specific technique noted in the Guide used to determine the dollar valuations noted in Table 1.0(a). Palm appraisals are performed differently, using a calculation of replacement cost, and then multiplying that cost by a condition rating factor and a functional limitations factor.

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1 Tree Tag Number / Overall Condition Rating/ Disposition	2 Impacts Expected if Site were Built as Currently Proposed on Applicant Sheet C-1 Version 8/17/2020	3 Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	4 Appraised Value[1]	5 Critical Root Zone (CRZ) (6 X Dia.) as an Offset Radius	6 Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good", if Tree is to be Preserved and Protected. Suggested Root Protection Zone (RPZ) Chain Link Fence Offset Radius.	7 Replacement Rate Per Canopy Lost	8 Replacement Size Tree
42 EXC. RETAIN	Severe, due to proposed 6" cut for concrete banding, and 6" cut for class II baserock base section cut, at only 2 linear feet offset radius from trunk edge. Current distance from driveway to trunk edge is shown on sheet C-1 at +/- 7 horizontal feet. However, in reality, it is simply a gravel filled driving area, which bleeds into the landscape surrounding tree #42 at just 2 to 4 feet north of the tree trunk edge (see digital images section of this report).	No Moderate	$7,200.	22 (Although for palms, this can be reduced down to roughly 5 to 10 feet offset radius).	Suggest either (1) increase offset distance of the proposed driveway's concrete banding to approximately 5 or 10 feet offset radius from trunk edge, or (2) build driveway with concrete banding at current proposed location 2 feet offset from trunk using a "zero cut" type build regime where the entire baserock base section is floated over grade, by using a TRIAXIAL GEOGRID OR BIAXIAL GEOGRID as an underlayment, pinned down over existing grade elevation soil, and compacting the class II baserock base material over the geogrid, which would raise the elevation of the roadway base and concrete banding to 12 inches above surrounding grade, which may still be ADA-compliant, if the edging can be tapered in some manner to avoid a trip hazard (by using a soil edging that tapers from 12 inches height above grade at the edge of the concrete banding, down to to zero inches at-grade some lateral distance out from the banding). Use trunk buffer wraps as shown on CTA's tree map markup to protect trunk. Use chain link root protection zone (RPZ) fence perimeter at 0 to 15 feet radius offsets from trunk in a full perimeter as shown on CTA's tree map markup, to protect the root zone from being compacted and rutted (damaged) during contractor ingress, egress, storage, staging, etc. on site.	3 X $250 = $750.	24" Box

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1 Tree Tag Number / Overall Condition Rating/ Disposition	2 Impacts Expected if Site were Built as Currently Proposed on Applicant Sheet C-1 Version 8/17/2020	3 Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	4 Appraised Value[1]	5 Critical Root Zone (CRZ) (6 X Dia.) as an Offset Radius	6 Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good", if Tree is to be Preserved and Protected. Suggested Root Protection Zone (RPZ) Chain Link Fence Offset Radius.	7 Replacement Rate Per Canopy Lost	8 Replacement Size Tree
43 FAIR RETAIN (NEIGHBOR TREE)	Minor to Moderate	No Moderate	$410.	CRZ 3.5 feet. Suggested min. offset is 6 feet.	No applicant plan changes required. Offset to proposed concrete banding is approximately 6 feet.	3 X $250 = $750.	24" Box
44 FAIR RETAIN (NEIGHBOR TREE)	Minor to Moderate	No Moderate	$430.	CRZ 3.5 feet. Suggested min. offset is 6 feet.	No applicant plan changes required. Offset to proposed concrete banding is approximately 6 feet.	3 X $250 = $750.	24" Box
45 GOOD RETAIN (NEIGHBOR TREE)	Minor to Moderate	No Good	$1,020.	CRZ: 4 feet. But min. 6 foot offset to construction is suggested.	No applicant plan changes required. Proposed residence will be +/- 25 feet offset. However, for protection of roots extending through the 14300 Lora property, it is suggested that we fence off the tree with chain link root protection zone fencing at	3 X $250 = $750.	24" Box

gistered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture
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1 Tree Tag Number / Overall Condition Rating/ Disposition	2 Impacts Expected if Site were Built as Currently Proposed on Applicant Sheet C-1 Version 8/17/2020	3 Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	4 Appraised Value[1]	5 Critical Root Zone (CRZ) (6 X Dia.) as an Offset Radius	6 Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good", if Tree is to be Preserved and Protected. Suggested Root Protection Zone (RPZ) Chain Link Fence Offset Radius.	7 Replacement Rate Per Canopy Lost	8 Replacement Size Tree
46 GOOD RETAIN (NEIGHBOR TREE)	Minimal or Null	No Moderate	$20,300.	20 (Although for palms, this can be reduced down to roughly 5 to 10 feet offset radius).	No applicant plan changes required. Tree is located in close proximity to proposed new grassy swale grading and proposed new joint trench (JT) alignment. However, the negative effects from these actions in terms of actual, on the ground root loss to this tree are considered "negligible", because of the special situation concerning this neighbor property owner (17525 Wedgewood Avenue): the entire property, for some unknown reason, was built up approximately 3 vertical feet in elevation, such that tree #46 effectively sits at 36 inches elevation above the soil surface elevation of 14300 Lora Drive. Given that a tree's root system is typically about 4 to 5 feet depth below the trunk at the very most, and extends out from trunk laterally between zero and 2 feet depth, this means that the entire tree #46 lateral root mass is essentially contained in the fill soil "pad" floating 3 feet above surrounding pre-project grade, and would not be subject to any damages from any type of work occurring next door at 14300 Lora Drive.	3 X $250 = $750.	24" Box

2020-21 Town of Los Gatos In-lieu fee equivalent = $250 per each required 24" box mitigation tree planting not installed on the site.

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2.0 Assignment & Background

Walter Levison, Contract Town Arborist (CTA) was directed to tag and assess all Protected-Size (4-inch diameter and greater) trees at and adjacent to the Lora Drive property.

The CTA assessed the entire set of plans, with the civil grading plan sheet C-1 dated 8/17/2020 used as the tree map markup embedded in this report.

Tree data were collected and assembled by the CTA in section 11.0 of this report.

Tree tags were affixed by the CTA to the mainstems of the on-site trees. The CTA's tags are professional grade racetrack shaped aluminum tags numbering "41" through "46" (only affixed to the onsite trees #41, 42, but attached using nails to the wooden property line fence in front of the various off-site neighbor trees).

The CTA's recommendations in section 4.0 of this report are based on published information in various standard arboriculture texts, such as the series of *Best Management Practices* (BMP) companion publication (booklets) published by International Society of Arboriculture that are periodically updated over time. The series of BMP booklets accompany the ANSI-A300 USA standards for tree care used by U.S.-based tree care companies.

Additional supporting information includes digital images archived by the CTA as section 10.0, a tree map markup JPEG embedded as section 12.0, and an appraisal data worksheet attached as section 13.0.

The CTA utilized a forester's D-tape to determine tree mainstem (trunk) diameters at 4.5 feet above grade. The D-tape is a circumferential tape that converts actual trunk circumference to an averaged diameter in inches and tenths of inches.

Tree heights were determined using a digital Nikon Forestry Pro 550 hypsometer. Tree canopy spread diameters were estimated visually or paced off. The tree canopy driplines shown as black clouding on the tree map markup are approximate only.

3.0 Town of Los Gatos – What Trees are Protected?

Per the most recent (2015) iteration of the Town of Los Gatos tree ordinance (Town Code Chapter 29 – Zoning Regulations, Article 1), the following regulations apply to all trees within the Town's jurisdiction (wordage adjusted):

1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered "**Protected Trees**" when removal relates to any development review.

2. 12 inch diameter (18 inch multistem total) trees on developed residential property not currently subject to development review.

3. 8 inch diameter (8 inch multistem total) blue oak (*Quercus douglasii*), black oak (*Quercus kellogii*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) on developed residential lots not currently subject to development review.

4. 8 inch diameter (8 inch multistem total) trees on developed residential property not currently subject to development review, on lots in the designated **Hillside Area** per the official Town map.

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5. All trees with a single mainstem or sum of multiple mainstems totaling 48 inches diameter or greater at 4.5 feet above grade are considered "**Large Protected Trees" (LPT).**

6. All oak species (*Quercus spp*.), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered **"Large Protected Trees" (LPT).**

7. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting 25% or more of any **Protected Tree** (including below ground root system).

8. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a **Large Protected Tree**.

9. Section 29.10.0965. Prohibitions: A permit is required to conduct severe pruning on any protected tree. Severe pruning is defined in section 29.10.0955 as "topping or removal of foliage or significant scaffold limbs or large diameter branches so as to cause permanent damage and/or disfigurement of a tree, and/or which does not meet specific pruning goals and objectives as set forth in the current version of the International Society of Arboriculture Best Management Practices-Tree Pruning and ANSI A300-Part 1 Tree, Shrub, and Other Woody Plant Management-Standard Practices, (Pruning)."

10. Exceptions:

    Severe Pruning Exception in Town Code section 29.10.1010(3) "…..except for pollarding of fruitless mulberry (*Morus alba*) or other species approved by the Town Arborist….".

    Protected Tree Exceptions:

    a. Edible fruit or nut bearing trees less than 18 inches diameter (multistem total or single stem), including fruiting olive trees.
    b. *Acacia melanoxylon* (blackwood acacia) less than 24 inches (multistem total or single stem)
    c. *Liriodendron tulipifera* (tulip tree) less than 24 inches (multistem total or single stem)
    d. *Ailanthus altissima* (tree of heaven) less than 24 inches (multistem total or single stem)
    e. *Eucalyptus globulus* (Tasmanian blue gum) less than 24 inches (multistem total or single stem)
    f. *Eucalyptus camaldulensis* (River red gum) less than 24 inches (multistem total or single stem)
    g. *Other eucalyptus species* (E. spp.) not noted above, less than 24 inches (multistem total or single stem) **(REMOVAL O.K. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP):** www.losgatosca.gov/documentcenter/view/176
    h. All palm species *(*except *Phoenix canariensis)* less than 24 inches (multistem total or single stem)
    i. *Ligustrum lucidum* (glossy privet) less than 24 inches (multistem total or single stem)

    Note that per the exception in part 'a' above, fruiting olive trees with stems totaling less than 18 inches are considered non-protected tree specimens.

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4.0 Recommendations

1. Project Arborist ("PA"):

   Initial Signoff

   It is recommended that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Ms. Jocelyn Shoopman, Associate Planner (jshoopman@losgatosca.gov). Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition:

   "The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in a monthly site activity report sent to the Town. A mandatory Monthly Tree Activity Report shall be sent at least once monthly to the Town planner associated with this project (jshoopman@losgatosca.gov) beginning with the initial tree protection verification approval letter".

2. Project Team Pre-Project Adjustments, Clarifications, and Limits Suggested or Required:

   2a. Tree Protection Fencing and Trunk Buffer Wraps:

   Fence off **trees #41, #42, and #45** using chain link fencing per the distances indicated as red dashed lines shown to scale on the CTA's tree map markup below in this arborist report.

   Install trunk buffer wraps around **trees #41 and #42** per the specifications listed below in this recommendations section of the arborist report.

   2b. Frond Tie-Up:

   Tie up the fronds of **palm #42** as needed to achieve adequate airspace clearance during machinery ingress/egress, thereby avoiding damage to the canopy.

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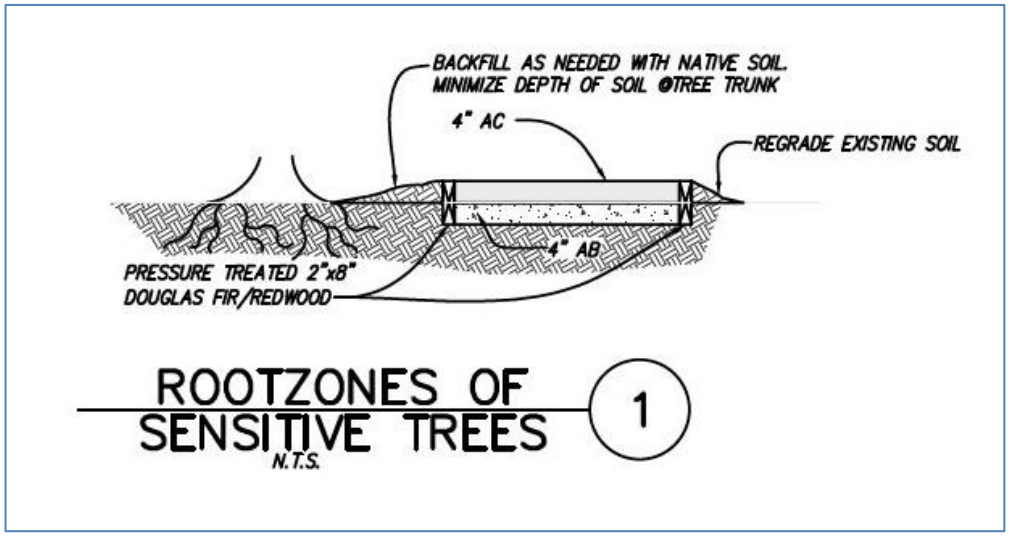
2c. Geogrid for Driveway:

Utilize a biaxial or triaxial geogrid of high enough load rating to provide robust underlayment properties for the area roughly zero to 20 horizontal feet from **palm #42** (see CTA's tree map markup in this report, showing a yellow highlighted area indicating the zone where geogrid use may be appropriate).



Eliminate all proposed baserock base section excavation by raising elevation of the driveway, such that the geogrid is placed at existing grade (relative 0.0 feet), and the baserock base is built up above 0.0 relative grade. Build the concrete banding over grade, which will result in a total elevation change of somewhere between 6 inches and 12 inches above existing soil grade. Consult with geogrid manufacturer and/or supplier to determine how much reduction in baserock base section thickness can be achieved using the geogrid underlayment and still maintain spec load bearing properties for the driveway.

If grade elevation rise creates a trip hazard that does not conform to ADA standards, then taper the concrete banding in the area of palm #42 using soil and/or other materials to "feather out" the grade as a long taper ending at zero inches. See sketch on this page for an example.

The image at left shows how a geogrid is utilized to create a "zero cut" no-dig system that allows for 100% tree root preservation.

Note that if the elevation rise of a "no dig" type driveway will be a problem that cannot be resolved through use of a tapered edging shown in the above sketch, then redesign the driveway to include a northward bend for the area adjacent to palm #42, such that the concrete banding remains at least 7 horizontal feet offset from the trunk edge of palm #42.

Upper right: Although this is not technically a "no dig" system, the civil on this WLCA project was able to reduce the total cut to 4 inches on this project, and raising the edging to 4 inches above grade. The soil taper was backfilled from 4 inches above grade at the edging, to zero inches above grade near to the tree buttress root flares, as shown in the sketch, courtesy of Sandis Civil, Silicon Valley Office.

Lower left: Tensar TriAx triaxial geogrid used at a Walter Levison project at Stanford University in 2019. This image shows the geogrid pinned down over the soil, and class II baserock being applied over the grid, prior to tamping.

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3. Trunk Buffer Wrap Type III Protection:

   Prior to demolition commencement, install trunk buffers around all trees being retained on-site **(#41, #42).**

   Wrap **one (1) entire roll of orange plastic snow fencing around the trunk of each single on-site tree**, between grade and 6 to 8 feet above grade to create a padding of at least 1 to 2 inches thickness around each tree trunk. Stand 2x4 wood boards upright, side by side, around the entire circumference of the orange plastic wraps. Affix using duct tape (do not use wires or ropes). See spec image at right showing the wooden boards correctly mounted against one entire roll of orange snow fencing, such that the wood does not actually touch the trunk at all.

4. (Required) Chain Link Fencing Type I and/or Type II Root Protection Zone (RPZ):

   Prior to demolition commencement, erect chain link fencing panels set on moveable concrete block footings (see sample image below right). Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees. These panels are available commonly for rent or purchase.

   Fence routes: Per the red dashed lines indicated on the CTA's tree map markup, drawn to scale, below in this arborist report.

   This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

   The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

   No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

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5. Signage: The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 15 linear feet of fencing, minimum 8"X11" size each, plastic laminated or printed with waterproof ink on waterproof paper, with wordage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):

TREE PROTECTION ZONE FENCE
ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025

PROJECT ARBORIST:
TELEFONO CELL: **EMAIL:**

Note: Walter Levison, Contract Town Arborist is an independent consultant retained under contract with Town of Los Gatos Planning Division Staff, and is not the "PROJECT ARBORIST".

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6. New Plantings / Tree Installation Specs (if applicable):

Ideally, **two (2) high flow type adjustable bubblers each emitting 1/2 to 2 gallons per minute (2GPM), depending on percolation rate of planting pit,** are set over the rootball of each single tree planting, and each tree is installed with two (2) or three (3) 2-inch diameter wooden planting stakes (not the shipping stake), with a set of figure-8 Cinch Ties ™ affixed per the standard spec image at right.

Note how the tree stakes are cut to just above the elevation of the Cinch-Ties to avoid abrasion between the stakes and the limbs and trunk during wind movement.

A watering berm consisting of site soil is formed around the edge of the rootball to force irrigation water to pool up directly over the rootball, as seen in the image below in this arborist report.

Above Right: Spec planting at a site on which the CTA consults, June, 2020. Note that the shipping stake was removed from the mainstem, and a narrow diameter bamboo pole was tied to the mainstem using biodegradable masking tape. This is considered a Best Management Practice at this particular site, because the mainstem was leaning off-vertical. **Do not allow the large diameter wooden shipping stake to remain tied to the mainstem, as this will cause permanent irreversible problems with tree stability over time.**

Below Right: Proper installation of a new 24" box size tree with two (2) high flow type ½ GPM to 2.0 GPM (gallon-per-minute) flood bubblers seen inside a steeply sloped watering berm built using site soil. The watering berm is built up directly over the rootball edge, which forces irrigation water directly downward into the rootball via gravity. Total volume of water flow typically needs to be at least +/-1 gallon per minute, in order to physically flood the watering berm and force water downward into the rootball via gravity flow.

Next Page: Walter Levison and Dave Muffly Planting Spec Sheet, indicating correct irrigation and watering berm building procedures for first 4 years (sandy soils may require significantly greater irrigation volume than indicated).

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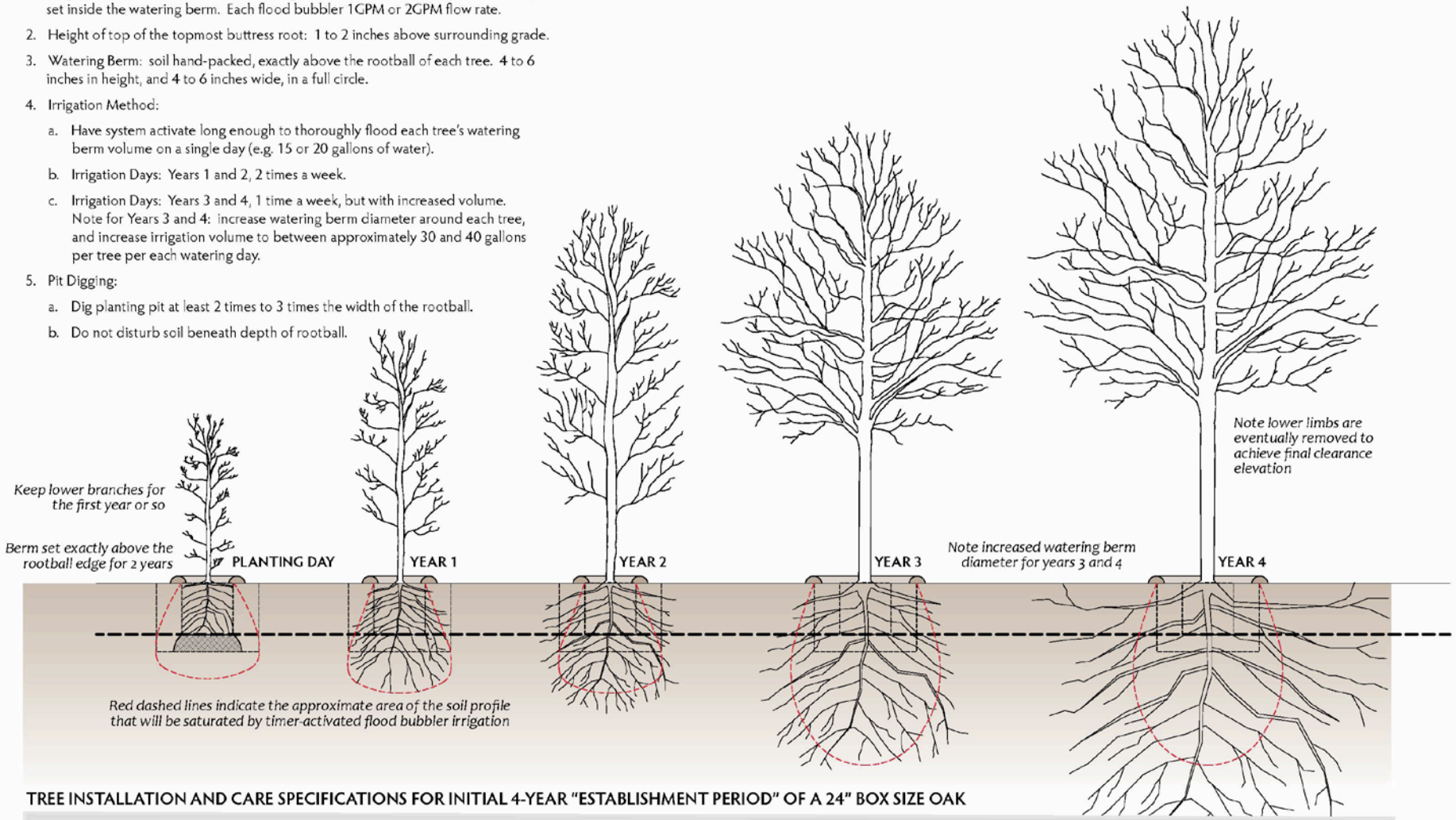
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

1. Irrigation Feed: 1/2" diameter flex tubing with two flood bubblers per each tree, set inside the watering berm. Each flood bubbler 1GPM or 2GPM flow rate.
2. Height of top of the topmost buttress root: 1 to 2 inches above surrounding grade.
3. Watering Berm: soil hand-packed, exactly above the rootball of each tree. 4 to 6 inches in height, and 4 to 6 inches wide, in a full circle.
4. Irrigation Method:
   a. Have system activate long enough to thoroughly flood each tree's watering berm volume on a single day (e.g. 15 or 20 gallons of water).
   b. Irrigation Days: Years 1 and 2, 2 times a week.
   c. Irrigation Days: Years 3 and 4, 1 time a week, but with increased volume. Note for Years 3 and 4: increase watering berm diameter around each tree, and increase irrigation volume to between approximately 30 and 40 gallons per tree per each watering day.
5. Pit Digging:
   a. Dig planting pit at least 2 times to 3 times the width of the rootball.
   b. Do not disturb soil beneath depth of rootball.



TREE INSTALLATION AND CARE SPECIFICATIONS FOR INITIAL 4-YEAR "ESTABLISHMENT PERIOD" OF A 24" BOX SIZE OAK

(c) Copyright 2020 Walter Levison, Dave Muffly, & Roma Design Group San Francisco

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7. Temporary Irrigation During Construction:

It is suggested that the applicant's project arborist monitor soil moisture using a soil moisture probe and/or a soil recovery device, to ensure that root zones are being kept irrigated to field capacity soil moisture per the following irrigation regime:

a. Chinese pistache #41 at front yard: 50 to 100 gallons per week, applied 1x/week.
b. Canary Island palm #42 at driveway: 50 to 100 gallons per week, applied 1x/week.
c. Coast redwood #45 at left side of rear yard on neighbor's property: 50 to 100 gallons per week, applied 1x/week.

- Apply indicated water volume all on a single day during a single application, such as by garden hose running at high volume.

- If runoff of water will be a problem, then build a 6 inch tall watering berm along the chain link fence perimeters to contain the irrigation water and force it downward via gravity.

- Alternatively, a straw wattle can be pinned down over the ground using wooden dowels, as a quick watering berm that may be far more easily maintained than a soil watering berm that is subject to damage by construction personnel foot traffic, etc. See sample image below as an example of how this is done.

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5.0 Tree Protection and Maintenance Directions per Town Code

The following is excerpted directly from the 2015 iteration of the Town of Los Gatos tree ordinance sections which provide specific tree protection directions and limitations on root pruning and above-ground pruning:

Sec. 29.10.1000. New property development.

(a) A tree survey shall be conducted prior to submittal of any development application proposing the removal of or impact to one or more protected trees. The development application shall include a Tree Survey Plan and Tree Preservation Report based on this survey. The tree survey inventory numbers shall correspond to a numbered metal tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by a certified or consulting arborist, and shall include the following information:

(1) Location of all existing trees on the property as described in section 29.10.0995;

(2) Identify all trees that could potentially be affected by the project (directly or indirectly- immediately or in long term), such as upslope grading or compaction outside of the dripline;

(3) Notation of all trees classified as protected trees;

(4) In addition, for trees four (4) inches in diameter or larger, the plan shall specify the precise location of the trunk and crown spread, and the species, size (diameter, height, crown spread) and condition of the tree.

(b) The tree survey plan shall be reviewed by the Town's consulting arborist who shall, after making a field visit to the property, indicate in writing or as shown on approved plans, which trees are recommended for preservation (based on a retention rating of high/moderate/low) using, as a minimum, the Standards of Review set forth in section 29.10.0990. This plan shall be made part of the staff report to the Town reviewing body upon its consideration of the application for new property development;

(c) When development impacts are within the dripline of or will affect any protected tree, the applicant shall provide a tree preservation report prepared by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other relevant information, shall be used to determine the health and structure of existing trees, the effects of the proposed development and vegetation removal upon the trees, recommendations for specific precautions necessary for their preservation during all phases of development (demolition, grading, during construction, landscaping); and shall also indicate which trees are proposed for removal. The tree preservation report shall stipulate a required tree protection zone (TPZ) for trees to be retained, including street trees, protected trees and trees whose canopies are hanging over the project site from adjacent properties. The TPZ shall be fenced as specified in section 29.10.1005:

(1) The final approved tree preservation report shall be included in the building permit set of development plans and printed on a sheet titled: Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;

(2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in section 29.10.0990;

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(3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval:

a. The applicant shall, within ninety (90) days of final approval or prior to issuance of a grading or building permit, whichever occurs first, secure an appraisal of the condition and value of all trees included in the tree report affected by the development that are required to remain within the development using the Tree Value Standard methodology as set forth in this Chapter. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers (CTLA) and the Species and Group Classification Guide published by the Western Chapter of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraisal shall be subject to the Director's approval.

b. The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.0980, for each tree to be removed to satisfy the purpose of this division.

(d) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The applicant will then be responsible for the loss of any tree not previously approved for removal. For protected trees, which were removed, the developer shall pay a penalty in the amount of the appraised value of such tree in addition to replacement requirements contained in section 29.10.0985 of this Code. The applicant shall remain responsible for the health and survival of all trees within the development for a period of five (5) years following acceptance of the public improvements of the development or certificate of occupancy.

(e) Prior to issuance of any demolition, grading or building permit, the applicant or contractor shall submit to the Building Department a written statement and photographs verifying that the required tree protection fence is installed around street trees and protected trees in accordance with the tree preservation report.

(f) If required by the Director and conditioned as part of a discretionary approval, a security guarantee shall be provided to the Town. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the Director, in the penal sum of five thousand dollars ($5,000.00) for each tree required to be preserved, or twenty-five thousand dollars ($25,000.00), whichever is less. The cash, bond or other security shall be retained for a period of one (1) year following acceptance of the public improvements for the development and shall be forfeited in an amount equal to five thousand dollars ($5,000.00) per tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or severely damaged.

(g) An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done using directional boring, air-spade excavation or by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified or consulting arborist.

(h) It shall be a violation of this division for any property owner or agent of the owner to fail to comply with any development approval condition concerning preservation, protection, and maintenance of any protected tree.

(Ord. No. 2114, §§ I, II, 8-4-03)

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Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".

(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

(Ord. No. 2114, §§ I, II, 8-4-03)

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Sec. 29.10.1010. Pruning and maintenance.

All pruning shall be in accordance with the current version of the International Society of Arboriculture Best Management Practices—Tree Pruning and ANSI A300-Part 1 Tree, Shrub and Other Woody Plant Management—Standard Practices, (Pruning) and any special conditions as determined by the Director. For developments, which require a tree preservation report, a certified or consulting arborist shall be in reasonable charge of all activities involving protected trees, including pruning, cabling and any other work if specified.

(1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).

(2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.

(3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (*Morus alba)* or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.

(4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (12.5" in circumference) without first obtaining a permit pursuant to this division.

(Ord. No. 2114, §§ I, II, 8-4-03)

6.0 Tree Replacement Standards – Los Gatos Town Code

(Excerpted from Town Code 29.10.0985 and 29.10.0987)

(1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private property. Table 3-1 The Tree Canopy—Replacement Standard shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

(2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:

a. Add or replace trees on public property in the vicinity of the subject property; or

b. Add or replace trees or landscaping on other Town property; or

c. Support the Town's urban forestry management program. (Ord. No. 2114, §§ I, II, 8-4-03)

Table 3-1 - Tree Canopy - Replacement Standard

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Canopy Size of Removed Tree [1]	(Staff is using 24" box size as the Replacement Standard for SFR Projects as of 2016) [2,4]	Single Family Residential Replacement[3,4]
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees; or Two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or Three 36 inch box	Not Available
Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available

Notes

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

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

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

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

Sec. 29.10.0987. Special Provisions—Hillsides

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The Town of Los Gatos recognizes its hillsides as an important natural resource and sensitive habitat which is also a key component of the Town's identity, character and charm. In order to maintain and encourage restoration of the hillside environment to its natural state, the Town has established the following special provisions for tree removal and replacement in the hillsides:

(1) All protected trees located 30 or more feet from the primary residence that are removed shall be replaced with native trees listed in *Appendix A Recommended Native Trees for Hillside Areas of the Town of Los Gatos Hillside Development Standards and Guidelines* (HDS&G).

(2) All protected trees located within 30 feet of the primary residence that are removed shall be replaced as follows:

(a) If the removed tree is a native tree listed in Appendix A of the HDS&G, it shall only be replaced with a native tree listed in Appendix A of the HDS&G.

(b) If the removed tree is not listed in Appendix A, it may be replaced with a tree listed in Appendix A, or replaced with another species of tree as approved by the Director.

(c) Replacement trees listed in Appendix A may be planted anywhere on the property.

(d) Replacement trees not listed in Appendix A may only be planted within 30 feet of the primary residence.

(3) Replacement requirements shall comply with the requirements in Table 3-1 Tree Canopy Replacement Standard of this Code.

(4) Property owners should be encouraged to retain dead or declining trees where they do not pose a safety or fire hazard, in order to foster wildlife habitat and the natural renewal of the hillside environment.

7.0 Author's Qualifications

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.
- Contract Town Arborist, Town of Los Gatos, California
  Community Development Department / Planning Division
  2015-present
- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)
- Millbrae Community Preservation Commission (Tree Board)
  2001-2006
- ASCA Registered Consulting Arborist #401
- ASCA Arboriculture Consulting Academy graduate, class of 2000
- Associate Consulting Arborist
  Barrie D. Coate and Associates

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4/99-8/99

- Contract City Arborist, City of Belmont, California
  Planning and Community Development Department
  5/99-5/20 (21 Years)

- ISA Certified Arborist #WE-3172A

- Peace Corps Soil and Water Conservation Extension Agent
  Chiangmai Province, Thailand 1991-1993

- B.A. Environmental Studies/Soil and Water Resources
  UC Santa Cruz, Santa Cruz, California 1990

  UCSC Chancellor's Award, 1990

  (My full curriculum vitae is available upon request)

8.0 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

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

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

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Tree are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

9.0 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant

Walter Levison, Consulting Arborist

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10.0 Digital Images

Below: Digital Images by the CTA archived 9/21/2020:

Tag #	Image	Tag #	Image
41		42	

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43		44	

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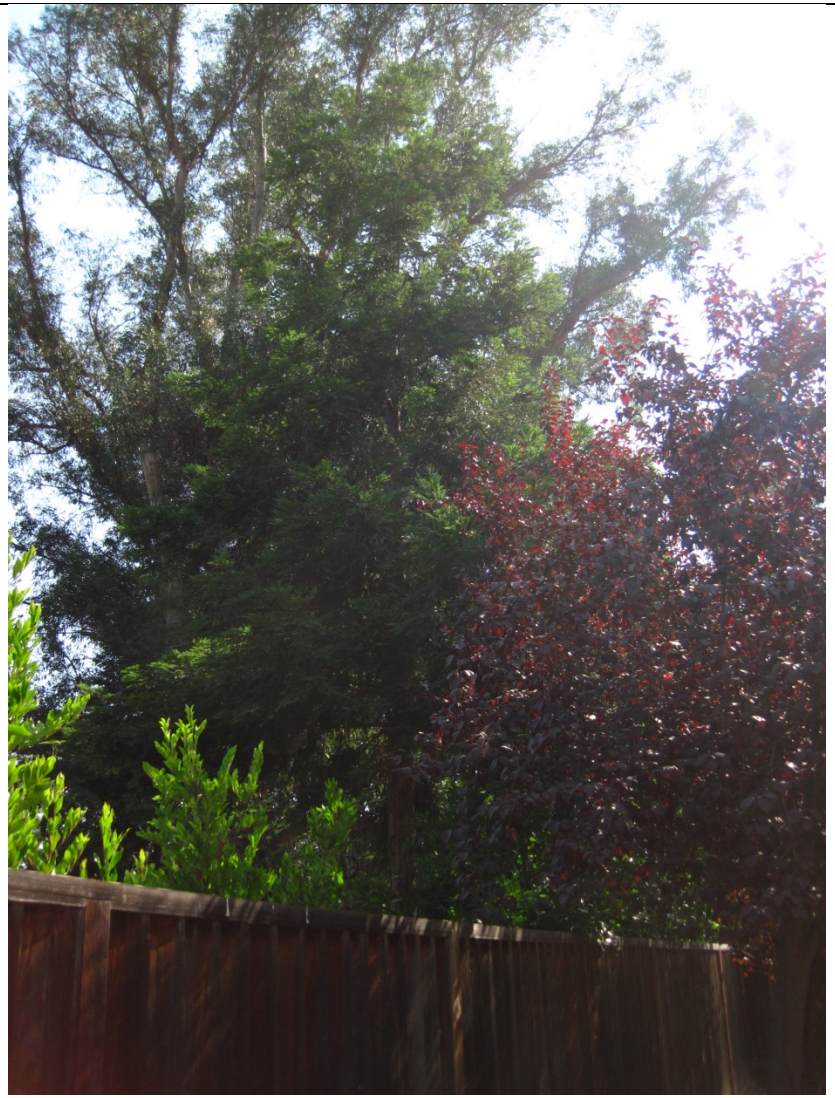
45		46	

(#45 is coast redwood specimen at center of image)

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46	 This image shows how the palm #46 base elevation is situated at 3 feet above 14300 Lora surface grade elevation. The left half of the image is 14300 Lora, as viewed from the street. The right half of the image is 17525 Wedgewood Avenue (the owner of tree #46), which is built over a 3 foot tall compacted fill soil pad, upon which my field notebook is sitting. It is not clear as to why this property is 3 feet above all other nearby neighbor residential properties, given that their effective window, roof, and fence elevations are all raised by 3 feet because of this fill soil pad. The benefit of this pad is that the tree's lateral roots are located in the pad soil itself, and therefore there is no negative impact to the tree's root system from proposed new 14300 Lora Drive site work such as the joint trench and grassy swale shown on the applicant's plan sheets.	--	(Intentionally blank).

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11.0 Tree Data Table

NOTE 1: Fruit and nut trees measuring less than 18" diameter (total of all mainstems), including fruiting olive trees, both on the site and on adjacent neighbor properties are excluded from the CTA's tree studies as "exemption trees" per the Town tree ordinance.

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
41	*Pistacia chinensis*	Chinese pistache	5.2	--	--	5.2	20/20	75/75	75% Good		X	East	East	Tree located 18 feet from property line of the Wedgewood property, and 13 feet from the existing residence siding. Some loss of vigor from soil moisture deficit. Irrigation could increase condition rating drastically if tree were to be regularly irrigated 1x/week with 50 or more gallons of water.	8 to 15 feet offset. Try for min. 10 feet offset radius from trunk.	RPZ, TB, Water 50 to 100 gallons/week or more.
42	*Phoenix canariensis*	Canary Island palm	44	--	--	44	20/25	85/85	85% Exc.		X			10 feet of clear stem. Elevation of fronds is 9 feet above grade, and extends far over the driveway (see image in digital images section), which could cause an airspace clearance problem. May need to tie up fronds during construction to clear airspace for residence construction machinery ingress/egress. Proposed depth of cut for new concrete banding and new baserock base section is 12 inches total cut depth per sheet C-1 side cut detail for driveway. I suggest either pushing out driveway farther from trunk edge, or building driveway up over grade as a NO DIG system using a geogrid underlayment pinned over grade.	0 to 15 feet offset radius from trunk.	RPZ, TB, Water 50 to 100 gallons/week or more. Adjust plans per suggestions noted at left. Tie fronds together to provide better airspace clearance during construction.

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
43	*Acer rubrum* *NEIGHBOR TREE*	Red maple cultivar	Est. 6" to 7"	--	--	Est. 6" to 7"	27/12	55/55	55% Fair		X			Soil moisture deficit is reducing this tree's vigor. The tree is not receiving adequate irrigation water application by the owner. Foliage is visibly burned back due to this issue. Proposed new driveway concrete banding will be roughly 6 feet from trunk edge, which is outside the tree's critical root zone (CRZ). Note that a minimum of roughly 6 feet construction offset is recommended for general maintenance of the tree's lateral woody root system and avoidance of significant root zone damage/loss.	n/a	n/a
44	*Acer rubrum* *NEIGHBOR TREE*	Red maple cultivar	Est. 6" to 7"	--	--	Est. 6" to 7"	27/16	60/55	58% Fair		X			Soil moisture deficit is reducing this tree's vigor. The tree is not receiving adequate irrigation water application by the owner. Foliage is visibly burned back due to this issue. Proposed new driveway concrete banding will be roughly 6 feet from trunk edge, which is outside the tree's critical root zone (CRZ) of 3.5 feet. Note that a minimum of roughly 6 feet construction offset is recommended for general maintenance of the tree's lateral woody root system and avoidance of significant root zone damage/loss.	n/a	n/a

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
45	*Sequoia sempervirens* *NEIGHBOR TREE*	Coast redwood	Est. 8	--	--	Est. 8	35/16	75/70	73% Good		X			Mod to good live twig density. Overhangs the 14300 Lora property a few feet horizontal. Location of tree is 25 feet from proposed residence. Suggest use a chain link root protection zone fence set at 5 to 10 feet offset from property line fence, in order to protect and preserve the root system which had extended into the 14300 Lora property, and does not respect boundary lines. This will also allow for easy periodic irrigation of the tree using a hose within the fenced off root zone area.	8 feet X 25 feet enclosure per the CTA's tree map markup.	RPZ, and Water 1x/week heavy 50 to 100 gallons or more, within the fenced enclosure.

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
46	*Phoenix canariensis* *NEIGHBOR TREE* *OWNER: 17525 WEDGEWOOD AVE.*	Canary Island palm	Est. 40	--	--	Est. 40	40/25	75/75	75% Good		X			Tree trunk edge estimated to be at roughly 4 feet or more offset from the property line wall (not verified). Canopy extends into the airspace of the 14300 Lora Drive property, but will not conflict with any proposed site work because of its height above grade. Given that the 17525 Wedgewood property has been built entirely over a 3 foot height fill soil "pad", the root system of this tree is assumed to be contained mainly within the fill soil pad volume, which means that proposed new work occurring at 14300 Lora Drive will be occurring below the elevation of the lateral root system of this palm, with zero negative impact on the root system of tree #46.	n/a	n/a

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Overall Tree Condition Ratings / Breakdown of Numeric Ranges (New, Per *Guide for Plant Appraisal, 10th Edition*):

00 - 05% = Dead
06 - 20% = Very Poor
21 – 40% = Poor
41 – 60% = Fair
61 – 80% = Good
81 – 100% = Exceptional

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Tree Conservation Suitability (TCS) Ratings[2]

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to proposed cutting and filling, proximity to proposed construction or demolition, and potential longevity, using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). The following list defines the rating scale.

Note that if the applicant's proposed site work can be offset to relatively far linear offset distances from a tree's trunk edge, a tree's Tree Conservation Suitability (TCS) rating may be elevated by one rating tier, given that there would be a corresponding reduction in expected future root zone impacts. Thus, specific adjustments to the applicant's proposed plans (as itemized by the CTA in Summary Table 1.0(a) above in this report) could boost the TCS ratings from "Poor" to 'Moderate' or 'Good'.

TPS Ratings	Range of values	
Good	**80-100**	Trees with good health, good structural stability and good expected longevity after construction.
Moderate	**60-79**	Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
Poor	**<59**	Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

TCS Ratings Worksheet Factors (Total Possible: 100 Points)

Health (1-15)
Root Cut/Fill Distance from Trunk (1-15)
Structure Defects (1-15)
Construction Tolerance of the tree species (1-15)
Age relative to typical species lifespan (1-10)
Location of construction activity (1-10)
Soil quality/characteristics (1-10)
Species desirability (1-10)

[2] Derived from Fite and Smiley, 2016. *Best Management Practices: Managing Trees During Construction, 2nd Edition*. International Society of Arboriculture.

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Tree Maintenance and Protection Codes Used in Data Table:

RPZ: Root protection zone fence, chain link, with 2" diameter iron posts driven 24" into the ground, 6 to 8 feet on center max. spacing. Alternative material: chain link fence panels set over concrete block-type footings, with the fence panels wired to steel pins pounded 24 inches into the ground at both ends of each panel.

RB: Root buffer consisting of wood chip mulch lain over existing soil as a 12 inch thick layer, overlain with 1 inch or greater plywood strapped together with metal plates. This root buffer or soil buffer should be placed over the entire width of the construction corridor between tree trunks and construction.

RP: Root pruning. Prune woody roots measuring greater than or equal to 1 inch diameter by carefully back-digging into the soil around each root using small hand tools until an area is reached where the root is undamaged. Cleanly cut through the root at right angle to the root growth direction, using professional grade pruning equipment and/or a Sawzall with wood pruning blade. Backfill around the cut root immediately (same day), and thoroughly irrigate the area to saturate the uppermost 24 inches of the soil profile.

BDRP: Back-dig root pruning: Hand-dig around the broken root, digging horizontally into the open soil root zone until a clean, unbroken, unshattered section of the root is visible. Proceed as per 'root pruning'.

RCX: Root crown excavation. Retain an experienced ISA-Certified arborist to perform careful hand-digging using small trowels or other dull digging tools to uncover currently-buried buttress root flares. Digging shall occur between trunk edge and at least two (2) feet horizontal from trunk edge. The final soil elevation will be at a level such that the tree's buttress roots visibly flare out from the vertical trunk.

TB: Trunk buffer consists of 20-40 wraps of orange plastic snow fencing to create a 2 inch thick buffer over the lowest 8 feet of tree trunk (usually takes at least an entire roll of orange fencing per each tree). Lay 2X4 wood boards vertically, side by side, around the entire circumference of the trunk. Secure buffer using duct tape (not wires).

F: Fertilization with slow-release Greenbelt 22-14-14 tree formula, as a soil injection application using a fertilizer injection gun. This brand and formulation is commonly used by reputable tree care companies in the Bay Area. Apply at label rate and injection hole spacing.

M: 4-inch thick layer of chipper truck type natural wood chips (example source: Lyngso Garden Supply, self pick-up). Do not use bark chips or shredded redwood bark.

W: Irrigate using various methods to be determined through discussion with General Contractor. Irrigation frequency and duration to be determined through discussion and/or per directions in this report. Native oak species typically require 1x/month irrigation, while other tree species tend to prefer 2x/month or 4x/month moderate to heavy irrigation during construction.

P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist, and shall conform to all current ANSI A300 standards.

MON: A Project Arborist must be present to monitor specific work as noted for each tree.

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12.0 Tree Location & Protection Fence Map Mark-up by the CTA

The CTA marked up the applicant's grading and utility plan sheet C-1 as the background for the tree map markup.

The CTA added the following items to this sheet for reference purposes:

a. Tree tag numbers are noted in black numeric oversized type. Important Note: The numbers on the CTA's map refer to new racetrack shaped professional grade aluminum tags affixed to the trees or on the fencing in front of each tree, by the CTA. They are affixed to the mainstem of each tree at between 4 and 6 feet above grade.

b. Tree plot dots are in some cases added as new, or blackened, for clarity. Most of the CTA's survey trees were not plotted by the applicant's civil surveyor.

c. Canopy driplines of most of the trees were drawn out by the CTA to approximate scale, using black clouding.

d. Red dashing indicates suggested chain link root protection zone (RPZ) fencing routes, drawn to approximate true scale to indicate optimal placement in terms of root protection and preservation for trees #41, 42, and #45.

e. Yellow highlight along the south boundary of the map (bottom edge of map markup) indicates the applicant's proposed joint trench (JT) and grassy swale grading location.

f. Yellow highlighting along the driveway indicates the location suggested by the CTA for use of biaxial geogrid or triaxial geogrid as an underlayment that would be pinned down directly over the existing soil at grade, over which the class II baserock base section would be tamped down. This would raise the elevation of the driveway significantly. This is an item for further discussion, since use of robust versions of biaxial or triaxial geogrid can allow for reduction of baserock base section thickness by as much as 50%. The goal here is to avoid all excavation cuts below grade elevation, such that the root system of tree #42 can be retained as-is without damages from the applicant's current proposed plan to excavate 12 inches below grade for baserock base installation and concrete banding installation.

g. Blue highlight indicates areas where 1x/week heavy irrigation would be helpful in increasing tree growth (vigor) by boosting soil moisture in the root zone to field capacity.

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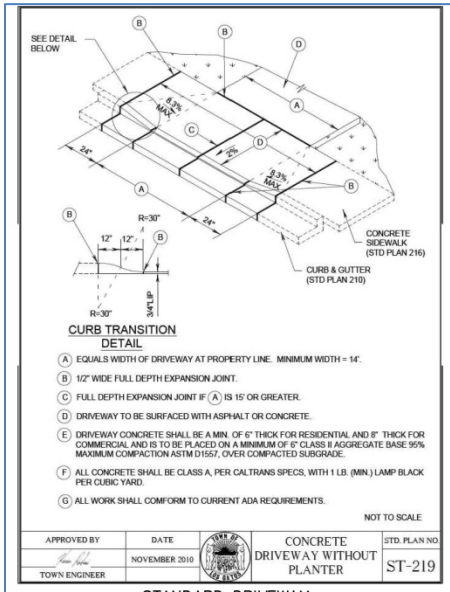
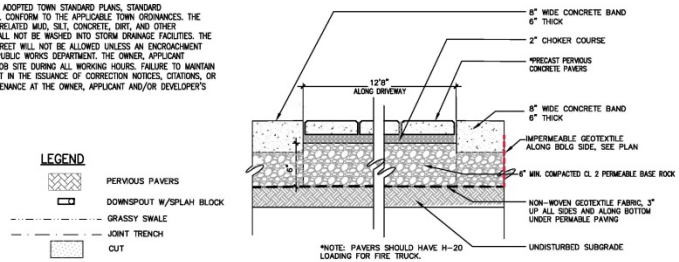


1. ALL PUBLIC IMPROVEMENTS SHALL BE MADE ACCORDING TO THE LATEST ADOPTED TOWN STANDARD PLANS, STANDARD SPECIFICATIONS AND ENGINEERING DESIGN STANDARDS. ALL WORK SHALL CONFORM TO THE APPLICABLE TOWN ORDINANCES. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB-RELATED MUD, SILT, CONCRETE, 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, APPLICANT AND/OR DEVELOPER'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, APPLICANT AND/OR DEVELOPER'S EXPENSE.



PERVIOUS PAVERS SECTION DETAIL
NO SCALE

GRADING NOTES

1. ALL GRADING SHALL ADHERE TO THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE, CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
6. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
7. FLUSHING OF STREET TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
8. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
9. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

GROSS SITE AREA	19,854 S.F. (0.456 AC.)
TOTAL DISTURBED AREA	12,346 S.F. (0.283 AC.)
AVERAGE LOT SLOPE	2.8%

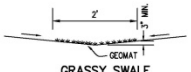
IMPERVOUS AREAS	EXISTING (S.F.)	REMOVED (S.F.)	NEW (S.F.)
HOUSE & GARAGE	1603	0	3301
DRIVEWAY & PARKING	1490	1490	253
PATIOS, WALKS & PADS	308	0	273
TOTAL IMPERVIOUS AREA	3401	1490	3827
NET CHANGE IN IMPERVIOUS AREA	2337 S.F.		

EARTHWORK QUANTITIES	CUT (C.Y.)	FILL (C.Y.)
SITE & BUILDING	54	0
DRIVEWAY	129	0
TOTAL	183	0
EXPORT	183	

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

ABBREVIATIONS

FF	FINISH FLOOR
FG	FINISH GRADE
EG	EXIST GRADE
FL	FLOW LINE
COTG	CLEANOUT TO GRADE
INV	INVERT
(N)	NEW

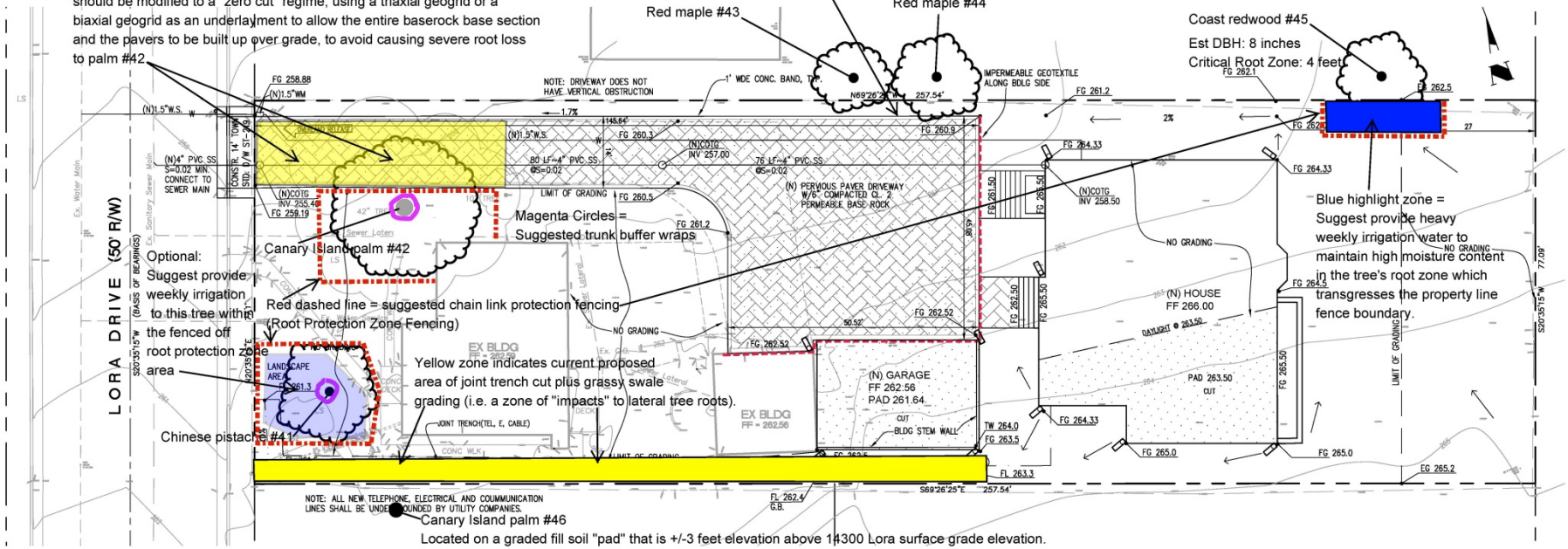


GRASSY SWALE
NO SCALE

STANDARD DRIVEWAY
NO SCALE

This yellow highlighted zone of subgrade impact (6" concrete banding, plus 6" class 2 baserock) should be modified to a "zero cut" regime, using a triaxial geogrid or a biaxial geogrid as an underlayment to allow the entire baserock base section and the pavers to be built up over grade, to avoid causing severe root loss to palm #42.

The deep concrete band cuts for new driveway will occur at approximately 6 linear feet offset from trunk edges of #43 and #44, which is outside the critical root zone (CRZ) of each tree.



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13.0 Attached: Appraisal Worksheet by the CTA

This appraisal worksheet was prepared using the 10th edition of the Guide for Plant Appraisal, 2nd Printing (2019). The dollar values of each survey tree derived from these calculations are useful in helping determine the monetary fines for construction team violations of the Town of Los Gatos tree ordinance, and for other Town Staff purposes. For instance, if a tree is found by an ISA Certified Arborist (e.g. the Project Arborist, or the Contract Town Arborist) to be "50% damaged" in terms of below and/or above-ground losses to structure and/or health (vigor), the fine assessed on the construction team might be calculated as 50% of the tree's appraised dollar value.

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Walter Levison
CONSULTING ARBORIST

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition* , 2nd Printing (2019)
"Functional Replacement Method / Trunk Formula Technique"
9/25/2020
14300 Lora Drive, Los Gatos, CA

								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
41	Pc	25	0.75	0.75	0.8	76%	5.2	80%	90%	2	2.24	$250.00	$111.61	21.23	$ 2,369	$ 1,292	**$1,290**
42	Pc	23	0.85	0.85	0.85	85%	Replacement Cost = 3x cost calc = 3 X (clear feet X $375 per vert. foot) = 3 x ($375 X 10) = $11,250. $11,250 X condition rating = $11,250 X $9,562. $9,562 X functional limitations = $9,562 X .75 = $7,171. Rounded off = $7,200.										**$7,200**
43	Ar	3	0.55	0.55	0.65	57%	7	40%	90%	4	4.75	$250.00	$52.63	38.47	$ 2,024	$ 412	**$410**
44	Ar	3	0.6	0.55	0.75	59%	7	40%	90%	4	4.75	$250.00	$52.63	38.47	$ 2,024	$ 428	**$430**
45	Ss	34	0.75	0.7	0.75	72%	8	60%	90%	4	4.75	$250.00	$52.63	50.24	$ 2,644	$ 1,021	**$1,020**
46	Pc	23	0.75	0.75	0.8	76%	Replacement Cost = 3x cost calc = 3 X (clear feet X $375 per vert. foot) = 3 x ($375 X 30) = $33,750. $33,750 X condition rating = $33,750 X .75 = $25,312. $25,312 X functional limitations = $25,312 X .80 = $20,250. Rounded off = $20,300.										**$20,300**

Walter Levison, Consulting Arborist <walterslevisonjr@yahoo.com> Cell: (415) 203-0990

Walter Levison
CONSULTING ARBORIST

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition* , 2nd Printing (2019)
"Functional Replacement Method / Trunk Formula Technique"
9/25/2020
14300 Lora Drive, Los Gatos, CA

								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
																Total Appraised Value of All Study Trees	**$30,650**

Notes:
1. OVERALL CONDITION RATING RANGE per the new 10th edition, 2nd Printing, of *Guide for Plant Appraisal* (2019):
Excellent: 81-100%
Good: 61-80%
Fair: 41-60%
Poor: 21-40%
Very Poor: 6-20%
Dead: 0-5%

2. MULTI STEM TREES: For trees with multiple mainstems, the total of all mainstem cross sectional areas was used as the "trunk area" calculation. For trees with mainstems larger than 30 inches diameter each, an "adjusted trunk area" or "ATA" value is used, from a table of values in the older 9th edition of the *Guide for Plant Appraisal.* The ATA value is smaller than the actual trunk diameter, and brings the tree's appraised dollar value down to a more "reasonable" level.

3. NEIGHBOR TREES: For neighbor-owned trees that were not accessible by the CTA, the trunk diameter was estimated from a distance to the best of the CTA's ability.

4. CONDITION RATINGS / APPRAISAL TABLE VS. DATA TABLE: Because of the new appraisal methods outlined in the 2019 edition of the Guide for Plant Appraisal, 10th edition 2nd printing, the condition ratings calculated in the "Overall Condition Rating / Weighted Method" column, and the data noted in the health and structure columns of this spreadsheet (with calculations embedded), may in some cases be slightly different from data in the CTA's arborist report tree data table. The CTA attempted to keep overall condition rating values as consistent as possible between the two data tables (i.e. the appraisal data table and the tree data table in the arborist report).

Walter Levison, Consulting Arborist <walterslevisonjr@yahoo.com> Cell: (415) 203-0990

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Neighborhood Outreach **August 19, 2020**

Owner Amrito has met and spoke neighbors:

1. 14301 Lora Dr Mark Kuiper Across the Road, June 2020
2. 17525 Wedgewood Avenue Kim Manglia Adjoining neighbor to the South, June 2020
3. 14333 Mulberry Dr. Hooman Bolandi Behind, June 2020
4. 17571 Wedgewood Avenue Yili Zhao Across the Road to the South June, 2020
5. 14270 Lora Dr Jo Clerk Adjoining neighbor to the North, June 2020

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14300 Lora Dr. Development - Neighbor Outreach

Town of Los Gatos,

I am the property owner and occupy the home at 14298 Lora Drive. Please accept this letter to open a dialog to request your review and consideration of minor modifications to the proposed project located at 14300 Lora Drive. Overall, I am supportive of the planned development and support the development. However, I am seeking practical and pragmatic solutions to be evaluated, understood, and appropriately implemented to ensure positive impacts to our town, to my neighborhood, and to my home are achieved. It is appropriate to mention I completed a significant development of my property, in 2008/9 which took into account the principles I am seeking.

TOPIC 1: Correction of Non-Permitted Grading - To Reduce Structure Height

In 2015, grading was conducted without Town of Los Gatos approval. The property owner brought in a significant amount of Fill Dirt and graded +50% of the property. This fill dirt has increased the elevation between 2-4 feet across the majority of the South facing property line. Due to this, the proposed structure's plans illustrate that the finished grade elevations will be used to set the structure above the natural grade. If this were to commence, their North facing wall height would be 25 feet above existing finished grade, with the roof ridge protruding much higher.

Specific Request: Remove Fill Dirt and ensure finished height of foundation elevations are set as appropriate to the natural grade of the property. My primary goal is to decrease the height of the structure to preserve the view and invasiveness from the perspective of my property.

Topic 2: Reduce Overall Height of Proposed Structure

The mass and scale of the structure is significant and is perceived to be visually invasive to the property at 14298 Lora Drive. For example, the ridgeline of the proposed structure is illustrated to be over 17 feet taller to my ridgeline of 14298 Lora Drive. The height of the proposed structure creates challenges for natural landscape screening and significantly impedes my existing views of the town's treeline.

Specific Requests:

1. **Reduce Ridge Height:** Proposed ridge height of the structure is +17 feet taller as compared to the ridge of 14298 Lora Drive. Request to reduce interior wall heights on 1st and 2nd floor. Recommendation to reduce to 3:12 roof pitch.
2. **Reduce Height of Finished Floor Elevations:** Proposed plan illustrates the finished floor height to be ~ 4' above existing grade on the south side of the property.

Topic 3: - Ensure Privacy from Proposed Second Story

The proposed second story's south facing windows and rear balcony provide unobstructed visibility into our complete backyard and inside portions of our home.

Specific Requests

1. Install Full Height Privacy Screen on North Facing side of Balcony
2. Remove Bedroom Window or Raise windows sills above 6 feet.
3. Raise the window sill to 5 feet and install privacy glass on the window above the bathtub.
4. Install privacy glass on both front upstairs bathrooms.

Topic 4: Ensure Positive Drainage of Rain Runoff

Runoff rainwater has proven to be a significant problem with our neighborhood. I would like to ensure that the property at 14300 maintains positive drainage throughout and after the project is completed.

Specific Request

1. Ensure final elevations are conducive to managing 100% rainwater runoff to street.
2. Do not add another 2x12 to the fence to retain additional soil as one 2X12 already exists.

EXHIBIT 9

14300 Lora Dr. Development - Neighbor Outreach

APPENDIX

Proposed elevations are excessive. Ridge height 17+' taller than my house.

Proposed structure's wall height, set at 25', is 10'+ higher than my 14' landscaping.

14300 Lora Dr. Development - Neighbor Outreach

TOPIC 1: Correction of Non-Permitted Grading - To Reduce Structure Height

This photo illustrates significant addition of soil to the South property line.

Image from day of fill dirt installation. Demonstrates original grade at location of structure.

This photo illustrates that Fill Dirt was used to increase the elevation of the South property line.

14300 Lora Dr. Development - Neighbor Outreach

These photos illustrate how fill dirt was brought in to increase elevation up to 3.5 feet.

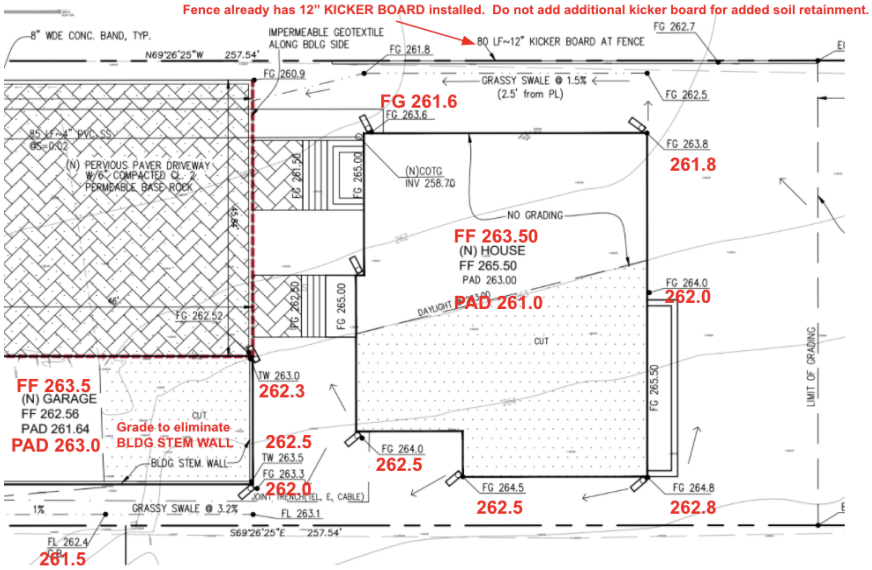
TOPIC 2: Reduce Overall Height of Proposed Structure

Request to Reduced Height of Structure overall height by 4+ feet.
Proposed structure's ridge height is over 17’ taller than the adjacent ridge of 14298 property. Proposed plans illustrate the building’s foundation will be built upon Fill Dirt.

1. Reduce Finished floor by 2 Feet by grading/ removing non-permitted installation of Fill Dirt. Ensure fill dirt is removed and foundation is installed into solid ground.

