# TOWN OF LOS GATOS
# PLANNING COMMISSION AGENDA
# AUGUST 23, 2023
# 110 EAST MAIN STREET
# LOS GATOS, CA

*Jeffery Barnett, Chair*
*Steven Raspe, Vice Chair*
*Susan Burnett, Commissioner*
*Kylie Clark, Commissioner*
*Kathryn Janoff, Commissioner*
*Melanie Hanssen, Commissioner*
*Emily Thomas, Commissioner*

## PARTICIPATION IN THE PUBLIC PROCESS

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

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

Deadlines for Public Comment and Presentations are as follows:

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

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

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

**TOWN OF LOS GATOS**
**PLANNING COMMISSION MEETING AGENDA**
**AUGUST 23, 2023**
**110 EAST MAIN STREET AND TELECONFERENCE**
**TOWN COUNCIL CHAMBERS**
**LOS GATOS, CA**
**7:00 PM**

**IMPORTANT NOTICE**

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

**PARTICIPATION**

To provide oral comments in real-time during the meeting:

- **Zoom webinar**: Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: https://losgatosca-gov.zoom.us/j/85645208400?pwd=c2FxNXBZK1RhM1lGU0pFYmpsdjRUdz09. Passcode: 512055. You can also type in 856 4520 8400 in the "Join a Meeting" page on the Zoom website at https://zoom.us/join.
  - When the Mayor 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.
- **Join by telephone**: Join by Telephone: Dial: USA 877 336 1839 US Toll-free or 636 651 0008 US Toll. Conference code: 686100
  - If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- **In-Person**: If you wish to speak during the meeting, please complete a "speaker's card" located on the back of the chamber benches and return it to the Vice Chair. If you wish to speak to an item on the agenda, please list the item number. If you wish to speak on an item NOT on the agenda, please list the subject and you may speak during the "Verbal Communications" period. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

When called to speak, you may be asked to provide your full name and your town/city of residence. This identifying information is optional and not a requirement for participation. 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 wish to speak to an item or items on the Consent Calendar, please state which item number(s) you are commenting on at the beginning of your time.

If you are unable to participate in real-time, you may email to Planning@losgatosca.gov the subject line "Public Comment Item #__" (insert the item number relevant to your comment) or "Verbal Communications – Non-Agenda Item." Comments received by 11:00 a.m. the day of the meeting will be reviewed and distributed before the meeting. All comments received will become part of the record.

**TOWN OF LOS GATOS**
**PLANNING COMMISSION AGENDA**
**AUGUST 23, 2023**
**7:00 PM**

**MEETING CALL TO ORDER**

**ROLL CALL**

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

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

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

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

**PLEDGE OF ALLEGIANCE**

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

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

1. Draft Minutes of the August 9, 2023 Planning Commission Meeting



Page 3

**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 Single-Family Residence and Construction of a New Single-Family Residence Requiring a Grading Permit on Property Zoned R-1:8. **Located at 232 Danville Drive**. APN 523-43-035. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures. Property Owner: Cung Pham and Bien Vo. Applicant: D&Z Design Associates, Inc. Project Planner: Savannah Van Akin.
3. Consider an Appeal of a Development Review Committee Decision to Approve Construction of a New Single-Family Residence for Lot B On Property Zoned R-1:10. **Located at 16220 Harwood Road, Lot B.** APN 567-18-076. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Architecture and Site Application S-22-036. Property Owner: Majid Mohazzab. Applicant: Cherine Bassal. Appellant: Douglas McCracken. Project Planner: Jocelyn Shoopman.
4. Forward a Recommendation to the Town Council for a Request to Amend the General Plan to Include a Description of the Housing Element Overlay Zone and Amend the Town Code to Modify the Affordable Housing Overlay Zone Division 5 of Article VIII Overlay Zones and Historic Preservation to be the Housing Element Overlay Zone as Division 5 of Article VIII Overlay Zones and Historic Preservation. An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendments. No Further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-002 and General Plan Amendment Application GP-23-002. **Project Location: Town Wide**. Applicant: Town of Los Gatos.
5. Forward a Recommendation to the Town Council on a Request to Amend the General Plan Land Use Designation of 16492 Los Gatos Boulevard and Assessor Parcel Number (APN) 532-07-086 from Low Density Residential to Neighborhood Commercial; Amend the General Plan Land Use Designation of Caltrans Right-of-Way Adjacent to 14685 Oka Road from Low Density Residential to Medium Density Residential and from R:1:8 to R-M:14-22; and Apply the Housing Element Overlay Zone to Allow for Increases to the Allowable Density, Height, Floor Area Ratio, and Lot Coverage to the Sites Included in the Sites Inventory Analysis of the 2023-2031 Housing Element: **APN's 42406116, 42407116, 42408029, 42408058, 42408059, 42408060, 42408074, 52924001, 52924003, and 53207085; 401 through 409 Alberto Way; 620 and 14000 Blossom Hill Road; 16210, 16240, 16245, 16250, 16260, and 16270 Burton Road; Cal Trans Right-of-Way Adjacent to 14685 Oka Road; 110 and 206 Knowles Drive; 445 Leigh Avenue; 440 Los Gatos Almaden Road; 16603 Lark Avenue; 14823, 14831, 14849, 14859, 14917, 14925, 15300, 15349, 15367, 15405, 15425, 15480, 15500, 15795, 16151, 16203, 16392, and 16492 Los Gatos Boulevard; 50 and 165 Los Gatos Saratoga Road; 61 Montebello Way; 14800 and 14840 Oka Road; 50 Park Avenue; 101 South Santa Cruz Avenue. An Environmental Impact Report (EIR) was Prepared and Certified for the 2040 General Plan Update on June 30, 2022, which Included the Proposed General Plan Amendments. No further Environmental Analysis is Required. Zoning Code**

**Amendment Application Z-23-003 and General Plan Amendment Application GP-23-003.**
Applicant: Town of Los Gatos.

**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.***

*This Page*
*Intentionally*
*Left Blank*

**DRAFT**
**MINUTES OF THE PLANNING COMMISSION MEETING**
**AUGUST 9, 2023**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, August 9, 2023, at 7:00 p.m.

## MEETING CALLED TO ORDER AT 7:00 PM

## ROLL CALL

Present: Vice Chair Jeffrey Barnett, Vice Chair Steve Raspe, Commissioner Susan Burnett, Commissioner Kylie Clark, Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, and Commissioner Emily Thomas
Absent: None.

## PLEDGE OF ALLEGIANCE

## VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – July 26, 2023

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

**VOTE:** **Motion passed unanimously.**

## PUBLIC HEARINGS

2. **16496 Hilow Road**
   Tree Removal Permit T-23-089
   APN 532-04-072
   Property Owner/Applicant/Appellant: Kim and Nico Hailey
   Project Planner: Ryan Safty

Consider an Appeal of a Community Development Director Decision to Deny a Tree Removal Permit on Property Zoned R-1:8. Categorically Exempt Pursuant to CEQA Guidelines Section 15304: Minor Alterations to Land.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Kim Hailey, Property Owner/Applicant/Appellant

- Over the years these trees have grown to be huge, and their size has outgrown the lot and made our front yard unusable and there is root damage. These trees are getting older and there will be a point at which remediation will be required, because they cannot be structurally pruned forever, and today they look like a blight because these trees are not in the best of the location. We're willing to plant replacement trees per the Town to make our environment livable. We have spoken with a tree removal service that will turn the trees into lumber. Members of my family are also allergic to the tree pollen.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:** **Motion** by **Commissioner Janoff** to approve an appeal of a Community Development Director Decision and grant a Tree Removal Permit on property zoned R-1:8 for 16496 Hilow Road with findings four and six from Town Code Section 29.10.0992 with the added condition that adequate sized replacement trees be chosen to the satisfaction of the Community Development Director be planted in the front yard to preserve the neighborhood character of a tree-lined street. **Seconded** by **Vice Chair Raspe.**

Commissioners discussed the matter.

**VOTE:** **Motion failed 3-4 With Commissioners Burnett, Clark, Hanssen, and Thomas dissenting.**

**MOTION:** **Motion** by **Commissioner Janoff** to deny an appeal of a Community Development Director Decision and uphold the denial of a Tree Removal Permit on property zoned R-1:8 for 16496 Hilow Road with a request that the Appellant return to staff with evidence of an arborist or engineering report indicating the trees create problems with the functional part of the home, such as foundation, roof, plumbing, that that report be presented to staff as a new application for request of removal of the

trees, and the decision be made by the Town Arborist. **Seconded** by **Commissioner Clark.**

**VOTE:** **Motion passed unanimously.**

3. **<u>15860-15894 Winchester Boulevard and 17484 Shelburne Way</u>**
   Architecture and Site Application S-21-008
   Conditional Use Permit Application U-21-010
   Variance Application V-21-003
   Subdivision Application M-22-008
   Mitigated Negative Declaration ND-22-001
   APNs 529-11-013, -038, -039, and -040
   Applicant/Property Owner: Green Valley Corp. d.b.a. Swenson
   Project Planner: Jennifer Armer, Planning Manager

   Requesting Approval for Demolition of One Existing Office and Four Residential Buildings, Construction of an Assisted Living and Memory Care Facility, Variance from the Maximum Height and Lot Coverage of the Zone, Merger of Four Lots into One, and Removal of Large Protected Trees on Property Zoned O. An Initial Study and Mitigated Negative Declaration have been Prepared for this Project.

**Chair Barnett disclosed that he at one time in his law practice represented University Oaks Condominium Association, which has submitted opposition to the proposed project, the last work being performed in 2008. He believed he could act without prejudice in this matter.**

Jennifer Armer, Planning Manager, presented the staff report.

Opened Public Comment.

Jessie Bristow, Development Project Manager, Swenson Builders

- We reached out to the Town Council, University Oaks neighbors, and the CDAC when the project was first conceived in 2020 and asked all parties if they would prefer a mixed-use or 100 percent apartment project, or a senior care facility, and the consensus was a senior care facility, with the University Oaks residents expressing that they did not want to be next to an apartment building. We submitted in April 2021. We are going for the 50 percent lot coverage because of the General Plan and for better site efficiency. The height request is because this is a sloping lot that makes it challenging for our project to meet this height at 35 feet. Based on requests from the University Oaks neighbors we reduced the height from three stories and lost 15 units, pushed it back from a 10-foot setback to 15 feet, and provided more vegetation for privacy. We stepped in the building and went from a double corridor to a single corridor and lost ten units there in order to reduce the height variance. The south elevation facing University Oaks is now 23 feet with the mansard roof

that shields the equipment, and all the way back is 33 feet. University Oaks has asserted that we have provided no middle ground, but this project is the middle ground; our proposal is low intensive use. The alternative is SB 6 or AB 2011 where up to 60 units per acre is allowed, so on our 1.31 acres we could build 80 units, not including the density bonus where we could get a 50 percent increase, meaning 120 units.

Joseph Gemignani

- There have been many proposals for this site over the years, and I haven't liked any of them, but this is a beautiful project. The architecture is timeless and would fit in with Los Gatos from a historical perspective, yet it has pizzazz and is forward looking. Please don't change this project just for a few feet and keep the roof.

Albert Lestre, Carpenters Local 405

- It is great to see new development come to Los Gatos, but it would be great to see some area standards in these new projects, such livable wage, apprenticeship, local hire, and healthcare. A living wage ensures construction workers can afford rent in Los Gatos and support their families. Having a responsible contractor to provide healthcare ensures that construction workers have healthcare for their families and will not become a burden to the system. Apprenticeship promotes training and education for youth, minorities, and women. Local hire promotes quality of life for construction workers.

Chris Sullivan

- I'm the property manager for Park Hill View Apartments between University and Santa Cruz Avenue. It is interesting to learn there is a slope on the subject site. My two concerns are: 1) shoehorning this project into the corner and impacts on the water table; and 2) parking. Putting a complex with 107 people plus staff, even with underground parking, would be a problem. We love the project's concept, but the project should not be approved in its current form, because it would not work for us.

Mary McCloy

- I live at Park Hill View Apartments, two doors down from the proposed project, and next door to University Oaks. I walk by the proposed construction site often. My concerns are: 1) the video describing the proposed building shows a chalet type structure with no other buildings around and multiple trees with an unobstructed view of the Santa Cruz mountains, but in reality this is an existing neighborhood with homes and small businesses that are mostly one-story or two-story. Winchester is a very busy traffic corridor. This is not a quiet site for an assisted living facility and the building is out of place and out of proportion for this neighborhood, exceeds the height limit, and would set a precedent. I also received no notice of this project until the signage went up.

Georgina Van Horn

- I live at the University Oaks. My concern is the proposed building is absolutely enormous, comes almost to the wall that separates the two properties, and would overwhelm this

area. Winchester is a way into Town and becomes North Santa Cruz at this point, so it would drastically affect this area. Our front doors would be facing a whole side of the property and I am concerned about seeing into those windows and them seeing into mine. At University Oaks we have tried to keep the woodsy feel of our Town, and this building does not fit with our small town feel.

Dylan Parker

- The applicant has said they have met with the neighbors and met our concerns through modifying the project, but they have essentially said this is a foregone conclusion and if they don't get what they want as designed with a variance, they will apply for a builder's remedy, SB 6, or AB 2011. The true intentions of the applicant were not to collaborate with the neighbors but to build what they want, how they want, with complete disregard to the concerns of the neighbors, the Town, and the Town's development standards.

Demian Raspall

- I serve as the president of the University Oaks HOA. Swenson consulted with our community and we are agreeable with the proposal. However, we disagree in two aspects: 1) the building is too large, too tall, and is too close to our community; and 2) it is clear from applicant's slide #2 that there was no outreach of any kind between June 2021 until August 2023, 26 months, during which time Swenson continued to develop and fine tune the project, and we were never invited to have any type of conversation.

Bryan Mekechuk

- My wife and family welcome the development of the proposed site provided it is an attractive and sustainable development that fits with Los Gatos. What we would like to see there is a project similar to what was designed and approved by Town Council before, but this project is a multiple of the size of that. The applicant is being disingenuous in terms of outreach to the community. The building will be massive on Winchester. The plans and reports are outdated and stale, and the Planning Commission cannot make the findings with them.

Eric Hulser

- I live at the closest property to this development. I have a number of objections to the project, but will focus today on the south-facing wall. A lot of the renderings presented are misleading to the Commission and public. This property scoots right up to the end of our property. This is presented as a two-story building, and that may be true on the Winchester side, but it quickly goes into a three-story building and that is what we would look at. From our living room you would not even be able to see the sky. If I remove that wall you can see clearly that that is a three-story building that we would stare at, not a two-story building. Additionally, the yellow would be what is above the 35-foot limit. Those are living rooms and bedrooms that are right up against the wall; that would be 20 feet back, not 10 feet back.

Jessie Bristow, Development Project Manager, Swenson Builders

- We do have a geotechnical report for the site. There are kitchens in the assisted living, there are no kitchens in memory care, and it's zoned Office, so we can't do single-family homes. I know people want a less impactful use, but we're dealing with what it's zoned for. Our position is this would be less traffic trips than an office building. The office use would be a smaller building, but it is a higher impact use, and the office building proposed to remove 31 trees and our project would only remove 29. It was never our intention to just build multi-family if we don't get our way, but the State does want more housing and bigger projects, which I think is difficult for people to get used to, but we have to build vertically or we'll run out of land. We're trying to build something of use and that was the direction we got originally in 2020. This will be a LEED Silver building as required by the General Plan.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:** **Motion** by **Vice Chair Raspe** to approve an Architecture and Site Application, Conditional Use Permit Application, Variance Application, Subdivision Application, and Mitigated Negative Declaration for 15860-15894 Winchester Boulevard and 17484 Shelburne Way, subject to the following alterations: the second and third floors shall each be reduced by one foot in floor plate height, and the roof shall be reduced 6 inches such that the overall height of the project shall be reduced by 2.5 feet.

**Planning Manager Armer clarified with the maker of the motion that they intended to say that none of the findings for denial of the lot merger can be made.**

**The maker of the motion amended the motion to reflect the clarification.**

**Seconded** by **Commissioner Clark.**

**Planning Manager Armer clarified that the motion included the conditions of approval in Attachments 4 and 5 and the plans in Attachment 13.**

**The maker of the motion amended the motion to reflect the clarification.**

Commissioners discussed the matter.

**Commissioner Thomas requested the motion be amended to reflect a condition that screening trees on the south-facing side would be evergreen.**

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

**VOTE: Motion passed 5-2 with Commissioners Burnett and Hanssen dissenting.**

## OTHER BUSINESS

### REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- The Town Council met August 1st:
  - Approved the Economic Vitality Code amendments to go into effect at the end of August 2023.
  - Granted an appeal of a fence height exception approval for 380 Blackwell Drive.
  - Discussed the Story Pole Policy modifications, continued until September 2023.
- The Town Council will meet on August 15th. Discussion and will include a status update of the Housing Element.
- The Housing Element Advisory Board will meet August 24th.

## SUBCOMMITTEE REPORTS/COMMISSION MATTERS

**Conceptual Development Advisory Committee**
Commissioner Hanssen

- The CDAC met August 9th to hear a concept proposal for Venture Church on Hicks Road.

**Commission Matters**
Commissioner Clark

- Commissioner Clark reported that this is likely her last Planning Commission meeting, as she will soon move to New York to pursue a Masters at Columbia University. She spoke of how much she has enjoyed serving on the Planning Commission and thanked her fellow commissioners.

## ADJOURNMENT

The meeting adjourned at 10:18 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 9, 2023 meeting as approved by the Planning Commission.

_____
/s/ Vicki Blandin

*This Page*
*Intentionally*
*Left Blank*

**TOWN OF LOS GATOS**
**PLANNING COMMISSION**
**REPORT**

MEETING DATE: 08/23/2023

ITEM NO: 2

DATE: August 18, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence Requiring a Grading Permit on Property Zoned R-1:8. **Located at 232 Danville Drive**. APN 523-43-035. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures. Property Owner: Cung Pham and Bien Vo. Applicant: D&Z Design Associates, Inc. Project Planner: Savannah Van Akin.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8
Applicable Plans & Standards: General Plan and Residential Design Guidelines
Parcel Size: 8,003.75 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: SAVANNAH VAN AKIN
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.
- As required by Section 29.10.09030 (e) of the Town Code for the demolition of an existing structure.
- 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 located 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 east side of Danville Drive, off Blossom Valley Drive (Exhibit 1). The lot is 8,004 square feet with an existing 1,705-square foot single-story residence with a 531-square foot attached garage. The immediate low density residential neighborhood contains mostly one-story ranch style homes.

On September 6, 2022, the applicant submitted an Architecture and Site application for the demolition of an existing single-family residence, and construction of a new two-story residence and attached garage.

The proposed project meets all technical requirements of the Town Code including parking, height, floor area, building coverage, and setbacks. The project is being considered by the Planning Commission to consider the project's compliance with the Residential Design Guidelines for mass and bulk compared to other homes in the immediate neighborhood. The proposed project is the largest in the neighborhood in terms of floor area, FAR, and height.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the east side of Danville Drive, off Blossom Valley Drive. (Exhibit 1). The immediate low density residential neighborhood contains mostly one-story ranch style homes.

B. Project Summary

The applicant is proposing to demolish the existing 1,705-square foot single-story residence and construct a new 2,637-square foot two-story single-family residence with an attached 558-square foot garage (Exhibit 11). The proposed residence would have a height of 24 feet and eight inches.

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The project meets the objective standards of the zoning code for lot coverage, floor area, height, and setbacks.

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing demolition of the existing residence and construction of a two-story single-family residence with 2,637 square feet of living space, and a 558-square foot attached garage. The height of the proposed residence is 24 feet eight inches, where a maximum of 30 feet is allowed. Story poles have been installed and certified to show the massing of the proposed residence.

The proposed project materials include a composition shingled roof and stucco siding (Exhibit 11). The applicant has provided a Project Description and Letter of Justification detailing the project (Exhibit 4). The project plans show an attached Accessory Dwelling Unit (ADU) on the south elevation of the residence. The ADU is not being reviewed as a part of this Architecture and Site Application per State law.

The request is being considered by the Planning Commission to determine compliance with the Residential Design Guidelines for mass and bulk compared to other homes in the immediate neighborhood. The proposed project is the largest in the neighborhood in terms of floor area, FAR, and height.

DISCUSSION (continued):

B. Neighborhood Compatibility

The immediate neighborhood contains mostly one-story ranch style homes. Based on Town and County records, the residences in the immediate area range in size from 1,602 square feet to 2,497 square feet. The floor area ratios range from 0.20 to 0.32. The proposed residence would be 2,637 square feet with a floor area ratio of 0.33. Pursuant to Town Code, the maximum allowable square footage for the 8,004-square foot lot is 2,641 square feet with a maximum floor area ratio of 0.33. The table below reflects the current conditions of the immediate neighborhood:

| ADDRESS | ZONING | HOUSE FLOOR AREA | GARAGE FLOOR AREA | TOTAL FLOOR AREA | LOT SIZE | FAR | NUMBER OF STORIES |
|---|---|---|---|---|---|---|---|
| **309 BLOSSOM VALLEY DR** | R-1:8 | 1,602 | 418 | 2,020 | 8,064 | 0.20 | 1 |
| **305 BLOSSOM VALLEY DR** | R-1:8 | 2,497 | 484 | 2,981 | 7,885 | 0.32 | 2 |
| **301 BLOSSOM VALLEY DR** | R-1:8 | 2,098 | 418 | 2,516 | 7,920 | 0.26 | 1 |
| **224 DANVILLE DR** | R-1:8 | 2,056 | 420 | 2,476 | 7,980 | 0.26 | 2 |
| **228 DANVILLE DR** | R-1:8 | 1,998 | 418 | 2,416 | 7,980 | 0.25 | 1 |
| **(E) 232 DANVILLE DR** | R-1:8 | 1,705 | 531 | 2,236 | 8,004 | 0.21 | 1 |
| **(P) 232 DANVILLE DR** | R-1:8 | **2,637** | **558** | **3,195** | 8,004 | **0.33** | 2 |
| **236 DANVILLE DR** | R-1:8 | 1602 | 418 | 2,020 | 8,075 | 0.20 | 1 |
| **235 DANVILLE DR** | R-1:8 | 1705 | 484 | 2,189 | 8,366 | 0.20 | 1 |
| **231 DANVILLE DR** | R-1:8 | 1602 | 418 | 2,020 | 8,075 | 0.20 | 1 |
| **227 DANVILLE DR** | R-1:8 | 2056 | 420 | 2,476 | 7,896 | 0.26 | 2 |
| **223 DANVILLE DR** | R-1:8 | 1705 | 484 | 2,189 | 7,896 | 0.22 | 1 |

The proposed residence would not be the first two-story home; however it would be the largest home in the immediate neighborhood in terms of square footage, FAR, and height.

C. Building Design

The Town's Consulting Architect reviewed the design of the proposed project in a report dated September 9, 2022, and provided a review of the revised plans dated May 5, 2023.

In the Issues and Concerns background section of the Consulting Architect's report dated September 9, 2022 (Exhibit 5), the Consulting Architect noted that the proposed house is well designed with design unity around all sides of the structure. However, is very large in terms of size and bulk compared to homes in the immediate neighborhood, which is not consistent with several of the Town's Residential Design Guidelines.

The Consulting Architect made six recommendations to address consistency of the project with the Residential Design Guidelines, as follows:

DISCUSSION (continued):

1. Select a roof material that is more similar in color, texture, and finish to other homes in the immediate neighborhood.
2. Provide an under-the-eave entry to be like the other home entries in the immediate neighborhood.
3. Reduce the size of the front facade windows on the second story.
4. Provide more information on the window types, material, and trim.
5. Extend the roof overhang on the left side and rear elevations to break up the tall walls.
6. Add tall landscaping along the rear property line consistent with the requirements of Residential Design Guideline 3.11.2 and consider two possible approaches to addressing the issue of the rear terrace privacy intrusion.

The Consulting Architect also provided a second approach, which was included as an option to reduce the building mass at the front of the house. This recommendation was to move the third bedroom on the second floor to the rear, over the proposed Great Room. The applicant decided to apply approach one, rather than working with this second approach.

The applicant revised the plans partially addressing the Consulting Architect's recommendations. The applicant provided a written response to the issues and recommendations (Exhibit 6).

The Consulting Architect conducted a second review (Exhibit 7) and found that the proposed house was similar to the initial design, however, the applicant had made several changes, including modifications to the architectural style to be more compatible with the predominantly Ranch Style homes nearby. Most of the changes were positive, but there were still some concerns regarding mass and bulk of the front facade, compared to other homes in the immediate neighborhood.

The Consulting Architect made three additional recommendations, as follows:

1. Modify the front wall of the two second floor bedrooms to reduce the very front wall facade width to produce bay windows.
2. Match the overhang width and eave height along the central portion of the front facade and continue it across the home entry.
3. Maintain roof form traditional to the architectural style. The proposed long sloped roof over the Great Room is inconsistent with the Residential Design Guidelines which emphasize that the roof forms and details of the home be consistent with the proposed architectural style.

The applicant implemented the first two recommendations and provided the following response (Exhibit 8) to the third recommendation:

DISCUSSION (continued):

> *By continuing the upper-level gutter / fascia line across the rear elevation of the house and maintaining the roof form, it would be adding "massing" back to the Upper Level. Instead, we have changed the direction of the roof plane over the Great Room which further reduces the rear facing wall massing and is more in character with the architecture.*

The project meets the objective standards of the zoning code, and the project design has been revised to improve compliance with the Residential Design Guidelines by:

1. Changing the roof material to be sensitive to the surrounding neighborhood;
2. Reducing the formal entry to under the eave to be sensitive to the surrounding neighborhood;
3. Reducing the size of the front windows on the second story;
4. Extending the roof overhang on the left and rear to break up tall walls;
5. Removing the second-floor balcony to address privacy concerns;
6. Reducing the height; and
7. Modifying the front wall of the of the two second floor bedrooms to reduce the front wall width in attempt to reduce the building massing relative to nearby homes, without reducing substantial floor area.

However, the project is the largest for floor area, FAR, and height in the immediate neighborhood, and is not consistent with the Residential Design Guidelines in regards to height and bulk. The proposed large second floor building mass is out of scale with other homes in the immediate neighborhood and, not consistent with the Residential Design Guideline 3.3.2.

D. Neighbor Outreach

The applicant provided a summary of their efforts to communicate with their neighbors (Exhibit 9). This document also outlines changes made to the plan in response to the meeting with the neighbors to mitigate several of their privacy concerns. Some of the changes made include removing the proposed second floor rear balcony, as well as raising a window sill height on the south side of the home.

E. Environmental Review

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

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, August 18, 2023, are included as Exhibit 10.

CONCLUSION:

A. Summary

The applicant is requesting approval for demolition of an existing single-family residence and construction of a new single-family residence requiring a grading permit. The project is in compliance with the Town Code, however the project is not in compliance with the Residential Design Guidelines for mass and bulk at the front setback, compared to other homes in the immediate neighborhood.

B. Recommendation

With consideration of the analysis above, staff recommends that the Planning Commission deny the Architecture and Site application based on concerns related to the consistency with the Residential Design Guidelines.

C. Alternatives

Alternatively, the Commission can:

1. Approve the application with additional and/or modified conditions by taking the following actions:

    a. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
    b. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
    c. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations);
    d. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
    e. 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
    f. Approve Architecture and Site application S-22-041 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.
2. Approve the application with additional and/or modified conditions; or

CONCLUSION (continued):

3. Continue the matter to a date certain with specific direction.

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 First Report, dated September 9, 2022
6. Applicant's response to the Consulting Architect's First Report, received April 5, 2023
7. Consulting Architect's Second Report, dated May 5, 2023
8. Applicant's response to the Consulting Architect's Second Report, received May 15, 2023
9. Applicant's neighborhood outreach efforts
10. Public Comments received prior to 11:00 a.m., Friday, August 18, 2023
11. Development Plans, received July 25, 2023

# 232 Danville Drive

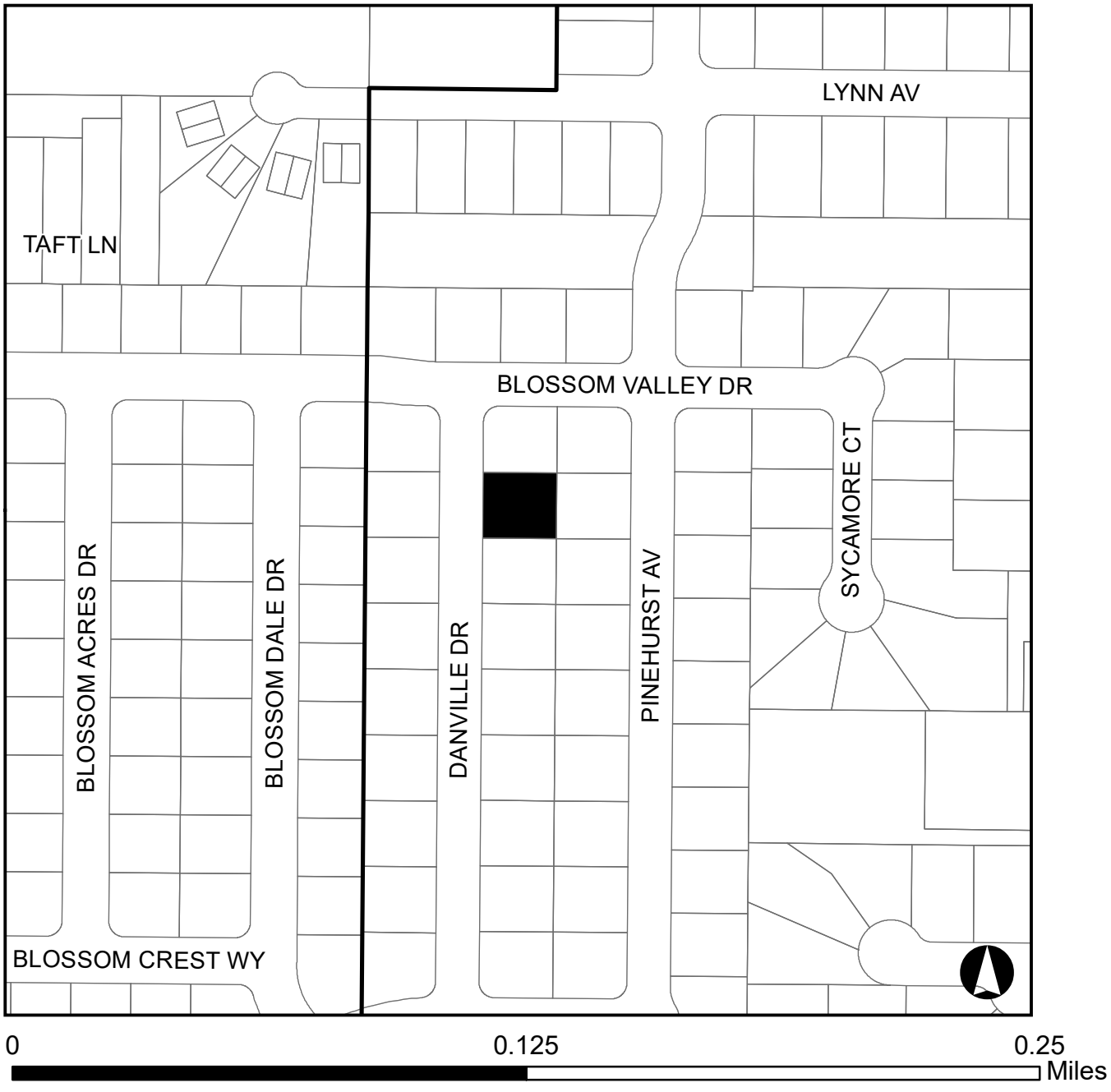



EXHIBIT 1

*This Page*
*Intentionally*
*Left Blank*

**PLANNING COMMISSION –** *August 23, 2023*
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**<u>232 Danville Drive</u>**
**Architecture and Site Application S-22-041**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence Requiring a Grading Permit on Property Zoned R-1:8. Located at 232 Danville Drive. APN 523-43-035. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.**

**PROPERTY OWNER: Cung Pham and Bien Vo.**
**APPLICANT: D&Z Design Associates, Inc.**
**PROJECT PLANNER: Savannah Van Akin.**

**FINDINGS**

**Required finding for CEQA:**

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

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

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

    1. The Town's housing stock will be maintained as the single-family residence will be replaced.
    2. The existing structure has no architectural or historical significance 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).

EXHIBIT 2

**Required compliance with the Residential Design Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.

## 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 –** *August 23, 2023*
**CONDITIONS OF APPROVAL**

**<u>232 Danville Drive</u>**
**Architecture and Site Application S-22-041**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence Requiring a Grading Permit on Property Zoned R-1:8. Located at 232 Danville Drive. APN 523-43-035. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.**

**PROPERTY OWNER: Cung Pham and Bien Vo.**
**APPLICANT: D&Z Design Associates, Inc.**
**PROJECT PLANNER: Savannah Van Akin.**

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

*Planning Division*

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

EXHIBIT 3

10. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
11. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
12. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

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

*Building Division*

14. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing commercial building. A separate Building Permit is required for the construction of the new commercial building and renovation of the remaining commercial building.
15. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 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.

DRAFT

17. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
18. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
19. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application 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.
20. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation, and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
21. 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.
22. 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
23. 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.
24. SITE ACCESSIBILITY: At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces that are on the same site.
25. ACCESSIBLE PARKING: The parking lots where parking is provided for the public as clients, guests or employees, shall provide accessible parking. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
26. BACKWATER VALVE: The scope of this project may require the installation of a sanitary

DRAFT

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.

27. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
28. 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 online at www.losgatosca.gov/building.
29. 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 online at www.losgatosca.gov/building.
30. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    Community Development – Planning Division: (408) 354-6874
    Engineering/Parks & Public Works Department: (408) 399-5771
    Santa Clara County Fire Department: (408) 378-4010
    West Valley Sanitation District: (408) 378-2407
    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*

31. 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'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's expense.
32. 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.

DRAFT

33. 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.
34. PRIOR APPROVALS: All conditions per prior approvals shall be deemed in full force and affect for this approval.
35. 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 encroachments 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.
36. 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 grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
37. 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.
38. PUBLIC WORKS INSPECTIONS: The Owner 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.
39. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner 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 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 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.

DRAFT

40. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
41. 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.
42. 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.
43. 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.
44. PUBLIC WORKS INSPECTOR: The Owner shall fund a full time public works inspector, selected by the Town of Los Gatos, for the duration of the demolition and grading operations. The Owner will be charged on a time and materials basis. A deposit for the full amount, to be estimated by the Town based on the Contractor's approved schedule, shall be paid prior to issuance of the demolition permit.
45. 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'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.
46. 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.
47. 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.
48. 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.
49. DRIVEWAY: The driveway conform to existing pavement on Alta Heights Ct. shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
50. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner 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.
51. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.

DRAFT

52. WEST VALLEY SANITATION DISTRICT: All sewer connection and treatment plant capacity fees shall be paid either immediately prior to the recordation of any subdivision or tract maps with respect to the subject property or properties or immediately prior to the issuance of a sewer connection permit, which ever event occurs first. Written confirmation of payment of these fees shall be provided prior to map recordation.
53. DEMOLITION: Within 60-days of the approval action being final (i.e. after the 10-day appeal period and no requested appeals being submitted to the Town), the Property Owner shall record a Deed Restriction on each of the parcels in question which prohibits the recording of a Certificate of Compliance until one of the two (2) prerequisite actions occurs prior to the proposed recordation: 1) removal of any structures which cross lot/property lines or 2) the Property Owner successfully obtaining an Architecture & Site approval from the Town of Los Gatos for the demolition of the existing house and construction of a replacement house.
54. DRIVEWAY APPROACH: The Owner and/or Developer shall install a 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.
55. FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
56. 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.
57. 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.
58. 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.
59. 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.
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 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

DRAFT

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 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 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.
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 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.
64. BEST MANAGEMENT PRACTICES (BMPs): The Owner 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.
65. 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.
66. 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.

DRAFT

e. Use landscaping to treat stormwater.

67. 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.
68. 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.
69. 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.

DRAFT

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.

70. 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.
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.
72. 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 facilities may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way lines if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected.

DRAFT

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'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's expense.
75. NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN: Immediately upon approval of an encroachment permit, the Owner 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.
76. PERMIT ISSUANCE: Permits for each phase shall be issued simultaneously.
77. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

78. 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.
79. FIRE SPRINKLERS REQUIRED (As Noted on Sheet T1) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to an existing one- and two-family dwelling that have an existing fire sprinkler system. Exceptions: 1) One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. 2) Detached Accessory Dwelling Units, provided that all of the following are met: a) The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2. b) The existing primary residence does not have automatic fire sprinklers. c) The detached ADU does not exceed 1,200 square feet in size. d) The unit is on the same lot as the primary residence. e) The unit meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code.

DRAFT

80. REQUIRED FIRE FLOW: (Letter received) The minimum require fireflow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CF [903.3.1.3].
81. 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.
82. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
83. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification Sl-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
84. 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.

DRAFT

August 8, 2023

Town of Los Gatos
Community Development Department
Civic Center
110 E. Main Street
Los Gatos, California 95031

Re: Architecture and Site Application
Pham/Vo Residence
232 Danville Drive, Los Gatos, CA

Project Description:

Cung Pham and Bien Vo, the owners of the subject parcel, are proposing to demolish an existing +/- 2,236 s.f. single story residential structure built in 1962 and a detached 102 s.f. storage shed. They are proposing to build a new 2,637 s.f. two-story single family residence with attached 558 s.f. 2-car garage and attached 589 s.f. attached ADU. The new home will include a 48 s.f. covered entry porch, a 269 s.f. rear covered patio.

Also proposed are new paved walkway paths around the house, and a new paved driveway is proposed for the front facing garage from the existing driveway approach. The existing concrete driveway is proposed for removal.

Two 4" and 6" non-protected trees are proposed for removal due to their close proximity to the proposed house location and construction.

The design of the home is "Modern Transitional" Mid-Twentieth Century California Ranch architecture which incorporates a smooth finish stucco exterior with an integral color, and an architectural composition shingle roof, matching the materials of the neighborhood Homes.

The owners plan to add several trees and landscaping to both the front and rear yard areas as well as privacy trees along both side property lines. The existing overhead utility lines to the home from the existing power pole are proposed to be re-installed underground. The parcel is proposed to have minimal grading with low quantities of cut and fill.

The proposed home is designed to fit well within the existing site conditions and with the least amount of privacy impacts to the neighboring homes.

The proposed design complies with the all Town Codes, regulations and ordinances in regard to height and square footage.

Sincerely,

Michael Davis

D&Z Design Associates, Inc.

D&Z Design Associates, Inc.
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037



EXHIBIT 4

August 8, 2023

Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, California 95031

Re: Architecture and Site Application
Pham/Vo Residence
232 Danville Drive, Los Gatos, CA

Letter of Justification:

Cung Pham and Bien Vo purchased the Home at 232 Danville Drive in 2021 and are proposing to demolish the existing +/- 2,236 sq. ft. single story home built in 1962 and the detached 102 sq. ft. storage shed. The existing neighborhood is composed of single story homes (65% of the homes) and split level homes (35% of the homes - 2nd story bedrooms above the 2 car Garage) that are all of the Mid-Twentieth Century Ranch Style architecture. The neighborhood also has 4 homes that have added a second story addition, one home that was demolished and a new home built on Sycamore Court (3,170 sq. ft.).

Cung and Bien are proposing to build their new 2,637 sq. ft. two-story single family home with an attached 589 sq. ft. ADU and an attached 558 sq. ft. attached 2 car Garage. The new home will have a 48 sq. ft. covered entry porch and a 269 sq. ft. rear covered patio (after meeting with the neighbors to either side and to the rear, the originally proposed upper level Master Bedroom Terrace and circular stair was removed from the plan). At 2,637 sq. ft., this proposed design is under the maximum allowed floor area for this lot (2,641 sq. f.). The next largest home in the neighborhood is at 242 Pinehurst Avenue at 2,529 sq. ft. and has had a second level addition. The proposed home for 232 Danville Drive is less than 5% larger than the biggest home in the neighborhood (please note that this calculation does not count the allowed ADU sq. ft.).

D&Z Design Associates, Inc.
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

The Home has been designed to integrate itself into the existing architecture of the neighborhood in the following ways. The geometry of the home has a mostly "wide straight facade" with a forward facing 2-car Garage and moderately sloped roofs of 3/12 & 4/12 slopes with large overhangs of 24". This is prevalent in all of the homes in the neighborhood. The roof "shape" is of a cross-hipped design, a roof shape that is used on 50% of the existing neighborhood homes. The exterior materials of this Home's design include a smooth finish stucco and an architectural composition shingle roof, materials that are used throughout the neighborhood. The windows of this home are mostly of a vertical design, similar to the existing homes. All of the homes in the neighborhood have either a single entry door with a sidelite(s), or a double entry door. This home is designed with a double entry door. While this Home is a two-story, there are 20 homes in the neighborhood that have the split level design (2 stories at the Garage) and 4 homes that have had a 2nd story addition. The proposed building height is 24'-7" (Max. height allowed is 30'-0"). The Homes with the second story additions are between 23' and 25' height (the height home at 247 Pinehurst Avenue is 25') and the existing split level homes in the neighborhood are approximately 22' in height..

As the home proposed is of a 2-story design, privacy for neighbors to the left and right was an important design consideration. The home has been designed without any bedroom windows facing these neighboring properties. The windows that are facing in the direction of the side neighbors are designed as "high" windows with the sill height above 5'-0". Again, after meeting with the neighbors, the upper level terrace from the Master Bedroom has been completely removed. Another neighbor had also commented on a privacy concern in terms of the rear upper level windows at the Master Bath and Master Bedroom. We have raised each of the windows and have proposed to use an obscured glass at the Master Bath Tub area.

The Zoning for this property is R-1-8. The setbacks are 25' for the Front, 20' for the Rear and 8' for the side setbacks. This property has a 10' side setback (5' P.U.E. + 5' W.C.E.) along the northerly property line. The proposed Design has a 27' / 29' front setback and a 24' rear setback. The second level has side setbacks of 17'-6" on the north side and an average of 16'-6" on the south side. The front setback at the second level is 29'. These increased setbacks for the second level is



D&Z Design Associates, Inc.
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

to minimize the impact to the neighbors on either side of this property and to break up the upper level massing. In regard to the massing of the upper level, the proposed home's Upper Level is just below 50% of the footprint of the Main level. The existing split level homes also have a ratio of approx. 50% Entry Level to Upper Level.

The owners plan to add several trees and landscaping to both the front and rear yard areas as well as privacy trees and shrubs of approx. 8' to 10'tall along both property lines as shown in the Preliminary Landscaping Design. A proposed Fire pit area in the rear yard has been removed as requested after meeting with the neighbors. Two additional 24" box Podocarpus Gracilior trees have been added at the rear southeast corner of the property per the comments from the neighbor at 255 Pinehurst Avenue for additional privacy screening.

As noted above, the architecture of the existing homes in the development are of a Mid-Twentieth Century Ranch style. We are proposing a "Modern Transitional" Mid-Twentieth Century California Ranch architecture that incorporates the roof geometry of the neighborhood homes using a cross-hipped roof style along with the forward facing 2-car Garage to match the form and massing of the existing homes. We feel that the design of the Pham-Vo Home fits well with the existing neighborhood, minimizes any privacy issues, and will add value to the surrounding area.

Sincerely,

*Michael Davis*

D&Z Design Associates, Inc.



**D&Z Design Associates, Inc.**
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

September 9, 2022

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

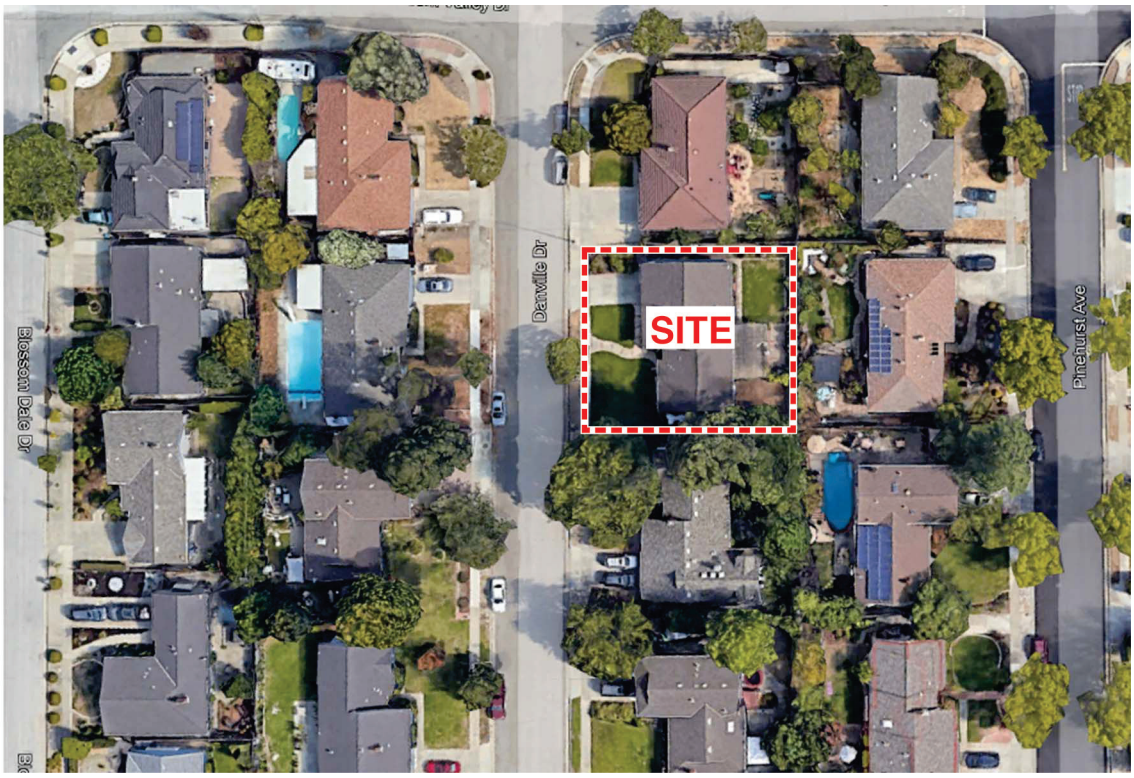
**RE: 232 Danville Drive**

Dear Jennifer:

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

**NEIGHBORHOOD CONTEXT**

The site is located in an established neighborhood of predominately one-story Ranch Style homes. Photos of the site and its surrounding neighborhood are shown on the following page.





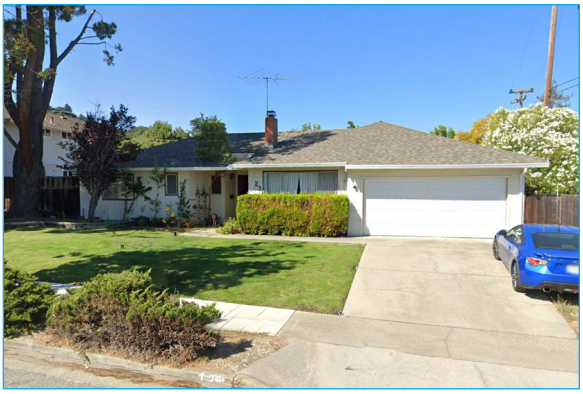

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

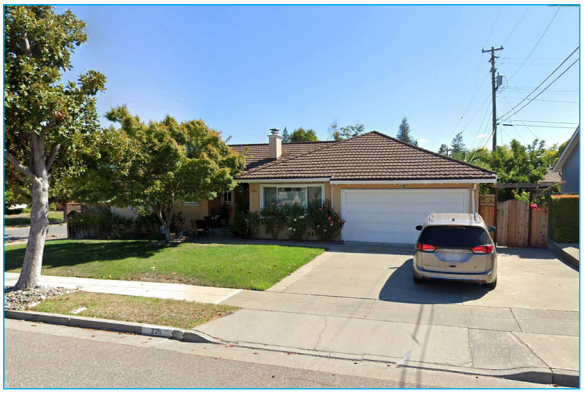
EXHIBIT 5



*THE SITE*



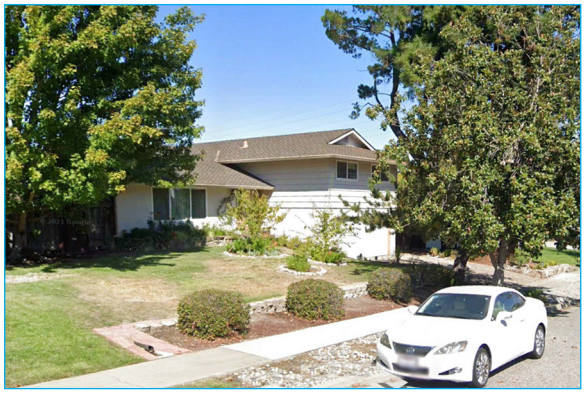
*House immediately across Danville Drive*



*House immediately to the left*



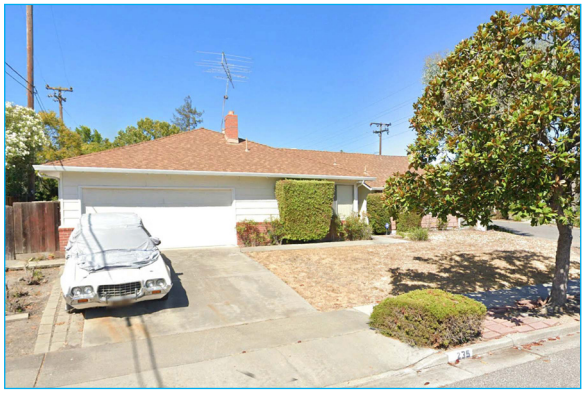
*House immediately to the right*



*Nearby house across Danville Drive*



*Nearby house to the right*



*Nearby house across Danville Drive*



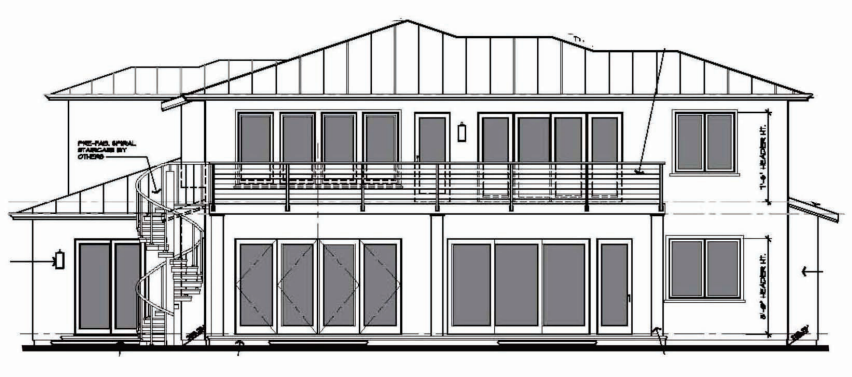
*Nearby house across Danville Drive*

## PROPOSED PROJECT

The proposed structure is large in size with a second floor exceeding any other home in the immediate neighborhood - see proposed drawings below.



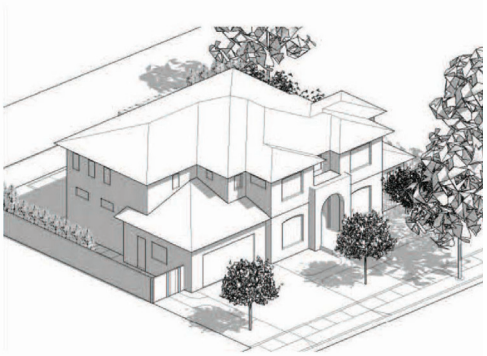
*Proposed Front Elevation*



*Proposed Rear Elevation*



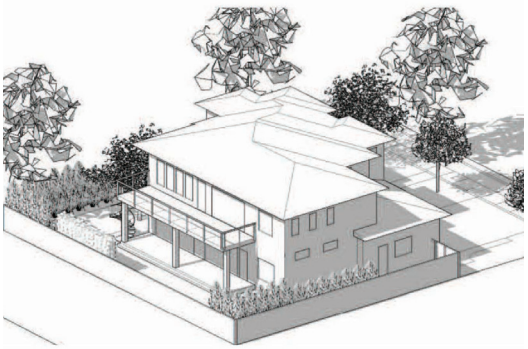
*Proposed Left Side Elevation*



*Proposed Front and Left Side*



*Proposed Right Side Elevation*



*Proposed rear and Left Side*

## ISSUES AND CONCERNS

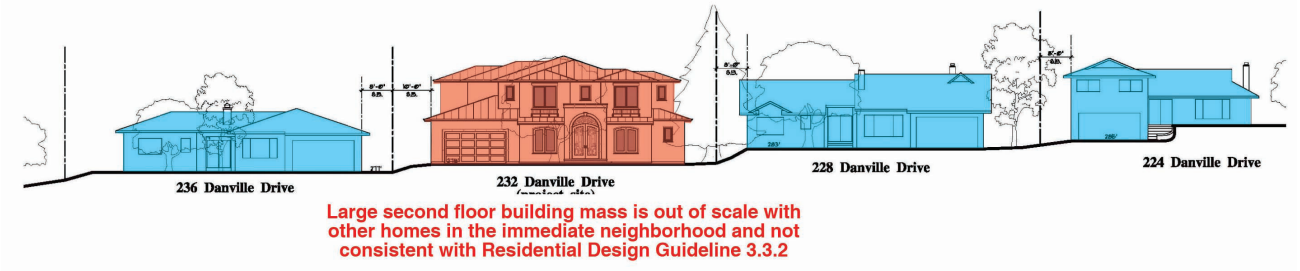
The proposed house is well designed with design unity around all sides of the structure. However, it is very large in terms of size and bulk compared to homes in the immediate neighborhood which is not consistent with several of the Town's Residential Design Guidelines. Specific concerns include the following:

1. The home design is consistent with the main form and details of its selected Mediterranean Style, but is very much different from the surrounding Ranch Style homes which would not be consistent with Residential Design Guideline 3.2.1.

**3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood**

- *Styles with front facade eaves at the first floor level will be easier to adapt to predominantly one story neighborhoods than styles with two story, unbroken front facades.*

2. The large second floor building mass is out of scale with other homes in the immediate neighborhood, and not consistent with Residential Design Guideline 3.3.2.

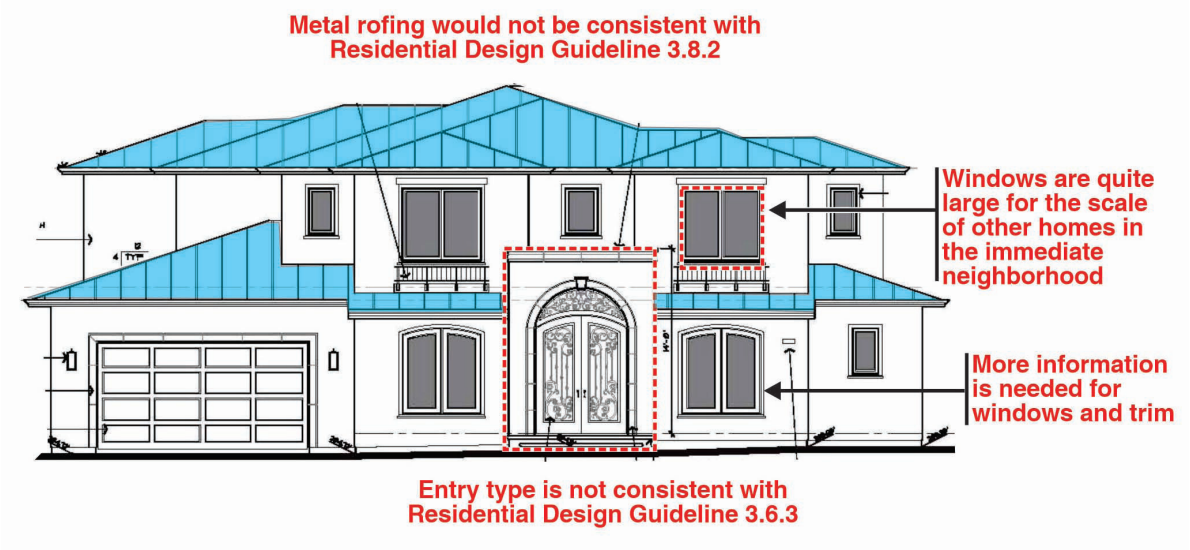



**3.3.2 Height and bulk at front and side setbacks**

- *Two story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one story homes, an effort should be made to limit the house to one story in height or to accommodate second floor space within the roof form as is common in the Craftsman Style.*
- *In neighborhoods with small homes, try to place more of the floor area on the first floor with less area on the second floor.*
- *Take care in the placement of second floor masses. Unless the architectural style traditionally has the second floor front wall at or near the first floor wall, set the second floor back from the front facade a minimum of 5 feet.*
- *The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.*

3. The proposed metal roofing would be out of character with the neighborhood and not consistent with Residential Design Guideline 3.8.2.

**3.8.2 Select materials that are sensitive to the surrounding neighborhood**




4. The formal entry is not consistent with Residential Design Guideline 3.6.3.

   **3.6.3 Design entries with sensitivity to the surrounding neighborhood**

   - *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*

5. The second floor front facade windows are quite large related to the scale of windows on other homes in the immediate neighborhood and not consistent with Residential Design Guideline 3.7.2.

   **3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood**

6. More information is needed for window materials and window trim.

7. The two-story wall on the left facade is not consistent with Residential Design Guideline 3.3.3.

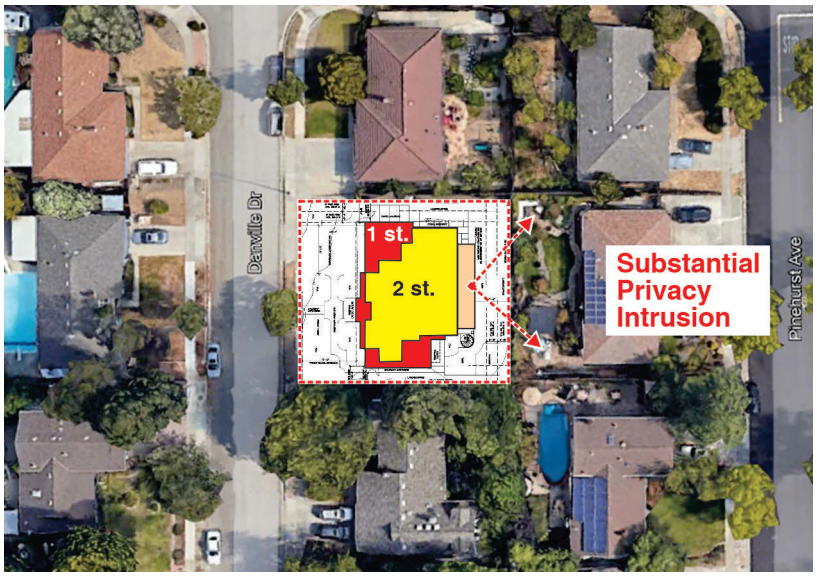
   **3.3.3 Provide visual relief for two story walls**

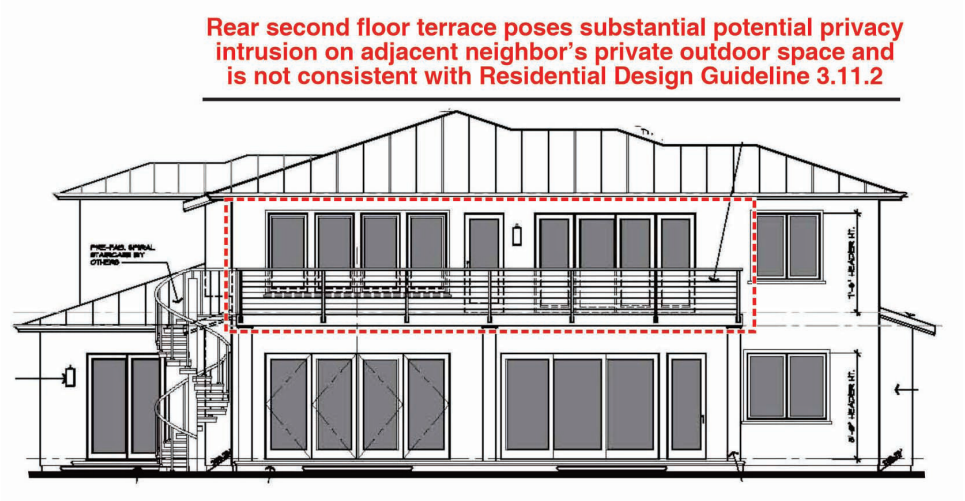


8. The rear second floor terrace and large bank of windows poses potential privacy intrusions on the neighbors' yard to the rear.

**3.11.2 Minimize privacy intrusions on adjacent residences**

- *Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes.*
- *Where possible, second floor windows that might intrude on adjacent property privacy should have sill heights above eye level or have frosted or textured glass to reduce visual exposure.*
- *Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors.*
- *When allowed, the design of railings should be tailored to the privacy concerns of neighbors (e.g., balcony or deck sides overlooking adjacent windows or actively used yard space should be solid in form). Open railings should only be used where privacy concerns are minimal.*
- *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.*

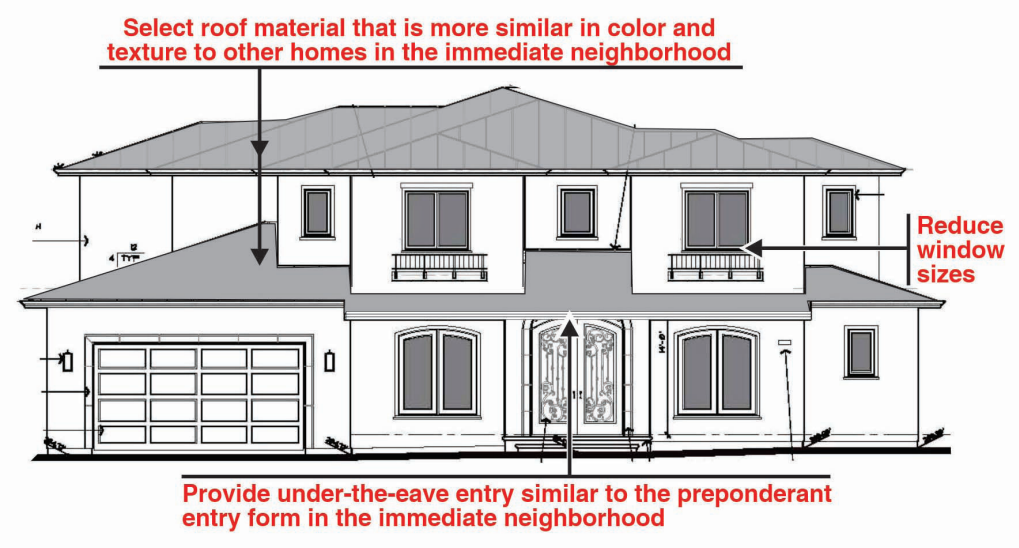


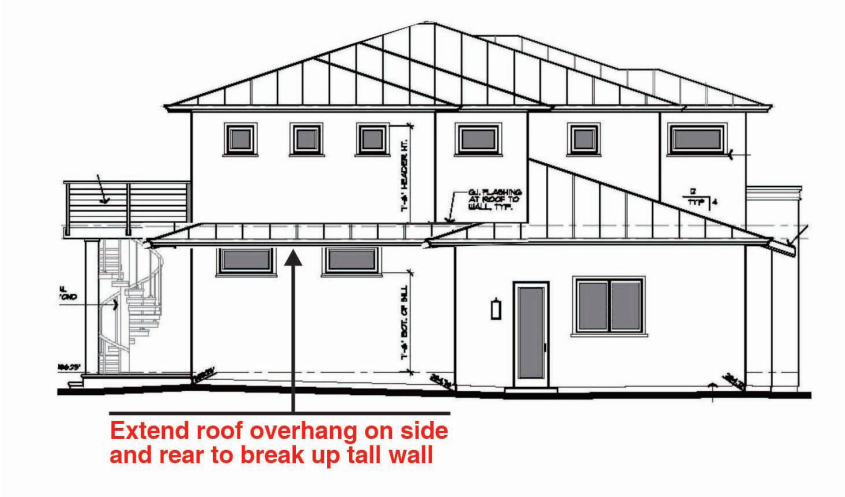
## RECOMMENDATIONS

I looked at two options for staff consideration. The first addresses some of the issues without changing the applicant's floor plans. The second makes a significant second floor plan changes to reduce the structures mass to be more in keeping with the scale of the neighborhood.

## APPROACH #1

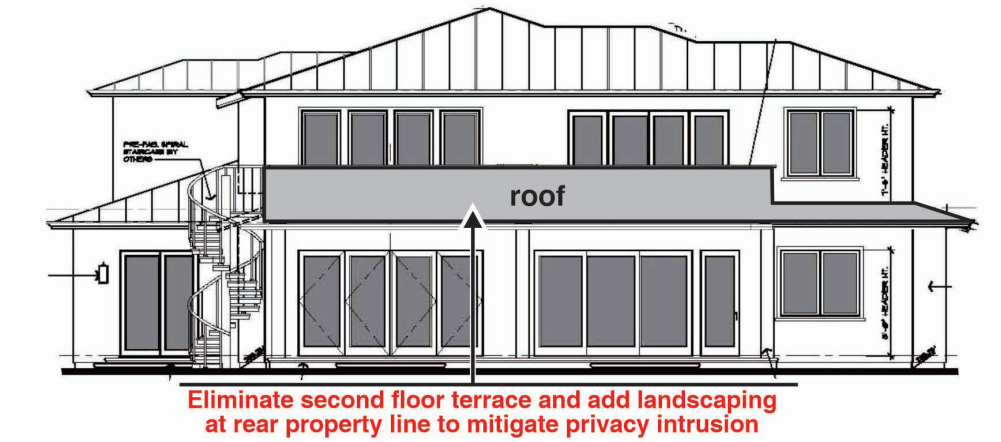



1. Select a roof material that is more similar in color, texture and finish to other homes in the immediate neighborhood.
2. Provide an under-the-eave entry to be similar to the other home entries in the immediate neighborhood.
3. Reduce the size of the front facade windows on the second story.
4. Provide more information on the window types, material and trim.
5. Extend the roof overhang on the left side and rear elevations to break up the tall walls.

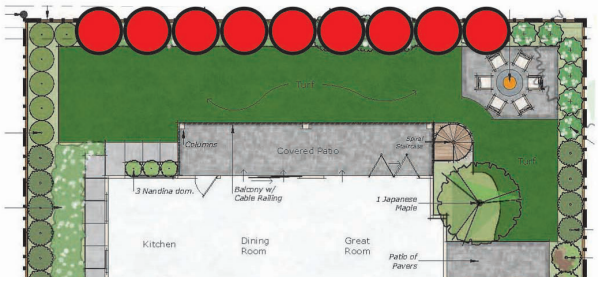


6. Add tall landscaping along the rear property line consistent with the requirements of Residential Design Guideline 3.11.2, and consider two approaches to addressing the issue of the rear terrace privacy intrusion.
   - Use a solid raining in lieu of the open wire railing.
   - Eliminate the second floor terrace in favor of a roof covering or trellis over the first floor patio.

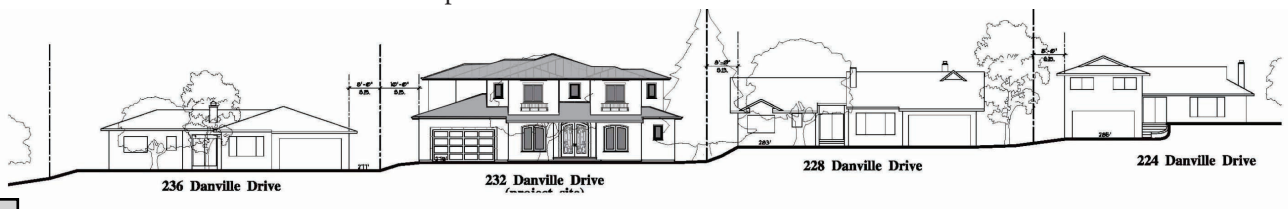



Add tall landscaping to mitigate privacy intrusion

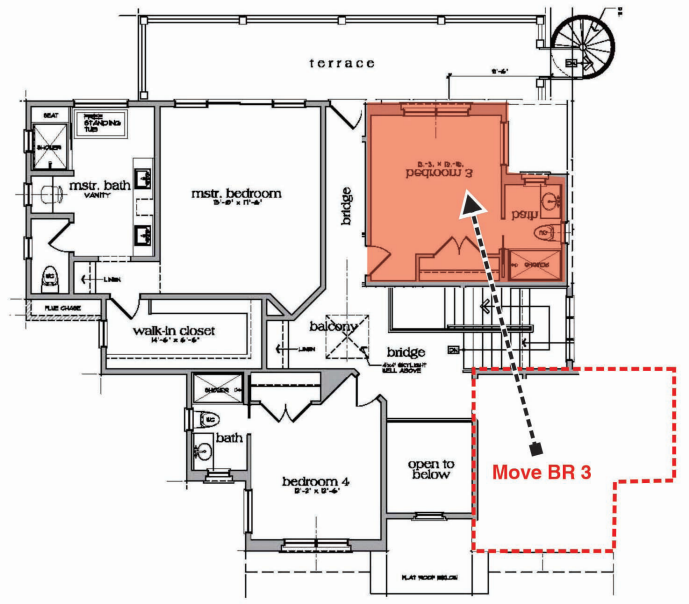



The resultant Danville Drive streetscape elevation is shown in the illustration below.

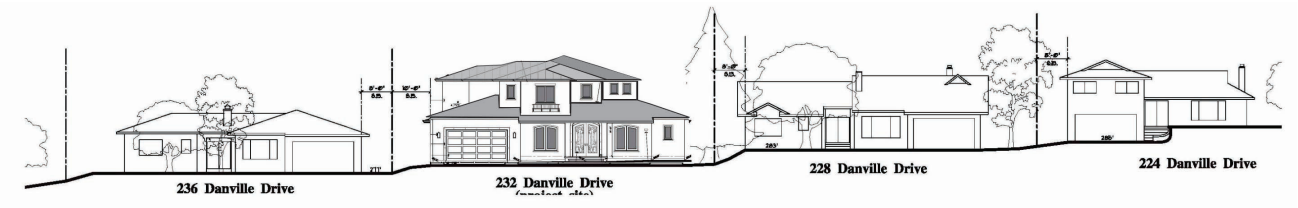


## APPROACH #2

The changes outlined in Approach #1 would be repeated, but Bedroom 3 on the second floor would be moved to the rear over the current Great Room to reduce the building mass at the front of the house. These changes are shown on the illustrations below.






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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

*This Page*
*Intentionally*
*Left Blank*

April 5, 2023

Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street
Los Gatos, California 95031

Re: Architecture and Site Application **S-22-041**
Pham/Vo Residence
232 Danville Drive, Los Gatos, CA

The following items are in response to Town's Peer Architect review dated September 9, 2022.

***Proposed Project is large in size with the second floor exceeding neighboring properties:***

While there will always be a largest home in the neighborhood, we have worked to reduce the size and height of the proposed home. We have reduced the height by 36" to 24'-9" (more than 5'-0" below the maximum height allowed of 30') and reduced the floor area of the Upper Level from 1,403 sq.ft. to 1,371 sq.ft. The more important reduction was the Upper Level 2 story massing by 289 sq.ft. by removing the 2 story ceiling height over the Great Room.
We reduced the length at the Upper Level rear wall from 48'-6" to 29'-4" to reduce the Upper Level massing at the front elevation. We have also simplified the geometry of roof planes to be more consistent with the neighborhood and have reduced the upper level exterior wall heights by 6" to further reduce the overall building height.

***Issues and Concerns:***

***1. The home design is consistent with the main form and details of its selected Mediterranean Style, but is very much different from the surrounding Ranch Style homes which would not be consistent with Residential Design Guideline 3.2.1.***

***3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood***

We have modified the roof forms, and the roof material to be more consistent with the overall "Range Style" architecture of the neighborhood while still keeping a little "individuality"

***2. The large second floor building mass is out of scale with other homes in the immediate neighborhood, and not consistent with Residential Design Guideline 3.3.2.***

As noted above, we have reduced the overall width of the upper level by bringing the Upper Level left side exterior wall in by 52" and reducing the length of the Upper Level rear exterior wall by almost 20'. The upper level is set back from the left side approximately 17'-0" and approximately 11'-0" on the right side. The upper level is set back from the front property line 29'-0". These increased setbacks give us a "transition-in-scale" and further lessen the impact to the neighbors on either side of this property by breaking up the upper level massing.

**D&Z Design Associates, Inc.**
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

***3. The proposed metal roofing would be out of character with the neighborhood and not consistent with Residential Design Guideline 3.8.2.***

**3.8.2 Select materials that are sensitive to the surrounding neighborhood**

We have revised the roofing material from the originally proposed metal roofing to a "Life Time" composition shingle roof which is the typical roofing material used throughout the neighborhood.

***4. The formal entry is not consistent with Residential Design Guideline 3.6.3.***

***3.6.3 Design entries with sensitivity to the surrounding neighborhood***

We have reduced the height of the entry porch feature as well as reducing the height of the arched entry door opening. While this entry porch design is not common in the neighborhood, we feel that this simplified version gives the home a little diversity.

***5. The second floor front facade windows are quite large related to the scale of windows on other homes in the immediate neighborhood and not consistent with Residential Design Guideline 3.7.2.***

***3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood***

We have reduced the sizes of all of the front elevation windows and have also removed the arch shaped windows at the lower level to be more consistent with the neighborhood homes.

***6. More information is needed for window materials and window trim.***

Windows are to be black wood frame aluminum clad type from Andersen (or equal). We have revised the foam window headers to a limestone finish and are providing a limestone header trim at the garage door.

***7. The two-story wall on the left facade is not consistent with Residential Design Guideline 3.3.3.***

***3.3.3 Provide visual relief for two story walls.***

We have revised the left side of the home by pulling back the Upper Level side wall by 52". This now gives us a roof form along the entire left side of the home, breaking up the "2 story" wall plane at that side giving us an almost 16' side setback.

***8. The rear second floor terrace and large bank of windows poses potential privacy intrusions on the neighbors' yard to the rear.***

***3.11.2 Minimize privacy intrusions on adjacent residences***

After meeting with the immediate neighbors to the left, right and rear, the originally proposed upper level terrace and spiral stairs were removed completely from the design to maintain the neighbor's privacy. We are now only proposing a patio cover for the lower level patio.

The home has been designed without any bedroom windows facing the neighboring properties. The windows that are facing the direction of the side neighbors are designed as "high" windows with sill heights above 5'-0" minimizing any privacy issues.



D&Z Design Associates, Inc.
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

**Recommendations:**

In reviewing the Peer Architect's two options, we have decided to follow his Approach #1 comments with forms and roof geometry that blend in more with the neighborhood by revising the design per the following:

1.The proposed roofing material has been revised to be a charcoal grey composition shingle. The roof slope has been designed to match the neighborhood with a 4:12 roof pitch.

2.We have reduced the height of the proposed Entry Porch by 36", but have kept a covered porch element to create an "individuality" feature.

3.We have reduced the size of all of the front façade windows and have removed the arched shaped windows.

4.Windows are to be a wood frame black aluminum clad by Andersen (or equal). We have removed the foam window header and are providing a limestone header trim at the windows and at the garage door.

5.We have extended the roof overhang on the left side to break up the 2 story wall massing per the Architect's recommendations.

6. Landscape plans now show tall landscaping along the rear property line. The owners plan to add several trees and landscaping to both the front and rear yard areas as well as privacy trees along both property lines as shown in the Preliminary Landscaping Design.

7. We have completely removed the Upper Level Terrace Balcony, the spiral stair and the railing at the rear elevation. We are providing a roof patio cover at the rear elevation.

**This home has been redesigned to be more consistent with the neighborhood while still having a little bit of individuality. While the Home will be the largest in the neighborhood, it is only by approximately 10%. And by reducing the overall height as noted above, the building height of this home is now in keeping with the heights of the 2 story split level homes of the neighborhood.**

Sincerely,

*Michael Davis*

D&Z Design Associates, Inc.