Request to Reduce Height of Structure through appropriate grading

- Remove Fill Dirt for suitable foundation integrity.
- Proposed FF Height would be 3’10” above the existing grade at the North side of Property. Storyboard poles are set at 25 feet, on the North side with current FF height.
- Example illustrates foundation elevations can be reduced while still maintaining positive drainage.

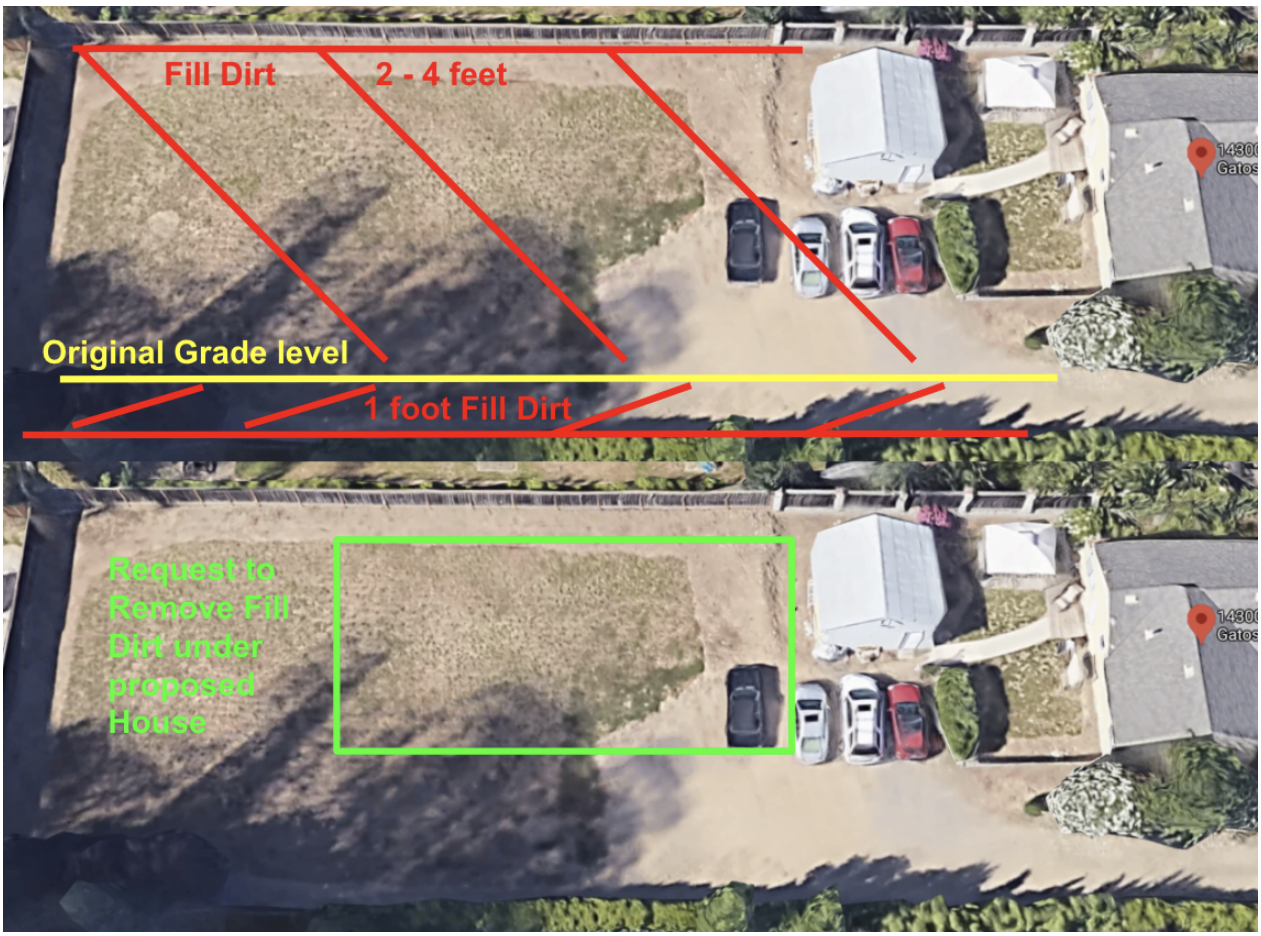


14300 Lora Dr. Development - Neighbor Outreach

Topic 2 Continued: Reduce Overall Height of Proposed Structure

Request to Reduce Height of Structure through modification of ceiling and roof pitch heights.

Overview Fill Dirt Grading / Request to Remove Fill Under New Structures



14300 Lora Dr. Development - Neighbor Outreach

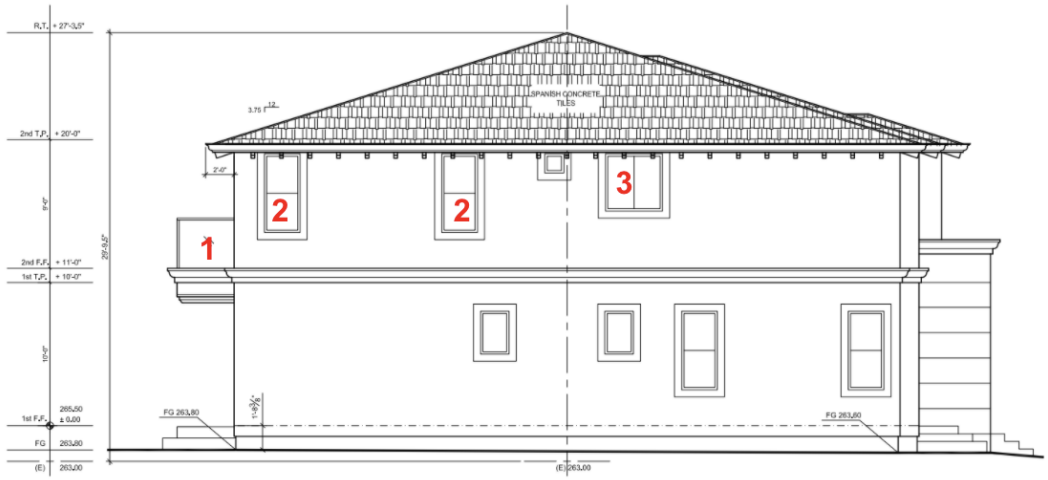
Topic 3: - Ensure Privacy from Proposed Second Story

Request to Maintain Privacy

The windows on the N. and NW corner of the proposed building have direct visibility into our home and to our private backyard. Request to preserve privacy for a future swimming pool installation. Proposed tree species screening is at least 7-10 years away.

Implement the following requests:

5. Install Full Height Privacy Screen on North Facing side of Balcony
6. Remove Bedroom Window or Raise windows sills above 6 feet.
7. Raise the window sill to 6 feet & install privacy glass on the window above the bathtub.
8. Install privacy glass on both Front upstairs bathrooms.



LEFT ELEVATION

SCALE 1/4"= 1'

FRONT ELEVATION

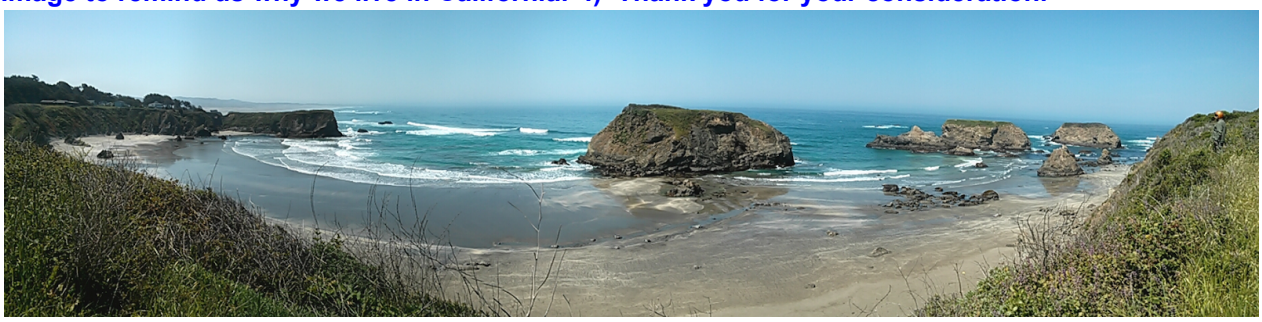
SCALE 1/4"= 1'

14300 Lora Dr. Development - Neighbor Outreach

Topic 4: Ensure Positive Drainage of Rain Runoff

Existing rain run off condition illustrating positive drainage is close to sufficient.

Image to remind us why we live in California! :) Thank you for your consideration.



14300 Lora Dr. Development - Neighbor Outreach

February 18, 2021

Hi Jocelyn,

Krislani and I have contacted the neighbor Jo clerk and had a telephone call with him, as per his preference. We have had discussions with him earlier when the story pole came up, prior to his outreach. As a follow-up I have had a number of text exchanges with him as well.

He first suggested that we consider building a single-story structure in place of our current plan and also demolish the house in front which will be the future ADU as per our plan. This is an unreasonable ask on his part.

We did discuss his formal comments and here are the key points that I would like to submit in response to his outreach.

1. Grading: The existing grading is unchanged since I purchased the property in 2019. My previous owners did not disclose any changes in grading either. If this was indeed a case of illegal grading, this is something that should have been addressed at the time of the activity. I as the current owner should not be liable for a code violation by a previous owner if it occurred. I have explained this to my neighbor.

2. Overall height of the proposed structure. The height of the proposed structure is in compliance with the Los Gatos town's codes and total height ordinance. We are 15" lower than our back adjacent house's ridge at 296.8, 14333 Mulberry Dr., and also lower than the property on the right adjoining lot at 17525 Wedgewood Ave. However, in the spirit of maintaining good neighborly relations, we have consulted our civil architect and have offered to lower the overall height by 1 ft. to 264.5, but don't want to be to lower because at south property line the grade is at 265.0.

    a. The Topo survey shows existing house finished floor and Garage at 262.59 with a condition stucco line is buried into the ground 5".
    b. The new 2019 Code Fin Grade shall be minimum 8" high below stucco line, sloping 5% away from the foundation 5' to meet new Code, we have to raise the finished floor 12'' = 1' higher to 263.59 GRD.
    c. Main house finished floor shall be higher at least 12" than its Garage finished floor.
    d. **Conclusion** Main house finished floor needs to be at 264.5 GRD.

3. Privacy: We have already taken significant effort to mitigate left side neighbor privacy in our design, per **standard practice. The design guidelines section 3.11 section provides guidance that we have followed.**

    a. We are aligned on putting opaque glass on the bathroom windows.
    b. With the proposed reduction of the grade by 1 ft, the effective human eye level for the master bedroom windows will be lower than previous. Our design also complies with the Los Gatos design guidelines.
        i. Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes.
        ii. When windows are needed and desired inside building walls, they should be modest in size and not directly opposite windows on adjacent homes.

iii. We will add more screen trees before moving in, to provide a screen at least this level. See sheet A1 and A14.

c. Landscaping may be used to mitigate privacy concerns so long as the landscaping does not deny solar access to living spaces and actively used yard areas of neighboring homes. Our design also complies with the Los Gatos design guidelines.
   - Landscaping used for privacy screening purposes, should be of sufficient size and of an appropriate species to provide such privacy within a two-year time frame.
   - Trees should be twenty-four-inch box size.
   - Shrubs used to promote privacy should be fifteen gallon in size and six feet minimum height at planting.
   - As a general rule, privacy landscaping should be placed with a cone-of-vision defined by a thirty-degree angle from the side window jambs of second story windows.

a. The planned balcony is at 12' side setback which is beyond the recommended Town of Los Gatos Design Guidelines which ask for 10' setback.

4. We will work with our Civil engineer and the town of Los Gatos to ensure proper drainage of rain runoff. We will build a retaining wall about 20" high along the main house Left exterior wall. See attachment.

Doing our conversations my neighbor added a new ask about the mass of the wall. I explained that the architecture has been modified and these conditions were addressed. However, we are willing to add an eye-brow roof on our left front and left side (attached)

Regards
Amrito

FRONT ELEVATION

SCALE 1/4"= 1'

GENERAL NOTES

1. ALL CONSTRUCTION WORK AND ITS FINISHED PRODUCT SHALL COMPLY WITH STATE CODES, CITY ORDINANCES,
2. THE ISSUANCE OF A BUILDING PERMIT SHALL NOT NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. NO GUARANTEE OF CONSTRUCTION QUALITY IS IMPLIED OR INTENDED BY THIS ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
3. BUILDER SET DEFINITION : THESE PLANS ARE A "BUILDER SET", IT CONTAINS INFORMATION FOR BUILDING PERMIT AND GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR ARE FULLY SPECIFIED. THIS HAVE BEEN PRODUCED FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, SELECT, SOLVE, AND INSTALL ALL MATERIALS & EQUIPMENT CORRECTLY.
4. BY EXECUTING CONTRACTS, PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL, CONTRACTOR REPRESENT THAT THEY HAVE :
   4.1. VERIFIED EXISTING JOB SITE CONDITIONS AND SURROUNDINGS, LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUBSURFACE STRUCTURES, ETC. AND OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK AND MADE DUE ALLOWANCES FOR DIFFICULTIES.
   4.2. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS WHICH SUPERCEDES SCALE OF DRAWINGS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER OF ANY CONFLICTS, INCONSISTENCIES THEY DISCOVER WITHIN THE DRAWINGS OR EXISTING FIELD CONDITION PRIOR TO CONTINUE THE WORK IN THE AFFECTED AREA. IF THE AFFECTED AREA WORK IS CONTINUED WITHOUT ARCHITECT/ENGINEER CLARIFICATION. INSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CHANGES, DEFECT.
6. THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND HIS/HER CONSULTANTS FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUB-SEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT AND ITS ASSOCIATES CONSULTANT.
7. CONTRACTOR SHALL ACCEPT AND MAINTAIN THE EXISTING SITE. SURROUNDING,CONDITION. AND PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS. DAMAGES CAUSED BY CONTRACTOR NEGLECTNESS, SHALL BE REPAIRED, REPLACE AS GOOD CONDITON AS BEFORE, AT THE EXPENSE OF THE CONTRACTOR.
8. DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGING TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OFF BY THE CONTRACTOR PER CITY OF FREMONT CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, AND VERIFY WITH THE OWNER ON ITEMS TO BE SAVED AND STORED. ALL REMOVED ITEMS TO BE SAVED FOR REUSE SHALL BE HANDLED WITH CARE.

PROJECT DATA

A.P.N. NO.	:	
ZONING	:	R-1-8
OCCUPANCY GROUP	:	R3 - U
TYPE OF CONSTRUCTION	:	V-B sprinklered
LOT AREA	:	19,853 S.F.

MAX.ALLOWABLE LOT COVERAGE=40%x19,853=7,941 S.F.

LOT COVERAGE :
(N) HOUSE = 2,584 S.F.
(N) GARAGE = 986 S.F.
(E) HOUSE = 1,187 S.F. +
TOTAL = 4,757 S.F. < 7,941 S.F. ->> **OK**

MAXIMUM ALLOWABLE HABITABLE AREA :
MAX AREA = 4,590 S.F.

HABITABLE AREA :
(N) HOUSE 1st FLOOR = 2,584 S.F.
2nd FLOOR = 1,758 S.F. +
TOTAL = 4,342 S.F. < 4,590 S.F. ->> **OK**

MAXIMUM DETACHED ACCESSORY BUILDING AREA:
15% x 19,853 = 2,978 S.F.

DETACHED ACCESSORY BUILDING AREA:
986 S.F. (N) GARAGE < 2,978 S.F. ->> **OK**

SET BACK	ALLOWED	PROPOSED
FRONT	25'	154'-7" (E) 29'-7"
RIGHT SIDE	8'	8'
LEFT SIDE	8'	12'
REAR	25'	55'-2"

AFES SPRINKLER PROVIDED : NFPA 13D SYSTEM

SCOPE OF WORK :
THIS PROJECT IS TO BUILD NEW 2 STORY SINGLE FAMILY RESIDENCE, DEMOLISH THE EXISTING GARAGE, AND BUILD NEW 4 CARS GARAGE.

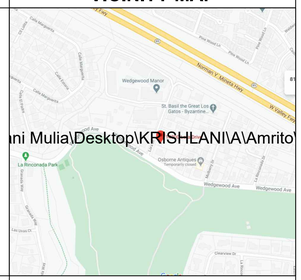
PROJECT CONSULTANT

CIVIL ENGINEER :
SURVEYOR
LC ENGINEERING
T 408.806.7187

GRADING & DRAINAGE
PAUL LEUNG P.E.
408.370.8615
MILPITAS, CA

PROJECT DESIGNER-CONTACT PERSON
KRISLANI MULIA
T/F 510.252.1212
3484 MISSION VIEW DR.
FREMONT, CA 94538

VICINITY MAP



SHEET INDEX

A 1 TITLE SHEET
A 2 1st FLOOR PLAN
A 3 2nd FLOOR PLAN
A 4 ELEVATIONS
A 5 ELEVATIONS
A 6 ELEVATIONS
A 7 SECTIONS & ROOF PLAN
A 8 GARAGE PLAN, ROOF PLAN, ELEVATIONS
A 9 STREET SCAPE AND SITE PLAN
A 10 PERSPECTIVE
A 11 MATERIAL BOARD
A 12 SHADOW STUDY
A 13 SITE LIGHTING
A 14 NEIGHBORHOOD PRIVACY

C 1 GRADING & DRAINAGE
C 2 EROSION CONTROL
C 3 BAY CLEAN MANAGEMENT

T TOPO SURVEY

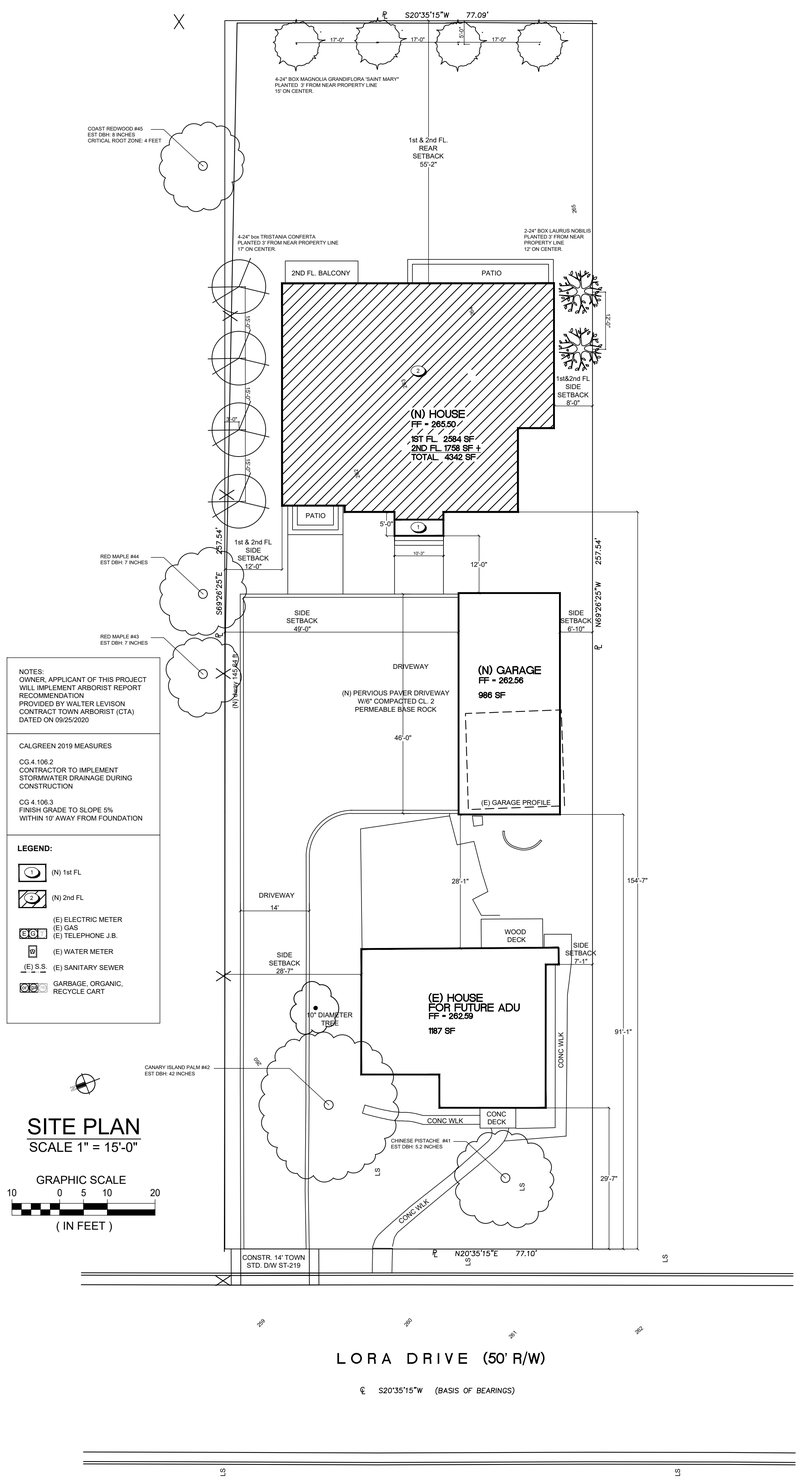
APPLIED CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE
RESIDENTIAL BUILDINGS 6-STORIES OR LESS IN HEIGHT-MANDATORY TIER I MEASURES

TOWN of LOS GATOS BUILDING ORDINANCE

All construction activities shall be limited to the following hours:
Monday through Friday : 7 AM to 7 PM
Saturday : 9 AM to 6 PM
Sundays & Holidays : No construction activities allowed

THE PROPOSED FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL



NOTES:
OWNER, APPLICANT OF THIS PROJECT WILL IMPLEMENT ARBORIST REPORT RECOMMENDATION PROVIDED BY WALTER LEVISON CONTRACT TOWN ARBORIST (CTA) DATED ON 09/25/2020

CALGREEN 2019 MEASURES

CG.4.106.2
CONTRACTOR TO IMPLEMENT STORMWATER DRAINAGE DURING CONSTRUCTION

CG 4.106.3
FINISH GRADE TO SLOPE 5% WITHIN 10' AWAY FROM FOUNDATION

LEGEND:

(N) 1st FL
(N) 2nd FL
(E) ELECTRIC METER
(E) GAS
(E) TELEPHONE J.B.
(E) WATER METER
(E) S.S. (E) SANITARY SEWER
GARBAGE, ORGANIC, RECYCLE CART

SITE PLAN
SCALE 1" = 15'-0"

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

owner
Amrito & Sonali

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

PROJECT
NEW BUILD

SHEET TITLE
COVER SHEET

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krislani Mulia

REVISION
1
2 2Cres 10-06-20
3 3Cres 11-25-20
4

DATE 08.18.20
DRAWN BY KM
SCALE AS SHOWN
SHEET
A-1

EXHIBIT 11

SANTA CLARA COUNTY FIRE DEPARTMENT NOTES:

1. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

2. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

3. WHERE REQUIRED BY THE THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSES.

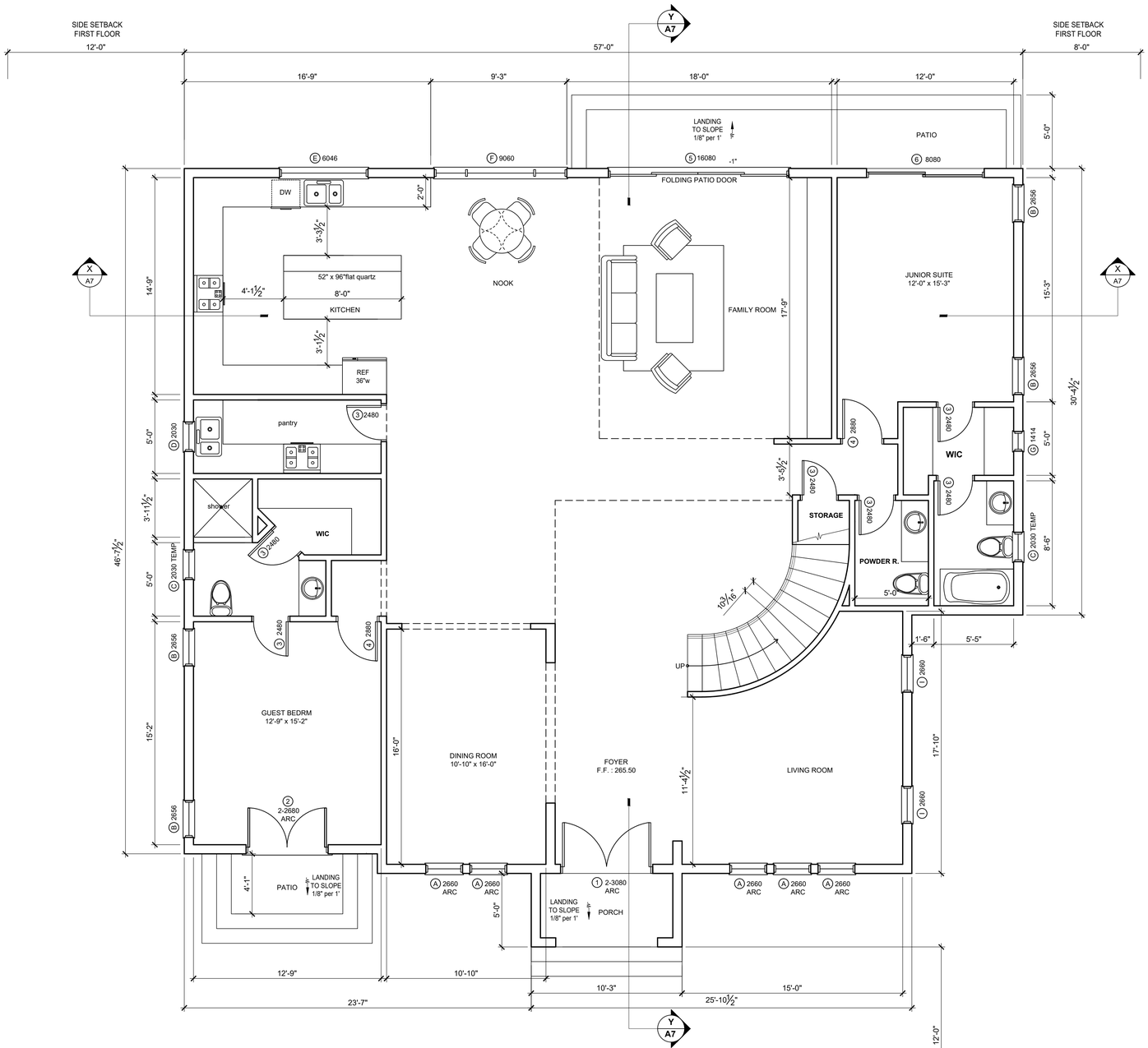
4. ADDRESS NUMBERS SHALL BE IN ARABIC NUMBERS OR ALPHABETICAL LETTERS . NUMBERS SHALL BE A MINIMUM OF 4" (101.6) HIGH WITH A MINIMUM STROKE WIDTH OH 0.5 INCH (12,7 MM)

5. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CAN NOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

6. ADDRESS NUMBER SHALL BE MAINTAINED

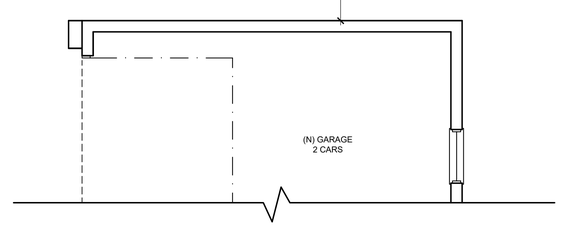
CONSTRUCTION SITE FIRE SAFETY

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7



1st FLOOR PLAN

SCALE 1/4"= 1'



owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

1st FLOOR PLAN

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krislaxmi Mishra

REVISION

1
2 2Cres 10-06-20
3 3Cres 11-25-20
4

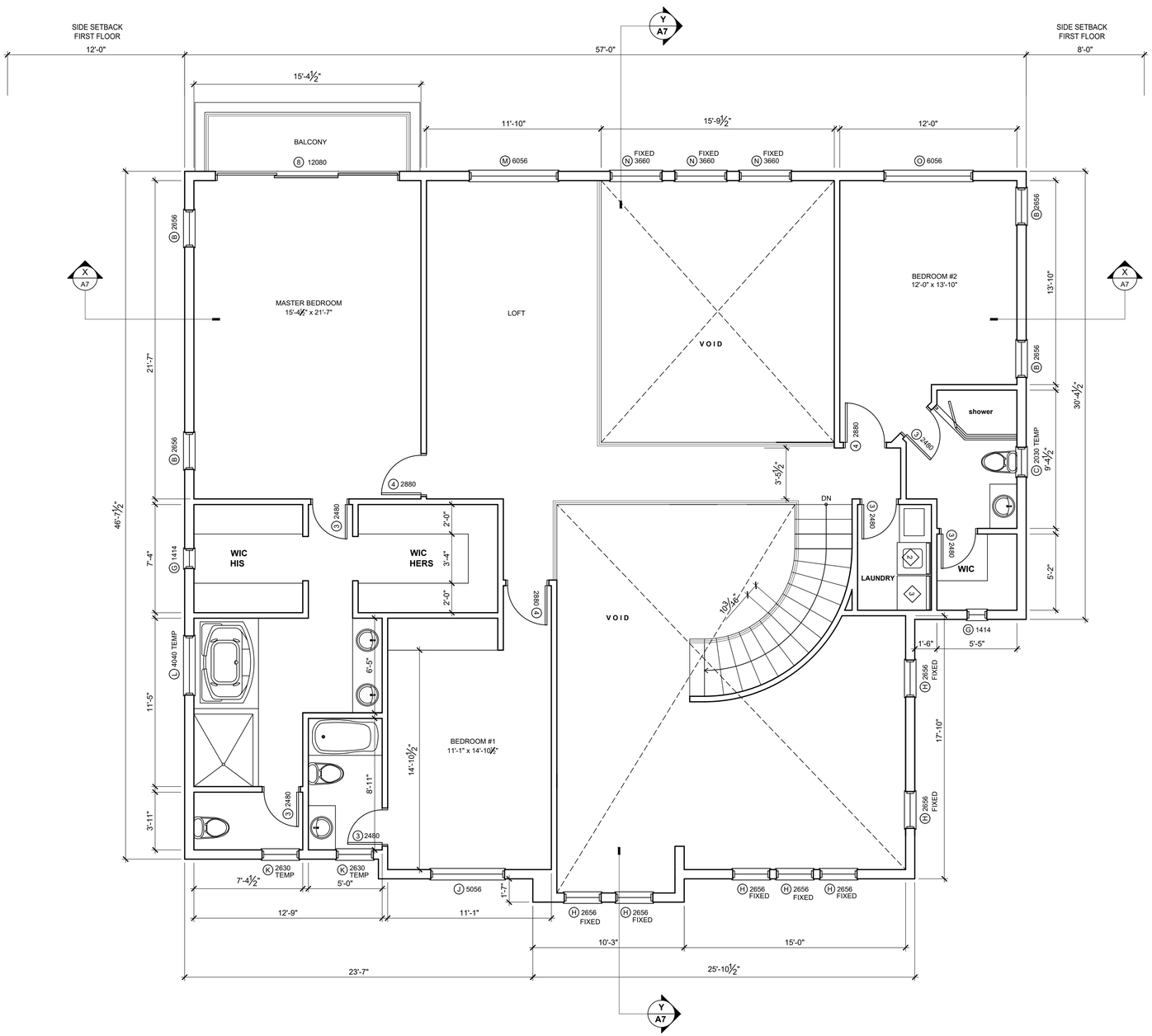
DATE 08.05.20
DRAWN BY KM
SCALE AS SHOWN
SHEET

A-2

DOOR & WINDOW SCHEDULE							
DOOR CALL-OUT, 2 RAISED PANEL, HOLLOW CORE DR U.N.O				WINDOW CALL-OUT, U FACTOR MAX 0.31, SHGC 0.37			
DOOR HEADER AT 8'-0" A.F.F., U.N.O.				WINDOW HEADER AT 8'-0" ABOVE F.F, U.N.O.			
(1)	2-3080 HINGED ARC TOP *	1 EA	MAIN ENTRANCE	(A)	2660 SH ARC TOP	5 EA	LIVING RM, DINING RM
(2)	2-2680 HINGED ARC TOP *	1 EA	GUEST BEDROOM	(B)	2656 SH	8 EA	GUEST RM, JUNIOR SUITE, BEDRM #2, MASTER BEDRM
(3)	2480 HINGED	12	JUNIOR SUITE, BATHRM #1 MASTER BATHRM	(C)	2030 TEMPERED	3 EA	BATHROOMS
			POWDER, STORAGE, PANTRY, W/C, LAUNDRY	(D)	2030 SH	1 EA	PANTRY
(4)	2880 HINGED	5	BEDROOMS #1,2, JUNIOR SUITE	(E)	6046 SLD XO	1 EA	KITCHEN
(5)	16080 SLIDING DOOR	1	FAMILY ROOM	(F)	9060 FIXED SH	1 EA	BREAKFAST NOOK
(6)	8080 SLIDING DOOR	1	JUNIOR SUITE	(G)	1414 FIX	3 EA	WALKING CLOSET
(7)	20080 OVERHEAD DOOR	2 EA	GARAGE	(H)	2656 FIXED	8 EA	VOID LIVING RM
(8)	12080 SLIDING DOOR	1 EA	MASTER BEDROOM	(I)	2660 SH	2 EA	LIVING RM
*	THRESHOLD AT ALL DOORWAYS SHALL BE 3/4", 7- 3/4" MAX.			(J)	5056 SLD XO	1 EA	BEDROOM #1
				(K)	2630 TEMPERED	2 EA	MASTER BATHRM, BATHRM #1
				(L)	4040 TEMPERED	1 EA	MASTER BATHRM
				(M)	6056 SLD XO	2 EA	LOFT & BEDROOM #2
				(N)	3660 FIXED	3 PCS	2ND FLOOR VOID
				(O)	3030 SH	3 EA	GARAGE

LEGEND & NOTES :

- NEW WALL
- 1 HR FIRE RESISTIVE WALL, 5/8" TYPE"X" GYP. BD. GARAGE A SIDE
- (1) 2020 DOOR-WINDOW CALL OUT
- 2nd FLOOR LINE
- TWH TANKLESS WATER HEATER
- (1) ONE HOUR ASSEMBLY, 5/8" TYPE "X" GYP. BD. SHALL BE APPLIED TO ALL WALLS AND SOFFITS UNDER USABLE SPACE OF STAIRWAY



2nd FLOOR PLAN

SCALE 1/4"= 1'

owner
Amrito & Sonali

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

PROJECT
NEW BUILD

SHEET TITLE
2nd FLOOR PLAN

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krishnan Mathia

REVISION
1
2 2Cres 10-06-20
3 3Cres 11-25-20
4

DATE 08.05.20
DRAWN BY KM
SCALE AS SHOWN
SHEET
A-3

FRONT ELEVATION

SCALE 1/4"= 1'

REAR ELEVATION

SCALE 1/4"= 1'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

ELEVATIONS

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krishnani Mishra

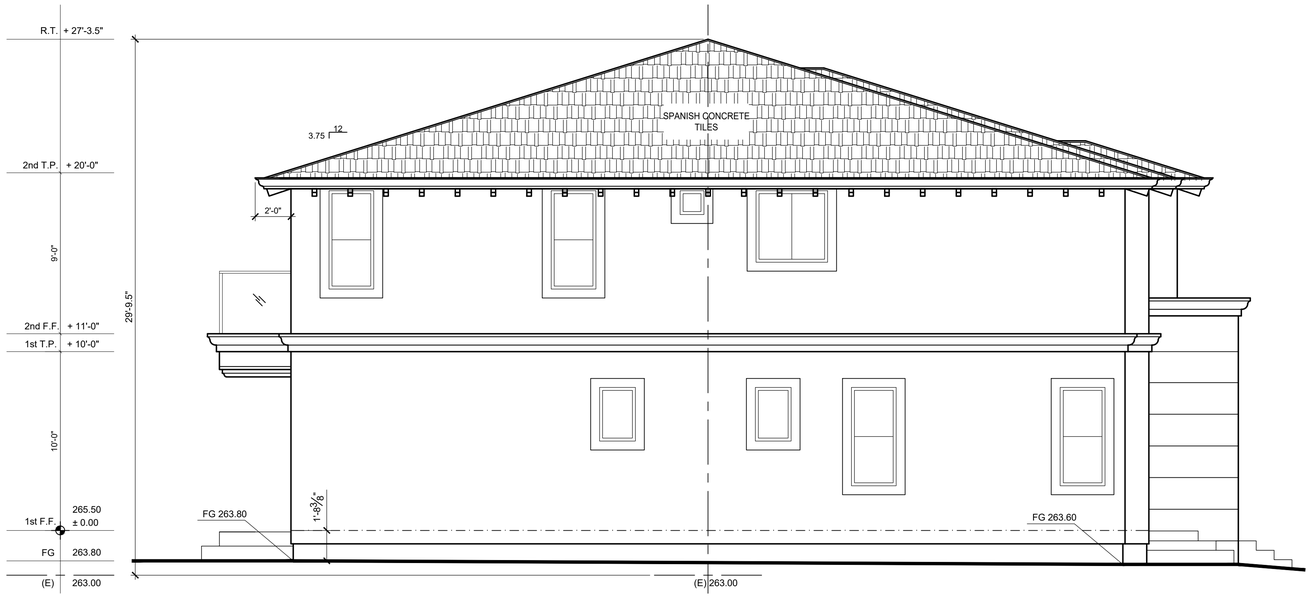
REVISION

1
2 2Cres 10-06-20
3 3Cres 11-25-20
4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN

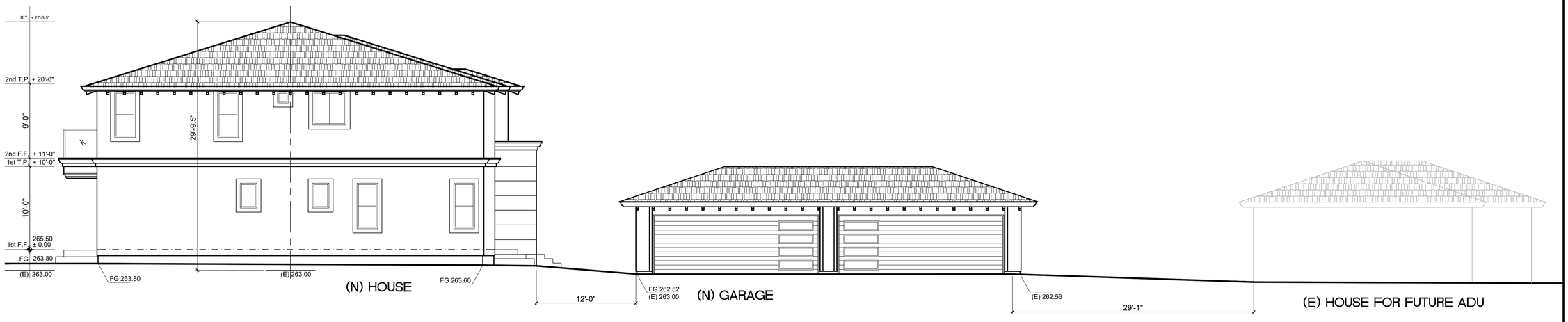
SHEET

A-4



LEFT ELEVATION

SCALE 1/4"= 1'



LEFT ELEVATION WITH EXISTING STRUCTURE

SCALE 1"= 6'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

ELEVATIONS

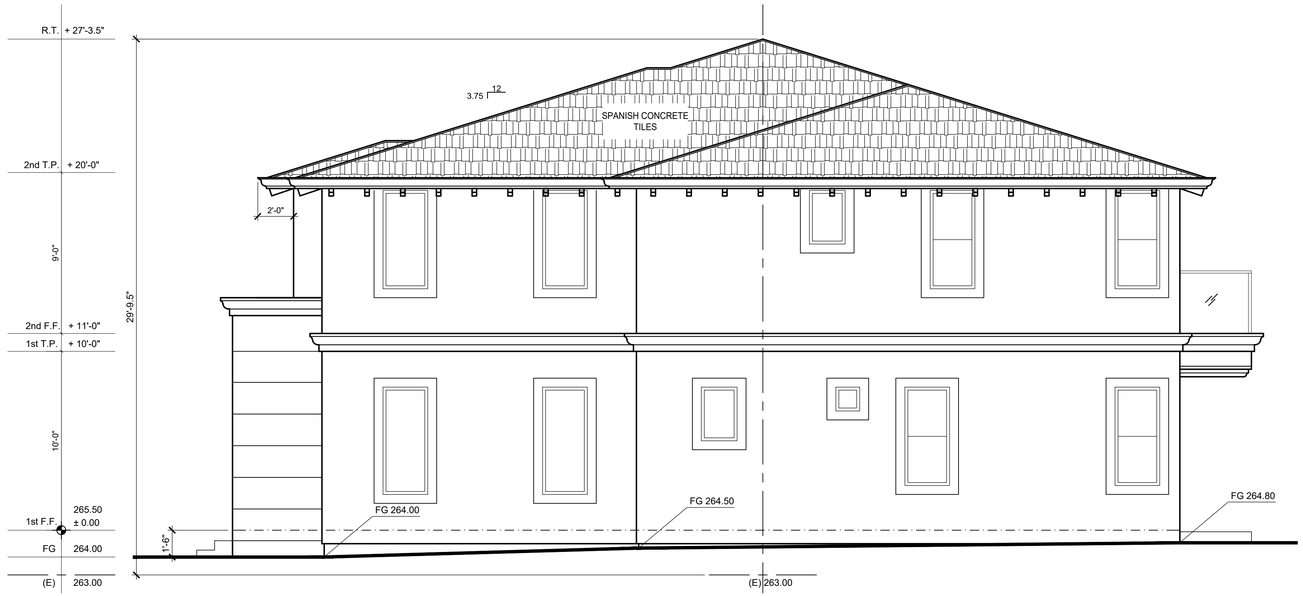
Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krishani Mishra

REVISION

1
2 2Cres 10-06-20
3 3Cres 11-25-20
4

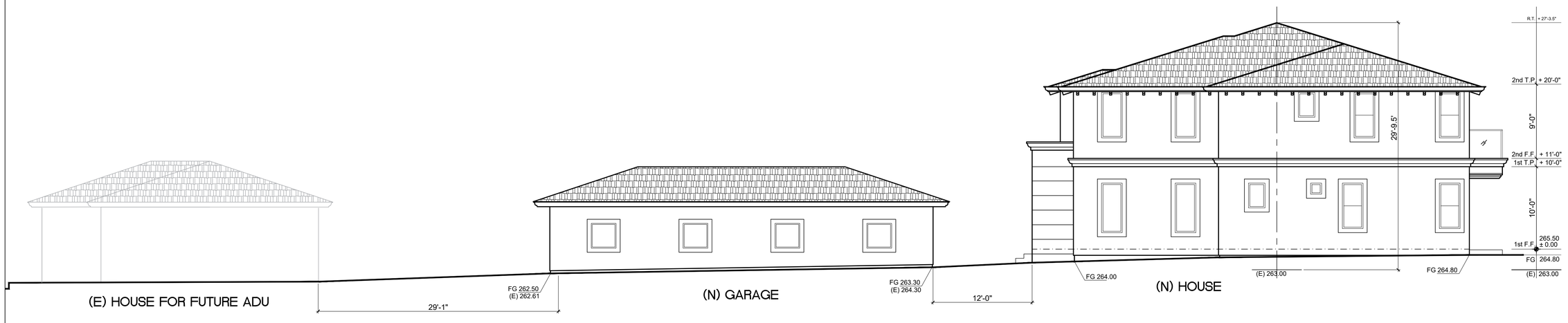
DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN
SHEET	

A-5



RIGHT ELEVATION

SCALE 1/4"= 1'



RIGHT ELEVATION WITH EXISTING STRUCTURE

SCALE 1"= 6'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

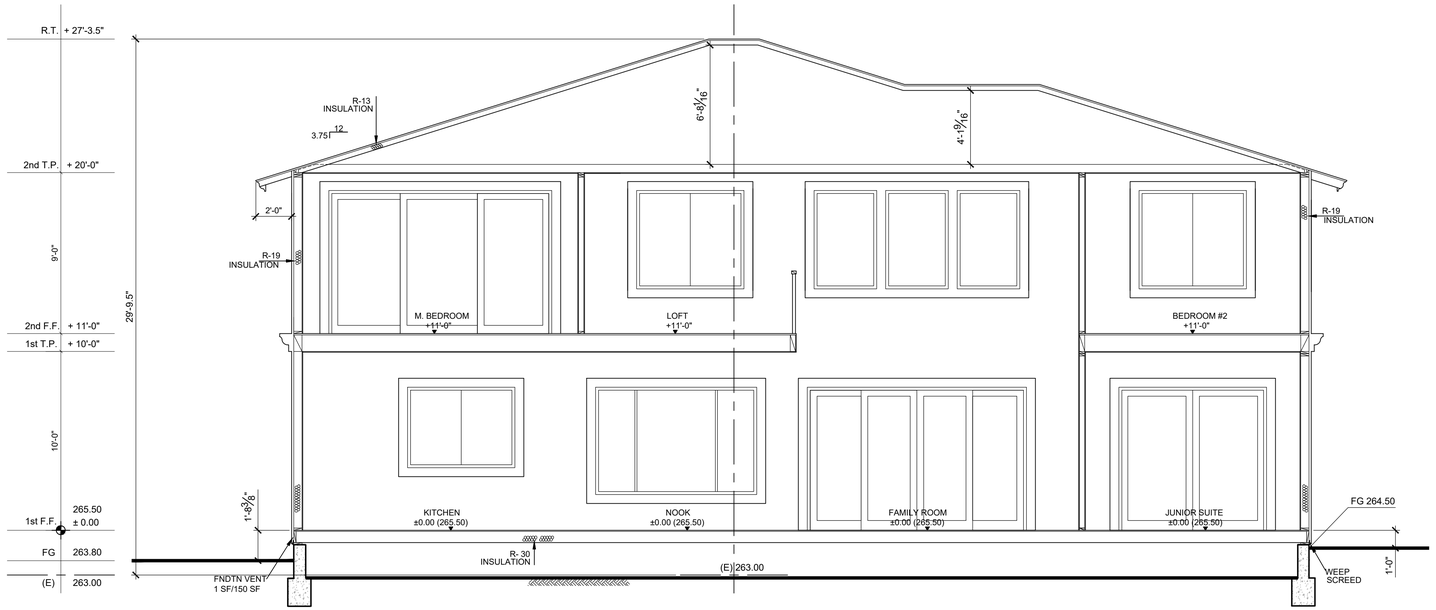
ELEVATIONS

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krishnani Mishra

REVISION

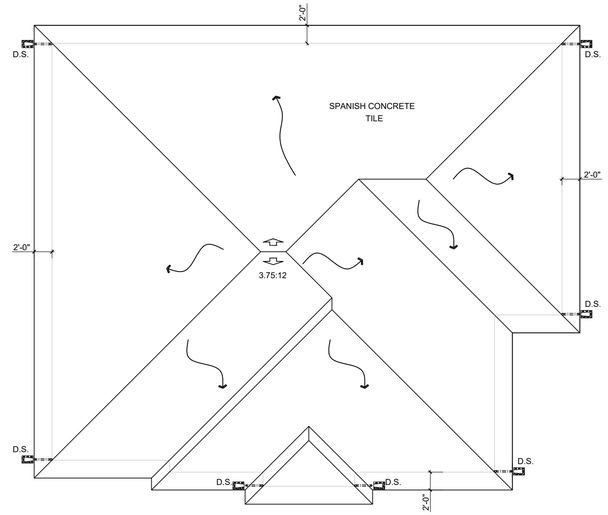
1
2 2Cres 10-06-20
3 3Cres 11-25-20
4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN
SHEET	A-6



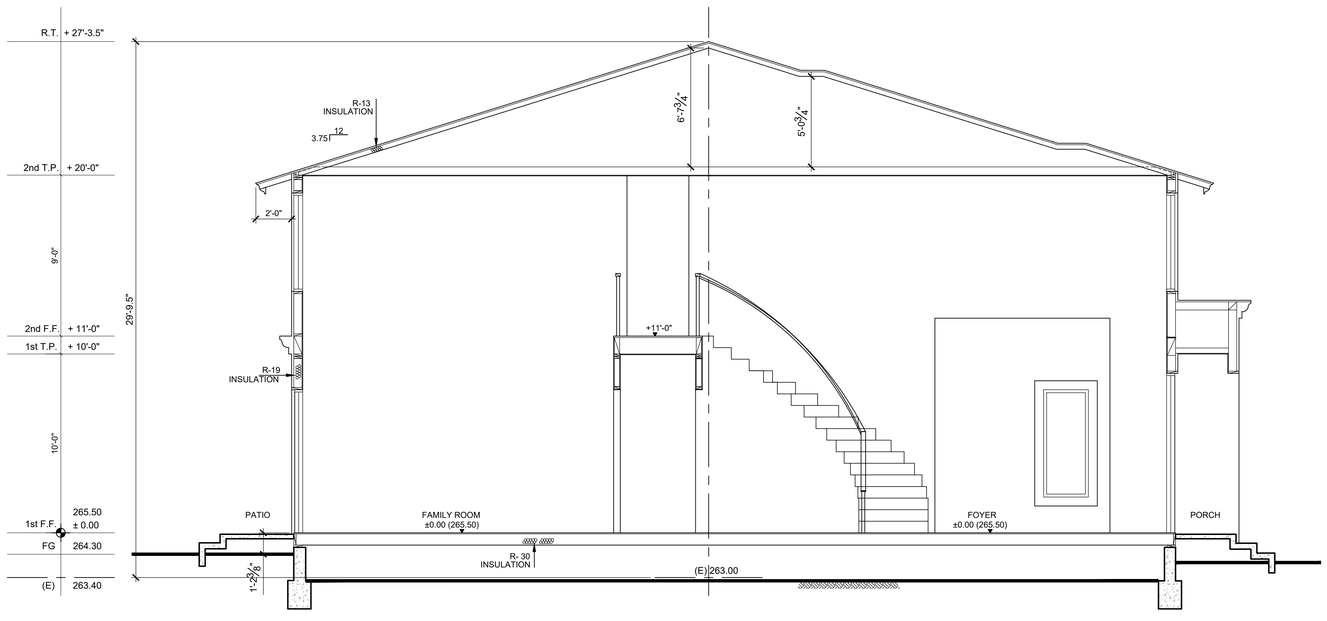
SECTION X-X

SCALE 1/4"= 1'



ROOF PLAN

SCALE 1/8" = 1'-0"



SECTION Y-Y

SCALE 1/4"= 1'

D.S. DOWN SPOUT

SPLASH BLOCK & COBBLESTONES TYP. FOR ALL DOWN SPOUTS TO REDUCE VELOCITY OF ROOF WATERS TO PREVENT EROSION LANDSCAPE AREAS.

RAINWATER LEADERS FROM ROOF GUTTERS SHALL NOT BE PIPED DIRECTLY TO THE STORM DRAIN. THEY SHALL BE CONNECTED TO AN EARTHEN SWALE AND AREA DRAIN(S) CONNECTED TO THE STORM DRAIN SYSTEM, OR A COMPARABLE METHOD TO EFFECTIVELY REDUCE THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF

owner
Amrito & Sonali

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

PROJECT
NEW BUILD

SHEET TITLE
SECTIONS & ROOF PLAN

Kris & associates
design services
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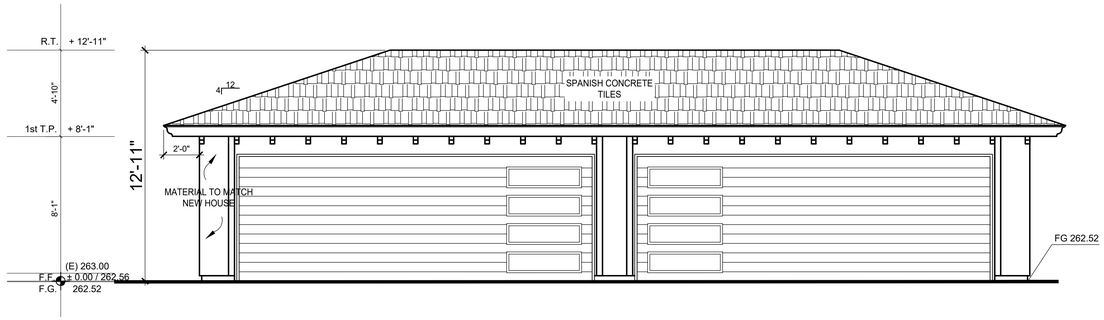
Email : krism21@gmail.com
Krishnani Mishra

REVISION
1
2 2Cres 10-06-20
3 3Cres 11-25-20
4

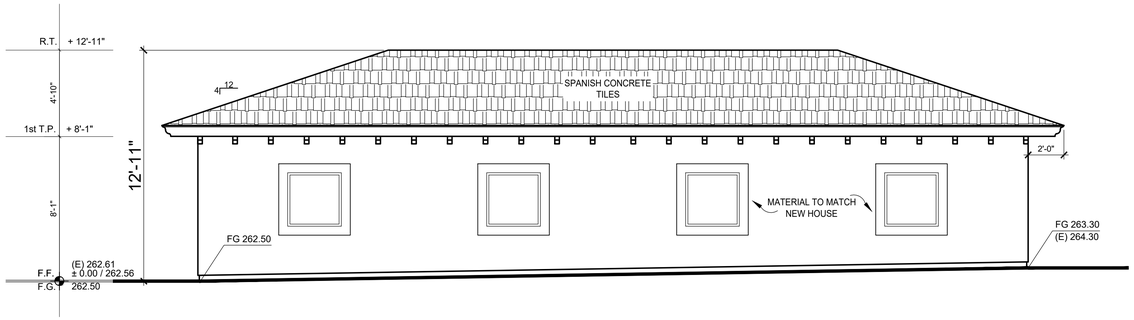
DATE 08.05.20
DRAWN BY KM
SCALE AS SHOWN
SHEET

A-7



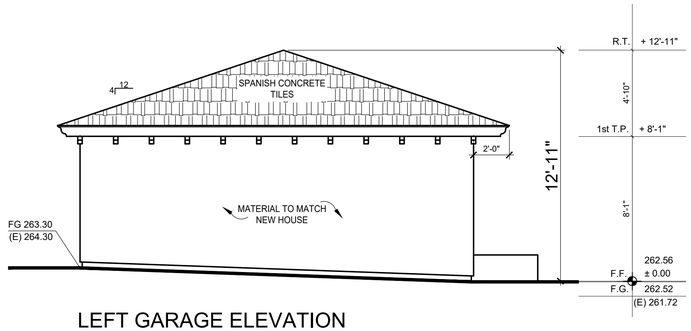
FRONT GARAGE ELEVATION

SCALE 1/4"= 1'



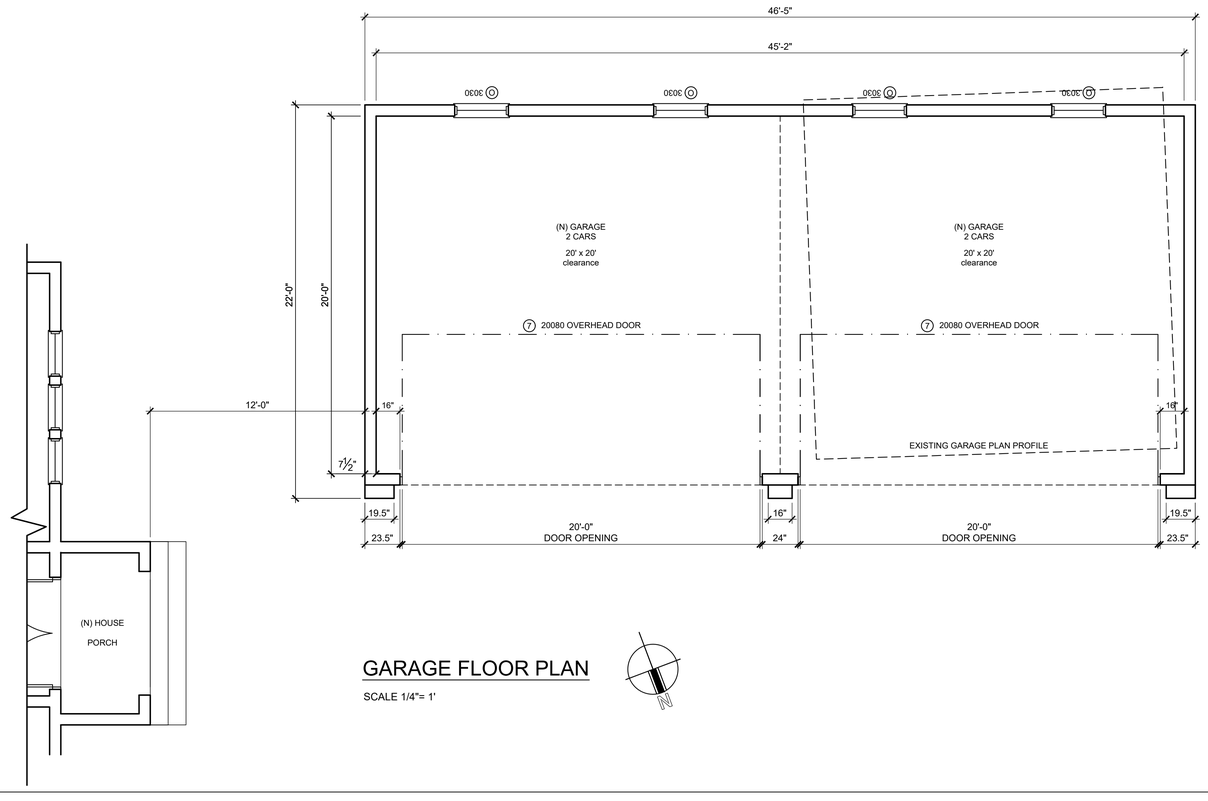
REAR GARAGE ELEVATION

SCALE 1/4"= 1'



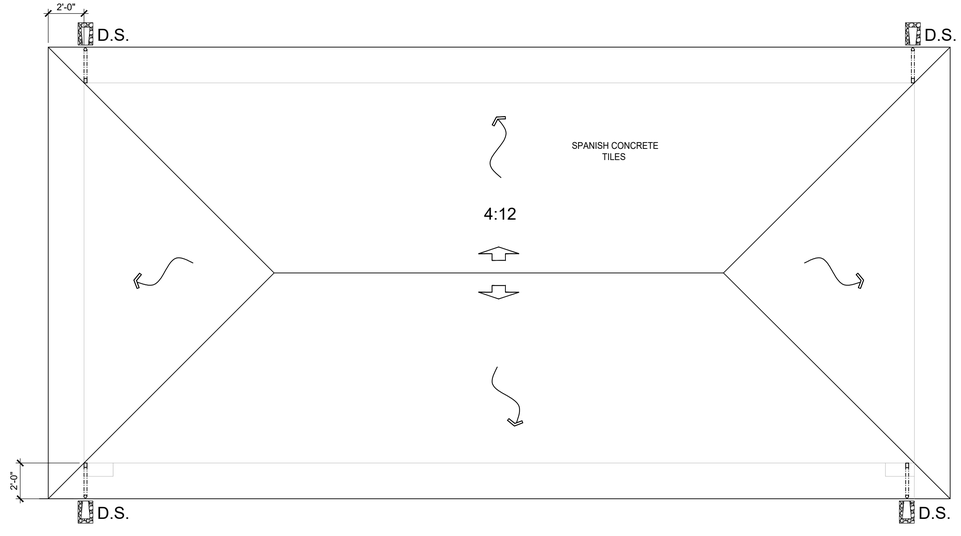
LEFT GARAGE ELEVATION

SCALE 1/4"= 1'



GARAGE FLOOR PLAN

SCALE 1/4"= 1'



ROOF PLAN

SCALE 1/4"= 1'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

GARAGE PLAN, ROOF PLAN, & ELEVATIONS

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krishnani Mishra

REVISION

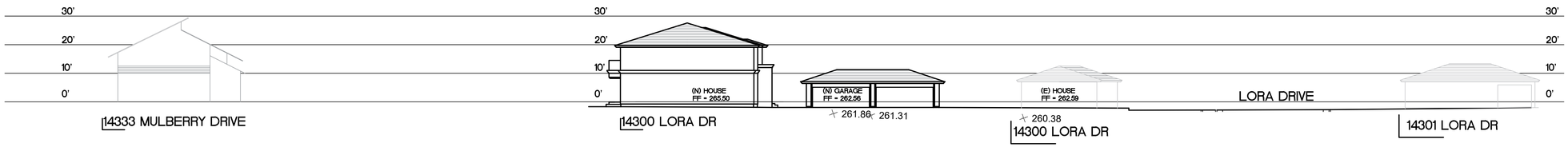
1

2 2Cres 10-06-20

3 3Cres 11-25-20

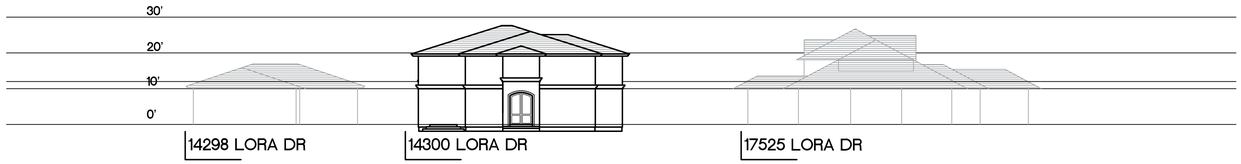
4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN
SHEET	A-8



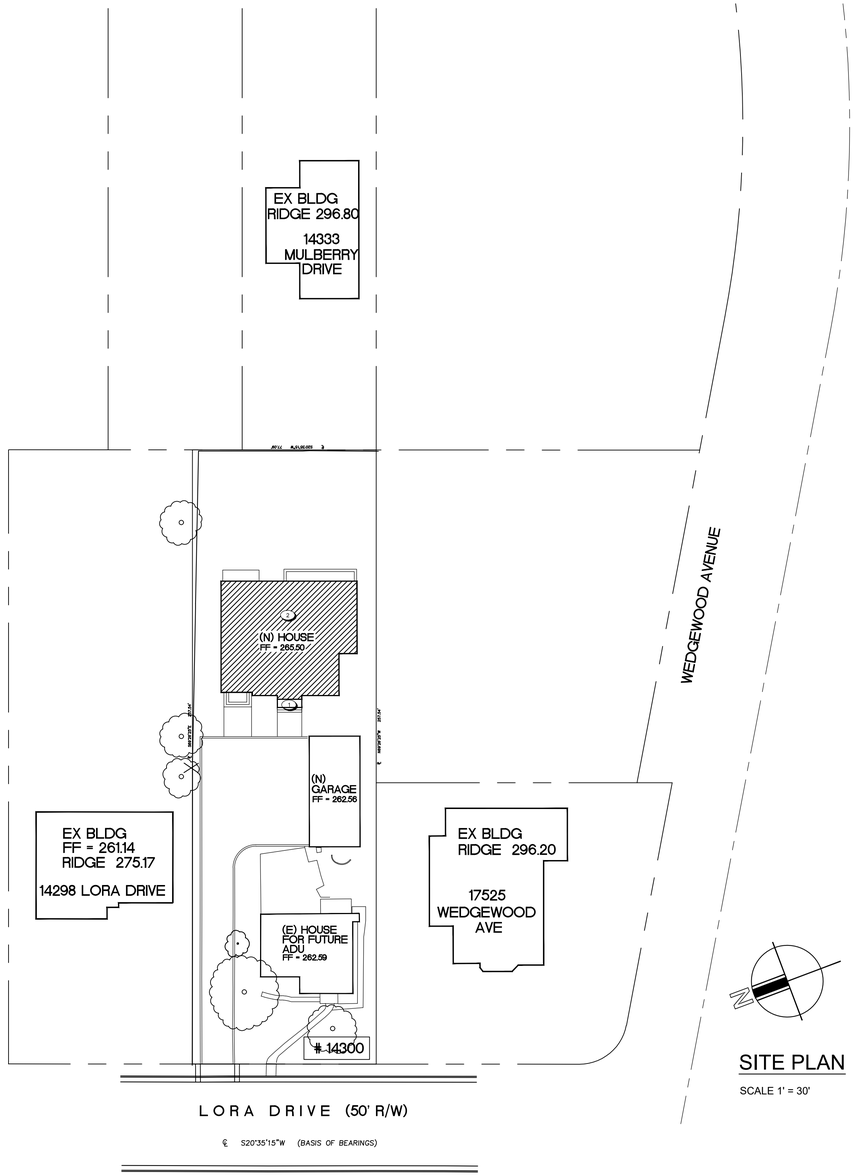
STREET SCAPE

SCALE 1" = 20'



STREET SCAPE

SCALE 1" = 20'



SITE PLAN

SCALE 1" = 30'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

STREETSCAPE
& N'BORHOOD
SITE PLAN

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krishnani Mukta

REVISION

1

2 2Cres 10-06-20

3 3Cres 11-25-20

4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN
SHEET	

A-9

owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.

LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

PERSPECTIVE

Kris & associates

design services

T 510.252.1212

Email : krism21@gmail.com

Krishnan Mukia

REVISION

1

2 2Cres 10-06-20

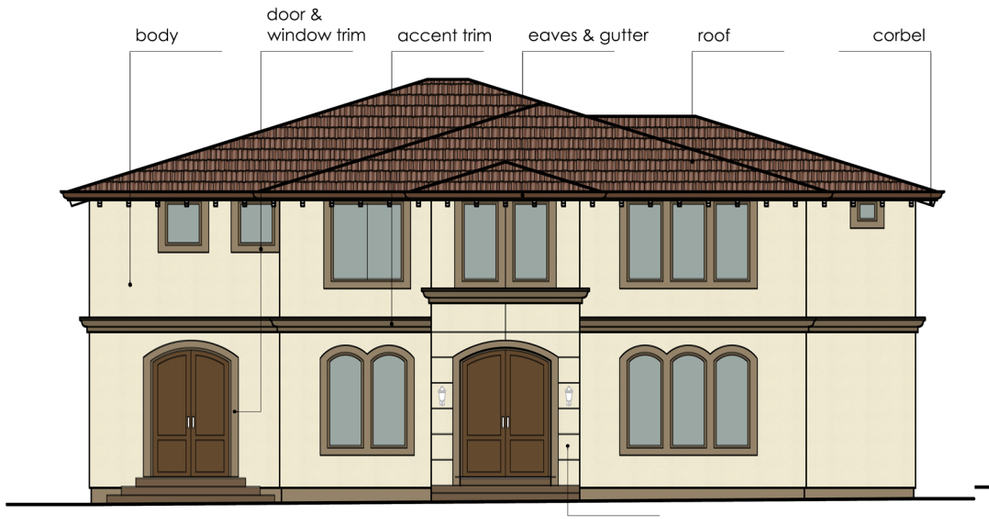
3

4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN

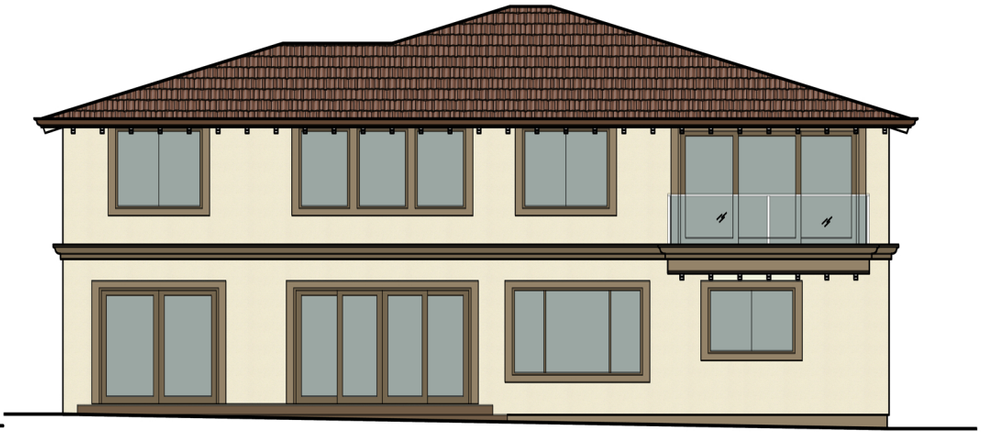
SHEET

A-10



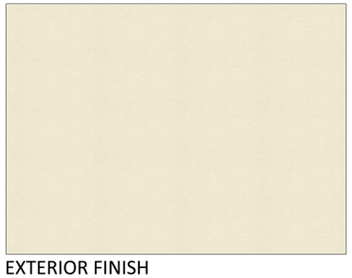
FRONT ELEVATION

SCALE 1/4"= 1'

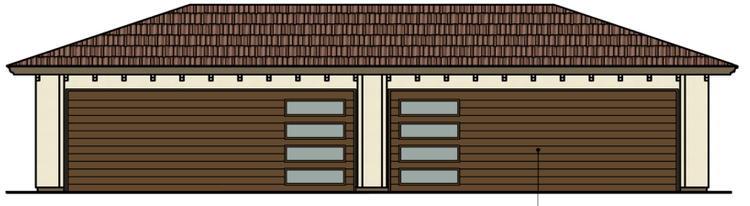


REAR ELEVATION

SCALE 1/4"= 1'



EXTERIOR FINISH
Dryvit Acrylic
Body : Sunset Yellow #107



GARAGE FRONT ELEVATION

SCALE 1/4"= 1'

EAVES & GUTTER
Kelly Moore Alkyds
Color : Oxford Brown

A.Chaube Residence

14300 Lora Drive
Los Gatos, CA 95032

MATERIAL PROPOSAL
color scheme

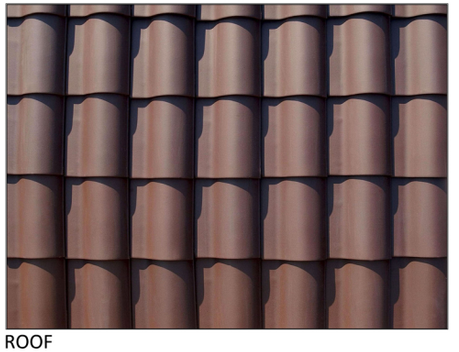
Kris & associates
design services
P 510.252.1212

WINDOWS
Manufacture: Jeld Wen Door & Window
Auralast Pine Wood

TRIM & WINDOW SILL
Manufacture : FlexStone
Faux natural stone : Mocha Travertine

CORBEL
Manufacture : Ekena Millwork
Olympic Brace
Western Red Cedar

ENTRY PORCH
Natural Stone Veneer
Ledgerstone Cape Cod Gray



ROOF
Manufacture : Boral Roof
Mission Barrel Tiles - Bermuda Blend
Color : Tuscany

GARAGE DOOR
Manufacture : C.H.I Overhead Doors
Planks Collection : Mahogany Woodtone
With frosted glass windows insert

owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.

LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

SHADOW STUDY

Kris & associates

design services

T 510.252.1212

Email : krism21@gmail.com

Krishani Mishra

REVISION

1

2 2Cres 10-06-20

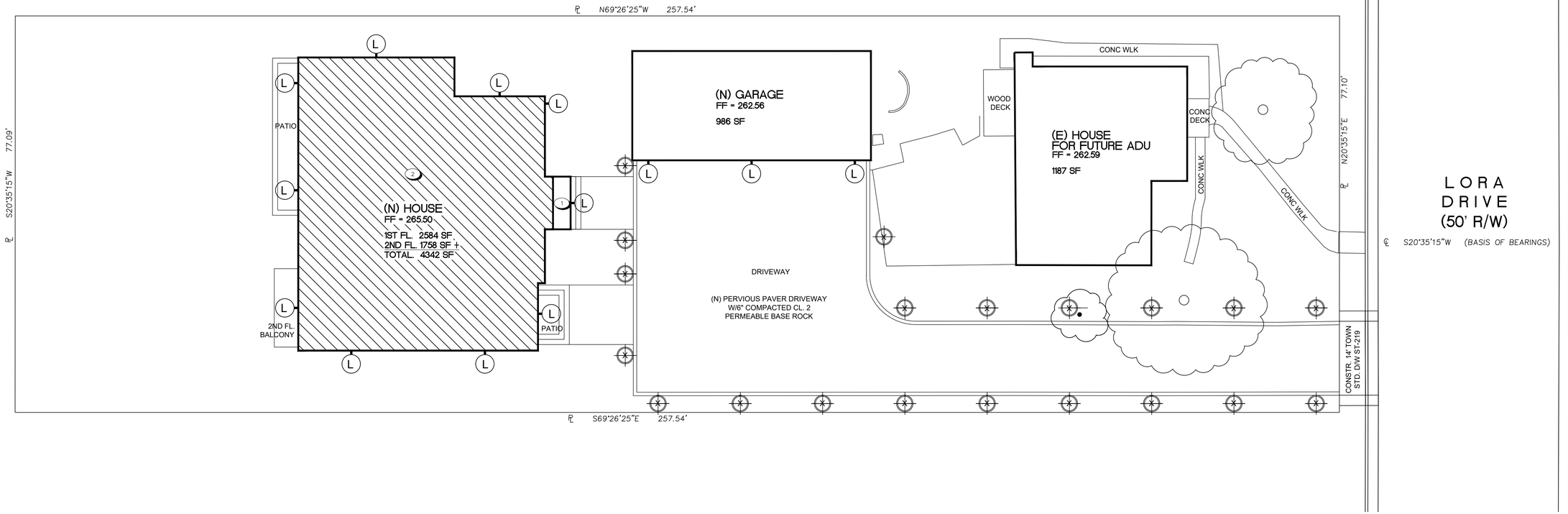
3

4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN

SHEET

A-12



HOUSE LIGHT
FIXTURE-LED

PATH LIGHT
FIXTURE-LED

NOTES & LEGEND
OUTDOOR LIGHT FIXTURES SHALL HAVE DOWNWARD DIRECTED AND SHIELDED TO COMPLY WITH TOWN REQUIREMENTS LOW VOLTAGE

OUTDOOR PATH LIGHT
LED W/ DAY LT SENSOR

HOUSE LIGHT
W/ LIGHT SENSOR

N

SITE PLAN
SCALE 1" = 10'-0"

owner
Amrito & Sonali

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

PROJECT
NEW BUILD

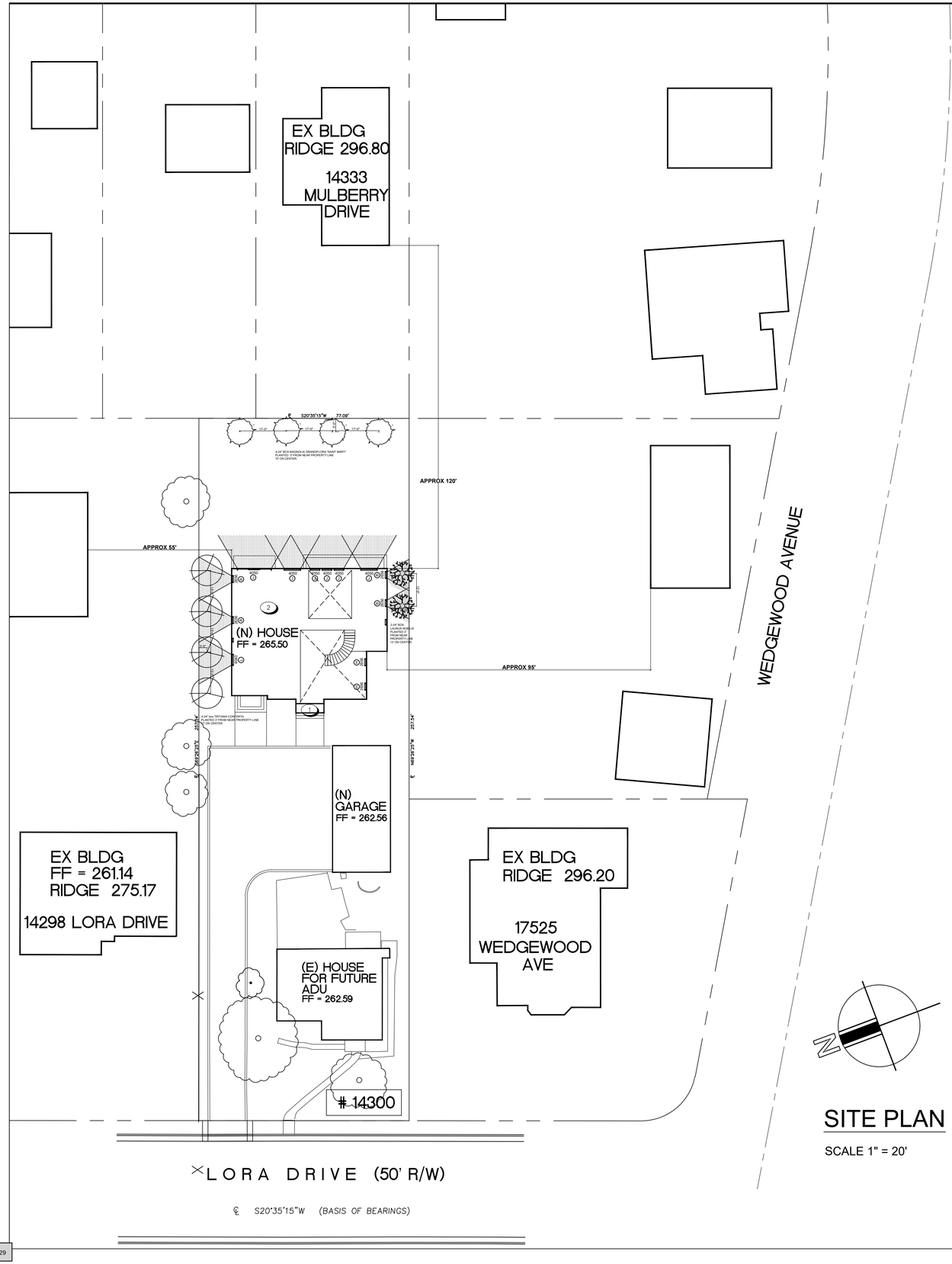
SHEET TITLE
SITE LIGHTING

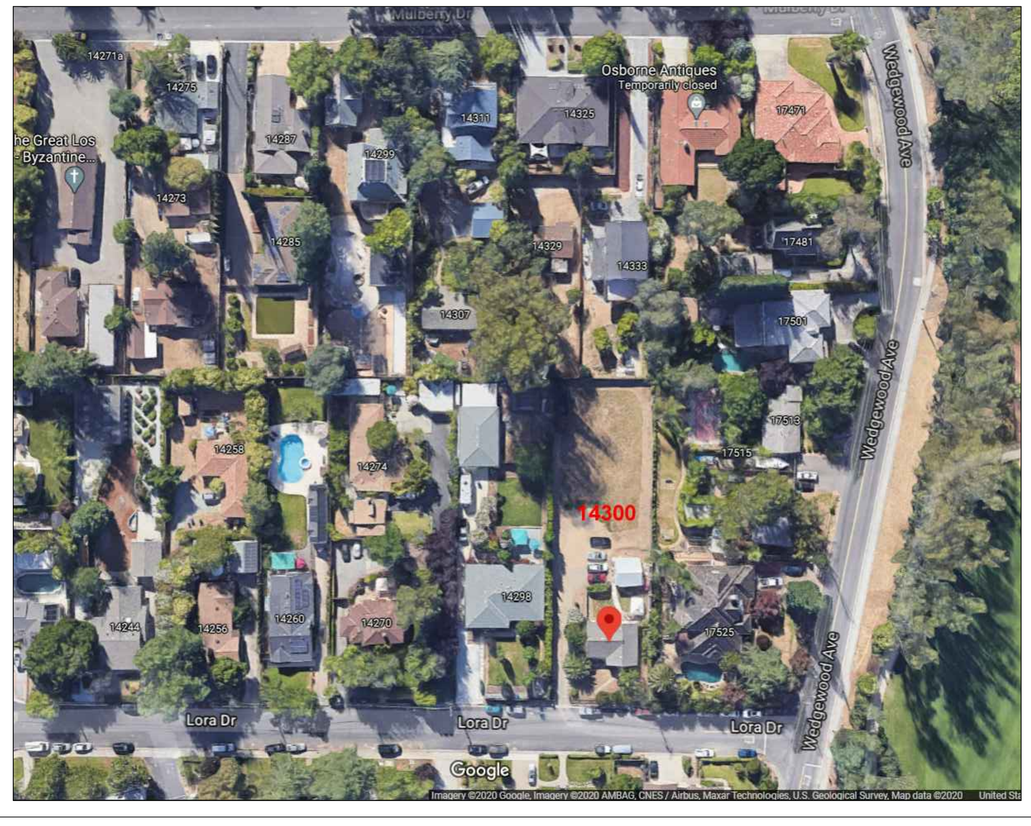
Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Krishnani Mishra

REVISION
1
2 2Cres 10-06-20
3
4

DATE 08.05.20
DRAWN BY KM
SCALE AS SHOWN
SHEET

A-13





N

SITE PLAN

SCALE 1" = 20'

owner
Amrito & Sonali

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

PROJECT
NEW BUILD

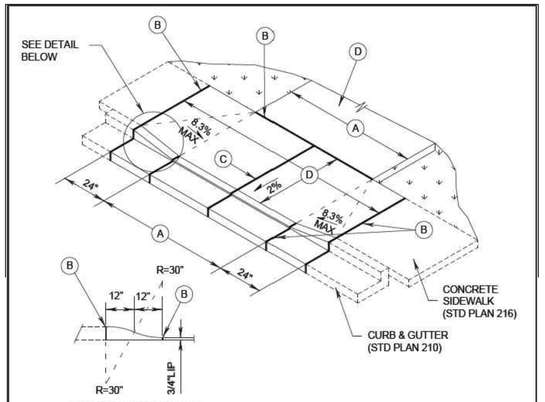
SHEET TITLE
NEIGHBOR HOOD PRIVACY

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com
Kristeen Mehta

REVISION
1
2 2Cres 10-06-20
3 3Cres 11-25-20
4

DATE 08.05.20
DRAWN BY KM
SCALE AS SHOWN
SHEET

A-14



CURB TRANSITION DETAIL

(A) EQUALS WIDTH OF DRIVEWAY AT PROPERTY LINE. MINIMUM WIDTH = 14'.

(B) 1/2" WIDE FULL DEPTH EXPANSION JOINT.

(C) FULL DEPTH EXPANSION JOINT IF (A) IS 15' OR GREATER.

(D) DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.

(E) DRIVEWAY CONCRETE SHALL BE A MIN. OF 6" THICK FOR RESIDENTIAL AND 8" THICK FOR COMMERCIAL AND IS TO BE PLACED ON A MINIMUM OF 6" CLASS II AGGREGATE BASE 95% MAXIMUM COMPACTION ASTM D1557, OVER COMPACTED SUBGRADE.

(F) ALL CONCRETE SHALL BE CLASS A, PER CALTRANS SPECS, WITH 1 LB. (MIN.) LAMP BLACK PER CUBIC YARD.

(G) ALL WORK SHALL COMFORM TO CURRENT ADA REQUIREMENTS.

NOT TO SCALE

APPROVED BY	DATE		CONCRETE DRIVEWAY WITHOUT PLANTER	STD. PLAN NO.
	NOVEMBER 2010			ST-219
TOWN ENGINEER				

STANDARD DRIVEWAY

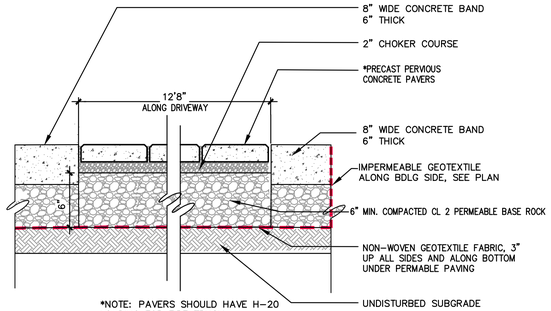
NO SCALE

GENERAL NOTES

1. 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, APPLICANT AND/OR DEVELOPER'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, APPLICANT AND/OR DEVELOPER'S EXPENSE.

LEGEND

- PERVIOUS PAVERS
- DOWNSPOUT W/SPLAH BLOCK
- GRASSY SWALE
- JOINT TRENCH
- CUT



*NOTE: PAVERS SHOULD HAVE H-20 LOADING FOR FIRE TRUCK.

PERVIOUS PAVERS SECTION DETAIL

NO SCALE

	EXISTING (S.F.)	REMOVED (S.F.)	NEW (S.F.)
GROSS SITE AREA	19,854 S.F. (0.456 AC.)		
TOTAL DISTURBED AREA	12,346 S.F. (0.283 AC.)		
AVERAGE LOT SLOPE	2.8%		
IMPERVIOUS AREAS			
HOUSE & GARAGE	1603	0	3155
DRIVEWAY BORDER	1490	1490	241
PATIOS, WALKS & PADS	308	0	273
TOTAL IMPERVIOUS AREA	3401	1490	3669
NET CHANGE IN IMPERVIOUS AREA	2179 S.F.		

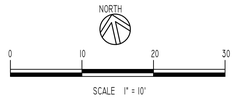
NOTE:
MOST OF THE SITE DRAINAGE WILL BE DIRECTED TO THE PERVIOUS DRIVEWAY AND LANSCAPE AREAS AND WILL INFILTRATED INTO THE GROUND.

EARTHWORK QUANTITIES	CUT (C.Y.)	FILL (C.Y.)
SITE & BUILDING	59	0
DRIVEWAY	120	0
TOTAL	179	0
EXPORT	179	

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

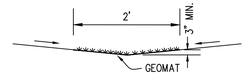
GRADING NOTES

1. ALL GRADING SHALL ADHERE TO THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
6. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
7. FLUSHING OF STREET TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
8. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
9. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.



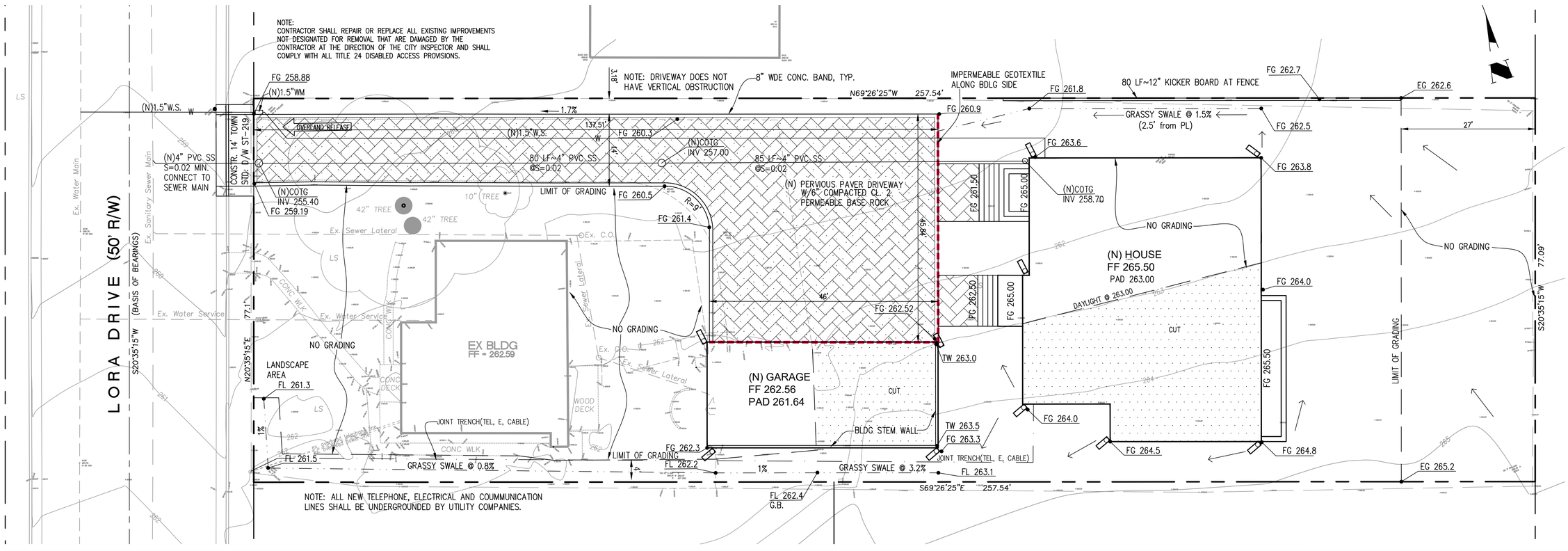
ABBREVIATIONS

FF	FINISH FLOOR
FG	FINISH GRADE
EG	EXIST GRADE
FL	FLOW LINE
COTO	CLEANOUT TO GRADE
INV	INVERT
(N)	NEW



GRASSY SWALE
NO SCALE

NOTE:
CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR AT THE DIRECTION OF THE CITY INSPECTOR AND SHALL COMPLY WITH ALL TITLE 24 DISABLED ACCESS PROVISIONS.



owner
Amrito Sonali

PROJECT
NEW BUILD

SHEET TITLE
GRADING & UTILITY PLAN

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com

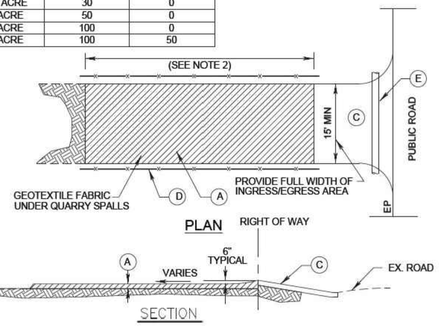
REVISION
1
2
3
4

DATE	12.04.20
DRAWN BY	PL
SCALE	1"=10'
SHEET	C-1

REGISTERED PROFESSIONAL ENGINEER
ANTHONY J. GIUSTINA
No. 34999
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

A. CHAUBE Residence
14300 LORA DRIVE
Los Gatos, CA 95032

PROJECT SIZE	LENGTH OF	
	CRUSHED ROCK	ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



(A) 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.

(B) THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE

(C) ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.

(D) INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE

(E) INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOTES:

1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

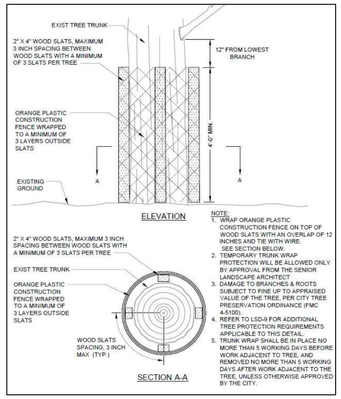
4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOT TO SCALE

APPROVED BY	DATE		STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010		ST-250
		STABILIZED CONSTRUCTION ENTRANCE	

CONSTRUCTION ENTRANCE

NO SCALE



TREE TRUNK WRAP PROTECTION

NO SCALE

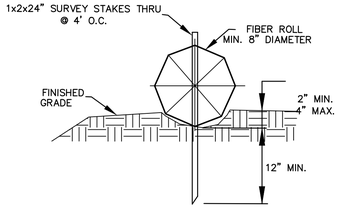
NOTE:
THE CONSTRUCTION BMPS SHOWN ON THE PLAN ARE MINIMUM REQUIREMENTS. THE CITY ENGINEER OR STORMWATER INSPECTOR IS AUTHORIZED TO REQUIRE ADDITIONAL BMPS TO PREVENET NON-STORMWATER DISCHARGES.

LEGEND

FIBER ROLL/SILT FENCE

CONSTRUCTION ENTRANCE

TREE PROTECTION FENCE



STRAW WATTLES/FIBER ROLL

NO SCALE

STANDARD EROSION CONTROL MEASURES NOTES:

1. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER FOR THE IMPLEMENTATION OF THE EROSION CONTROL MEASURES SUBJECT TO INSPECTION AND APPROVAL OF THE TOWN OF LOS GATOS.

2. DUST SHALL BE CONTROLLED AT ALL TIMES. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS THAT ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.

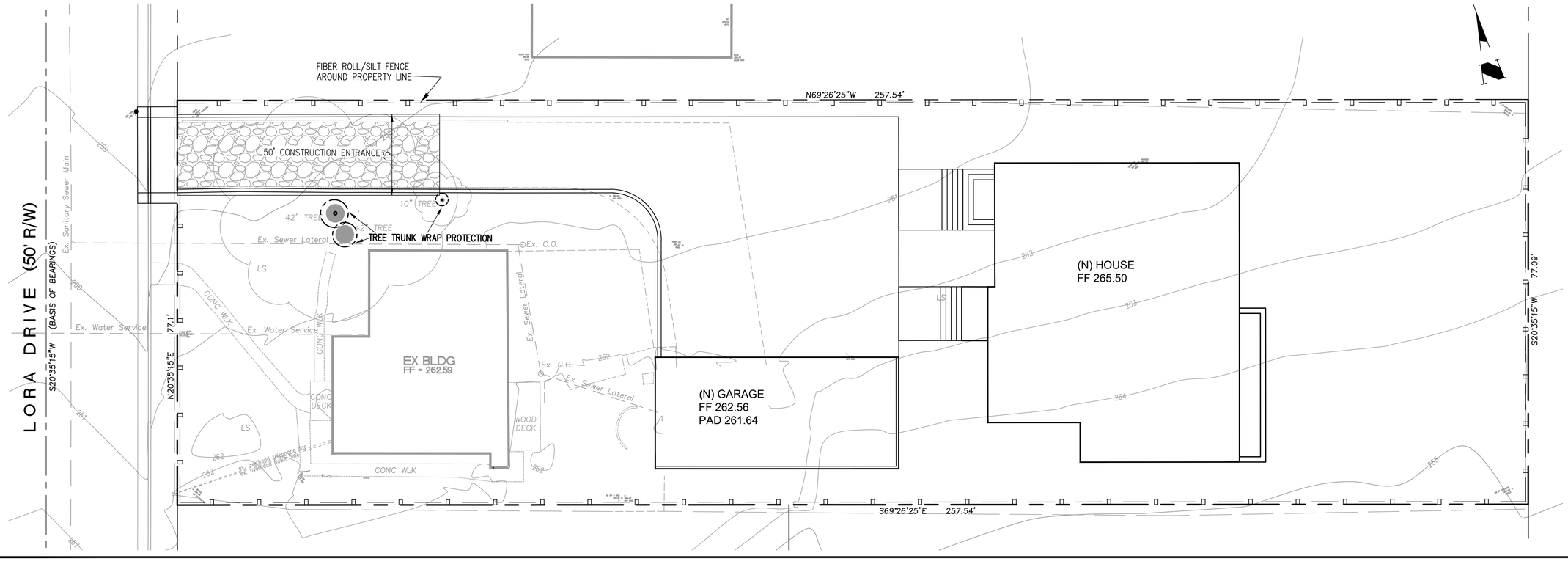
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.

4. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT STATION OR OTHER ACCEPTED DEVICE (PER CASQA BMP MANUAL). AT NO TIME SHALL CONCRETE WASTE BE WASHED OUT INTO CITY STORM DRAIN VIA CURB AND GUTTER, OR ONTO EXPOSED AND/OR VEGETATED SOIL.

5. CONTRACTOR SHALL PERFORM REGULAR AND FINAL CLEANUP OF THE JOB SITE TO THE SATISFACTION OF THE CITY INSPECTOR. ALL DEFECTIVE AND "NO LONGER NEEDED" EROSION DEVICES TO BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

EROSION CONTROL NOTES

1. *PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS FILTERS AND/OR STRAW BALE'S USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.*
2. *A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL LANDSCAPING.*
3. *STRAW ROLL(S) SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.*
4. *DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO PUBLIC STREET. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.*
5. *THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.*
6. *STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.*
7. *ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.*
8. A WATER HOSE SHALL BE PROVIDED ON SITE FOR DUST CONTROL.
9. *IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS RE-OCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE CITY'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.*
10. *ALL DISTURBED SOIL SHALL BE "MATTED" AND SEEDED WITHIN TWO (2) WEEKS OF "FINAL DISTURBANCE".*
11. *CONTRACTOR SHALL RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTRAOL PLAN. CONTRACTOR CONTACT INFORMATION WILL BE PROVIDED ONCE CONTRACTOR IS SELECTED.*



REGISTERED PROFESSIONAL ENGINEER
KAI YAT TSANG
No. 34999
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

A. CHAUBE Residence
14300 LORA DRIVE
Los Gatos, CA 95032

owner
Amrito Sonali

PROJECT
NEW BUILD

SHEET TITLE
EROSION CONTROL PLAN

Kris & associates
design services
T 510.252.1212
Email : krism21@gmail.com

REVISION
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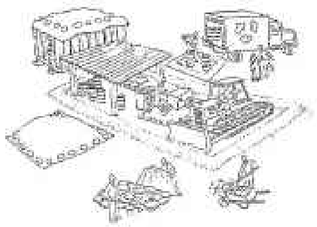
DATE	12.04.20
DRAWN BY	PL
SCALE	1"=10'
SHEET	C-2

Clean Bay Blue Print



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with **City of Fremont** Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- 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 forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

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

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.

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

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

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

A. CHAUBE Residence
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Los Gatos, CA 95032

PROJECT
NEW BUILD

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CLEAN BAY BLUE PRINT

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Email : krism21@gmail.com

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DATE 06.10.20
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SCALE 1"=10'
SHEET

C-3

REGISTERED PROFESSIONAL ENGINEER
No. 54999
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

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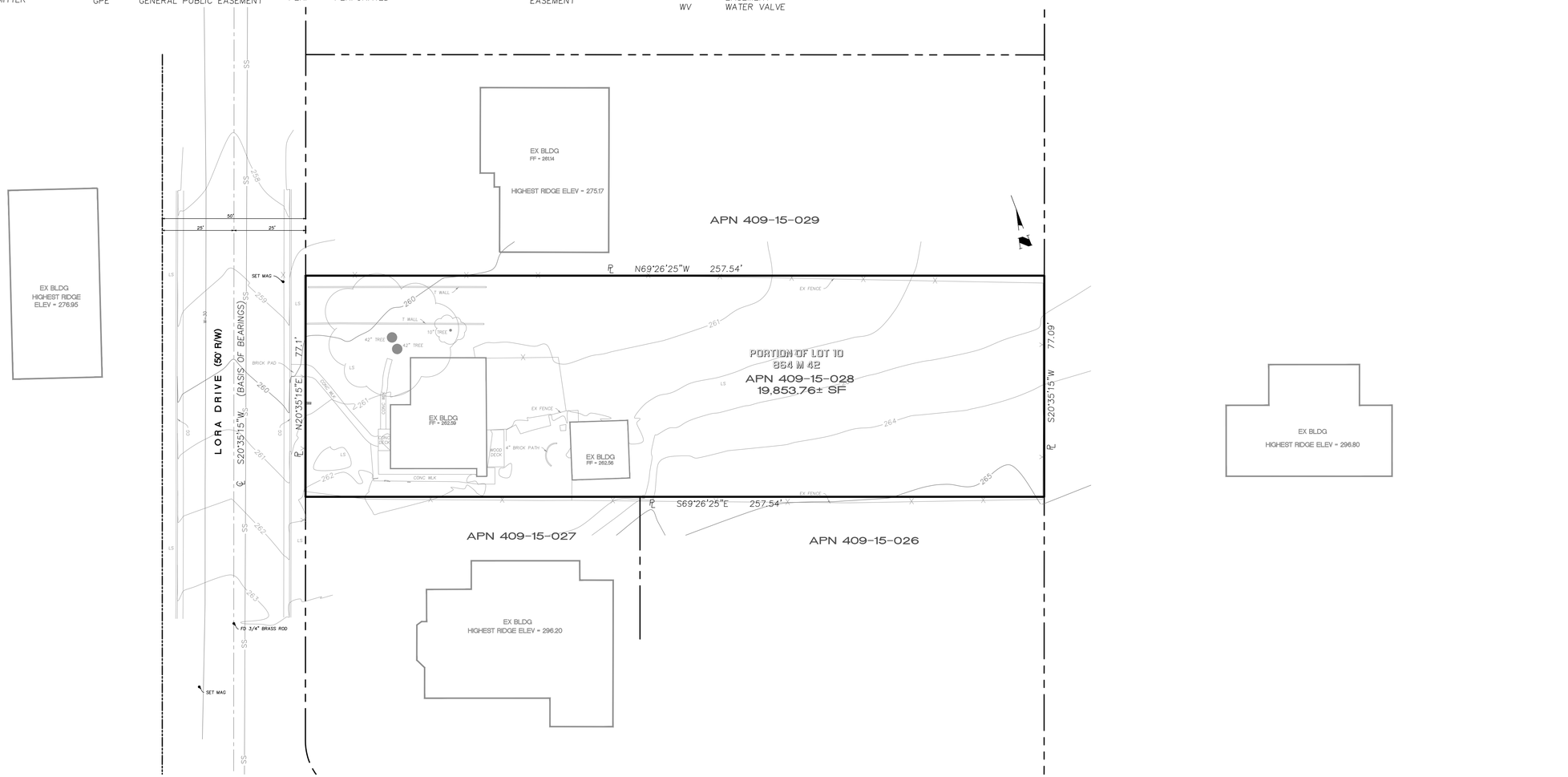
LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ANCHOR EASEMENT
BB	BUBBLER BOX
BD	BRASS DISC
BLDG	BUILDING
BLK	BLOCK
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL/BACK OF WALK
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CO	SANITARY SEWER CLEANOUT
COP	CURB OPENING
CONC	CONCRETE
CSD	COUNTY STANDARD DETAIL
CVE	CONSERVATION EASEMENT
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
EVA	VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB
GPE	GENERAL PUBLIC EASEMENT
GSB	GRADING SETBACK
GM	GAS METER
HP	HI POINT
INV	INVERT
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
MW	MONUMENT WELL
N&S	NAIL AND SHINER
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
PE	PATHWAY EASEMENT
PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PERF	PERFORATED
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PSUE	PUBLIC SERVICE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RW	RETAINING WALL
REM	REMOVE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
SME	SLOPE MAINTENNANCE EASEMENT
SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT
STA	STATION
STD	STANDARD CITY DETAIL
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF COVER
TOE	TOE OF BANK
TG	TOP OF GRATE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UV	UTILITY VAULT
VG	VALLEY GUTTER
W	WATER
WCE	WIRE CLEARANCE EASEMENT
WLK	WALKWAY
WM	WATER METER
WOE	WIRE OVERHANG EASEMENT
WV	WATER VALVE

AREA DRAIN
BENCHMARK
BOUNDARY
CATCH BASIN
CONCRETE
550 EXISTING CONTOUR
DRAINAGE SWALE
EASEMENT LINE
+101.70 OR (101.70) EXISTING ELEVATION
EXISTING FENCE
EXISTING TREE
FOUND IRON PIPE

GAS METER
GAS VALVE
GUY POLE
GUY WIRE ANCHOR
HYDRANT: EXISTING
INLET
JOINT POLE
LIGHTING
LIGHTING POLE
MAIL BOX
MONUMENT WELL
PGE BOX
PROJECT SITE

ROCK RETAINING WALL
RIGHT OF WAY
SANITARY SEWER CLEAN OUT MANHOLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
ELECTRICAL BOX
ELECTRIC METER
TELEPHONE BOX
TELEVISION BOX
W UTILITY: EXISTING
WATER METER
WATER VALVE
WELL



NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.

ASSESSOR'S PARCEL NUMBER: 409-15-028

4. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF LORA DRIVE, AS FOUND MONUMENTED AS N20°35'15"W SHOWN ON PARCEL MAP, RECORDED IN BOOK 864 OF MAPS, AT PAGE 42, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS BOUNDARY SURVEY AND TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438

07/27/18
DATE

PROFESSIONAL LAND SURVEYOR
Tom H. Milo
No. 6438
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

VL DESIGNED 07/27/18 DATE
VL DRAWN 07/27/18 DATE
1" = 20' SCALE
NL CHECKED 07/27/18 DATE

LC ENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

BOUNDARY SURVEY AND TOPOGRAPHIC MAP
LANDS OF CHAUBE
14300 LORA DRIVE
APN 409-15-028
Los Gatos California

PROJECT NO.
CONTRACT NO.
DRAWING NO.
SHT NO. 1 OF 1
FILE NO.

APPLICANT : HASAN
ROAD NAME : LORA DRIVE
FILE NO : .

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DATE: February 24, 2020

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage and Construction of a New Single-Family Residence on Property Zoned R-1:8 Located at 14300 Lora Drive. APN 409-15-028. Architecture and Site Application S-20-019. Property Owner: Amrito Chaube. Applicant: Krislani Mulia. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 12 includes public comments received between 11:00 a.m. Tuesday, February 23, 2021 and 11:00 a.m. Wednesday, February 24, 2021.

EXHIBITS:

Previously received with February 24, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's Report, dated September 8, 2020
6. Applicant's Response to the Consulting Architect's Report, dated September 30, 2020
7. Consulting Arborist's Report, dated September 25, 2020
8. Applicant's Neighborhood Outreach, dated August 19, 2020
9. Public Comments received by 11:00 a.m., Friday, February 19, 2021
10. Applicant's Response to Public Comments, dated February 18, 2021
11. Development Plans, received February 1, 2021

Received with this Desk Item Report:

12. Public Comments received between 11:00 a.m. Tuesday, February 23, 2021 and 11:00 a.m. Wednesday, February 24, 2021

PREPARED BY: JOCELYN SHOOPMAN
Associate Planner

Reviewed by: Planning Manager and Community Development Director

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6872
www.losgatosca.gov

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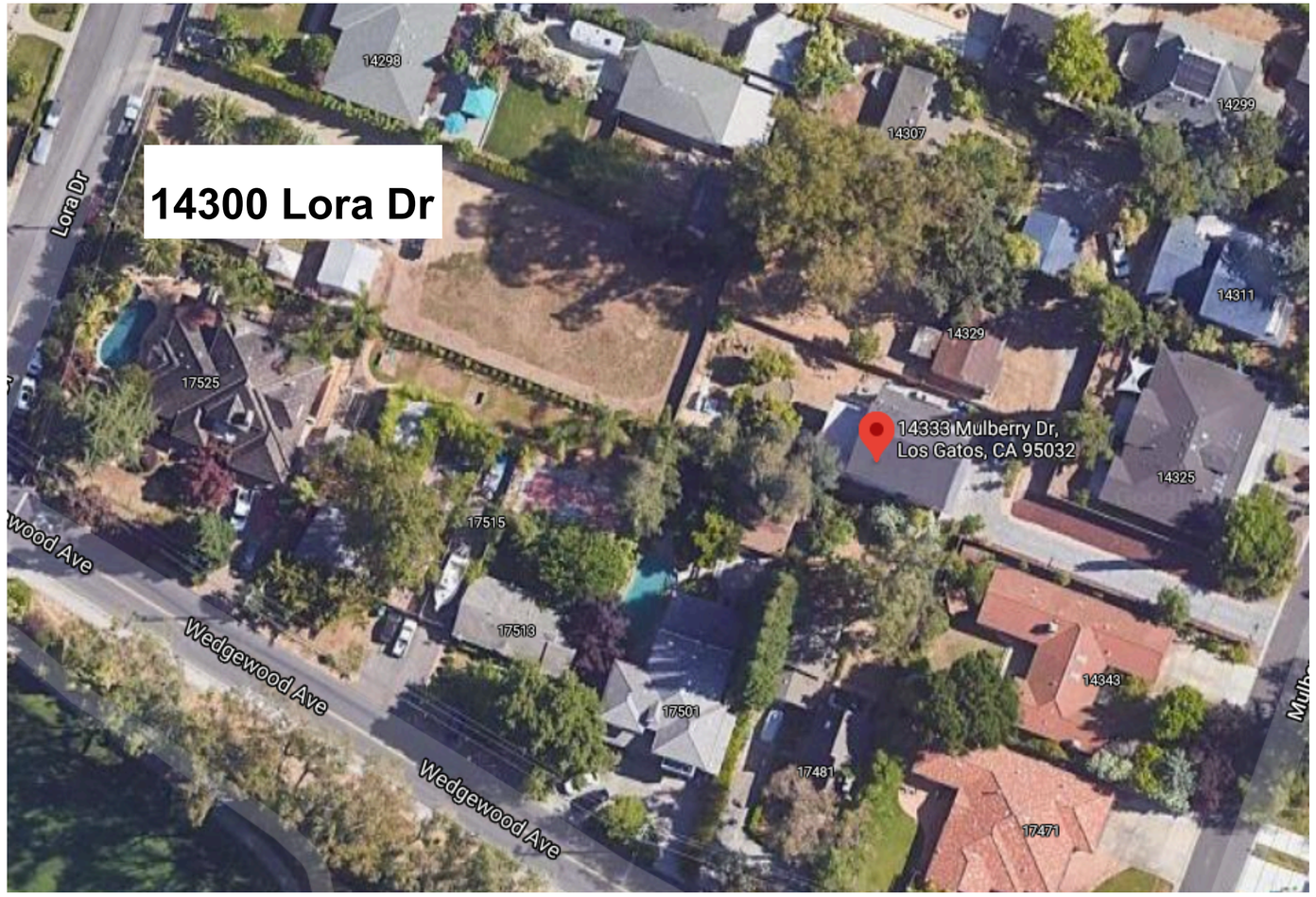
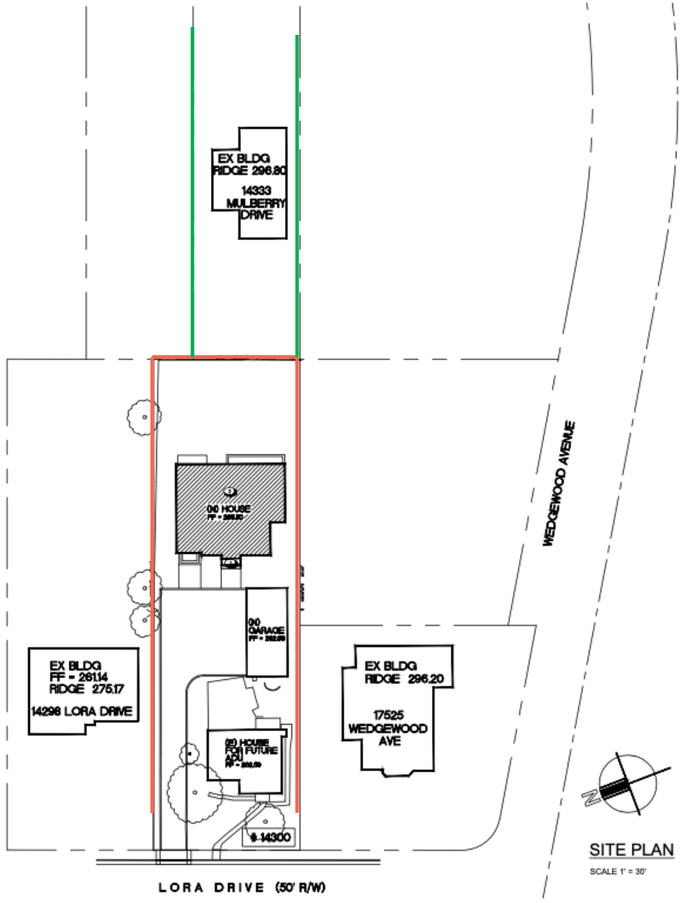
14333 Mulberry Dr

14333 Mulberry Dr

14300 Lora Dr



Aerial View of 14300 Lora Dr. & 14333 Mulberry Dr.



Proposed Design of 14300 Lora Dr.

EXHIBIT 12

Major Concerns With Provided plans

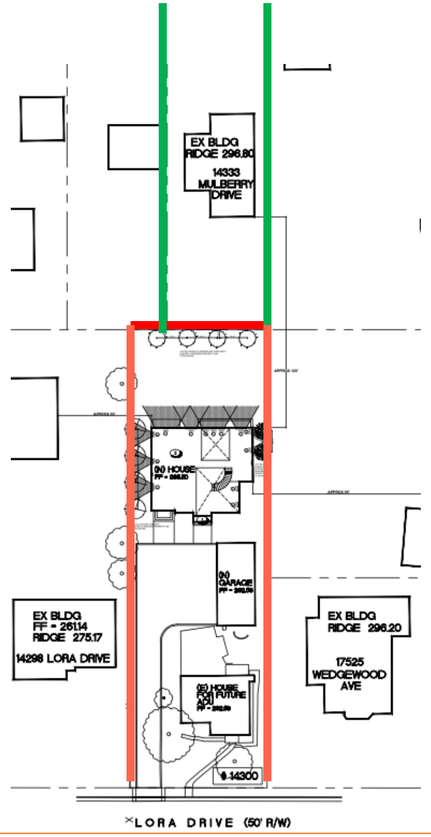
MASS, BULK & SCALE

PRIVACY

SUN BLOCKAGE & SHADOW

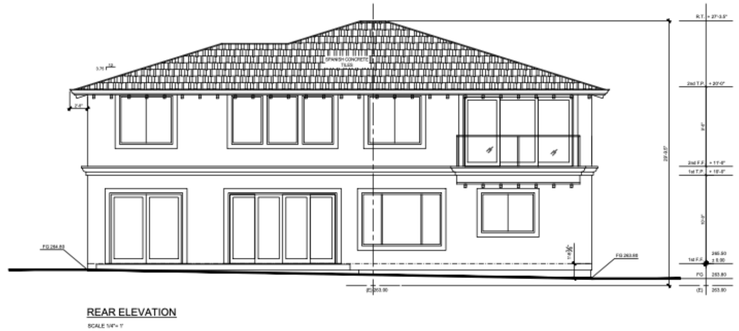
DRAINAGE

INCONSISTENCY IN DRAWINGS & RENDERING



Proposed Design of 14300 Lora Dr.

View from 14333 Mulberry Dr.



Proposed Design of 14300 Lora Dr.

Mass, Bulk & Scale

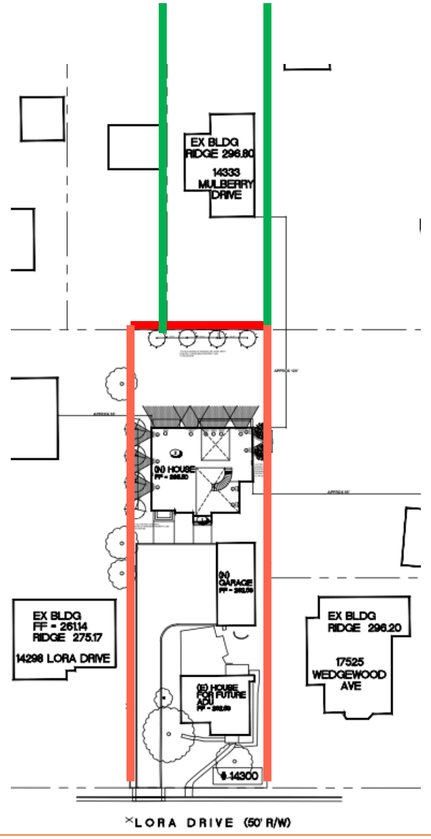
- Proposed house wider than 14333 Mulberry lot
- Towering & massive scale

Mass, Bulk & Scale

View from 14333 Mulberry Dr.

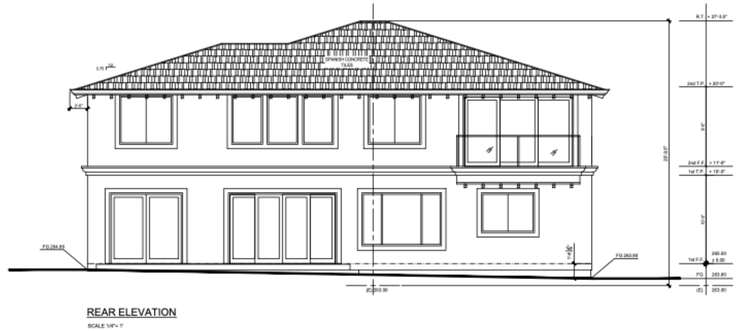
View from 14333 Mulberry Dr.

The overall massive scale of the proposed house is towering over 14333 Mulberry Dr.



Proposed Design of 14300 Lora Dr.

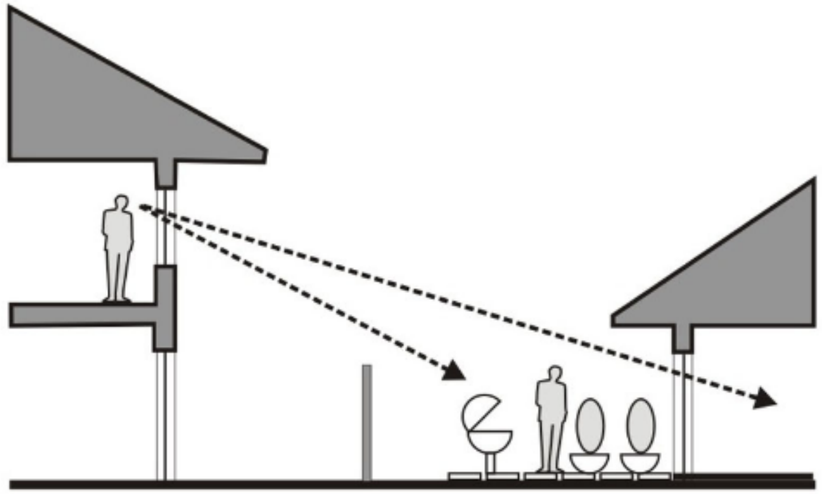
View from 14333 Mulberry Dr.



Proposed Design of 14300 Lora Dr.

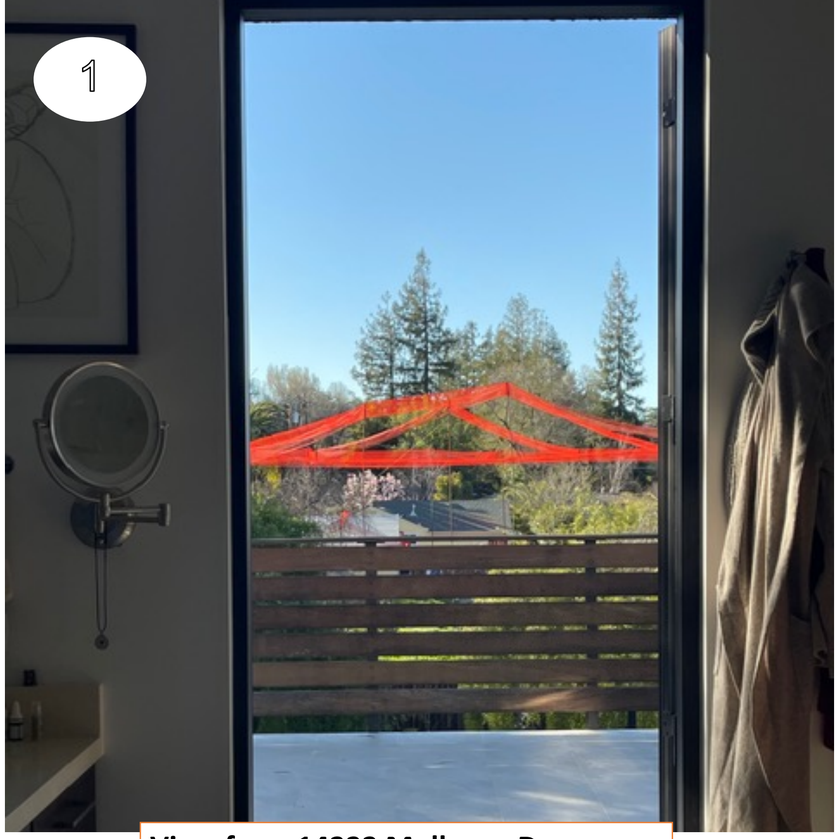
ASK – Mass, Bulk & Scale

- Eliminate the need for an extended height foundation, significantly lower the exterior wall height
- Reduce 2nd story mass
- Install at least 10 mature & tall trees (permit required replaced trees ”Red wood Trees)
- Reduce the spacing between trees
- Install lattice on the fence

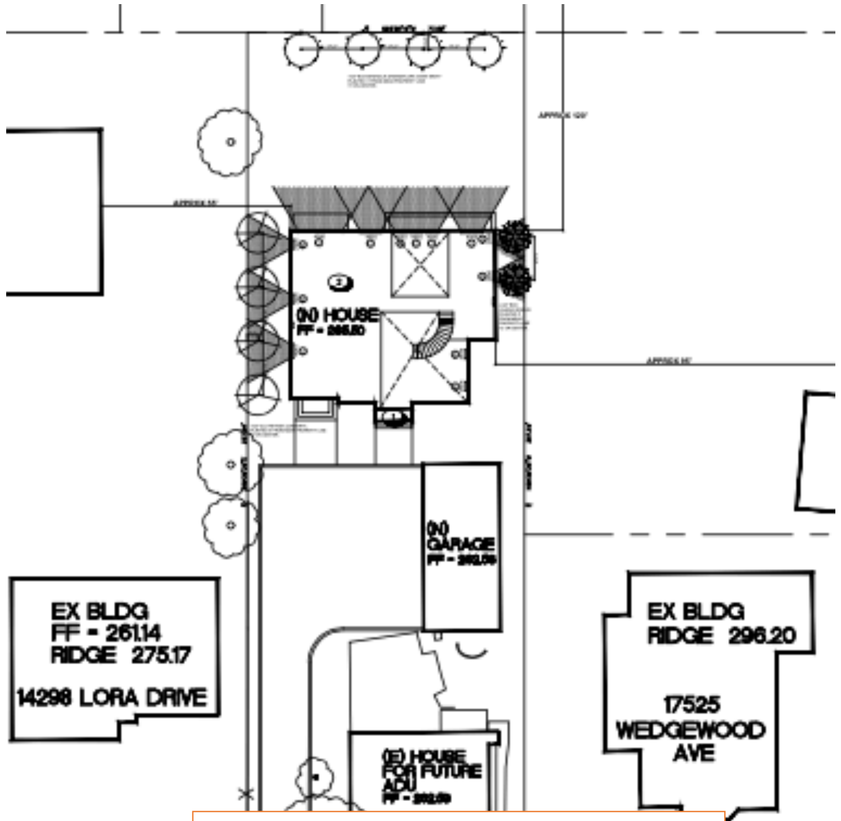


Avoid placing windows in locations that would look into adjacent neighbors' windows or active private yard spaces

Town of Los Gatos Design Guideline



View from 14333 Mulberry Dr.



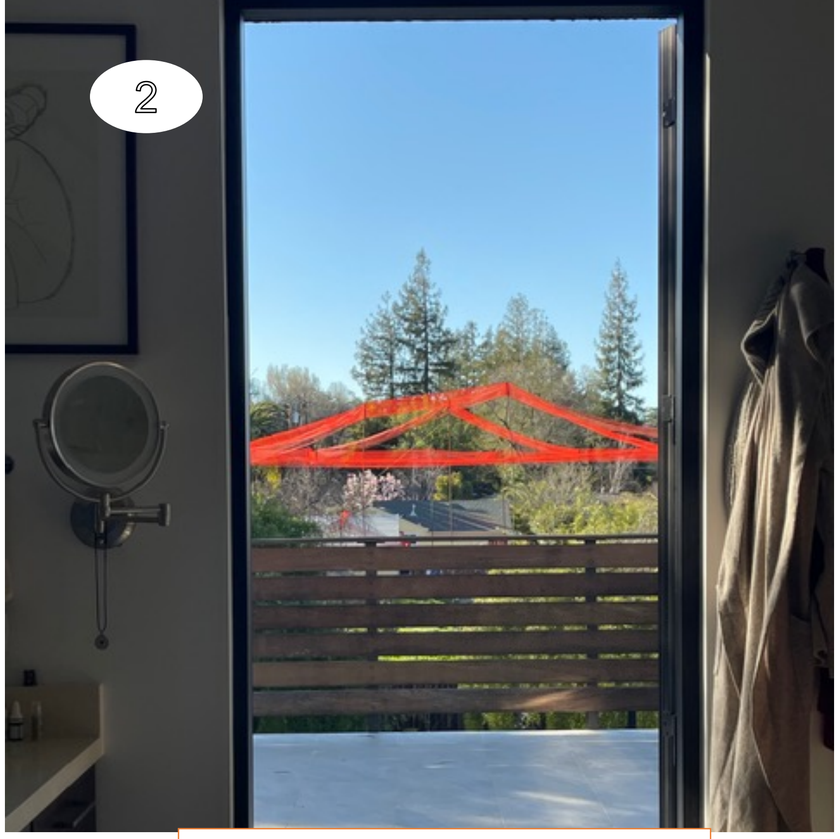
Proposed Design of 14300 Lora Dr.

Privacy

1. 2nd floor to 2nd floor
2. 2nd floor To 1st floor

View from 14333 Mulberry Dr.

View from 14333 Mulberry Dr.

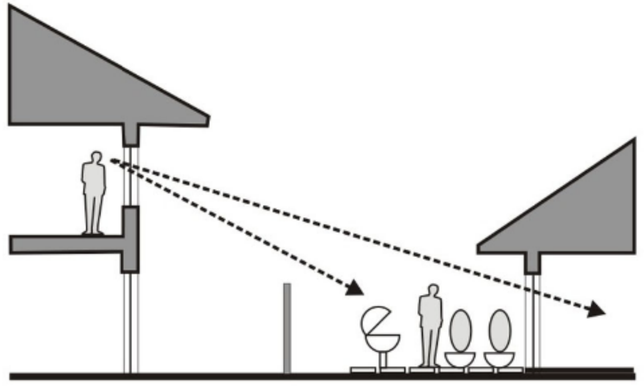


View from 14333 Mulberry Dr.

View from 14333 Mulberry Dr.