**D&Z Design Associates, Inc.**
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

*This Page*
*Intentionally*
*Left Blank*

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

May 5, 2023

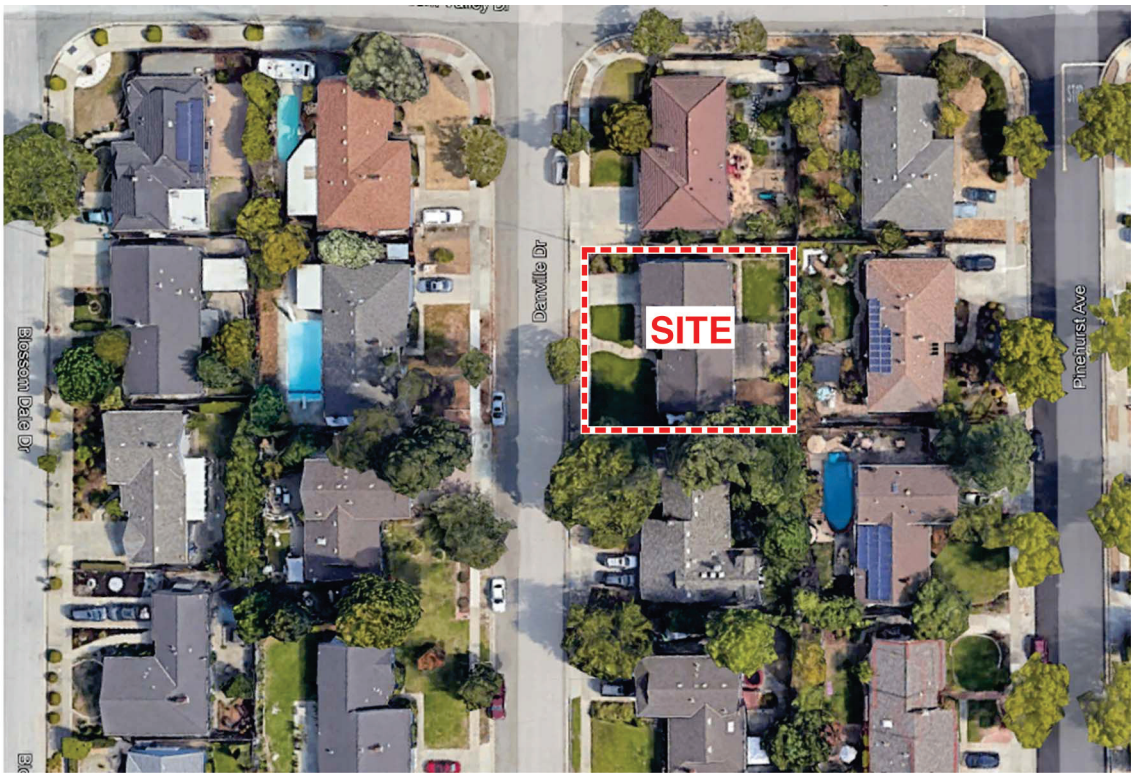
Ms. Savannah Van Akin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

**RE: 232 Danville Drive**

Dear Savannah:

I previously reviewed the initial design for this project in September of last year. My comments and recommendations on the revised design are as follows:

**NEIGHBORHOOD CONTEXT**
The site is located in an established neighborhood of predominately one-story Ranch Style homes. Photos of the site and its surrounding neighborhood are shown on the following page.

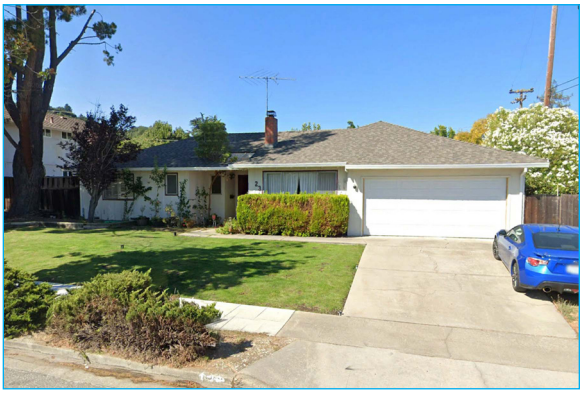




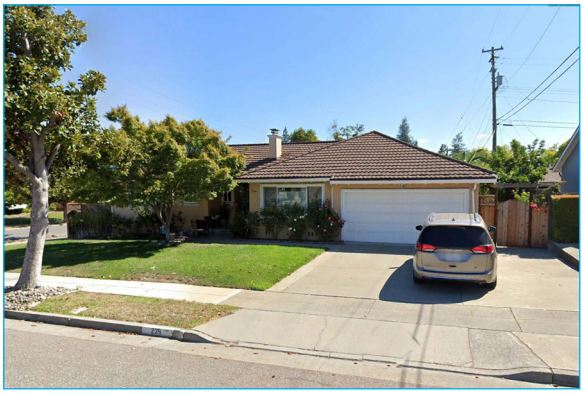
700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939
TEL: 415.331.3795
CDGPLAN@PACBELL.NET



*THE SITE*



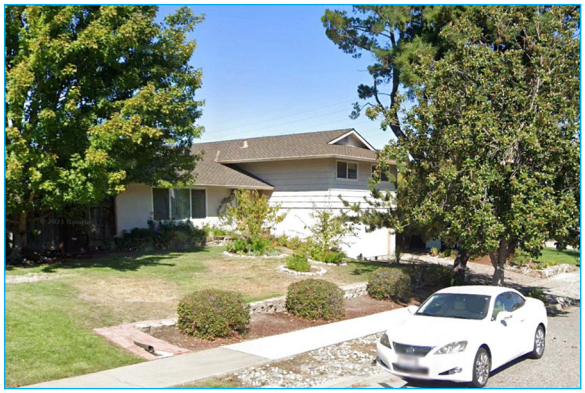
*House immediately across Danville Drive*



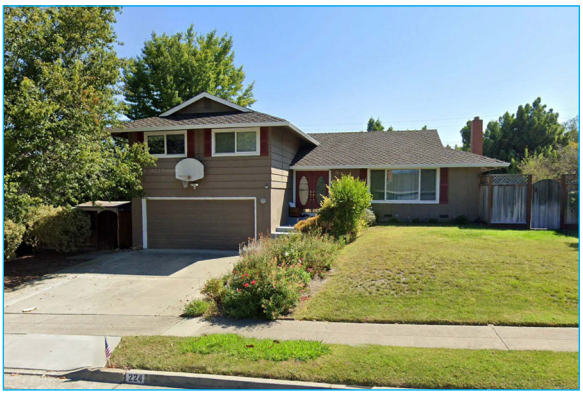
*House immediately to the left*



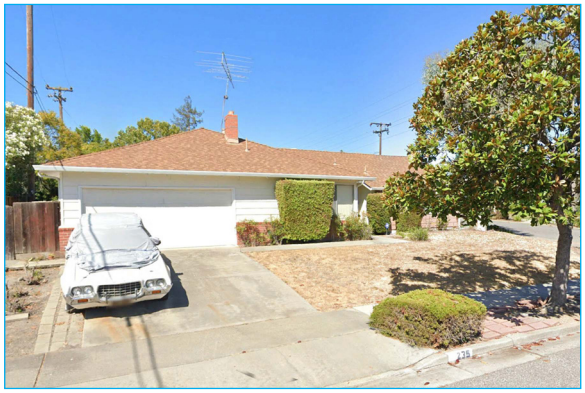
*House immediately to the right*



*Nearby house across Danville Drive*



*Nearby house to the right*



*Nearby house across Danville Drive*



*Nearby house across Danville Drive*

## PROPOSED PROJECT

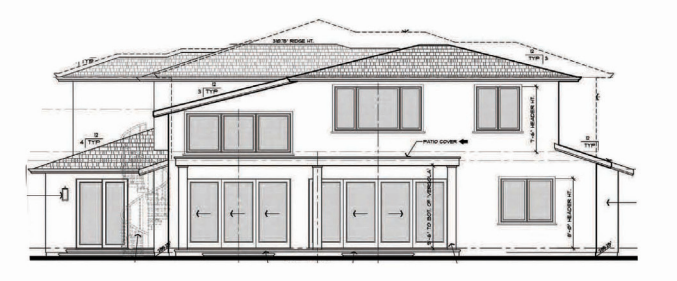
The proposed structure is large in size with a second floor area and mass exceeding any other home in the immediate neighborhood - see proposed drawings below and a comparison of the previous and currently proposed elevations.



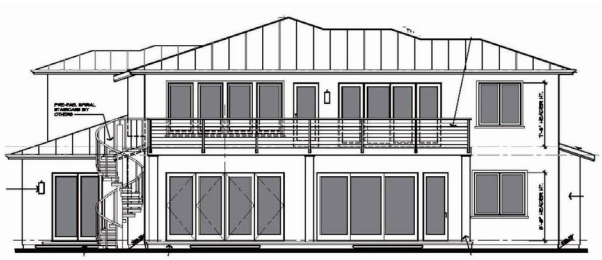
*Proposed Front Elevation*



*Previous Front Elevation*



*Proposed Rear Elevation*



*Previous Rear Elevation*



*Proposed Right Side Elevation*



*Previous Right Side Elevation*



*Proposed Left Side Elevation*



*Previous Left Side Elevation*



*Proposed Right Side Elevation*

**ISSUES AND CONCERNS**

The proposed house is similar to the design proposed a few months ago - see comparison elevations on the previous page. But the applicant has made several changes in response to the previous review letter and staff comments, including modifications to its architectural style to be more compatible with the predominatly Ranch Style homes nearby. Most of the changes are positive, but there still remains an issue regarding its mass and bulk at the front setback compared to other homes in the immediate neighborhood. As currently proposed, the house would not be consistent with the Town's Residential Design Guideline 3.3.2.

**3.3.2 Height and bulk at front and side setbacks**

- *Two story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one story homes, an effort should be made to limit the house to one story in height or to accommodate second floor space within the roof form as is common in the Craftsman Style.*
- *In neighborhoods with small homes, try to place more of the floor area on the first floor with less area on the second floor.*
- *Take care in the placement of second floor masses. Unless the architectural style traditionally has the second floor front wall at or near the first floor wall, set the second floor back from the front facade a minimum of 5 feet.*
- *The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.*

The height and mass issue at the front facade is emphasized by the proposed entry which is not consistent with Residential Design Guideline 3.6.3. The applicant has lowered the entry elements some but it is still not working well with the neighborhood context or the proposed architectural style.

**3.6.3 Design entries with sensitivity to the surrounding neighborhood**

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*

The immediate neighborhood has a preponderance of one story homes with a few homes having a partial second story. In almost all cases there is a strong first floor roof and eave line that emphasizes a one-story building form. This emphasis is enhanced by the use of traditional under-the-eave entries.

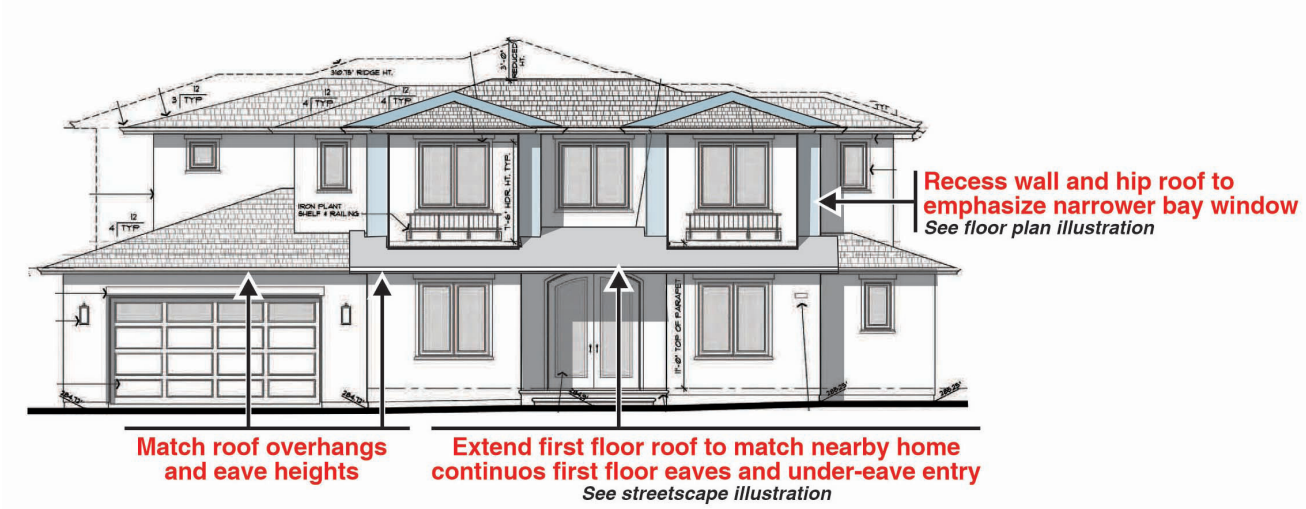
## RECOMMENDATIONS

There are limited opportunities available for addressing the front facade mass relative to nearby homes without some substantial reductions in floor area in interior rooms area and volume. Staff may wish to work with the applicant to reduce the size of the proposed second floor to better reflect the scale and character of the immediately adjacent neighborhood context.

However, the recommendations below might be considered as a compromise solution. It is one that limits the changes to one minor floor plan modification and the first floor entry type.

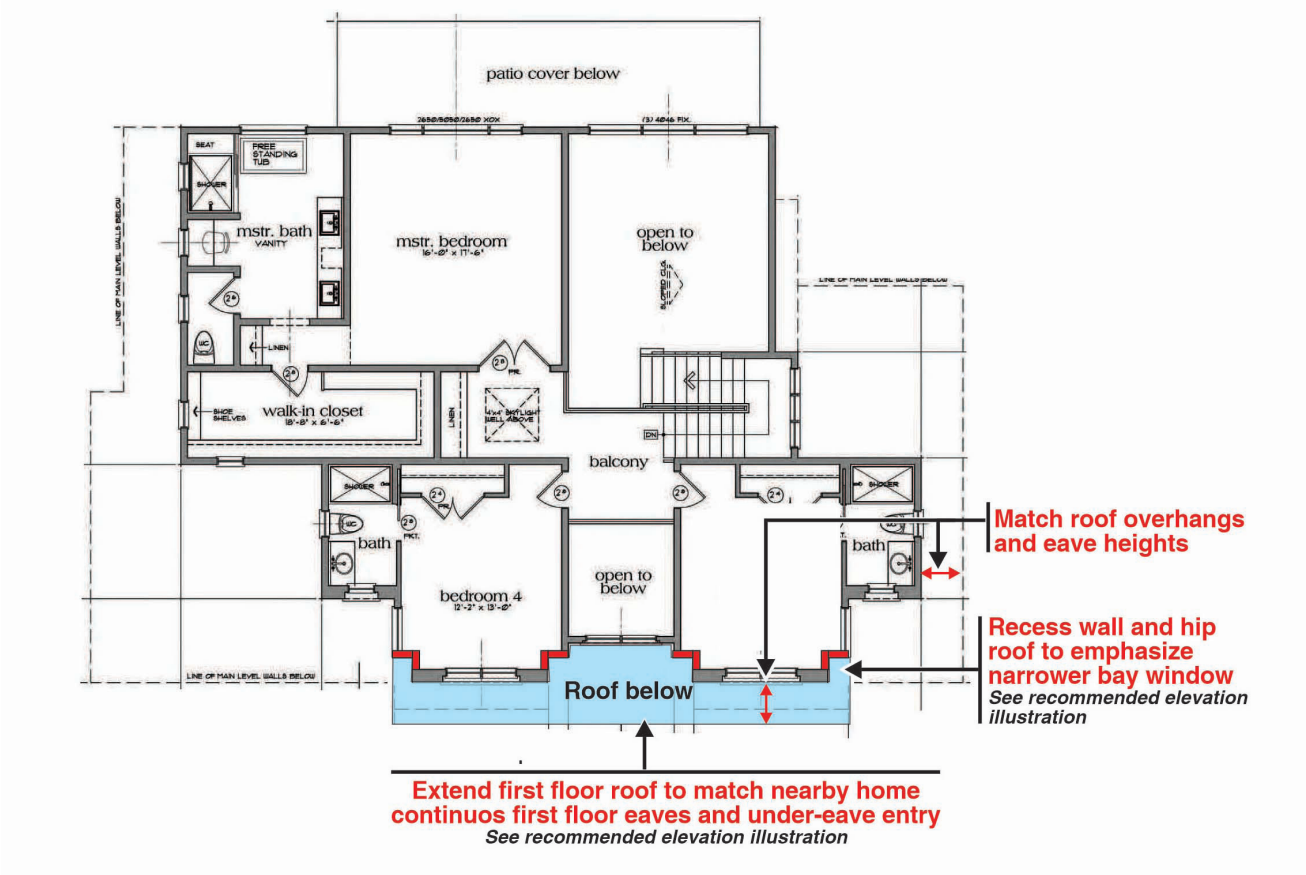


*Currently Proposed Front Elevation*

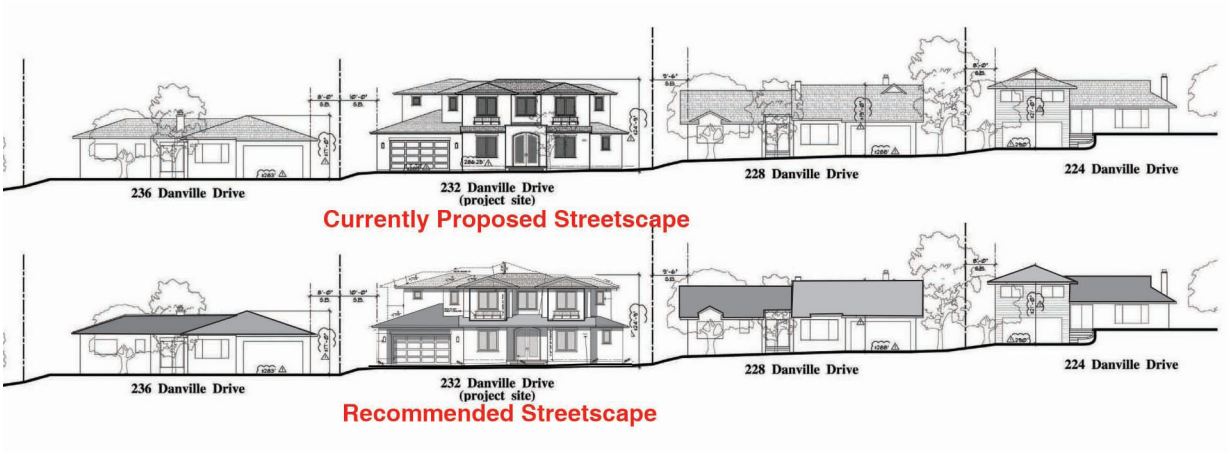



*Recommended Front Elevation*

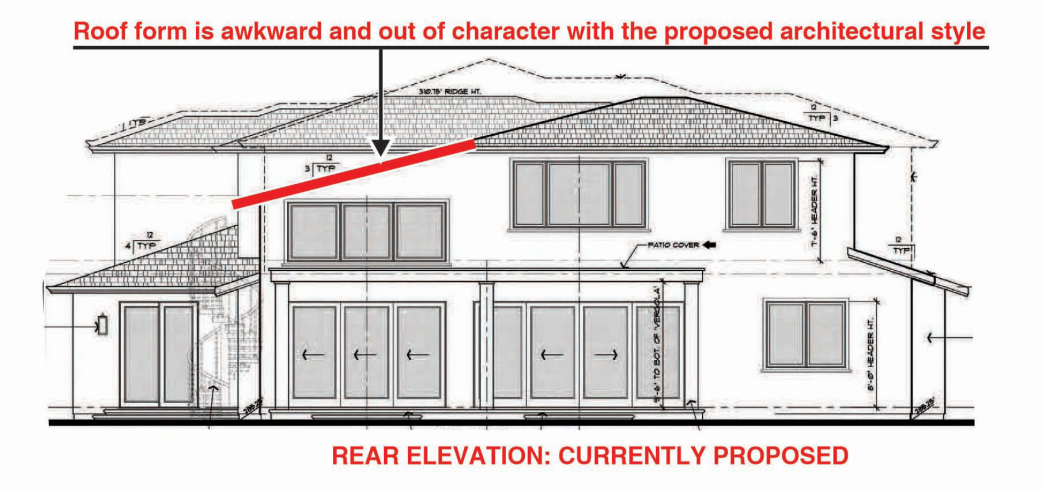
1. Modify the front wall of the two second floor bedrooms to reduce the very front wall facade width to produce bay windows - see second floor plan illustration on the following page.
2. Match the overhang width and eave height along the central portion of the front facade and continue it across the home entry.



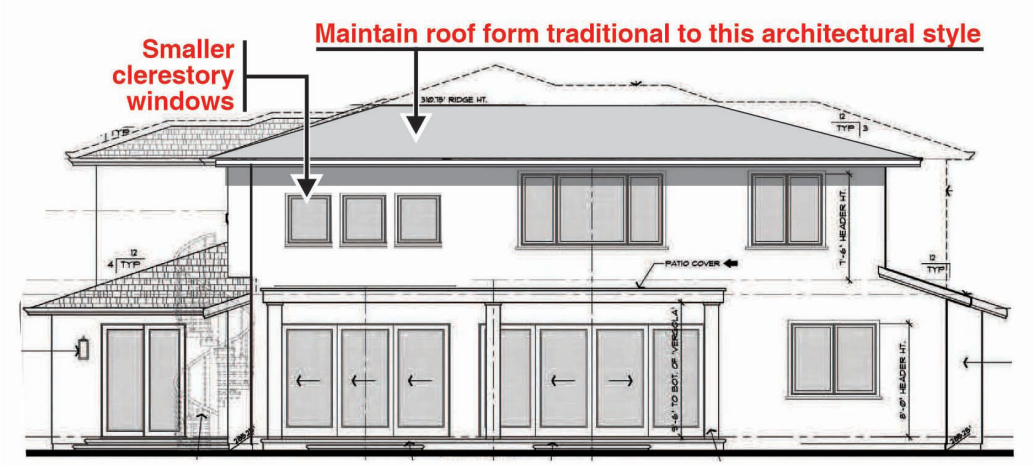

Implementation of the above two recommendations would reduce the second floor visual mass and better emphasis a strong first floor eave and roof line more in keeping with the other homes in the immediate neighborhood - see streetscape comparison below.



3. Another significant issue that I saw in my review of the revised design relates to the volume and roof changes over the Great Room on the rear of the home. These do no effect the streetscape appearance of the house but would be inconsistent with the Residential Design Guidelines which emphasize that the roof forms and details of the home be consistent with the proposed architectural style. The change to a long sloped roof over the Great Room is both awkward and very much out of character with the traditions of the architectural style - see currently proposed rear elevation and recommended change below.




REAR ELEVATION: CURRENTLY PROPOSED




REAR ELEVATION: RECOMMENDED

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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

*This Page*
*Intentionally*
*Left Blank*

May 15, 2023

Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street
Los Gatos, California 95031

Re: Architecture and Site Application **S-22-041**
Pham/Vo Residence
232 Danville Drive, Los Gatos, CA

The following items are in response to Town's Peer Architect review #2 dated May 5, 2023.

***Proposed Project is large in size with the second floor exceeding neighboring properties:***

While there will always be a largest home in the neighborhood, we have worked to reduce the size height and massing of the proposed home per the Peer Architect's comments as well as the Planning Staff's concerns. We have reduced the height by 36" to 24'-8" by reducing the roof slope (more than 5'-0" below the maximum height allowed of 30'). At the 24'-8" height, we are approximately just 36" taller than the split-level Homes (about 33% of the homes) in the neighborhood. We have also reduced the Upper Level floor area, and more importantly we reduced the Upper Level massing by 289 sq.ft. (18%) by removing the 2 story massing over the Great Room. This change also reduced the length at the Upper Level rear wall from 48'-6" to 29'-4". Shortening the length of the rear wall also reduces the Upper Level massing at the front elevation. In reviewing the exterior elevations after the noted reductions we were able to simplify the geometry of roof planes to be more consistent with the neighborhood and the "Ranch Style" architecture. Lastly, we have reduced the upper level exterior wall heights by 6" to further reduce the overall building height.

***Issues and Concerns:***

***1. The home design is consistent with the main form and details of its selected Mediterranean Style, but is very much different from the surrounding Ranch Style homes which would not be consistent with Residential Design Guideline 3.2.1.***

***3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood***

Along with the noted revisions above, we have now removed the "formal entry" at the front of the home and ran a continuous gutter line across the front elevation, typical of the "Ranch Style" architecture and the existing homes of the neighborhood per the Peer Architect's suggestion.

**D&Z Design Associates, Inc.**
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037



EXHIBIT 8

***2. The large second floor building mass is out of scale with other homes in the immediate neighborhood, and not consistent with Residential Design Guideline 3.3.2.***

As mentioned above, we have reduced the overall width of the upper level by bringing the Upper Level left side exterior wall in by 52" and reducing the length of the Upper Level rear exterior wall by almost 20'. The upper level is set back is now approximately 17'-0" on the left side and 11'-0" on the right side. The upper level is set back from the front property line 29'-0". These increased setbacks give us a "transition-in-scale" and further lessen the impact to the neighbors on either side of this property by breaking up the upper level massing (The neighbors to either side appreciated this we it was discussed in the neighborhood meeting at the project site).

***3. The proposed metal roofing would be out of character with the neighborhood and not consistent with Residential Design Guideline 3.8.2.***

**3.8.2 Select materials that are sensitive to the surrounding neighborhood**

We have revised the roofing material from the originally proposed metal roofing to a "Life Time" Architectural Composition Shingle roof which is to match the typical roofing material used throughout the neighborhood.

***4. The formal entry is not consistent with Residential Design Guideline 3.6.3.***

***3.6.3 Design entries with sensitivity to the surrounding neighborhood***

The formal entry has been removed from the plan creating an "under-eave" entry porch with the gutter line continuing across the front elevation. This now gives us a strong horizontal line for the entry level to match the existing homes in the neighborhood.

***5. The second floor front facade windows are quite large related to the scale of windows on other homes in the immediate neighborhood and not consistent with Residential Design Guideline 3.7.2.***

***3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood***

We have reduced the sizes of all of the front elevation windows and have also removed the arch shaped windows at the lower level to be more consistent with the neighborhood homes and the Ranch Style Architecture.

***6. More information is needed for window materials and window trim.***

Windows are to be black wood frame aluminum clad type from Andersen (or equal). We have revised the foam window headers to a limestone finish and are providing a limestone header trim at the garage door.

***7. The two-story wall on the left facade is not consistent with Residential Design Guideline 3.3.3.***

***3.3.3 Provide visual relief for two story walls.***

We have revised the left side of the home by pulling back the Upper Level side wall by 52". This now gives us a roof form along the entire left side of the home, breaking up the "2 story" wall plane at that side giving us an almost 17' side setback at the Upper Level.

***8. The rear second floor terrace and large bank of windows poses potential privacy intrusions on the neighbors' yard to the rear.***

***3.11.2 Minimize privacy intrusions on adjacent residences***



**D&Z Design Associates, Inc.**
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

After meeting with the immediate neighbors to the left, right and rear, the originally proposed upper level terrace and spiral stairs were removed completely from the design to maintain the neighbor's privacy. We are now only proposing a patio cover for the lower level patio (the Neighbors were Happy!).
The home has also been designed without any bedroom windows facing the neighboring properties.
The windows that are facing the direction of the side neighbors are designed as "high" windows with sill heights above 5'-0" minimizing any privacy issues.

**Responses to Recommendations from the Peer Architect:**

1. We have modified the two front bedroom facades per the Peer Architect by thickening the exterior wall to create a "bay window" affect. This gives us a vertical wall line at each side of each of the front facing bedroom windows helping to break up the wall plane massing at the Upper Level.

2. We have removed the "formal entry" element and ran the eave (fascia board and gutter) across the front elevation creating a strong horizontal line that is in keeping with the "Ranch Style" Architecture.

3. Regarding the roof plane over the Great Room, it was suggested to continue the upper level gutter / fascia line across the rear elevation of the house. This would adding "massing" back to the Upper Level which we are trying to avoid. Instead, we have changed the direction of the roof plane over the Great Room which further reduces the rear facing wall massing and is more in character with the architecture.

**Neighbor's Privacy Concerns**

- Landscape plans now show tall landscaping along the rear property line. The owners plan to add several trees and landscaping to both the front and rear yard areas as well as privacy trees along both property lines as shown in the Preliminary Landscaping Design.
- We have completely removed the Upper Level Terrace Balcony, the spiral stair and the railing at the rear elevation. We are providing a roof patio cover at the rear elevation.

**With the changes noted above, along with the previous revisions, we feel that this home is more consistent with the neighborhood while still having a little bit of individuality. While the Home will be the largest in the neighborhood, it is only by approximately 12%. And by reducing the overall height as noted above, the building height of this home is over 60" below what is allowed and is now only 36" (approx.) taller than the existing split-level homes of the neighborhood.**

Sincerely,

*Michael Davis*

D&Z Design Associates, Inc.



**D&Z Design Associates, Inc.**
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

*This Page*
*Intentionally*
*Left Blank*

August 8, 2023

Town of Los Gatos
Community Development Department
Civic Center
110 E. Main Street
Los Gatos, California 95031

Re: Architecture and Site Application
Pham/Vo Residence
232 Danville Drive, Los Gatos, CA

**Neighborhood Meetings:**

Meetings with the neighbors to the left and right of 232 Pinehurst Avenue as well as the neighbor directly behind the property occurred on Sunday, February 4th at the project site and a Zoom meeting was held with the direct neighbor to the south and their Architect on Monday, Feb. 5th. **The neighbors that we met with:**
236 Danville Drive (neighbor directly to the North). [redacted]
259 Pinehurst Avenue (neighbor directly behind). [redacted]
228 Danville Drive (neighbor directly to the South). [redacted]
(with their Architect, John Frolli)

In the meeting with the neighbors, a couple of items of concern were brought forth. The first, and most important to these immediate neighbors was the upper level Master Bedroom Terrace that was proposed.
This presented a privacy concern to each of the neighbors. Based on their concerns, we removed the upper level terrace completely along with the spiral staircase. The Martin's to the South had raised a concern in regard to a proposed "Fire Pit". This was also removed from the plans. There was also a window on the South side of the Home that the Martin's were concerned with in regard to the sill height. We have since changed the sill height to + 60" from the floor per their comments.

There was an attempt to meet with the neighbors at 255 and 263 Pinehurst Avenue to invite them to the Site meeting. There was no answer at the door for either

neighbor. The tenants across the street, at 231 & 235 Danville Drive, were not contacted as the are renters and not the Owners of the properties.

Subsequently, the Town received a letter from Mr. Roger Eline at 255 Pinehurst Avenue, the neighbor to the rear southeast corner of the project site. The areas of concern for Mr. Eline included privacy from the Master Bedroom and Master Bath Room windows and the FAR of the proposed design.
Per these comments, the window sills for both the Master Bedroom and Master Bathroom were raised 6" to a 36" window sill height. The Master Bath window was also noted to be obscure glass. In regard to the FAR concern of the neighbor, we have reduced the FAR to be below the allowable Floor Area per the Zoning (note: the ADU is allowed square footage below 800 sq. ft. and is not counted against the allowable FAR).
Mr. Eline had also suggested additional screening trees be added to the southeast corner of the property for further privacy screening. We have added (2) 24" box Podocarpus gracilior trees per this request.

In summary, per the Neighbor's concerns with privacy, FAR and massing, we have made the following revisions:

1. Removed the Upper Level Master Bedroom Terrace.
2. Reduced the window sizes at the rear elevation and have noted obscure glass at the Master Bath window at the tub.
3. Added screening trees.
4. Reduced the Upper Level floor area by 150 sq. ft., also removed the 2 story ceiling height at the Great Room. and also reduced the Lower Level floor area by 70 sq. ft.

Sincerely,

*Michael Davis*

D&Z Design Associates, Inc.



D&Z Design Associates, Inc.
T: 408.778.7005 F: 408.778.7004 18640 Sutter Blvd., Ste. 500
dzdesignassociates.com Morgan Hill, CA 95037

June 30, 2023

[redacted]
Los Gatos, Ca. 95032
[redacted]

Los Gatos Planning Commission
110 E. Main Street
Los Gatos, CA 95030

RE: Neighbor Response to Proposed 2-Story House Construction at 232 Danville Dr., Los Gatos, Ca. 95032.

Hello,
I am a long-time resident of Los Gatos and the property owner/occupant of [redacted] Los Gatos and.

It came to my attention this past weekend, when story poles went up, that my neighbor to the right rear of my property is proposing construction of a rather large 2-story house.
I've looked over the project documents captured on the Planning Commission's website, so have a reasonable understanding of the project.
In general, it's nice to see neighbors remodeling their properties, as many are weathered, and homes built in the 60's don't really meet the ideals of those today.
Since this week is my first time responding to this project, the below are my comments and issues.

My input, as an affected neighbor, from reviewing the proposed 'REDUCED - project plans":

- It appears the proposed house on an 8000 SF lot will be the largest mass by volume and floor space structure in the neighborhood, especially when considering all factors - the floor area, attached garage, 1st floor ADU, interior open space between 1st and 2nd floors, and structure height.
  The overall mass is at least 40% larger than almost every other residential property in the neighborhood. There is another home in the neighborhood ~3700 SF inclusive of garage, but is a 1-story located on a 17,000 SF lot.
  Several cities/counties put limits on the 2nd floor area to 1st floor area ratio, with it being 60% for San Jose City, 66% for Santa Clara County, while other cities like Saratoga mandate an increased side and rear setback value for an the interior lot 2nd-story.
  Note: Other large 2-story homes in the Los Gatos community within a mile or so of this project are typically on larger lots or the lots positioned as to not cause such visual bulk affect or privacy issues.
- The FAR value appears to exceed the nominal limit. Is this acceptable given the general massing and visual bulk of the proposed structure?
  Note: Many cities (Saratoga, Santa Clara County (i.e. unincorporated Los Gatos), Los Altos and Los Altos Hills, Cupertino) will include a double count in the FAR calculation for any interior open space above the finished floor if that vertical space exceeds somewhere between 12' to 16', city code dependent, e.g. 1) Where the vertical distance between any floor and the ceiling above exceeds 15 feet, floor area shall be counted twice and 2) Interior building area above 16 feet from the finished floor to the top of the rafters is counted twice toward Floor Area. This would increase substantially the proposed structures FAR and is partial cause of the structure's large visual mass.
- The height of the structure is ~ 17% greater than the majority of other 2-story homes in the neighborhood, adding to privacy issues, difficulty in masking structure with and visual mass impact. Is it possible to bring it more inline?



EXHIBIT 10

- The general massing and visual bulk, as observed from properties to the rear, appears over-powering the area, given lots typically of 8000 SF and small rear setback, which makes the structure's size out of place for the neighborhood. Are there architectural changes that can improve this?
- The 2nd level rear facing windows of Master Bedroom and Master Bath present a two-way privacy issue given the proposed home's height, setback, and proximity to rear neighbor yards and houses. It's not clear exactly how high trees would need to be to provide privacy screening. My sideyard patio and firepit area is fully exposed along with partial exposure of backyard pool area/deck. My property's downstairs bedroom with sliding door to the pool area is exposed - I can see the proposed location of the 2nd-story master bedroom and master bathroom windows from the bed. Based on angle, I would be peering across the master bath's freestanding tub and into the master bath shower. At least glass that obscures the view (e.g. glass block) into the master bathroom should be used.

I'm requesting a few things:

1. Use a glass that obscures the view (e.g. glass block) into the master bathroom.
2. Because of the projects large structure and the height of 2nd story windows, landscaping should include evergreen privacy trees of reasonable initial maturity to soften the structures visual affect and provide a level of privacy to all neighbors, not only the 2 on each side and 1 directly to the rear.
3. Do not exceed the FAR nominal value, given the other not included in FAR calculation bulk masses of the structure. Up to Los Gatos City to decide what is best for the neighborhood and city.
4. I have not checked the actual height of the rear facing master bath and master bedroom windows, but make sure the windowsills are at an appropriate height commensurate with those of the neighborhood 2-storys on 8000 SF lots with 20 to 24 ft setbacks from rear neighbors 8000 SF parcel to aid in for privacy concerns.



Fig 1. Evening picture taken from the street (Pinehurst Ave.) a block away over rear neighbor's house

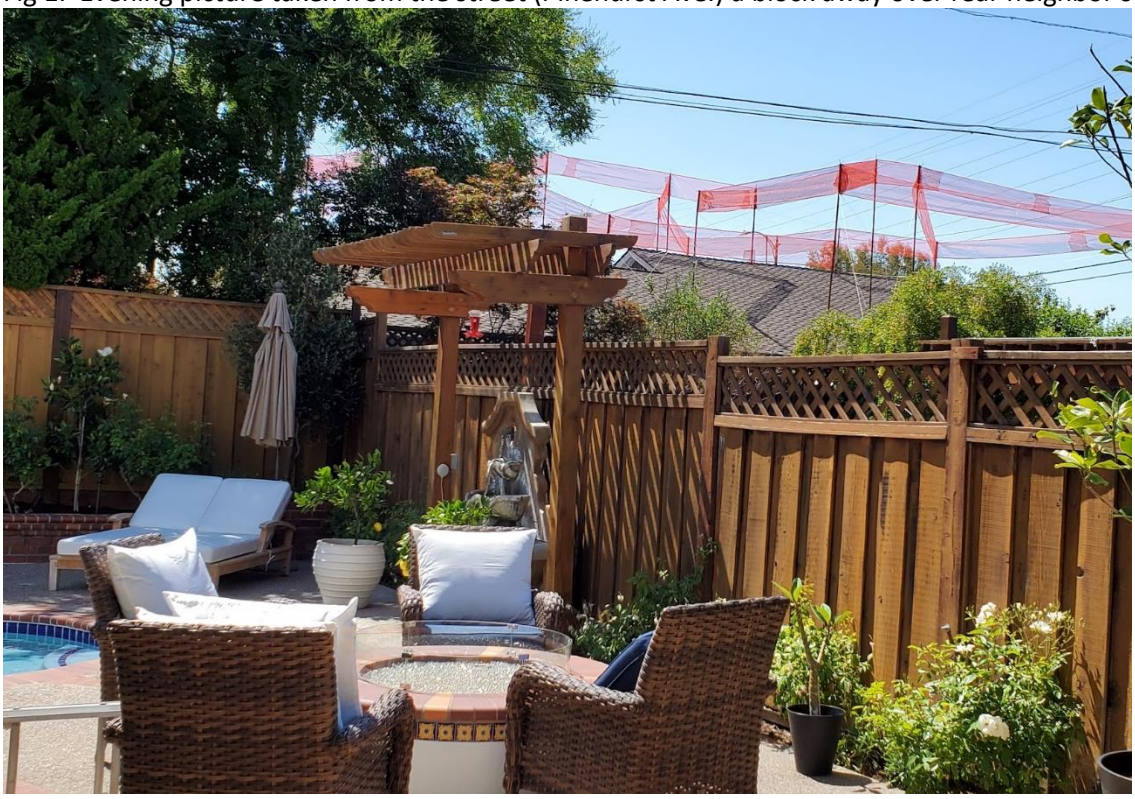


Fig 2. View from backyard of rear and side of proposed 2-story house



Figure 3. View from downstairs bedroom bed of rear and side of proposed 2-story house

Best regards,

Roger Eline

# Pham/Vo Residence

232 Danville Drive Los Gatos, California 95032

## FIRE NOTES

FIRE NOTES:

THE RESIDENCE, ADU AND GARAGE SHALL BE PROTECTED THROUGHOUT BY AN APPROVED, AUTOMATIC FIRE SPRINKLER SYSTEM HYDRAULICALLY DESIGNED PER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD #13. COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. THE OWNERS, OCCUPANTS, AND ANY CONTRACTORS OR SUBCONTRACTORS 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, AND COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE SANTA CLARA COUNTY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK.

REQUIRED FIRE FLOW: ⚠1
The minimum required fireflow is 875 GPM at 20 PSI residual pressure. this fireflow assumes installation of automatic fire sprinklers per CFC 903.3.1.3.

WATER SUPPLY REQUIREMENTS: ⚠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 SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THE FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED TO THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANTS. 2019 CFC Sec. 903.3.5 & HEALTH AND SAFETY CODE 13114.7.

CONSTRUCTION SITE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 14 AND STANDARD DETAIL AND SPECIFICATION SI-7.

APPROVED NUMBER OR ADDRESSES SHALL BE PLACED ON ALL NEW ⚠1 BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 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 MIN. 4" HIGH X MIN. STROKE WIDTH OF 0.5 IN. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & BUILDING CANNOT BE VIEWED FROM 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

CONSTRUCTION SITE FIRE SAFETY: ⚠1
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 & STANDARD DETAIL & SPECIFICATION SI-7, CFC Chapter 33.

ALARM SYSTEMS:
The Police Department recommends that intrusion alarm systems be installed in all single family homes.

## GEN. CONSTRUCTION NOTES

ANY VARIATION FROM THE SPECIFIED DESIGN, FINISH PRODUCTS OR EXTERIOR ELEVATION STYLE IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF D&Z DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN CONFORMANCE WITH
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA REFERENCED STANDARDS CODE
2022 CALIFORNIA ELECTRICAL CODE
AS WELL AS THE STATE AND LOCAL CODES.
2019 LOS GATOS CODE TOWN CODE (LGTC)
CALIFORNIA CODE OF REGULATIONS (CCR) & HEALTH & SAFETY CODE. ⚠1

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" "AWAY" FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREAS & SLOPE GRADE 2% MIN. @ PAVED AREAS.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS. THE INSTRUCTIONS SHALL BE CONSISTANT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

SEE SHEET T24 FOR ADDITIONAL ENERGY COMPLIANCE NOTES.

ELECTRIFICATION NOTE: ⚠1
This residence will comply with the Town's all electric appliance, electric vehicle and energy storage system requirements in accordance with Town Code Section 6.70.020 and 6.120.020.

## SYMBOLS

SHEARWALL
4 / S — WALL TYPE
LENGTH

SECTION
A / A5 — SECTION NUMBER
SHEET NUMBER

DETAILS
1 / S7 — DETAIL NUMBER
SHEET NUMBER

PLATE LINE HT.

⚠1 — REVISION NUMBER

NOTE: SEE SHEET E3.1 FOR ELECTRICAL SYMBOLS LIST

## CONSULTANTS

SOILS ENGINEER
Redwood Geotechnical Engineering, Inc.
7450 Railroad Street
Gilroy, California 95020
(408) 848-6009

CIVIL ENGINEER
LC Engineering
1291 Oakland Road
San Jose, California 95112
(408) 806-7187

LANDSCAPE ARCHITECT
Aitken & Associates
8262 Rancho Real
Gilroy, California 95020
(408) 842-0245

## SCOPE OF WORK

Construction of a new 2,637 s.f. two-story single family residence w/attached 558 s.f. 2-car garage w/317 s.f. covered porches. ⚠1

Demolition of existing 1,705 s.f. single story residence ⚠2 w/attached 531 s.f. garage.
(E) residence built in 1962.

## DEFERRED SUBMITTALS

-Fire sprinklers under separate permit

-ALARM SYSTEMS:
Intrusion alarm system to be installed per Police Dept. recommendations.

-SOLAR:
A separate building permit is required for the PV system that is required by the California Energy Code Performance or Prescriptive standards. The separate PV system permit must be finaled prior to issuance of Certificate of Occupancy.

-DEMOLITION: ⚠2
Demolition of existing residence under separate permit.

-ATTACHED ADU
Separate permit is required for attached ADU.

## DRAWING INDEX

TOTAL SHEETS 31

| | |
|---|---|
| T1 | Title Sheet |
| GP1 | GreenPoints Checklist |
| 1 of 1 | Boundary Map & Topo Survey |
| **CIVIL** | |
| C1 of 8 | General Notes, Legend, Abbreviations |
| C2 of 8 | Blueprint for Clean Bay |
| C3 of 8 | Demolition & Site Plan |
| C4 of 8 | Grading & Drainage Plan |
| C5 of 8 | Building Cross Sections |
| C6 of 8 | Erosion Control Plan |
| C7 of 8 | Erosion Control Details |
| C8 of 8 | Construction Management Plan |
| **DESIGN** | |
| A1.1 | Site Plan |
| A1.2 | Site Key Map & Existing Exterior Elevations ⚠1 |
| A2.1 | Entry Level Floor Plan |
| A2.2 | Upper Level Floor Plan |
| A3.1 | Exterior Elevations |
| A3.2 | Exterior Elevations |
| A4 | Cross Sections |
| A5 | Roof Plan |
| A6 | Streetscape & Photographs |
| E1 | Outdoor Lighting Plan |
| S-1 | Shadow Study Diagram |
| S-2 | Shadow Study Diagram |
| S-3 | Shadow Study Diagram |
| S-4 | Shadow Study Diagram |
| S-5 | Shadow Study Diagram |
| S-6 | Shadow Study Diagram |
| **LANDSCAPE** | |
| L-1 | Irrigation Plan |
| L-2 | Irrigation Details |
| L-3 | Planting Plan & Details |
| L-4 | Material Cutsheets |

## PROJECT DATA

OWNER:
Cung Pham and Bien Vo
1509 Keesling Avenue
San Jose, California 95125
(408) 914-0584

LOT DATA:

| | |
|---|---|
| APN: | 523-43-035 |
| Zoning: | R-1-8 |
| Lot Size: | 8,003.75 sq. ft., 0.2 Acre |
| Lot: | 232 Danville Drive<br>Los Gatos, California 95032 |

Occupancy Group: R3/U
Type of Construction: VB

F.A.R. CALCULATION (Flat Lot):

House/Living Area:
F.A.R.= 2641 s.f. Max. Allowable Area (.330)
(per Town of Los Gatos Calculations)

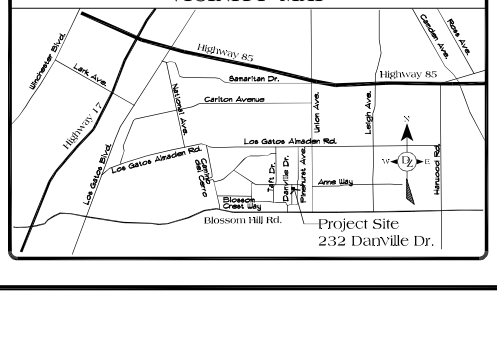
Garage Area:
F.A.R.= 736 s.f. Max. Allowable Area (.092)
(per Town of Los Gatos Calculations)

PROJECT DATA:
1386 sq. ft. Main Level
⚠1 1251 sq. ft. Upper Level
⚠2 2637 sq. ft. Total Living Area (.329) ⚠4
558 sq. ft. Garage
⚠3 3195 sq. ft. Total Floor Area
269 sq. ft. Rear Covered Patio
48 sq. ft. Covered Entry Porch
2850 sq. ft. Total Bldg. Coverage
3202 sq. ft. Allowable Bldg. Coverage (40% max.) ⚠1
589 sq. ft. Attached ADU (ADU UNDER SEPARATE PLANNING PERMIT)

## ABBREVIATIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| A.B. | ANCHOR BOLT | @ST | WATER | HdWd | HARDWOOD | G/ | OVER | SLD | SLIDER |
| A.C. | ASPHALTIC CONCRETE | DW | DISHWASHER | HORIZ | HORIZONTAL | GL | ON CENTER | SLD. GL. DR. | SLIDING GLASS DOOR |
| A.C. | AIR CONDITIONING | DWG | DRAWING | HR. | HOUR | G.S. | ON CENTER | SPECS | SPECIFICATIONS |
| ADDL | ADDITIONAL | | | H.B. | HOSE BIBB | G.S. | OUTSIDE FACE OF STUD | SQ. | SQUARE |
| ADJACENT | ADJACENT | EA. | EACH | H.C. | HOLLOW CORE | OPP. | OPPOSITE | SQ. FT. | SQUARE FEET |
| APROX. | APPROXIMATE | ELEC | ELECTRICAL | HC | HANDICAP | O.D. | OUTSIDE DIAMETER | STD. | STANDARD |
| ARCH | ARCHITECTURAL | HVAC | HEATING VENTILATION AND AIR CONDITIONING | HDR | HEADER | PAT. | PLATE | STOR. | STORAGE |
| ASPH. | ASPHALT | ELEV. | ELEVATION | HT. | HEIGHT | PLAS. | PLASTER | STRUCT. | STRUCTURAL |
| | | EQ. | EQUAL | HW | HOT WATER | P.L. | PROPERTY LINE | STRUCT. | STRUCTURAL |
| BD. | BOARD | FGH | FARMOUT | | | PLAS. | PLASTER | SS | STAINLESS STEEL |
| BLDG. | BUILDING | FDP | FIBERGLASS | I.D. | INSIDE DIAMETER | PLY. | PLYWOOD | STD | STANDARD |
| BLDG. | BUILDING | FIN. | FINISH | INSUL. | INSULATION | POL. | PAINT | | |
| BOT | BOTTOM | (2)FIN. or (2) | FURNISH | INT. | INTERIOR | PR. | PAIR & SHELF | TB | TOWEL BAR |
| BOTT. | BOTTOM | EQ. | EQUAL | | | PR. | PAIR | TEL. | TELEPHONE |
| | | | | JB. | JUNCTION BOX | PR. | PAIR | TEMP | TEMPERED |
| CAB. | CABINET | FD. | FLOOR DRAIN | JST | JOIST | | | THRESH | THRESHOLD |
| CEM. | CEMENT | FND | FOUNDATION | | | R.A. | RETURN AIR | TAG | TOWEL AND GROOM |
| C.I. | CAST IRON, TILE | FP | FIREPLACE | KIT | KITCHEN | RAD | RADIUS | T.O.C. | TOP OF CONTROL |
| C.I. | CAST IRON | FU | FINISH UNDER | KP | KICKPLATE | RD. | ROOF | T.O. | TOP OF |
| CLG. | CEILING | FUR. | FURRING | KS | KITCHEN SINK | REF. | REFRIGERATOR | T.O.P. | TOP OF PLATE |
| CLR. | CLEAR | FL. | FLUORESCENT | | | REINF. | REINFORCING | T.O.S. | TOP OF SLAB |
| CLG. | CEILING | FOC | FACE OF CONCRETE | LAV. | LAVATORIES | REINF. | REINFORCING | T.O.W. | TOP OF WALL |
| CMU. | CONCRETE MASONRY UNIT | FOS | FACE OF STUD | LT. | LIGHT | REQ'D | REQUIRED | TP. | TOILET PAPER |
| C.O. | CLEAN OUT | FP.MR. | FIREPLACE | | | RM. | ROOM | TYP. | TYPICAL |
| COL. | COLUMN | | FEET, OR FEET | MAT. | MATERIAL | R.O. | ROUGH OPENING | | |
| COMP. | COMPOSITION | FT. | MAXIMUM | MAX. | MAXIMUM | RFG. | ROOFING | U.N.O. | UNLESS NOTED OTHERWISE |
| CONC. | CONCRETE | FTG. | FOOTING | MCH. | MACHINE BOLT | R/W | RIGHT OF WAY | U.O.N. | UNLESS OTHERWISE NOTED |
| CONN. | CONNECTION | GA. | GAUGE | MECH. | MECHANICAL | RWD. | REDWOOD | | |
| CONT. | CONTINUOUS | GALV. | GALVANIZED | M.C. | MEDICINE CABINET | R.W.L. | RAIN WATER LEADER | VERT. | VERTICAL |
| CONST. | CONSTRUCTION | GI. | GALVANIZED IRON | MFR. | MANUFACTURER | SCHED. | SCHEDULE | W. | WIDE |
| CONT. | CONTINUOUS | GL. | GLASS | MIN. | MINIMUM | S.C. | SOLID CORE | WAINS | WAINSCOT |
| CPT. | CARPET | GL. | GLAZING | MISC. | MISCELLANEOUS | SECT. | SECTION | WC | WATER CLOSET |
| C.W. | COLD WATER | GND | GROUND, or GRADE | MTD. | MOUNTED | SQ.FT. | SQUARE FEET | WD | WOOD |
| | | GYP. BD. | GYPSUM BOARD | | | S.F. | SQUARE FOOT | WDW | WINDOW |
| DBL. | DOUBLE | | | (N) | NEW | SH. | SHELF | W.H. | WATER HEATER |
| DET. | DETAIL | H.C. | HOLLOW CORE | N.I.C. | NOT IN CONTRACT | SHT. | SHEET | W.O. | WHERE OCC. |
| DN. | DOWN, LAV. HT. | H.D. | HOLD DOWN | NO., or # | NUMBER | SHWR. | SHOWER | WP. | WATERPROOF |
| DIM. | DIMENSION | HDR. | HEADER | N.T.S. | NOT TO SCALE | SIM. | SIMILAR | WWF | WELDED WIRE FABRIC |
| D/S | DOWNSPOUT | | | | | | | | |

## VICINITY MAP




| NO./ DATE/ REVISION |
|---|
| ⚠1 PLANNING 2-9-23 |
| ⚠2 TECH REVIEW 3-8-23 |
| ⚠3 PLEEP ARCH. 5-16-23 |
| ⚠4 OWNER REV. 7-17-23 |


THESE PLANS ARE INTENDED ONLY FOR THE GRAPHICAL LAY FOR THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. D&Z DESIGN ASSOCIATES, THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS. THESE PLANS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF D&Z DESIGN ASSOCIATES. BY USING THESE PLANS OR ANY PORTION OF THESE PLANS, THE USER AGREES TO INDEMNIFY AND HOLD HARMLESS D&Z DESIGN ASSOCIATES FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF THE USE OF THESE PLANS. USE SHALL BE INTERPRETED TO INCLUDE THE COPYING OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF D&Z DESIGN ASSOCIATES. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.



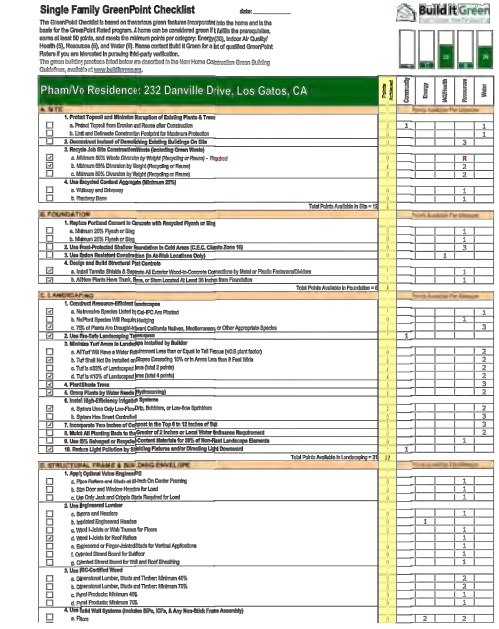
D&Z Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7065 Fax: (408) 778-7094
email: dandzdesign@gmail.com


DRAWING TITLE: Title Sheet
JOB TITLE: Pham/Vo Residence
JOB ADDRESS: 232 Danville Drive, Los Gatos, California 95032

DATE: JUNE 7, 2022
SCALE: NONE
PROJECT MANAGER: M. DAVIS
DRAWN:
JOB NO.: DZ5221
SHEET: **T1**



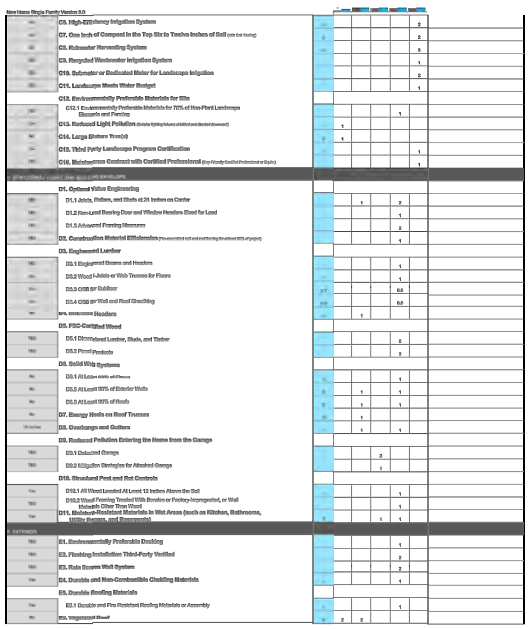
EXHIBIT 11

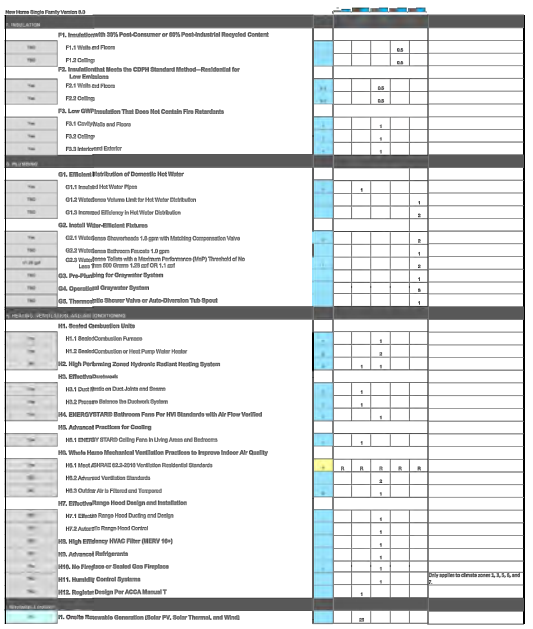


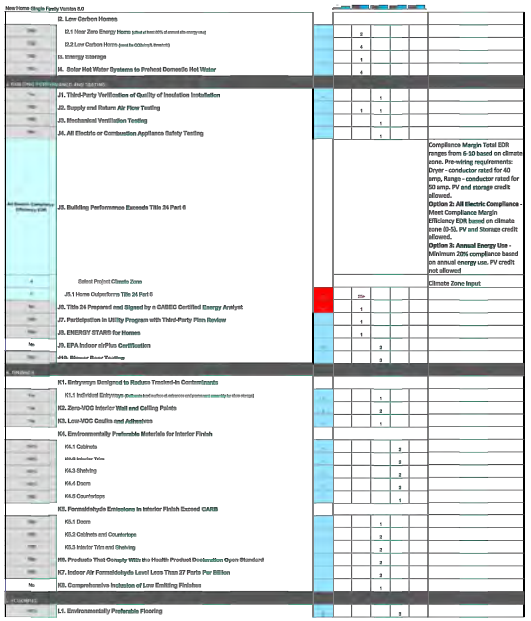
Single Family GreenPoint Checklist

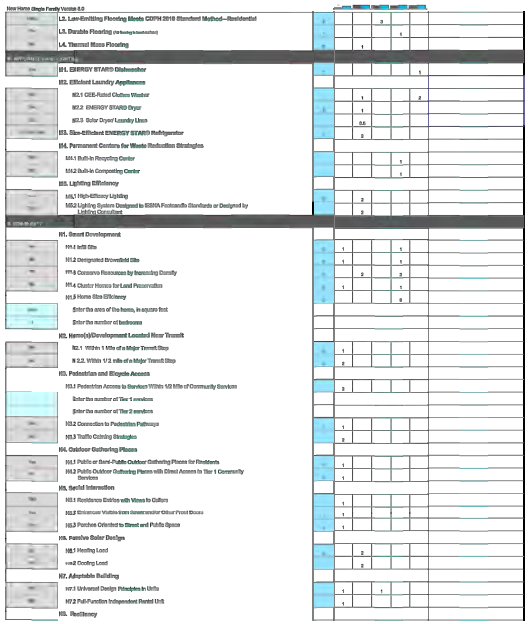
Build it Green

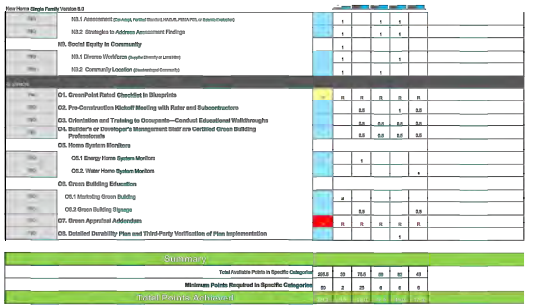
Pham/Vo Residence: 232 Danville Drive, Los Gatos, CA













NO./ DATE/ REVISION

1 PLANNING 2-9-23

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. ALL DESIGN ASPECTS, THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS. ANY REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER. ANY CONSTRUCTION BASED ON THESE PLANS WITHOUT THE CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PROOF OF ANY PERSON'S ACCEPTANCE OF THESE RESTRICTIONS AND HE/SHE WILL BE SUBJECT TO THE ATTENTION OF LEGAL ACTION AND SUITS. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

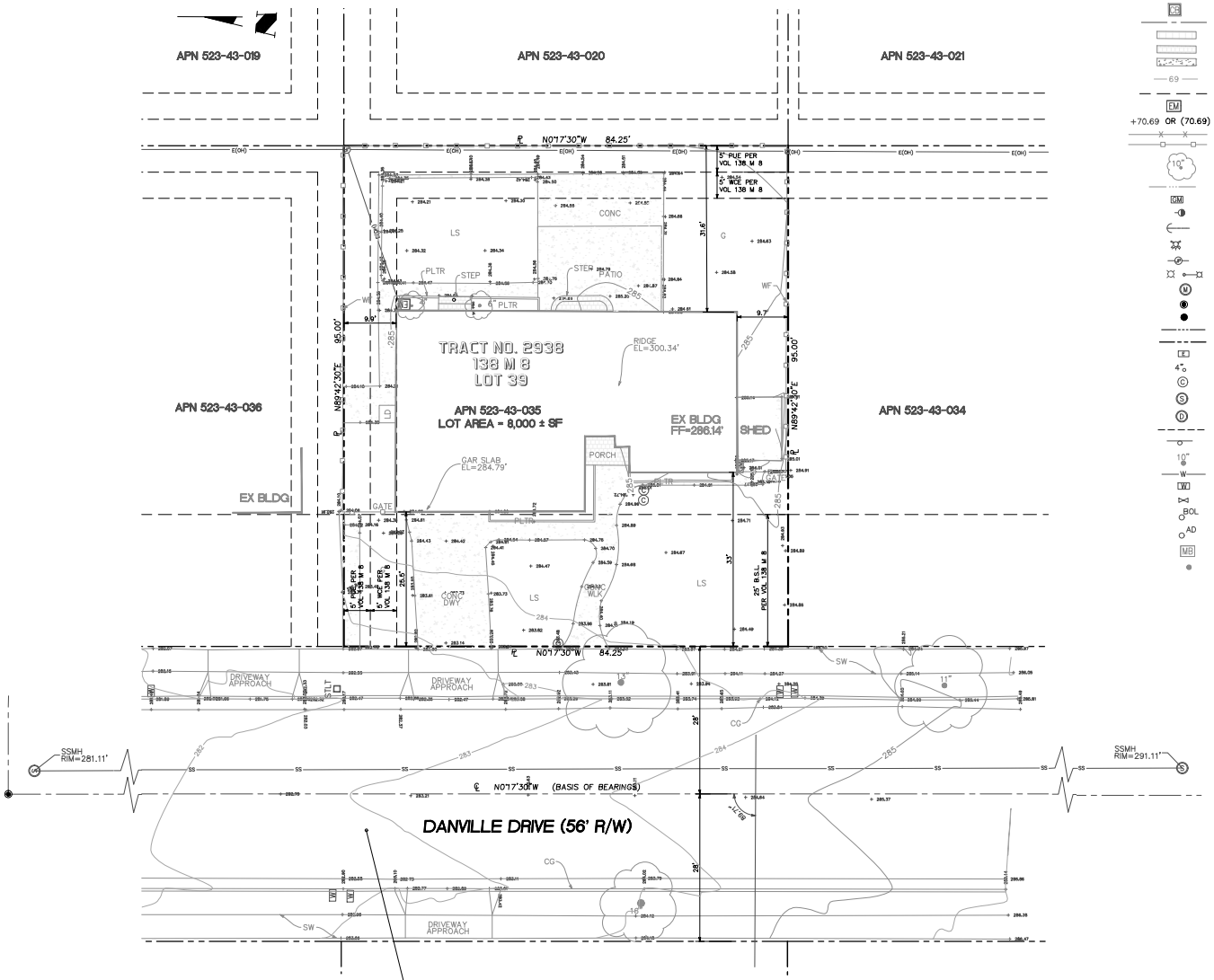

Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 779-7465 Fax: (408) 779-7484
email: dgdesign@attglobal.com


DRAWING TITLE: GreenPoints Checklist

JOB TITLE: Pham/Vo Residence

JOB ADDRESS: 232 Danville Drive, Los Gatos, California 95032

DATE: JUNE 7, 2022
SCALE: NONE
PROJECT MANAGER: M. DAVIS
DRAWN: DG
JOB NO.: DX5221
SHEET: GP1




## LEGEND & ABBREVIATIONS

| | | | |
|---|---|---|---|
| | BENCHMARK | AC | ASPHALT CONCRETE |
| | BORDER LINE | AD | AREA DRAIN |
| | BOUNDARY | BD | BRASS DISC |
| | BUILDING OUTLINE | BLDG | BUILDING |
| CB | CATCH BASIN | BOL | BOLLARD |
| | CENTERLINE | BRC | BACK OF ROLLED CURB |
| | PAVED | BSL | BUILDING SETBACK LINE |
| | BRICK | BWK | BACK OF WALK |
| | CONCRETE | BWV | BACKFLOW WATER VALVE |
| 69 | EXISTING CONTOUR | CB | CATCH BASIN |
| | EASEMENT LINE | CG | CURB & GUTTER |
| EM | ELECTRICAL METER | ℄ | CENTERLINE |
| +70.69 OR (70.69) | EXISTING ELEVATION | CLF | CHAIN LINK FENCE |
| | EXISTING CHAIN LINK FENCE | CLM | COLUMN |
| | EXISTING WOOD FENCE | CLST | CLOSET |
| 10" | EXISTING TREE AND DIAMETER | CONC | CONCRETE |
| | FLOW LINE | COR | CORNER |
| GM | GAS METER | DWY | DRIVEWAY |
| | GUY POLE | EA | EASEMENT |
| | GUY WIRE ANCHOR | EC | EDGE OF CONCRETE |
| | EXISTING HYDRANT | ELEV | ELEVATION |
| | JOINT POLE | EM | ELECTRIC METER |
| | LIGHT POST | E(OH) | ELECTRIC OVERHEAD |
| M | MANHOLE | E(UG) | ELECTRIC UNDERGROUND |
| | STREET MONUMENT | EP | EDGE OF PAVEMENT |
| | PROPERTY CORNER MONUMENT | EX | EXISTING |
| | MONUMENT LINE | FF | FINISH ELEVATION OF SUBFLOOR |
| | PARCEL LINE / RIGHT OF WAY | FG | GROUND FINISH GRADE |
| E | PGE BOX | FH | FIRE HYDRANT |
| 4"○ | PVC PIPE AND DIAMETER | FL | FLOW LINE |
| C | SANITARY SEWER CLEAN OUT | G | GAS LINE |
| S | SANITARY SEWER MANHOLE | GAR | GARAGE SLAB ELEVATION |
| D | SANITARY SEWER STORMDRAIN | GD | GROUND |
| | SETBACK LINE | GM | GAS METER |
| | STREET SIGN | HC | HANDICAPPED |
| 10" | TREE STUMP AND DIAMETER | INV | INVERT |
| W | UTILITY: EXISTING | IEE | INGRESS AND EGRESS EASEMENT |
| WM | WATER METER | IP | IRON PIPE |
| | WATER VALVE | IRR | IRRIGATION |
| BOL | BOLLARD | LD | LANDING |
| AD | AREA DRAIN | LIP | LIP OF GUTTER |
| MB | MAIL BOX | LS | LANDSCAPED AREA |
| | STUMP | MH | MANHOLE |
| | | MON | MONUMENT |
| | | ℄ | PROPERTY LINE |
| | | PLTR | PLANTER |
| | | PP | POWER POLE |
| | | PRUE | PRIVATE SERVICES AND UTILITY EASEMENT |
| | | PSDE | PRIVATE STORM DRAINAGE EASEMENT |
| | | PSE | PUBLIC SERVICE EASEMENT |
| | | PSSE | PRIVATE SANITARY SEWER EASEMENT |
| | | PUE | PUBLIC UTILITY EASEMENT |
| | | PVAE | PRIVATE VEHICLE ACCESS EASEMENT |
| | | PVMT | PAVEMENT |
| | | RC | ROLLED CURB |
| | | RW | RETAINING WALL |
| | | R/W | RIGHT OF WAY |
| | | SDE | STORM DRAIN EASEMENT |
| | | SSCO | SANITARY SEWER CLEANOUT |
| | | SSE | SANITARY SEWER EASEMENT |
| | | SSMH | SANITARY SEWER MANHOLE / LATERAL |
| | | STLT | STREET LIGHTING BOX |
| | | SW | SIDEWALK |
| | | TEL | TELEPHONE BOX |
| | | TW | TOP OF WALL |
| | | TYP | TYPICAL |
| | | WCE | WIRE CLEARANCE EASEMENT |
| | | WF | WOOD FENCE |
| | | WLE | WATER LINE EASEMENT |
| | | WLK | WALKWAY |
| | | WV | WATER VALVE |

## 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.
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.

**BENCHMARK**
MAG NAIL
ELEV = 282.03' (NAVD88)
GPS OBSERVATION

**BASIS OF BEARINGS**
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF DANVILLE DRIVE, AS SHOWN AS N0°17'30"W ON TRACT NO. 2938, RECORDED IN BOOK 138 OF MAPS, AT PAGE 8, SANTA CLARA COUNTY RECORDS.

**GRAPHIC SCALE**
0 10 20
( IN FEET )
1 inch = 10 ft.

**SURVEYOR'S STATEMENT**
THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

H. W. CHUI
07/28/2022
DATE

REGISTERED PROFESSIONAL ENGINEER
H. W. CHUI
No. 32912
CIVIL
STATE OF CALIFORNIA

| NO. | REVISIONS | DATE | APP'D |
|---|---|---|---|
| | | | |

| | | | |
|---|---|---|---|
| DESIGNED | NL | 07/28/2022 | DATE |
| DRAWN | NL | 07/28/2022 | DATE |
| SCALE | 1" = 10' | | |
| CHECKED | NL | 07/28/2022 | DATE |


LG ENGINEERING
596 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187


# BOUNDARY MAP AND TOPOGRAPHIC SURVEY

232 DANVILLE DRIVE
APN 523-43-035
Los Gatos California

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

ROAD NAME : DANVILLE DRIVE

# GRADING AND DRAINAGE PLANS

## 232 DANVILLE DR, LOS GATOS, CA 95032

## GRADING PERMIT APPLICATION NO._____

## ASSESSOR'S PARCEL NO. 523-43-035

### TOWN OF LOS GATOS STANDARD GRADING 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, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR 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 DIVISION).
    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 AMERICAN SOIL TESTING & ENGINEERING

    REFERENCE REPORT NO. 22-9278-S , DATED JULY 2022

    LETTER NO. _____, DATED _____, 20____, SHALL BE THOROUGHLY COMPLIED WITH, BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
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 ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
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: CUNG PHAM PHONE: (408) 914-0584
18. GENERAL CONTRACTOR: CUNG PHAM PHONE: (408) 914-0584
19. GRADING CONTRACTOR: CUNG PHAM PHONE: (408) 914-0584
20. CUT: 132 CY EXPORT: 110 CY
    FILL: 22 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.

### TOWN OF LOS GATOS 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 NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

### FIRE NOTES:

1. THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA FIRE & BUILDING CODE, 2019 EDITION, AS ADOPTED BY THE TOWN OF LOS GATOS TOWN CODE, CALIFORNIA CODE OF REGULATIONS AND HEALTH & SAFETY CODE.
2. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CALIFORNIA FIRE CODE CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.

### PROJECT DATA

| | | |
|---|---|---|
| 1 | PROJECT ADDRESS: | 232 DANVILLE DR, LOS GATOS, CA 95032 |
| 2 | PROJECT OWNER: | CUNG PHAM & BIEN VO |
| 3 | ASSESSORS PARCEL NUMBER: | 523-43-035 |
| 4 | EXISTING USE: | RESIDENTIAL |
| 5 | EXISTING ZONING: | R-1:8 |
| 6 | PROPOSED USE: | RESIDENTIAL |
| 7 | PROPOSED ZONING: | R-1:8 |
| 8 | SITE AREA: | 0.184 ACRES MORE OR LESS |
| 9 | APPLICANT/DEVELOPER: | CUNG PHAM & BIEN VO |
| 10 | CONSULTANTS: | |
| | A. ARCHITECT: | D & Z DESIGN ASSOCIATES<br>18640 SUTTER BLVD STE. 500<br>MORGAN HILL, CA 95037<br>TEL: (408) 778-7005 |
| | B. SOIL ENGINEERING: | AMERICAN SOIL TESTING & ENGINEERING<br>1141 RINGWOOD CT. SUITE 130<br>SAN JOSE, CA 95131<br>TEL: (408) 559-6400 |
| | C. SURVEYOR/CIVIL ENGINEER: | LC ENGINEERING<br>598 E. SANTA CLARA ST, #270<br>SAN JOSE, CA 95112<br>TEL: (408) 806-7187 |
| 11 | WATER SUPPLY: | SAN JOSE WATER COMPANY |
| 12 | SANITARY SEWER DISPOSAL: | WEST VALLEY SANITATION DISTRICT (WVSD) |
| 13 | GAS AND ELECTRIC: | PACIFIC GAS AND ELECTRIC |
| 14 | TELEPHONE: | |
| 15 | CABLE: | |
| 16 | STORM DRAIN: | WEST VALLEY CLEAN WATER PROGRAM |
| 17 | FIRE PROTECTION: | SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT |
| 18 | DATUM: | TOWN BENCHMARK LG#27<br>ELEV=323.47' (NGVD29) EQUAL ELEV=325.8' (NAVD88) |
| 19 | BENCHMARK INFORMATION | PROJECT VERTICAL DATUM IS BASED ON NAVD88 |
| 20 | BASIS OF BEARINGS | THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF DANVILLE DRIVE AS SHOWN AS N00°17'30"W SHOWN ON TRACT NO. 2938, RECORDED IN BOOK 138 OF MAPS, AT PAGE 8, SANTA CLARA COUNTY RECORDS. |

### ABBREVIATIONS

| | |
|---|---|
| AB | AGGREGATE BASE |
| AC | ASPHALT CONCRETE |
| AD | AREA DRAIN |
| AE | ANCHOR EASEMENT |
| BB | BUBBLER BOX |
| BLDG | BUILDING |
| BSL | BUILDING SETBACK LINE |
| BW | BACK OF WALK |
| BWL | BOTTOM OF WALL |
| CATV | CABLE TELEVISION |
| CED | COBBLE ROCK ENERGY DISSIPATOR |
| CG | CURB & GUTTER |
| ℄ | CENTERLINE |
| CLF | CHAIN LINK FENCE |
| CO | SANITARY SEWER CLEANOUT |
| COP | CURB OPENING |
| CONC | CONCRETE |
| CSD | COUNTY STANDARD DETAIL |
| DE | DRAINAGE EMITTER |
| DI | DRAINAGE INLET |
| DOC | DOCUMENT |
| DS | DOWNSPOUT |
| DWY | DRIVEWAY |
| EA | EASEMENT |
| ELEV | ELEVATION |
| EM | ELECTRIC METER |
| E(OH) | ELECTRIC OVERHEAD |
| E(UG) | ELECTRIC UNDERGROUND |
| EP | EDGE OF PAVEMENT |
| EV | ELECTRIC VAULT |
| EX | EXISTING |
| FC | FACE OF CURB |
| FD | FOUND |
| FF | FINISH ELEVATION OF SUBFLOOR |
| FG | GROUND FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FM | FORCED MAIN |
| FS | FIRE SERVICE |
| FT | FEET |
| G | GARAGE SLAB ELEVATION/GAS LINE |
| GM | GAS METER |
| GPE | GENERAL PUBLIC EASEMENT |
| GSB | GRADING SETBACK |
| HP | HI POINT |
| IEE | INGRESS/EGRESS EASEMENT |
| INV | INVERT |
| IP | IRON PIPE |
| JP | JOINT POLE |
| LIP | LIP OF GUTTER |
| LRDA | LEAST RESTRICTIVE DEVELOPMENT AREA |
| LS | LANDSCAPED AREA |
| MAX | MAXIMUM |
| M | BOOK OF MAPS AT PAGE |
| MH | MANHOLE |
| MIN | MINIMUM |
| N&S | NAIL AND SILVER |
| NTS | NOT TO SCALE |
| OH | OVERHEAD |
| OG | ORIGINAL GROUND |
| OS | OFFSET |
| P | PAVEMENT FINISH GRADE |
| PA | PATIO |
| PAD | PAD ELEVATION |
| PDC | FIRE DEPARTMENT CONNECTION |
| PL | PROPERTY LINE |
| PEE | PEDESTRIAN EQUESTRIAN EA |
| PERF | PERFORATED |
| PM | PARCEL MAP |
| PP | POWER POLE PROP PROPOSED |
| PSDE | PRIVATE STORM DRAINAGE EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PVMT | PAVEMENT |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS |
| RW | RETAINING WALL |
| RE | ROAD EASEMENT |
| REM | REMOVE |
| R/W | RIGHT OF WAY |
| SB | SETBACK |
| SD | STORM DRAIN |
| SDE | STORM DRAIN EASEMENT |
| SE | SLOPE EASEMENT |
| SS | SANITARY SEWER/LATERAL |
| SSE | SANITARY SEWER EASEMENT |
| STA | STATION |
| STD | STANDARD DETAIL |
| SW | SIDEWALK |
| TOB | 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 |
| UE | UTILITY EASEMENT |
| VG | VALLEY GUTTER |
| W | WATER |
| WCE | WIRE CLEARANCE EASEMENT |
| WE | WATER EASEMENT |
| WLK | WALKWAY |
| WM | WATER METER |
| WOE | WIRE OVERHANG EASEMENT |
| WV | WATER VALVE |
| WVSD | WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY |

### AVERAGE SLOPE CALCULATION

$$S = \frac{0.0023 \times (I) \times (L)}{A}$$

WHERE

S = AVERAGE SLOPE OF THE AREA IN PERCENT

I = CONTOUR INTERVAL

L = TOTAL LENGTH OF CONTOUR LINES IN FEET

A = AREA EXPRESSED IN ACERS

$$S = \frac{0.0023 \times (1) \times (275.66)}{0.184} = 3.4\%$$

### SCOPE OF WORK

1. GRADE DRIVEWAY, HOUSE SITE & BASEMENT EXCAVATION
2. PAVE DRIVEWAY & WALKWAY
3. SEED/LANDSCAPE ALL DISTURBED AREAS

### SHEET INDEX


1. TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
2. BLUEPRINT FOR A CLEAN BAY SHEET
3. DEMOLITION PLAN & SITE PLAN
4. GRADING AND DRAINAGE PLAN
5. BUILDING CROSS SECTIONS
6. EROSION CONTROL PLAN
7. EROSION CONTROL DETAILS
8. CONSTRUCTION MANAGEMENT PLAN