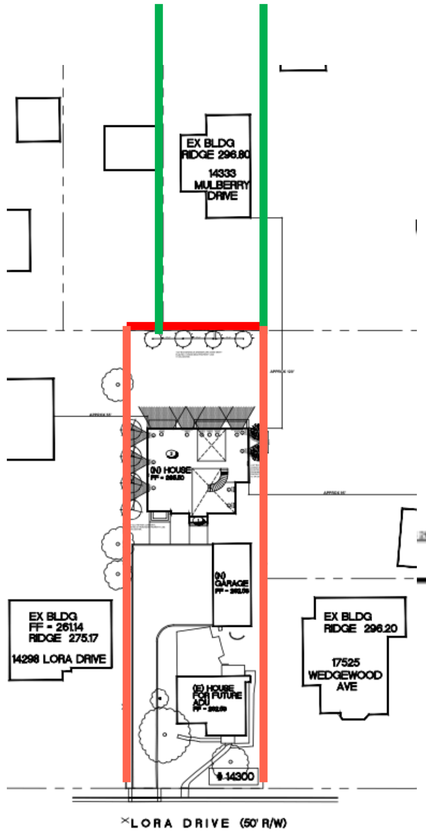
Privacy

1. Master Bedroom
2. Master Bathroom
3. BBQ Area
4. The Seating Area



Avoid placing windows in locations that would look into adjacent neighbors' windows or active private yard spaces

Town of Los Gatos Design Guideline

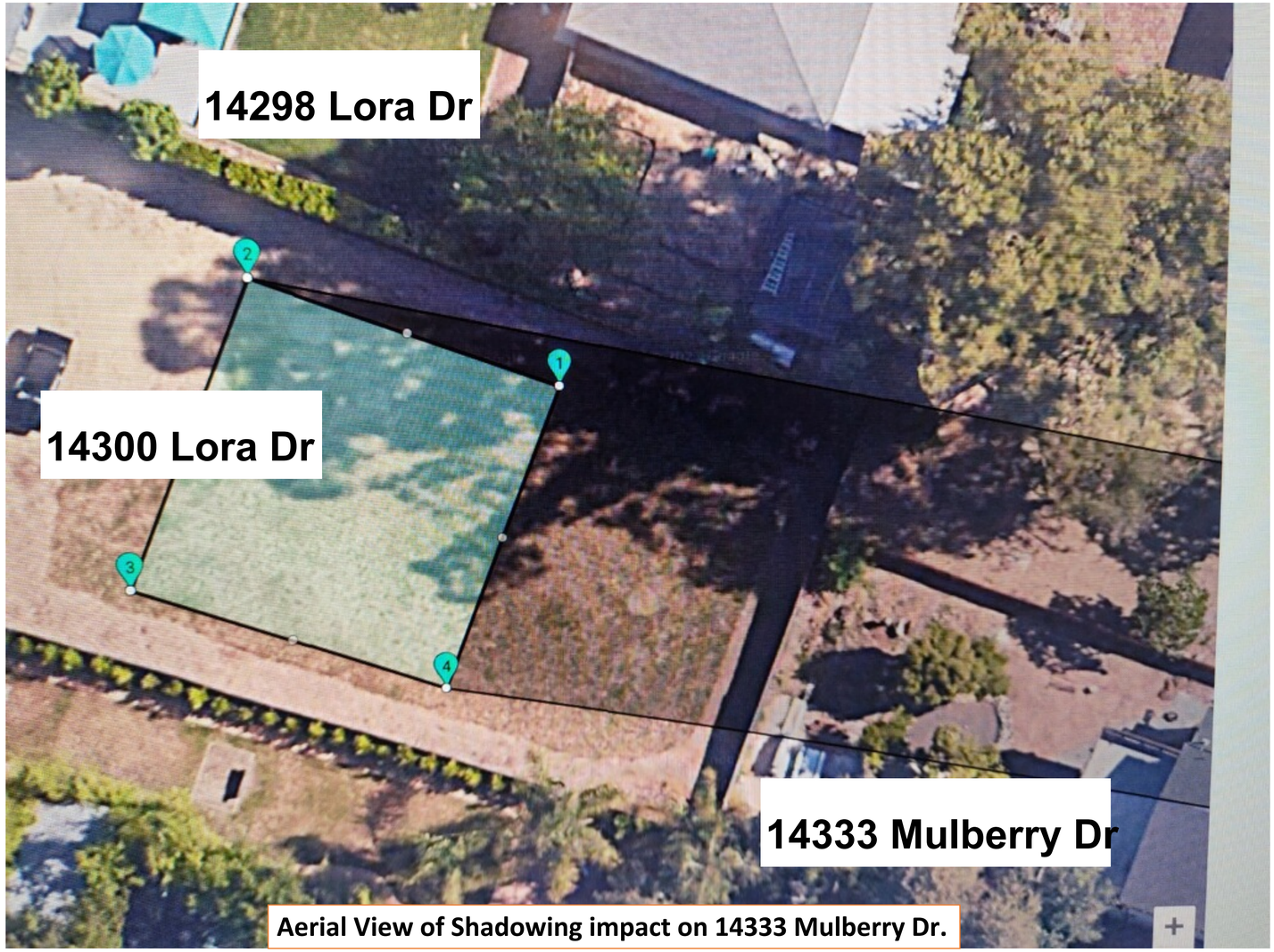


Proposed Design of 14300 Lora Dr.

ASK - Privacy

- Reduce the overall exterior wall height of the proposed structure.
- Reduce 2nd story mass of the proposed structure
- **Windows**
  - Install obscure privacy glass
- **Balcony**
  - Install rails to act as privacy screen
  - Install privacy screen

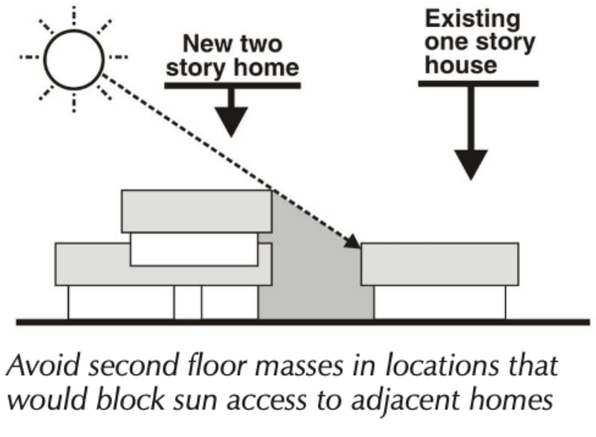
Mass & Scale → Sun Blockage & Shadowing



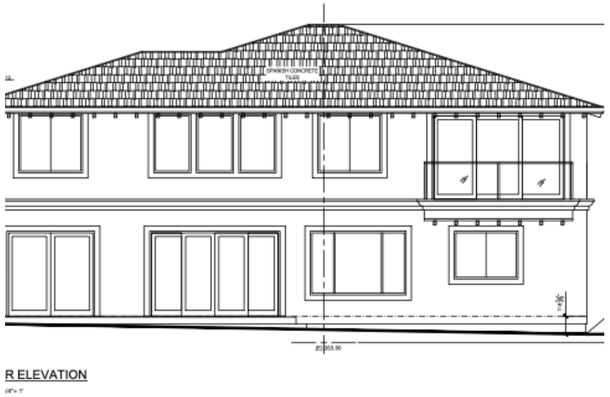
Aerial View of Shadowing impact on 14333 Mulberry Dr.

- It Seems the focus of the analysis was partial and only one side
- Clearly due to mass and scale of the proposed plan **14333 Mulberry will be impacted.**

This is going to be a problem for my mother who is 85+ years old and is required to get sun.



Town of Los Gatos Design Guideline



Proposed Design of 14300 Lora Dr.

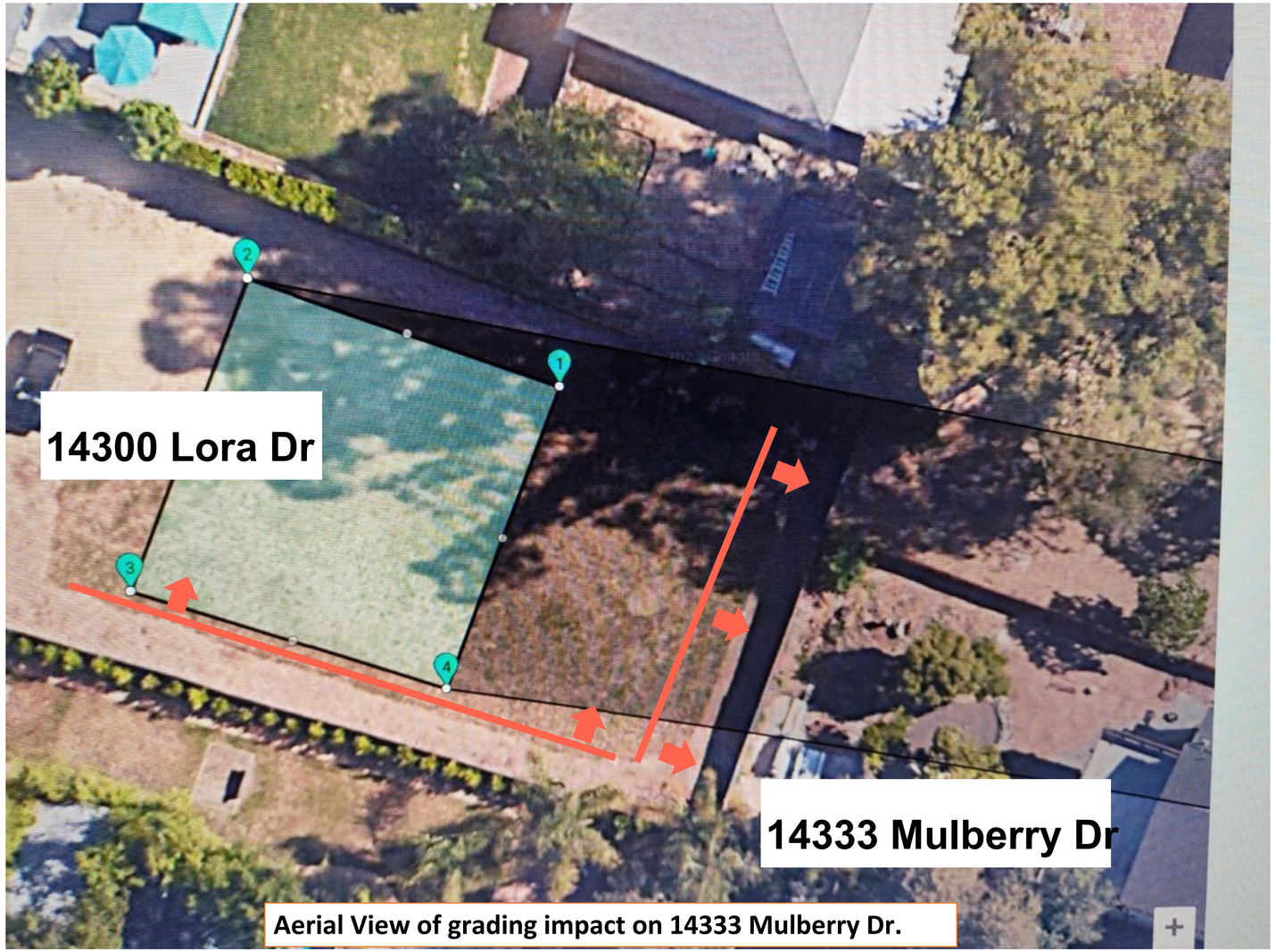
View from 14333 Mulberry Dr.

Impacted of Proposed Design On 14333 Mulberry Dr.

ASK -
Mass & Scale → Sun Blockage & Shadowing

- Redo the shadow calculation for different time of the day during all seasons and determine the correct height & 2nd story mass.
- Reduce the overall exterior wall height of the proposed structure.
- Reduce 2nd story mass of the proposed structure
- Redo the shadow calculation with the new proposed height & 2nd story mass for different seasons.

Drainage → Poor Grading Causes Water Saturation



Aerial View of grading impact on 14333 Mulberry Dr.

View from 14333 Mulberry Dr.

- Previous owner brought a lot of dirt and regrade the area. Currently it is slope toward 14333 Mulberry Dr.
- This is causing a lot of **problem near 14333 Mulberry fence/property line.**

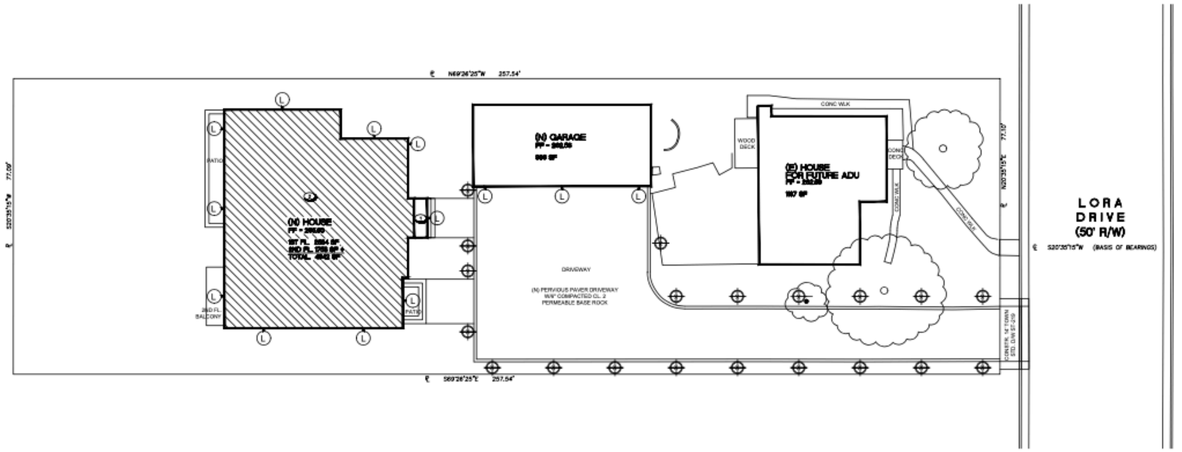
Proposed Design of 14300 Lora Dr.

Impacted of Proposed Design On 14333 Mulberry Dr.

ASK - Drainage

- Re-establish positive drainage.
- Install rain water management system
- Reenforce the fence posts

Proposed Design of 14300 Lora Dr.



Proposed Design of 14300 Lora Dr.

INCONSISTENCY IN DRAWINGS & RENDERING

- The rendering image doesn't show the scale of the finished propose structure.
- How would the proposed structure look from street side with the current single story house?

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 02/24/2021

ITEM NO: 3

DATE: February 19, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: 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 R-1:8 Located at 16666 Topping Way. APN 532-09-018. Architecture and Site Application S-19-044. Property Owner/Applicant: Arthur Lin. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider approval of a request 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 R-1:8.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8 – Single-Family Residential, 8,000-square foot lot minimum
Applicable Plans & Standards: General Plan; Residential Design Guidelines
Parcel Size: 14,528 square feet
Surrounding Area:

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

PREPARED BY: Sean Mullin, AICP
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.

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas.

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 project site is located on the south side of Topping Way between Englewood Avenue and Hilow Road (Exhibit 1). The subject property was annexed into the Town in 2017 and many of the properties in the surrounding neighborhood were located in the County prior to the 2019 island annexations completed by the Town. The subject property is approximately 0.33 acres (14,528 square feet) and developed with a one-story 1,384-square foot single-family residence with a 560-square foot carport. This Architecture and Site application has been referred to the Planning Commission because the residence would be the largest in terms of square footage within the immediate neighborhood.

A previous application (S-17-011) was referred to the Planning Commission on December 13, 2017 due to concerns related to:

- Size: The proposed residence would have been the largest in terms of square footage in the immediate neighborhood;

BACKGROUND (continued):

- Bulk: Concerns related to Residential Design Guidelines (RDG) Section 1.6 – How to Read Your Neighborhood: Relate a structure's size and bulk to those in the immediate neighborhood; and
- Garage Design: Concerns related to RDG Section 2.4.2 – Minimize the impact of garage doors on the streetscape; Section 3.4.1 – Limit Prominence of garages; and Section 3.4.2 – Minimize the visual impact of larger garages.

During the December 13, 2017 meeting, the Planning Commission expressed concerns related to the size, bulk, design, and privacy impacts of the proposed residence and continued the matter with direction to the applicant. On April 11, 2018, the applicant presented a revised project responding to the direction of the Planning Commission. The Planning Commission approved the revised project with conditions.

Following the Planning Commission approval of the project, the applicant submitted their application for a Building Permit. During review of the permit, the applicant informed staff that they no longer wished to pursue the approved design. Staff informed the applicant that a new design would require the filing of a new Architecture and Site application. This application was submitted on December 20, 2019 and deemed complete on December 14, 2020. As stated above, this Architecture and Site application has been referred to the Planning Commission because the residence would be the largest in terms of square footage within the immediate neighborhood.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is approximately 14,528 square feet, located on the south side of Topping Way and developed with a single-family residence and a carport. Single-family residential development surrounds the property.

B. Project Summary

The applicant proposes demolition of the existing residence and carport, and construction of a two-story residence with an attached three-car garage. The project includes areas of below grade square footage that would not count toward the size of the residence. The project also includes site work requiring a Grading Permit.

PROJECT DESCRIPTION (continued):

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the allowable floor area, height, setbacks, and on-site parking requirements for the property.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes demolition of the existing single-family residence and carport, and construction of a new 3,976-square foot two-story residence and a 749-square foot attached garage (Exhibit 9). The residence includes 2,305 square feet of below-grade square footage that does not count toward the size of the residence. The proposed residence would be sited in the middle of the property, utilizing the area of existing development. The maximum height of the proposed residence is 28 feet, eight inches, where a maximum of 30 feet is allowed.

The proposed project materials include painted stucco siding, cementitious board and batten siding, stone cladding, metal-clad wood windows, wood garage doors, wood trim, timber brackets, and an asphalt shingle roof. A color and materials board is included with this staff report (Exhibit 4). The applicant has provided a Project Description/Letter of Justification summarizing the project (Exhibit 5).

Building Design

The applicant proposes construction of a two-story residence with an attached garage. The proposed residence would utilize the area of existing development in the center of the property. The limited second story would be set in from the front and side elevations, allowing for a transition in scale from the proposed residence to the neighboring residences. The second story aligns with the first floor at the rear elevation and includes roof projections that break up the two-story massing and provide visual relief at this two-story wall.

The attached three-car garage would be located on the east side of the residence and consists of two bays: a two-car bay and a one-car bay. The one-car bay on the east side of the front elevation has been set back from the main front elevation of the residence by two feet, six inches in an effort to limit the visual prominence of the garage by subordinating the one-car bay from the primary mass of the first floor.

DISCUSSION (continued):

The Town's Consulting Architect reviewed the proposed residence and noted that the design of the residence is substantially improved from the two iterations included with a previous application (Exhibit 6). The Consulting Architect discussed several inconsistencies with the Residential Design Guidelines related to distribution of materials, window forms, and details. The Consulting Architect made 11 recommendations to address consistency of the project with the Residential Design Guidelines. The applicant responded to the recommendations and submitted revised development plans to address each of the recommendations as follows:

1. Use stucco on the second-floor bay windows in lieu of the proposed board and batten siding.

2. Eliminate the small stone dormer on the second floor.

3. Limit the board and batten siding to the gable eaves.

4. Locate roof brackets in a consistent manner at all second-floor hip roofs.

5. Use open gable eaves that are more typical of this architectural style.

6. Reduce the size of the round window on the front facade.

7. Return the stone on the front facade bay windows to an inside corner at the main wall.

8. Eliminate the board and batten siding from the right-side elevation.

9. Clarify the relationship between the first-floor gable roof end and the angled bay window below on the right-side elevation.

10. Eliminate the round second floor window on the rear facade or match its size to the round window on the front facade.

11. Add landscaping to buffer the left side elevation.

The recommendations of the Consulting Architect have all been incorporated into the development plans (Exhibit 9). The applicant has addressed recommendation nine by adding a note to Sheet A-5 clarifying that the angle walls of the bay would be continued in the gable end. This is also shown on Sheet A-4, which further clarifies that the roof eaves at the gable end would not be angled as the walls below.

DISCUSSION (continued):

B. Neighborhood Compatibility

The subject property is 14,528 square feet and the maximum allowable floor area is 3,977 square feet for the residence and any accessory structures, and 1,065 square feet for the garage. The table below reflects the current conditions of the residences in the immediate area and the proposed project.

FAR Comparison - Neighborhood Analysis							
Address	**Zoning**	**Residential SF***	**Garage SF**	**Total SF****	**Lot Area SF**	**Residential FAR**	**No. of Stories**
16625 Topping Way	R-1:8	1,872	995	2,867	10,050	0.19	1
16665 Topping Way	R-1:8	3,751	612	4,363	13,974	0.27	2
16677 Topping Way	R-1:8	1,983	445	2,428	10,496	0.19	1
16490 Englewood Ave	R-1:8	1,772	528	2,300	10,593	0.17	1
16700 Topping Way	R-1:8	2,735	567	3,302	11,388	0.24	1
16678 Topping Way	R-1:8	3,238	619	3,857	11,770	0.28	1
16650 Topping Way	R-1:8	2,225	264	2,489	10,001	0.22	1
16636 Topping Way	R-1:8	1,564	560	2,124	10,129	0.15	1
16666 Topping Way (E)	**R-1:8**	1,384	560	1,944	14,528	0.10	**1**
16666 Topping Way (P)	**R-1:8**	3,976	749	4,725	14,528	0.27	**2**
* Residential square footage does not include garages. ** The total square footage numbers do not include below grade square footage.							

The eight properties in the immediate neighborhood are developed with one- and two-story residences and include a mix of architectural styles. The property sizes within the immediate neighborhood range from 10,001 to 14,528 square feet. Based on Town and County records, the square footage of the residences located in the immediate neighborhood range from 1,564 square feet to 3,751 square feet. The FAR of the residences in the immediate neighborhood range from 0.15 to 0.28. The applicant is proposing a 3,976-square foot residence and a FAR of 0.27 on a 14,528 square foot parcel. The proposed project would be the largest residence in terms of square footage by 225 square feet and the second largest in terms of FAR.

The applicant has provided a Letter of Justification for the size of the residence indicating that the proposed residence is on the largest lot in the immediate neighborhood and is sized in proportion to the size of the property (Exhibit 5). Further, the applicant highlights that the original homes in the immediate neighborhood were constructed in the 1940s and 1950s when the average home size was significantly smaller. The two homes in the immediate neighborhood built after 2000 have FARs that are more consistent with that of the proposed home. Citing the large lot size, transitional nature of the neighborhood, and a

DISCUSSION (continued):

FAR consistent with homes constructed more recently, the applicant states that the proposed residence is compatible with the neighborhood.

C. Site Design

The proposed residence would be situated similarly to the existing residence utilizing the existing area of development. A new driveway would be located on the eastern portion of the property and walkways would provide pedestrian access to the front entry. Light wells for the proposed below-grade living areas would be located on both the left (east) and right (west) sides of the residence. The larger of the two light wells on the right side would provide a limited outdoor patio adjacent to the below-grade living space. The rear yard would include a new wood deck and patio area framed by low seat walls and a lawn.

D. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist who identified 10 protected trees within the project area (Exhibit 7). The Consulting Arborist evaluated the impacts of the project and provided recommendations for increasing the tree conservation suitability of each tree (Exhibit 7, pages 15 through 21). The applicant considered the recommendations of the Consulting Arborist and revised the project by incorporating the recommendations and clarifying the proposed tree removal. The project proposes removal of five protected trees as summarized in the table below. The trees proposed for removal are located within or close to the area of development where impacts to the trees would be significant. The Town Code requires the planting of 16 replacement trees to offset the proposed tree removal. The Landscape Plan includes 17 trees in the proposed landscape design fulfilling this requirement. If the project is approved, all required tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Planting of replacement trees and/or payment of in-lieu fees would be required prior to issuance of a Certificate of Occupancy pursuant to Town Code. Arborist recommendations for tree protection have been included in the Conditions of Approval to mitigate impacts to protected trees (Exhibit 3).

Proposed Tree Removal

Tree Number	Species	Diameter (inches)	Condition Rating
41	Hackberry	13.6	70%
42	Holly Oak	11.2	80%
43	Unknown	35	35%
44	African Sumac	7.1	30%
46	African Suma	11.5	66%

DISCUSSION (continued):

E. Grading Permit

The project includes site improvements with grading quantities exceeding 50 cubic yards, which require approval of a Grading Permit. The proposed grading is required to adjust the slightly sloping site for the driveway, patio, walkways, and drainage. A Condition of Approval has been added requiring that the applicant obtain a Grading Permit for the proposed work (Exhibit 3).

CEQA DETERMINATION:

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

PUBLIC COMMENTS:

Story poles and project signage were installed on the site by February 12, 2021, in anticipation of the February 24, 2021 Planning Commission hearing. Public comments received by 11:00 a.m., Friday, February 19, 2021, are included as Exhibit 8. All comments were forwarded to the applicant upon receipt. Included in Exhibit 8 is the applicant's response to the comments that were available ahead of the publishing of this report.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing single-family residence, construction of a new a single-family residence, and site improvements requiring a Grading Permit. The project is in compliance with the objective standards of the Town Code related to size, height, setbacks, and on-site parking requirements. The project was reviewed by the Town's Consulting Architect who provided recommendations to address the consistency of the project with the Residential Design Guidelines. The applicant incorporated all recommendations into the project and the project is in compliance with the Residential Design Guidelines and consistent with the Zoning and General Plan Land Use designation for the property. The application was referred to the Planning Commission because the residence would be the largest in terms of square footage in the immediate neighborhood. The applicant provided justification for the size of the proposed residence citing the large lot size, transitional nature of the neighborhood, and a FAR consistent with homes constructed more recently.

CONCLUSION (continued):

B. Recommendation

Based on the analysis above, staff recommends approval of the Architecture and Site application subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
4. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
5. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site Application S-19-044 with the conditions contained in Exhibit 3 and the development plans in Exhibit 9.

C. Alternatives

Alternatively, the Commission can:

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

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Color and materials board
5. Project Description and Letter of Justification
6. Consulting Architect's Report, dated January 7, 2020
7. Consulting Arborist's Report, dated January 17, 2020
8. Public comments received by 11:00 a.m., Friday, February 19, 2021
9. Development Plans, received January 28, 2021

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16666 Topping Way

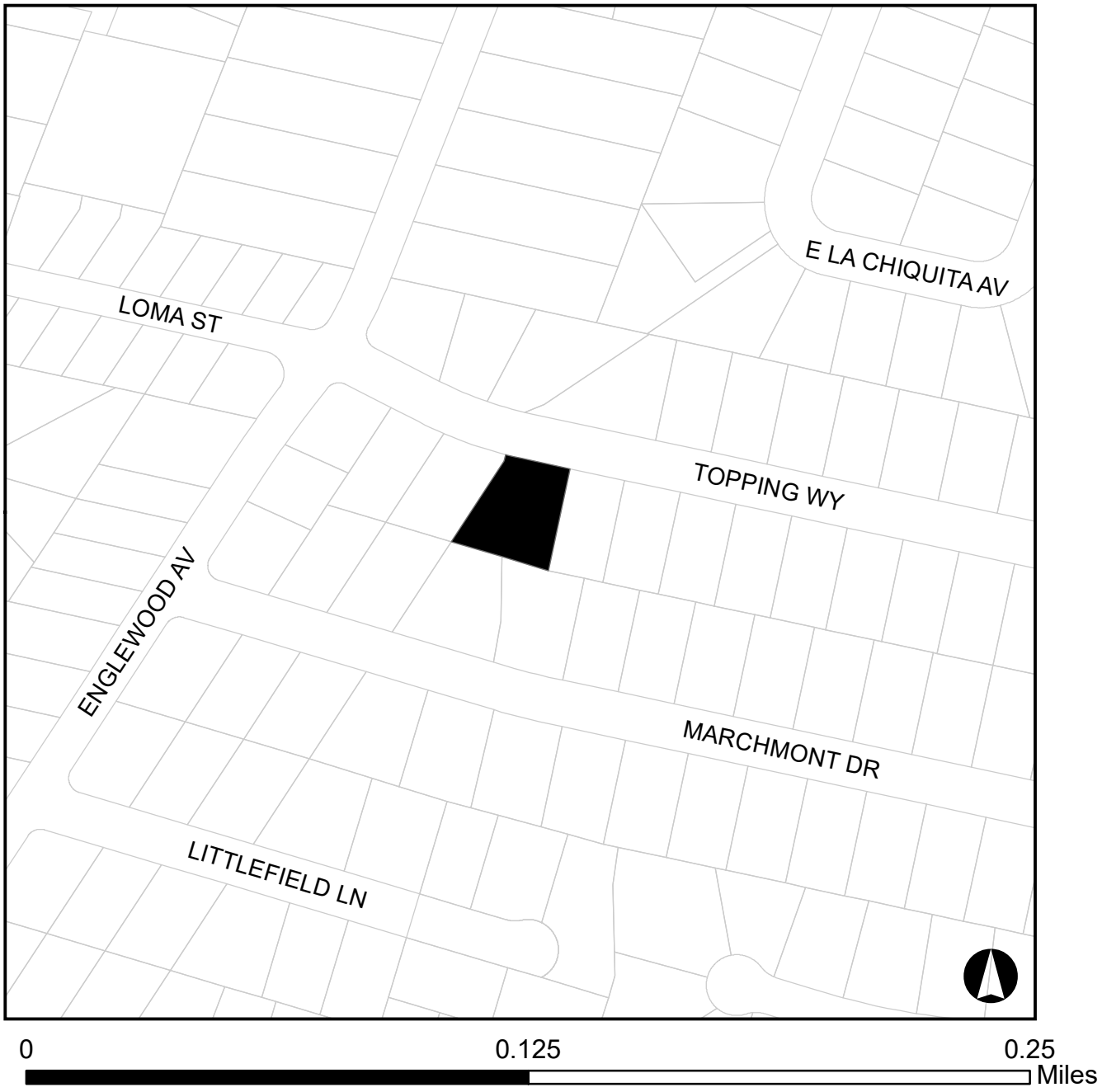

EXHIBIT 1

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PLANNING COMMISSION –*February 24, 2021*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16666 Topping Way
Architecture and Site Application S-19-044

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 R-1:8. APN 532-09-018. Architecture and Site Application S-19-044.

PROPERTY OWNER/APPLICANT: Arthur Lin.
PROJECT PLANNER: Sean Mullin.

FINDINGS
Required finding for CEQA:

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

Required finding for the demolition of existing structures:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:

    1. The Town's housing stock will be maintained as the two-family residence will be replaced.
    2. The existing structure has no architectural or historical significance and is in poor condition.
    3. The property owner does not desire to maintain the structures as they exist; and
    4. The economic utility of the structures was considered.

Required compliance with the Zoning Regulations:

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

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Town's Consulting Architect who made recommendations to increase the consistency of the project with the Residential Design Guidelines related to materials, window forms, and detailing.

EXHIBIT 2

The applicant responded by incorporating the recommendations of the Town's Consulting Architect into the development plans.

- The project is not the largest for FAR and is not the first two-story residence in the immediate neighborhood. The project is the largest by floor area in the immediate neighborhood and the applicant has provided justification citing the large lot size, transitional nature of the neighborhood, and a FAR consistent with homes constructed more recently.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

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

PLANNING COMMISSION –*February 24, 2021*
CONDITIONS OF APPROVAL

16666 Topping Way
Architecture and Site Application S-19-044

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 R-1:8. APN 532-09-018. Architecture and Site Application S-19-044.

PROPERTY OWNER/APPLICANT: Arthur Lin.
PROJECT PLANNER: Sean Mullin.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Prior to final occupancy all exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. All exterior lighting shall utilize shields so that no bulb is visible and to ensure that the light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any protected trees to be removed, prior to the issuance of a building or grading permit.
5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
6. TREE FENCING: Protective tree fencing, and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
7. TREE REPLACEMENT: Prior to issuance of final occupancy replacement trees must be planted.
8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.

EXHIBIT 3

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10. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report. 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.
11. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. 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. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.
12. 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.
13. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
14. 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.
15. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

16. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing single-family residence and attached garage. A separate Building Permit is required for the construction of the new single-family residence and attached garage.
17. 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.
18. ENERGY REACH CODE: One of the requirements of the Town's newly adopted Energy Reach Code require that all new homes use electricity as the only source of energy for space heating, water heating (including pools and spas), cooking appliances, clothes drying appliances, and other features for both interior and exterior applications. Only electric appliances shall be referenced on the submitted drawings.

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19. RESIDENTIAL SOLAR: If the California Energy Code calculations require the installation of a Photovoltaic System (PV) on this residence, the Building Division will require a separate Building Permit for the PV System. Please add a note to the cover sheet of the plans stating the following, "A separate building permit is required for the PV system that is required by the Energy Calculations compliance modeling. **The separate PV System permit must be finaled prior to issuance of Certificate of Occupancy.**
20. 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.
21. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
22. 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.
23. 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.
24. 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.
25. 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
26. 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.
27. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:

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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.

28. 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.
29. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
30. 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.
31. 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.
32. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

33. 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

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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/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/Applicant's expense.

34. 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.
35. 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.
36. 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.
37. PUBLIC WORKS INSPECTIONS: The Owner/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.
38. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner/Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner/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/Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
39. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.

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40. STREET CLOSURE: Any proposed blockage or partial closure of the street 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.
41. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
42. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
43. 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/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.
44. 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/Applicant.
45. 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/Developer'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.
46. DRIVEWAY: The driveway conform to existing pavement on Topping Way shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
47. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, the Owner/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.
48. PRECONSTRUCTION MEETING: Prior to the commencement of any site work, the general contractor shall:

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a. Along with the Owner/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.

49. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner/Applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner/Applicant's soils engineer and submitted to the Town before a certificate of occupancy is granted.
50. 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/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/Applicant.
51. WATER METER: The existing water meter, currently located within the Topping Way right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner/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.
52. SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the Topping Way right-of-way, shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner/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.
53. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner/Applicant. 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. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
    a. Topping Way: 2" overlay from the centerline to the southern edge of pavement, or alternative pavement restoration measure as approved by the Town Engineer.
54. 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.

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55. FRONTAGE IMPROVEMENTS: The Owner/Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
56. UTILITIES: The Owner/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/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.
57. TRENCHING MORATORIUM: Trenching within a newly paved street will be allowed subject to the following requirements:
    a. The Town standard "T" trench detail shall be used.
    b. A Town-approved colored controlled density backfill shall be used.
    c. All necessary utility trenches and related pavement cuts shall be consolidated to minimize the impacted area of the roadway.
    d. The total asphalt thickness shall be a minimum of three (3) inches, meet Town standards, or shall match the existing thickness, whichever is greater. The final lift shall be 1.5-inches of one-half (½) inch medium asphalt. The initial lift(s) shall be of three-quarter (¾) inch medium asphalt.
    e. The Contractor shall schedule a pre-paving meeting with the Town Engineering Construction Inspector the day the paving is to take place.
    f. A slurry seal topping may be required by the construction inspector depending their assessment of the quality of the trench paving. If required, the slurry seal shall extend the full width of the street and shall extend five (5) feet beyond the longitudinal limits of trenching. Slurry seal materials shall be approved by the Town Engineering Construction Inspector prior to placement. Black sand may be required in the slurry mix. All existing striping and pavement markings shall be replaced upon completion of slurry seal operations. All pavement restorations shall be completed and approved by the Inspector before occupancy.
58. SIDEWALK/CURB IN-LIEU FEE: A curb and sidewalk in-lieu fee of **$12,320.00** shall be paid prior to issuance of a grading or building permit. This fee is based on 88 linear feet of curb at $68.00 per linear foot and 396 square feet of 4.5-foot wide sidewalk at $16.00 per square foot in accordance with Town policy and the Town's Comprehensive Fee Schedule. The final curb and sidewalk in-lieu fee for this project shall be calculated using the current fee schedule and rate schedule in effect at the time the fee is paid.

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59. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
60. 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 a grading or building permit, the Owner/Applicant 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 Owner/Applicant 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.
61. CONSTRUCTION HOURS: All 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 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner/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.
62. 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.
63. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner/Applicant'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, 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.
64. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. 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.
65. 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

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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.

66. BEST MANAGEMENT PRACTICES (BMPs): The Owner/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.
67. 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.
68. 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.
69. 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

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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.

70. 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.
71. 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.

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72. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. 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. Stormwater treatment facilities shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) 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.
73. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner 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.
74. 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/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/Applicant's expense.
75. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

76. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
77. Fire Sprinklers Required: (As noted on Sheet AT-1) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 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 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. Note: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by LGTC.

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78. Construction Site Fire Safety: (As noted on Sheet AT-1) All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7.
79. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
80. Water Supply Requirements: (As noted on Sheet AT-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.
81. Address identification: (As noted on Sheet AT-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.
82. General: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

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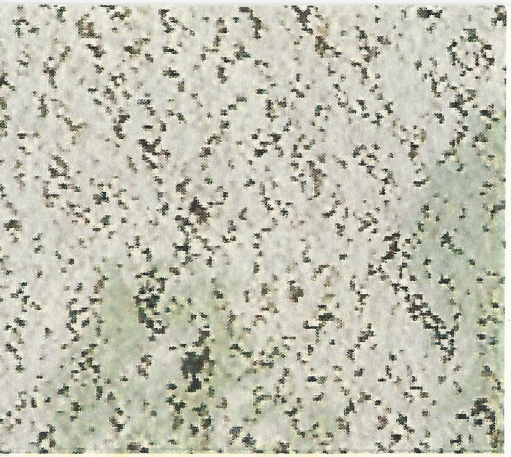
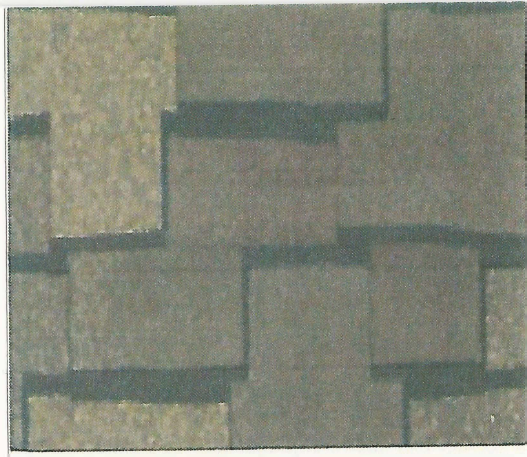
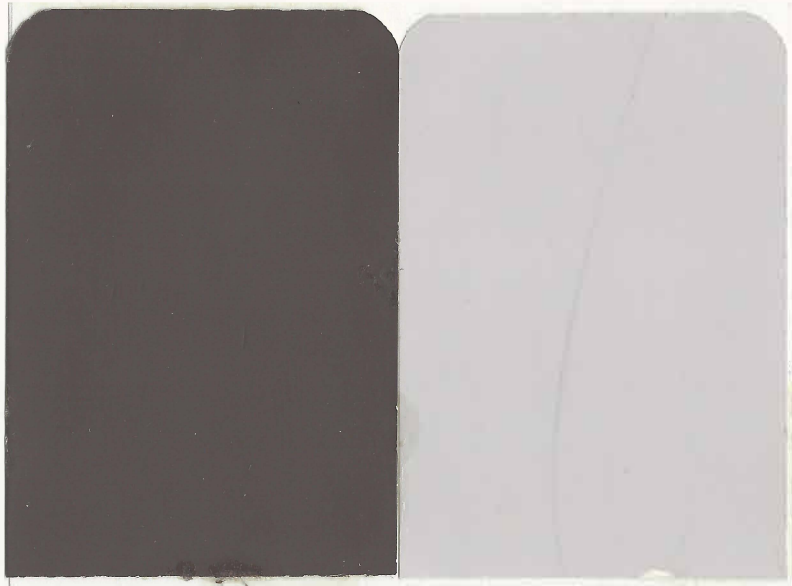
16666 TOPPING WAY
NEW 2–STORY SFR
MATERIALS & COLORS



STUCCO TEXTURE
MEDIUM DASH (NO COLOR)

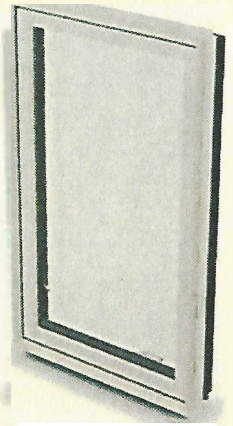


SHAKE ASPHALT ROOFING
PRESIDENTIAL TL
(BY CERTAINTEED)
COLOR - WEATHERWOOD



BODYCOLOR-DE6398 **TRIM COLOR-DE6394**
LOUISIAN MUD **EAGLE'S View**
DUNN EDWARDS PAINTS

STONR WAINSCOT
EUROPEAN LEDGE
(BY ELDORADO STONE)
COLOR – IRONMILL



CASEMENT WINIDOW
SITELINE RECESSED SASH
DUAL PANE G. (BY JELDWEN)
EXTERIOR COLOR
OFF WHITE (MOCHA CREAM)

EXHIBIT 4

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January 12, 2021

It is understood that a major concern of the proposed project of 16666 Topping Way, Los Gatos is the size of the house.

The proposed house is 7,030 square feet, but it would consist of a first floor of 2,448 square feet and a second floor of 1,528 square feet for a total above ground square footage of 3,976 square feet. Over a third of the proposed total square footage is to be a 2,305 square foot basement that would not create any visual impact and is not factored into the Floor Area Ratio (FAR).

The proposed living space of 16666 Topping Way is proportionate to the lot size and meets the requirements of the Town of Los Gatos. While the size of the proposed living space of the project is 3,976 square feet, the lot size is the largest by a big margin in the neighborhood at 14,528 square feet and brings the calculation of the Floor Area Ratio (FAR) to 27.36%, which is well within the Town guidelines for R1 zoned structures.

Based on the comparison of the eight immediate neighbors, 16665 Topping Way has a FAR calculation of 26.84% and 16678 Topping Way has a FAR value of 27.51%. Both were built after the year 2000. Most of the other six properties with smaller FAR values were built in the 1940's when architecture and lifestyle changes were quite different from modern standards.

The expanded neighborhood search shows that there are many more houses that match or exceed the FAR that we propose for our residence, some by a great margin. Of the homes in the immediate and expanded neighborhoods, nearly all of the properties that have small valued FARs (19% or less) were built in the 1940's and 1950's when homeowner's design preferences were quite different from today. All of the properties in both categories of neighbors (immediate and expanded) that show higher FAR figures were built in 2006 or later.

Due to the large size of the lot, the proposed house can have a larger footprint due to the FAR calculations and no exception is being requested for this approval.

Regards,
Arthur

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

January 7, 2020

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

RE: 16666 Topping Way

Dear Sean:

I have previously reviewed two other deisgns for this site in 2017 and 2018. I have reviewed the new drawings,. My comments and recommendations on the new design are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood of one and two-story homes. I have previously reviewed six other nearby houses in this neighborhood. Photographs of the site and surrounding context are shown on the following page.

EXHIBIT 6

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

The Site and existing house

House immediately across Topping Way

House to the immediate left

House to the immediate right

Nearby House across Topping Way

Nearby House across Topping Way

Nearby House to the left

Nearby House to the right

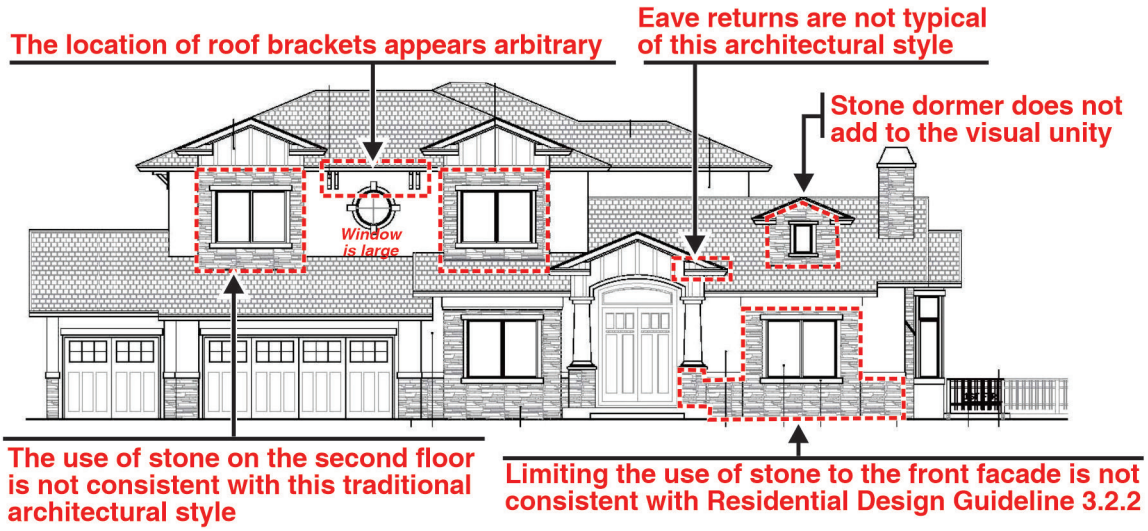
ISSUES AND CONCERNS

Overall, this design is substantially improved from the previous two design iterations which I reviewed. There are, however, a few inconsistencies with the Town's Residential Design Guidelines and with the proposed architectural style. These include the following:

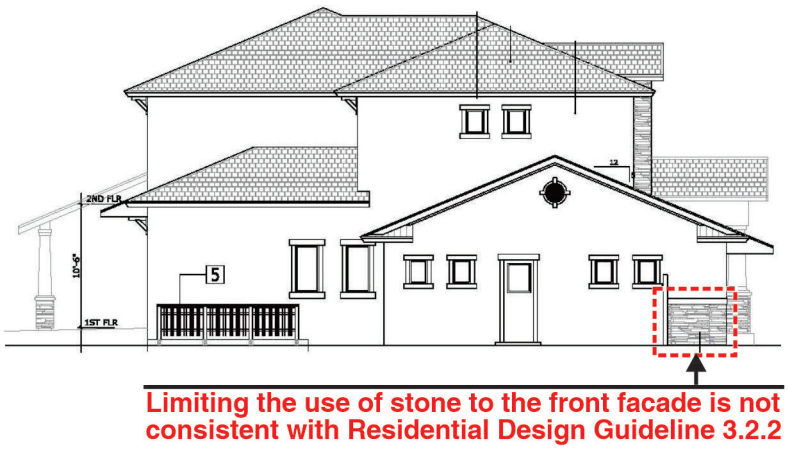
1. The substantial use of stone on the front facade without carrying it around on all sides of the house would not be consistent with Residential Design Guideline 3.2.2.

   3.2.2 Design for architectural integrity

   - *In general, it is best to select a clear and distinctive architectural style rather than utilizing generic design elements or mixing elements from different architectural styles.*
   - *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*



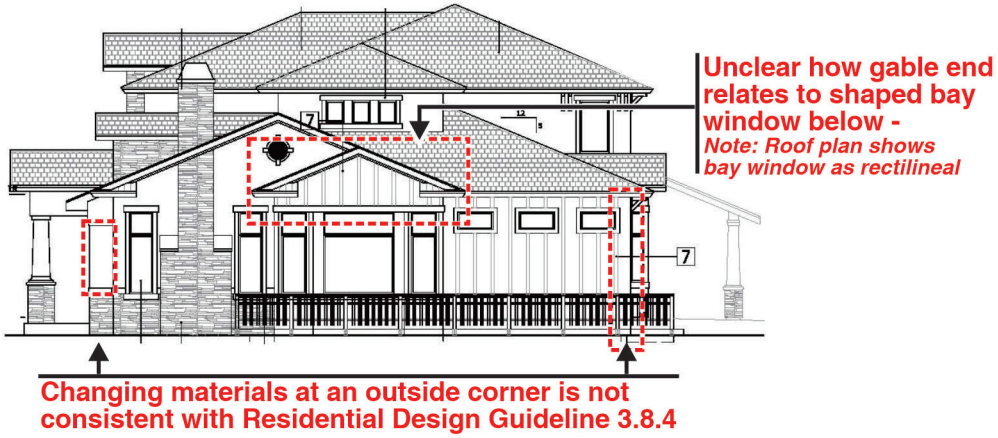
2. The use of stone on the roof dormers is visually heavy and not consistent with this traditional architectural style.
3. The roof brackets are an appropriate detail to the design, but their locations are inconsistent and arbitrary;
4. The smaller, isolated stone dormer does not add to the visual unity of the design.
5. The round window on the front elevation second floor appears too large.
6. The use of closed eave returns on the gable roof ends is not typical of this architectural style, and would not be consistent with Residential Design Guideline 3.2.2 - *see guideline above in comment #1.*



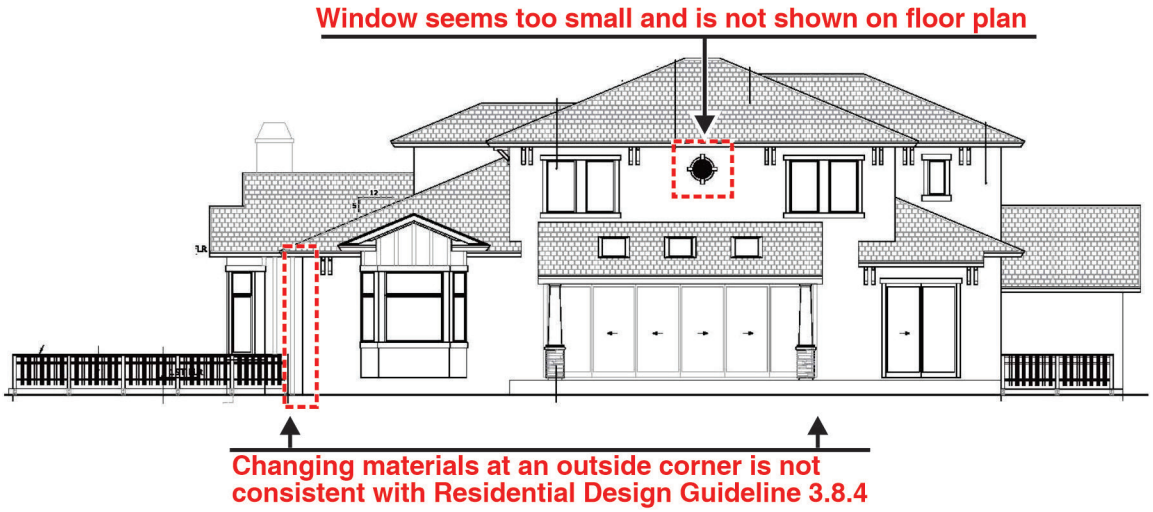
7. There are some instances where there is a change of material at an outside corner which would not be consistent with Residential Design Guideline 3.8.4.

3.8.4 Materials changes

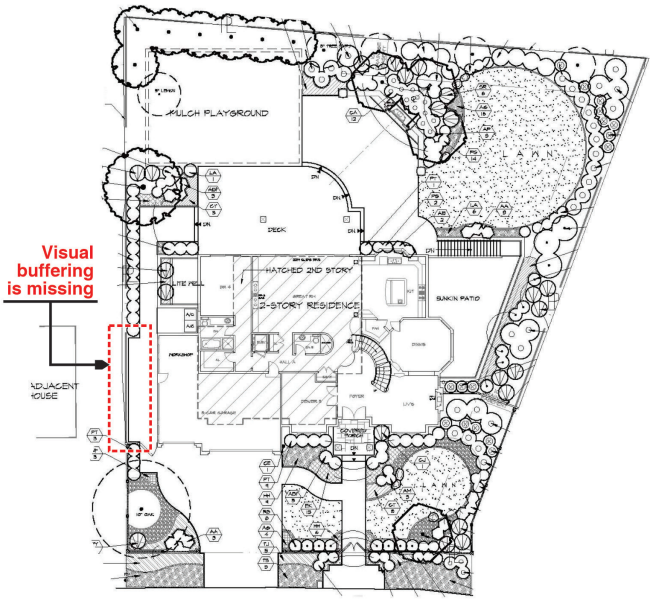
• *Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.*



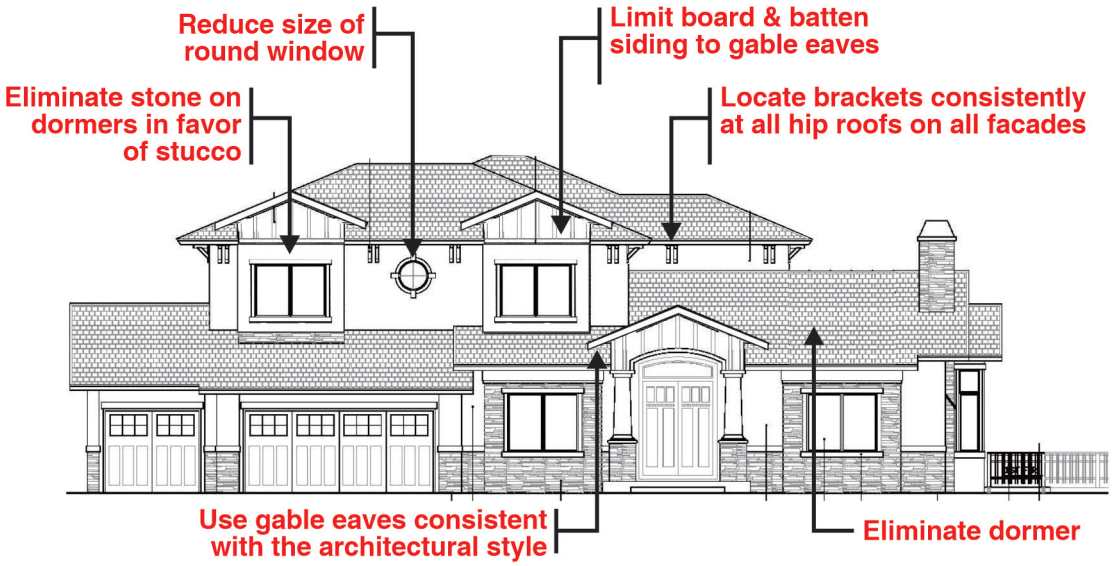
8. The second floor round window on the rear elevation appears too small, and is not shown on the floor plans.



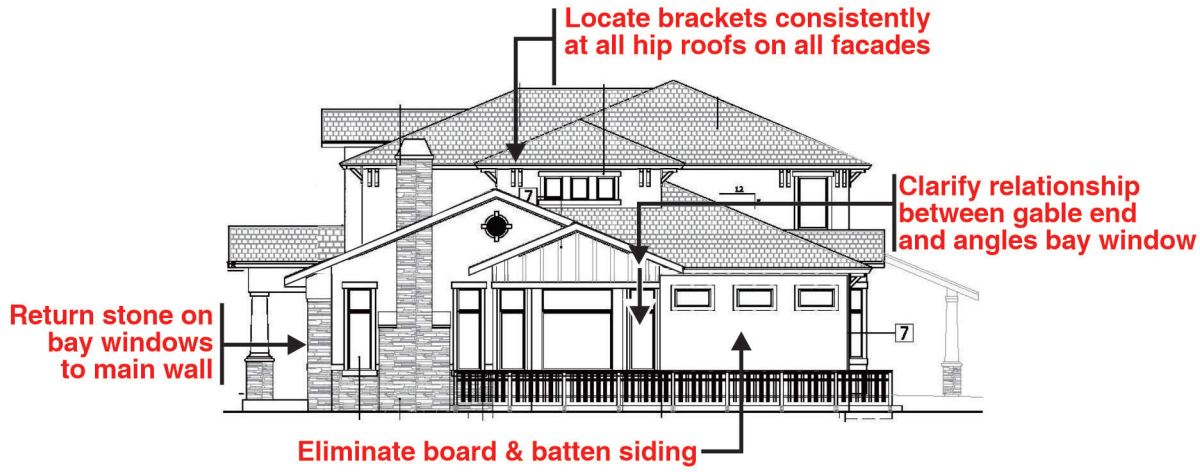
9. Landscape buffering is missing along the left side property line where the elevation is less well developed than on other portions of the home.



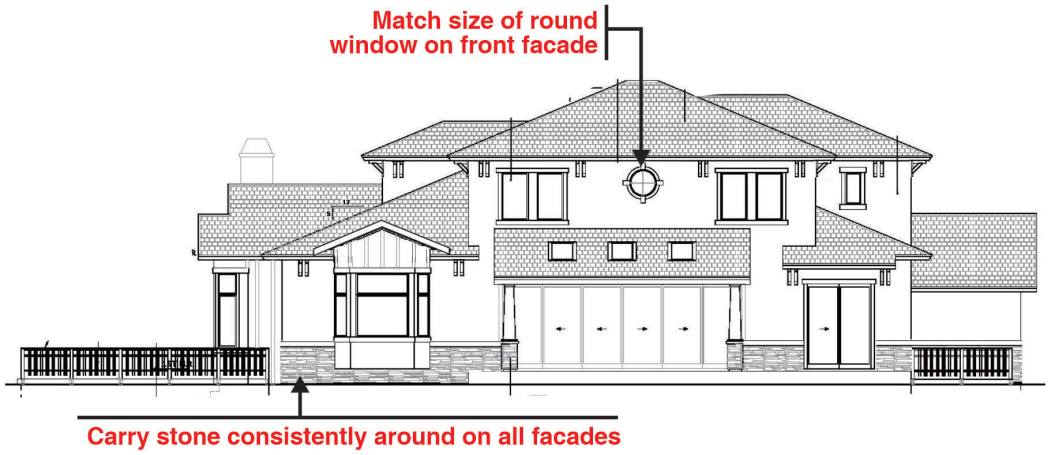
RECOMMENDATIONS

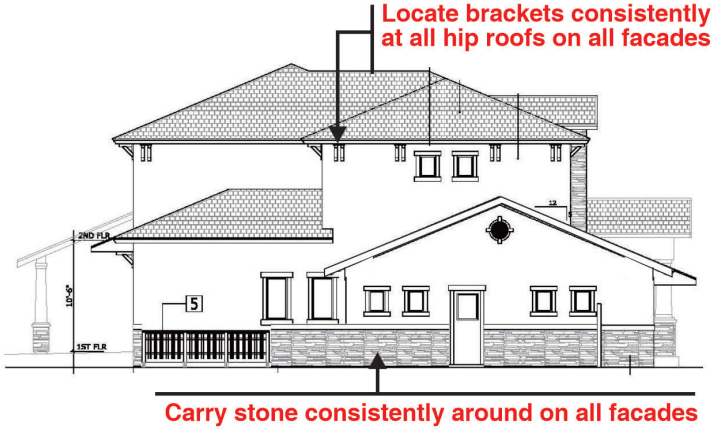


1. Use stucco on the second floor bay windows in lieu of the proposed board & batten siding.
2. Eliminate the small stone dormer on the second floor.
3. Limit the board & batten siding to the gable eaves.
4. Locate roof brackets in a consistent manner at all second floor hip roofs.
5. Use open gable eaves that are more typical of this architectural style.
6. Reduce the size of the round window on the front facade.
7. Return the stone on the front facade bay windows to an inside corner at the main wall.
8. Eliminate the board & batten siding from the right side elevation.
9. Clarify the relationship between the first floor gable roof end and the angled bay window blow on the right side elevation.

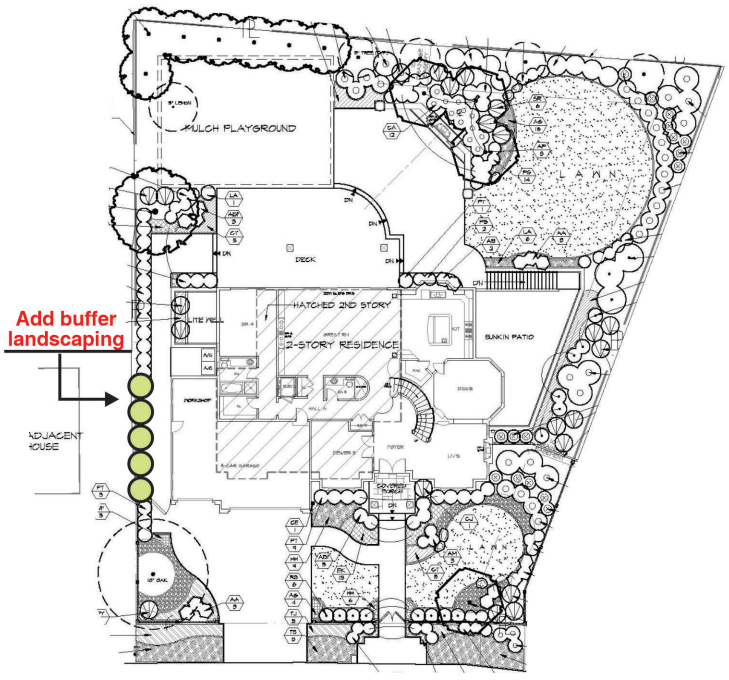


10. Eliminate the round second floor window on the rear facade or match its size to the round window on the front facade.





11. Add landscaping to buffer the left side elevation.



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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Assessment of Ten (10) Protected-Size Trees
At and Adjacent to
16666 Topping Way
Los Gatos, California

Prepared for:
Sean Mullin, Associate Planner
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Field Visit:
Walter Levison, Contract Town Arborist (CTA)
1/10/2020

Report by CTA
1/17/2020

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Table of Contents

1.0 Summary 3
2.0 Assignment & Background 11
3.0 Town of Los Gatos – What Trees are Protected? 12
4.0 Recommendations 14
5.0 Tree Protection and Maintenance Directions per Town Code 21
6.0 Tree Replacement Standards – Los Gatos Town Code 25
7.0 Author's Qualifications 27
8.0 Assumptions and Limiting Conditions 28
9.0 Certification 29
10.0 Digital Images 29
11.0 Tree Data Table 34
12.0 Appraisal Worksheet by the CTA 41
13.0 Attached: Tree Location & Protection Fence Map Mark-up by the CTA 41

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1.0 Summary

a. Matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade). Below, the CTA (Contract Town Arborist) has outlined expected impacts to each tree, along with suggestions for adjustments to the plan set (if applicable) that will optimize tree survival over the long term.

The CTA calculated the appraised value of each tree, which can be used as a tool for determining the proper security bond amount to have the applicant post with the Town as a hedge against site plan-related tree damages (if applicable). Appraised values can also be used to determine damage fees if trees are determined during or after construction to have been damaged such that mitigation is required.

Mitigation replacement rate and size is noted for each tree in the case that removal or damage to trees occurs.

Note: Only trees within relatively close proximity of proposed work are included in this tree study (e.g. tree trunks located between approximately zero and 30 linear feet of current proposed new grading, utility trenching, excavation, haul routes, landscaping, etc. as shown on proposed plans, and trees with canopy driplines that encroach onto the subject property.

Table 1.0(a) (REFER TO THE CTA'S TREE MAP MARKUP WHEN REVIEWING THIS MATRIX)

Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
1	41	Shown on applicant's plans as to remain, but the proposed new driveway footprint at 1 to 2 feet offset from the trunk edge of this tree may cause severe root loss (see tree map by the CTA). Tree may end up being removed. Note possible future conflict between tree and PG&E high voltage wires overhead if tree is not removed.	7 feet	TCS rating is "Poor" if take into account the current proposed driveway footprint. However, if driveway is floated above grade using a geogrid underlayment, the TCS might be boosted to "Moderate".	$4,300	Alternative 1: Use a geogrid such as Tensar TriAx TX140, or Mirafi Miragrid, to float the entire driveway including baserock, etc. over existing soil grade, thereby lifting up finish grade of the drive, but preserving roots extended from the tree. Alternative 2: Move the proposed driveway to 7 feet offset from trunk, and build using standard methods and materials. (Alternative 3: Remove tree and charge replacement feet of $1,000.)	$250X4 = $1,000.	24" box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
2	42	Retain	6 feet	TCS is "Poor" to "Moderate" if take into account the current proposed multiple trenches that are shown routed just a few feet from trunk, and proposed new driveway base section prep is excavated below grade as would be the standard procedure.	$4,790.	TCS boosted to "Good" if all proposed impacts were to be eliminated or pushed to 6 feet (or greater) offset distance from trunk edge, including joint trench alignment, new stormwater swale alignment, new gas pipe alignment, and new driveway and driveway edging.	$250X3 = $750.	24" Box
3	43	Removal	n/a	n/a	$2,410.	n/a	$250X3 = $750.	24" Box
4	44	Retain (the CTA suggests removal due to decay at fork)	4 feet	TCS: Poor to Moderate	$830.	No plan changes required to retain tree.	$250X3 = $750.	24" Box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
5	45	Retain	4 feet	TCS: Moderate	$1,100.	No plan changes required to retain tree.	$250X3 = $750.	24" Box
6	46	Removal due to very poor condition (5% out of 100%)	4 feet	TCS: Poor (Tree is Almost Dead)	$30.	(Author suggests removal of tree). This would be a no-fee removal.	(No fee)	(No fee)
7	47	Retain	5 feet	TCS: Moderate	$1,920.	Push proposed turf grass lawn out to farther from tree so that root protection zone fencing can be erected at 10 feet or more offset from trunk during construction and landscape development. (Critical Root Zone is 5 feet, but canopy is lopsided northward, which means that protective fencing will need to be at least 10 feet out from trunk on the north side).	$250X3 = $750.	24" Box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
8	48	Retain (Neighbor tree)	12 feet	TCS: Good	$12,700.	Fence off the entire southwest corner of the 16666 Topping property per the red dashed line on the CTA's tree map attached to this report, such that no activity occurs within 20 feet of the property corner. This is a valuable, neighbor-owned oak specimen in good overall condition.	n/a	n/a
9	49	Retain (Neighbor tree)	6 feet	TCS: Moderate	$1,830.	No plan changes required to retain tree in its current condition. The existing storm drain pipe in the City's easement is large enough that it is likely blocking all lateral root growth eastward into the 16666 Topping property, which means that the tree should not be impacted by the applicant's proposed plans, as long as protective chain link fencing remains erected along the property line or east of the property line over the City "drainage easement" throughout the construction process.	$250X3 = $750.	24" Box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Critical Root Zone (CRZ) Radius Suggested for Optimal Structural Stability	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
10	50	Retain (Neighbor tree)	8 feet	TCS: Moderate	$3,770.	(Same as tree #49 above)	$250X4 = $1,000.	24" Box

2019-20 Town of Los Gatos In-lieu fee equivalent = $250 per each required 24" box mitigation tree planting not installed on the site.

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1.0 **(b)** Summary of tree disposition and tree issues, based on the applicant's most current grading and drainage plan sheet C2 by SMP Engineers of Los Altos, dated 12/5/2019, and the current proposed landscape plan sheet L1 by Todd Kalbfeld Landscape Design of San Jose, dated December, 2019.

1. TREE IMPACTS EXPECTED IF THE PROJECT WERE TO BE BUILT AS CURRENTLY PROPOSED BY THE APPLICANT:

1.1. **Hackberry #41 vs. Driveway**

Hackberry #41 will be severely impacted by proposed new driveway work, unless the drive were to be built as a floating system with all baserock placed over grade over a biaxial or triaxial geogrid.

Note however that the tree canopy may also interfere with vehicles moving on the driveway. The tree may need to be removed if the driveway were to be built at its current proposed footprint.

Options:

A. Remove tree #41 and build as currently proposed. This would avoid tree canopy airspace conflicts with vehicles, and avoid maintaining an "impacted" tree.

B. Relocate the driveway to 7 feet offset from trunk. Canopy of tree may still conflict with vehicle airspace, even at this distance.

C. Install a triaxial or biaxial geogrid as an underlayment to allow for driveway construction at its current proposed location, albeit with expected airspace conflicts between vehicle movement and the canopy of tree #41 which has a radius of 15 feet.

D. Relocate the entire proposed driveway and garage to the west side of the property.

1.2. **Oak #42 vs. Utilities and Driveway**

Oak #42 will be severely impacted by the assumed proposed new joint trench, new storm drain, new gas pipe line, and new driveway and driveway edging. It is not clear if one, some, or all of these impacts can be relocated or otherwise relocated to farther offset from the trunk of oak #42 to optimize root preservation.

Recommendations:

Relocate joint trench to 7 feet or more offset from trunk edge.

Relocate stormwater drainage swale cut to 7 feet or more offset from trunk edge.

Relocate gas pipe trench to 7 feet or more offset from trunk edge.

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Utilize a triaxial or biaxial geogrid pinned down over the existing soil surface as an underlayment, within 20 feet of the tree trunk, in order to bump up the driveway construction sandwich of materials such that all of the base section baserock and surface materials are placed over the geogrid and literally over existing soil grade elevation. This is called a "no dig" system, and has been used on many University-funded driveway, parking lot, and sidewalk construction projects at Stanford University, Palo Alto since 2018 per the recommendation of Walter Levison, Consulting Arborist. Use of the geogrid also allows for elimination of any "subbase over-excvation" and elimination of any "subbase recompaction".

Keep all new "driveway edging" at or above the elevation of the geogrid so that it is essentially floating over the geogrid and does not require any excavation into the oak #42 root zone below existing soil grade elevations.

1.3. **Grass Lawn/Irrigation Pipe Trenching vs. African sumac #47**

The current proposed grass lawn appears to encroach to roughly 5 feet or less from the trunk of tree #47.

Recommendation:

Push out the proposed grass lawn and any associated irrigation pipe trenching routes such that there is an offset of at least 8 to 10 feet from the tree's trunk (the tree #47 location as shown on the CTA's tree map markup is NOT accurate).

1.4. **Oak #48 on Neighbor's Property**

It is not clear why proposed landscape plan sheet L2 shows various shrub plantings for the area within the canopy dripline of neighbor oak #48. This tree has a canopy extension that encroaches to at least 12 to 15 feet east of the property corner, and the root system is likely extended into the 16666 Topping Way property by at least 40 to 50 feet radius.

Recommendation:

Erect protective fencing at least 15 to 20 feet east of the property corner, in order to optimize root preservation around this tree, and also minimize any potential conflicts with the canopy.

Redesign the proposed landscape plan to eliminate all proposed landscape irrigation pipe trenching and eliminate all proposed landscape plantings at this corner, again, in order to optimize root preservation around this tree. The CTA suggests eliminating all work within roughly 15 or 20 linear feet of the property corner.

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2. NEW LANDSCAPE AND IRRIGATION

Landscape plan sheets L1 and L2 by Kalbfeld, dated December, 2019, were reviewed for this assignment.

The plans show installation of twelve (12) 36" box size trees.

If irrigation delivery piping has to be placed within 15 feet of any existing tree, then use over-grade trenchless tubing such as ½" diameter UV-resistant flexible tubing pinned down over-grade and covered with mulch. As noted above in item 1.4, the CTA suggests eliminating all irrigation and planting within 15 or 20 feet of the oak #48 property corner area, in order to preserve oak roots in this area.

3. TREE REMOVALS / FEES OR IN-LIEU PLANTINGS COVERED 100% BY PROPOSED NEW LANDSCAPE TREE INSTALLATIONS:

Only tree #43 is shown on the applicant's plans as a removal. Fee for this removal is $750 or installation of three (3) 24" box size trees, as noted above in the summary table. However, the applicant's landscape plan shows proposed installation of 12-count 24" box size trees at the site, which reduces the removal fee to zero.

If tree #41 is removed as suggested by the CTA in order to allow for the new driveway to be installed as currently proposed, then the removal fee would be an additional $1,000 or installation of four (4) 24" box size trees as noted in the summary table above. Again, this requirement is covered by the applicant's plan to install 12-count 24" box size trees on site.

The CTA suggests removing African sumac #46 which has structurally failed, and is laying on the ground (no fee).

2.0 Assignment & Background

Walter Levison, Contract Town Arborist (CTA) was directed to tag and assess all Protected-Size (4-inch diameter and greater) trees in relatively close proximity to the proposed site plan project area, including off-site trees on neighboring properties which were expected to be negatively impacted by the applicant's planned work.

The site is an older single story residence property, on which the existing structures are all to be demolished. The CTA assessed the proposed grading and drainage plan sheet C2 dated 12/5/2019 by SMP Civil, which shows both the existing residence and proposed new residence work, utility joint trench routing, storm drain pipe trenching, gas pipe trench, driveway work, an existing 10 foot wide Town of Los Gatos drainage easement, and other items. This sheet was used to prepare the tree location and protection map markup attached to the end of this report.

The CTA also assessed the proposed landscape sheets L1 and L2 dated December 2019. There is currently no irrigation pipe trenching plan sheet available from the applicant for review.

For purposes of long term planning, the CTA assumed that any tree that rated out between 0% ("dead") and 10% overall condition ("very poor") was deemed a removal tree for safety purposes.

The site was assessed by the CTA on 1/10/2020.

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Trees were tagged by the CTA at eye level using racetrack shaped tags numbering “41” through “50”: a total of 10 trees. Trees #48, 49, and #50 are all neighbor-owned trees.

Tree data were collected and assembled by the CTA in section 11.0 of this report.

The CTA’s recommendations in section 4.0 of this report are based on published information in various standard arboriculture texts, such as the series of *Best Management Practices* (BMP) companion publication (booklets) published by International Society of Arboriculture that are periodically updated over time. The series of BMP booklets accompany the ANSI-A300 USA standards for tree care used by U.S.-based tree care companies.

Additional supporting information includes digital images archived by the CTA and included in section 10.0, and a tree map markup attached as section 12.0.

The CTA utilized a forester’s D-tape to determine tree mainstem (trunk) diameters at 4.5 feet above grade. The D-tape is a circumferential tape that converts actual trunk circumference to an averaged diameter in inches and tenths of inches.

Tree heights were determined using a digital Nikon Forestry Pro 550 hypsometer.

Tree canopy spread diameters were estimated visually or paced off. The tree canopy driplines shown as black clouding on the tree map markup are approximate only.

The tree trunk plot dot locations shown on the CTA’s tree map markup are also approximate only, and in many cases are not accurate. However, the plot dots used for trees #41 and #42 are those plotted by the project civil engineer SMP, and are therefore considered accurate.

3.0 Town of Los Gatos – What Trees are Protected?

Per the most recent (2015) iteration of the Town of Los Gatos tree ordinance (Town Code Chapter 29 – Zoning Regulations, Article 1), the following regulations apply to all trees within the Town’s jurisdiction (wordage adjusted):

1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered “**Protected Trees**” when removal relates to any development review.

2. 12 inch diameter (18 inch multistem total) trees on developed residential property not currently subject to development review.

3. 8 inch diameter (8 inch multistem total) blue oak (*Quercus douglasii*), black oak (*Quercus kellogii*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) on developed residential lots not currently subject to development review.

4. 8 inch diameter (8 inch multistem total) trees on developed residential property not currently subject to development review, on lots in the designated **Hillside Area** per the official Town map.

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5. All trees with a single mainstem or sum of multiple mainstems totaling 48 inches diameter or greater at 4.5 feet above grade are considered "**Large Protected Trees" (LPT).**

6. All oak species (*Quercus spp*.), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered **"Large Protected Trees" (LPT).**

7. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting 25% or more of any **Protected Tree** (including below ground root system).

8. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a **Large Protected Tree**.

9. Section 29.10.0965. Prohibitions: A permit is required to conduct severe pruning on any protected tree. Severe pruning is defined in section 29.10.0955 as "topping or removal of foliage or significant scaffold limbs or large diameter branches so as to cause permanent damage and/or disfigurement of a tree, and/or which does not meet specific pruning goals and objectives as set forth in the current version of the International Society of Arboriculture Best Management Practices-Tree Pruning and ANSI A300-Part 1 Tree, Shrub, and Other Woody Plant Management-Standard Practices, (Pruning)."

10. Exceptions:

    Severe Pruning Exception in Town Code section 29.10.1010(3) "…..except for pollarding of fruitless mulberry (*Morus alba*) or other species approved by the Town Arborist….".

    Protected Tree Exceptions:

    a. Edible fruit or nut bearing trees less than 18 inches diameter (multistem total or single stem), including fruiting olive trees.
    b. *Acacia melanoxylon* (blackwood acacia) less than 24 inches (multistem total or single stem)
    c. *Liriodendron tulipifera* (tulip tree) less than 24 inches (multistem total or single stem)
    d. *Ailanthus altissima* (tree of heaven) less than 24 inches (multistem total or single stem)
    e. *Eucalyptus globulus* (Tasmanian blue gum) less than 24 inches (multistem total or single stem)
    f. *Eucalyptus camaldulensis* (River red gum) less than 24 inches (multistem total or single stem)
    g. *Other eucalyptus species* (E. spp.) not noted above, less than 24 inches (multistem total or single stem) **(REMOVAL O.K. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP):** www.losgatosca.gov/documentcenter/view/176
    h. All palm species *(*except *Phoenix canariensis)* less than 24 inches (multistem total or single stem)
    i. *Ligustrum lucidum* (glossy privet) less than 24 inches (multistem total or single stem)

    Note that per the exception in part 'a' above, fruiting olive trees with stems totaling less than 18 inches are considered non-protected.

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4.0 Recommendations

1. Project Arborist ("PA"):

   Initial Signoff

   It is recommended that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Mr. Sean Mullin, Associate Planner (smullin@losgatosca.gov). Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition:

   "The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in a monthly site activity report sent to the Town. A mandatory Monthly Tree Activity Report shall be sent at least once monthly to the Town planner associated with this project (smullin@losgatosca.gov) beginning with the initial tree protection verification approval letter".

1. (Continued) PROJECT ARBORIST "PA" / SPECIAL SITE MONITORING:

   The PA shall work with the project team to directly monitor a portion of the following items such as, but not limited to the following:

   1a. Installation of a layer of biaxial or triaxial geogrid over the soil grade surface between **oak #41** and out to at least 20 linear feet from the trunk edge of oak #41 in all directions, as an underlayment for the baserock base section of the proposed new driveway.

   The PA shall verify that proposed new driveway work "edging" involves a cut down to existing soil surface grade elevation only, and does not involve any edging prep excavation for installation of the driveway edging/paver restraints.

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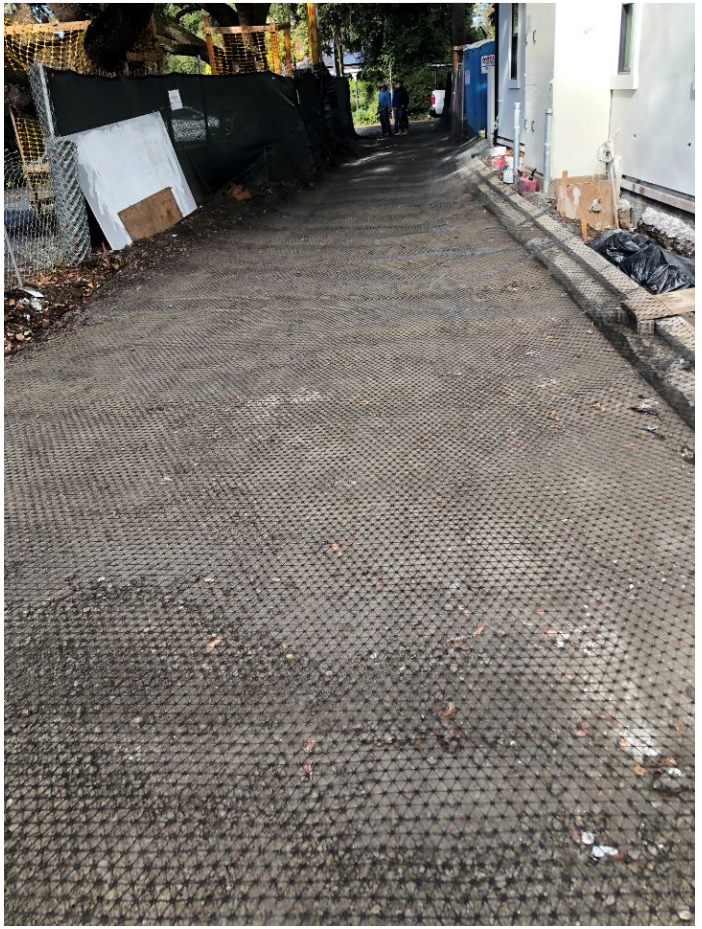
2. Project Team Pre-Project Adjustments, Clarifications, and Limits Suggested or Required:

2a. Hackberry #41:

Applicant's project team shall verify whether this tree is to be removed to accommodate the current proposed driveway footprint. There are potentially both root conflicts and canopy conflicts that seem to be issues related to retention of this tree, given the proposed driveway footprint.

If the tree is to be retained and protected in place, then it is suggested that the team plan to use a biaxial or triaxial geogrid underlayment placed directly at soil surface grade elevation over which the baserock base section shall be placed for driveway construction floating over the root system of tree #41. See sample image at right showing a recent 2020 project in Menlo Park on which The CTA had the owner install Tensar TriAx TX140 triaxial geogrid to avoid base section excavation and to also avoid any subbase overexcavation or subbase recompaction.



2b. Oak #42:

Geogrid: Utilize a geogrid system consisting of a triaxial or biaxial geogrid layer pinned down over existing soil grade between the trunk of the tree and 20 feet out from the trunk in all directions. Do not compact the subgrade soil beneath the geogrid. The geogrid will provide lateral load bearing capability to the driveway such that precompaction of the subbase (root zone of tree) is not necessary. Place baserock over the geogrid, and compact per standard engineering specifications. Lay surface materials over the baserock per plans. See sample image at right. Our local supply house of Reed and Graham, San Jose (contact Mr. Dan Toda at dan@rginc.com). Dan can consult on all types of projects, and will identify specific geogrid models for certain situations, depending on the amount of load-bearing capability required.

Canopy conflicts: In addition to the use of a geogrid, it is further suggested that the team push the proposed driveway footprint to 10 or 15 feet offset from trunk, both to avoid root loss to the oak, and to avoid a conflict between driveway users and the very low hanging canopy. Pruning to clear the driveway airspace may in itself have a significant to severe negative impact on the tree. The extent of horizontal and vertical airspace clearance pruning depends on the final layout of the driveway in relation to the tree.

Joint trench: Project team shall verify whether a joint trench is to be cut within the canopy dripline of oak #42. If a joint trench is required, then relocate the entire trench to a distance of at least 7 feet or more from trunk edge, or use directional bore technology to install all utilities using a "trenchless" bore machine.

Gas pipe: Team shall verify whether a gas pipe is to be upgraded within the canopy dripline of oak #42. If gas service is to be upgraded, then relocate the entire gas trench to a distance of at least 7 feet or more from trunk edge, or use a directional bore machine to install the gas pipe as "trenchless".

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Earthen swale stormwater drainage: The proposed stormwater swale is currently shown to be cut at roughly 1 or 2 feet offset from the trunk of this oak. It is suggested that this swale be relocated to at least 7 feet offset from the trunk edge of the oak, or eliminated altogether from this area of the property.

2c. Protective Tree Fencing:

Project team shall verify that chain link root protection zone fencing will be erected per the CTA's red dashed lines on the tree map markup attached to this report.

2e. Additional "Suggested Removals" in Addition to Tree #43:

As noted above, **tree #41** may need to be removed, if the proposed driveway is built as currently shown on the applicant's plan sheets.

Tree #44 is in poor overall condition and exhibits advanced decay at the fork. This tree is suggested to be considered for additional removal.

Tree #46 has an overall condition rating of 5% which is considered "dead", due to its structural failure. It is currently laid horizontally on the ground. The CTA suggests that this tree be removed (no fee required).

There will not be any fees incurred as a result of removals, even if trees #41, 43, 44, and 46 are all removed, since the canopy replacement fees for all of these trees total $2,500 or installation of ten (10) 24" box trees on site. Since the project is already proposing to install twelve (12) 36" box size trees, the current proposed landscape plan will exceed the Town's canopy replacement requirement in terms of new on-site mitigation plantings.

2f. Landscape Shrubs for Near Oak #48 / Eliminate:

The applicant's current proposed landscape plans dated December 2019 show new shrubs to be installed near the southwest corner of the site. The CTA suggests eliminating all proposed irrigation pipe trenching and all landscape plant installations for the area between the southwest corner of the site and out to roughly 15 or 20 feet from that corner, in order to preserve and protect lateral woody and fine roots growing out from the valuable neighbor-owned coast live oak #48 which is valued at $12,700.

The CTA suggests that this entire corner be fenced off at approximately 20 feet radius out from the southwest property corner.

2e. Irrigation Piping (not reviewed by the CTA as of the date of writing):

Keep all new rigid PVC irrigation piping offset at least 15 feet from the trunk edges of all trees being retained at 16666 Topping Way and being retained on the adjoining neighbor properties. If this distance cannot be achieved, then utilize a "no dig" type system of UV-resistant piping that can be laid directly over-grade, and covered with mulch, such that the piping is at zero inches cut depth below existing tree root zone soil grade.

The irrigation piping shall be kept at least 15 feet offset from the southwest corner of the 16666 Topping Way site, in order to preserve approximately 15 to 20 feet of radial root zone extended into the Topping Way site from neighbor-owned oak #48: a native tree specimen in good overall condition valued at $12,700.

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3. Pruning & Tree Maintenance:

3a. ISA Certified Arborist:

Retain the services of an **ISA Certified Arborist** to perform pruning work on trees requiring clearance pruning or other tree maintenance.

All pruning work on trees at this project will need to be performed directly by an ISA Certified Arborist, or under full-time on-site direct supervision of an ISA Certified Arborist.

All pruning shall conform to the most current iteration (2017) of ANSI-A300 *tree, shrub, and other woody plant maintenance / pruning* and the Best Management Practices companion pamphlet to the ANSI-A300 pruning standards, published by International Society of Arboriculture.

3b. Pruning of **oak #42**:

Do not prune more than 25% of the live canopy of oak #42. If possible, limit all pruning to branches measuring 1 inch diameter or less, when clearing vertical and horizontal airspace for the proposed new driveway.

4. New Irrigation Piping and Landscape Plantings:

4a. Review:

Provide an irrigation plan sheet to Town Staff for review. Per item #2e above in this recommendations section, all new irrigation hard PVC pipe trenching shall be offset at least 15 feet from the trunk edge of any tree being retained both on and off site.

For areas within 15 feet of a tree being retained, use only over-grade “trenchless” systems such as flexible ½” diameter tubing that is UV-resistant and rated for installations on-grade, in order to avoid trenching which would otherwise destroy root systems of trees being retained.

If possible, eliminate all new proposed plantings within 15 to 20 feet of the southwest corner of the property, in order to avoid causing unnecessary damage to the root system of oak #48 which likely extends at least 40 to 50 feet radius through the 16666 Topping Way site.

The proposed grass lawn area may also need to be reduced in extent in order to avoid causing damage to African sumac tree #47. The suggested optimal offset is 10 feet radius from trunk. Current proposed turf lawn appears to encroach to roughly 4 to 6 feet from trunk edge (not verified as of the date of writing).

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5. Trunk Buffer Wrap Type III Protection:

   Prior to demolition commencement, install trunk buffers around all trees being retained on-site:

   Wrap **one (1) entire roll of orange plastic snow fencing around the trunk of each single tree**, between grade and 6 to 8 feet above grade to create a padding of at least 1 to 2 inches thickness around each tree trunk. Stand 2x4 wood boards upright, side by side, around the entire circumference of the orange plastic wraps. Affix using duct tape (do not use wires or ropes). See spec image above right showing the wooden boards correctly mounted against one entire roll of orange snow fencing, such that the wood does not actually touch the trunk at all.

6. Chain Link Fencing Type I and/or Type II Root Protection Zone (RPZ):

   Prior to demolition commencement, erect chain link fencing panels set on moveable concrete block footings (see sample image below right). Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees. These panels are available commonly for rent or purchase.

   Alternative Fencing / Tube Posts and Rolled Chain Link: Using a professional grade post bounder, pound 7-foot long 2-inch diameter iron tube posts 24-inches into the ground, at 6 to 10-foot spacing maximum on-center, and hang steel chain link fencing material minimum 5-feet height on the tube posts. These materials are available for purchase at many retail and wholesale construction supply houses such as Home Depot, Lowe's, Grainger's, White Cap, Harbor Freight, etc.

   Pre-construction fence routes for trees being retained within 30 feet of new work:

   See the CTA's red dashed lines indicating chain link fence routing, on the attached tree map markup. Tree fencing around many of the site trees and neighbor trees is considered "not finalized", given that:

   - **Hackberry #41 may need to be removed to allow for construction of the current proposed driveway.**
   - **Oak #42 should be fenced at least 7 feet radius offset from the trunk edge, but current proposed utilities and driveway work all encroach to closer than this offset distance.**
   - **African sumac #44 and #46 both probably need to be removed due to health and/or structural issues discussed elsewhere in this report.**

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- **Neighbor oak #48 requires at least 15 to 20 radial feet of protective fencing, but the current proposed landscape plan shows shrub installations for within this area.**

- **Neighbor trees #49 and #50 are fenced at the property line, but should be fenced 5 to 10 feet east of the property line in order to better protect the canopy wood from above-ground damages.**

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

7. Signage: The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 15 linear feet of fencing, minimum 8"X11" size each, plastic laminated or printed with waterproof ink on waterproof paper, with wordage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):

TREE PROTECTION ZONE FENCE
ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025

PROJECT ARBORIST:
TELEFONO CELL: EMAIL:

Note: Walter Levison, Contract Town Arborist is an independent consultant working for Town of Los Gatos Planning Division Staff, and is **not** the "PROJECT ARBORIST".

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8. Water Spray:

   Spray off foliage of all trees **within 20 feet of construction** activity using a very high power garden hose or a pressure washer system set on low pressure to wash both the upper and lower surfaces of foliage. This helps keep the gas portals (stomata) unclogged for better gas exchange which is crucial for normal tree function.

   Spray should be applied approximately **once-monthly,** or when ambient airborne dust concentration is unusually high.

9. Tree Removal Permitting / Removal of Protected-Size Trees / Mitigation:

   It is suggested that the Town permit the removal of tree #43 per the applicant's plan sheets.

   It is further suggested that the Town permit the removal of possibly trees #41, 44, and #46. Tree #41 appears to be in conflict with the current proposed driveway plan, and will likely require removal unless the driveway and garage are flipped to the opposite side of the property. Trees #44 and #46 have health and/or structural issues.

   Note that the applicant's installation of twelve (12) 36" box size trees per the current proposed landscape plan sheet L-1 is equivalent to a landscape credit of greater than the canopy replacement fees that would be due to the Town for removal of trees #41, 43, 44, and #46.

   New Plantings / Spec Install:

   Ideally, **two (2) high flow type adjustable bubblers each emitting 2 gallons per minute (2GPM)** are set over the rootball of each single tree planting, and each tree is installed with two (2) wooden planting stakes (not the shipping stake), with a set of figure-8 Cinch Ties ™ affixed per the standard spec image below right.

   Note how the tree stakes are cut to just above the elevation of the Cinch-Ties to avoid abrasion between the stakes and the limbs and trunk during wind movement.

   A watering berm consisting of site soil is formed around the outside edge of the rootball to force irrigation water to pool up directly over the rootball, as seen in the image at right and below right on page 21 of this report.

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RIGHT: Proper installation of a new 24" box size tree with dual high flow type 2 gallon-per-minute flood bubblers seen inside a steeply sloped watering berm built using site soil. The berm is built up directly over the rootball edge, which forces irrigation water directly downward into the rootball via gravity.

10. Temporary Irrigation During Construction (If Any):

    Volume per week: **TBD.**

    Application locations: **TBD.**

    Application methods: **TBD.**

    See image at right showing a 100-foot long soaker hose setup with wood chip mulch around a large coast redwood specimen being retained during construction on a Walter Levison project. Palo Alto, California.

    Other over-grade temporary irrigation techniques can be used, including a tow-behind water tank/spray apparatus, water truck, garden hose, high flow type bubblers, etc.

5.0 Tree Protection and Maintenance Directions per Town Code

The following is excerpted directly from the 2015 iteration of the Town of Los Gatos tree ordinance sections which provide specific tree protection directions and limitations on root pruning and above-ground pruning:

Sec. 29.10.1000. New property development.

(a) A tree survey shall be conducted prior to submittal of any development application proposing the removal of or impact to one or more protected trees. The development application shall include a Tree Survey Plan and Tree Preservation Report based on this survey. The tree survey inventory numbers shall correspond to a numbered metal tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by a certified or consulting arborist, and shall include the following information:

(1) Location of all existing trees on the property as described in section 29.10.0995;

(2) Identify all trees that could potentially be affected by the project (directly or indirectly- immediately or in long term), such as upslope grading or compaction outside of the dripline;

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(3) Notation of all trees classified as protected trees;

(4) In addition, for trees four (4) inches in diameter or larger, the plan shall specify the precise location of the trunk and crown spread, and the species, size (diameter, height, crown spread) and condition of the tree.

(b) The tree survey plan shall be reviewed by the Town's consulting arborist who shall, after making a field visit to the property, indicate in writing or as shown on approved plans, which trees are recommended for preservation (based on a retention rating of high/moderate/low) using, as a minimum, the Standards of Review set forth in section 29.10.0990. This plan shall be made part of the staff report to the Town reviewing body upon its consideration of the application for new property development;

(c) When development impacts are within the dripline of or will affect any protected tree, the applicant shall provide a tree preservation report prepared by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other relevant information, shall be used to determine the health and structure of existing trees, the effects of the proposed development and vegetation removal upon the trees, recommendations for specific precautions necessary for their preservation during all phases of development (demolition, grading, during construction, landscaping); and shall also indicate which trees are proposed for removal. The tree preservation report shall stipulate a required tree protection zone (TPZ) for trees to be retained, including street trees, protected trees and trees whose canopies are hanging over the project site from adjacent properties. The TPZ shall be fenced as specified in section 29.10.1005:

(1) The final approved tree preservation report shall be included in the building permit set of development plans and printed on a sheet titled: Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;

(2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in section 29.10.0990;

(3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval:

a. The applicant shall, within ninety (90) days of final approval or prior to issuance of a grading or building permit, whichever occurs first, secure an appraisal of the condition and value of all trees included in the tree report affected by the development that are required to remain within the development using the Tree Value Standard methodology as set forth in this Chapter. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers (CTLA) and the Species and Group Classification Guide published by the Western Chapter of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraisal shall be subject to the Director's approval.

b. The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.0980, for each tree to be removed to satisfy the purpose of this division.

(d) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The

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applicant will then be responsible for the loss of any tree not previously approved for removal. For protected trees, which were removed, the developer shall pay a penalty in the amount of the appraised value of such tree in addition to replacement requirements contained in section 29.10.0985 of this Code. The applicant shall remain responsible for the health and survival of all trees within the development for a period of five (5) years following acceptance of the public improvements of the development or certificate of occupancy.

(e) Prior to issuance of any demolition, grading or building permit, the applicant or contractor shall submit to the Building Department a written statement and photographs verifying that the required tree protection fence is installed around street trees and protected trees in accordance with the tree preservation report.

(f) If required by the Director and conditioned as part of a discretionary approval, a security guarantee shall be provided to the Town. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the Director, in the penal sum of five thousand dollars ($5,000.00) for each tree required to be preserved, or twenty-five thousand dollars ($25,000.00), whichever is less. The cash, bond or other security shall be retained for a period of one (1) year following acceptance of the public improvements for the development and shall be forfeited in an amount equal to five thousand dollars ($5,000.00) per tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or severely damaged.

(g) An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done using directional boring, air-spade excavation or by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified or consulting arborist.

(h) It shall be a violation of this division for any property owner or agent of the owner to fail to comply with any development approval condition concerning preservation, protection, and maintenance of any protected tree.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".

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(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1010. Pruning and maintenance.

All pruning shall be in accordance with the current version of the International Society of Arboriculture Best Management Practices—Tree Pruning and ANSI A300-Part 1 Tree, Shrub and Other Woody Plant Management—Standard Practices, (Pruning) and any special conditions as determined by the Director. For developments, which require a tree preservation report, a certified or consulting arborist shall be in reasonable charge of all activities involving protected trees, including pruning, cabling and any other work if specified.

(1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).

(2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.

(3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (*Morus alba)* or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.

(4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (12.5” in circumference) without first obtaining a permit pursuant to this division.

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(Ord. No. 2114, §§ I, II, 8-4-03)

6.0 Tree Replacement Standards – Los Gatos Town Code

(Excerpted from Town Code 29.10.0985 and 29.10.0987)

(1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private property. Table 3-1 The Tree Canopy—Replacement Standard shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

(2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:

a. Add or replace trees on public property in the vicinity of the subject property; or

b. Add or replace trees or landscaping on other Town property; or

c. Support the Town's urban forestry management program. (Ord. No. 2114, §§ I, II, 8-4-03)

Table 3-1 - Tree Canopy - Replacement Standard

Canopy Size of Removed Tree [1]	**(Staff is using 24" box size as the Replacement Standard for SFR Projects as of 2016) [2,4]**	**Single Family Residential Replacement[3,4]**
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees; or Two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or Three 36 inch box trees	Not Available

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Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available

Notes

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

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

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

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

Sec. 29.10.0987. Special Provisions—Hillsides

The Town of Los Gatos recognizes its hillsides as an important natural resource and sensitive habitat which is also a key component of the Town's identity, character and charm. In order to maintain and encourage restoration of the hillside environment to its natural state, the Town has established the following special provisions for tree removal and replacement in the hillsides:

(1) All protected trees located 30 or more feet from the primary residence that are removed shall be replaced with native trees listed in *Appendix A Recommended Native Trees for Hillside Areas of the Town of Los Gatos Hillside Development Standards and Guidelines* (HDS&G).

(2) All protected trees located within 30 feet of the primary residence that are removed shall be replaced as follows:

(a) If the removed tree is a native tree listed in Appendix A of the HDS&G, it shall only be replaced with a native tree listed in Appendix A of the HDS&G.

(b) If the removed tree is not listed in Appendix A, it may be replaced with a tree listed in Appendix A, or replaced with another species of tree as approved by the Director.

(c) Replacement trees listed in Appendix A may be planted anywhere on the property.

(d) Replacement trees not listed in Appendix A may only be planted within 30 feet of the primary residence.

(3) Replacement requirements shall comply with the requirements in Table 3-1 Tree Canopy Replacement Standard of this Code.

(4) Property owners should be encouraged to retain dead or declining trees where they do not pose a safety or fire hazard, in order to foster wildlife

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habitat and the natural renewal of the hillside environment.

7.0 Author's Qualifications

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.

- Contract Town Arborist, Town of Los Gatos, California
  Community Development Department / Planning Division
  2015-present

- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)

- Millbrae Community Preservation Commission (Tree Board)
  2001-2006

- ASCA Registered Consulting Arborist #401

- ASCA Arboriculture Consulting Academy graduate, class of 2000

- Associate Consulting Arborist
  Barrie D. Coate and Associates
  4/99-8/99

- Contract City Arborist, City of Belmont, California
  Planning and Community Development Department
  5/99-present

- ISA Certified Arborist #WE-3172A

- Peace Corps Soil and Water Conservation Extension Agent
  Chiangmai Province, Thailand 1991-1993

- B.A. Environmental Studies/Soil and Water Resources
  UC Santa Cruz, Santa Cruz, California 1990

  UCSC Chancellor's Award, 1990

  (My full curriculum vitae is available upon request)

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8.0 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

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

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

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Tree are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

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9.0 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant

10.0 Digital Images

Below: Digital Images by the CTA archived 1/10/2020.

Tag #	Image	Tag #	Image
41		42	The oak canopy actually extends 18 feet west of trunk, hanging down to roughly 4 feet above grade, which means that the driveway as currently proposed is not viable unless the canopy were to be severely pruned.

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42		42	
43		44	

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44	 Closeup of decay at fork.	45	
46	 Tree has failed structurally. Suggest remove from landscape.	47	

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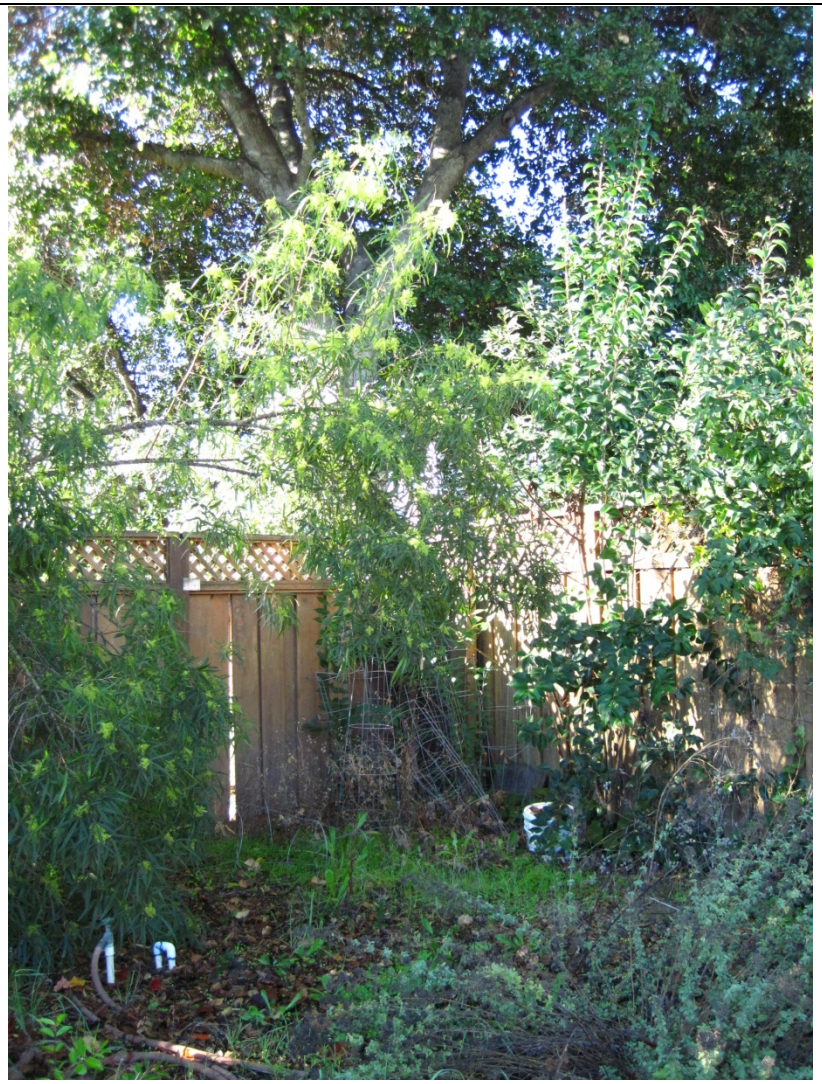
48		48	
	Southwest corner of the site should probably be left alone to preserve the oak roots of tree #48 which likely extend at least 40 of 50 feet into the 16666 Topping Way property.		Upper elevations of neighbor owned oak #48. The tree's root system likely extends at least 40 to 50 feet radius into the 16666 Topping Way property, which means we need to eliminate all activity in the southwest corner of the site and fence it off using chain link panels set at 20 feet out from the corner.

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Left: Neighbor tree (hackberry?) #49. Right: Neighbor tree (hackberry?) #50.
The fence is set at the property line. The tree's root system is likely blocked from extending eastward due to the presence of an existing very large diameter concrete storm drain pipe (Town-owned) below the area along the fence (just in front of the fence line). The CTA assumes that nobody can touch the existing pipe.

It appears that the 16666 Topping owners already pruned back these two neighbor trees to clear the property line. It is not known whether this action was performed with the expressed permission of the tree owners, or not. The images show that the two trees are now lopsided westward as a result of the pruning work.

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11.0 Tree Data Table

NOTE 1: Fruit and nut trees measuring less than 18" diameter (total of all mainstems), including fruiting olive trees, both on the site and on adjacent neighbor properties are excluded from the CTA's tree studies as "exemption trees" per the Town tree ordinance.

NOTE 2: Tree conservation suitability ratings (CSR) are now based on the 2016 version of *Best Management Practices: Managing Trees During Construction, 2nd Edition,* published by the International Society of Arboriculture. These ratings are linked to tree health, desirability, distance between tree trunk edges and construction impacts such as root cuts and graded fill soil as shown on the applicant's current-proposed set of plan sheets, species' tolerance to construction impacts, etc. See the worksheet at the end of this data table for the full breakdown of TCS rating determinations and definitions.

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
41	*Celtis sp.*	Hackberry species (not verified)	13.6	-	-	13.6	30/30	70/70	70% Good	?	?	Poor					Good trunk taper and good twig density. PG&E has not yet topped this tree	TBD	TB, RPZ, P if retain

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
42	*Quercus ilex*	Holly oak	11.2	-	-	11.2	27/25	85/80	80% Good		X	Poor to Mod	W	W			Tree canopy and tree root zone are both in conflict with proposed utilities and proposed driveway	TBD	TB and RPZ. Realign or eliminate trenching for utilities. Push proposed driveway farther west, and use geogrid to build baserock up over-grade as a floating no dig type system. Canopy clearance may be a significant problem. Prune to clear?
43	*Genus species*	Unknown tree species	9	7	7	Total 35	32/25	55/25	35% Poor	X		n/a					Tree exhibits multiple forks between 0 and 2 feet elev with bark inclusions (bad).	n/a	(Tree to be removed per applicant's plan)

ered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture
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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
44	*Rhus lancea*	African sumac	7.1	-	-	7.1	18/20	70/20	30% Poor		X	Poor to Mod					Mainstem decay 3 feet to 5 feet elev at fork (see photo)	5+ feet offset	RPZ fence if tree is retained.
45	*Rhus lancea*	African sumac	6.0	-	-	6.0	17/16	80/60	70% Good		X	Mod						5+ feet offset	RPZ fence.
46	*Rhus lancea*	African sumac	6.8	-	-	6.8	16/13	10/0	5% "Dead"	X		Poor			Yes		Tree's failed structure is literally on ground due to presence of girdling roots.	n/a	CTA suggests removal of this failed tree.
47	*Rhus lancea*	African sumac	7.5	4.0	-	Total 11.5	18/12	75/60	66% Good		X	Mod	N					10 to 15 feet offset radius	RPZ 10 to 15 feet offset from trunk (may require redesign of proposed grass lawn)

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
48	*Quercus agrifolia* *NEIGHBOR TREE*	Coast live oak	Est. 24	-	-	Est. 24	40/40	80/70	74% Good		X	Good					Bark inclusion fork at 15 feet (bad). Canopy radius 18 feet, extending +/- 12 to 15 feet into the 16666 Topping airspace.	Erect fence at 15 to 20 feet out from the south-west property corner	RPZ, and adjust the landscape plan to avoid planting and avoid cutting irrigation piping within roughly 15 to 20 feet of the property corner.
49	*Celtis sp. (not verified)* *NEIGHBOR TREE*	Hackberry species (not verified)	9.8	-	-	9.8	30/20	80/60	70% Good		X	Mod	X				Canopy lopsided due to pruning of the east side by 16666 Topping. Root system impeded by presence of Town's very large diameter drainage pipe that runs along the 10 foot easement.	Ideally: 10 to 15 feet offset radius. Note that the (e) fence is set over the property line, which is too close to the trunk.	RPZ

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
50	*Celtis sp. (not verified)* *NEIGHBOR TREE*	Hackberry species (not verified)	10	9	7	Total of six (6) stems: 45	30/35	80/70	75% Good		X	Mod	X				(Same as tree #49 above)	(Same as #49 above)	RPZ

Overall Tree Condition Ratings / Breakdown of Numeric Ranges (New, Per *Guide for Plant Appraisal, 10th Edition*):

00 - 05% = Dead
06 - 20% = Very Poor
21 – 40% = Poor
41 – 60% = Fair
61 – 80% = Good
81 – 100% = Exceptional

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Tree Conservation Suitability (TCS) Ratings[1]

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to cutting and filling, proximity to construction or demolition, and potential longevity using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). The following list defines the rating scale:

TPS Ratings	Range of values	
Good	**80-100**	Trees with good health, good structural stability and good expected longevity after construction.
Moderate	**60-79**	Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
Poor	**<59**	Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

TCS Ratings Worksheet Factors (Total Possible: 100 Points)

Health (1-15)
Root Cut/Fill Distance from Trunk (1-15)
Structure Defects (1-15)
Construction Tolerance of the tree species (1-15)
Age relative to typical species lifespan (1-10)
Location of construction activity (1-10)
Soil quality/characteristics (1-10)
Species desirability (1-10)

[1] Derived from Fite and Smiley, 2016. *Best Management Practices: Managing Trees During Construction, 2nd Edition*. International Society of Arboriculture.

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Tree Maintenance and Protection Codes Used in Data Table:

RPZ: Root protection zone fence, chain link, with 2" diameter iron posts driven 24" into the ground, 6 to 8 feet on center max. spacing. Alternative material: chain link fence panels set over concrete block-type footings, with the fence panels wired to steel pins pounded 24 inches into the ground at both ends of each panel.

RB: Root buffer consisting of wood chip mulch lain over existing soil as a 12 inch thick layer, overlain with 1 inch or greater plywood strapped together with metal plates. This root buffer or soil buffer should be placed over the entire width of the construction corridor between tree trunks and construction.

RP: Root pruning. Prune woody roots measuring greater than or equal to 1 inch diameter by carefully back-digging into the soil around each root using small hand tools until an area is reached where the root is undamaged. Cleanly cut through the root at right angle to the root growth direction, using professional grade pruning equipment and/or a Sawzall with wood pruning blade. Backfill around the cut root immediately (same day), and thoroughly irrigate the area to saturate the uppermost 24 inches of the soil profile.

BDRP: Back-dig root pruning: Hand-dig around the broken root, digging horizontally into the open soil root zone until a clean, unbroken, unshattered section of the root is visible. Proceed as per ‘root pruning’.

RCX: Root crown excavation. Retain an experienced ISA-Certified arborist to perform careful hand-digging using small trowels or other dull digging tools to uncover currently-buried buttress root flares. Digging shall occur between trunk edge and at least two (2) feet horizontal from trunk edge. The final soil elevation will be at a level such that the tree’s buttress roots visibly flare out from the vertical trunk.

TB: Trunk buffer consists of 20-40 wraps of orange plastic snow fencing to create a 2 inch thick buffer over the lowest 8 feet of tree trunk (usually takes at least an entire roll of orange fencing per each tree). Lay 2X4 wood boards vertically, side by side, around the entire circumference of the trunk. Secure buffer using duct tape (not wires).

F: Fertilization with slow-release Greenbelt 22-14-14 tree formula, as a soil injection application using a fertilizer injection gun. This brand and formulation is commonly used by reputable tree care companies in the Bay Area. Apply at label rate and injection hole spacing.

M: 4-inch thick layer of chipper truck type natural wood chips (example source: Lyngso Garden Supply, self pick-up). Do not use bark chips or shredded redwood bark.

W: Irrigate using various methods to be determined through discussion with General Contractor. Irrigation frequency and duration to be determined through discussion and/or per directions in this report. Native oak species typically require 1x/month irrigation, while other tree species tend to prefer 2x/month or 4x/month moderate to heavy irrigation during construction.

P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist, and shall conform to all current ANSI A300 standards.

MON: A Project Arborist must be present to monitor specific work as noted for each tree.

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12.0 Appraisal Worksheet by the CTA

This appraisal worksheet was prepared using the 10th edition of the Guide for Plant Appraisal, 2nd Printing (2019). The dollar values of each survey tree derived from these calculations are useful in helping determine the monetary fines for construction team violations of the Town of Los Gatos tree ordinance, and for other Town Staff purposes. For instance, if a tree is found by an ISA Certified Arborist (e.g. the Project Arborist, or the Contract Town Arborist) to be "50% damaged" in terms of below and/or above-ground losses to structure and/or health (vigor), the fine assessed on the construction team might be calculated as 50% of the tree's appraised dollar value.

13.0 Attached: Tree Location & Protection Fence Map Mark-up by the CTA

The CTA marked up the applicant's grading and drainage plan sheet C2 dated 12/5/2019 by SMP Civil of Los Altos, California. This markup is attached to the end of this report as a PDF markup using Adobe Pro, and the markups by the CTA may not be visible unless the viewer opens the document using Adobe Pro or Adobe CS.

The CTA added the following items to this sheet for reference purposes:

a. Tree tag numbers are noted in black numeric oversized type.

b. Tree plot dots are enlarged for clarity. The locations of most of the plot dots are considered not-accurate (rough approximate only). However, tree plot dots for trees #41 and #42 are the project engineer's plot dots, which are therefore accurate.

c. Canopy driplines are noted to approximate scale, using black clouding.

d. Red dashed lines indicate chain link fencing tree root protection zones (RPZ) suggested by the CTA. The fencing is currently shown as staying offset from most of the applicant's proposed site work. However, the actual ideal fence locations may in some cases be farther than shown on the tree map. This is the case with oak #42, where the proposed driveway footprint encroaches to within the Critical Root Zone (CRZ) of the tree. Oak #42 is also problematic in that the various applicant-proposed utility trenches are shown as encroaching to within the RPZ fence enclosure.

e. Magenta highlighting indicates the applicant's proposed utility trenches.

f. Yellow and green highlighting indicates some (but not all of) the applicant's proposed hardscape, buildings, playground, and grass lawn.

g. Aquamarine highlighting shows the existing Town drainage pipe that exists below grade along the west edge of the 10 foot wide drainage easement. This pipe is assumed to be retained as-is, with its associated existing concrete hardscape overlay.

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Walter Levison
CONSULTING ARBORIST

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition* (2018)
"Functional Replacement Method / Trunk Formula Technique"
1/17/2020
16666 Topping Way, Los Gatos, CA

								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
41	Csp.	8	0.7	0.7	0.8	72%	13.6	70%	90%	3	3.8	$250.00	$65.79	145.19	$ 9,552	$ 4,303	**$4,300**
42	Qi	31	0.85	0.8	0.8	81%	11.2	60%	90%	2	2.24	$250.00	$111.61	98.47	$ 10,990	$ 4,792	**$4,790**
43	Unkn	-----	0.55	0.25	0.6	35%	**Adjusted trunk area per multistem cross-sectional areas summed**	60%	90%	3	3.8	$250.00	$65.79	195.00	$ 12,829	$ 2,407	**$2,410**
44	Rl	32	0.7	0.2	0.7	35%	7.1	60%	90%	2	2.24	$250.00	$111.61	39.57	$ 4,417	$ 835	**$830**
45	Rl	32	0.8	0.6	0.7	65%	6	60%	90%	2	2.24	$250.00	$111.61	28.26	$ 3,154	$ 1,099	**$1,100**
46	Rl	32	0.1	0	0	2%	6.8	60%	90%	2	2.24	$250.00	$111.61	36.30	$ 4,051	$ 33	**$30**

Walter Levison
CONSULTING ARBORIST

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition* (2018)
"Functional Replacement Method / Trunk Formula Technique"
1/17/2020
16666 Topping Way, Los Gatos, CA

								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
47	RI	32	0.75	0.6	0.7	64%	**Adjusted trunk area per multistem cross-sectional areas summed**	60%	90%	2	2.24	$250.00	$111.61	50.00	$ 5,580	$ 1,921	**$1,920**
48	Qa	30	0.8	0.7	0.8	73%	24	65%	90%	3	3.8	$250.00	$65.79	452.16	$ 29,747	$ 12,704	**$12,700**
49	Csp.	8	0.8	0.6	0.8	66%	9.8	80%	70%	3	3.8	$250.00	$65.79	75.39	$ 4,960	$ 1,833	**$1,830**
50	Csp.	8	0.8	0.7	0.8	73%	**Adjusted trunk area per multistem cross-sectional areas summed.** **The CTA reduced the actual sum by 50% for reasonable-ness**	80%	70%	3	3.8	$250.00	$65.79	140.00	$ 9,211	$ 3,765	**$3,770**

Walter Levison, Consulting Arborist <walterslevisonjr@yahoo.com> Cell: (415) 203-0990

Walter Levison
CONSULTING ARBORIST

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition* (2018)
"Functional Replacement Method / Trunk Formula Technique"
1/17/2020
16666 Topping Way, Los Gatos, CA

								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
Notes: (NEWLY REVISED) Overall condition rating range per the new 10th edition of *Guide for Plant Appraisal* (2018): **Excellent: 81-100%** **Good: 61-80%** **Fair: 41-60%** **Poor: 21-40%** **Very Poor: 6-20%** **Dead: 0-5%**																**Total Appraised Value of All Study Trees**	**$33,680**

Walter Levison, Consulting Arborist <walterslevisonjr@yahoo.com> Cell: (415) 203-0990

1/17/2020
Walter Levison, Consulting Arborist
Contract Town Arborist, Town of Los Gatos
-Canopies to approx. scale only.
-Tree plot locations are rough approximate only
(not considered to be accurate)

SCALE: 1"=10'

Red dashed lines indicate the CTA's suggested routing for chain link fence Root Protection Zones (RPZ)

Tree 44
African sumac

Tree 45
African sumac

Tree 46
African sumac

Tree 47
African sumac

Tree 48
Coast live oak

Proposed playground

Proposed patio hardscape

Proposed lawn with irrigation pipe trenching

Proposed New Basement
16666 Topping Way

Proposed drive

Tree 43
Unverified species

Tree 42
Holly oak

Tree 41
Hackberry (not verified)

Tree 49
Hackberry (not verified)

Tree 50
Hackberry (not verified)

Assume the gas pipe and joint trench (JT) are proposed to be trenched in as new utility alignments. These trenches may have a severe negative effect on the root system of oak #42. The CTA suggests re-aligning all of the proposed new trenches to outside the canopy dripline of this tree. However, there will still be a conflict between the proposed new driveway and the canopy of oak #42, and also an conflict between the root system of oak #42 and the proposed new driveway, which can only be remedied by use of a geogrid underlayment placed directly over the soil surface prior to laying baserock, in order to create a "no dig" driveway that does not require any excavation into the subgrade.

Red dashed lines indicate the CTA's suggested chain link fence Root Protection Zones (RPZ)

Black clouding indicates the actual approximate scaled tree canopy driplines as measured by WLCA

Proposed new driveway footprint will conflict with tree #41 root system. This tree may need to be removed if the drive is to be built out as currently proposed by the applicant. The conflict area is shown as black line drawing. However, in reality, the root system of a tree extends much much farther than the canopy dripline (e.g. 50 feet radius, etc.)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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From: [redacted]
Sent: Monday, December 30, 2019 4:56 PM
To: Planning <Planning@losgatosca.gov>
Subject: Concerns with projected home re-build on 16666 Topping Way

Dear Town Planner,

I am writing with my concerns with the proposed new construction at 16666 Topping Way. We were notified by Mr. Lin (contractor) of what he has submitted to the town for this spec home and was given a set of the plans by him for this site. I was told by Sean (planner at the town) that these plans have been submitted for review around December 20th to the Town of Los Gatos. I have notified Mr. Lin with my concerns.

I have lived on Topping Way for 29 years and have seen tremendous changes in the neighborhood with what is being allowed to be built as a spec home. There are some lots over 3/4 acres that can justify placing a 6,600 sq ft home on. But the lots on Topping way and Hilow are not these lots. If approved, this is setting a precedent for other contractors to sweep in and make monstrous homes that are blocking the view of the hillsides and creating shade that changes the ecosystem of surrounding yards. I sure hope the home that is approved for this lot are the original plans that went through in 2017 - 18 for a one story 3200 + sq ft home. The beauty of this town is the foothills, and to block out these mountains by walls of tall two story homes is a shame.

If I could please be informed of any public hearings that are going on for this plan I would appreciate it. I will be attending.

Thank you

[redacted]

EXHIBIT 8

[redacted]
Los Gatos, CA 95060

Dear [redacted],

Thank you for the feedback after your review of the proposed plans for 16666 Topping Way. I appreciate that you both have seen many changes over your years on Topping Way and want to build a custom home that will contribute to the beauty of the neighborhood.

The proposed house would consist of a first floor of 2,448 sf, a second floor of 1,528 sf and a garage of 749 sf. There would be a 2,305 sf basement that would not create any visual impact. The second story that I would like to construct is designed to be nearly 1,000 sf smaller than the first floor footprint and should not create such an obstruction of the views of the surrounding environment, nor should it create any ecologic problems for the native wildlife. The plans submitted to the Town of Los Gatos shows that it will have a maximum height elevation of 28' and will be centered over the larger bottom floor so as to allow for the beautiful hillside to be appreciated by our neighbors and not create large areas of shade within the surrounding yards.

16666 Topping Way has a lot size of 14,528. Based on that figure, the proposed house would have a Floor Area Ratio (FAR) of 0.27 which is within the town guidelines. There are currently two other homes in the immediate neighborhood that have matching or larger ratios.

I hope that this letter served to reassure you that this proposed home as designed would only enhance the neighborhood and have a minimum impact to you as a valued neighbor.

Sincerely,

Arthur Lin

From: Debbie Mar [redacted]
Sent: Wednesday, January 22, 2020 11:24 AM
To: Planning <Planning@losgatosca.gov>
Subject: 16666 Topping Way Architecture & Site Application S-19-044

Attn: Sean Mullin, Project Planner

Dear Sean,

I am writing to express my concern over the proposed plan for the property at 16666 Topping Way. I am a neighbor at [redacted].

My biggest concern is that this plan is for a house that is so huge that it is way beyond fitting into the neighborhood. Most of the houses on our street are between 1200 and 3600 square feet. In fact, I only found two that are larger, the larger of which is about 4100 square feet. The proposed house for 16666 Topping Way is over 6000 square feet, another 50% larger than our current largest house, and well over double the size of most of the houses on our street, if not triple the size of some of us.

I am also concerned about having a basement built so close to the drainage channel that abuts the property. I have walked by houses on Hilow during the digging out of basements, and watched gallons and gallons of water pour out down the street, wasting valuable water and probably draining out part of our water table. With the drainage channel on the edge of this property (with a 10' easement even!), I think that this basement could be risky. Given the size of the house, I also don't feel that a basement is necessary. Removing the basement would bring the square footage of this house to just under 4,000, a much more reasonable size.

Also, in keeping with the neighborhood, the two houses on either side of 16666 Topping Way are both one-story houses, without basements. One is about about 2,200 square feet, but the other is over 3,200 square feet, with 5 bedrooms and 4 baths, proving that a larger house can be built in just one story, without getting too outrageous in size. Why can't the developer come up with a plan that fits in better with its neighbors?

Thank you.

Deborah Mar

Deborah Mar
[redacted]
Los Gatos, CA 95060

Dear Deborah Mar,

Thank you for the feedback after your review of the proposed plans for 16666 Topping Way. I appreciate that you both have seen many changes over your years on Topping Way and want to build a custom home that will contribute to the beauty of the neighborhood.

The proposed house would consist of a first floor of 2,448 sf, a second floor of 1,528 sf and a garage of 749 sf. There would be a 2,305 sf basement that would not create any visual impact. The second story that I would like to construct is designed to be nearly 1,000 sf smaller than the first floor footprint and should not create such an obstruction of the views of the surrounding environment, nor should it create any ecologic problems for the native wildlife. The plans submitted to the Town of Los Gatos shows that it will have a maximum height elevation of 28' and will be centered over the larger bottom floor so as to allow for the beautiful hillside to be appreciated by our neighbors and not create large areas of shade within the surrounding yards.

16666 Topping Way has a lot size of 14,528. Based on that figure, the proposed house would have a Floor Area Ratio (FAR) of 0.27 which is within the town guidelines. There are currently two other homes in the immediate neighborhood that have matching or larger ratios.

The basement plans have been prepared in collaboration with a licensed architect, civil engineer and structural engineer, all with years of expertise. The contractor is licensed with the State of California Contractors Licensing Board and all subcontractors used in this will have extensive experience with basements as well as licensed. Construction of the basement will meet or exceed the Town of Los Gatos requirements and all inspections satisfactory or corrected as needed.

I hope that this letter served to reassure you that this proposed home as designed would only enhance the neighborhood and have a minimum impact to you as a valued neighbor.

Sincerely,

Arthur Lin

February 19, 2021

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

Dear Mr. Mullin:

Three and a half years ago, I wrote my first letter about the development of 16666 Topping Way. At the time, I had written that the proposed structure was oversized, imposing and unfair. It was larger than any other home in the "neighborhood", and far larger than the average house on the street. I had also said that I am a proponent of new construction, but that it needed to be done in a reasonable, thoughtful and considerate manner. Of particular concern was the fact that the house was flanked with easements, limiting the ability to shield its excessive size from neighboring homes. After receiving various frustrated letters and comments from the community, the proposal went before the planning commission. Not surprisingly, it received criticism from the commission due to its excessive size and mass, particularly in comparison with the homes in its surrounding vicinity. Consequently, the proposal was withdrawn, and a much more reasonable single-story house was proposed in its place.

Ultimately, however, the proposal for the large single-story house was withdrawn and has since been replaced with yet another massive home, this one EVEN LARGER than the original home proposed in 2017 (3,976 sq. feet now vs. 3,907 before extensive basement and garage). To add insult to injury, not only is the home larger, but now, two of the four 16 – 20 foot trees that are in the rear yard offering the only limited coverage that exists today between neighboring homes, are proposed to be removed! The replacement? Three short, slow growing Japanese maples, which will do nothing to offer any shield to the massive structure proposed.

I am unclear how / why a proposal that went before the planning commission three and a half years ago and received extensive criticism due to its massive size is essentially before the commission again today, all while taking away even more benefits to neighbors than before in the form of trees to protect and preserve all parties' privacy. Once again, I have been forced to stare at looming story poles overwhelming the peace and tranquility of the neighborhood. The proposal in its current form is unacceptable. Building a massive structure for the sole purpose of flipping a house and maximizing profits while not even offering any accommodations (such as added privacy) for neighbors is not okay. Nor is it what should be expected from and for this community.

There is a reason that this house is coming before the planning commission and not the development committee. It is because it is known to be controversial. I strongly and respectfully request that the planning commission consider the community in making the decision about what is acceptable, and either reduce the size of the structure or require proper mature tree plantings of at least 20' in height to replace the trees that are proposed to be removed and to protect the privacy of the neighbors who so fondly call this area home.

Thank you very much for your consideration.