VICINITY MAP
NTS

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

| TOTAL SITE AREA: 8,000± SF | TOTAL SITE AREA DISTURBED: (INCLUDING CLEARING, GRADING OR EXCAVATING) 8,000± SF | | | |
|---|---|---|---|---|
| | EXISTING AREA (SF) | PROPOSED AREA (SF) REPLACED | PROPOSED AREA (SF) NEW | TOTAL AREA POST-PROJECT (SF) |
| IMPERVIOUS AREA | 3,206 | 3,206 | 1,390 | 4,596 |
| TOTAL NEW & REPLACED IMPERVIOUS AREA | | 4,596 | | |
| PERVIOUS AREA | 4,794 | 3,404 | 0 | 3,404 |

TABLE OF PROPOSED EARTHWORK QUANTITIES

| AREA DESCRIPTION | CUT (CY) | MAX CUT HEIGHT (FT) | FILL (CY) | MAX FILL DEPTH (FT) | IMPORT/ EXPORT (CY) |
|---|---|---|---|---|---|
| HOUSE FOOTPRINT | 77 | 1.0 | – | – | 77 |
| BASEMENT | – | – | – | – | – |
| ATTACHED GARAGE | 10 | 1.0 | – | – | 10 |
| WOOD ACCESSORY BUILDING | – | – | – | – | – |
| POOL | – | – | – | – | – |
| DRIVEWAY/ACCESS | 17 | 0 | – | – | 17 |
| LANDSCAPE/OUTDOOR | 28 | 1.0 | 22 | 1.0 | 6 |
| TOTAL | 132 | | 22 | | 110 |

### LEGEND

| | EXISTING | PROPOSED | TO BE REMOVED |
|---|---|---|---|
| SIDEWALK | | | |
| CURB AND GUTTER | | | |
| CENTER LINE | ℄ | ℄ | |
| PROPERTY LINE | P | P | P |
| LOT LINE | | | |
| EASEMENT LINE | | | |
| EDGE OF PAVEMENT | | | |
| DRIVEWAY | | | |
| PCC | | | |
| AC | | | |
| STANDARD MONUMENT | □ | □ | |
| BENCH MARK | ⊕ | ● | |
| MANHOLE | Ⓜ | Ⓜ | Ⓜ |
| SANITARY SEWER CLEANOUT | CO | CO | CO |
| SANITARY SEWER MANHOLE | SS | SS | SS |
| STORM DRAIN MANHOLE | SD | SD | SD |
| STORM DRAIN INLET | ■ | ■ | ▥ |
| WATER METER | WM | WM | WM |
| VALVE | ⋈ | ⋈ | ⋈ |
| FIRE HYDRANT | | | |
| STREET LIGHT | | | |
| POWER POLE | | | |
| PULL BOX | ⊠ | ⊠ | ⊠ |
| CABLE TELEVISION LINE | TV | TV | TV |
| ELECTRICAL LINE | E | E | E |
| ELECTRICAL METER | EM | EM | EM |
| IRRIGATION LINE | IR | IR | IR |
| NATURAL GAS LINE | G | G | G |
| OVERHEAD LINE | OH | OH | OH |
| SANITARY SEWER LINE | SS | SS | SS |
| STORM DRAIN LINE | SD | SD | SD |
| TELEPHONE LINE | T | T | T |
| WATER LINE | W | W | W |
| TRAFFIC SIGNAL CONDUIT | TS | TS | TS |
| LIGHTING CONDUIT | L | L | L |
| ROADSIDE SIGN & SIGN CODE | R1 | R1 | R1 |
| FENCE | | | |
| TREE/SHRUB | | | |
| CONTOUR LINES | 100 | 100 | |
| RETAINING WALL | | | |

SECTION NUMBER
SHEET NUMBER

REGISTERED PROFESSIONAL ENGINEER — No. 47518 — CIVIL — STATE OF CALIFORNIA

| DATE: | 08/08/22 |
|---|---|
| SCALE: | NTS |
| DESIGN: | PT |
| DRAWN: | PT |
| CHECK: | NL |
| ENGR: | NL |
| PROJECT NO.: | |

GRADING AND DRAINAGE PLANS
232 DANVILLE DRIVE
TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
GRADING PERMIT APPLICATION NO._____


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


| REVISIONS | BY | DATE |
|---|---|---|
| | | |

SHEET 1 OF 8

REV.: SEPT. 2016


CONSTRUCTION AGENCIES AND ALL OTHER PERSONS ENGAGED IN CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE REQUIREMENTS OF THE NPDES PERMIT, INCLUDING BUT NOT LIMITED TO, PROHIBITING DISCHARGES OF CONSTRUCTION WASTES FROM THE CONSTRUCTION SITE TO THE STREET OR DRAINAGE SYSTEM. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE LISTED AS ADDITIONAL INSURED ON THE PROJECT LIABILITY INSURANCE POLICY. THE REQUIREMENTS SHALL APPLY TO ALL ACTIVITIES ON THE PROJECT, INCLUDING BUT NOT LIMITED TO, GRADING, CONSTRUCTION OF BUILDINGS, PAVING, LANDSCAPING, UTILITY WORK AND STAGING AREAS. ANY VIOLATION OF THESE REQUIREMENTS SHALL BE GROUNDS FOR IMMEDIATE SUSPENSION OF WORK ON THE PROJECT, RESUMPTION ONLY AT THE DISCRETION OF THE TOWN ENGINEER. ANY PENALTIES IMPOSED ON THE TOWN AS A RESULT OF VIOLATIONS BY CONTRACTORS OR SUBCONTRACTORS SHALL BE PASSED ON TO THE OWNER OR THE PROJECT CONTRACTOR.

# Pollution Prevention — It's Part of the Plan



## Make sure your crews and subs do the job right!



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

### Materials storage & spill cleanup

#### Non-hazardous materials management

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

#### Hazardous materials management

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

#### Spill prevention and control

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

### Vehicle and equipment maintenance & cleaning



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

### Earthwork & contaminated soils

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



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

### Dewatering operations



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

### Saw cutting

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

### Paving/asphalt work



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

### Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

### Painting



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

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

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

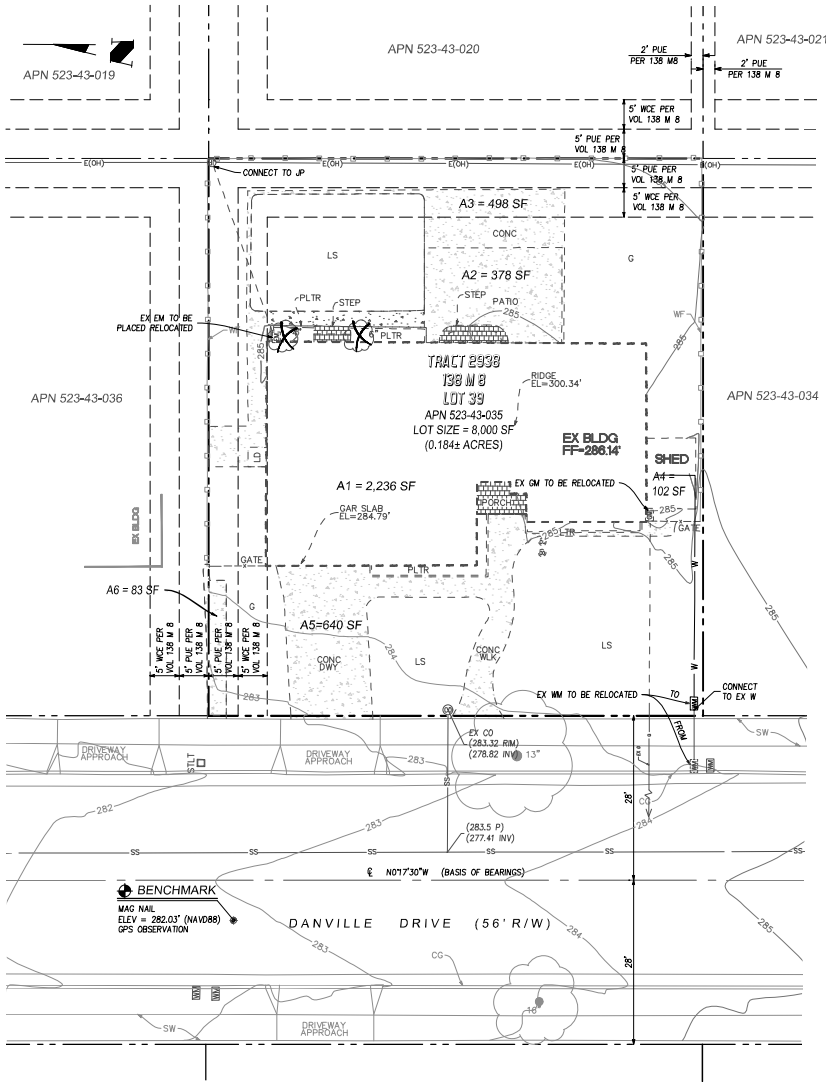
REGISTERED PROFESSIONAL ENGINEER
N. M. L.
No. 47518
CIVIL
STATE OF CALIFORNIA

DATE: 08/08/22
SCALE: NTS
DESIGN: PT
DRAWN: PT
CHECK: NL
ENGR: NL
PROJECT NO.:

GRADING AND DRAINAGE PLANS
232 DANVILLE DRIVE
BLUEPRINT FOR A CLEAN BAY
GRADING PERMIT APPLICATION NO._____

LC ENGINEERING
888 E Santa Clara St, #270
San Jose, CA 95112
Phone (408) 806-7167

REVISIONS | BY | DATE




**EXISTING IMPERVIOUS AREA**

| No. | LOCATION | IMPERVIOUS | PERVIOUS |
|---|---|---|---|
| 1 | HOUSE | 2,233 SF | |
| 2 | PATIO | 378 SF | |
| 3 | CONC WLK | 454 SF | |
| 4 | SHED | 102 SF | |
| 5 | CONC DWY & WLK | 640 SF | |
| 6 | CONC WLK | 83 SF | |
| 7 | LANDSCAPE | | 4,063 SF |
| | TOTAL | 3,917 SF | 4,063 SF |

**SUMMARY**

| No. | LOCATION | SURFACE AREA |
|---|---|---|
| 1 | PERVIOUS AREA | 4,063 SF |
| 2 | IMPERVIOUS AREA | 3,917 SF |
| | TOTAL | 8,000 SF |

**PROPOSED IMPERVIOUS AREA**

| No. | LOCATION | IMPERVIOUS | PERVIOUS |
|---|---|---|---|
| 1 | HOUSE | 2,652 SF | |
| 2 | PATIO | 55 SF | |
| 3 | WLK | 388 SF | |
| 4 | PATIO | 50 SF | |
| 5 | PATIO | 268 SF | |
| 6 | WLK | 339 SF | |
| 7 | WLK | 69 SF | |
| 8 | PAVERS DWY | | 651 SF |
| 9 | LANDSCAPE | | 3,628 SF |
| | TOTAL | 3,721 SF | 4,279 SF |

**SUMMARY**

| No. | LOCATION | SURFACE AREA |
|---|---|---|
| 1 | PERVIOUS AREA | 4,279 SF |
| 2 | IMPERVIOUS AREA | 3,721 SF |
| | TOTAL | 8,000 SF |

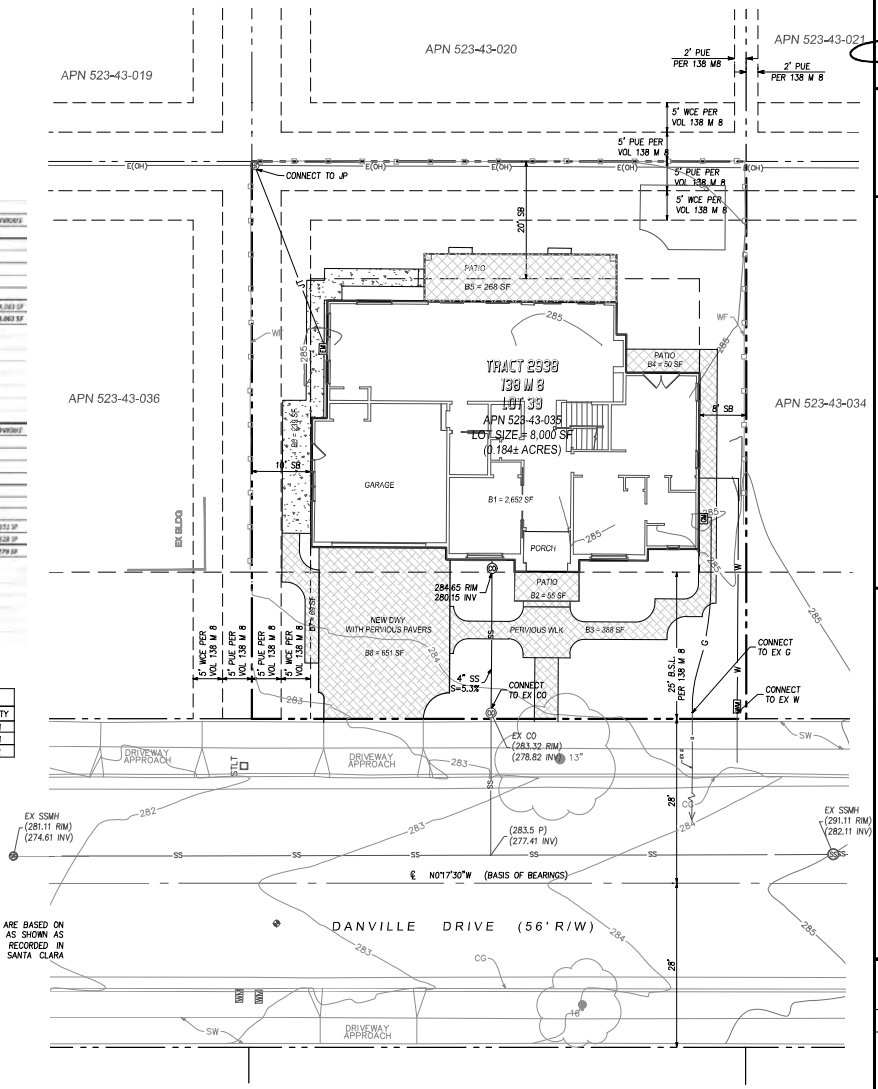
| TREES TO BE REMOVED | |
|---|---|
| ITEM | QUANTITY |
| 4" TREE | 1 |
| 6" TREE | 1 |
| TOTAL | 2 |

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF DANVILLE DRIVE, AS SHOWN AS N00°17'30"W ON TRACT NO. 2938, RECORDED IN BOOK 138 OF MAPS, AT PAGE 8, SANTA CLARA COUNTY RECORDS.

**LEGEND**

- AREA OR ITEM TO BE REMOVED
- AREA OR ITEM TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE





LC ENGINEERING
868 E Santa Clara St, #270
San Jose, CA, 95112
Phone (408) 806-7167

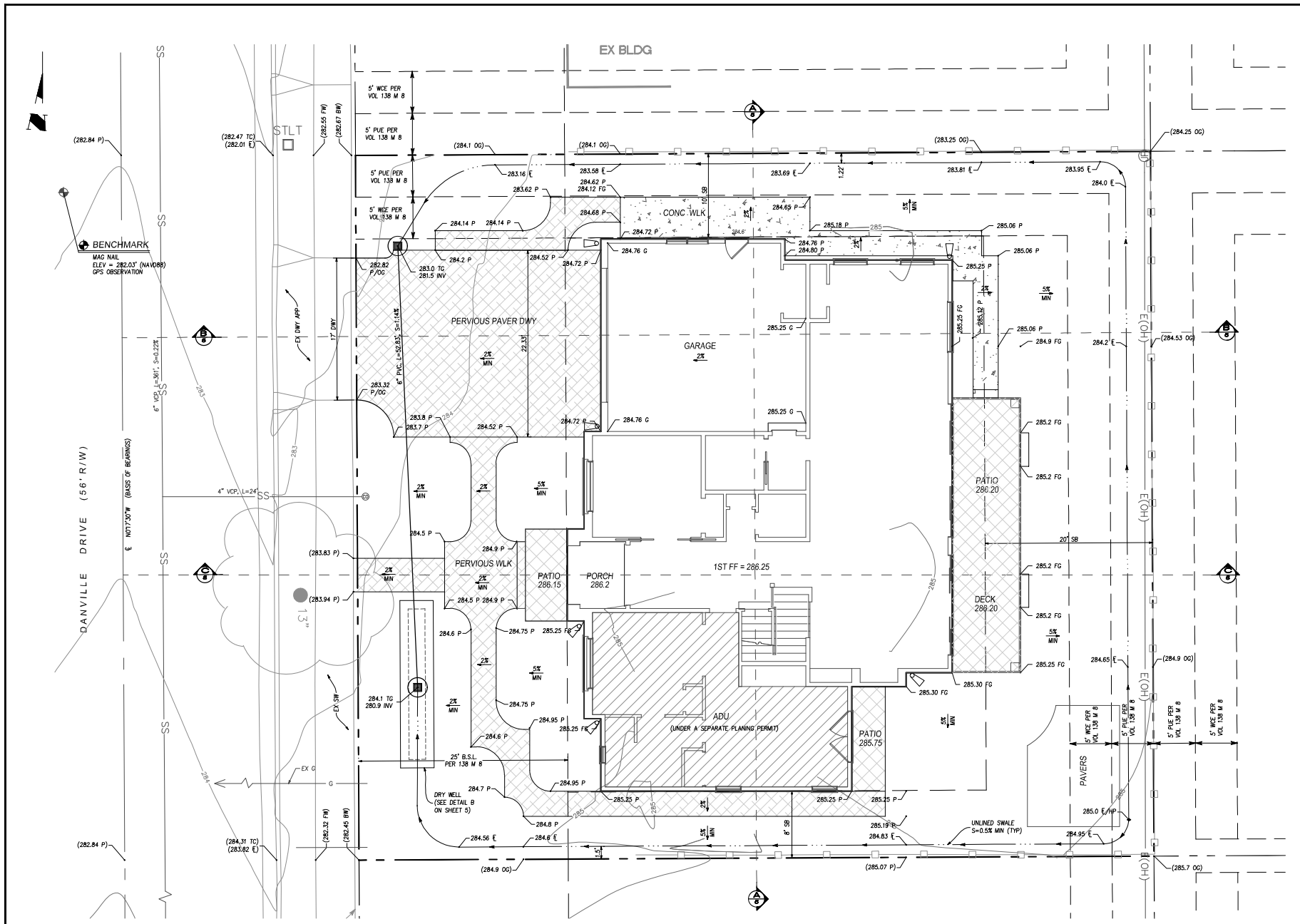

GRADING AND DRAINAGE PLANS
232 DANVILLE DRIVE
DEMOLITION PLAN & SITE PLAN
GRADING PERMIT APPLICATION NO. _____

| | |
|---|---|
| DATE: | 08/08/22 |
| SCALE: | 1" = 10' |
| DESIGN: | PT |
| DRAWN: | PT |
| CHECK: | NL |
| ENGR: | NL |
| PROJECT NO: | |

REVISIONS

| BY | DATE |
|---|---|
| | |

SHEET 3 OF 8





REGISTERED PROFESSIONAL ENGINEER
N. M. L.
No. 47518
CIVIL
STATE OF CALIFORNIA


| | |
|---|---|
| DATE: | 08/08/22 |
| SCALE: | 1" = 5' |
| DESIGN: | PT |
| DRAWN: | PT |
| CHECK: | NL |
| ENGR: | NL |
| PROJECT NO.: | |

GRADING AND DRAINAGE PLANS

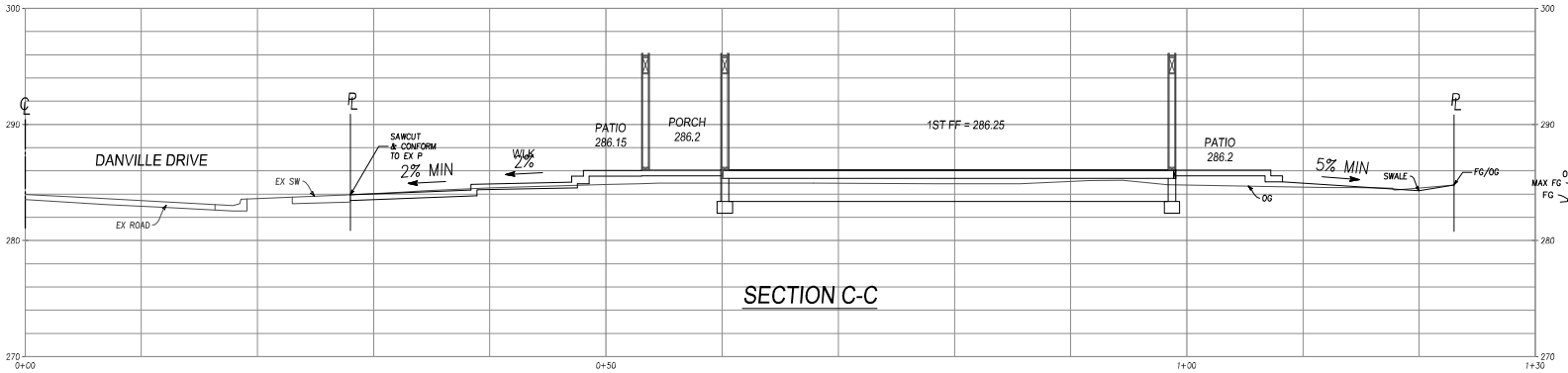
# 232 DANVILLE DRIVE
# GRADING PLAN & DRAINAGE PLAN

GRADING PERMIT APPLICATION NO.

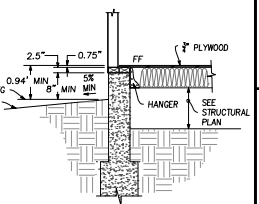

LC ENGINEERING
868 E Santa Clara St, #270
San Jose, CA 95112
Phone (408) 806-7767


| REVISIONS | BY | DATE |
|---|---|---|
| ◇ | | |

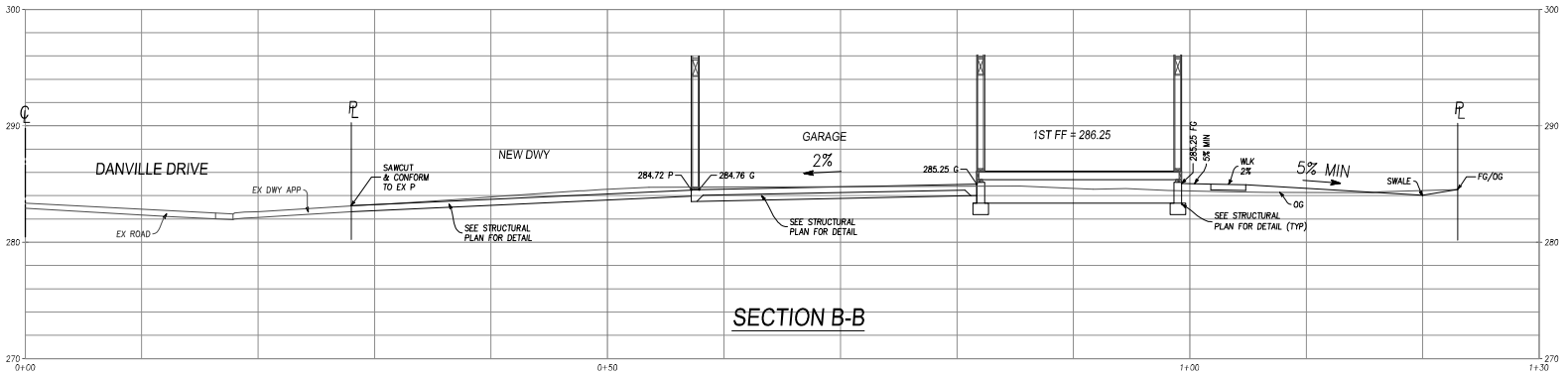
SHEET 4 OF 8



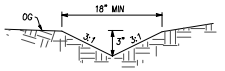

SECTION C-C



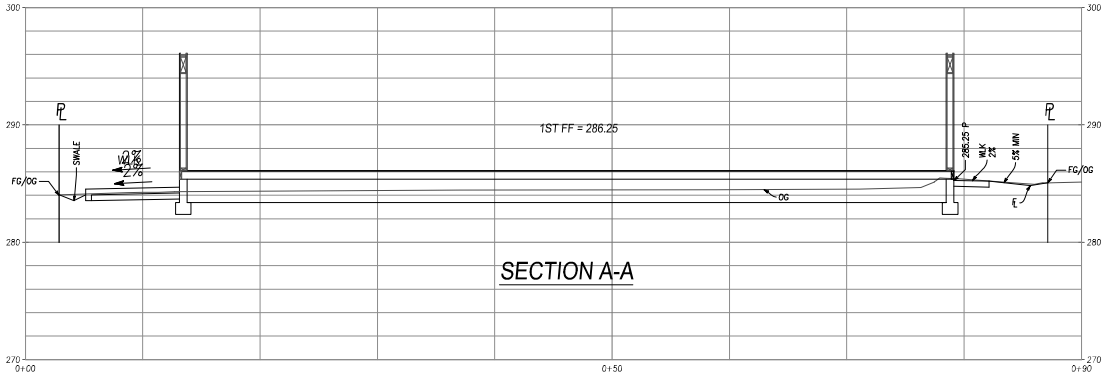

FINISH GRADE DETAIL
AT BUILDING FOUNDATION
NTS



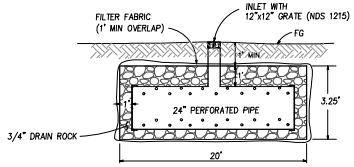

SECTION B-B



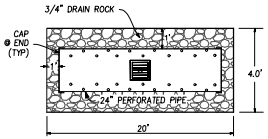

SWALE TYPICAL SECTION
NTS




SECTION A-A




DRY WELL SECTION




DRY WELL PLAN

DETAIL B
NTS

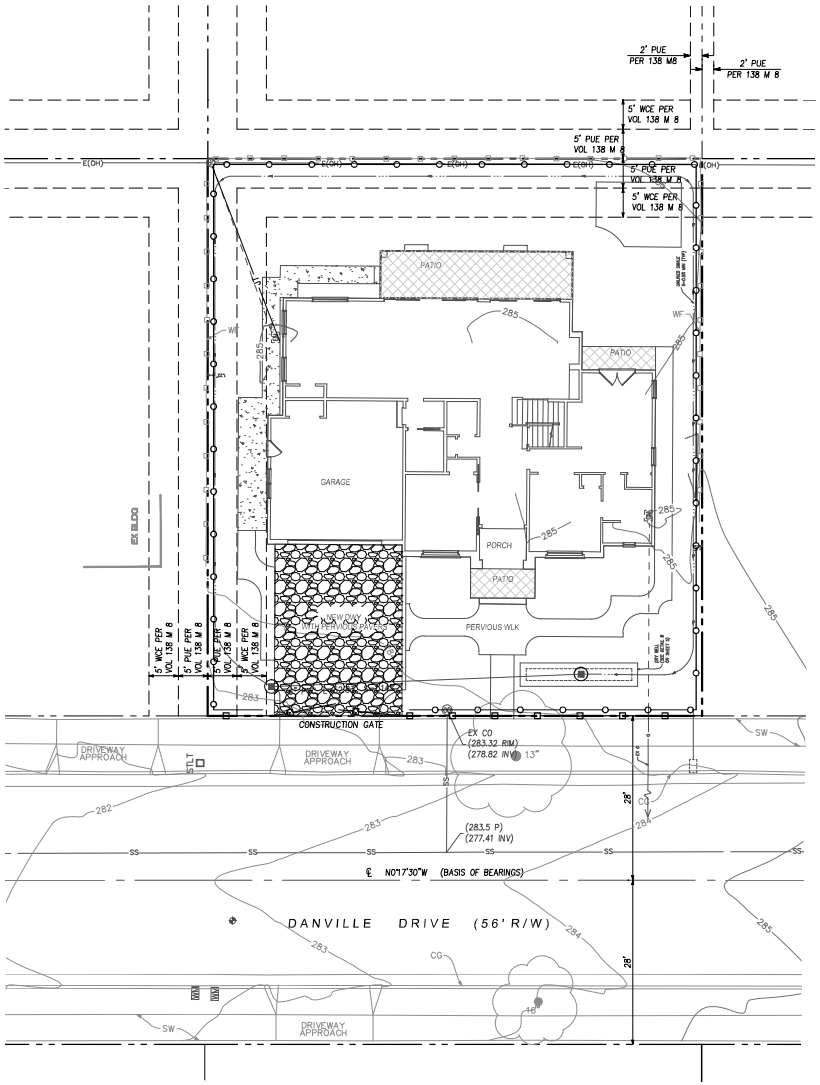

LC ENGINEERING
868 E Santa Clara St, #270
San Jose, CA 95112
Phone (408) 806-7767


GRADING AND DRAINAGE PLANS
232 DANVILLE DRIVE
BUILDING CROSS SECTIONS
GRADING PERMIT APPLICATION NO.

DATE: 08/09/22
SCALE: 1" = 5'
DESIGN: PT
DRAWN: PT
CHECK: NL
ENGR: NL
PROJECT NO:

REVISIONS | BY | DATE

SHEET 5 OF 8




LEGEND:

- FIBER ROLLS
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIST
- DISTURBED AREA = 18,207 SF
- SECURITY FENCE

REGISTERED PROFESSIONAL ENGINEER — N. M. L. — No. 47518 — CIVIL — STATE OF CALIFORNIA

| | |
|---|---|
| DATE: | 08/09/22 |
| SCALE: | 1" = 10' |
| DESIGN: | PT |
| DRAWN: | PT |
| CHECK: | NL |
| ENGR: | NL |
| PROJECT NO.: | |

GRADING AND DRAINAGE PLANS

# 232 DANVILLE DRIVE
# EROSION CONTROL PLAN

GRADING PERMIT APPLICATION NO. _____


LC ENGINEERING
888 E Santa Clara St, #270
San Jose, CA 95112
Phone (408) 806-7167


| REVISIONS | BY | DATE |
|---|---|---|
| | | |

SHEET 6 OF 8

## GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR/OWNER: BALA RANGABASHYAM
   ADDRESS: 17070 WILD WAY, LOS GATOS, CA 95030
   PHONE NUMBER: (415) 595–3458
   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: LC ENGINEERING 598 E SANTA CLARA ST, SUITE #270,
   SAN JOSE, CA 95112.
   (408) 806–7187
3. CONTRACTOR: BALA RANGABASHYAM
   ADDRESS: 17070 WILD WAY, LOS GATOS, CA 95030
   24–HOUR PHONE NUMBER: (415) 595–3458
   CONSTRUCTION SUPERINTENDENT: BALA RANGABASHYAM
   ADDRESS: 17070 WILD WAY, LOS GATOS, CA 95030
   24–HOUR PHONE NUMBER: (415) 595–3458
4. 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.
5. DEVELOPER WILL SUBMIT TO THE COUNTY/CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE COUNTY/CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
6. OWNER/CONTRACTER SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
7. 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, IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. 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 SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. 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 COMPILED WITH.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

## EROSION AND SEDIMENT CONTROL MEASURES

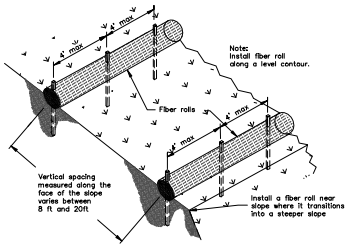
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL 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 ARE NECESSARY WITH THE APPROVAL OF THE COUNTY/CITY ENGINEER. PLANS RESUBMITTED FOR THE COUNTY/CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL ARE TO BESITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY/CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY/CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE–STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TRICKIFIER 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
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM 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 CONDITION. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE REPRESENTATIVE OF ANY FIELD CHANGES.
9. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF COUNTY/CITY.

## MAINTENANCE NOTES

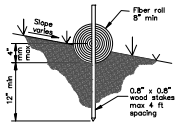
1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 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 FULLIES MUST BE REPAIRED.
2. SAND BAD INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.
3. EXPOSED SLOPE SHALL BE PROTECTED WITH JUTE NET AND/OR HYDROSEED. HYDROSEED SHALL BE A HOMOGENEOUSLY MIX OF SLURRY CONTAINING NOT LESS THAN 44 LBS OF ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOLIDS FOR EACH 100 GALLONS OF WATER.

### 1 Fiber Rolls

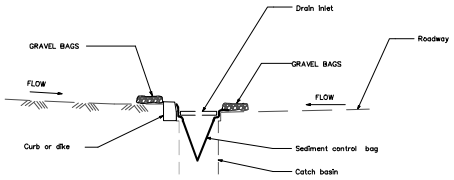
CASQA Detail SE–5



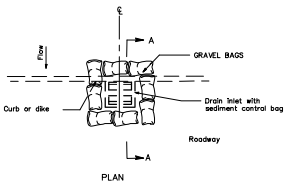

TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE




ENTRENCHMENT DETAIL
NOT TO SCALE




SECTION A–A

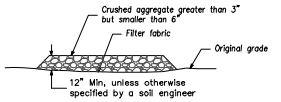



PLAN

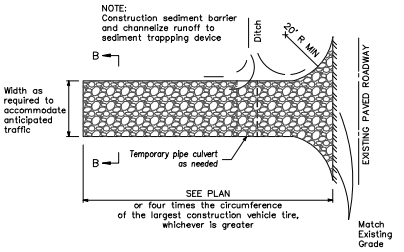
TEMPORARY DRAINAGE INLET PROTECTION
For paved areas exposed to traffic

### 3 Stabilized Construction Entrance/Exit

CASQA Detail TC–1




SECTION B–B
NTS





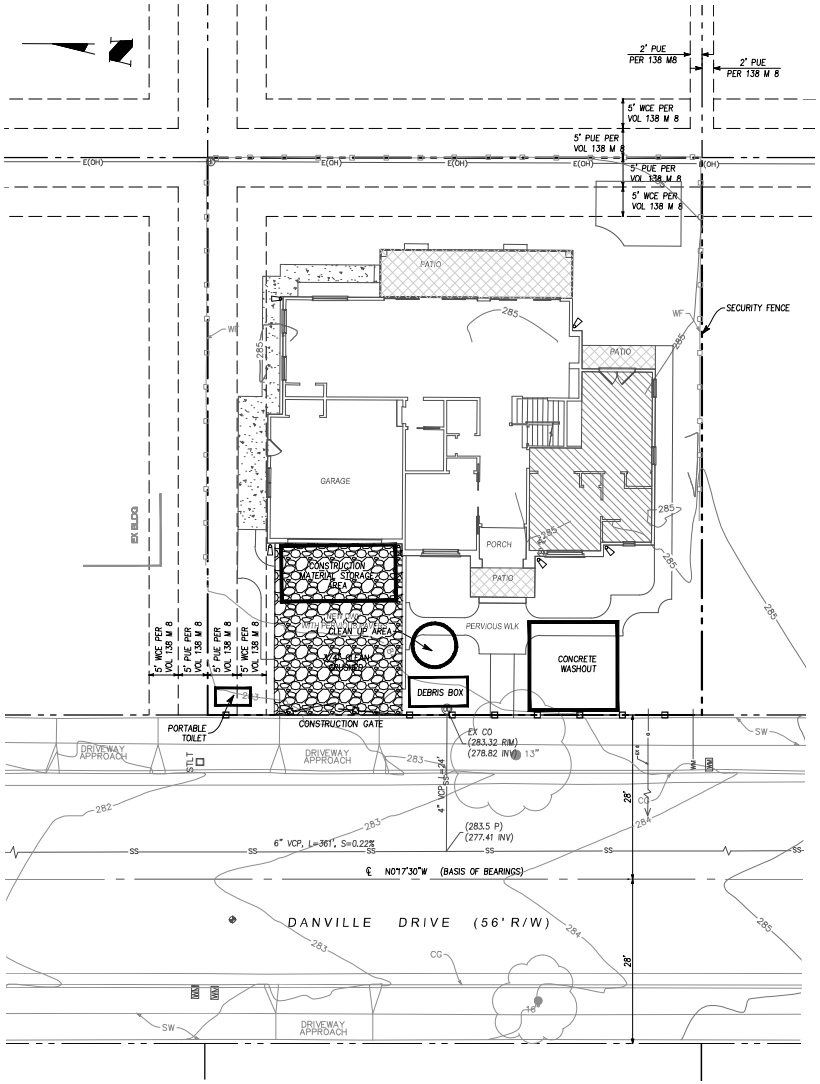
LC ENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone (408) 806-7187


GRADING AND DRAINAGE PLANS
232 DANVILLE DRIVE
EROSION CONTROL DETAILS
GRADING PERMIT APPLICATION NO.

DATE: 08/08/22
SCALE: NTS
DESIGN: PT
DRAWN: PT
CHECK: NL
ENGR: NL
PROJECT NO.:

REVISIONS | BY | DATE

SHEET 7 OF 8




## CONSTRUCTION SITE FIRE SAFETY:

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION S1-7.