Regards,

The property owner at [redacted]

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PROJECT DATA

PLANNING:

1.	APN	532-09-018
2.	LOT AREA	14,528 SF(0.33±AC)
3.	ZONING	R-1:8
4.	AVERAGE SLOPE	2% SLOPE
5.	MAX. ALLOWABLE FAR	LIVING - 3977 SF GARAGE - 1065 SF
6.	BLDG AREA	
	TOTAL ----------	7,030 SF
	A. BASEMENT ----------	2,305 SF
	B. 1ST FLOOR----------	2,448 SF
	C. 2ND FLOOR----------	1,528 SF
	D. GARAGE ----------749	SF
	E. ACCOUNTABLE ----------	4,725 SF

LOT COVERAGE	MAXIMUM ALLOWABLE	(40%) 5,811 SF
	PROPOSED LIVING FAR	(2,448+749+223+76)/14,528
		=3,496/14,528 =24.1%
ALLOWABLE BLDG HEIGHT		30' (WHICHEVER LOWER NATURAL GRADE OR FIN. GRADE)
PROPSED BUILDING HEIGHT		28'-8".

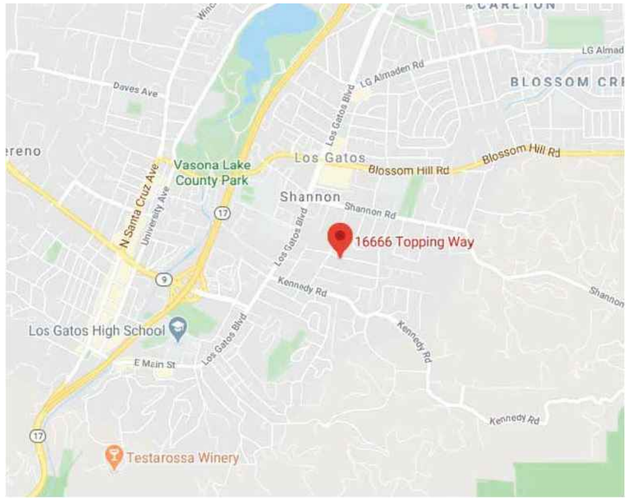
BUILDING AND FIRE:

1. A DEMO PERMIT IS TO BE REQUIRED FOR THE EXISTING SFR AND IT'S ATTACHED GARAGE
2. A BUILDING PERMIT IS TO BE REQUIRED FOR THE CONSTRUCTION OF THE NEW SFR AND IT'S ATTACHED GARAGE
3. APPLICABLE CODES:
   THE CURRENT CODES AS AMENDED AND ADOPTED BY THE TOWN OF LOS GATOS AS OF JANUARY 1ST, 2020, ARE THE 2019 CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS TITLE 24, PARTS 1-12 INCLUDING LOCALLY ADOPTED ENERGY REACH CODES.
4. INSTALL AUTO FIRE SPRINKLERS SYSTEM AS REQUIRED.
5. SITE FIRE SAFETY TO MEET CFC CHAP. 33 & SDS S1.7
6. WATER SUPPLY REQUIREMENTS TO MEET 2016 CFC SEC. 903.3.5 & HEALTH AND SAFETY CODE 13114.7
7. ADDRESS ID NUMBERS TO BE INSTALLED PER CFC SEC. 505.1

OWNER:

AEST REALTY
4100 MOORPARK AVE. SUITE 205
SAN JOSE, CA 95117
(408) 510-1722

VICINITY MAP N.T.S.



DRAWING INDEX

ARCHITECTURAL

SHEET	1	AT-1	TITLE SHEET
SHEET	2	AS-1	ARCHITECTURAL SITE PLAN
SHEET	3	A-1	1ST FLOOR PLAN
SHEET	4	A-2	2NDF FLOOR PLAN
SHEET	5	A-3	BASEMENT FLOOR PLAN
SHEET	6	A-4	UPPER ROOF PLAN
SHEET	7	A-5	BUILDING ELEVATIONS, NORTH & WEST
SHEET	8	A-6	BUILDING ELEVATIONS, SOUTH & EAST
SHEET	9	A-7	BUILDING SECTIONS
SHEET	10	AR-1	STREETSCAPE I
SHEET	11	AR-2	STREETSCAPE II
SHEET	12	AR-3	BUILDING SECTIONS NEIGHBORS VS SUBJECT
SHEET	13	AR-4	SHADOW STUDIES

CIVIL

SHEET	14	C 1	COVER SHEET / NOTES
SHEET	15	C 2	GRADING & DRAINAGE PLAN
SHEET	16	C 3	DETAILS
SHEET	17	C 4	NOTES
SHEET	18	C 5	CONSTRUCTION MANAGEMENTS & EROSION CONTROL
SHEET	19	C 6	BMP's

LANDSCAPE

SHEET	20	L 1	MATERIALS PLAN
SHEET	21	L 2	PLANTING PLAN
SHEET	22	L 3	CONSTRUCTION DETAILS

CONSULTANTS

ARCHITECT :	STEVE YANG & ASSOCIATES	1618 WILLOWHURST AVE. SAN JOSE, CA 95125	TEL (408) 694-1618 FAX (408) 694-8888
CIVIL ENGINEER :	SMP ENGINEERS	1534 CAROB LANE LOS ALTOS, CA 94024	TEL (650) 941-8055
GEOTECHNICAL:			
LANDSCAPE ARCHITECT :	TODD KALBFELD	2345 TULIP RD SAN JOSE, CA	TEL (408) 605-9973
STRUCTURAL ENGINEER :			
MECHANICAL ENGINEER :			
ELECTRICAL ENGINEER :			
ARBORIST:			

- [x] TECHNICAL
- [ ] DEVELOPMENT
- [ ] PLANNING COMMISSION
- [ ] TOWN COUNCIL

2-STORY SINGLE-FAMILY RESIDENCE

16666 TOPPING WAY
LOS GATOS, CA 95032

SET FOR
DEVELOPMENT REVIEW

Steve Yang & Associates
architects aia/pe
planning
architecture
& design

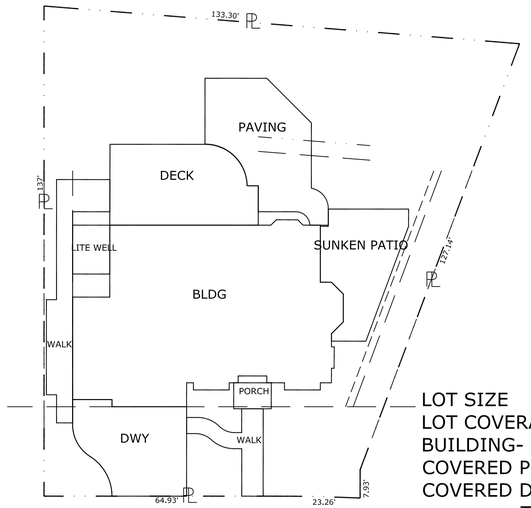
1618 WILLOWHURST AVE.
San Jose, CA. 95125
(408) 694-1618

Revisions	By
02/17/2020	JAG
06/08/2020	DP
09/08/2020	DP
11/18/2020	DP

Drawn	NH
Check	SY
Date	2/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
AT-1
Of

EXHIBIT 9

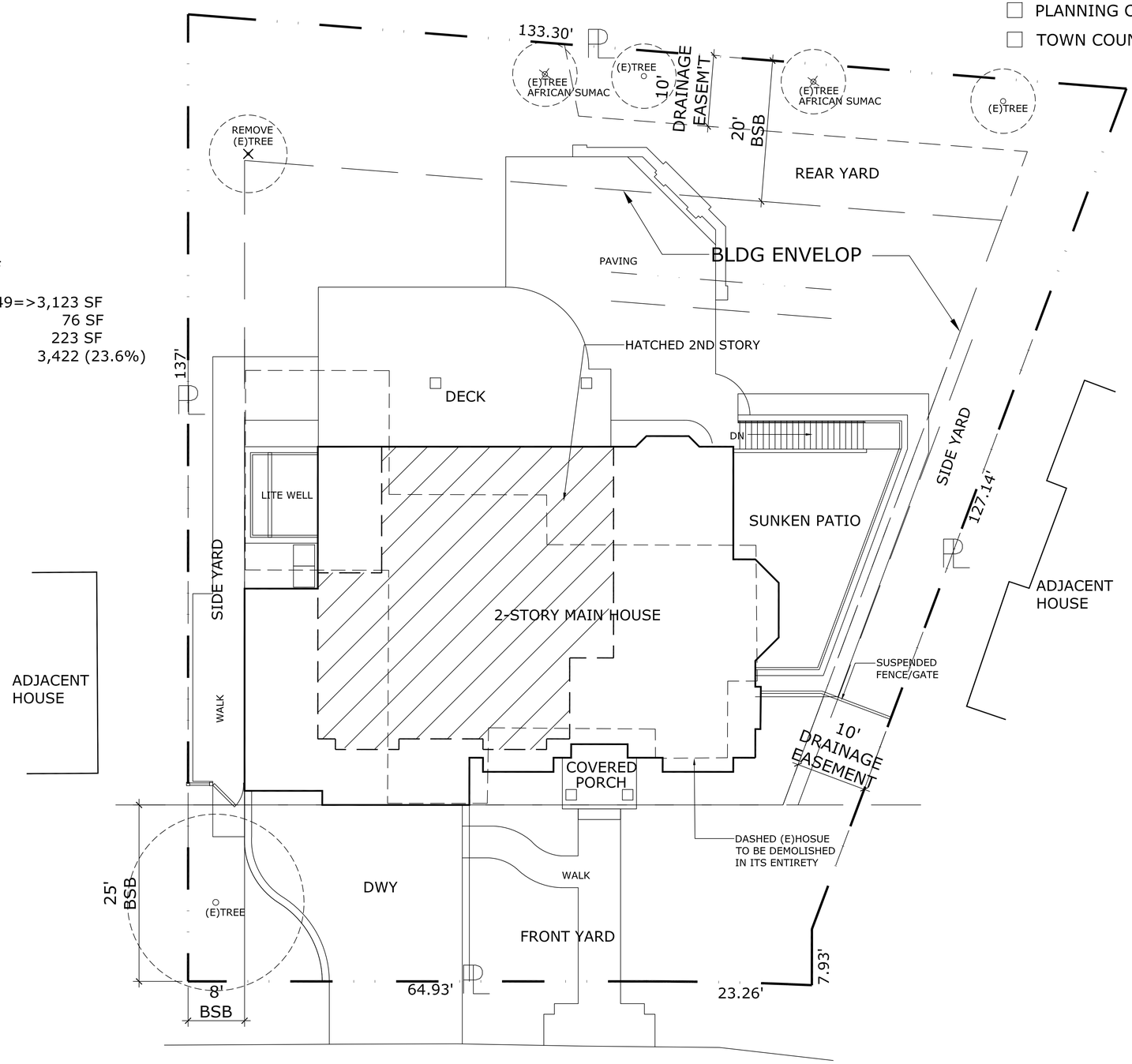


LOT SIZE	14,528 SF	
LOT COVERAGE		
BUILDING-	2,378+749=>3,123 SF	
COVERED PORCH-		76 SF
COVERED DECK-		223 SF
TOTAL		3,422 (23.6%)

LOT COVERAGE AREA DIA.

1"=20'-0"

REAR YARDS OF TWO HOUSES



TOPPING

NOTES:
1. DEMO SEE 'C'-DWG'S
2. GRADING / DRAINAGE SEE 'C'-DWG'S
3. TREE REMOVAL & LANDSCAPE PLAN SEE 'L'-DWG'S

ARCH. SITE PLAN

1/8"=1'-0"

T.N. NORTH

0 5' 10' 20'

- [x] TECHNICAL
- [ ] DEVELOPMENT
- [ ] PLANNING COMMISSION
- [ ] TOWN COUNCIL

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(408) 694-1618

2-STORY
SINGLE-FAMILY RESIDENCE
16666 TOPPING WAY
LOS GATOS, CA95032

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Date	12/12/19
Scale	AS-NOTED
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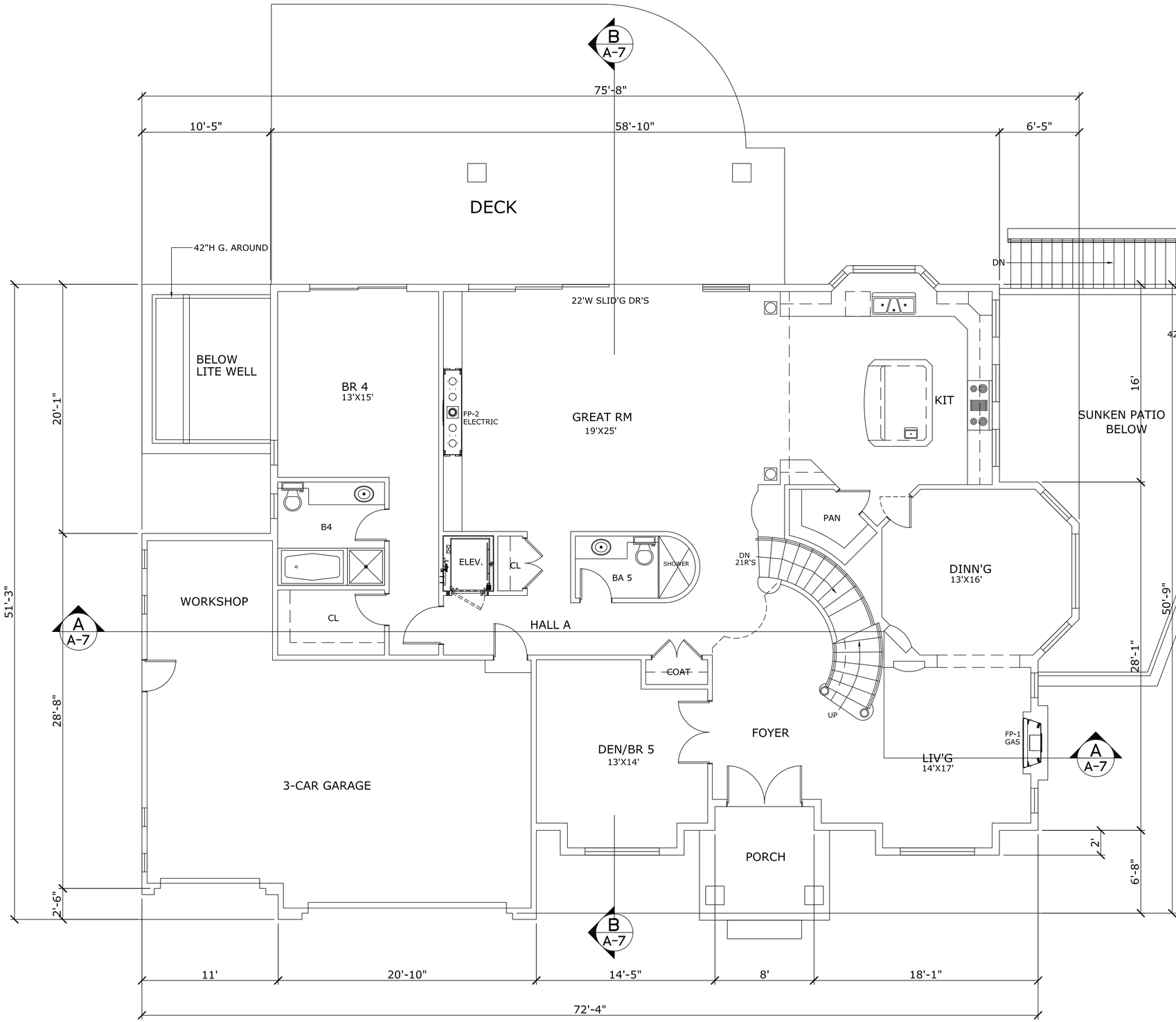
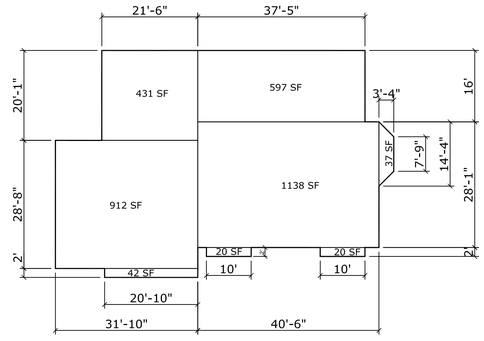
AS-1
Of

- [x] TECHNICAL
- [ ] DEVELOPMENT
- [ ] PLANNING COMMISSION
- [ ] TOWN COUNCIL





AREA CAL. DIA.

1/16"=1'-0"

LIVING -	2448 SF
GARAGE -	749 SF
TOTAL -	3197 SF

1ST FLOOR PLAN

1/4"=1'-0"

NORTH

0 5' 10' 20'

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Scale	AS-NOTED
Job No.	19.05

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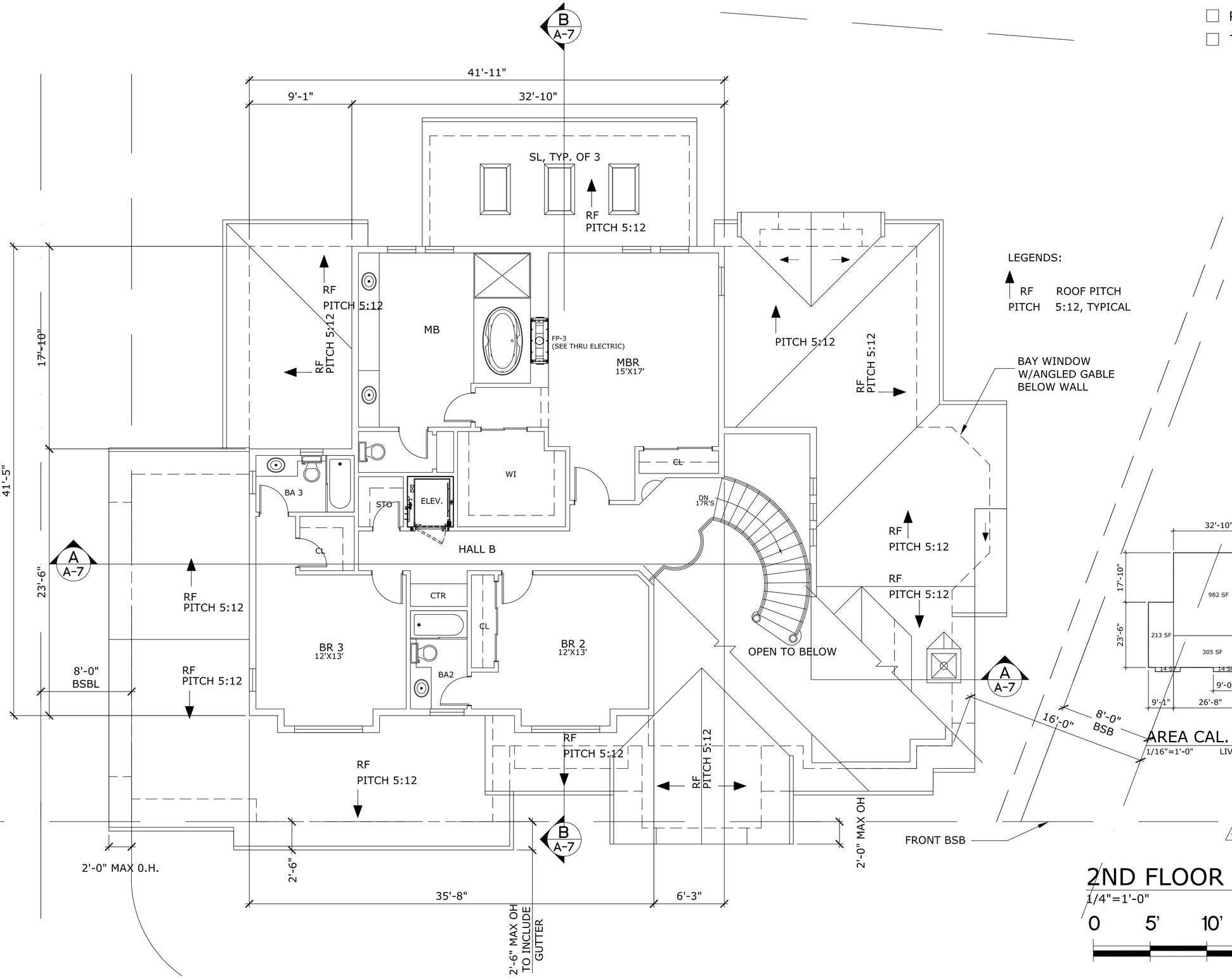

2ND FLOOR PLAN

1/4"=1'-0"

NORTH

0 5' 10' 20'

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Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

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Of

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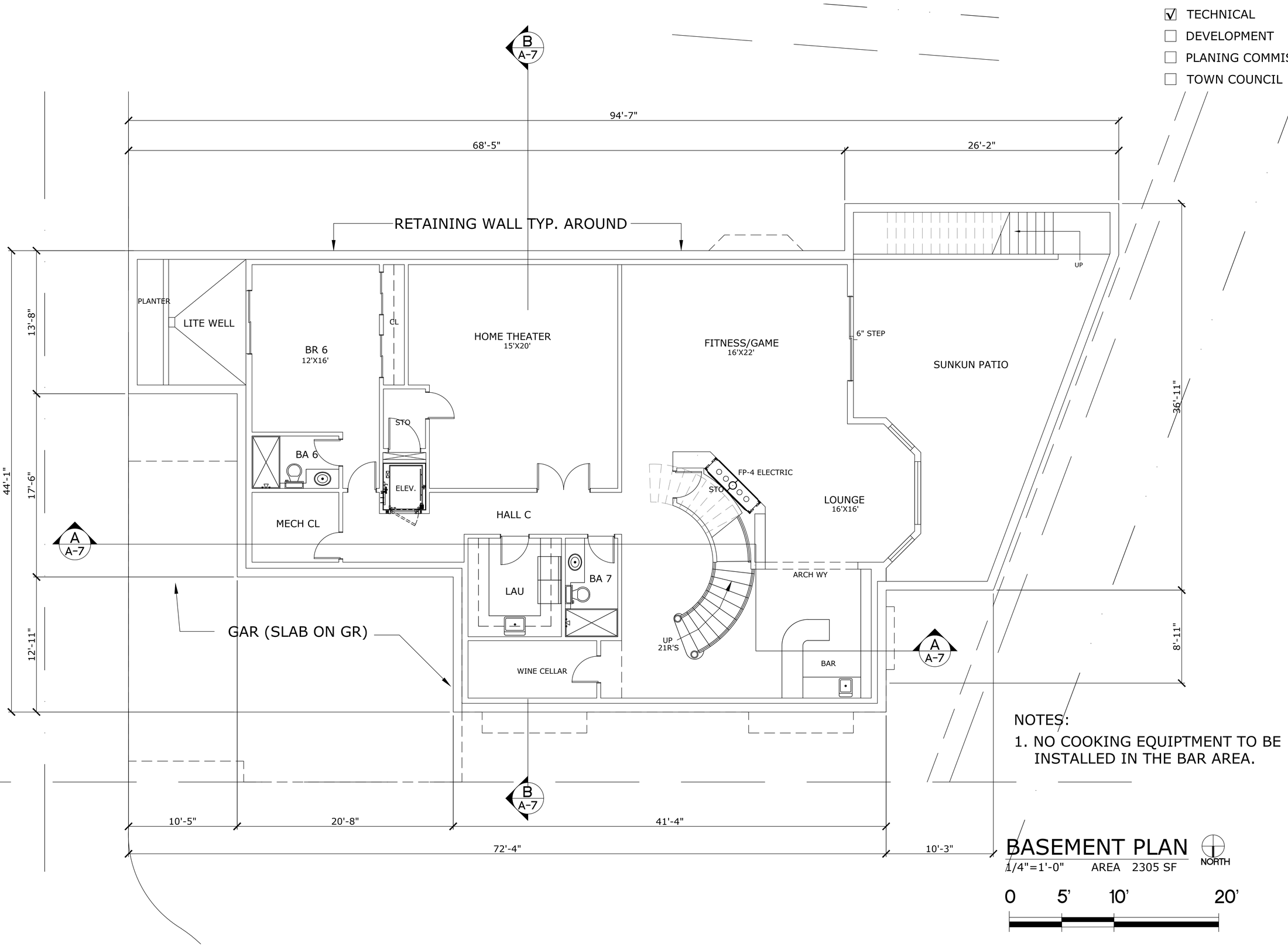

NOTES:

1. NO COOKING EQUIPTMENT TO BE INSTALLED IN THE BAR AREA.

BASEMENT PLAN

1/4"=1'-0" AREA 2305 SF

NORTH

0 5' 10' 20'

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Revisions	By
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Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
A-3
Of

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☐ DEVELOPMENT
☐ PLANING COMMISSION
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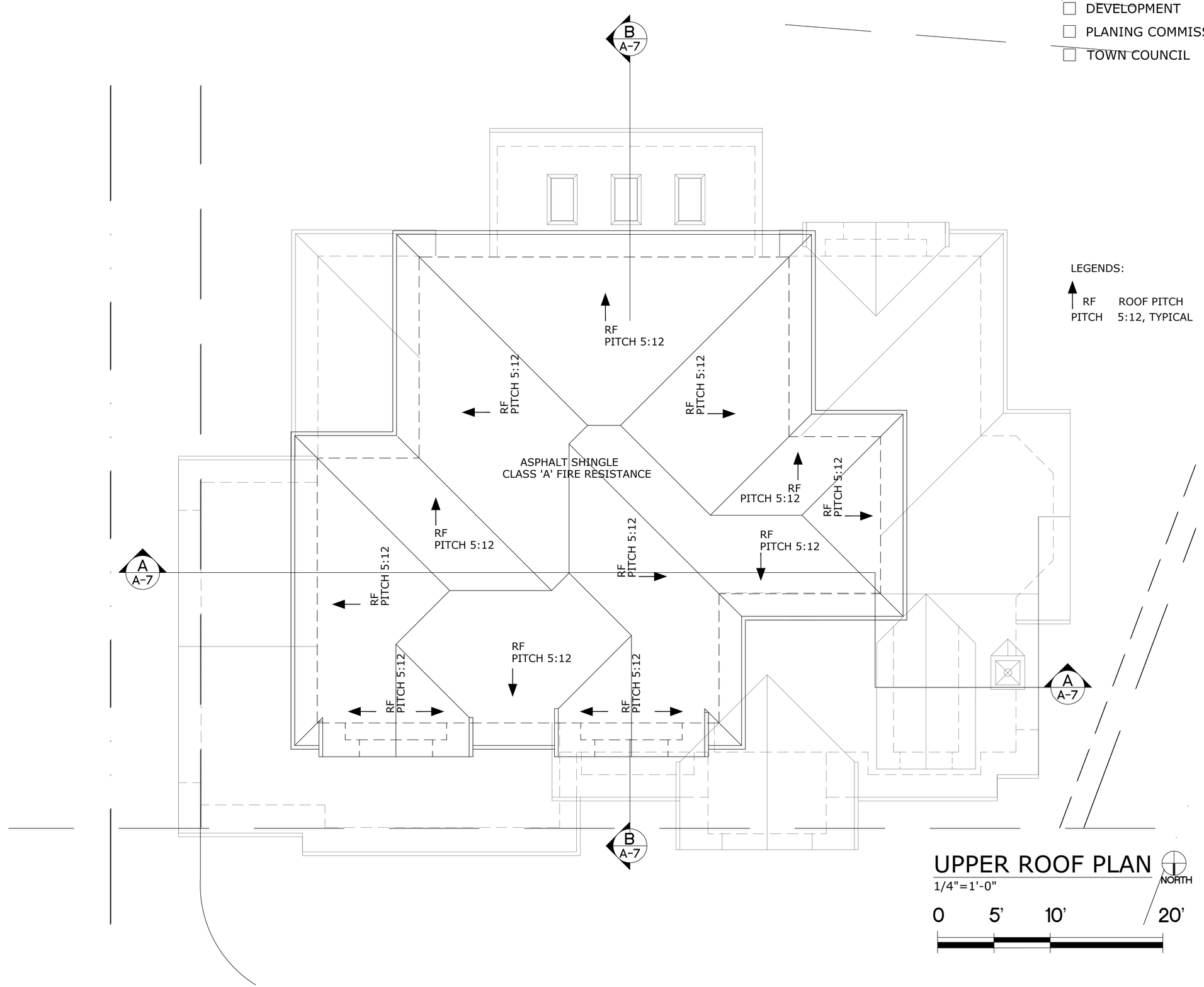

LEGENDS:

RF PITCH — ROOF PITCH 5:12, TYPICAL

UPPER ROOF PLAN

1/4"=1'-0"

NORTH

0 5’ 10’ 20’

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Revisions	By
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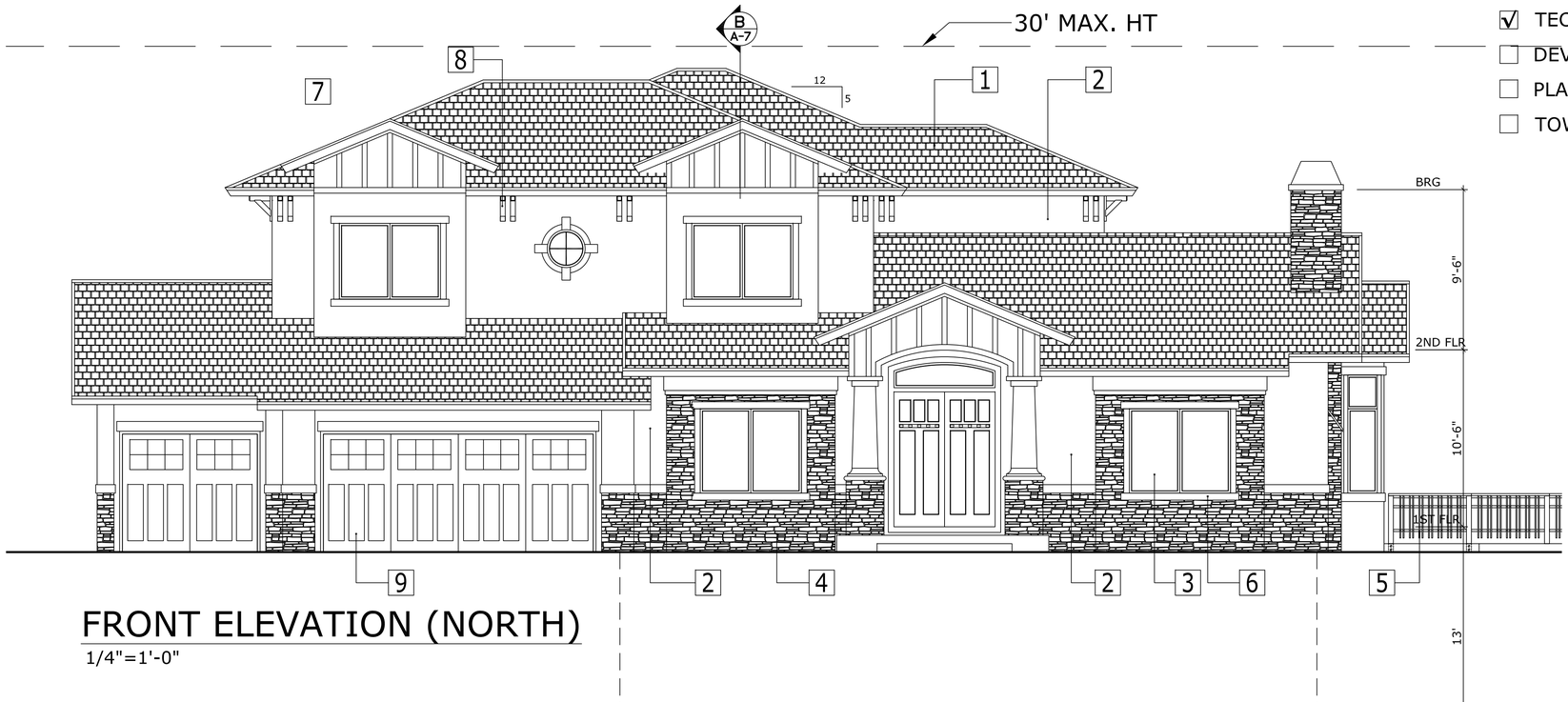
Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
A-4
Of



FRONT ELEVATION (NORTH)

1/4"=1'-0"

RIGHT SIDE ELEVATION (WEST)

1/4"=1'-0"

EXTERIOR FIN. SCHEDULE

MATERIAL	LOCATION	FINISH	COLOR	REMARKS
1 ASPHALT SHINGLE	RF	PRE	CHARCOAL RANGE	
2 CEM. PLAS	WALL	PTD	MED GREY	
3 METAL CLAD WD	WINDOW	PRE	OFF-WHITE	WITH TRIM
4 CULTURED STONE	WALL	PRE	MIXED GREY	
5 TIMBER GUARD	LITE WELL	PTD	LIGHT GREY	WITH TRIM
6 WOOD TRIM	WIN TRIM	PTD	OFF-WHITE	
7 FIBER CEM BATTEN BD	GABLE WALL	PTD	TO MATCH WALL	
8 TIMBER BRACKET	WALL	PTD	TO MATCH WALL	

GFRC - GLASS FABRIC REINFORCED CEMENT 3/4"TK

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- ☐ DEVELOPMENT
- ☐ PLANING COMMISSION
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Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
A-5
Of

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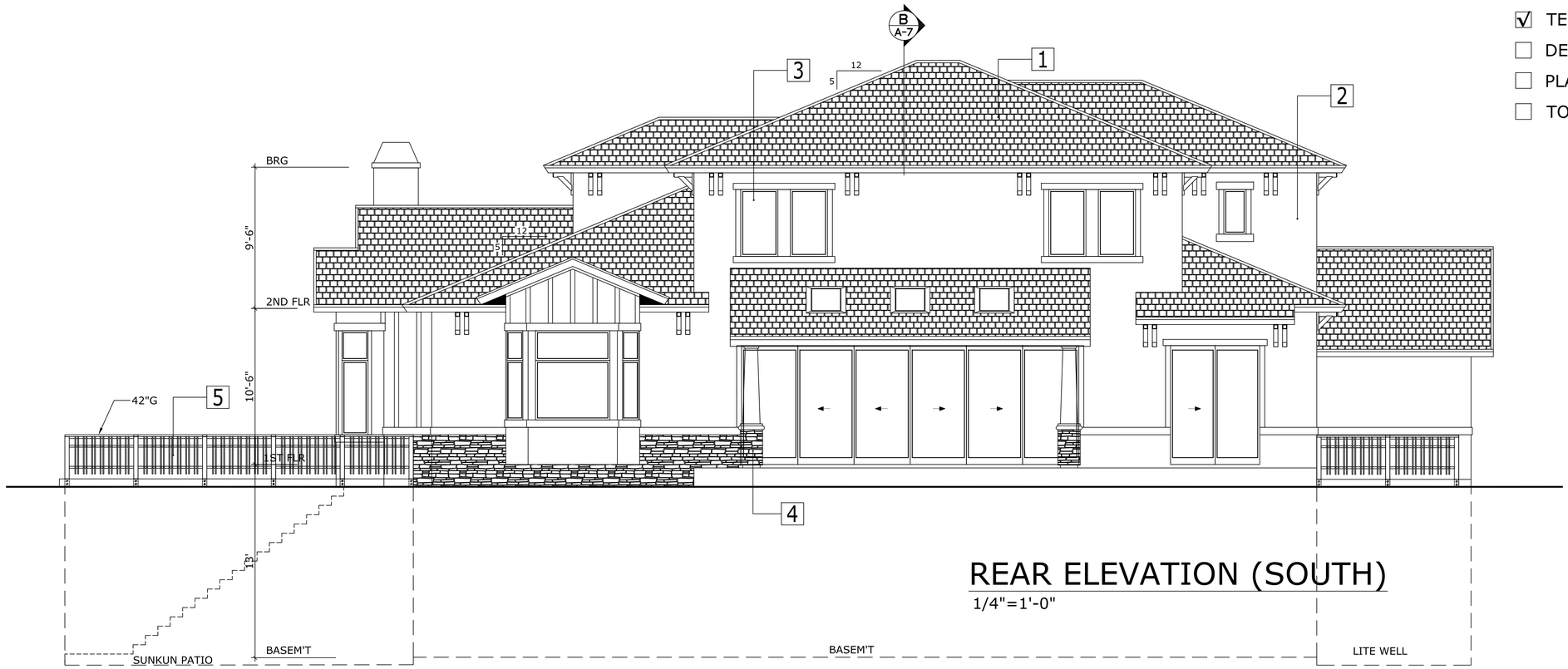
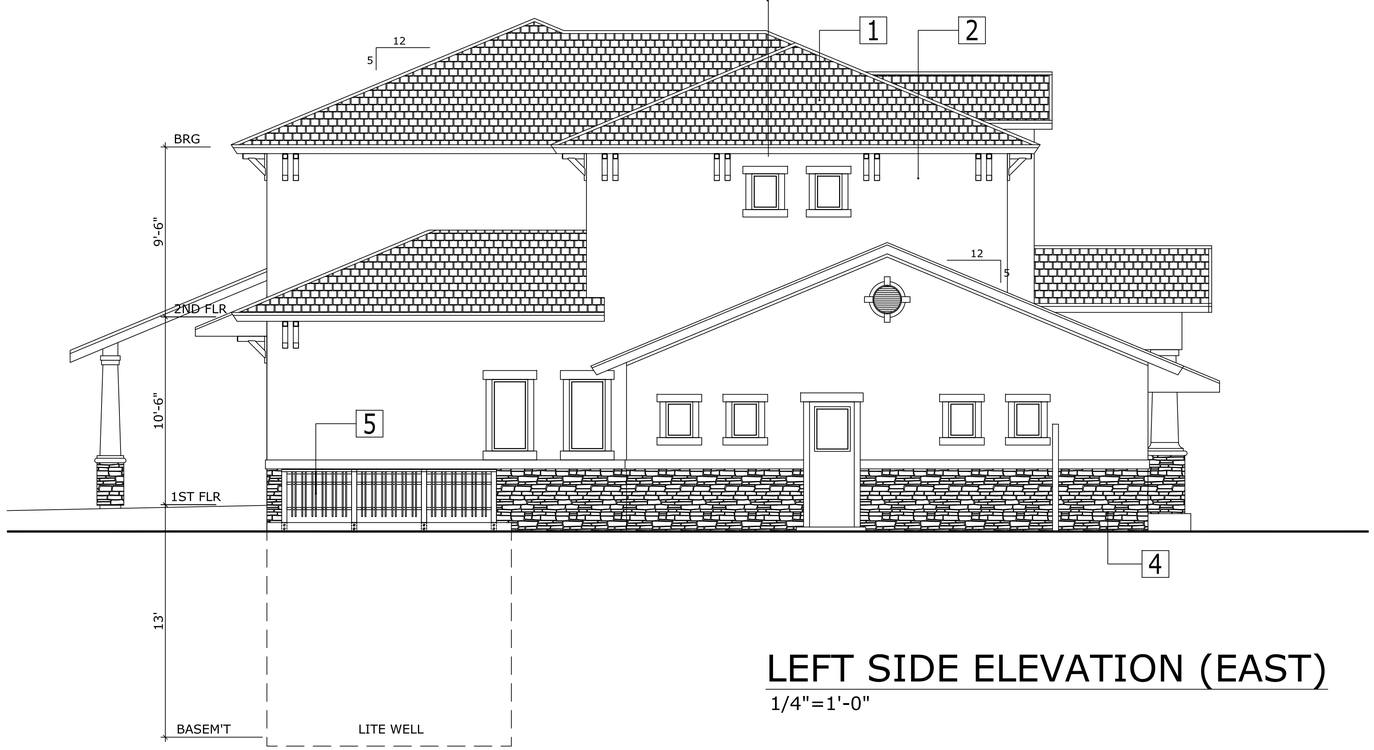


REAR ELEVATION (SOUTH)

1/4"=1'-0"



LEFT SIDE ELEVATION (EAST)

1/4"=1'-0"

0 5' 10' 20'

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Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
A-6
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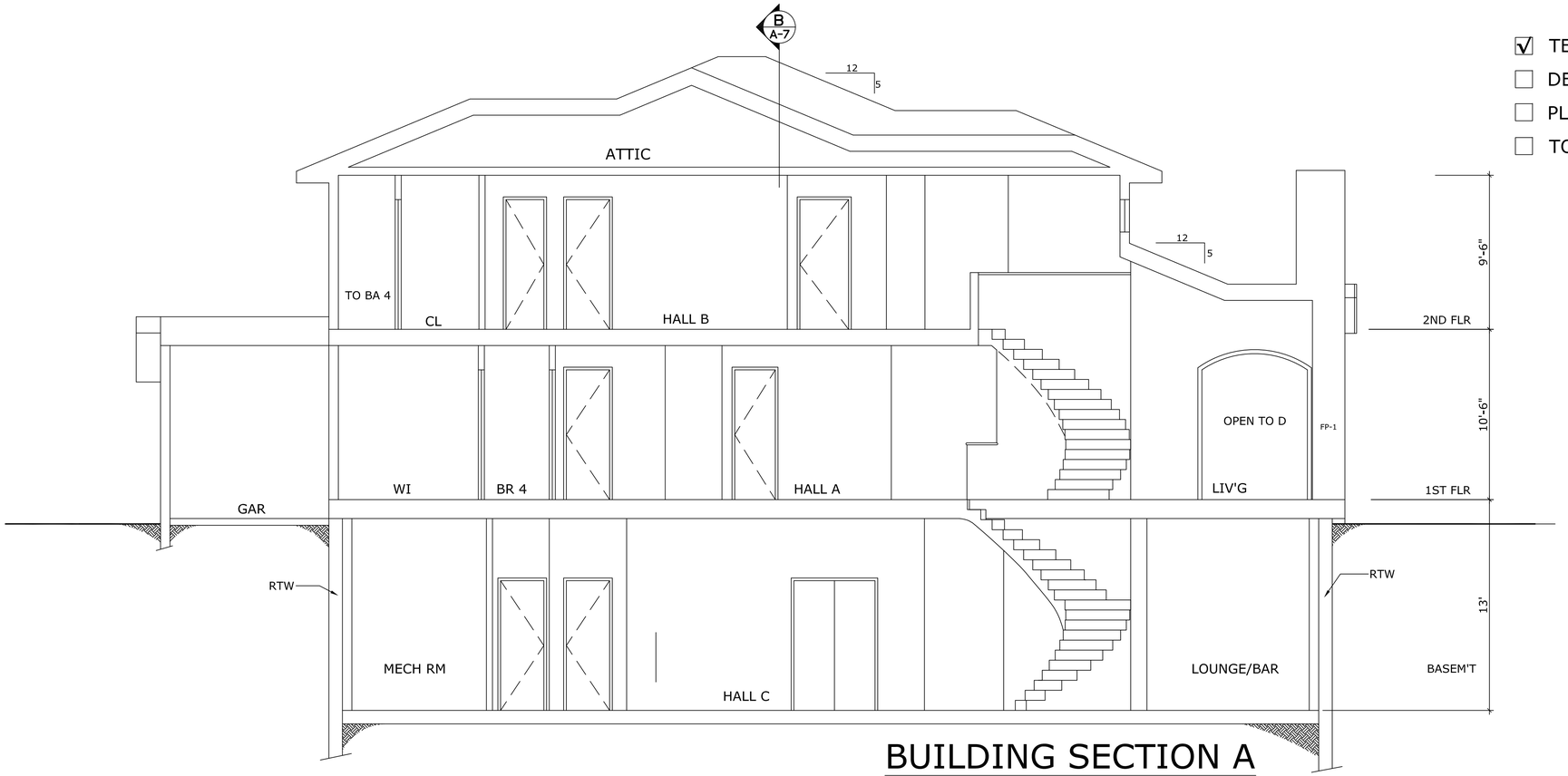
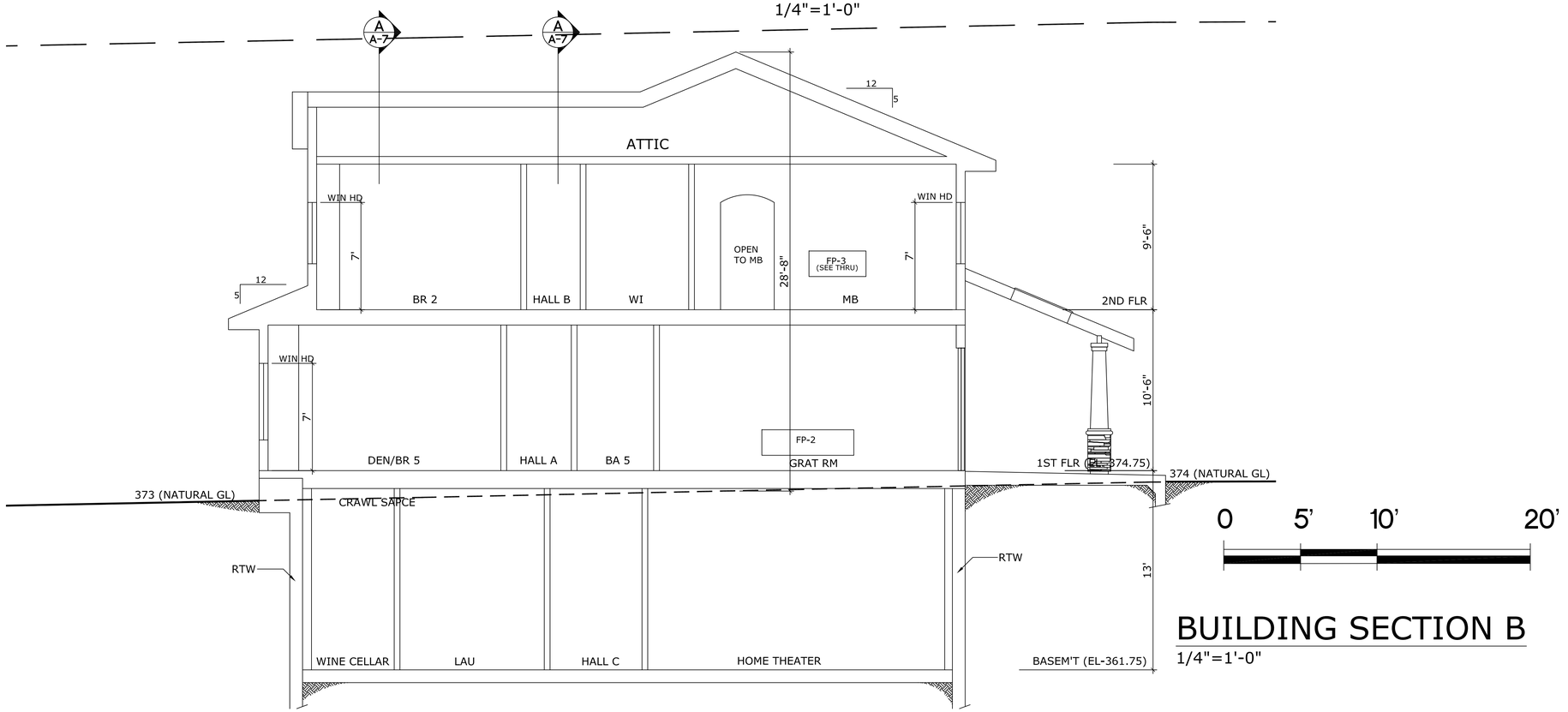


BUILDING SECTION A

1/4"=1'-0"



BUILDING SECTION B

1/4"=1'-0"

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Revisions	By
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Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
A-7
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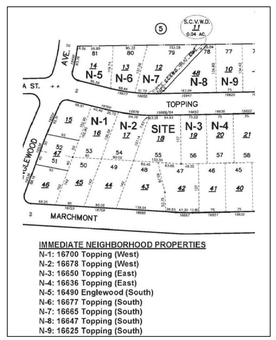
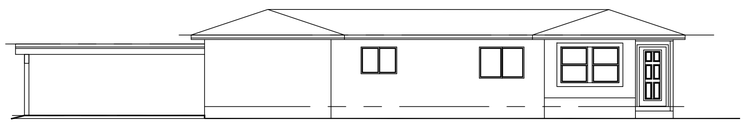


IMMEDIATE NEIGHBORHOOD PROPERTIES
N-1: 16700 Topping (West)
N-2: 16678 Topping (West)
N-3: 16650 Topping (East)
N-4: 16636 Topping (East)
N-5: 16490 Englewood (South)
N-6: 16677 Topping (South)
N-7: 16665 Topping (South)
N-8: 16647 Topping (South)
N-9: 16625 Topping (South)

MAP INDICATOR

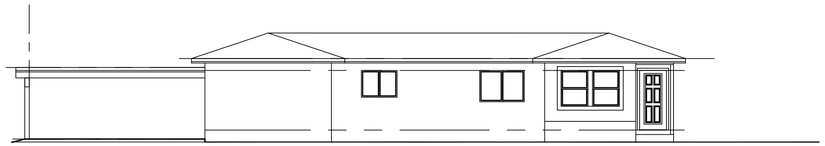


SITE 16666 TOPPING WAY (EXISTING)

N-4 16636 TOPPING WAY

N-3 16650 TOPPING WAY

SITE 16666 TOPPING WAY (PROPOSED)



SITE 16666 TOPPING WAY (EXISTING)

SITE 16666 TOPPING WAY (PROPOSED)

N-2 16678 TOPPING WAY

N-1 16700 TOPPING WAY

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Revisions	By
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Drawn	NH
Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
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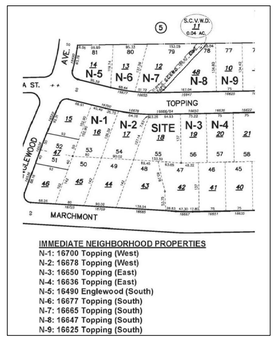
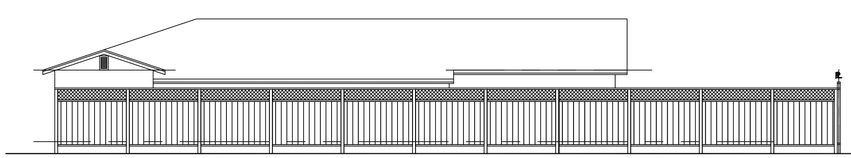
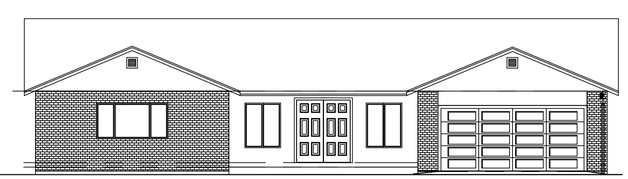


IMMEDIATE NEIGHBORHOOD PROPERTIES
N-1: 16700 Topping (West)
N-2: 16678 Topping (West)
N-3: 16650 Topping (East)
N-4: 16636 Topping (East)
N-5: 16490 Englewood (South)
N-6: 16677 Topping (South)
N-7: 16665 Topping (South)
N-8: 16647 Topping (South)
N-9: 16625 Topping (South)

MAP INDICATOR



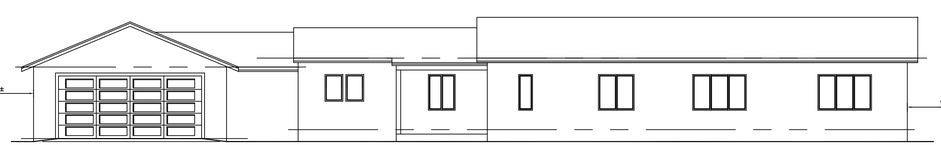
N-5 16678 TOPPING WAY



N-6 16677 TOPPING WAY

N-7 16665 TOPPING WAY

N-7 16665 TOPPING WAY



N-8 16647 TOPPING WAY

N-9 16625 TOPPING WAY

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Revisions	By
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Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
AR-2
Of

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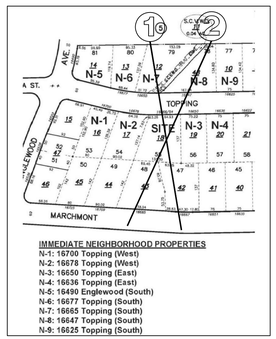
- [ ] TOWN COUNCIL



IMMEDIATE NEIGHBORHOOD PROPERTIES
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N-3: 16650 Topping (East)
N-4: 16636 Topping (East)
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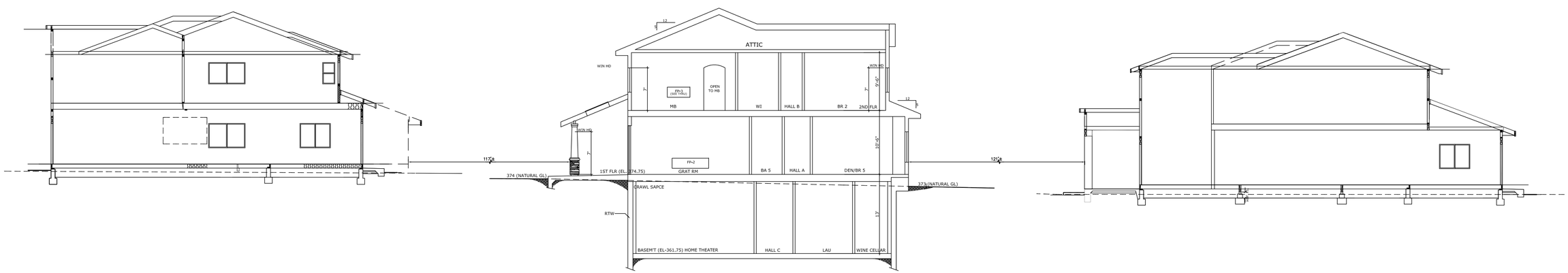
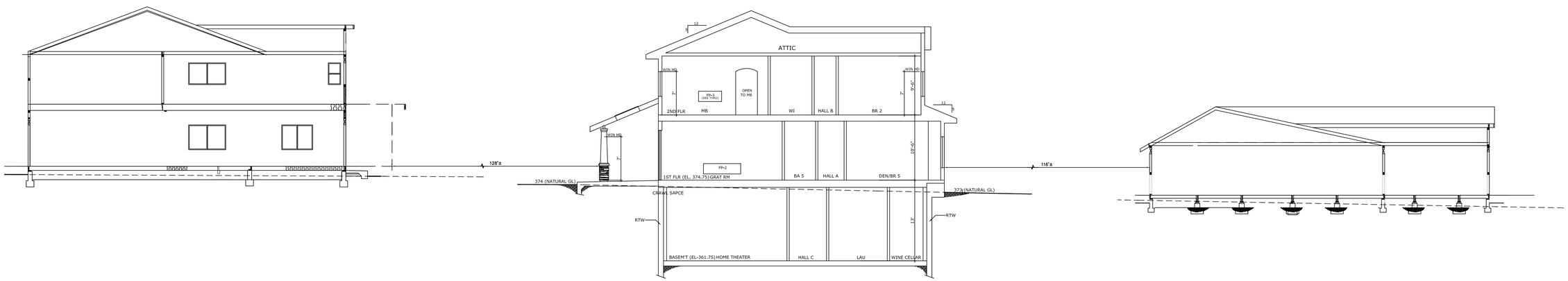
N-6: 16677 Topping (South)
N-7: 16665 Topping (South)
N-8: 16647 Topping (South)
N-9: 16625 Topping (South)

MAP INDICATOR



N-10 16667 MARCHMONT DR. SITE 16666 TOPPING WAY N-7 16665 TOPPING WAY

SECTION-1 CROSS STREET & NEIGHBOR



N-11 16685 MARCHMONT DR. SITE 16666 TOPPING WAY N-8 16647 TOPPING WAY

SECTION-2 CROSS STREET & NEIGHBOR

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Drawn	NH
Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
AR-3
Of

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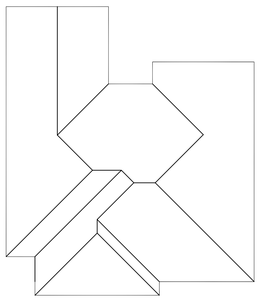
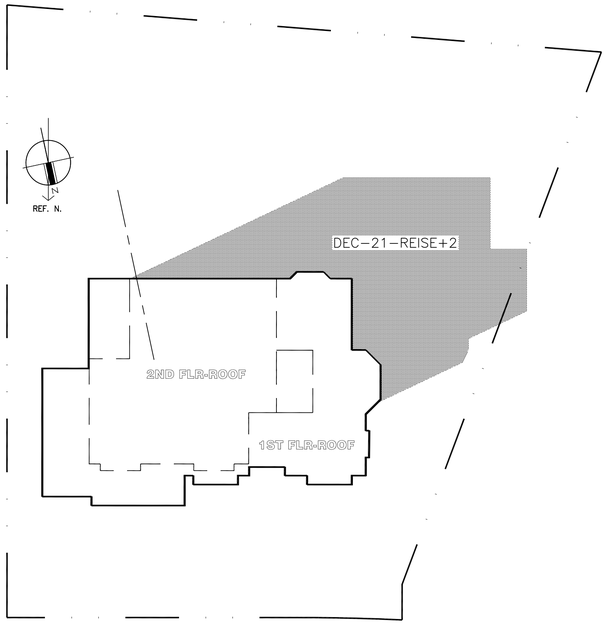
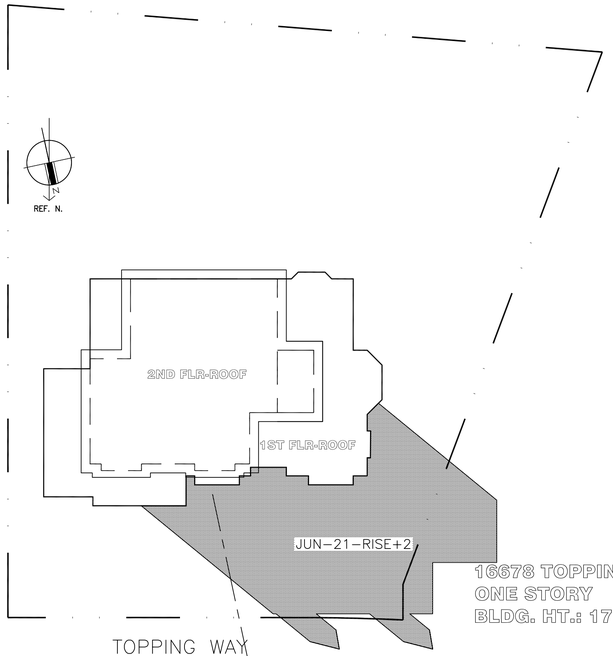
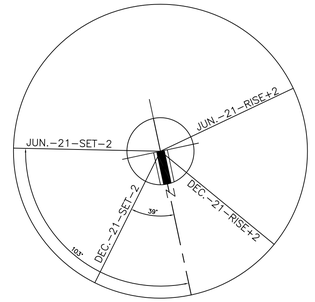


16650 TOPPING WAY
ONE STORY
BLDG. HT.: 17'-2"



TOPPING WAY
SHADOW STUDY DEC-21, RISE+2

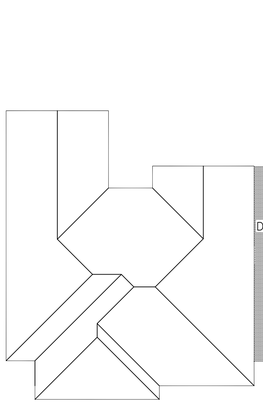




	R1	R2	R1	Projection factor
Height	21.25'	22.63'	25.30'	
JUN-21 Projection length	52.91'	56.35'	63.00'	2.49
DEC-21 Projection length	65.88'	70.15'	78.43'	3.10

16678 TOPPING WAY
ONE STORY
BLDG. HT.: 17'-4"

TOPPING WAY
SHADOW STUDY JUN-21, RISE+2



16650 TOPPING WAY
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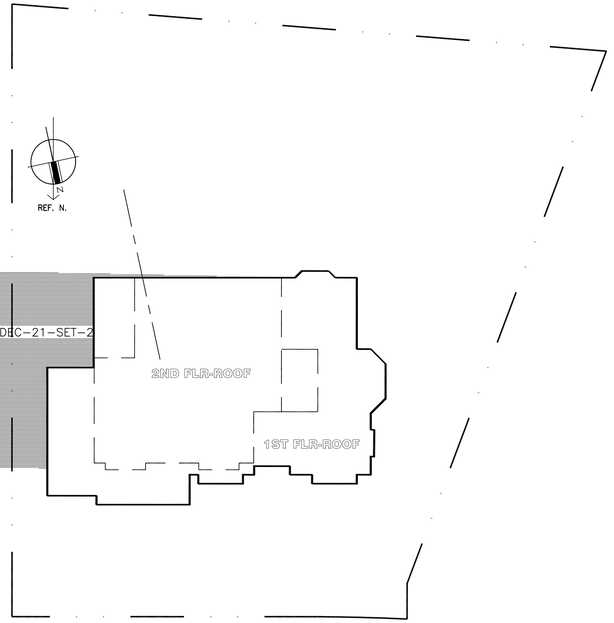
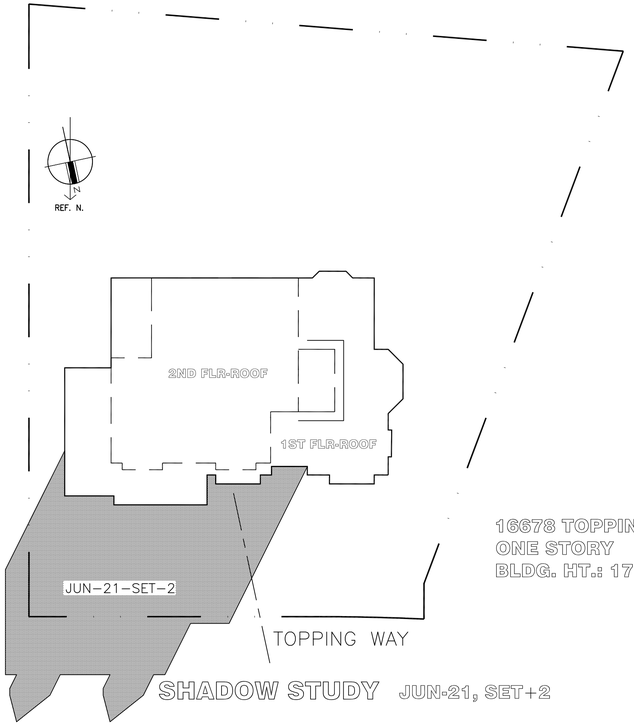
BLDG. HT.: 17'-2"



TOPPING WAY
SHADOW STUDY DEC-21, SET+2



16678 TOPPING WAY
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BLDG. HT.: 17'-4"

TOPPING WAY
SHADOW STUDY JUN-21, SET+2

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Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet
AR-4
Of

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16666 TOPPING WAY, LOS GATOS, CA
APN: 532-09-018

ABBREVIATIONS

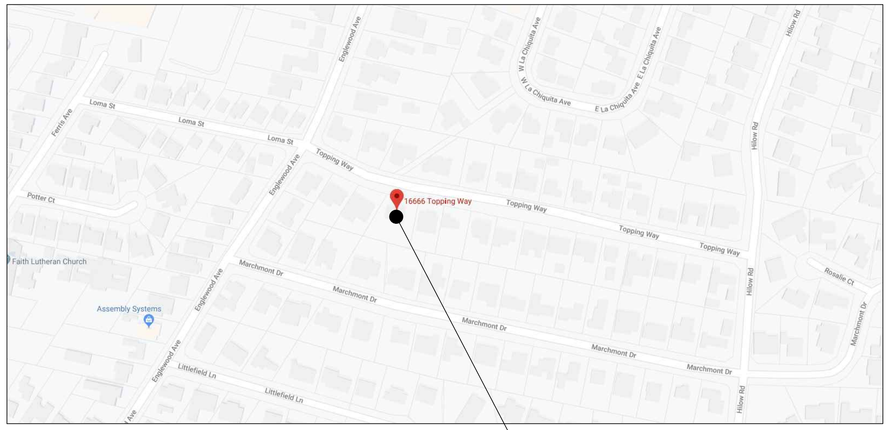
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFP	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BSW	BACK OF SIDEWALK	PB	PULL BOX
BW	BOTTOM OF WALL	PGEV	PG&E VAULT
C&G	CURB AND GUTTER	P/P/L	PROPERTY LINE
℄/C/L	CENTERLINE	PP	POWER POLE
CLSW	CENTERLINE SWALE	PPP	PLASTIC PERFORATED PIPE
CO	CLEANOUT	PSE	PUBLIC SERVICE EASEMENT
CP	CONTROL POINT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DTL	DETAIL	SD	STORM DRAIN
ELCT	ELECTRIC	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	STD	STANDARD
EUC	EUCALYPTUS TREE	SS	SANITARY SEWER
(E),EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TF	TOP OF FOUNDATION
FL	FLOWLINE	TG	TOP OF GRATE
FNC	FENCE	TOS	TOP OF SLAB
FOC	FACE OF CURB	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TW	TOP OF WALL
GUY	GUY WIRE	(TYP)	TYPICAL
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE	WL	WHITE LINE STRIPE
INV	INVERT	WLK	WALKWAY
JP	JOINT POLE	WM	WATER METER
JB	JUNCTION BOX (UTILITY)	WV	WATER VALVE
CONC.	CONCRETE		

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER
	DETAIL NUMBER / SHEET NUMBER	REFERENCE ALL DETAILS TO THE DETAILS SHEET

GRADING AND DRAINAGE NOTES:

1. 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.
2. No work may be started on-site without an approved Grading Plan and a Grading Permit issued by the Town of Los Gatos, Public Works Department located at 41 Miles Avenue, Los Gatos, CA 95030
3. A Pre-Job meeting shall be held with the Town Engineering Inspector from the Department of Parks and Public Works prior to any work being done. The Contractor shall call the Inspections Line at (4080 399-5771 at least forty-eight (48) hours prior to any grading or onsite work. This meeting should include: a. A discussion of the project conditions of approval, working hours, site maintenance and other construction matters; b. Acknowledgement in writing that Contractor and Applicant have read and understand the project conditions of approval, and will make certain that all project sub-contractors have read and understand 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.
4. Approval of plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public interest and safety requires a modification or departure from the Town Specifications or these improvement plans, the Town Engineer shall have full authority to require such modification or departure and to specify the manner in which the same is to be made.
5. Approval of this plan applies only to the grading, excavation, placement, and compaction of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others and does not constitute approval of any other improvements.
6. 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).
7. 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.
8. 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.
9. 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.
10. The General Contractor shall provide qualified supervision on the job site at all times during construction.
11. 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: a. Retaining wall: top of wall elevations and locations (all walls to be permitted separately and applied for at the Town of Los Gatos Building Department). b. Toe and top of cut and fill slopes.
12. 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: FRANK LEE & ASSOCIATES, Reference Report No.11769-S1, dated:05-27-2019, Letter No. 11769-S, dated:05-27-2019, 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.
13. 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 onsite 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).
14. 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.
15. 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.
16. 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.
17. Owner/Applicant: Arthur Lin Phone: 408-510-1722
18. General Contractor (If available): _____ Phone: _____
19. Grading Contractor (If available): SMP ENGINEERS Phone: 650-941-8055
20. Cut: 1,723 CY Export: 1,723 CY Fill: 0 CY Import: 0 CY
21. Water shall be available on the site at all times during grading operations to properly maintain dust control.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.



LOCATION MAP
N.T.S.

NPDES NOTES

1. Sediment from areas disturbed by construction shall be retained on site using structural controls as required by the statewide General Construction Stormwater Permit.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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 noncontaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective State Regional Water Quality Control Board.

NOTE:

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.

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSE/ BASEMENT LIGHTWELL	0	1614		
GARAGE	0	10		
DRIVEWAY	0	10		
PATIO/ PORCH	0	22		
WALKWAY	0	6		
SITE	0	61		
TOTAL	0	1,723	0	1,723

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

SHEET INDEX:

C-1	COVER SHEET/ NOTES
C-2	GRADING AND DRAINAGE PLAN
C-3	DETAILS
C-4	NOTES
C-5	CONSTRUCTION MANAGEMENT & EROSION CONTROL PLAN
C-6	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

SANITARY SEWER NOTE:

ANY EXISTING SANITARY SEWER LATERAL PROPOSED TO BE REUSED MUST BE TELEVISED BY WEST VALLEY SANITATION DISTRICT AND APPROVED BY THE TOWN BEFORE REUSED.

GRADING AND DRAINAGE NOTES:

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. Connect roof down spouts to 6" solid pvc (4" for individual down-spouts) @ minimum 1% slope and min. 6" ground cover. Connect pipes to on-site inlets. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of solid PVC-SDR35 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.
5. Property owner must maintain the drainage system including the drainage swales to be working order at all time.

NOTE:

IT IS THE RESPONSIBILITY OF CONTRACTOR AND HOMEOWNER 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.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

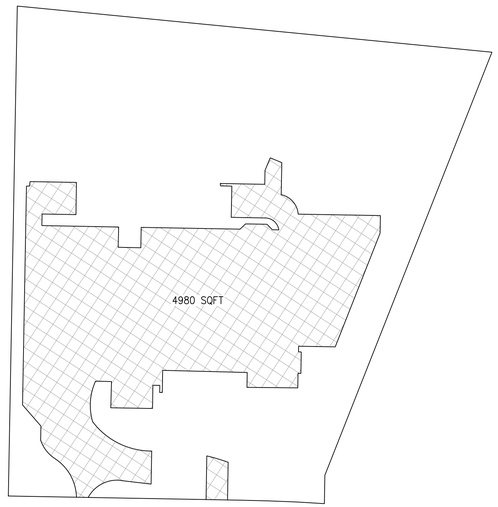
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16666 TOPPING WAY, LOS GATOS, CA
APN: 532-09-018
COVER SHEET / NOTES

Revisions:

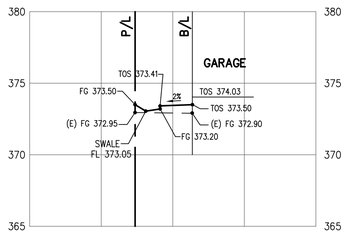
REGISTERED PROFESSIONAL ENGINEER
SAEED RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 6/12/2020
Scale: NTS
Prepared by: S.S.
Checked by: S.R.
Job #: 219176

Sheet: 1 OF 6
C-1



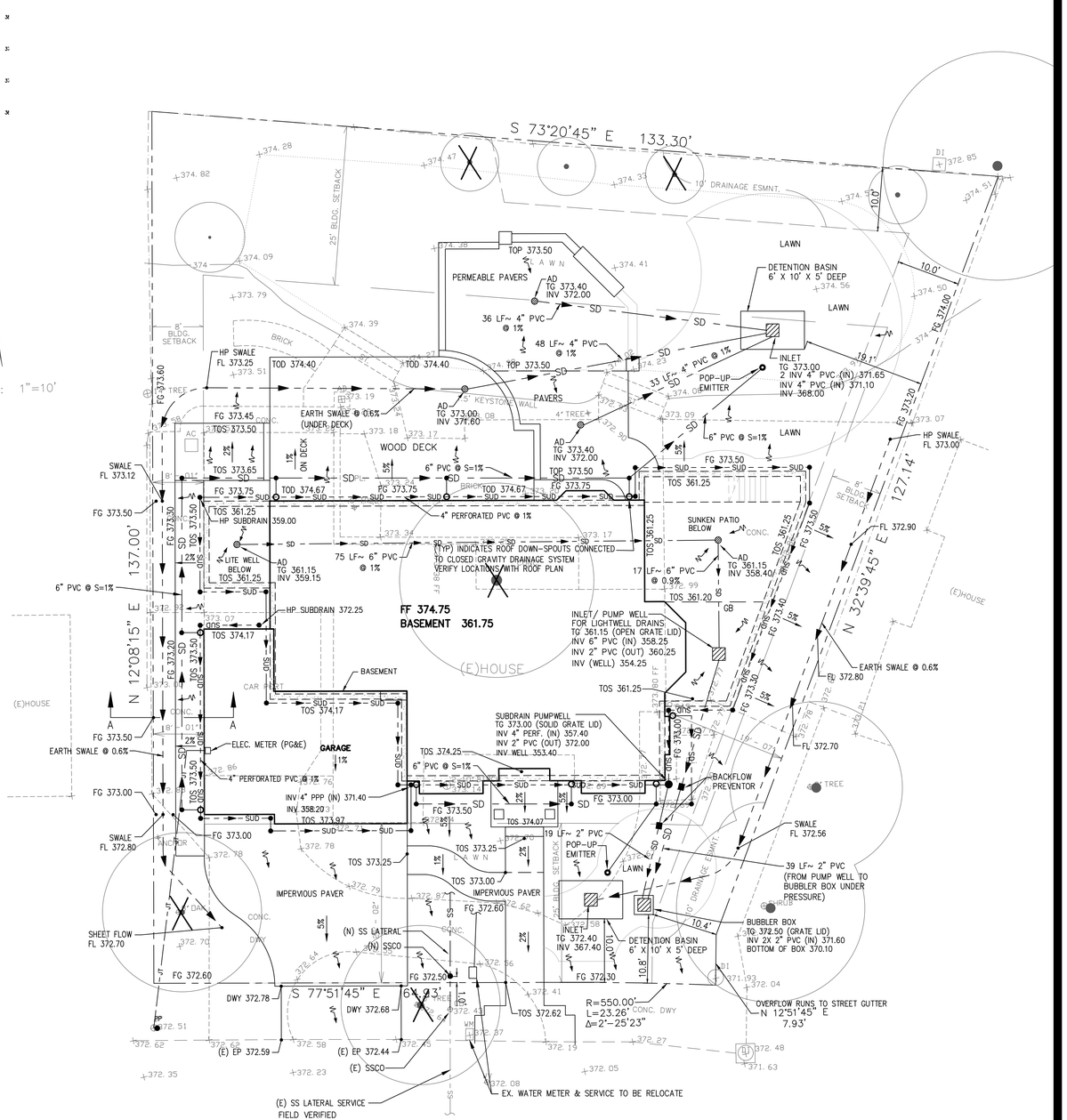
EXISTING IMPERVIOUS AREA TO BE
REPLACED WITH NEW IMPERVIOUS AREA
TOTAL = 4980 SQFT

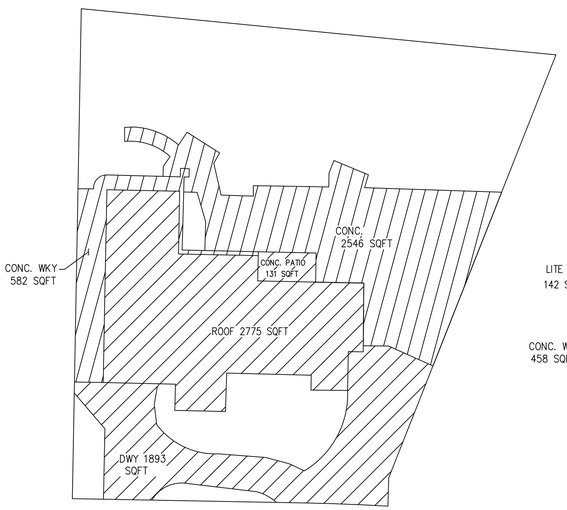


SEC A–A

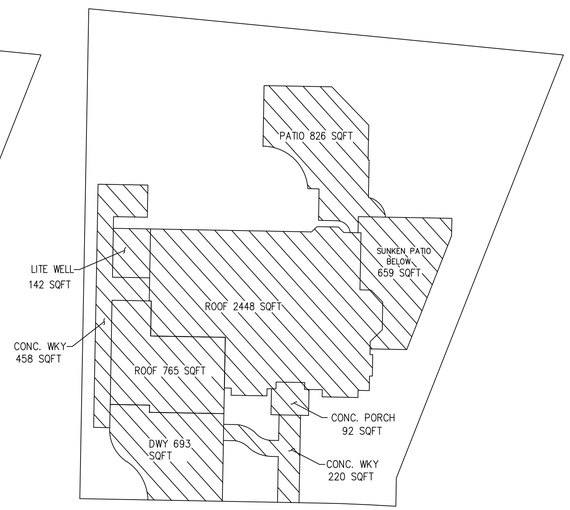
SCALE H: 1"=10'
V: 1"=5'

SCALE: 1"=10'





EXISTING IMPERVIOUS AREA
TOTAL = 7927 SQFT



PROPOSED IMPERVIOUS AREA
TOTAL = 6303 SQFT

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SMP
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16666 TOPPING WAY, LOS GATOS, CA
APN: 532-09-018

GRADING AND DRAINAGE PLAN

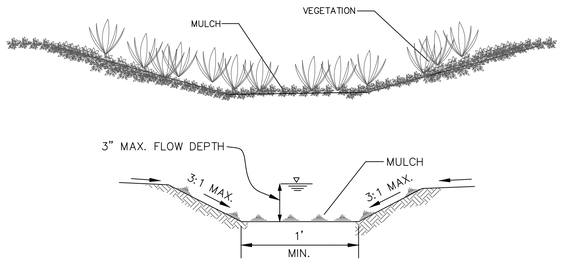
Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

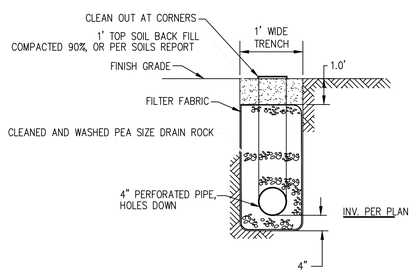
Saeid Razavi

Date: 6/12/2020
Scale: 1"=10'
Prepared by: S.S.
Checked by: S.R.
Job #: 219176

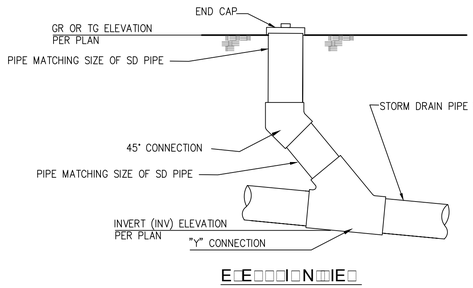
Sheet: 2 OF 6
C-2



EARTH SWALE DETAIL
N.T.S



SUBDRAIN TRENCH DETAIL
ELEVATION VIEW– N.T.S.



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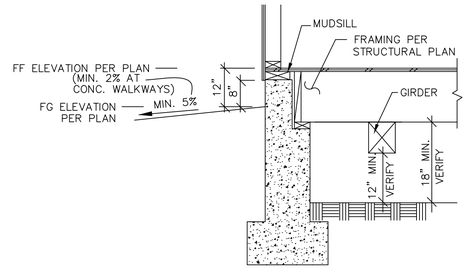
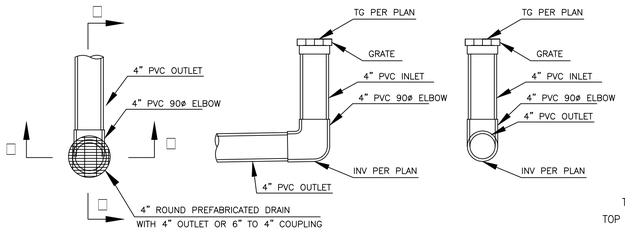
STORM DRAIN CLEANOUT DETAIL
N.T.S



RAISED FOUNDATION CONCEPTUAL DETAIL
N.T.S



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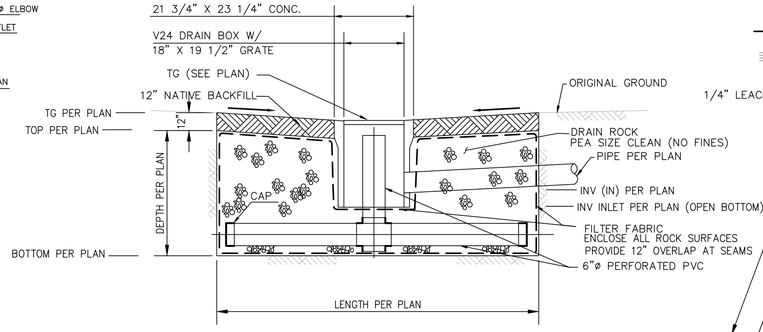
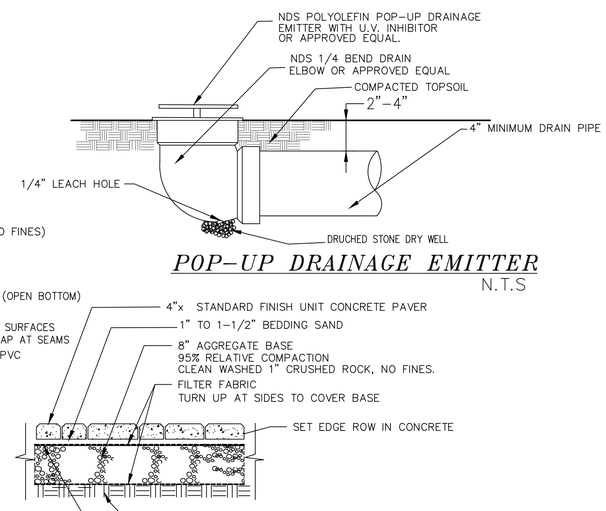
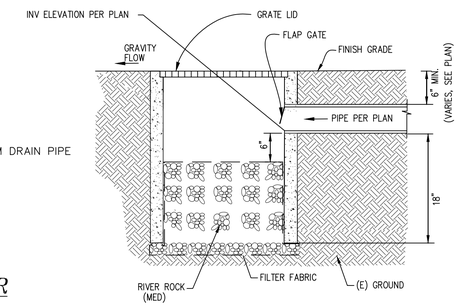
STORM DRAIN AREA DRAIN
N.T.S.



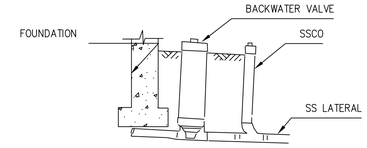
DETENTION BASIN
N.T.S



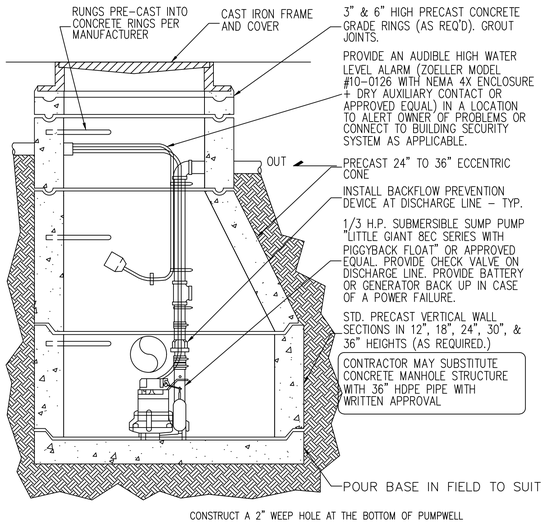
POP–UP DRAINAGE EMITTER
N.T.S



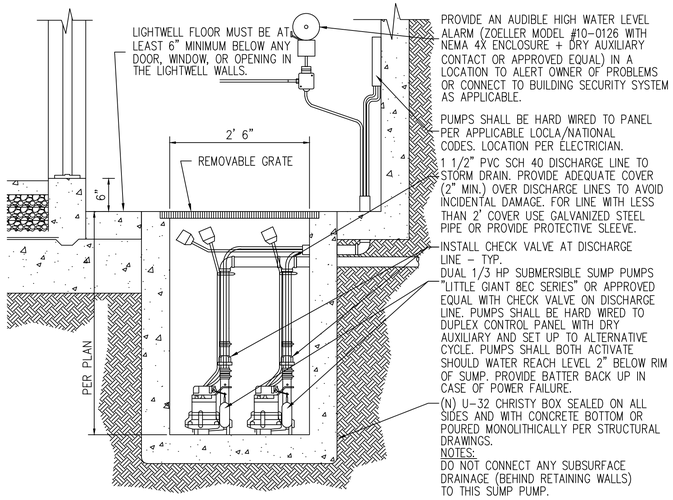
NOTES:
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPE AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
5. BOX MUST BE LOCATED AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MIN. AWAY FROM SIDE AND REAR PROPERTY LINES, APPROX. LOCATED IN A VEGETATED AREA.



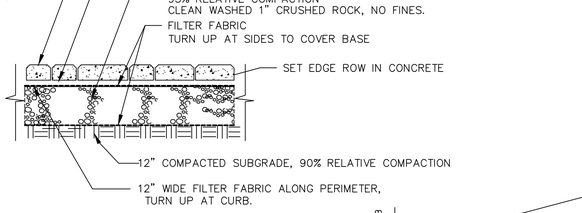
SANITARY SEWER BACKFLOW PRENENTOR DETAIL
N.T.S



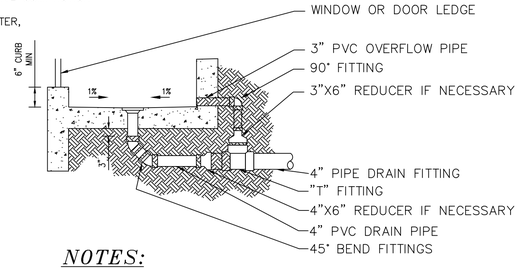
PUMPWELL DETAIL FOR OVERFLOW & SUBDRAIN
N.T.S.



INLET/ PUMPWELL DETAIL FOR BASEMENT LIGHTWELL DRAIN
N.T.S.



CONCRETE PAVERS DETAIL
NTS



BUBBLER BOX DETAIL
N.T.S.

NOTES:
1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
3. INSTALL "NEENAH R–4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

OVERFLOW FOR BASEMENT LIGHTWELL DRAIN
N.T.S.

PUMP NOTES:
1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.
6. PROVIDE TWO SEPARATE SYSTEM AND PUMP WELLS FOR: a) SUBDRAIN AND b) LIGHTWELL AREA DRAINS.

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OWNER:

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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16666 TOPPING WAY, LOS GATOS, CA
APN: 532–09–018
DETAILS

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Saeid Razavi

Date: 6/12/2020
Scale: AS NOTED
Prepared by: S.S.
Checked by: S.R.
Job #: 219176

Sheet: 3 OF 6
C-3

NOTES:

- 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, Applicant and/or Developer'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, Applicant and/or Developer's expense.

- APPROVAL: This application shall be completed in accordance with all of 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.

- 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.

- 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/Developer 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.

- PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT–OF–WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right–of–way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk–Recorder, prior to the issuance of any permits. Please note that this process may take approximately six to eight (6–8) weeks.

- PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer 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 work that went on without inspection.

- RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer 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 Owner, Applicant and/or Developer or their representative shall request a walk–through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

- SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.

- 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, Applicant and/or Developer'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.

- 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 post–project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Applicant.

- 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). The grading permit application (with grading plans) 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 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). A separate building permit, issued by the Building Department on E. Main Street, is needed for grading within the building footprint.

- DRIVEWAY: The driveway conform to existing pavement on El Gato Lane shall be constructed in a manner such that the existing drainage patterns will not be obstructed.

- TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
- PAD CERTIFICATION: A letter from a licensed land surveyor shall be provided stating that the building foundation was constructed in accordance with the approved plans shall be provided subsequent to foundation construction and prior to construction on the structure. The pad certification shall address both vertical and horizontal foundation placement.

- RETAINING WALLS: A building permit, issued by the Building Department at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.

- WATER DESIGN: In the event of any required improvements to the existing water service and/or meter, the existing water meter, currently located within the El Gato Lane right–of–way, shall be relocated within the property in question, directly behind the public right–of–way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right–of–way that is damaged during this activity. Water plans prepared by San Jose Water Company must be reviewed and approved prior to issuance of any permit.

- SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the El Gato Lane right–of–way, shall be relocated within the property in question, directly behind the public right–of–way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right–of–way that is damaged during this activity.

- UTILITIES: The Owner, Applicant and/or Developer 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, Applicant and/or Developer 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.

- UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
CURB AND GUTIER REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. 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. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
- FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
- CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right–of–way will only be allowed if it does not cause access or safety problems as determined by the Town.

- PARKING: Any proposed parking restriction must be approved by The Town of Los Gatos, Community Development Department.

- CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to beginning of any work.

- ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.

- COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
- 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 :00 p.m. an 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a building permit, the Owner, Applicant and/or 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 of the project site. This may include, but is not limited to provisions for the Owner, Applicant and/or 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.

- 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.
- CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any permits, the Owner, Applicant and/or Developer's design consultant. shall submit a construction management plan sheet (full–size) within the plan set that shall incorporate at a minimum the Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.

- 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.

- BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer 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.
- 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.

- UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks,industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.

- 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 NP DES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

- 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–five (25) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

- DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any 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.

- 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.

- SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. 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 dry wells 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 five (5) and ten (10) feet from the adjacent property and/or right–of–way line(s) if the responsible engineer in charge provides a stamped and signed letter stating that addresses infiltration and 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.

- SILT AND MUD IN PUBLIC RIGHT–OF–WAY: It is the responsibility of Contractor and homeowner 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: 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, Applicant and/or Developer'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 Developer's expense.

- 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.

- FUTURE STUDIES: Any post–project traffic or parking counts, or other studies imposed by Planning Commission or Town Council shall be funded by the Applicant.

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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16666 TOPPING WAY, LOS GATOS, CA
APN: 532–09–018

NOTES

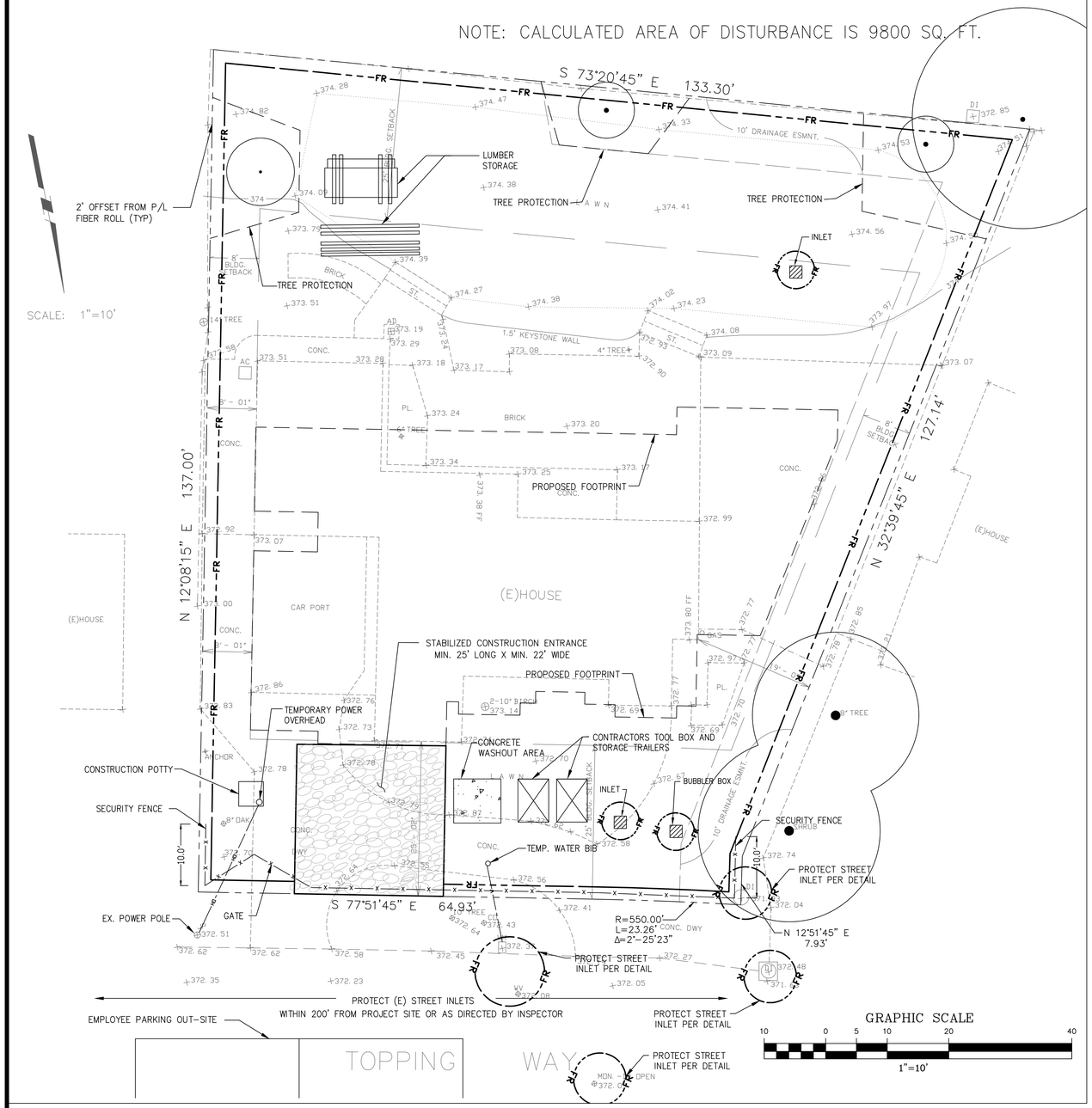
Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

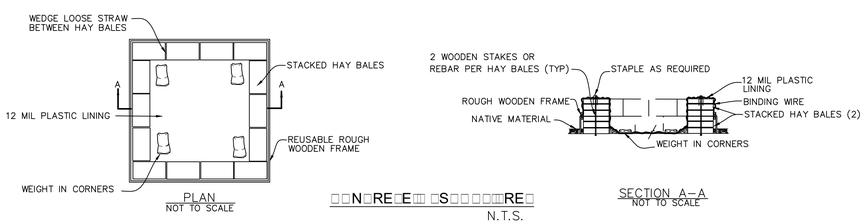
Saeid Razavi

Date: 6/12/2020
Scale: AS NOTED
Prepared by: S.S.
Checked by: S.R.
Job #: 219176

Sheet: 4 OF 6
C–4



SITE PLAN



PLAN
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SECTION A-A
NOT TO SCALE

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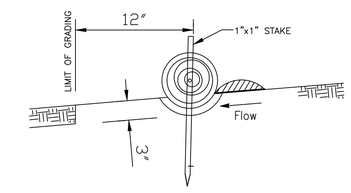

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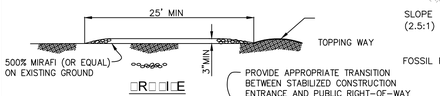
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



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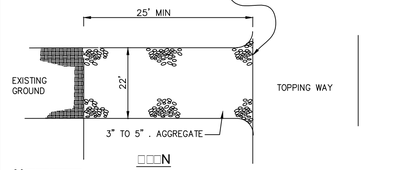

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– The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
– All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
– When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

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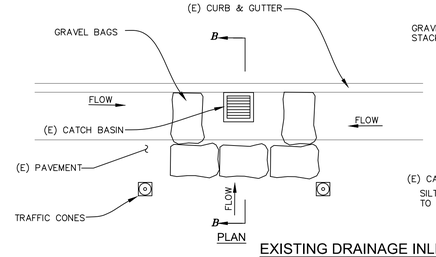
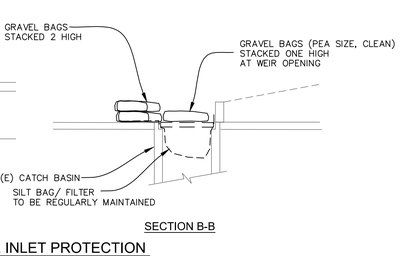


PLAN



SECTION B-B

EXISTING DRAINAGE INLET PROTECTION

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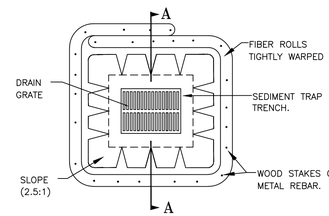
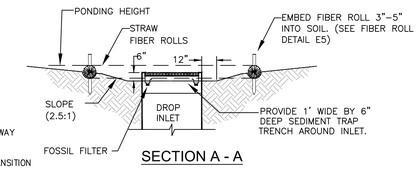


PLAN VIEW



SECTION A - A

NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.

2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

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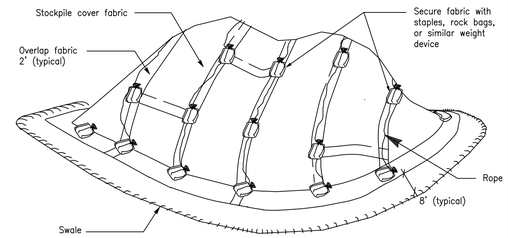

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1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three–step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
   A. Repair damages caused by soil erosion or construction at the end of each working day.
   B. Swales shall be inspected periodically and maintained as needed.
   C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16666 TOPPING WAY, LOS GATOS, CA
APN: 532-09-018
CONSTRUCTION MANAGEMENT AND EROSION CONTROL PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEED RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Saeed Razavi

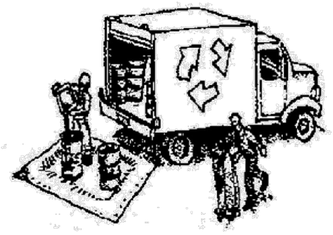
Date: 6/12/2020
Scale: 1"=10'
Prepared by: S.S.
Checked by: S.R.
Job #: 219176

Sheet: 5 OF 6
C-5

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

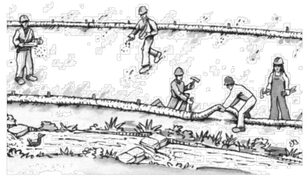
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

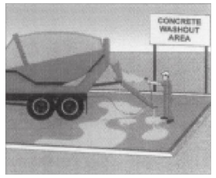
Contaminated Soils

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

Landscaping

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

Concrete Management and Dewatering



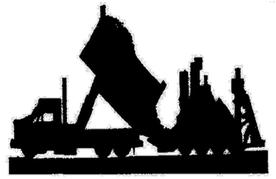
Concrete Management

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

Dewatering

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

Paving/Asphalt Work



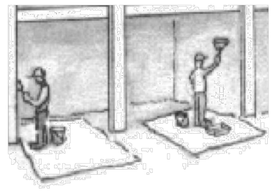
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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

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CIVIL ENGINEERS
LAND SURVEYORS

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FAX: (650) 941-8755

OWNER:

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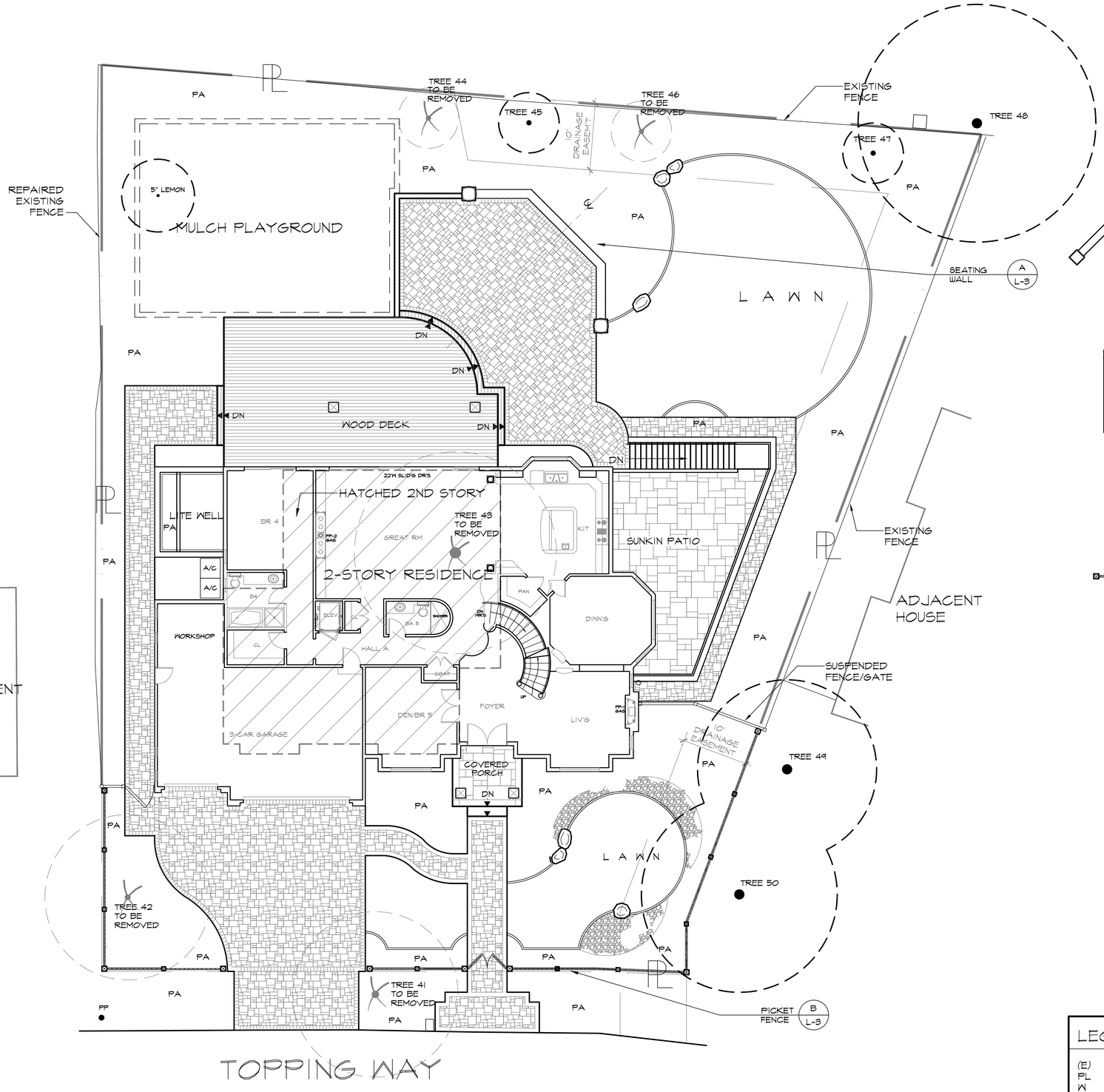
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16666 TOPPING WAY, LOS GATOS, CA
APN: 532-09-018
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 6/12/2020
Scale: AS NOTED
Prepared by: S.S.
Checked by: S.R.
Job #: 219176

Sheet: 6 OF 6
C-6



MATERIALS LEGEND

- PERMEABLE PAVERS
  INSTALL PER MANUFACTURERS SPECIFICATIONS
  COLORS CHOSEN BY OWNER
- 2"x4" AND 1"x2" NOIYO COBBLE MIX SET ON LANDSCAPE FABRIC
- SEATING WALLS
  SEE ELEVATION DETAIL
- 2"x4" 'TREX' PLASTIC OR STEEL LAWN EDGING
- RAISED WOOD DECKING
- STONE VENEER ON CONCRETE BASE
  STONE CHOSEN BY OWNER
- 3' HIGH PICKET FENCE SEE ELEVATION DETAIL

General Project Notes

1. I Agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package 8/24/2020
2. Recirculating water systems shall be used for water features.
3. I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans
4. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation Controller for subsequent managment purposes.
5. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigatin pland or licensed landscape contractor for the project.
6. An irrigation audit report shall be completed at the time of final inspection. Submit this report to San Mateo County Planning for revien and acceptance.
7. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.

Todd Kalbfeld
Professional Landscape Designer
8/24/2020

LEGEND

(E)	EXISTING ITEM	SL	SERVICE LINE
PL	PROPERTY LINE	O	ELECTRIC OUTLET
W	WATER METER	G	GAS METER
P	PG&E BOX	S	SEWER ACCESS
A/C	AIR CONDITION	MB	MAILBOX
LT	LIGHT	E	ELECTRIC METER
HB	HOSE BIBB	PA	PLANTING AREA
WM	WATER MAIN	IC	IRRIGATION CONTROLLER

NORTH

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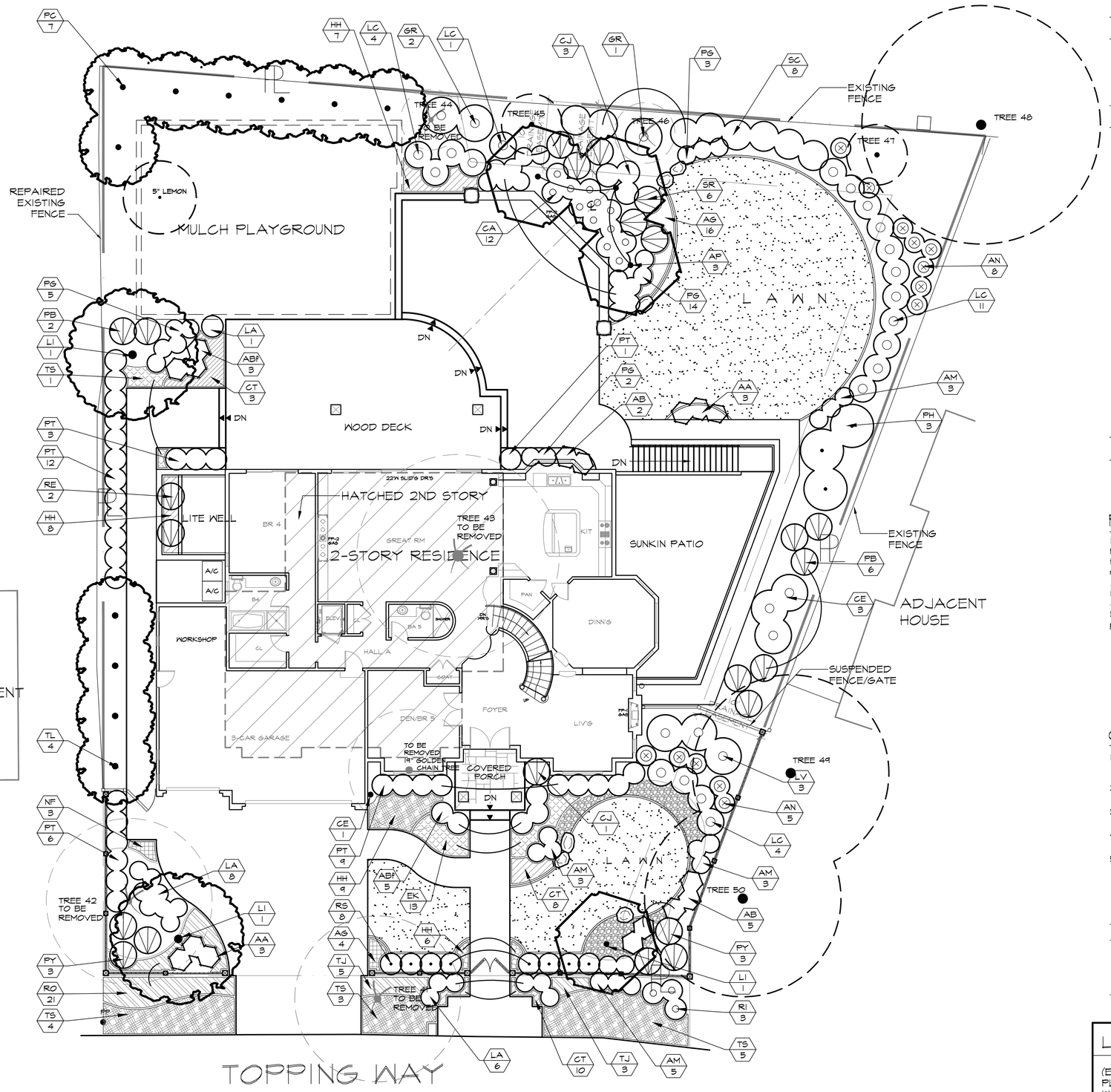
(408) 605-9973

REVISIONS	BY
2-5-2020	TK
8-24-2020	TK

SINGLE FAMILY RESIDENCE
16666 TOPPING WAY., LOS GATOS, CA

MATERIALS PLAN

DATE	DEC / 2019
SCALE	1/8"=1'-0"
DRAWN	TK
JOB	TOPPING
SHEET	L-1
OF	SHEETS



PLANT LEGEND

SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS
TREES						
AP	36" Bx	3	Acer p. 'Bloodgood'	Red Japanese Maple	Natural Form	Mod .5pf
LI	36" Bx	2	Lagerstroemia l. 'Tuscorora'	Crepe Myrtle	Natural Form	Low .2pf
PC	36" Bx	7	Tristaniopsis laurina	Water Gum	Standard	Low .2pf
OM	36" Bx	1	Olea e. 'Majestic Beauty'	Olive Tree	Multi-Trunk	Low .2pf
RE	15g	2	Rhaphis excelsa	Lady Palm	Natural Form	Mod..5pf
TL	24" Bx	4	Tristania laurina	Water Gum	Natural Form	Low .2pf
SHRUBS						
AA	15g	6	Agave attenuata	NCN		Low .2pf
AB	15g	7	Agave 'Boutin Blue'	NCN		Low .2pf
ABf	15g	4	Agave 'Blue Flame'	NCN		Low .2pf
AG	1g	20	Agapanthus 'Gold Strike'	Dwarf Lily of The Nile		Mod..5pf
AM	5g	14	Asparagus d. 'Myers'	Foxtail Fern		Mod..5pf
AN	5g	13	Anigozanthus 'Tall Yellow'	Tall Yellow Kangaroo's Paw		Mod..5pf
CA	5g	12	Camellia 'Shi Shi Gashira'	Sasanqua Camellia		Low .2pf
CE	5g	3	Ceanothus 'Julia Phelps'	California Lilac		Mod..5pf
CJ	15g	4	Camellia japonica 'Pink'	Camellia		Low .2pf
CT	1g	21	Carex testacea	Bronze Sedge		Low .2pf
EK	1g	13	Erigeron karviskianus	Santa Barbara Daisy		Low .2pf
GR	5g	3	Grevillia Red Hooks	NCN		Low .2pf
HH	5g	8	Hemerocallis 'Cranberry Baby'	Day Lily		Mod..5pf
LA	5g	16	Lavandula 'Grosso'	Lavandin		Low .2pf
LC	5g	20	Loropetelum 'Rubrum'	Chinese Fringe Flower		Low .2pf
LV	15g	3	Lavatera maritima	Tree Mallow		Low .2pf
NF	1g	3	Nepeta faassenii	Catmint		Low .2pf
PB	5g	8	Phormium 'Bronze Baby'	New Zealand Flax		Low .2pf
PG	5g	24	Penstemon 'Appleblossom'	Garden Penstemon		Low .2pf
PH	15g	5	Podocarpus henkelii	Long Leafed Yellow Wood		Mod..5pf
PY	5g	6	Phormium 'Yellon Wave'	New Zealand Flax		Low .2pf
PT	5g	31	Pittosporum tobira	Tobira		Low .2pf
RI	15g	4	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hanthorn		Low .2pf
RS	5g	8	Rosa 'Iceberg'	White Shrub Rose		Mod..5pf
SC	5g	8	Salvia clevelandii	Cleveland Sage		Low .2pf
SR	5g	6	Strelitzia reginae	Bird of Paradise		Mod..5pf
VINES AND GROUND COVERS						WUCOLS
CE	15g	1	Camellia j. Espalier 'White'	White Camellia Espallier		Low .2pf
RO	1g	23	Rosmarinus o. 'Prostratus'	Prostrate Rosemary		Low .2pf
TJ	5g	9	Trachelospermum jasminoides	Star Jasmine Ground Cover		Mod..5pf
TS	Flats	12	Thymus serpyllum	Creeping Thyme		Low .2pf

Planting Notes

1. All trees 15 gallons or larger to receive (2) 2'x10' Lodge Pole Pine Stakes with (1) 1"x4" backer board nailed to stakes. Tie all trees to stakes with rubber ties at mid point of trunk, and right below branck crotch. Nail with galvanized roofing nails.
2. Provide deep watering/inspection tubes on all trees. Water basins should be sufficient enough to contain water at base of tree, as necessary.
3. Fertilizer tablets shall be placed at the mid-point of root ball per manu. recommendation.
4. Rototill and amend entire planting site with 6" or more of compost into top 6"-12" of existing soil as necessary for planting needs. For soils less than 6% organic matter in the top 6" of soil, compost at a rate of a min. of 4 cubic inches per 1000 square feet of permeable area shall be incorporated to a depth of 6" of soil.
5. Provide Min. 3" of shredded mulch under all trees, shrubs and unplanted areas for water conservation.
6. Burried irrigation Piping will stay outside of Existing Tree Roots. drip irrigation for all plantings will stay above grade, and outside of Oak Roots.

Todd Kalbfeld
Professional Landscape Designer
8/24/2020

General Project Notes

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TREE REPLACEMENT LEGEND

TREE REMOVED:	CANOPY SIZE/REQUIREMENTS	REPLACEMENT
#41 Hackberry	30' - (4) 24" Box Trees	(4) 24" Box Tristania laurina
#42 Oak	25' - (4) 24" Box Trees	(4) 36" Box Tristania Laurina
#43 Unknown	25' - (3) 24" Box Trees	(3) 36" Box Tristania Laurina
#44 African Sumac	25' - (3) 24" Box Trees	(3) 36" Box Japanese Maple
#46 African Sumac	No Replacement Needed	

LEGEND

(E)	EXISTING ITEM	SL	SERVICE LINE
PL	PROPERTY LINE	O	ELECTRIC OUTLET
W	WATER METER	G	GAS METER
P	PG&E BOX	S	SEWER ACCESS
A/C	AIR CONDITION	MB	MAILBOX
LT	LIGHT	E	ELECTRIC METER
HB	HOSE BIBB	PA	PLANTING AREA
WM	WATER MAIN	IC	IRRIGATION CONTROLLER

NORTH

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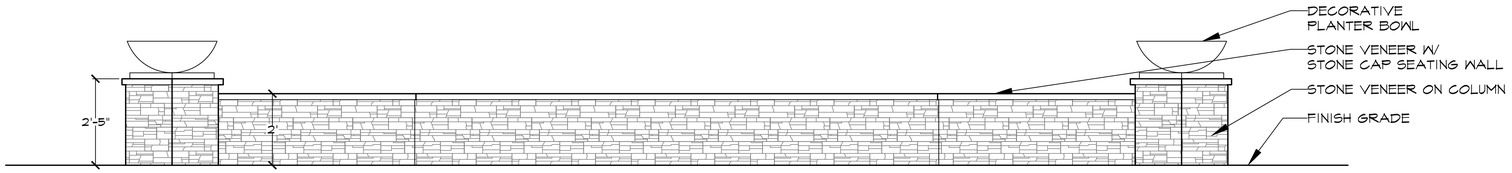
(408) 605-9473

REVISIONS	BY
2-5-2020	TK
8-24-2020	TK

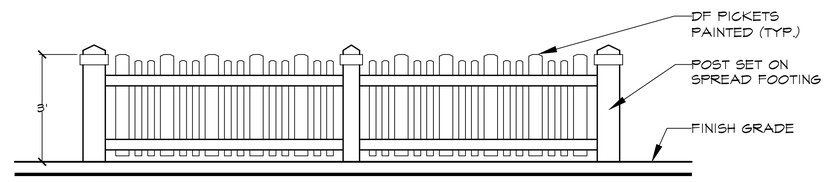
SINGLE FAMILY RESIDENCE
16666 TOPPING WAY., LOS GATOS, CA

LANDSCAPE PLANTING PLAN

DATE	DEC / 2019
SCALE	1/8"=1'-0"
DRAWN	TK
JOB	TOPPING
SHEET	L-2
OF	SHEETS



A L-3 FIREPLACE ELEVATION SCALE: 1/2"=1'-0"



B L-3 PICKET FENCE ELEVATION SCALE: 1/2"=1'-0"

Todd Kalfeld
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landscapedesign & Construction Management
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(408) 605-4913

REVISIONS BY
2-5-2020 TK
8-24-2020 TK

SINGLE FAMILY RESIDENCE
16666 TOPPING WAY, LOS GATOS, CA

CONSTRUCTION DETAILS

DATE DEC / 2019
SCALE 1/2"=1'-0"
DRAWN TK
JOB TOPPING
SHEET L-3
OF SHEETS

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

DATE: February 23, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: 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 R-1:8 Located at 16666 Topping Way. APN 532-09-018. Architecture and Site Application S-19-044. Property Owner/Applicant: Arthur Lin. Project Planner: Sean Mullin.

REMARKS:

Exhibit 10 includes a Letter of Justification from the applicant discussing the size of the proposed residence in the context of the surrounding neighborhood. Exhibit 11 includes additional public comment received between 11:01 a.m., Friday, February 19, 2021 and 11:00 a.m., Tuesday, February 23, 2021.

EXHIBITS:

Previously received with the February 24, 2021 Staff Report:
1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Color and materials board
5. Project Description and Letter of Justification
6. Consulting Architect's Report, dated January 7, 2020
7. Consulting Arborist's Report, dated January 17, 2020
8. Public comments received by 11:00 a.m., Friday, February 19, 2021
9. Development Plans, received January 28, 2021

Received with this Addendum Report:
10. Letter of Justification from applicant
11. Public comments received between 11:01 a.m., Friday, February 19, 2021 and 11:00 a.m., Tuesday, February 23, 2021

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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From: Arthur Lin <arthur.aest@gmail.com>
Sent: Monday, February 22, 2021 11:22 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Steve Yang <sya1618@sbcglobal.net>
Subject: Re: Planning commission meeting

It is not unreasonable to design and propose a 2 story 3976 SF residence on 16666 Topping Way with a FAR 27.37%.

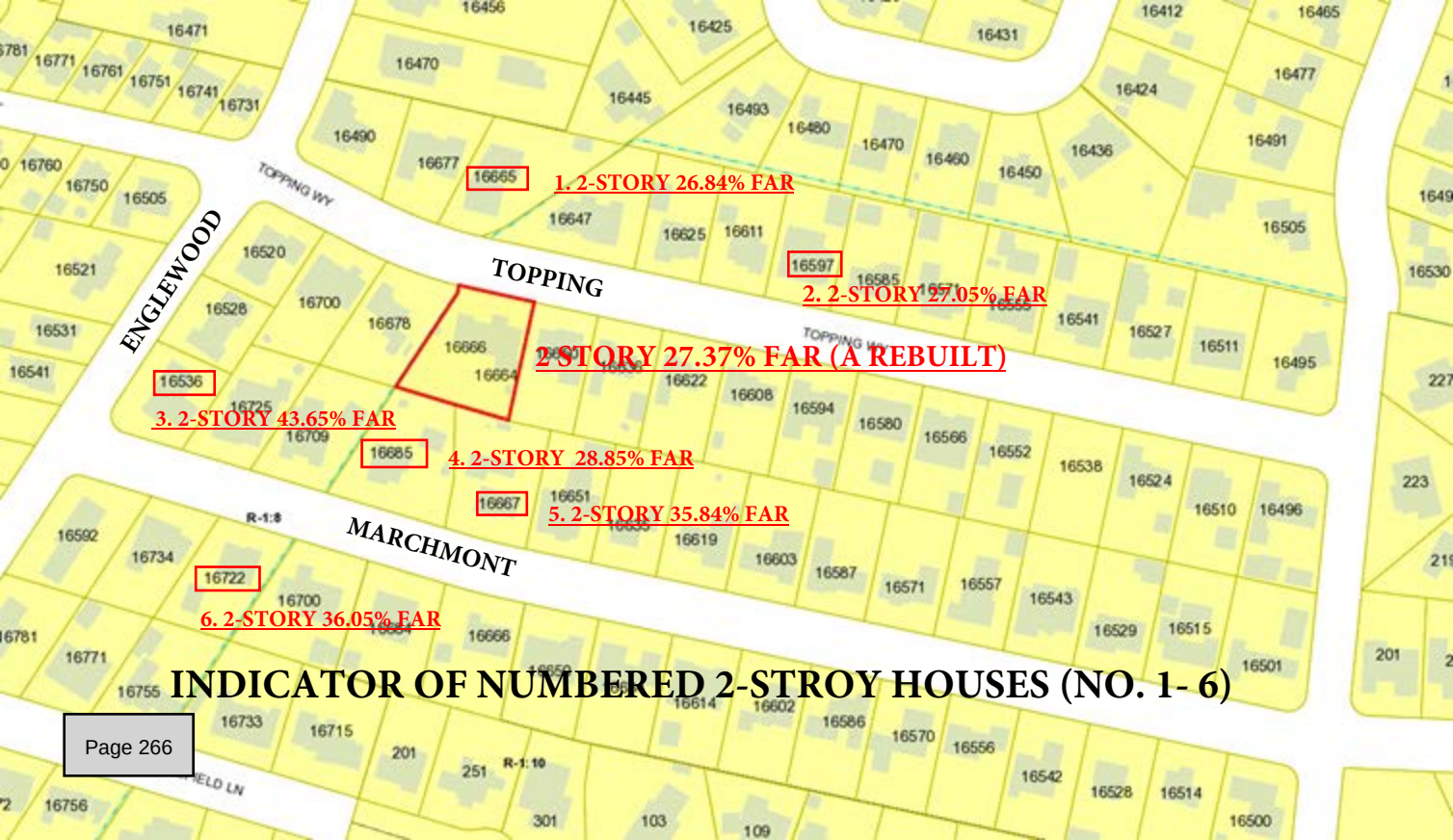
The proposed building has neither the biggest house square footage, nor the highest FAR in the Topping Way locale. There are several homes that are bigger, in the 4100 – 4400 SF range, and quite a few houses with FAR calculations that are in the mid-30s range, including one that is 43.65%. The proposed house is 3976 SF with a FAR of 27.37% and is sitting on the largest lot at 14528 SF. There are currently only two homes in the table that have a smaller FAR calculation. Furthermore, the proposed house is well within the city building setbacks and height limit. Because the proposed design of 16666 Topping Way is the largest within the Town of Los Gatos definition of the immediate neighborhood regulation, the square footage seems out of proportion to the surrounding homes, but it is important to keep in mind that the house directly behind, 16685 Marchmont Dr., is even larger at 4,160SF, has a higher FAR of 28.85, and is sitting at a 2 feet higher elevation.

The Town of Los Gatos Planning Department has already indicated that they are in support of this project as per the design submitted. The square footage proposed for 16666 Topping Way may seem like a high number, but there are quite a few homes in the area that are at a near or even higher square footage. The proposed design is proportionate to the size of the parcel and will only enhance the value and aesthetic of the neighborhood.

	Address	APN	lot size	house size	Year	Garage	Story	FAR		
[E]	16666 Topping Way Los Gatos, CA 95032	532-09-018	14960	1,384	1948			9.25%	1st floor	2nd floor
[N]	16666 Topping Way Los Gatos, CA 95032		14528	3,976	2021	749	2	27.37%	2448	1528
1	16665 Topping Way, Los Gatos, CA 95032	532-09-012	13974	3751	1948 / 2009	612	2	26.84%		
2	16597 Topping Way Los Gatos, CA 95032	532-09-008	9975	3,575	1997 / 1997	816	2	35.84%		
	16678 Topping Way, Los Gatos, CA 95032	532-09-017	11770	3,238	2006			27.51%		
	16622 Topping Way Los Gatos, CA 95032	532-09-021	10275	3,163	2007			30.78%		
	16566 Topping Way Los Gatos, CA 95032	532-09-025	10275	3,579	1947 / 1947	447	1	34.83%		
3	16536 Englewood Ave Los Gatos, CA 95032	532-09-046	9579	4,181	1949 / 2010	548	2	43.65%		
4	16685 Marchmont Dr Los Gatos, CA 95032	532-09-043	14420	4,160	1948 / 2006	630	2	28.85%		
5	16667 Marchmont Dr Los Gatos, CA 95032	532-09-042	13662	3,696	2005 / 2006	677	2	27.05%		
6	16722 Marchmont Dr Los Gatos, CA 95032	532-08-003	12215	4,404	2006 / 2006	806	2	36.05%		

REFER TO INDICATOR BELOW FOR HIGHLIGHTED HOUSE LOCATIONS

EXHIBIT 10



INDICATOR OF NUMBERED 2-STROY HOUSES (NO. 1- 6)

February 22, 2021,

Attn: Sean Mullin and the Town of Los Gatos Planning Commission.

Re: Concern to be addressed at the Public hearing on February 24, 2021 regarding the proposed new construction at 16666 Topping Way. Two issues to be addressed: One for the town and one for the builder:

Concern for the town of Los Gatos:

I am a contractor / builder and have lived on Topping Way for 29 years. My home is diagonal to the house at 16666 Topping Way. I have seen tremendous changes in the neighborhood with what is being allowed to be built as a spec home. There are some lots over 3/4 acres that can justify placing a 7,000 sq ft home (5000 sq ft above ground and a 2000 sq ft basement), but, the lots on Topping way and Hilow are not these lots. The continuous approval of these giant two-story homes is setting a precedent for other builders to sweep in and design the same. The results for these contractors are getting the most for their money with no concern to the neighborhood or the neighbors. The issue at hand is that these homes are blocking the view of the foothills and creating shade that changes the ecosystem of the surrounding yards. One of the positive attributes of buying a home in Los Gatos is the beauty of living near the foothills. Paying the premium prices that we do for our homes should not be overlooked. With streets that have walls of high two stories homes, this appeal is lost. Houses are losing their value and the beauty of viewing the Los Gatos foothills is being destroyed. If you review the homes just two blocks over on Stonybrook and in the Longmeadow community, which have much larger lots, you will see there are no two-story original homes or additions. How are these large homes being allowed in the nearby neighborhoods? I understand that in the past that many of these pockets of neighborhoods were in the Santa Clara County jurisdiction and approved by the Santa Clara County Planning Commission, but this is no longer the case and this needs to stop.

Concern for Mr. Lin (builder):

The original proposed plans that were submitted to the town in 2017 - 18 by you for a one story 3200 + sq ft home is more accurate and appropriate for this size lot and does not block the hillside views, nor block the sun of the neighbor's yards. If you are comparing the houses that are being build on Englewood that sit on ½ acre lots, you are comparing apples to oranges. You are asking to build a home that is double the size of any two story on Topping Way and would be the largest home, including the homes on the ½ acre lots in the surrounding neighborhood. I am all for new homes, but suggest the original smaller plan be approved.

Thank you
Concerned neighbor

EXHIBIT 11

Sent: Tuesday, February 23, 2021 10:30 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Feedback on 16666 Topping Proposal

Mr. Mullin, I am writing to share my concerns about the proposed property development plan for 16666 Topping Way. I own and occupy the property at 16667 Marchmont Drive, directly to the rear of the Topping property. I wrote when the initial plans were submitted and I attended the commissions meeting relating to the property to voice my concerns at that time. I believed we had resolution to many of the issues that were raised, namely the size and height of the structure, and the garage doors opening to the rear of the property. At the time I also raised a concern about the position of the structure on the lot, feeling that it was too close to the rear fence, but this was not addressed in the resolution.