## PROJECT SCHEDULE

| | BEGIN | END |
|---|---|---|
| DEMOLITION | 12/04/2022 | 12/24/2022 |
| GRADING & FOUNDATION EXCAVATION | 12/24/2022 | 3/24/2023 |
| BUILDING CONSTRUCTION | 3/24/2023 | 3/04/2024 |

REGISTERED PROFESSIONAL ENGINEER — N. M. L. — No. 47518 — CIVIL — STATE OF CALIFORNIA

| | |
|---|---|
| DATE: | 08/08/22 |
| SCALE: | 1" = 10' |
| DESIGN: | PT |
| DRAWN: | PT |
| CHECK: | NL |
| ENGR: | NL |
| PROJECT NO.: | |

GRADING AND DRAINAGE PLANS

232 DANVILLE DRIVE

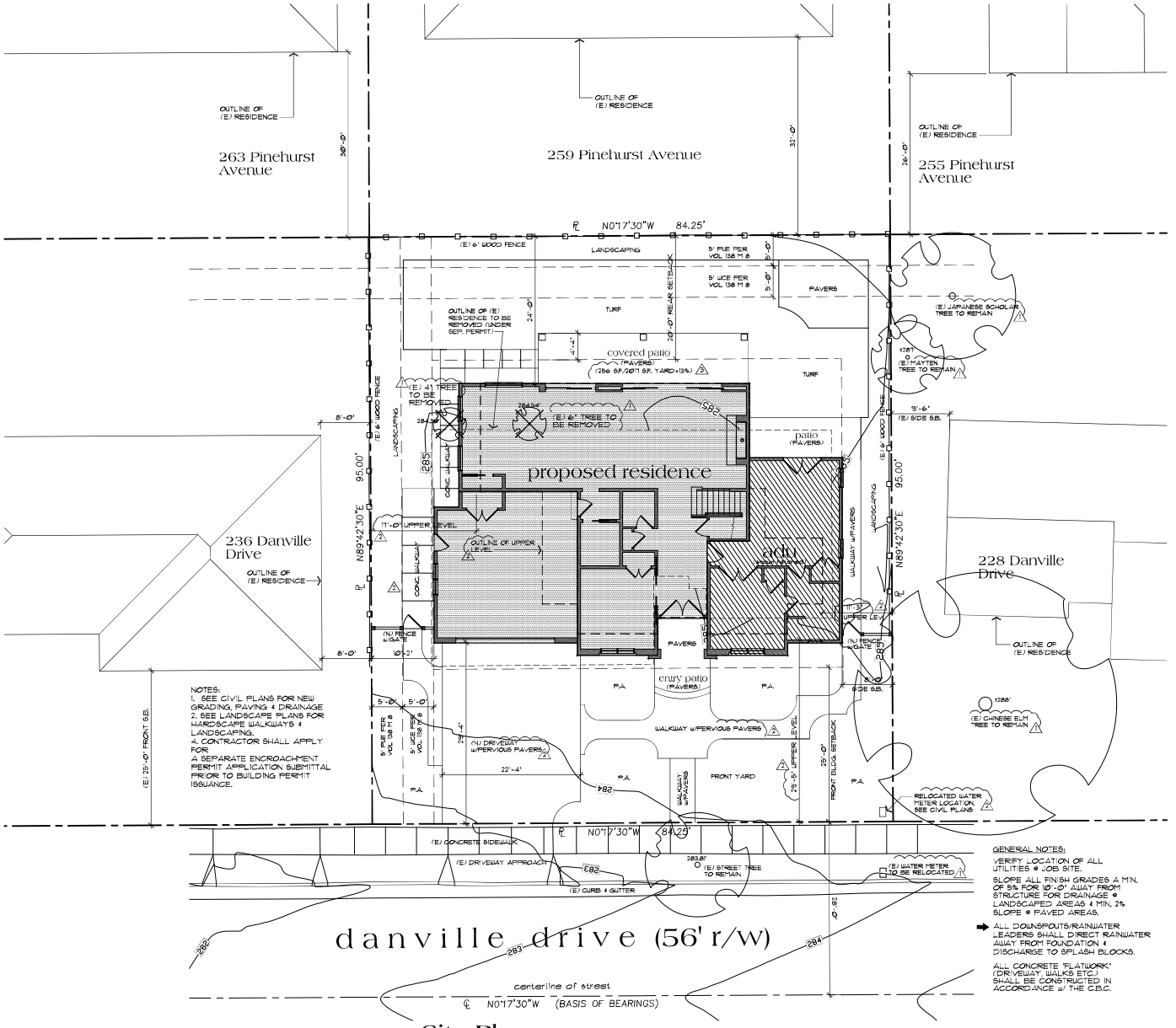
CONSTRUCTION MANAGEMENT PLAN

GRADING PERMIT APPLICATION NO. _____

LC ENGINEERING
888 E Santa Clara St, #270
San Jose, CA 95112
Phone (408) 806-7167

| REVISIONS | BY | DATE |
|---|---|---|
| | | |

SHEET 8 OF 8




NOTES:
1. SEE CIVIL PLANS FOR NEW GRADING, PAVING & DRAINAGE
2. SEE LANDSCAPE PLANS FOR HARDSCAPE WALKWAYS & LANDSCAPING.
4. CONTRACTOR SHALL APPLY FOR A SEPARATE ENCROACHMENT PERMIT APPLICATION SUBMITTAL PRIOR TO BUILDING PERMIT ISSUANCE.

GENERAL NOTES:
VERIFY LOCATION OF ALL UTILITIES @ JOB SITE.

SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" AWAY FROM STRUCTURE FOR DRAINAGE @ LANDSCAPED AREAS & MIN. 2% SLOPE @ PAVED AREAS.

ALL DOWNSPOUTS/RAINWATER LEADERS SHALL DIRECT RAINWATER AWAY FROM FOUNDATION & DISCHARGE TO SPLASH BLOCKS.

ALL CONCRETE "FLATWORK" (DRIVEWAY, WALKS ETC.) SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE C.B.C.

## Site Plan

apn: 523-43-035

scale: 1/8"=1'-0"

NOTE:
SEE LANDSCAPE PLANS FOR HARDSCAPE & LANDSCAPING.
SEE CIVIL PLANS FOR GRADING, DRAINAGE & SITE UTILITIES.

| NO./ DATE/ REVISION |
|---|
| 1 PLANNING 2-9-23 |
| 2 TECH REVIEW 3-8-23 |
| 3 OWNER REV. 11-11-23 |

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. ALL RIGHTS TO THE DESIGN ARE OWNED BY THE ARCHITECT AND MAY NOT BE USED IN ANY FORM OR MEDIUM WITHOUT HIS PERMISSION. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MEDIUM WHATSOEVER, ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

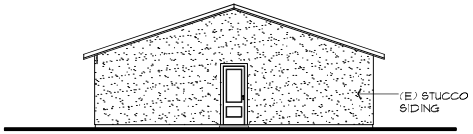
DZ Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
PHONE: (408) 778-7005 FAX: (408) 778-7084
email: dz@dzdesignassociates.com

DRAWING TITLE: Site Plan
JOB TITLE: Pham/Vo Residence
JOB ADDRESS: 232 Danville Drive
Los Gatos, California 95032

DATE: JUNE 7, 2022
SCALE: 1/8"=1'-0"
PROJECT MANAGER: M. DAVIS
DRAWN: DG
JOB NO.: DZ5221
SHEET: A1.1



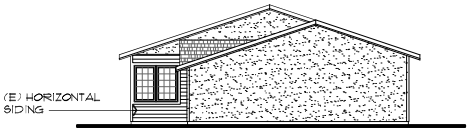

**(e) front (west) elevation**




**(e) left side (north) elevation**



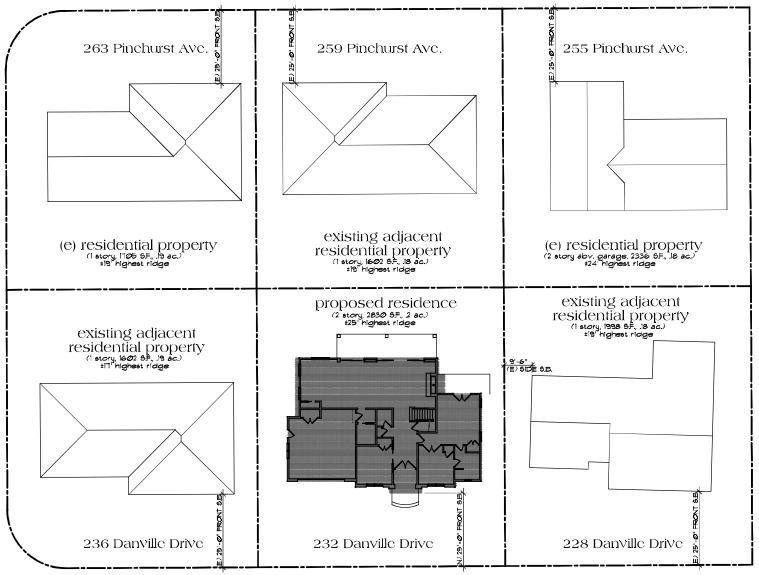

**(e) rear (east) elevation**




**(e) right side (south) elevation**

## Existing Elevations ⚠ 1/8"=1'-0"

NOTE:
EXISTING HOUSE TO BE DEMOLISHED UNDER SEPARATE PERMIT.




⚠ Site Key Map 1"=20'-0"

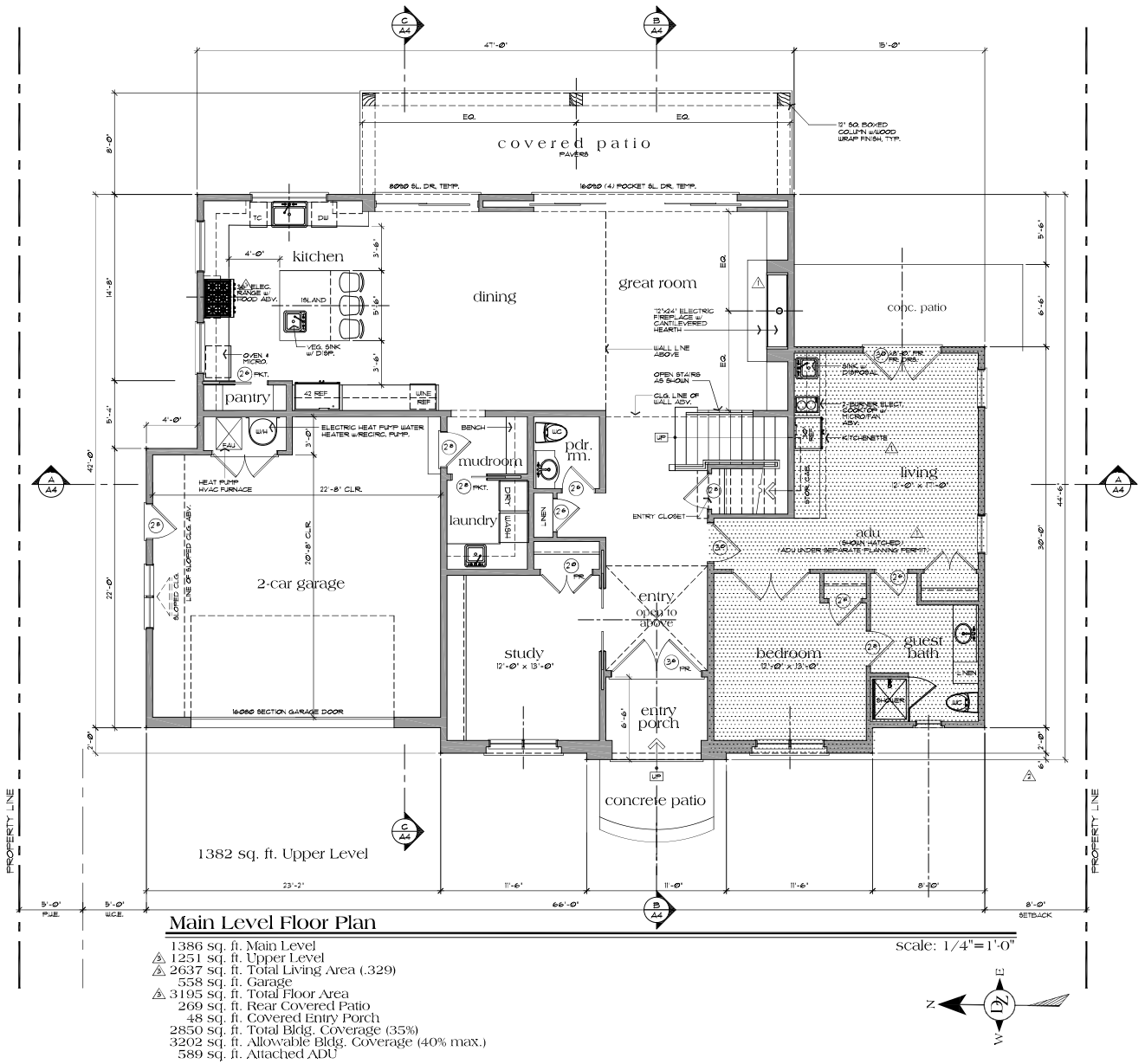
NO./ DATE/ REVISION
⚠ 1 PLANNING 2-9-23

THESE PLANS ARE INTENDED ONLY FOR THE OFFERING SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO PART OF THESE PLANS SHALL BE USED FOR ANY OTHER BUILDING OR PROJECT. THE REUSE OF ANY PART OF THESE PLANS ON OTHER SITES OR PROJECTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DZ DESIGN ASSOCIATES, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO DZ DESIGN ASSOCIATES, INC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS DZ DESIGN ASSOCIATES, INC. AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. ANY UNAUTHORIZED REUSE OF THESE PLANS SHALL BE WITHOUT LIABILITY TO DZ DESIGN ASSOCIATES, INC. AND ITS OFFICERS AND EMPLOYEES. THE USER SHALL INDEMNIFY AND HOLD HARMLESS DZ DESIGN ASSOCIATES, INC. AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

DZ Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 776-7005 Fax: (408) 778-7085
email: dz@dzdesignassociates.com

DRAWING TITLE: Site Key Map & (E) Elevations
JOB TITLE: Pham/Vo Residence
JOB ADDRESS: 232 Danville Drive, Los Gatos, California 95032

DATE: JUNE 7, 2022
SCALE: 1/8"=1'-0"
PROJECT MANAGER: M. DAVIS
DRAWN: DG
JOB NO.: DZ5221
SHEET: ⚠ A1.2




## Main Level Floor Plan

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

1386 sq. ft. Main Level
△1 1251 sq. ft. Upper Level
△2 2637 sq. ft. Total Living Area (.329)
558 sq. ft. Garage
△3 3195 sq. ft. Total Floor Area
269 sq. ft. Rear Covered Patio
48 sq. ft. Covered Entry Porch
2850 sq. ft. Total Bldg. Coverage (35%)
3202 sq. ft. Allowable Bldg. Coverage (40% max.)
589 sq. ft. Attached ADU

| NO./ DATE/ REVISION |
|---|
| △1 PLANNING 2-9-23 |
| △2 PEER ARCH. 5-10-23 |
| △3 OWNER REV. 7-11-23 |

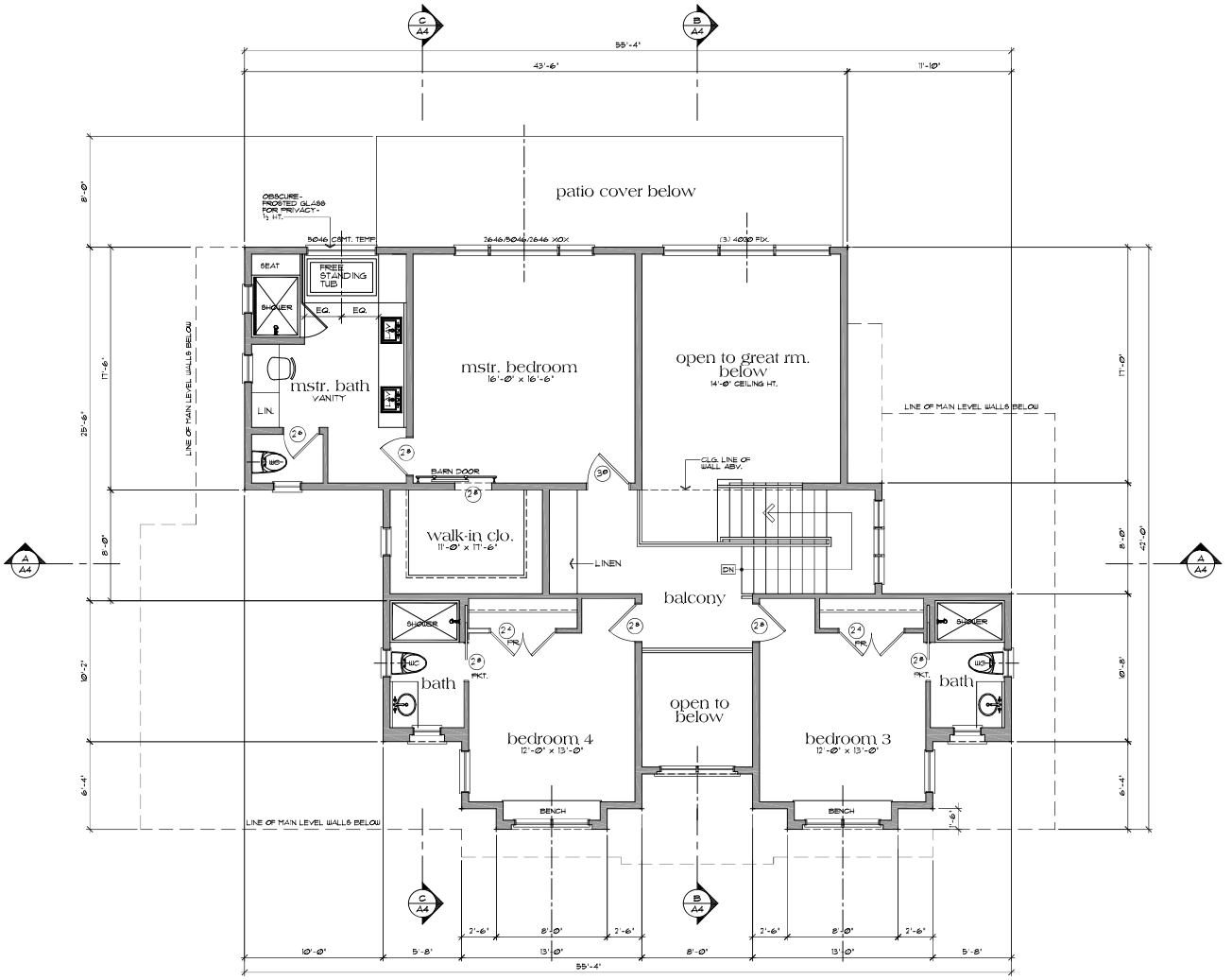
THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE, FOR THE ORIGINAL OWNER, AND FOR THE ORIGINAL USE. ALL DESIGNS AND IDEAS CONTAINED HEREIN ARE THE PROPERTY OF D2 DESIGN ASSOCIATES. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS. ALL RIGHTS RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED IN ANY MANNER OR FORM WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF D2 DESIGN ASSOCIATES. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE READING AGREEMENT TO THESE TERMS. ANY PUBLICATION OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF D2 DESIGN ASSOCIATES SHALL BE CONSIDERED PUBLICATION WITHOUT CONSENT. ANY USE OF THESE PLANS SHALL BE SUBJECT TO THE ATTACHED OR OTHERWISE AGREEMENT BETWEEN D2 DESIGN ASSOCIATES AND THE OWNER. IN THE EVENT OF ANY QUESTION, ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.


D2 Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 779-7465 Fax: (408) 779-7983
email: d2designs@attglobal.com


DRAWING TITLE: Main Level Floor Plan
JOB TITLE: Phan/Vo Residence
JOB ADDRESS: 232 Danville Drive, Los Gatos, California 95032

DATE: JUNE 7, 2022
SCALE: 1/4"=1'-0"
PROJECT MANAGER: M. DAVIS
DRAWN: DG
JOB NO.: D2S221
SHEET: A2.1


Drawings/4_7/24/2023 1:41 PM Z:\drawings\D2-Jobs\D2S221-Phan-Vo\Architectural\Drawings\D2S221-A2.1.dwg




## Upper Level Floor Plan

1251 sq. ft. Upper Level

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

| NO./ DATE/ REVISION |
|---|
| 1 PLANNING 2-9-23 |
| 2 PEER ARCH. 5-10-23 |
| 3 OWNER REV. 7-11-23 |

THESE PLANS ARE INTENDED ONLY FOR THE OFFERED SITE. FOR USE ON OTHER SITES THESE PLANS MUST BE REVISED AS NECESSARY AND SHALL THESE PLANS BE REPRODUCED OR REVISED BY OTHERS WITHOUT PER EXPRESSED WRITTEN CONSENT OF DESIGN ASSOCIATES. ALL COMMON LAW COPYRIGHTS ARE RESERVED. PLANS AS OTHER SETS ARE PREPARED WITH RESPECT TO THE LOCATION ON THESE PLANS SHALL BE PROVIDED TO THE ATTENTION OF THE ARCHITECT. ALL DIMENSIONS ARE TO BE VERIFIED ON THE JOB SITE BY THE WORK OF CONTRACTOR. ALL WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.

Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
PHONE: (408) 778-7065 FAX: (408) 778-7069
email: dgdesign@pacbell.com

DRAWING TITLE: Upper Level Floor Plan

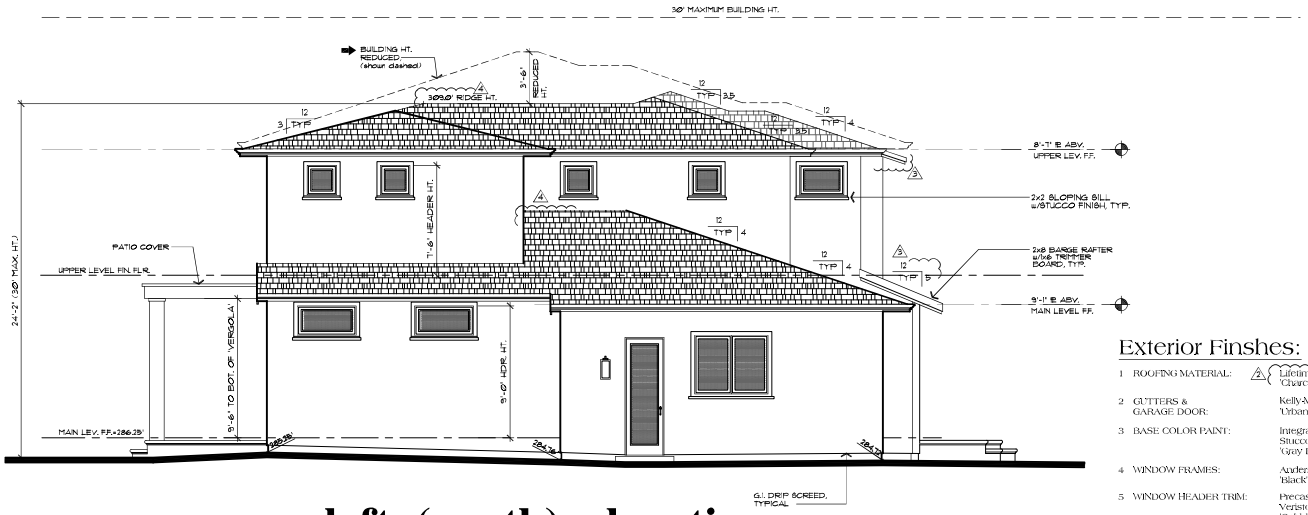
JOB TITLE: Pham/Vo Residence

JOB ADDRESS: 232 Danville Drive
Los Gatos, California 95032

| | |
|---|---|
| DATE | JUNE 7, 2022 |
| SCALE | 1/4"=1'-0" |
| PROJECT MANAGER | M. DAVIS |
| DRAWN | DG |
| JOB NO. | DZ5221 |
| SHEET | A2.2 |




# front (west) elevation




# left (north) elevation

## Exterior Finshes:

| | | |
|---|---|---|
| 1 | ROOFING MATERIAL: | Lifetime Composition Shingle Roofing 'Charcoal Grey' |
| 2 | GUTTERS & GARAGE DOOR: | Kelly-Moore Paints 'Urbanite' #KMA810-5 |
| 3 | BASE COLOR PAINT: | Integral Stucco Color Stucco Supply Company 'Gray Block Stucco' |
| 4 | WINDOW FRAMES: | Andersen 100 Series 'Black Frames' |
| 5 | WINDOW HEADER TRIM: | Precast Trim Veristone 'Cobble w/Colorwash' |
| 6 | IRON RAILING & ENTRY DOOR: | Anodized Black |

NO./ DATE/ REVISION
1 PLANNING 2-9-23
2 TECH REVIEW 3-8-23
3 PEER ARCH. 5-10-23
4 OWNER REV. 7-11-23

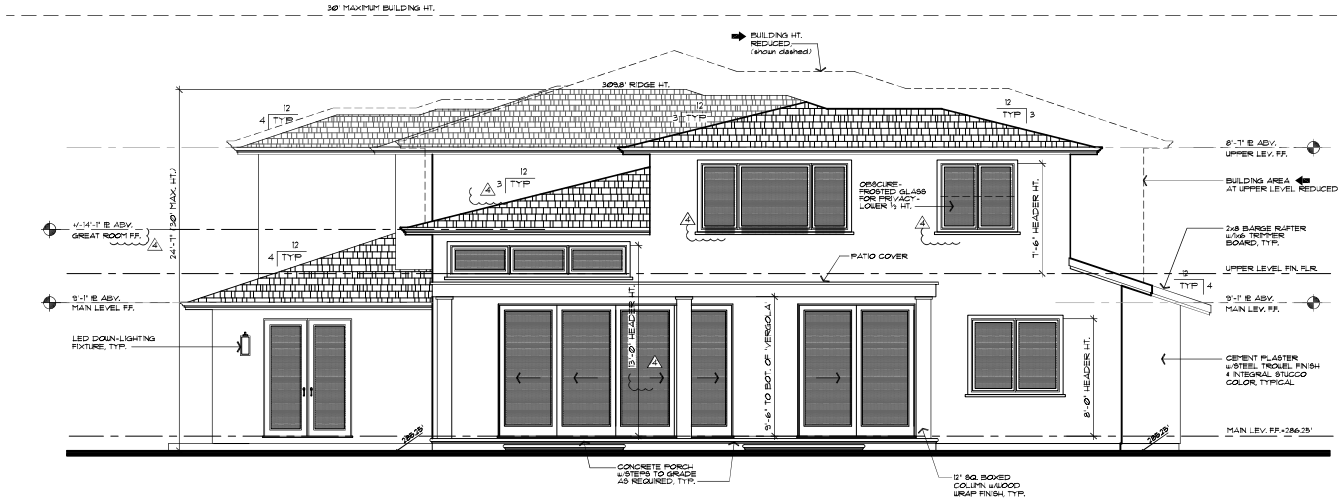
THESE PLANS ARE PREPARED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DRAWN AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT. THE IDEAS AND DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS AND SPECIFICATIONS ARE OWNED BY AND ARE THE PROPERTY OF DZ DESIGN ASSOCIATES, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS MAY BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF DZ DESIGN ASSOCIATES, INC. AND NO PART OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE REPRODUCED IN ANY FORM OR MANNER WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF DZ DESIGN ASSOCIATES, INC. AND NO PROPRIETARY OR COPYRIGHT INTEREST IN THE SAME SHALL BE DEEMED TO BE CONVEYED OR IMPAIRED BY REASON OF THE PREPARATION OR DELIVERY OF THESE DRAWINGS AND SPECIFICATIONS. ALL UNPUBLISHED RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA.

DZ Design Associates, Inc.
A California Corporation
18640 Suite Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7065 Fax: (408) 778-7083
email: dzdesign@pacbell.com

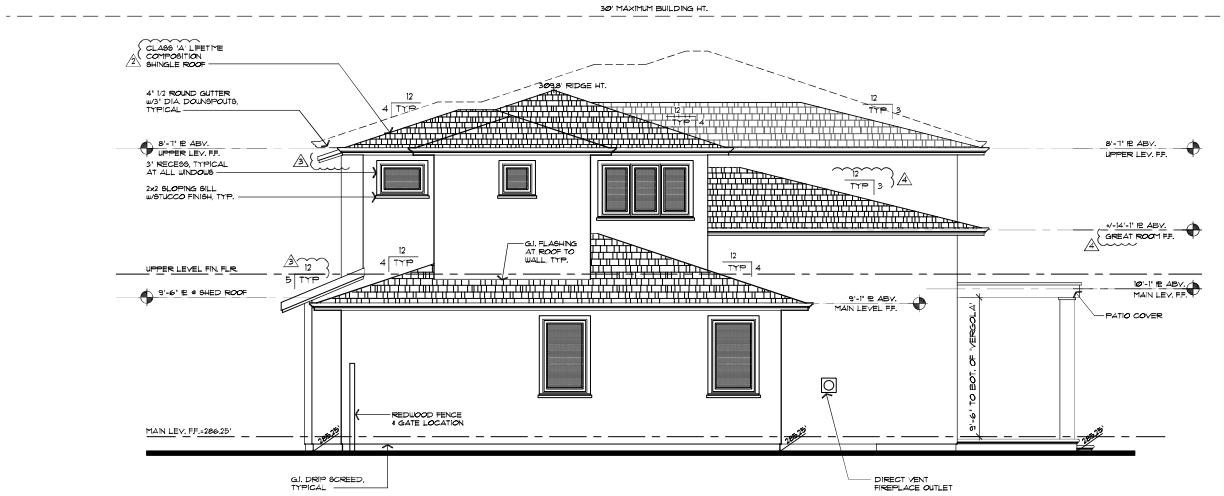
DRAWING TITLE: Exterior Elevations
JOB TITLE: Pham/Vo Residence
JOB ADDRESS: 232 Danville Drive, Los Gatos, California 95032

DATE: JUNE 7, 2022
SCALE: 1/4"=1'-0"
PROJECT MANAGER: M. DAVIS
DRAWN: DG
JOB NO.: DZ5221
SHEET: A3.1

Drawings/A 7/24/2023 12:05 PM Z:\Projects\dwg\2021\DZ5221\Phase 1\Architect\Drawings\Rev2023-A3.dwg




# rear (east) elevation




# right (south) elevation

## Exterior Finshes:

| | | |
|---|---|---|
| 1 | ROOFING MATERIAL: | Lifetime Composition Shingle Roofing 'Charcoal Grey' |
| 2 | GUTTERS & GARAGE DOOR: | Kelly-Moore Paints 'Urbanite' #KMA80-5 |
| 3 | BASE COLOR PAINT: | Integral Stucco Color Stucco Supply Company 'Gray Block Stonetti' |
| 4 | WINDOW FRAMES: | Andersen 100 Series 'Black' Frames |
| 5 | WINDOW HEADER TRIM: | Precast Trim Veristone 'Cobble w/Colorwash' |
| 6 | IRON RAILING & ENTRY DOOR: | Anodized Black |

| NO./ DATE/ REVISION |
|---|
| 1 PLANNING 2-9-23 |
| 2 TECH REVIEW 3-8-23 |
| 3 PEER ARCH. 5-10-23 |
| 4 OWNER REV. 7-11-23 |

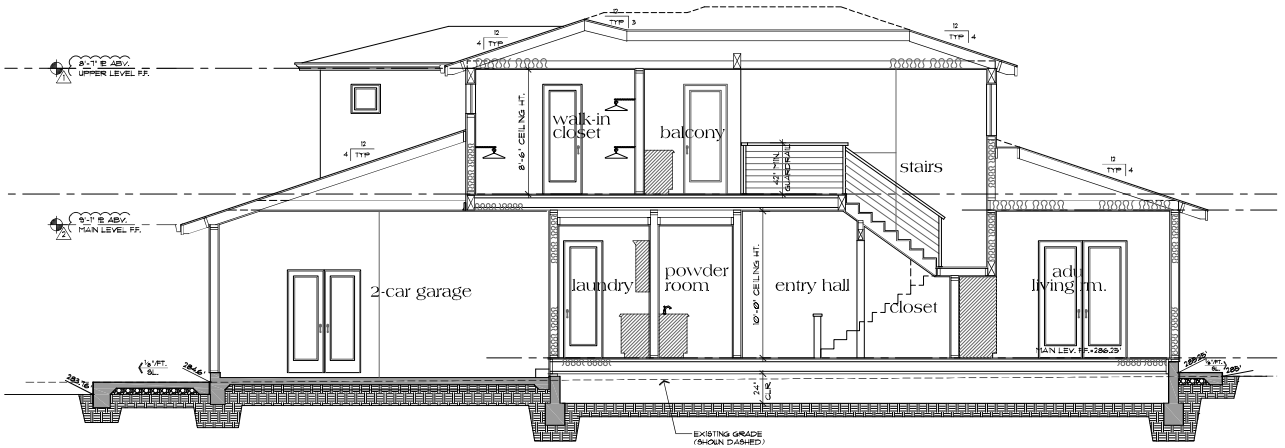
THESE PLANS ARE PREPARED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DRAWN AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER SITE. THE DESIGNS AND PLANS INDICATED OR REPRESENTED, IN ALL DRAWINGS, SPECIFICATIONS AND MODELS, ARE THE PROPERTY OF DESIGN ASSOCIATES. THESE PLANS ARE PROTECTED UNDER STATUTORY COPYRIGHT LAWS. THEY SHALL NOT BE ASSIGNED TO ANY THIRD PARTY OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF DESIGN ASSOCIATES. ANY UNAUTHORIZED USE OF THESE PLANS IN VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ALL RIGHTS RESERVED.
ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF DESIGN ASSOCIATES PRIOR TO CONSTRUCTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

DZ Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
PHONE: (408) 778-7005 FAX: (408) 778-7089
email: dzdesign@sbcglobal.net

| | |
|---|---|
| DRAWING TITLE | Exterior Elevations |
| JOB TITLE | Phan/Vo Residence |
| JOB ADDRESS | 232 Danville Drive<br>Los Gatos, California 95032 |

| | |
|---|---|
| DATE | JUNE 7, 2022 |
| SCALE | 1/4"=1'-0" |
| PROJECT MANAGER | M. DAVIS |
| DRAWN | DG |
| JOB NO. | DZ5221 |
| SHEET | A3.2 |

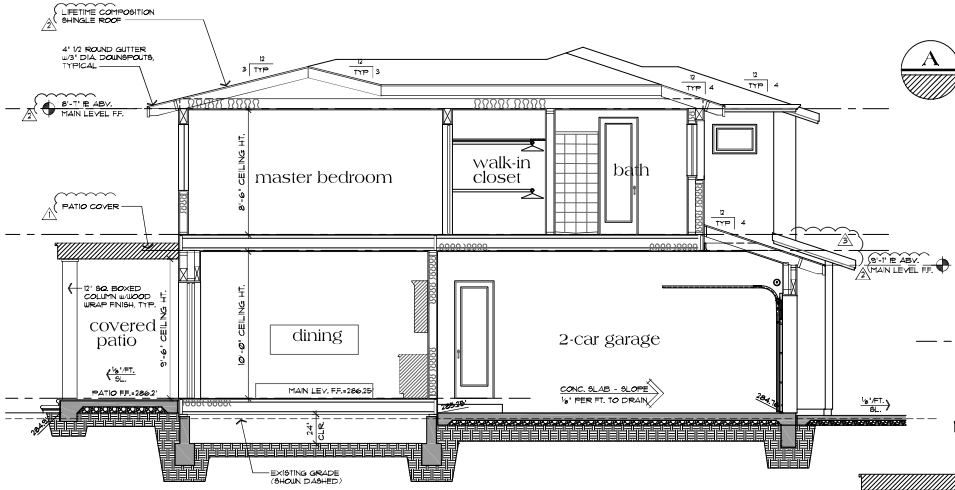
Drawings/A3.2 7/24/2023 12:04 PM Z:\Documents\Projects\2021\DZ5221 Phan\Drawings\Architectural\Drawings\Sheet\DZ5221-A3.2.dwg




A Cross Section

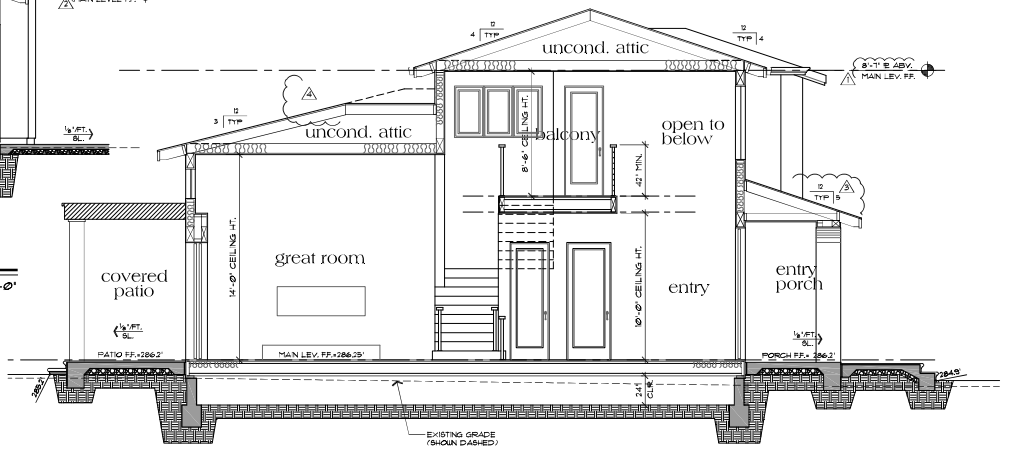
1/4"=1'-0"

NOTE: PROVIDE SOLAR PANELS




C Cross Section

1/4"=1'-0"




B Cross Section

1/4"=1'-0"

| NO./ DATE/ REVISION |
|---|
| 1 PLANNING 2-9-23 |
| 2 TECH REVIEW 3-8-23 |
| 3 PEER ARCH. 5-10-23 |
| 4 OWNER REV. 7-11-23 |

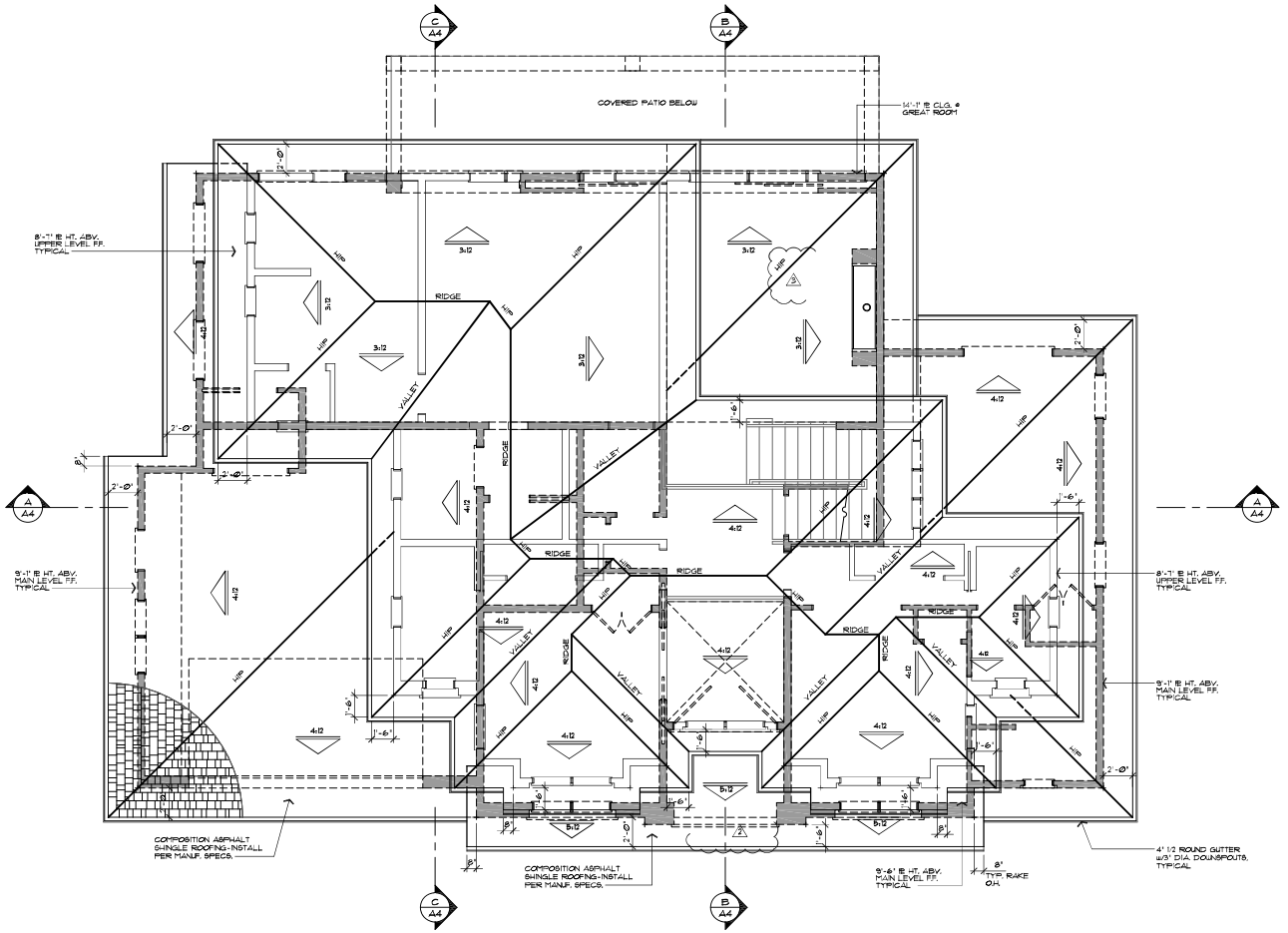
THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. ALL RIGHTS IN THE DESIGN ARE OWNED BY DESIGN ASSOCIATES. THESE PLANS ARE PROTECTED UNDER U.S. COPYRIGHT LAWS. THEY MAY NOT BE USED OR DISCLOSED EXCEPT BY WRITTEN AGREEMENT WITH DESIGN ASSOCIATES. THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER. IF PLANS FOR OTHER SITES ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF DESIGN ASSOCIATES. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PROOF OF AGREEMENT TO THESE RESTRICTIONS. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS SHALL BE IMMEDIATELY RESTRAINED BY COURT ORDER, INCLUDING THE IMPOUNDMENT OF ALL COPIES IN THE POSSESSION OF THE INFRINGER. THE INFRINGER SHALL BE LIABLE FOR ALL COSTS, ATTORNEY'S FEES AND DAMAGES IN AN AMOUNT TO BE DETERMINED BY THE COURT. IN THE EVENT OF ANY CONFLICT BETWEEN THE ARCHITECT'S PROPRIETARY RIGHTS AND ANY MANDATORY REQUIREMENT IMPOSED BY A PUBLIC AGENCY, THE ARCHITECT'S RIGHTS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGN ASSOCIATES BEFORE PROCEEDING. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

D2 Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
PHONE: (408) 778-7005 FAX: (408) 778-7085
e-mail: djh.designs@pacbell.com

DRAWING TITLE: Cross Sections
JOB TITLE: Phan/Vo Residence
JOB ADDRESS: 232 Danville Drive
Los Gatos, California 95032

DATE: JUNE 7, 2022
SCALE: 1/4"=1'-0"
PROJECT MANAGER: M. DAVIS
DRAWN: DG
JOB NO.: DZ5221
SHEET: A4

Drawings/24 7/24/2023 3:54 PM Z:\Projects\2021\dz5221 Phan-Vo\Architectural\Design\dz5221-A4.dwg




## Roof Plan

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

ROOF PLAN NOTES:

ROOF SLOPE IS TO BE AS NOTED.

ARROWS INDICATE DIRECTION OF ROOF SLOPE.

1ST LEVEL PLATE HEIGHT IS TO BE 9'-1" U.N.O.

2ND LEVEL PLATE HEIGHT IS TO BE 8'-1" U.N.O.

OVERHANGS ARE TO BE AS NOTED (2'-0" & 1'-6") AT EAVES & 8" AT RAKES (U.N.O.)

PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CBC TYPICAL

INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.

PROVIDE 5" 26 GA. G.I. FASCIA GUTTER w/ DOWNSPOUTS. ALL DOWNSPOUTS TO DRAIN ONTO CONCRETE SPLASH BLOCKS. INSURE THAT ALL DRAINAGE IS DIRECTED AWAY FROM HOUSE FOUNDATION, TYPICAL

NOTE:
ROOF EAVE OVER-HANGS WILL VARY DUE TO ROOF SLOPES. GUTTER & FASCIA TO BE IN SAME HORIZONTAL PLANE

NOTE:
PROVIDE PHOTOVOLTAIC SYSTEM

PV SYSTEM REQUIREMENTS

1. TOTAL PANEL WEIGHT INCLUDING RACKS CANNOT EXCEED 5 POUNDS PER SQUARE FOOT.
2. MAXIMUM CONCENTRATED LOAD AT EACH POINT OF SUPPORT SHALL NOT EXCEED 40 POUNDS.
3. MAXIMUM HEIGHT ABOVE THE ROOF SURFACE IS LESS THAN 18 INCHES
4. PV PANELS ARE NOT BALLASTED
5. SOLAR INSTALLATION DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR AT THE JOB SITE.
6. SOLAR PANELS WILL BE A ROOF TOP INSTALLATION

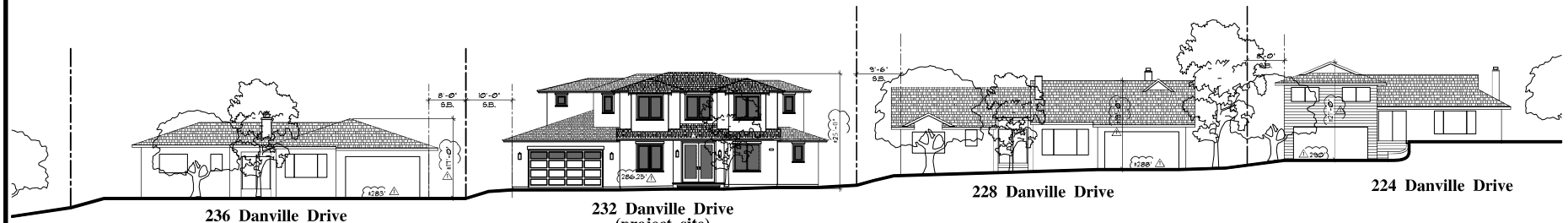
| NO./ DATE/ REVISION |
|---|
| 1 PLANNING 2-9-23 |
| 2 PEER ARCH. 5-10-23 |
| 3 OWNER REV. 7-11-23 |

THESE PLANS ARE INTENDED ONLY FOR THE OWNER(S) SET FOR THE PURPOSES OF CONSTRUCTION OF THE PROJECT SHOWN HEREIN AND SHALL NOT BE USED FOR ANY OTHER PROJECT. DESIGN ASSOCIATES - THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND ARE NOT TO BE REPRODUCED IN ANY FORM OR STORED WITHOUT PRIOR EXPRESSED WRITTEN PERMISSION. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE PLANS ARE OWNED BY AND THE PROPERTY OF DESIGN ASSOCIATES AND WERE CREATED AND DEVELOPED FOR USE ON THESE PLANS SHALL BE APPLIED TO THE LIMITED SCOPE OF THE PROJECT SHOWN HEREIN AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DESIGN ASSOCIATES. ALL WRITTEN DIMENSIONS HEREON SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

DZ Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7065 Fax: (408) 778-7089
email: dzdesign@attbi.com

DRAWING TITLE: Roof Plan
JOB TITLE: Pham/Vo Residence
JOB ADDRESS: 232 Danville Drive, Los Gatos, California 95032

| | |
|---|---|
| DATE | JUNE 7, 2022 |
| SCALE | 1/4"=1'-0" |
| PROJECT MANAGER | M. DAVIS |
| DRAWN | DG |
| JOB NO. | DZ5221 |
| SHEET | A5 |




236 Danville Drive

232 Danville Drive
(project site)

228 Danville Drive

224 Danville Drive

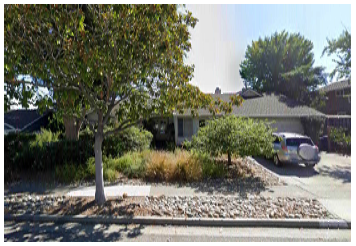
# Streetscape



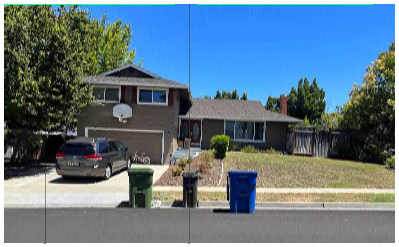
236 Danville Drive



232 Danville Drive
(project site)



228 Danville Drive



224 Danville Drive



227 Danville Drive
(across street from subject prop.)



232 Danville Drive
(project site rear yard)



231 Danville Drive
(across street from subject prop.)



235 Danville Drive
(across street from subject prop.)

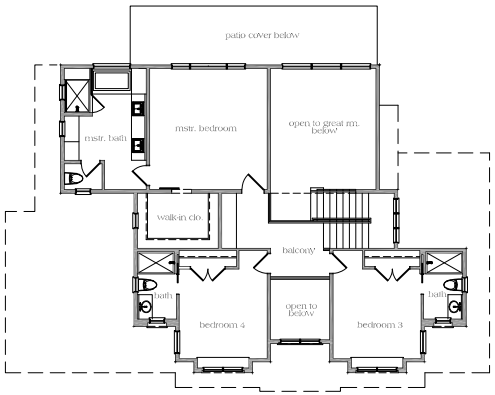
| NO./ DATE/ REVISION |
|---|
| 1 PLANNING 2-9-23 |
| 2 TECH REVIEW 3-8-23 |
| 3 OWNER REV. 7-11-23 |

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. ALL COPYRIGHTS IN THESE PLANS AND DESIGNS ARE THE PROPERTY OF DZ DESIGN ASSOCIATES. THESE PLANS ARE PROTECTED UNDER U.S. COPYRIGHT LAWS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DZ DESIGN ASSOCIATES. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECTS OR SITES IN PART OR WHOLE. THE LICENSOR PLANS FOR OTHER SITES IS PROHIBITED WITHOUT THE LICENSOR OBTAINING WRITTEN CONSENT FROM DZ DESIGN ASSOCIATES. ANY USE OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF DZ DESIGN ASSOCIATES SHALL BE WITHOUT LIABILITY TO DZ DESIGN ASSOCIATES AND THE LICENSOR SHALL INDEMNIFY DZ DESIGN ASSOCIATES FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THE LICENSOR SHALL ALSO PAY ALL COSTS AND ATTORNEY'S FEES INCURRED BY DZ DESIGN ASSOCIATES IN ENFORCING THESE RESTRICTIONS. THESE PLANS ARE NOT TO BE USED FOR BIDDING PURPOSES. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. ANY CHANGES MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF DZ DESIGN ASSOCIATES SHALL RELIEVE DZ DESIGN ASSOCIATES OF ALL RESPONSIBILITY FOR THE PROFESSIONAL WORK PRODUCT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. ANY CHANGES MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF DZ DESIGN ASSOCIATES SHALL RELIEVE DZ DESIGN ASSOCIATES OF ALL RESPONSIBILITY FOR THE PROFESSIONAL WORK PRODUCT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. ANY CHANGES MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF DZ DESIGN ASSOCIATES SHALL RELIEVE DZ DESIGN ASSOCIATES OF ALL RESPONSIBILITY FOR THE PROFESSIONAL WORK PRODUCT. USE

DZ Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
phone (408) 778-7005 Fax (408) 778-7085
email dzdesign@sbcglobal.net

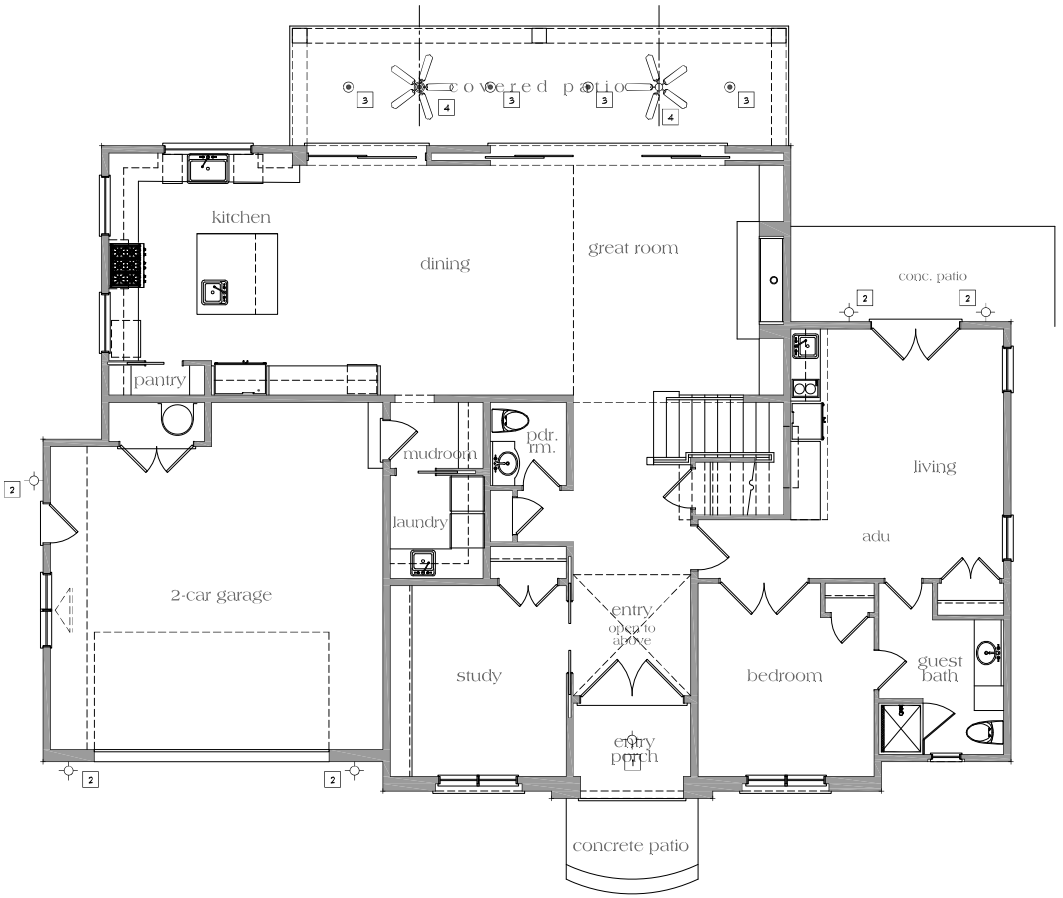
DRAWING TITLE: Streetscape & Adj. Properties
JOB TITLE: Pham/Vo Residence
JOB ADDRESS: 232 Danville Drive
Los Gatos, California 95032

DATE: JUNE 7, 2022
SCALE: 3/32"=1'-0"
PROJECT MANAGER: M. DAVIS
DRAWN: JW
JOB NO.: DZ5221
SHEET: A6




## Upper Level Outdoor Lighing Plan

scale: 1/8"=1'-0"




## Entry Level Outdoor Lighing Plan

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







### EXTERIOR LIGHTING STYLE:

1. 'HINKLEY DORIAN', 18.25' HIGH BRONZE OUTDOOR PENDANT FIXTURE w/CLEAR PAINTED WHITE GLASS PANELS TO DIFFUSE LIGHT.
2. 'ATLANTIS" 16" HIGH BLACK OUTDOOR WALL LIGHT FIXTURE w/FROSTED GLASS DIFFUSER, LED, DARK SKY, ADA COMPLIANT
3. 'NORA LIGHTING', LED 4' RECESSED DOWN LIGHT #NHC-4LED4T
4. 'MONTE LARGO 60' MATTE BLACK MODERN LED CEILING FAN w/REMOTE, 15-WATT LED LIGHT, 3000K COLOR TEMP.

NOTE:
EXTERIOR LIGHT FIXTURES SHALL BE DOWNWARD DIRECTED & BE SHIELDED

| NO./ DATE/ REVISION |
|---|
| 1 PLANNING 2-9-23 |

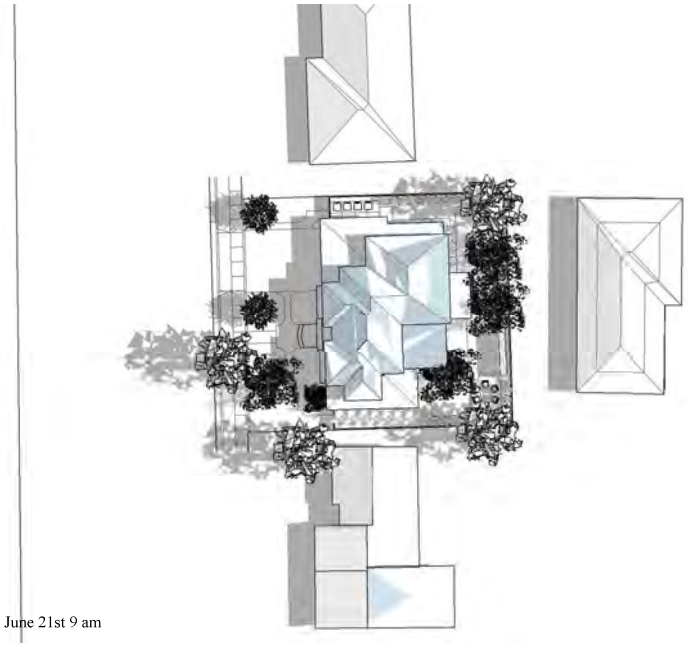
THESE PLANS ARE INTENDED ONLY FOR THE OWNER(S) SET FOR THE ON THE FIRST PAGE OF THESE PLANS. THE DESIGN ASSOCIATES. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS. ALL RIGHTS RESERVED. EXCEPT AS EXPRESSLY GRANTED BY WRITING, NO PART OF THESE PLANS MAY BE REPRODUCED, TRANSMITTED, STORED IN A RETRIEVAL SYSTEM, OR ADAPTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF DESIGN ASSOCIATES. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE REPORTED TO THE ATTENTION OF THE AUTHOR & OWNER. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE PRIOR WRITTEN PERMISSION OF DESIGN ASSOCIATES SHALL TAKE PRECEDENCE OVER ANY AGREEMENTS.

DA Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 779-7465 Fax: (408) 779-7484
email: dda-sgm@garlic.com

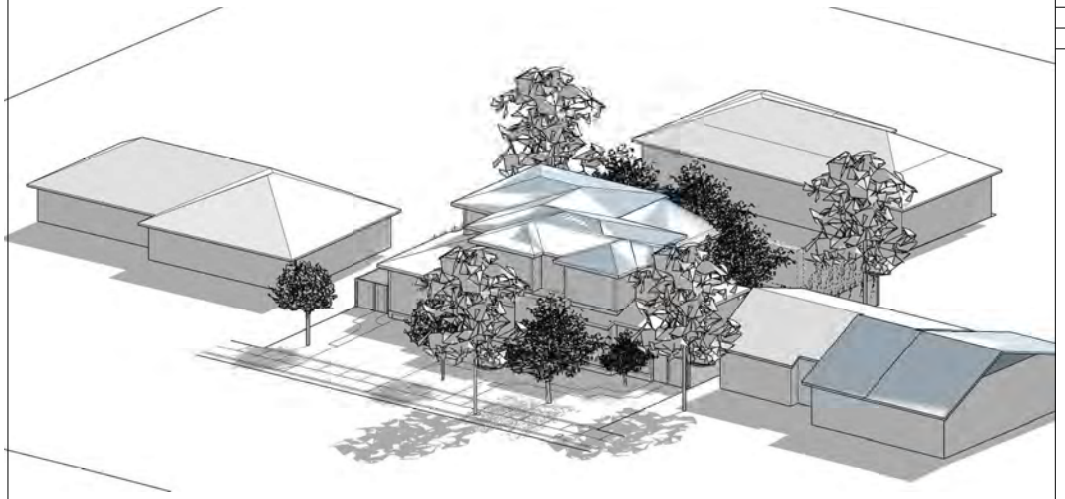
DRAWING TITLE: Entry Level Outdoor Lighting
JOB TITLE: Pham/Vo Residence
JOB ADDRESS: 232 Danville Drive, Los Gatos, California 95032

| | |
|---|---|
| DATE | JUNE 7, 2022 |
| SCALE | 1/4"=1'-0" |
| PROJECT MANAGER | M. DAVIS |
| DRAWN | DG |
| JOB NO. | DA5221 |
| SHEET | E1 |

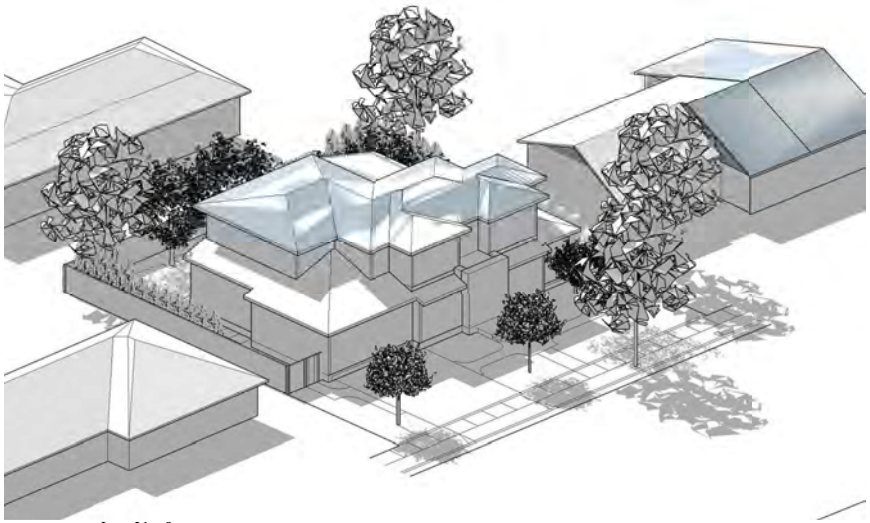
Drawings/24_7/25/2023 8:33 AM Z:\dmyrdata\2021\da5221-Pham\VoArchitectural\Drawings\Da5221-E1.dwg



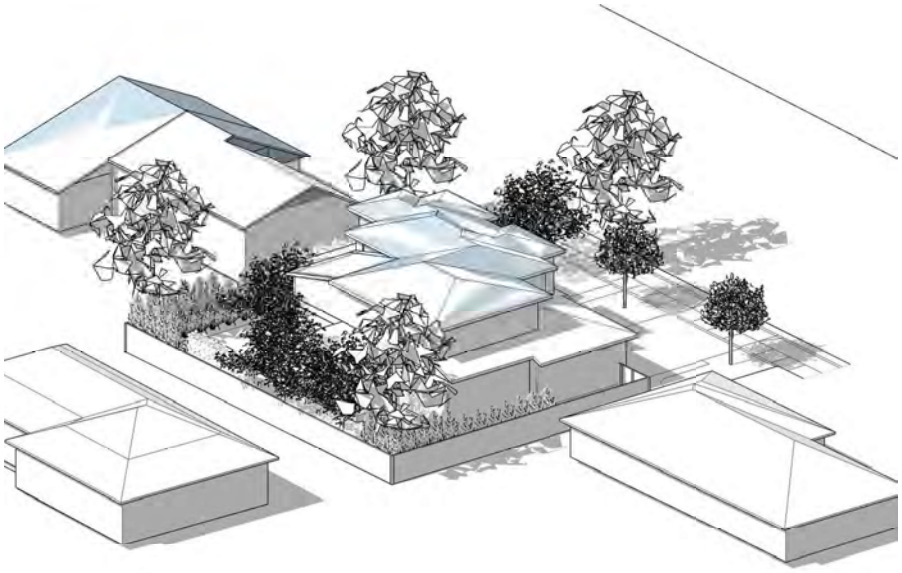
June 21st 9 am



June 21st 9 am



June 21st 9 am



June 21st 9 am

**Karen Aitken & Associates -2022**

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

*** NOTES (E) = Existing**

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

# PHAM-VO RESIDENCE

232 Danville Dr. Los Gatos, CA

SHADOW STUDY (JUNE 21)

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE 12-16-22

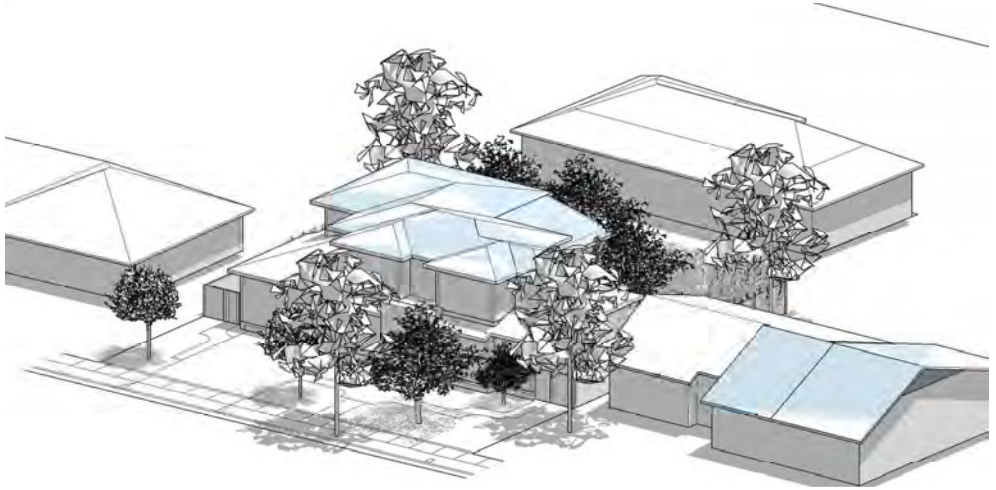
DRAWN SL

JOB PHAM-VO

**S-1**



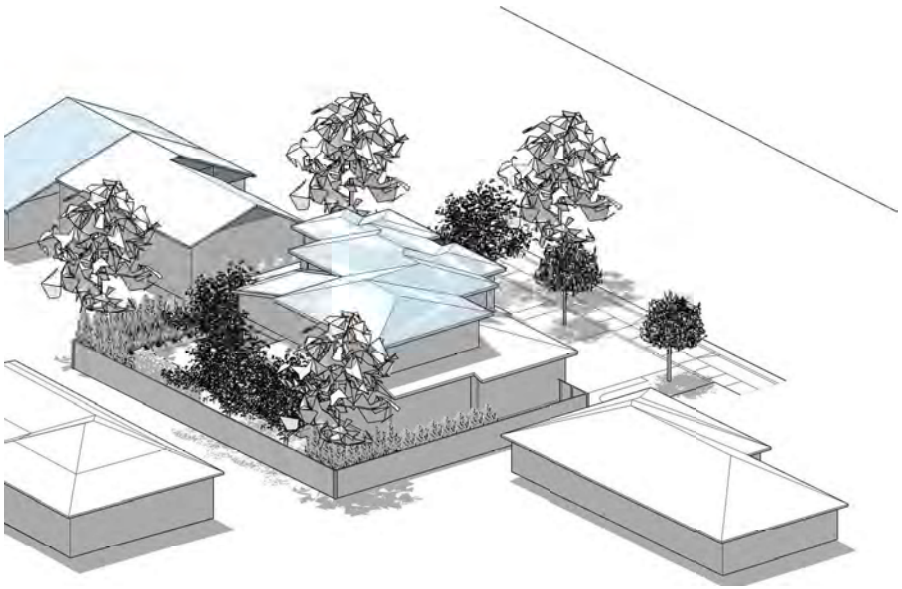
June 21st 12 pm



June 21st 12 pm



June 21st 12 pm



June 21st 12 pm

**Karen Aitken & Associates -2021**

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

*** NOTES (E) = Existing**

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

# PHAM-VO RESIDENCE

232 Danville Dr. Los Gatos, CA

SHADOW STUDY (JUNE 21)

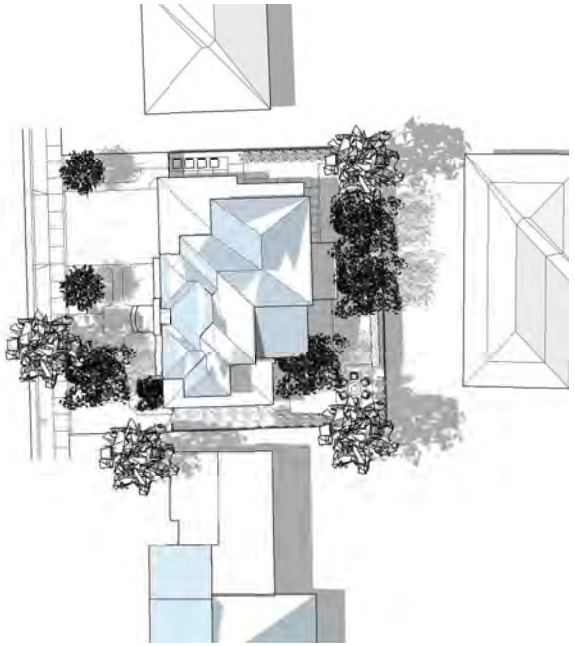
LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE 12-16-22

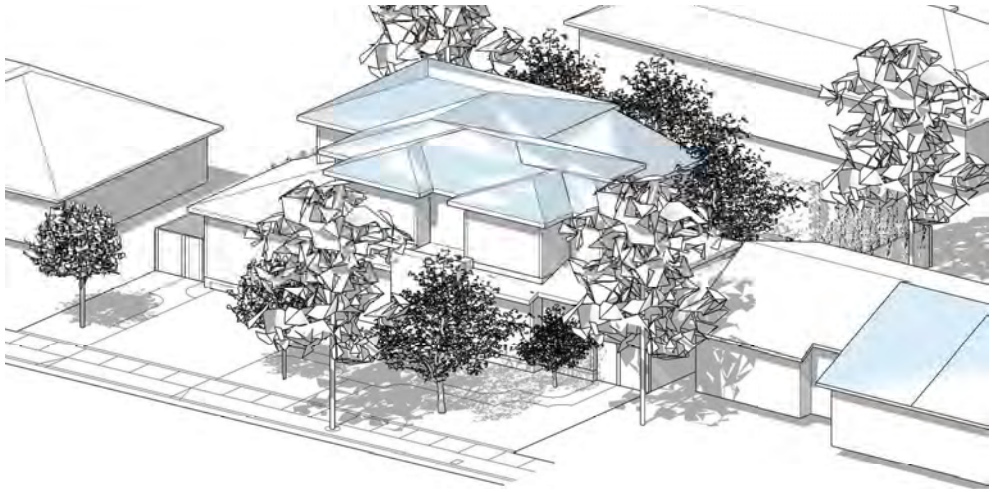
DRAWN SL

JOB PHAM-VO

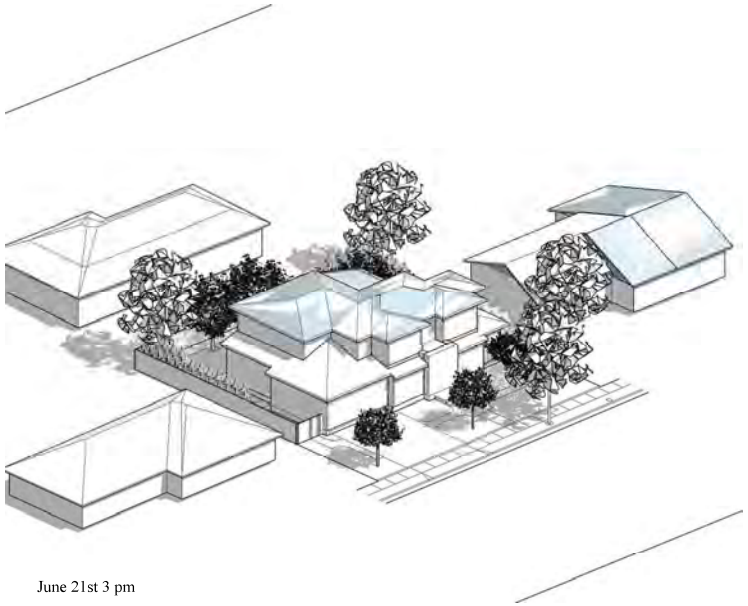
**S-2**



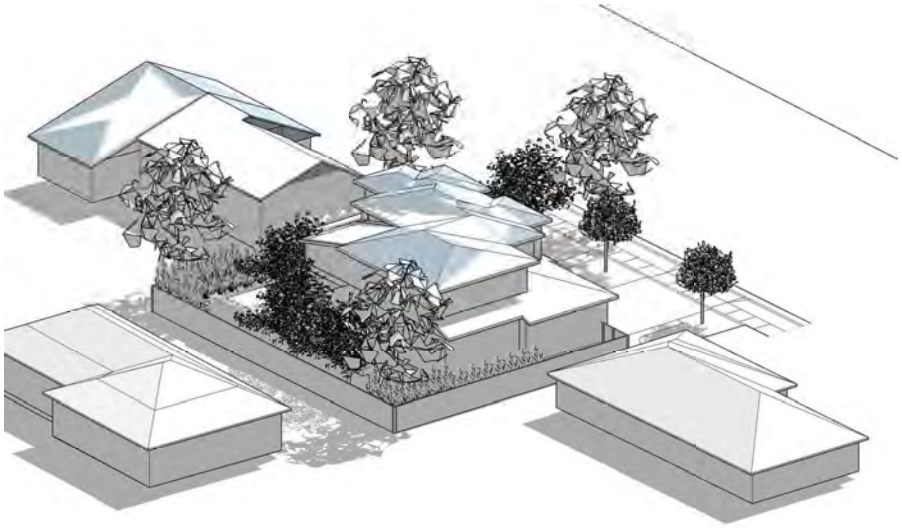
June 21st 3 pm



June 21st 3 pm



June 21st 3 pm



June 21st 3 pm

**Karen Aitken & Associates -2021**

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

*** NOTES (E) = Existing**

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

# PHAM-VO RESIDENCE

232 Danville Dr. Los Gatos, CA

SHADOW STUDY (JUNE 21)

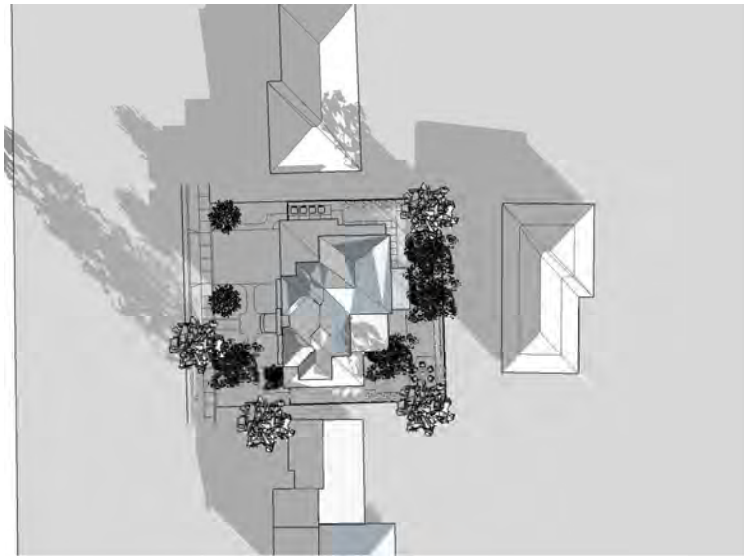
LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE 12-16-22

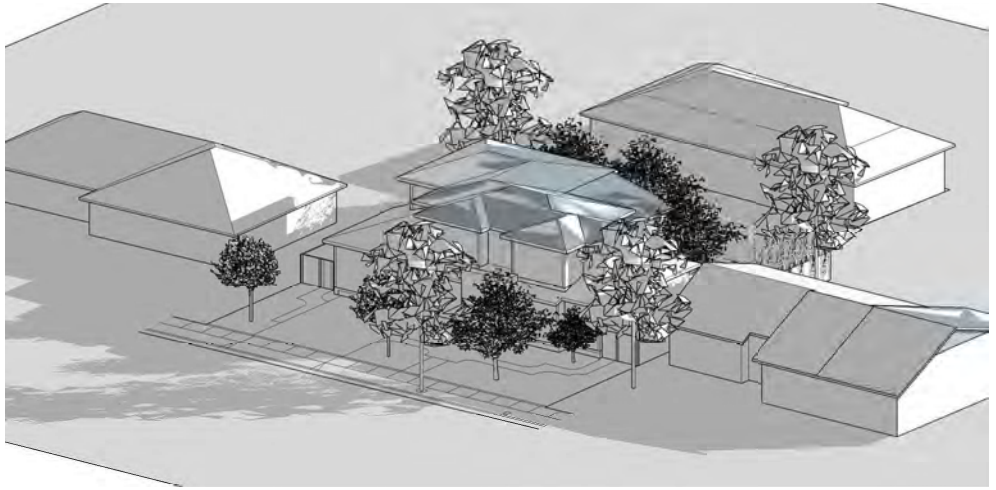
DRAWN SL

JOB PHAM-VO

**S-3**



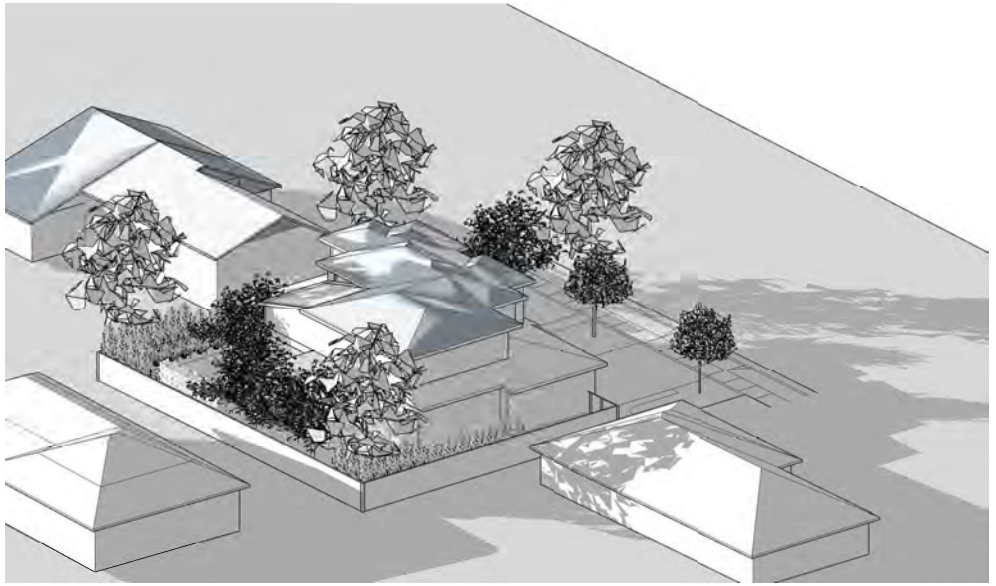
December 21st 9 am



December 21st 9 am



December 21st 9 am



December 21st 9 am

**Karen Aitken & Associates -2021**

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

*** NOTES (E) = Existing**

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

# PHAM-VO RESIDENCE

232 Danville Dr. Los Gatos, CA

SHADOW STUDY (DECEMBER 21)