Now, over two years later there is a new proposal that reverses many of the items that we had resolved in the first proposal, namely the size of the structure and the 2nd floor more specifically. Obviously I am disappointed that these concerns have been ignored in the new proposal. That said, I am very happy to see that the new proposal has the structure sitting further forward on the property.

I find this process frustrating. I am not sure why issues that were raised and addressed in the past are being ignored now. I am pleased that the position of the structure now addresses my concern, though I am mystified by how this process is being managed. My primary concern is and has always been my privacy. A second floor creates line of site into my yard and house. Aside from a fence, there is nothing to obstruct the view between the properties. To that end I would strongly urge the city either revert the plan back to a one story structure or require the planting of trees along the rear fence.

As I said, I am a bit mystified by the process here. If you require that my concerns be documented in writing or submitted in some other form to be formally considered please let me know.

Thank you,

Nick Besbeas

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

DATE: February 24, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: 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 R-1:8 Located at 16666 Topping Way. APN 532-09-018. Architecture and Site Application S-19-044. Property Owner/Applicant: Arthur Lin. Project Planner: Sean Mullin.

REMARKS:

Exhibit 12 includes additional public comment received between 11:01 a.m., Tuesday, February 23, 2021 and 11:00 a.m., and Wednesday, February 24, 2021.

EXHIBITS:

Previously received with the February 24, 2021 Staff Report:
1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Color and materials board
5. Project Description and Letter of Justification
6. Consulting Architect's Report, dated January 7, 2020
7. Consulting Arborist's Report, dated January 17, 2020
8. Public comments received by 11:00 a.m., Friday, February 19, 2021
9. Development Plans, received January 28, 2021

Received with the February 24, 2021 Addendum Report:
10. Letter of Justification from applicant
11. Public comments received between 11:01 a.m., Friday, February 19, 2021 and 11:00 a.m., Tuesday, February 23, 2021

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

Received with this Desk Item Report:

12. Public comments received between 11:01 a.m., Tuesday, February 23, 2021 and 11:00 a.m., Wednesday, February 24, 2021

Sent: Tuesday, February 23, 2021 11:11 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 16666 Topping Way

Dear Mr. Mullin,

Our house is across the street and to the right of the proposed construction if you are facing 16666 Topping Way. We are at 16647 Topping Way and we recently remodeled our house. We have many concerns with the size of the house, the height of the house and the look of the house compared to other houses on the street. One of my biggest concerns is the size of the proposed house. Most of the houses on Topping Way are single-story houses with much less square footage. There is no house on the street close to the square footage of the proposed construction. The size of the house seems more consistent with houses on Englewood that have wider and deeper lots. The two houses on either side of 16666 Topping Way are both one-story houses, without basements. Our house and the house to the left of us are both single-story homes as well two lots to the right of us. This proposed construction would not be keeping with the size and look of houses on our street. Another concern is that the proposed construction will severely impact our views of the hillside. The views of the hills is one of the reasons why we moved to Los Gatos and one of the features that distinguishes our town from other towns. Blocking out the view of the hills will adversely affect us as well as the beauty of our neighborhood.

My husband and I will be reviewing all of the documents included in the agenda for tomorrow's meeting and will send you a more detailed letter outlining our concerns.

Thank you,
Michele Stefan
16647 Topping Way

EXHIBIT 12

Sent: Tuesday, February 23, 2021 12:04 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: robinmatlock@gmail.com
Subject: Fwd: 16666 Topping Way Plan Concerns

Hello Sean,

Please find the email below regarding the proposed development of the property located at 16666 Topping Way. This letter was submitted to Mr. Lin on January 5, 2020, with no response.

Thank you very much,

Eric Koch
Robin Matlock
16678 Topping Way, Los Gatos, CA 95032

---------- Forwarded message ---------
Date: Sun, Jan 5, 2020 at 5:32 PM
Subject: 16666 Topping Way Plan Concerns

Dear Mr. Lin,
We've had a chance to review the plans for the house on 16666 Topping Way. First, we are supportive that a new home will be built and excited about the value that brings to the neighborhood after seeing the property in disrepair.

We do have a few concerns regarding the current design we would like you to consider.

First, the overall size of the home. It feels "ginormous" and out of proportion to the rest of the neighborhood by a sizeable margin. We understand bigger is better, bigger is more valuable, but there is a character to our street, and this house is so large, it feels that character is compromised. Further, the size is so significant, our view of the mountains will be significantly obstructed.

Second, the intent to build a sunken patio. We see this a considerable risk depending on how this space could be used as a rental apartment, game room, etc. That part of the house butts right up to our living space, and outdoor patio area. An apartment, guest quarters, or a game room would introduce significant noise and traffic that would alter our experience. An emergency exit for the basement feels reasonable. We are also concerned with how safely your team will be able to dig for this basement so close to the property line and with confined space requirements being met for the construction workers.

Again, we are happy a new home is being developed. And we recognize there are lots of considerations. We are good neighbors and will work with you to find solutions that work for both of us.

Thanks,
Robin Matlock & Eric Koch

Sent: Tuesday, February 23, 2021 1:04 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Architecture and Site Application S-19-044

Dear Sean Mullin,

On behalf of my husband and myself, who reside across the street of the proposed new construction at 16666 Topping Way, we have had a chance to review the plans for the proposed new construction. We are supportive a new home to be built and the value that brings to the neighborhood, especially having to look at the current structure and site which is in complete disrepair and an eyesore to the neighborhood attracting homeless and teens looking for a fun place to hang out. We have several concerns regarding the current design that we would like considered when this plan is up for review and discussion.

The overall size of this structure of 7000k sq ft, is gargantuan and is more than double of almost every house that is currently on Topping Way, even second story dwellings, and is completely out of proportion with the neighborhood. It is a large, bulky design with stone all over the front of the house which isn't consistent or compatible with the design style and look and feel of the neighborhood. The enormous footprint of 7000k sq feet of this structure **WILL** significantly impede our beautiful view of the foothills but more importantly, since the height of the building is just below the max 30' ft height, the windows on the second story look directly **down** into our bedroom windows of the Master Bedroom and our daughters room which is also located on the second floor, therefore compromising our personal privacy as home owners (along with our neighbors). Additionally concerning is the large sunken patio, that is close to the fence line of our neighbors living space, and the potential increase in noise and people traffic that would alter their living significantly, in a negative fashion.

We fear that approving this size would set a precedent for all future build's in the area to be built this large, which would then make the neighborhood look like one long wall of structures, essentially walling in the street leaving very little view of the hills and beautiful greenery. The thought of this neighborhood turning into rows of mansions is concerning, while homes in the Stonybrook and Long Meadow neighborhoods are only building single story dwellings. This size home, would fit in much better on Englewood, or other areas where the lot sizes are over 20k.

Respectfully, we ask that our concerns outlined above, mainly for our privacy (and that of our neighbors) and space be considered for review by the LG planning department, and that we formally request this proposed construction plan be rejected and that the previously approved plans for the single story with basement be approved and reinstated.

Warmest Regards,
Karl and Kristine Malmsheimer
16665 Topping Way, LG 95032

Sent: Tuesday, February 23, 2021 2:23 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Planning Meeting Feb. 24 regarding 16666 Topping Way Hearing

Hi Sean,

I am getting my second Covid vaccine on Wednesday, and will probably not be able to attend the planning meeting. (My husband will be very busy managing our disabled son by himself!). I am still not supportive of the building plans, and not happy that Mr. Lin never responded to me when I emailed him a question last February concerning the property at his requested abc.aest gmail. (I did see his response to my email to you last year for the first time in the meeting agenda. I think that communication with us neighbors is not going well!).

Debbie Mar

Sent: Wednesday, February 24, 2021 10:38 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: markstefan@comcast.net; michelepstefan@gmail.com
Subject: FW: 16666 Topping way.

Dear Mr. Mullin:

We are writing to express our concern over the proposed property at 16666 Topping Way. I live across the street at 16647 Topping way. We are both graduates of Los Gatos High School and have a special connection with this town. After going away for school and starting a career, my wife and I returned to Los Gatos, and specifically to live in this neighborhood, because of the beauty of the town. The views of the hillside and the character of our neighborhood are what make it special. If this project is approved, it will permanently impact the neighborhood.

I understand that the first proposal for a massive house was not approved due to concerns about the size, among other things. That was the correct decisions then, and it should be the correct decision now. With the story poles up, I can see how our views of the hillside will vanish and be replaced with a massive structure. The beauty of the hillside and the character of the neighborhood and streets are what make it so unique. Please don't take that away from our community.

Allowing this building to be as big as proposed is going to leave a permanent scar on our neighborhood, a scar that the builder won't have to experience at after he has flipped the house and moved on to his next property.

Among the justifications for such a big property was that this is a "transitional" neighborhood with the new homes being built as two story homes. We strongly disagree with that. We finished remodeling our home just a few years ago and intentionally left it at one story to blend in to the character of the neighborhood. Approving this project will encourage other speculators to swoop in and overdevelop the properties in the neighborhood for a quick return.

I respectfully request that the planning commission reduce the size of the structure it will approve and consider what the longtime residents feel is acceptable. The previously proposed single story home is plenty big for this neighborhood.

Best Regards,
Mark and Michele Stefan

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DATE: February 19, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for a Zone Change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan Amendment to Change the Land Use Designation from Medium Density Residential to Central Business District, for Property Located at **4 Tait Avenue**. APN: 510-44-054. Zone Change Application Z-20-002 and General Plan Amendment Application GP-20-001. Property Owner: Town of Los Gatos. Applicant: Jim Foley

RECOMMENDATION:

Consider a request for approval for a zone change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan amendment to change the Land Use designation from Medium Density Residential to Central Business District, for property located at 4 Tait Avenue.

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendments to the General Plan and Town Code will have a significant effect on the environment, because the project does not include any modification that would affect the historical significance of the building.

PREPARED BY: JENNIFER ARMER, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

FINDINGS:

- That there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3).
- That the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding Elements.
- That the proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation.

BACKGROUND:

The subject parcel is located at the northeast corner of Tait Avenue and West Main Street in the Broadway Historic District. The building on the property was constructed in 1927. The property was originally built to be the Town's Fire House with an associated dwelling unit for the driver of the new fire truck, and previously served as the home of the Los Gatos Museum.

The subject parcel is surrounded by parcels with a Medium Density Residential General Plan Land Use designation and R-1D:LHP zoning designation to the north, south, and west (Exhibit 1). The parcel to the east has a Central Business District Land Use designation and C-2 zoning designation.

The applicant is requesting approval of a zone change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan amendment to change the Land Use designation from Medium Density Residential to Central Business District to allow the applicant to lease the existing building for commercial uses (Exhibit 5). The Landmark and Historic Preservation Overlay Zone (LHP) would remain if the applications were approved. At this time, no modifications to the building are proposed.

DISCUSSION:

A. General Plan Committee

At its January 13, 2021 meeting, the General Plan Committee (GPC) reviewed the application and recommended approval of the General Plan amendment to the Planning Commission and Town Council. The motion by the GPC included consideration of comments by members discouraging restaurant and personal service uses in this location.

B. General Plan Land Use Designations

The applicant is proposing a General Plan amendment to change the Land Use designation from Medium Density Residential to Central Business District.

DISCUSSION (continued):

The Central Business District Land Use designation applies exclusively to the downtown and accomplishes the following:

- Encourages a mixture of community-oriented commercial goods, services, and lodging unique in its accommodation of small-town style merchants and maintenance of small-town character;
- Maintains and expands landscaped open spaces and mature tree growth without increasing setbacks; and
- Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.

The Medium Density Residential Land Use designation (5 -12 dwelling units per acre) provides for multiple-family residential, duplex, and/or single-family homes.

The subject parcel is bound by parcels with a Medium Density Residential General Plan Land Use designation to the north, south, and west. The parcel to the east has a Central Business District General Plan Land Use designation.

C. General Plan Goals/Policies/Strategies

Applicable General Plan goals and policies that should be used to evaluate the proposed General Plan amendment and zone change applications for this site include, but are not limited to:

Land Use Goals

- LU-1 To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
- LU-6 To preserve and enhance the existing character and sense of place in residential neighborhoods.

Land Use Policies

- LU-1.4 Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.
- LU-1.8 Commercial development of any type (office, retail, research and development, etc.) shall be designed in keeping with the small-town character of Los Gatos.

DISCUSSION (continued):

- LU-6.1 Protect existing residential areas from the impacts of nonresidential development.
- LU-6.2 Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.
- LU-6.3 Protect existing residential areas from adjacent nonresidential uses by assuring that buffers are developed and maintained.
- LU-6.4 Prohibit uses that may lead to the deterioration of residential neighborhoods, or adversely impact the public safety or the residential character of a residential neighborhood.
- LU-6.5 The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Community Design Goals

- CD-6 To promote and protect the physical and other distinctive qualities of residential neighborhoods.
- CD-10 To maintain the historic character of the Downtown.
- CD-12 To preserve significant historic and architectural features within the Town.
- CD-13 To support and encourage thoughtful rehabilitation or reuse of historic structures.

Community Design Policies

- CD-6.1 Reduce the visual impact of new construction and/or remodels on the Town and its neighborhoods.
- CD-10.1 Encourage the preservation, restoration, rehabilitation, reuse, and maintenance of existing buildings Downtown.
- CD-12.1 Avoid demolishing historic buildings, unless the Planning Commission finds, based on substantial evidence, that there is no feasible means to ensure the preservation of the structure.
- CD-12.2 Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial, or public buildings.

D. Zoning

The applicant is proposing a zone change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay). The proposed zoning would be consistent with the General Plan Land Use designation if the proposed General Plan amendment is approved. Permitted uses in the C-2 zone are those involving the conduct of commerce and general business and the sale of commodities necessary for the needs of

DISCUSSION (continued):

residents and visitors of the Town including, retailing, office, limited manufacturing, and wholesaling without warehousing. The commercial uses proposed by the applicant (Exhibit 5) would not be allowed in the current residential zone.

The subject parcel is bound by parcels with a R-1D:LHP zoning designation to the north, south, and west (Exhibit 1). The parcel to the east has a C-2 zoning designation.

PUBLIC COMMENTS:

The applicant reached out to surrounding neighbors during the review process and provided a copy of their letter as well as a summary of the comments received (Exhibit 6).

At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The proposed General Plan amendment and zone change would be consistent with the existing pattern of land uses and zones adjacent to downtown (Exhibit 1). Additionally, reuse of the existing historic structure is supported by the General Plan goals and policies.

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission consider the existing and proposed General Plan Land Use designations and zoning and forward a recommendation for approval of the amendments to the Town Council. If the Planning Commission finds merit with the proposed amendments, it should:

1. Make the required finding that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3) (Exhibit 2);
2. Make the required finding that the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its Elements (Exhibit 2);
3. Make the required finding that the proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation (Exhibit 2); and
4. Forward a recommendation of approval of General Plan Amendment Application GP-20-001 and Zone Change Application Z-20-002 to the Town Council.

CONCLUSION (continued):

C. Alternatives

Alternatively, the Planning Commission can:

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

EXHIBITS:
1. Location Maps (showing existing General Plan Land Use Designations and Zoning)
2. Draft Findings
3. Draft Resolution for the General Plan Amendment, with Exhibit A
4. Draft Ordinance for the Zone Change, with Exhibit A
5. Letter from the Applicant
6. Summary of Outreach
7. Property Plans

Distribution:
Jim Foley, via email

4 Tait Avenue

Existing General Plan Land Use Designation

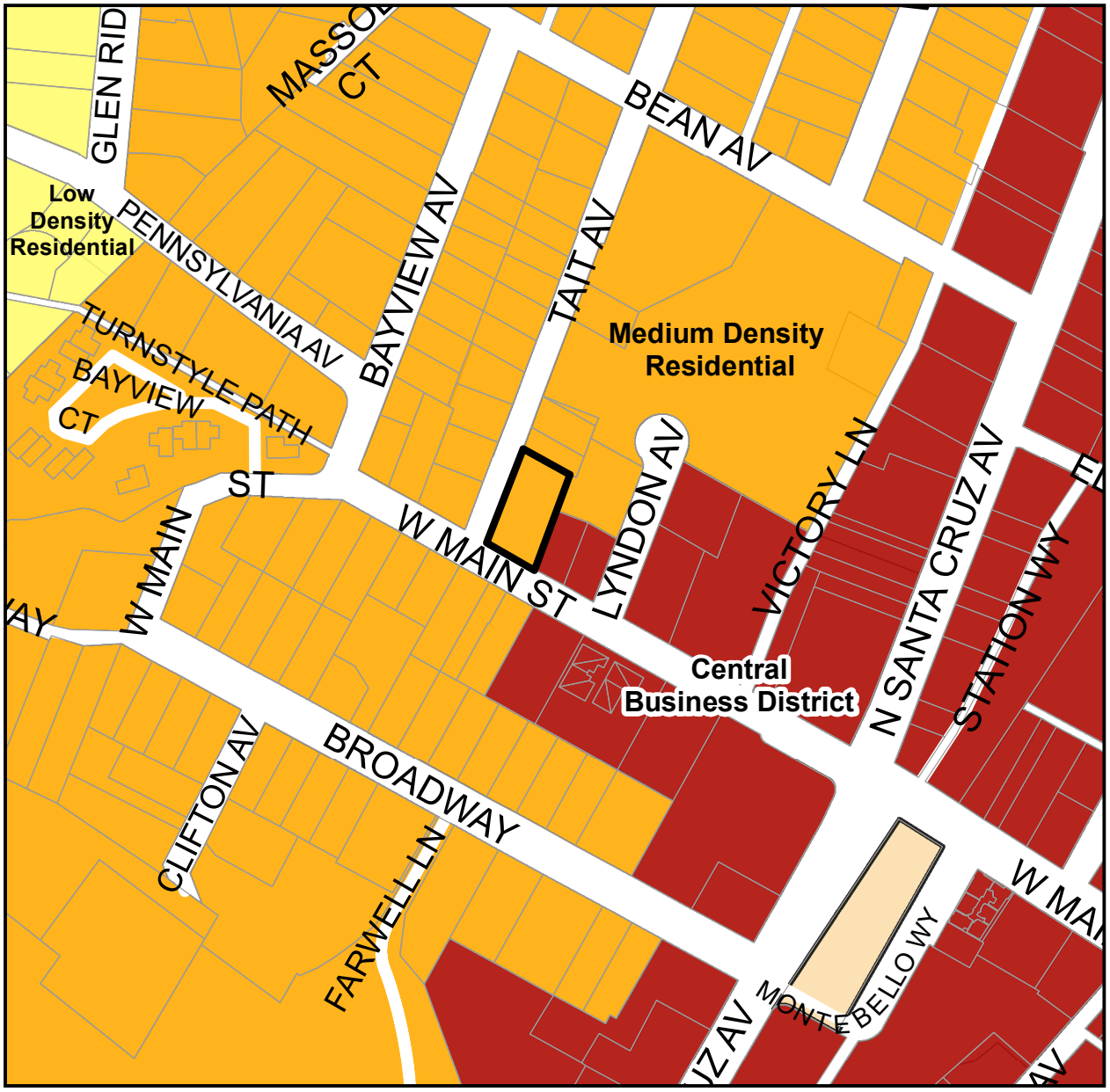
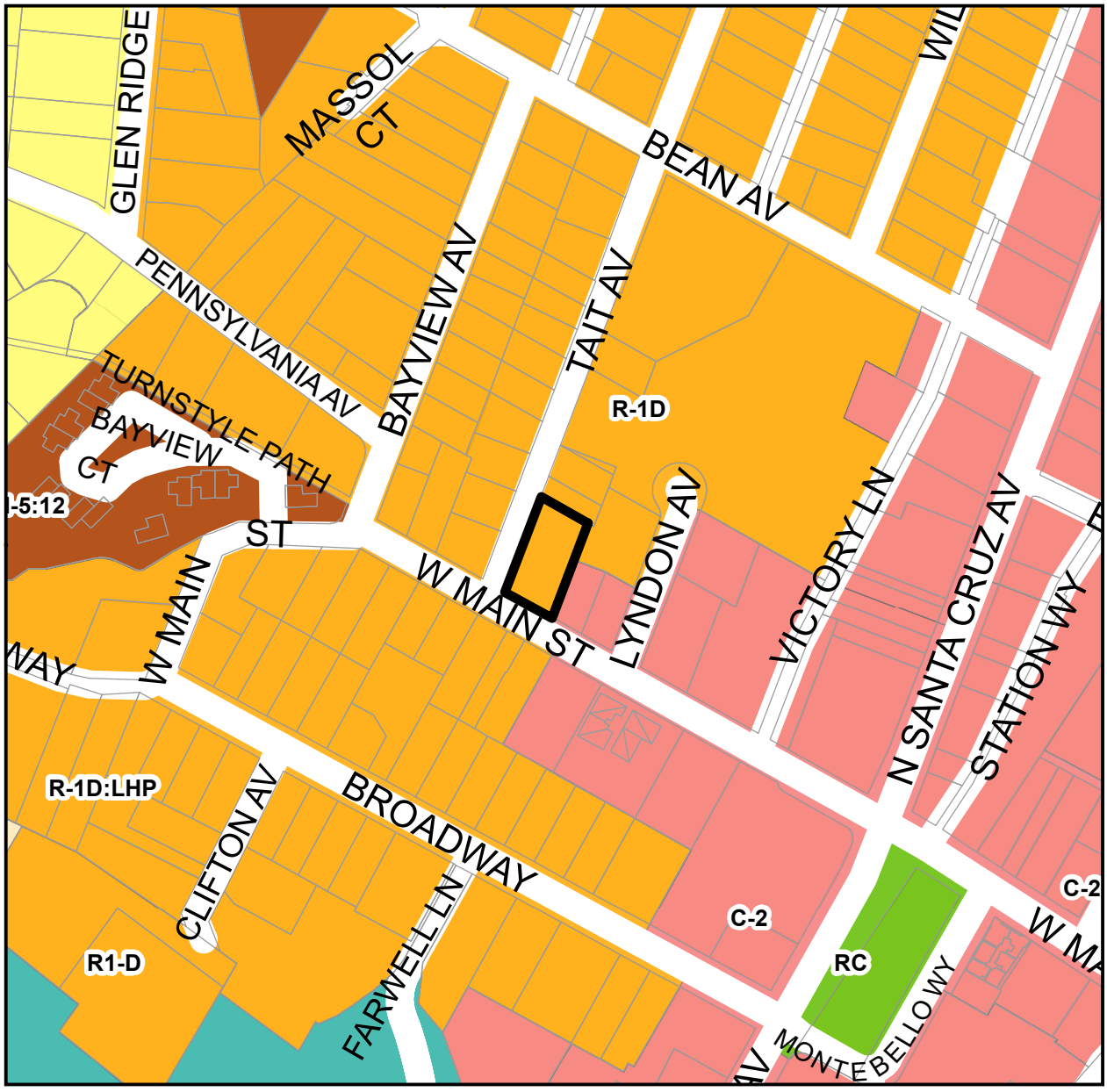


EXHIBIT 1

4 Tait Avenue
Existing Zoning



PLANNING COMMISSION – *February 24, 2021*
REQUIRED FINDINGS

4 Tait Avenue
General Plan Amendment Application GP-20-001
Zone Change Application Z-20-002

Consider a Request for Approval for a Zone Change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan Amendment to Change the Land Use Designation from Medium Density Residential to Central Business District, for Property Located at 4 Tait Avenue. APN: 510-44-054. Zone Change Application Z-20-002 and General Plan Amendment Application GP-20-001.
Property Owner: Town of Los Gatos.
Applicant: Jim Foley

FINDINGS:

Required finding for CEQA:

- That there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3).

Required consistency with the Town's General Plan:

- That the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding Elements.

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation.

EXHIBIT 2

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RESOLUTION 2021-

Draft Resolution to be modified by Town Council deliberations and direction.

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE GENERAL PLAN LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO CENTRAL BUSINESS DISTRICT FOR A PROPERTY AT 4 TAIT AVENUE

WHEREAS, the applicant requests approval to change the General Plan Land Use designation from Medium Density Residential to Central Business District on property located at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054); and

WHEREAS, the General Plan Committee at its meeting of January 13, 2021, recommended that the General Plan Land Use designation be changed from Medium Density Residential to Central Business District as that designation is consistent with the Land Use designations of neighboring properties and consistent with the proposed use of the property; and

WHEREAS, the Planning Commission recommended approval of the General Plan amendment at its regularly noticed public hearing on _____, 2021; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on _____, 2021; and

WHEREAS, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed General Plan amendment; and

WHEREAS, the Town Council finds as follows:

A. The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15061(b)(3); and

B. The General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding elements; and

C. That all proceedings have been conducted in compliance with the provisions of Government Code Section 65350 et seq.; and

EXHIBIT 3

WHEREAS, the Town Council considered all facts and information related to a request to change the General Plan Land Use designation for the property at 4 Tait Avenue from Medium Density Residential to Central Business District as shown on Exhibit A

NOW, THEREFORE, BE IT RESOLVED, that the Town Council hereby changes the General Plan Land Use designation for property at 4 Tait Avenue as shown on Exhibit A, from Medium Density Residential to Central Business District.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the ___th day of _____, 2021, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS

LOS GATOS, CALIFORNIA

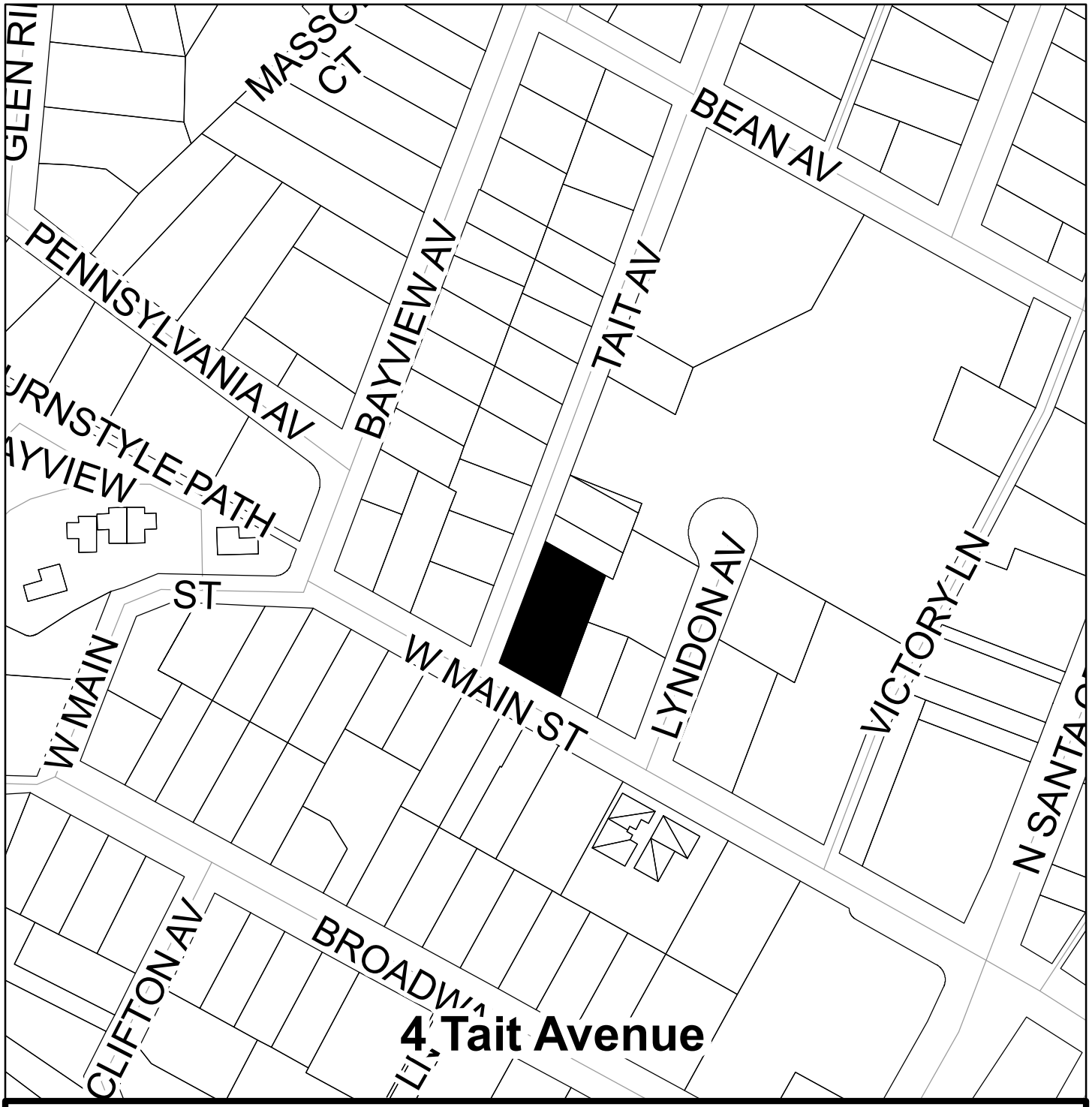
DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS

LOS GATOS, CALIFORNIA

DATE: _____



TOWN OF LOS GATOS

Application No. GP-20-001 **A.P.N. #** 510-44-054

Change of the general plan map amending the Town General Plan

From: Medium Density Residential

To: Central Business District

N

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Resolution:**

Clerk Administrator **Mayor**

EXHIBIT A

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DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE ZONING CODE FROM R-1D:LHP (SINGLE-FAMILY RESIDENTIAL DOWNTOWN WITH A LANDMARK AND HISTORIC PROPERTY OVERLAY) TO C-2:LHP (CENTRAL BUSINESS DISTRICT WITH A LANDMARK AND HISTORIC PROPERTY OVERLAY) FOR A PROPERTY LOCATED AT 4 TAIT AVENUE

NOW, THEREFORE, THE PEOPLE OF THE TOWN OF LOS GATOS AND THE TOWN COUNCIL DO HEREBY ORDAIN AS FOLLOWS:

SECTION I

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Property Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Property Overlay).

SECTION II

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the ___ day of _____ 2021 , and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2021. This ordinance takes effect 30 days after it is adopted. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

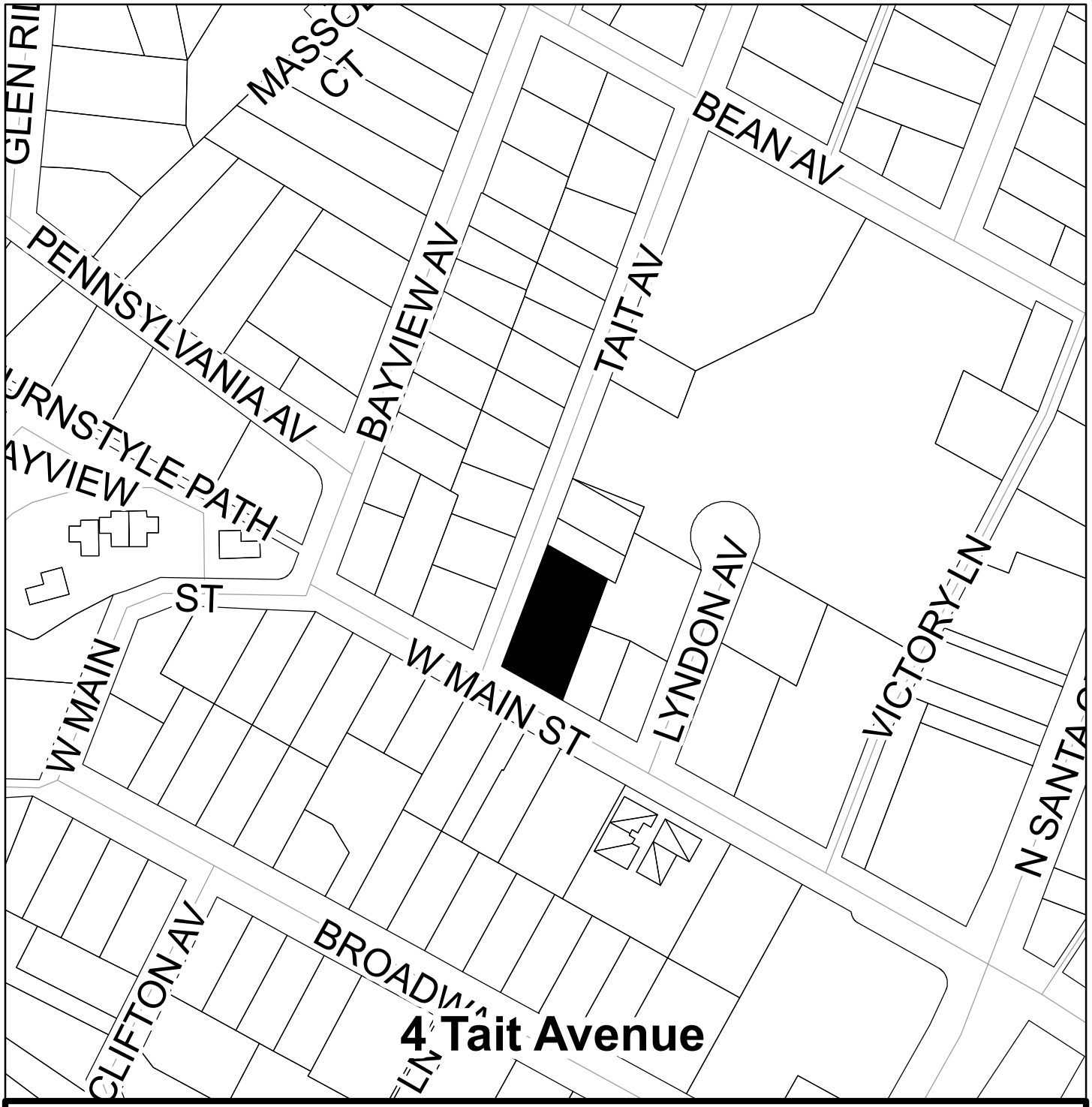
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____



TOWN OF LOS GATOS

Application No. Z-20-002 **A.P.N. #** 510-44-054

Change of zoning map amending the Town Zoning Ordinance.

☒ **Zone Change** **From: R-1D:LHP** **To: C-2 :LHP**

☐ **Prezoning**

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Ord:**

Clerk Administrator **Mayor**

EXHIBIT A

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January 5, 2021

Town of Los Gatos
Attn: Jennifer Armer
Planning Dept
110 E Main St
Los Gatos, CA
95030

Dear Jennifer,

This letter serves as the project description and letter of justification for our application for a zone change and general plan amendment for the property located at 4 Tait Ave, APN # 510-44-054. Pursuant to the request for proposals the Town of Los Gatos released for the repositioning of the Town owned museum properties, Tait Firehouse LLC is requesting the re-zoning of the aforementioned property to C-2:LHP to achieve the goal of attracting a commercial use to locate at the property. Concurrently we are requesting a General Plan Amendment to Central Business District designation to be consistent with the requested zoning. Given the nature of the building and its proximity to the commercial core, it is not feasible to occupy the property with a residential use as currently zoned. This project is the administrative re-zoning to achieve the agreed upon goal, with the associated necessary general plan amendment.

The rezoning to C-2: LHP is consistent with the General Plan, referencing the following sections:

- LU-14, Paragraph 2, Bullet 3 "Encourages a mixture of community-oriented commercial goods, services and lodging unique in its accommodation of small-town style merchants and maintenance of small-town character.
    - The proposed zone change is not intended for a redevelopment project. The project maintains the character of the existing structure in order to attract a small-town oriented commercial use.

- LU-14, Paragraph 2, Bullet 5 "Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.
    - The proposed zone change is not intended for a redevelopment project. The project maintains the character of the existing structure in order to maintain the historic nature of the structure. Due to the location of the property and its proximity to the Central Business District as well as the residential neighborhood, this is a key link to the walkability of residents to the local businesses.

- LU-21, G, Goal LU-1 "To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos."
    - The project complies with this goal as it is restoring a historic building from a blighted vacant use, to a cared for active commercial use, and preserves the historic nature of the Town.

- LU-21, G, Policy LU-1.4 "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."

EXHIBIT 5

- This project does not intend to damage the character of the old firehouse, but restore it and activate it. The nature of the structure is the perfect link between the residential neighborhood as it is a residential style building from a design and massing standpoint, however we will improve it to accommodate commercial uses as the street transitions into the commercial district.

- LU-25, Policy LU 6.2 "Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained."
  - As previously mentioned, the style and character of the structure will not change. The uses in C-2:LHP are compatible as the zoning of the adjacent property is C-2:LHP and is already in place, making this the perfect transition from residential to the central business district.

- LU-27, Policy LU 7.3 "Infill projects shall contribute to the further development of the surrounding neighborhood (e.g. improve circulation, contribute to or provide neighborhood unity, eliminate a blighted area) and shall not detract from the existing quality of life."
  - The project will make a new use available for the neighborhood, including but not limited to an office, a business, or another service that will be a walkable amenity to both the nearby residents and businesses. The existing structure has been unoccupied for several years and is borderline considered a blight to attract unwanted activity. Breathing new life into the property will benefit the area.

- LU-27, Policy LU 7.4 "Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area."
  - The style and historic character of the existing building will be maintained and is currently compatible with the surrounding structures.

- LU-28, Policy LU 9.6 "Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.
  - Brining a commercial use in close walkable proximity to the residential neighborhood provides a new opportunity for employment and the resulting business will serve the neighborhood.

- CD-3, Policy CD 1.1 "Building elements shall be in proportion with those traditionally in the neighborhood."
  - The style and historic character of the existing building will be maintained and is currently compatible with the surrounding structures.
- CD-3, Policy CD 1.2 "New structures, remodels, landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area."
  - The style and historic character of the existing building will be renovated to enhance the character of the building, eliminate blight, and harmonize with the balance of the neighborhood in a greatly improved manner.

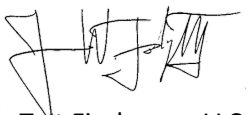
- CD-11, Policy CD-10.1 “Encourage the preservation, restoration, rehabilitation, reuse, and maintenance of existing buildings Downtown.”
    - This policy exactly describes the project. Restoration, Rehabilitation, Reuse, and ongoing maintenance of a historic building, achieved through change of use.
- CD-18, Policy CD 12.1 “Avoid demolishing historic buildings, unless the Planning Commission finds, based on substantial evidence, that there is no feasible means to ensure the preservation of the structure.”
    - This project would preserve an existing historic structure.
- CD-18, Policy CD 12.2 “ Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial, or public buildings.”
    - This project would accomplish this policy by preserving and reusing an existing historic structure.
- CD-19, Policy CD 12.3 “Preserve and protect historic structures, including those that have been designated or are contributors to existing historic districts. Use special care in reviewing new buildings or remodels in the vicinity of historic structures to address compatibility issues and potential impacts.”
    - This project would protect a historic building in the downtown/almond grove historic districts.
- CD-20, Goal CD-13 (and every policy thereunder) “To support and encourage thoughtful rehabilitation or reuse of historic structures.”
    - This project will maintain the historic architecture of the structure, renovate a damaged structure, and comply with all the necessary historic guidance set forth by the Town.

There are many other applicable goals, policies, and actions in the general Plan that apply to theis project. In Summary, we are re-zoning the property to attract a viable use to the building, and in connection with that effort, restoring and renovating the historic Tait Firehouse. The project meets the goals of the Town and will provide a major benefit to both the neighborhood and the central business district by adding a compatible use where otherwise we are left with a vacant blighted structure.

A subsequent tenant improvement project application will follow after the appropriate zoning and general plan designation is in place. Please reference the minutes from the Town Council Meeting on August 4, 2020 and that certain Lease Agreement by and between the Town of Los Gatos and Tait Firehouse, LLC for previous Town Council direction and additional details on this effort.

Thank you,

Jim Foley



Tait Firehouse, LLC
(408) 813-7490

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IMWALLE PROPERTIES

Pennant Properties

Dear Neighbors! We are reaching out to you to announce an exciting new project nearby at 4 Tait Ave on the corner of Tait Ave and Main St., the location of the historic Firehouse building.

The Town of Los Gatos released a Request for Proposals to restore and reposition two historic properties in Los Gatos, the Firehouse building on Tait Ave and the remaining Forbes Mill Annex on Church St.

Imwalle Properties was awarded the project after meeting the Town's qualifications based on extensive regional real estate and property management experience. Imwalle Properties further enlisted Pennant Properties to assist with the project due to their extensive experience with Town of Los Gatos processes, as well as long standing experience in real estate, property management, and projects in Town. The result is a first-class public private partnership between Imwalle Properties and the Town of Los Gatos with an amazing team assembled to restore the two properties that have been vacant for years and breathe new life back into the buildings. This effort has the full support of the Town Council, and the Town Staff will be assisting in moving the project through its processes.

The team has embarked on the first step of the process, which includes a General Plan amendment and re-zoning of the Firehouse property from residential to commercial. The property has never been zoned properly, as the only residential use that ever existed at the property was ancillary to the Firehouse operation. Due to the proximity of the property to the downtown and based on the Town's vision in the Request for Proposals to reposition the property for commercial use, this is a necessary step to complete before any project can move forward.

You will shortly begin to receive notices from the Town of Los Gatos about the project (the little green postcards you may be familiar with that you receive from time to time). This will occur several times throughout the process and the initial two postcards will announce both the Planning Commission hearing and then the Town Council meeting required to take this project through the initial process.

To date, there are no project level details. After the process described above has been completed, our team, as assisted by the highly reputable Avison Young commercial brokerage team, will be looking for a suitable tenant to locate at the property. Through that process we will identify the required improvements to be made to the building for the prospective Tenant's use. This will be the actual proposed project, and you will again receive notices at that time so

you may provide your feedback. Of course, we are available at any time now and going forward during the course of the process to answer your questions.

The actual improvement project is envisioned to be a typical tenant improvement project at this time. The renovations will be largely to the interior with some restoration efforts to the exterior possible as well, but this is a preservation effort. Our team, including the Town of Los Gatos, wants to preserve the look and feel of the historic Firehouse on that corner, and simply bring the building up to modern standards and provide an opportunity for a business to locate there and make it their home as opposed to continuing the blighted state of the property and any associated ongoing problems such as structural deterioration, pests, vagrants, or otherwise.

When the tenant is identified and a project comes forward for processing, it will be reviewed by Town Staff, Town Council and potentially the Historical Preservation Committee , and Planning Commission depending on the extent of the improvements and use of the property. We want to bring forward the best project possible and are committed to putting forth our best efforts to ensure a smooth approval process through those deciding bodies, along with support from you, our neighbors!

If you have any questions at any time through this process, please contact me, I'm available at any time to discuss the project and also offer to meet at the building and provide a tour and discuss our vision.

As a part of the process, the Town of Los Gatos would like us to collect feedback from you, so if you would not mind please giving me a quick call or sending a short email acknowledging the project and any comments you may have it would be greatly appreciated.

Thank you for taking the time to read about our project and thank you in advance for your support!

Jim Foley

Principal
Pennant Properties
(408) 813-7490
jimfoley@pennantproperties.com

IMWALLE PROPERTIES

Pennant Properties

Our Team:

Don Imwalle Jr., President, Imwalle Properties
A fourth-generation San Jose native, was born and raised in the Bay Area with a lifetime exposure to retail development through his father's 30 year history. Don is President of Imwalle Properties and its subsidiaries. Over the last dozen years at the helm, he navigated the Great Recession from one opportunity to the next, participated in DTSJ's resurgence and looks forward to opportunities the impact of Covid will present as the landscape shifts.

Jim Foley, Principal, Pennant Properties
Jim is a 4th generation Los Gatan and has been involved in real estate development, brokerage, and property management in Town for over 15 years. Jim has extensive experience with Town of Los Gatos project processing, having managed many projects and opened several businesses in Town, including the ongoing leasing and management of the historic La Cañada building as well as Rootstock Wine Bar. Jim is on the Chamber of Commerce Board of Directors and has volunteered on multiple Town Committees and Commissions.

Jason Farwell, Partner, Farwell-Rashkis, LLP
Jason is a 5th generation Los Gatan and is a founding partner of local law firm Farwell-Rashkis. Jason has deep roots in Los Gatos and has conducted business in Town for over 25 years in a variety of capacities including real estate, restaurants, and as a prominent local attorney. He and his family have tremendous experience processing projects and improvements in Los Gatos in connection with several historic properties located in the downtown.

Bob Shepard, Senior Vice President, Avison Young
Bob brings more than 30 years of commercial real estate industry experience to Avison Young. Bob has extensive experience in all facets of real estate and specializes in the leasing and sales of office and R&D buildings in the West Valley, both tenant and landlord representation. the thirty-two years Bob was with Colliers International, he was in the prestigious President's Club every year and he is a member of the Association of Silicon Valley Brokers (ASVB).

Derek Cuschieri, Associate, Avison Young

Derek brings 14 years of multifaceted industry experience to Avison Young, with an expertise in a broad range of commercial real estate services. Derek represents and advises clients on both a local and national basis with their office/R&D space requirements. His goal is to develop a comprehensive real estate strategy which includes space planning and programming, market evaluation, financial analysis, lease negotiation and ongoing post transaction support.

Ben Damon, Associate, Avison Young

Ben Damon joined Avison Young's Silicon Valley office in May 2019. Ben brings more than four years of Sales and Management experience to the team and is focus on helping Avison Young grow its tenant rep and office leasing presence in the Silicon Valley. Prior to joining Avison Young, Ben worked as a Market Manager for Gallo Sales Company. Ben was recognized as a top sales representative in the district.

On behalf of the Town of Los Gatos, the Town staff including the Town Manager's office and Town Attorney are available for questions about the project and can be reached at the Town Hall main phone number: (408) 354-6834.

4 Tait Ave Outreach Matrix

Address	City	State	Zip	Owner Name	Tenant Name	Response
30 Lyndon Ave	Los Gatos	CA	95030	St. Mary's School attn Monic Hernandez		No questions at this time, generally supportive
219 Bean Ave	Los Gatos	CA	95030	St. Mary's of the Immaculate Conception Parish attn Fr. Rick Rodoni		No questions at this time, generally supportive
15 Lyndon Ave	Los Gatos	CA	95030	Los Gatos Parent Nursery School attn Jessica O'Connor		Supportive. Happy that no additional SF or parking lo tdevelopment. Happy that occupancy will eliminate vagrant and vandalism they have experienced
10 Tait	Los Gatos	CA	95030	Leo H and Donna M Boger (TTE)		
18 Tait	Los Gatos	CA	95030	Jenniver Hayes		
30 Tait	Los Gatos	CA	95030	Alan and Jennifer Liebthal		
5 Tait	Los Gatos	CA	95030	James and Renee Papas		
11 Tait	Los Gatos	CA	95030	Anand and Yuliya Vasudev		
17 Tait	Los Gatos	CA	95030	Gary Filizetti	Joe Crummett	Supportive of the project and any commerical use
21 Tait	Los Gatos	CA	95030	Sylvia Chou		
25 Tait	Los Gatos	CA	95030	Terry and Noelle Schmid		
29 Tait	Los Gatos	CA	95030	Cheryl Carnathan		
33 Tait	Los Gatos	CA	95030	Chris Potter and Lisa Mammel		
35 Tiat	Los Gatos	CA	95030	Steve and Katherine Erickson		
45 Tait	Los Gatos	CA	95030	Leo and Donna Boger		
49 Tait	Los Gatos	CA	95030	Greg and Anna Stowe		
55 Tait	Los Gatos	CA	95030	Alice Miano		
223 W Main A	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main B	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main D	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main E	Los Gatos	CA	95030	Los Gatos Investments, LLC	Casey Connoly	Supportive.
249 W Main	Los Gatos	CA	95030			
251 W Main	Los Gatos	CA	95030	Donald and Mary Gaab		
253 W Main	Los Gatos	CA	95030	Mike and Kim Wasserman		
305 W Main	Los Gatos	CA	95030	Steven and Linda McGrath		Supportive. They are supportive of the project, curious about any potential parking impact.
307 W Main	Los Gatos	CA	95030	Dane and Lori Howard		
309 W Main	Los Gatos	CA	95030			
311 W Mian	Los Gatos	CA	95030	Nora Comee		Supportive. She is excited to see something happen there and especially preserve the building.
315 W Main	Los Gatos	CA	95030	Louis and Leona Del Prete		
321 W Main	Los Gatos	CA	95030	Ed and Nicole Reginelli		
325 W Main	Los Gatos	CA	95030	Elisa Morgan		
300 W Main	Los Gatos	CA	95030	Robert White and Kathleen Battaglia		
310 W Main	Los Gatos	CA	95030	Louis and Marlene Ferrigno		
312 W Main	Los Gatos	CA	95030	Noah and Chelsea Bedard		
12 Bayview	Los Gatos	CA	95030	Reed and Marshall Hornberger		
16 Bayview	Los Gatos	CA	95030	Scott and Catherine Monson		
20 Bayview	Los Gatos	CA	95030	Nick and Paige Goddard		Supports re-zoning and project.
26 Bayview	Los Gatos	CA	95030	Michael Kennedy		
28 Bayview	Los Gatos	CA	95030	Rosalie Gummow		
32 Bayview	Los Gatos	CA	95030	James Dolen		
34 Bayview	Los Gatos	CA	95030	Michael Kaufman		
40 Bayview	Los Gatos	CA	95030	Sally Lucas		
44 Bayview	Los Gatos	CA	95030	David and Ladan Ralston		
52 Bayview	Los Gatos	CA	95030	Frank and Constance Franceschi		
56 Bayview	Los Gatos	CA	95030	DeNapoli	Steve Fisher	
1 Bayview Ct	Los Gatos	CA	95030	Harold and Linda Arnon		
2 Bayview Ct	Los Gatos	CA	95030	Richard Bush		
3 Bayview Ct	Los Gatos	CA	95030	Guilherme and Ferreira Menezes		
4 Bayview Ct	Los Gatos	CA	95030	Stephen Almassy		
5 Bayview Ct	Los Gatos	CA	95030	Bruce and Catherine Farly		
6 Bayview Ct	Los Gatos	CA	95030	Michael and Sherry Andrade		
7 Bayview Ct	Los Gatos	CA	95030	Ashok and Shirani Dhawan		
8 Bayview Ct	Los Gatos	CA	95030	Thomas Grant		
9 Bayview Ct	Los Gatos	CA	95030	Barry and Sylvia Bakner		
10 Bayview Ct	Los Gatos	CA	95030	Brad Raffanti		
11 Bayview Ct	Los Gatos	CA	95030	Doug Dal Cielo		
12 Bayview Ct	Los Gatos	CA	95030	Richard Billig		

4 Tait Ave Outreach Matrix

13 Bayview Ct	Los Gatos	CA	95030	Zena Levine
14 Bayview Ct	Los Gatos	CA	95030	Kumiko Vadas
15 Bayview Ct	Los Gatos	CA	95030	Keith Meehan
30 Broadway	Los Gatos	CA	95030	Larry Lenhart and Kim Karloff
42 Broadway	Los Gatos	CA	95030	Gail Randolf
44 Broadway	Los Gatos	CA	95030	New owner
46 Broadway	Los Gatos	CA	95030	Michael and Gillian Verga
48 Broadway	Los Gatos	CA	95030	
50 Broadway	Los Gatos	CA	95030	Claire LeClaire
56 Broadway	Los Gatos	CA	95030	Peter Hoffman
62 Broadway	Los Gatos	CA	95030	John and Megan Robson
64 Broadway	Los Gatos	CA	95030	Mark Krag
68 Broadway	Los Gatos	CA	95030	Mike and Kim Wasserman
72 Broadway	Los Gatos	CA	95030	Mike and Kim Wasserman
74 Broadway	Los Gatos	CA	95030	Emela McLaren
78 Broadway	Los Gatos	CA	95030	
80 Broadway	Los Gatos	CA	95030	Tufano Los Gatos LLC
84 Broadway	Los Gatos	CA	95030	Paul Biber and Carol Ferro
86 Broadway	Los Gatos	CA	95030	Eric Rollins and Gloria Chen

1 SITE PLAN AND NEIGHBOURHOOD PLAN

1/16"=1'-0"

0 1' 2' 4' 8'

NORTH

PROJECT DATA

4 TAIT AVE.
LOT AREA: 11,763 SQ.FT.
MAIN BUILDING: 2532 SQ.FT. (GROSS)
ACCESSORY STRUCTURE: 558 S.F. (GROSS)

ZONING: R1D
APN: 510 44 054

LEGEND

- EXISTING BUILDING OUTLINE
- EXISTING SITE FEATURES
- EXISTING PROPERTY/PLOT LINES
- PROJECT AREA

Cuschieri Horton Architects
20 South Santa Cruz Ave,
Los Gatos, California 95030
408.371.8200 Fx 408.371.8201

SITE PLAN

PENNANT PROPERTIES
4 TAIT AVENUE,
LOS GATOS, CA 95030

REVISIONS

NO.	ITEM	DATE

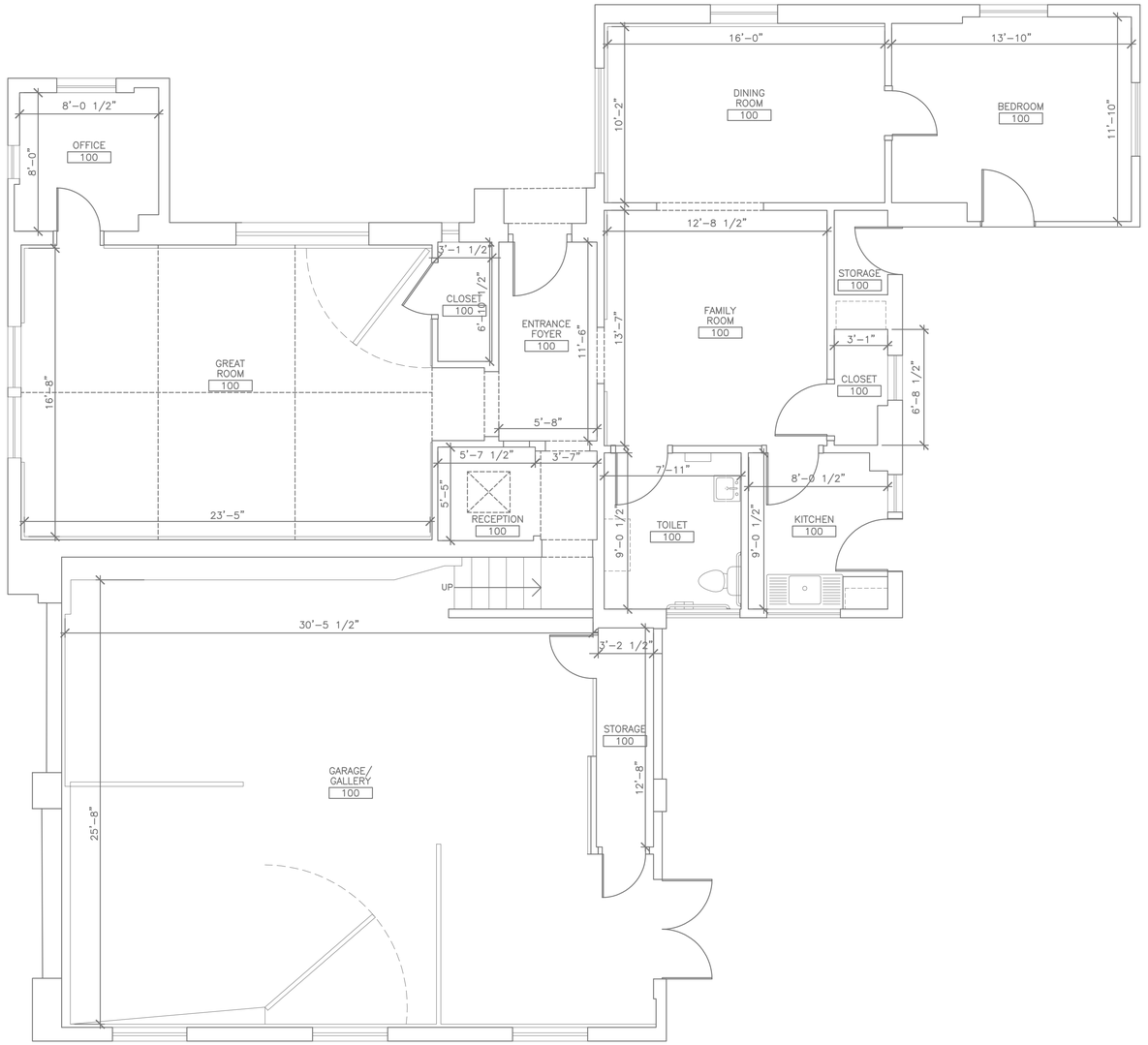
PERMIT #:

SUBMITTAL:

DRAWN BY: XX
CHECKED BY: XX
CHA JOB NO: 2007
DATE: 09/28/20

SHEET NO.
A0.1

EXHIBIT 7



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FURRED WALL
- EXISTING CEILING/ARCH ABOVE

1 EXISTING FLOOR PLAN

1/4"=1'-0" 0 1' 2' 4' 8'

NORTH

Cuschieri Horton Architects
20 South Santa Cruz Ave,
Los Gatos, California 95030
408.371.8200 Fx 408.371.8201

EXISTING FLOOR PLAN

PENNANT PROPERTIES
4 TAIT AVENUE,
LOS GATOS, CA 95030

REVISIONS

NO.	ITEM	DATE

PERMIT #:

SUBMITTAL:

DRAWN BY: XX
CHECKED BY: XX
CHA JOB NO: 2007
DATE: 09/28/20

SHEET NO.
A1.0

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 02/24/2021

ITEM NO: 4

DESK ITEM

DATE: February 24, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for a Zone Change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan Amendment to Change the Land Use Designation from Medium Density Residential to Central Business District, for Property Located at **4 Tait Avenue**. APN: 510-44-054. Zone Change Application Z-20-002 and General Plan Amendment Application GP-20-001. Property Owner: Town of Los Gatos. Applicant: Jim Foley

REMARKS:

Exhibit 8 includes public comments received between 11:01 a.m., Friday, February 19, 2021 and 11:00 a.m., Wednesday, February 24, 2021.

EXHIBITS:

Previously received with February 24, 2021 Staff Report:

1. Location Maps (showing existing General Plan Land Use Designations and Zoning)
2. Draft Findings
3. Draft Resolution for the General Plan Amendment, with Exhibit A
4. Draft Ordinance for the Zone Change, with Exhibit A
5. Letter from the Applicant
6. Summary of Outreach
7. Property Plans

Received with this Desk Item:

8. Public comments received between 11:01 a.m., Friday, February 19, 2021 and 11:00 a.m., Wednesday, February 24, 2021

PREPARED BY: JENNIFER ARMER, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

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From: Jim Pappas
Sent: Tuesday, February 23, 2021 5:03 PM
To: Planning <Planning@losgatosca.gov>
Subject: Proposed 4 Tait Ave Development/February 24th Meeting

Los Gatos Planning Department,

We are in receipt of the green card dated February 12, 2021 concerning the above captioned, proposed development. We are the owner of 5 Tait Avenue, immediately across from 4 Tait Avenue. The link referenced in said card does not have any project information. A subsequent letter from Imwalle Properties/Pennant Properties, however, had more information and contact references for said development.

Jim Foley of Pennant Properties received my call today and was extremely helpful in discussing the project.

Below are the development comments I shared with Jim and I believe should be considered in the February 24th meeting (At least two neighbors have similar comments to mine):

1. Residential is the most preferred development for the property (Max. two single family residences).
2. Retail is not desired at all: traffic increases, ever changing tenants with other downtown vacancies, beach traffic prohibits activity, etc.
3. If it must be commercial, *low traffic office usage is preferred*: attorney, architect/engineer, tech, financial, general office, etc.

Note: The current parking lot sees various inflows of people/vehicles: daily parking (gets patrolled), homeless visits, homeless cars park for various activities, occasional high school hangout, etc. Developing something to improve the appearance and limit mischievous behavior will be appreciated and is needed.

My phone number is [redacted] should you have any questions or wish to discuss anything further.

Thank You,

Jim and Renee Pappas

EXHIBIT 8

Comments to Planning Commission with regard to 4 Tait Avenue :

Dear Planning Commissioners:

I have reviewed the limited information that was available for public review with regard to the 4 Tait Avenue historic firehouse building via the link provided in the green notice card at https://www.losgatosca.gov/2390/T.

I understand that the applicants are seeking to rezone such property from a Single-Family Residential Downtown LHP to a Central Business District LHP, and further to make an Amendment to the General Plan to allow for a change in land use designation from a Medium Density Residential to a Central Business District.

Whereas I am hopeful that the property might be carefully and thoughtfully restored and maintained as a true, valued historic property of the town, I am concerned as to issues that are not addressed in the current proposal for creating a business property in the middle of a historic neighborhood.

Parking and Traffic

In the Related Documents found at such link (including the Project Description and Justification Letter, Plans and Site Photos) there is no mention of the impact of parking in changing the property from residential to business zoning. A residential property's parking needs generally connotes two vehicles associated with the property. A business property generally connotes much more than two.

I urge the Planning Commission to stipulate conditions in any potential approval for a Zone Change and/or General Planning amendment that the property must, at a minimum, retain the seven parking places currently on the property. This might be enacted through conditions, or perhaps with a legal covenant that would run with the property.

The 0 to 100 block on Tait Avenue is a much narrower stretch of road than the rest of Tait, and indeed narrower than the roads in the rest of Almond Grove. Two cars can barely pass each other while a car is parked on one side of the street. With St. Mary's Church and School situated on Tait Avenue, traffic is incessant and parking is hard to find. The infamous "beach traffic" that plows through town May through September (and funnels down Tait) further exacerbates the bottleneck, and has cause several accidents over the past few years.

It is imperative that no additional parking issues and traffic be added to the mix with the potential rezoning of the 4 Tait Avenue property. In addition to the condition of retaining a minimum of seven parking places at the property, I urge the Planning Commission to require the applicants to provide a plan for traffic abatement with their proposal. For example, is it possible for the property to have an ingress and egress only off of the much wider Main Street rather than Tait Avenue?

BUSINESS HOURS ZONING

At this juncture, it is not clear as to what tenant might be located in the 4 Tait Avenue property (if it is rezoned as business). It is clear that the property faces residences on three sides. A business that operates earlier than 8 am and past the hour of 8 pm is not in keeping with the hours of quiet enjoyment long held by those in such historic residences. The noises and traffic stemming from a bar, a club, or a late-night restaurant would not be a welcome addition to the neighborhood.

I urge the Planning Commission to stipulate conditions in any potential approval for a Zone Change and/or General Planning amendment that the property must not allow for business operations earlier than 8 am and later than 8 pm.

ADDITIONAL STRUCTURES

It was not ascertainable as to whether additional structures would be permitted on the property at 4 Tait. Whereas the renovation of the existing property would be welcome, any additional structures would not. The character of Almond Grove is derived by historic homes with low-lying profiles. Any additional structures to the historic adobe fire station would be out of sorts with the history and character of the town. It would not be a "good neighbor". I urge the Planning Commission to stipulate conditions against any additional structures added to the current property.

Whereas I welcome creative solutions to retaining and restoring the town's historic property, the town must be mindful of not tearing at the fabric of the historic neighborhood in which the property resides.

Sincerely,

Lisa A. Mammel
33 Tait Avenue

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