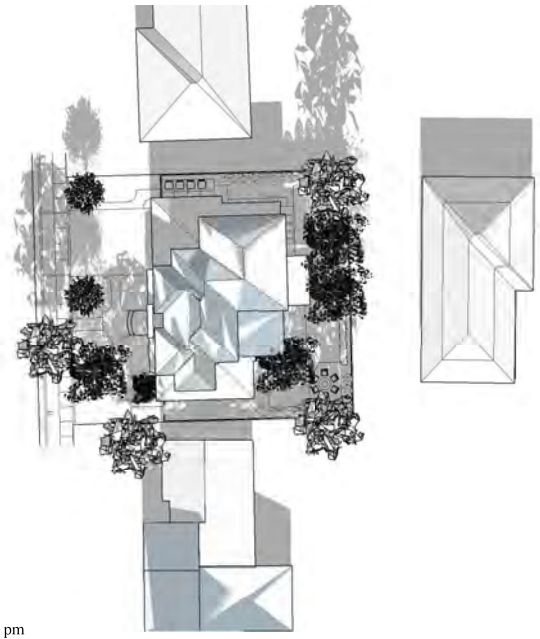
LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE 12-16-22

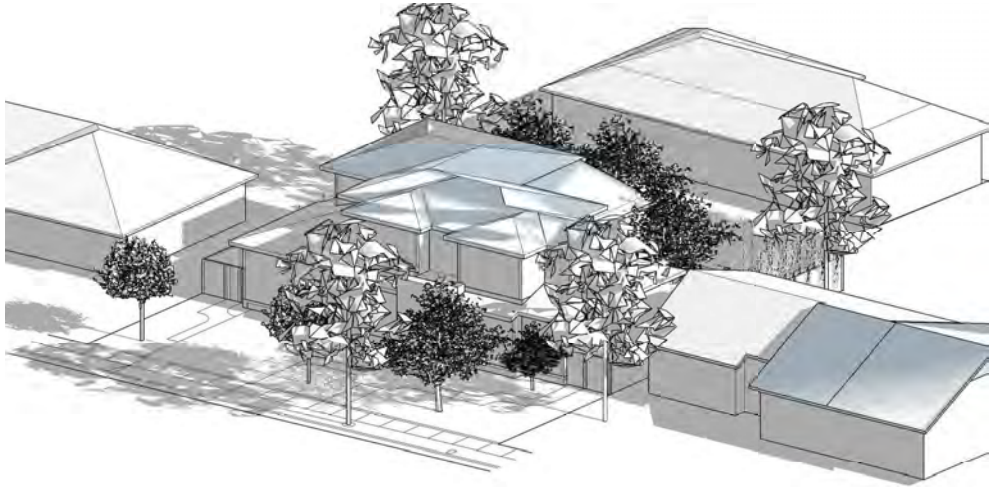
DRAWN SL

JOB PHAM-VO

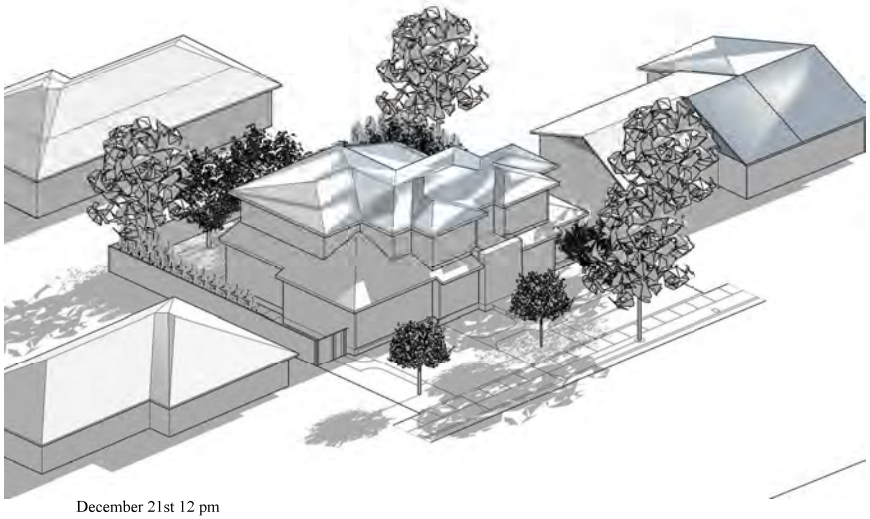
**S-4**



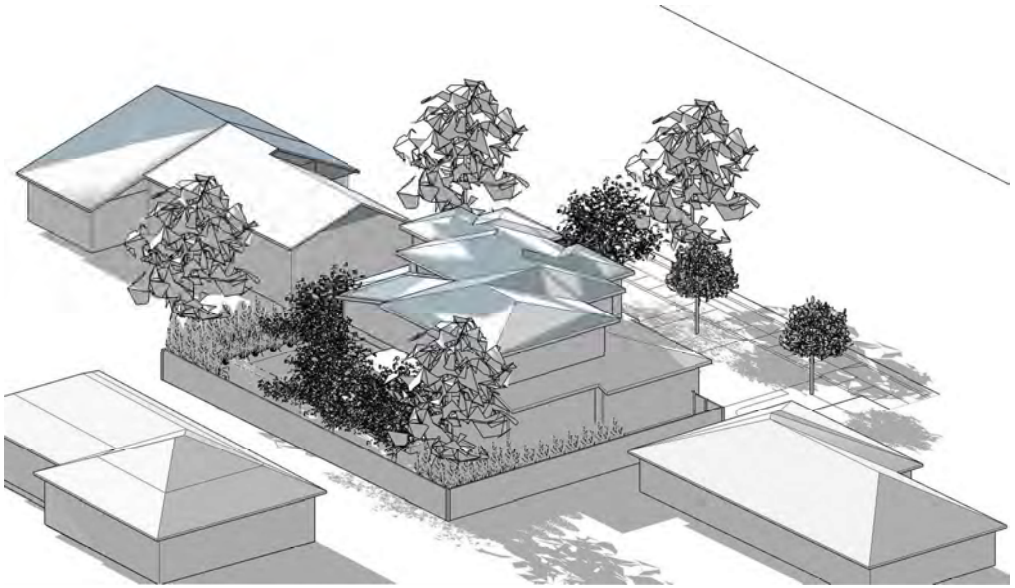
December 21st 12 pm



December 21st 12 pm



December 21st 12 pm



December 21st 12 pm

Karen Aitken & Associates -2021

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

*** NOTES (E) = Existing**

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

# PHAM-VO RESIDENCE

232 Danville Dr. Los Gatos, CA

SHADOW STUDY (DECEMBER 21)

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE 12-16-22

DRAWN SL

JOB PHAM-VO

**S-5**



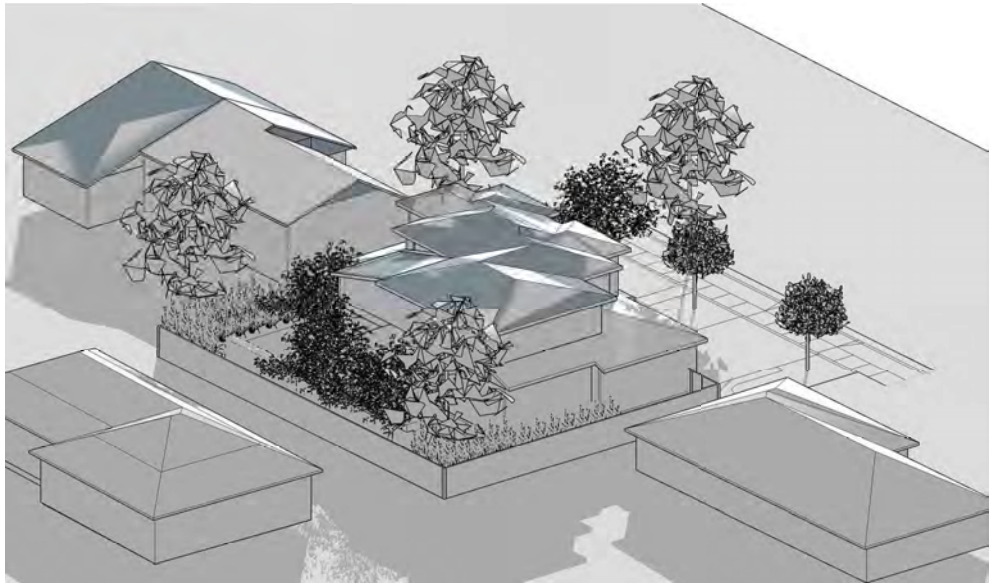
December 21st 3 pm



December 21st 3 pm



December 21st 3 pm



December 21st 3 pm

**Karen Aitken & Associates -2021**

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

*** NOTES (E) = Existing**

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

# PHAM-VO RESIDENCE

232 Danville Dr. Los Gatos, CA

SHADOW STUDY (DECEMBER 21)

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE 12-16-22

DRAWN SL

JOB PHAM-VO

**S-6**

## MAWA EPPT and ETWU Calculations

| | |
|---|---|
| Project Name: | Pham-Vo Res. |
| Project Location: | 232 Danville Dr., Los Gatos, CA |
| Total Landscape Area: | 2,894.0 sq. ft. |
| Date: | 07-24-23 |

**MAWA CALCULATION**

MAWA = (Eto)(.62)[( 0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance ( gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

| | |
|---|---|
| Eto = | 42.9 |
| Conversion | 0.62 |
| ETAF | 0.55 |
| LA = | 2,894 |
| SLA = | 0 |
| MAWA = | 42,339.0 gallons per year / 5,659.9 cubic feet per year |

**MAWA with EPPT**

MAWA = (Eto-Eppt)( 0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precip( 16.4)

| | |
|---|---|
| Eto = | 42.9 |
| Eppt= | 4.1 |
| ETAF= | 0.55 |
| LA = | 2,894 |
| SLA = | 0 |
| MAWA w EPPT = | 32,314.0 gallons per year / 4,182.2 cubic feet per year |

**ETWU CALCULATION**

ETWU = (Eto)(.62)(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area ( High, Medium, and low water use areas)( square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
Residential

| | | |
|---|---|---|
| Reference Evapotranspiration | 42.9 | Los Gatos, CA |

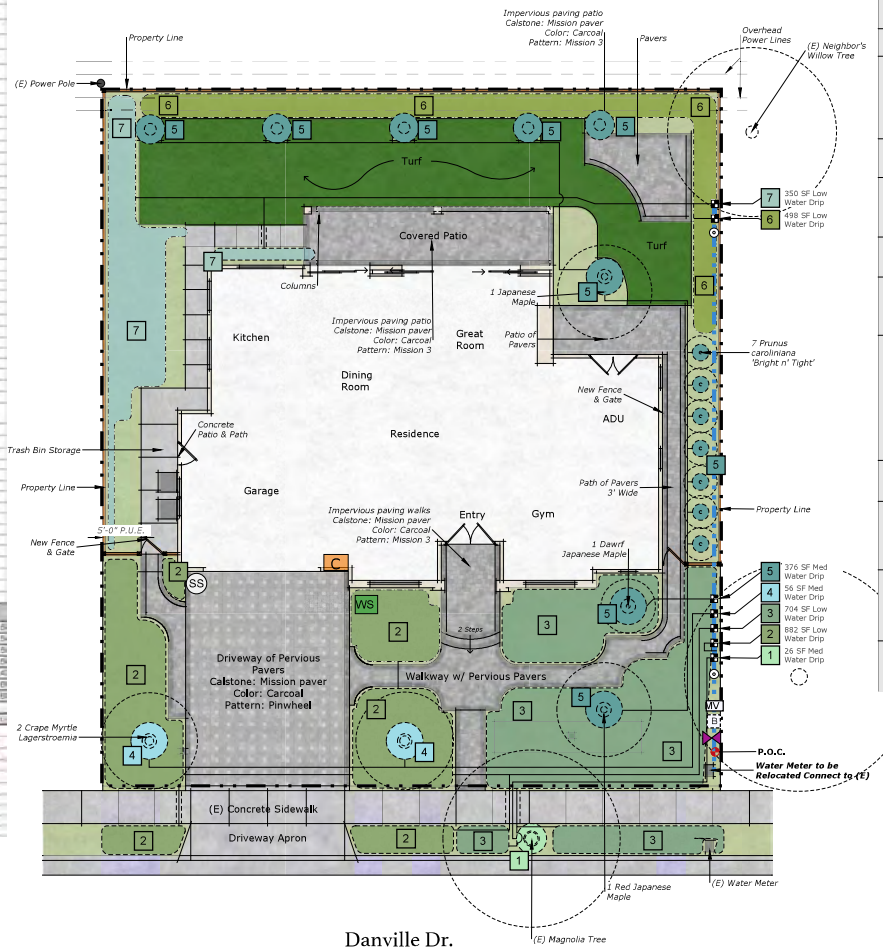
**REGULAR LANDSCAPE AREAS**

| Hydrozone # / Plant Description | Irrigation Method | Plant Factor (PF) | Irrigation Efficiency | ETAF (PF/IE) | Hydrozone Area (sq. ft.) | ETAF x Area | ETWU |
|---|---|---|---|---|---|---|---|
| 1.) Med Water Use/ Tree | Drip | 0.4 | 0.81 | 0.4938272 | 36.0 | 17.8 | 341.5 |
| 2.) Low Water Use/ Shrubs | Drip | 0.2 | 0.81 | 0.2469136 | 862.0 | 212.8 | 5,762.5 |
| 3.) Low Water Use/ Shrubs | Drip | 0.2 | 0.81 | 0.2469136 | 704.0 | 173.8 | 4,623.5 |
| 4.) Med Water Use/ Trees | Drip | 0.4 | 0.81 | 0.4938272 | 56.0 | 27.7 | 735.9 |
| 5.) Med. Water Use/ Trees | Drip | 0.6 | 0.81 | 0.7407407 | 376.0 | 280.0 | 7,447.4 |
| 6.) Low Water Use/ Shrubs | Drip | 0.2 | 0.81 | 0.2469136 | 489.0 | 123.0 | 3,270.9 |
| 7.) Low Water Use/ Shrubs | Drip | 0.2 | 0.81 | 0.2469136 | 370.0 | 91.4 | 2,454.9 |
| | | | | | Total sf ft: 2,894.0 | Totals: 924.5 | Totals: 24,584.6 |
| | | | | | | TOTAL | 24,584.6 |
| | | | | | | MAWA | 42,339.0 |

**ETAF CALCULATIONS**

| Regular Landscape Areas | |
|---|---|
| Total ETAF x Area | 921.5 |
| Total Area | 2,894.0 |
| Average ETAF | 0.32 |

**Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.**




## IRRIGATION KEY

| | |
|---|---|
| | Irrigation Lateral Line: 1 in. PVC Class 200 |
| | Irrigation Mainline: 2 in. PVC Schedule 40 |
| | Pipe Sleeve: PVC Class 200<br>Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. |
| | Shut Off Valve |
| MV | **Hunter ICV-G-BSP 1-1/2"**<br>1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use. |
| B | **FEBCO 825Y 1-1/2"**<br>Reduced Pressure Backflow Preventer |
| | **Hunter ICZ-101-25-LF**<br>Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen. |
| | **Hunter Dripline HDL-06-12-CV**<br>Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.<br><br>Tree Ring Irrigation<br>Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outter ring 30" from plant. Place tie down every 4' in loam and 5' in clay. |
| C | **Hunter ACC-1200**<br>12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet. |
| WS | **Hunter SOIL-CLIK**<br>The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste. |
| SS | **Hunter Solar-Sync**<br>Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired. |
| | **Hunter HFS-150**<br>Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp. |

Color Indicates the Irrigated Area — 1 — 100 SF Low Water Drip — Water Use (Low, Moderate or High)
Hydrozone Number (Valve)

**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan,"
"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package,"

Karen Aitken

*** NOTE: Refer to L-2 for Irrigation Details**

SCALE 1/8" = 1'-0"
0 8 16

*** NOTES (E) = Existing**

Karen Aitken & Associates -2022 These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

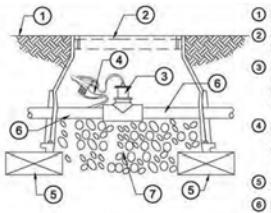
# PHAM/VO RESIDENCE
232 Danville Dr. Los Gatos, CA

## IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT KAREN JONES AITKEN No. 2239 Exp. 8-31-25 STATE OF CALIFORNIA

| | |
|---|---|
| DATE | 07-07-23 |
| SCALE | 1/8"=1'-0" |
| DRAWN | EM & IN |
| JOB | PHAM/VO |

**L-1**



1. FINISH GRADE
2. CARSON VALVE BOX WITH LOCKING LID
3. FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
4. IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
5. (4) BRICKS
6. MAINLINE PIPE FROM MASTER VALVE
7. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

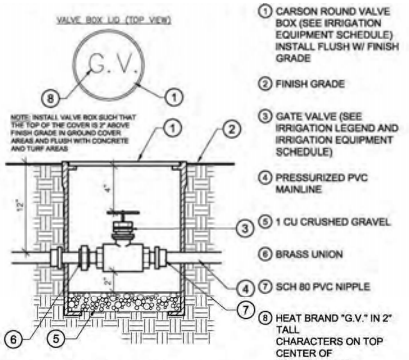
NOTES:

1- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

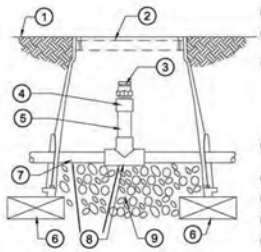
3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL.

## FLOW SENSOR



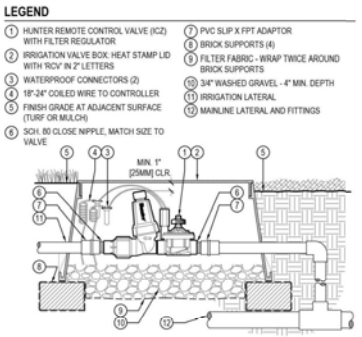

1. CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
2. FINISH GRADE
3. GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
4. PRESSURIZED PVC MAINLINE
5. 1 CU CRUSHED GRAVEL
6. BRASS UNION
7. SCH 80 PVC NIPPLE
8. HEAT BRAND "G.V." IN 2" TALL CHARACTERS ON TOP CENTER OF VALVE BOX LID

## ISOLATION SHUT OFF VALVE



1. FINISH GRADE
2. SMALL CARSON VALVE BOX
3. DRIP AIR RELIEF VALVE INSTALLED AT HIGH POINTS OF THE DRIP ZONE - MATCH TO DRIPLINE MANUFACTURER
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

## AIR RELIEF VALVE IN PVC HEADER



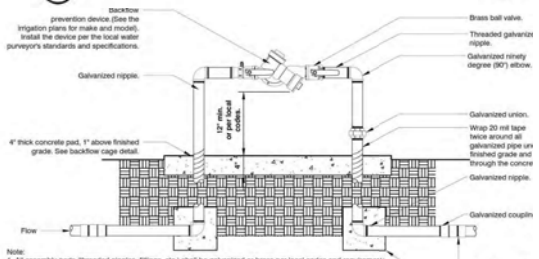
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX. HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS

MIN. 1" [25MM] CLR.

## DRIP CONTROL ZONE KIT (ICZ-101-LF)

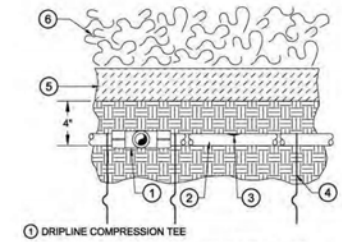
Hunter V.ICZ.01 — NO SCALE




Note:
1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.
2- Galvanized nipple shall extend 12" past the edge of the concrete footing.
3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline.
4- Backflow prevention device shall be located as close as possible to the landscape meter.
5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.
6- See detail for backflow cage installation.
7- All backflow prevention devices shall have freeze blanket included upon installation.
8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

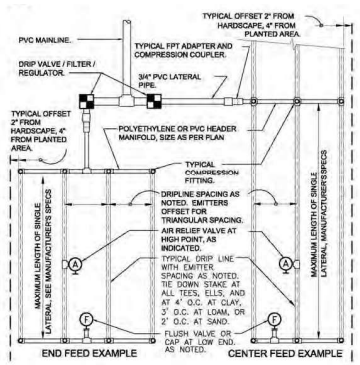
## BACKFLOW PREVENTION DEVICE

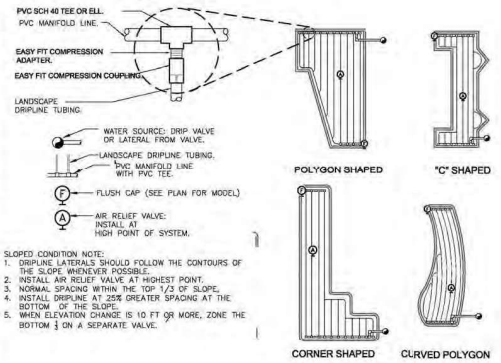
1" = 1'-0" — FX-IR-FX-BACK-02



1. DRIPLINE COMPRESSION TEE
2. SUB-SURFACE DRIPLINE - SEE LEGEND FOR DRIP LINE MANUFACTURER, SPECIFICATIONS, SIZE AND SPACING
3. IN-LINE DRIP EMITTER
4. TIE-DOWN STAKES SPACE 3' O.C. PER DRIP LINE MANUFACTURER
5. MULCH - SEE PLANTING NOTES FOR DEPTH OF MULCH
6. PLANT MATERIAL - SEE PLANS FOR TYPE AND SPACING

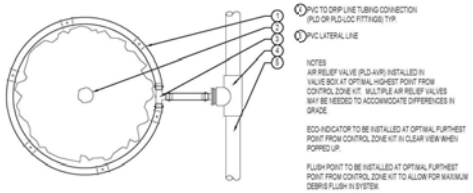
## SUB-SURFACE DRIPLINE BURIAL




SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ½ ON A SEPARATE VALVE.

## TYPICAL DRIPLINE LAYOUT



LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTING) TYP.
5. PVC LATERAL LINE

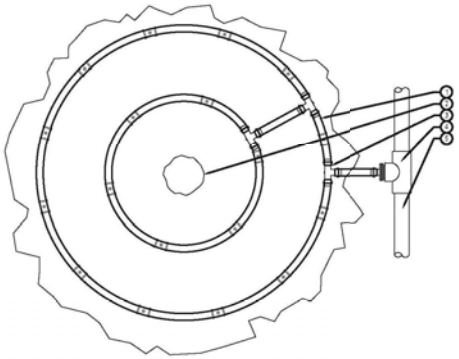
NOTES
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

## XX HUNTER DRIPLINE - TREE RING

Hunter HM.HDL.09 — NOT TO SCALE



LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTING) TYP.
5. PVC LATERAL LINE

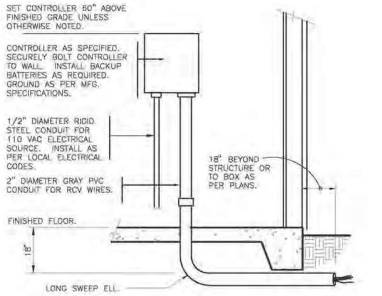
NOTES
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

## XX HUNTER DRIPLINE - TREE RING LARGE SPECIMEN

Hunter HM.HDL.10 — NOT TO SCALE




## INTERIOR WALL MOUNT CONTROLLER

Karen Aitken & Associates -2022 These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates, Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner, Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

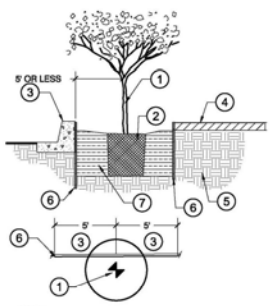
PHAM/VO RESIDENCE
232 Danville Dr. Los Gatos, CA

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT — KAREN JONES AITKEN — No. 2239 — Exp. 8-31-25 — STATE OF CALIFORNIA

| | |
|---|---|
| DATE | 07-07-23 |
| SCALE | |
| DRAWN | EM |
| JOB | PHAM/VO |

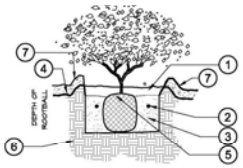
L-2




1. PLANT TRUNK
2. ROOT BALL
3. CONCRETE CURB OR HARDSCAPE
4. FINISH GRADE OR PAVING
5. UNDISTURBED NATIVE SOIL
6. 18" DEEP ROOT-BARRIER AT THE CURB SIDES AND 12" DEEP AT SIDE WALK SIDES (LINEAR INSTALLATION AROUND PERIMETER OF PLANTER FOR TREES 5' OR LESS ADJACENT TO ANY HARDSCAPE, BUILDINGS OR WALLS)
7. BACKFILL MIX (SEE TREE PLANTING DETAILS FOR MIX)

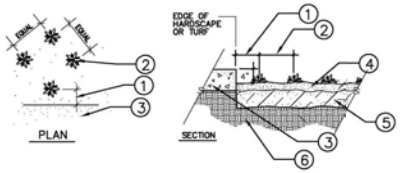
NOTE
- ALL ROOT-BARRIER PANELS SHALL EXTEND 5' FROM THE CENTER OF THE TRUNK AGAINST HARDSCAPE.
- ALL ROOT-BARRIER PANELS 12" AND 18" DEEP PANELS INSTALLED PER THEIR LINEAR SPECIFICATIONS.
- CONTACT ROOT-BARRIER BY VILLA ROOT BARRIER AT (714) 720-8543 OR TOLL FREE (800) 654-4067 OR VISIT WWW.VILLAROOTBARRIER.COM

## ROOT PANEL BARRIER




1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
3. BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

## TYPICAL SHRUB PLANTING




LEGEND

1. 1/2 TIMES O.C.SPACING
2. GROUNDCOVER PLANTS / SEE LEGEND FOR TYPE, SIZE AND SPACING SPEC.
3. HARDSCAPE OR TURF
4. 3" DEEP SHREDDED BARK MULCH LAYER 3/4" MINUS SIZE
5. TILLED AND AMENDED PLANTING BED PER PLANTING NOTES.
6. UNDISTURBED NATIVE SOIL SUBGRADE

NOTE: ESTABLISH FINISH GRADE 2" BELOW FINISH SURFACE OF HARDSCAPE/CURB. ROTOTILL AREAS BEING AMENDED TO A DEPTH OF 6". BLEND AMENDMENTS INTO NATIVE SOIL TO AVOID ANY DISTINCT SOIL HORIZON.

## GROUNDCOVER PLANTING DETAIL




## PLANT LEGEND

| Botanical | Common | Qty | Size | Water | Remarks |
|---|---|---|---|---|---|
| **Tree** | | | | | |
| Acer palmatum | Dwarf Japanese Maple | 1 | 15 Gallon | Medium, Extra in Summer | |
| Acer palmatum | Japanese Maple | 1 | 24" Box | Medium, Extra in Summer | |
| Acer palmatum 'Bloodgood' | Red Japanese Maple | 1 | 24" Box | Medium, High, Extra in Summer | |
| Arbutus 'Marina' | Marina Strawberry Tree | 1 | 24" Box | Low | |
| Lagerstroemia indica | Crape Myrtle | 2 | 24" Box | Low | Multi-Trunk |
| Podocarpus gracilior | African Fern Pine | 4 | 24" Box | Low, Medium | |
| **Shrub** | | | | | |
| Buxus 'Green Beauty' | Green Beauty Boxwood | 14 | 5 Gallon | Medium, Extra in Summer | |
| Coleonema pulchellum 'Compacta' | Dwarf Breath of Heaven | 18 | 5 Gallon | Medium | |
| Dodonaea viscosa | Green Hopseed Bush | 7 | 5 Gallon | Low | |
| Escallonia x exoniensis 'Frades' | Frades Compact Escallonia | 8 | 5 Gallon | Low | |
| Ligustrum japonicum | Japanese Privet | 8 | 5 Gallon | Medium | |
| Loropetalum chinense 'Plum Delight' | Plum Delight Fringe Flower | 6 | 5 Gallon | Low, Medium, Extra in Summer | |
| Nandina domestica | Nandina, Heavenly Bamboo | 9 | 5 Gallon | Low | |
| Pittosporum tenuifolium | Variegated Pittosporum | 11 | 5 Gallon | Medium | |
| Prunus carolliniana 'Bright n' Tight' | Bright n' Tight Carolina Laurel | 7 | 5 Gallon | | |
| Rhaphiolepis umbellata 'Minor' | White Compact Yeddo Hawthorn | 6 | 5 Gallon | Low, Medium, Extra in Summer | |
| Viburnum tinus 'Purpureum' | Purpleleaf Purple Verbena | 12 | 1 Gallon | Very Low, Low | |
| **Ground cover** | | | | | |
| Gazania 'Yellow Trailing' | Trailing Yellow Gazania | 28 | 1 Gallon | Very Low, Low, Extra in Summer | |
| Rosa 'Flower Carpet Red' | Red Flower Carpet Rose | 6 | 5 Gallon | Medium | |
| Salvia leucophylla 'Dara's Choice' | Dara's Choice Crimping Sage | 5 | 5 Gallon | Low, Extra in Summer | |
| Trachelospermum jasminoides | Star Jasmine | 14 | 1 Gallon | Low, Medium | |
| **Perennial** | | | | | |
| Hemerocallis hybrids | Daylily hybrids | 12 | 1 Gallon | Low, Extra in Summer | |
| Salvia 'Waverly' | Waverly Sage | 2 | 5 Gallon | Low, Medium, Extra in Summer | |

**SOIL PREPARATION, MULCH AND AMENDMENTS**

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT;

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED;

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;

D) A MINIMUM 3 INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5 % OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH;

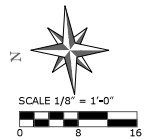
E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS;

F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT;

G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

**At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.**

**A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding).**




*** NOTES (E) = Existing**

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

PHAM/VO RESIDENCE
232 Danville Dr. Los Gatos, CA

PLANTING PLAN & DETAILS

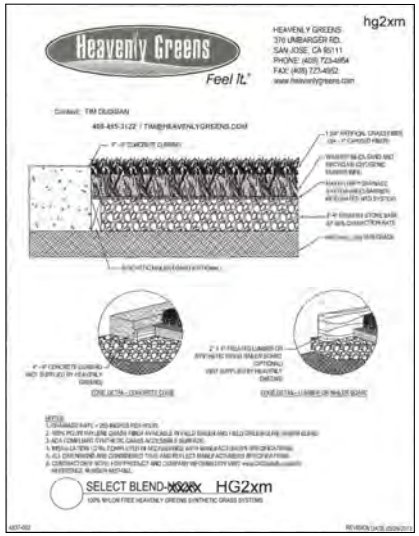
LICENSED LANDSCAPE ARCHITECT KAREN JONES AITKEN No. 2239 Exp. 8-31-25 STATE OF CALIFORNIA

| | |
|---|---|
| DATE | 07-07-23 |
| SCALE | 1/8"=1'-0" |
| DRAWN | SL-IN-EM |
| JOB | PHAM/VO |

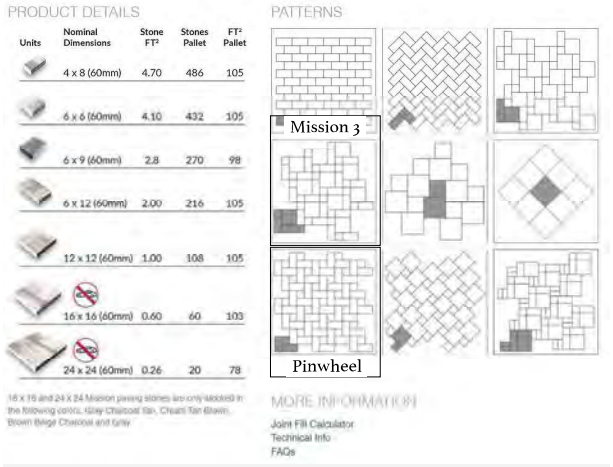
**L-3**

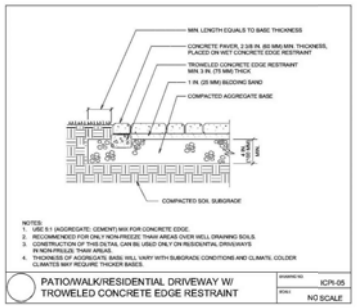
Karen Aitken & Associates -2022 These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates, Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.




CALSTONE MISSION PAVER






Charcoal Color

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

PHAM/VO RESIDENCE
232 Danville Dr. Los Gatos, CA

MATERIAL CUTSHEETS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

| | |
|---|---|
| DATE | 07-07-23 |
| SCALE | |
| DRAWN | IN |
| JOB | PHAM/VO |

L-4

Karen Aitken & Associates -2022 These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates, Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner, Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

* NOTES (E) = Existing

*This Page*
*Intentionally*
*Left Blank*

**TOWN OF LOS GATOS**
**PLANNING COMMISSION**
**REPORT**

MEETING DATE: 08/23/2023

ITEM NO: 2

ADDENDUM

DATE: August 22, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence Requiring a Grading Permit on Property Zoned R-1:8. **Located at 232 Danville Drive**. APN 523-43-035. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures. Property Owner: Cung Pham and Bien Vo. Applicant: D&Z Design Associates, Inc. Project Planner: Savannah Van Akin.

REMARKS:

Exhibit 12 includes public comment received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

EXHIBITS:

Previously received with the August 18, 2023, 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 First Report, dated September 9, 2022
6. Applicant's response to the Consulting Architect's First Report, received April 5, 2023
7. Consulting Architect's Second Report, dated May 5, 2023
8. Applicant's response to the Consulting Architect's Second Report, received May 15, 2023
9. Applicant's neighborhood outreach efforts
10. Public Comments received prior to 11:00 a.m., Friday, August 18, 2023
11. Development Plans, received July 25, 2023

Received with this Addendum Report:

12. Public Comment received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

PREPARED BY: Savannah Van Akin
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

*This Page*
*Intentionally*
*Left Blank*

August 21, 2023
Roger Eline
[redacted]
Los Gatos, Ca 95032
[redacted]

Los Gatos Planning Commission
110 E. Main Street
Los Gatos, Ca 95030

Hello Savannah,
This email is a follow up to the previous email and attachment I sent with respect to the 2-story house construction proposed for 232 Danville Dr., Los Gatos, Ca. 95032.

I had sent a previous email and attachment to the Los Gatos Planning Commission, dated June 30, '23 on the subject. Since then, I met with Michael Davis, the architect, to discuss changes to mitigate some of the concerns I had. Overall, the building changes that Michael discussed with me have done a good job relieving my concerns. There's still one issue wrt. the rear property screening trees that I address below. These changes included the 2nd story bathroom freestanding bathtub window using opaque glass, the heightening of the master bedroom window ceil, the reduction of the open space ceiling height/roofline above the great room, and the addition of additional screening trees (4ea. podocarpus gracilior) along the rear of the property.

**Issue remaining:**
The 4ea. podocarpus gracilior are specified as 24" box size, set back 4' from rear property line. The typical height of a 24" box podocarpus gracilior is 7-9 feet, so let's say 8' height trees are planted. In reviewing the site landscape plan and based on my calculations, an 8' tree will provide **NO** visual screening of the Danville property 2nd story window from looking directly into the Master bedroom of the rear neighbor and into my property's downstair bedroom window plus a good portion of my backyard, side yard, and pool/spa area. A 14' height tree is required to provide the necessary visual screening. It will take 4-5 years for an 8' podocarpus gracilior to grow to ~14', which is too long.
**The solution:**
Specify 36" box size podocarpus gracilior (~ 11' - 12' height) setback 4 ft from rear property line instead of the specified 24" box.
To reach 14ft would take ~ 2 yrs, which is acceptable.

I discussed this with Michael Davis, so he is aware of my concern and request to increase the podocarpus gracilior height.

Bests regards,
Roger Eline

[redacted]
Los Gatos, Ca. 95032
[redacted]

*This Page*
*Intentionally*
*Left Blank*

**TOWN OF LOS GATOS**
**PLANNING COMMISSION**
**REPORT**

MEETING DATE: 08/23/2023

ITEM NO: 3

DATE: August 18, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Development Review Committee Decision to Approve Construction of a New Single-Family Residence for Lot B On Property Zoned R-1:10. **Located at 16220 Harwood Road, Lot B.** APN 567-18-076. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Architecture and Site Application S-22-036. Property Owner: Majid Mohazzab. Applicant: Cherine Bassal. Appellant: Douglas McCracken. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Deny the appeal and uphold the decision of the Development Review Committee (DRC) to approve the application, subject to the recommended conditions of approval.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:10, Single-Family Residential
Applicable Plans & Standards: Town Code, General Plan, and Residential Design Guidelines
Parcel Size: 11,810 square feet
Surrounding Area:

| | Existing Land Use | General Plan | Zoning |
|---|---|---|---|
| North | Residential | Low Density Residential | R-1:8 and R-1:10 |
| South | Residential | Low Density Residential and Hillside Residential | R-1:10 and HR-1 |
| East | Residential | Low Density Residential | City of San Jose |
| West | Residential | Low Density Residential | R-1:10 |

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Planning Manager

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:

- Pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorically Exempt, Section 15303: New Construction.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project complies with the Residential Design Guidelines.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

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

BACKGROUND:

The subject property is located on the east side of Harwood Road, adjacent to the intersection of Harwood Road and Belwood Gateway (Exhibit 1). The site is developed with a vacant commercial building previously occupied as a school.

On October 13, 2020, the DRC approved a subdivision of the approximate, 34,676-square foot lot into three lots.

On June 28, 2022, the applicant submitted an Architecture and Site application for the construction of a new 3,100-square foot two-story residence with a 530-square foot attached garage. Two additional Architecture and Site applications for Lots A and C were also submitted.

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

On July 11, 2023, the DRC approved the Architecture and Site application with additional conditions to address privacy concerns from the adjacent neighbor as detailed in the Discussion section of this report. The DRC also approved the two Architecture and Site applications for Lots A and C at the same meeting.

BACKGROUND (continued):

On July 20, 2023, the decision of the DRC to approve the new home on Lot B was appealed to the Planning Commission by the adjacent neighbor (appellant), due to concerns regarding privacy and views (Exhibit 10).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the east side of Harwood Road, adjacent to the intersection of Harwood Road and Belwood Gateway (Exhibit 1). The property is developed with a vacant commercial building previously occupied by a school. The surrounding properties are comprised of single-family homes.

B. Project Summary

The applicant proposes construction of a new two-story single-family home with an attached garage. The proposed residence would be 3,100 square feet with a 530-square foot attached garage. The project plans in Exhibit 13 show a future Junior Accessory Dwelling Unit (JADU), which is not a part of this Architecture and Site application because it cannot be reviewed through a discretionary application in accordance with State ADU law.

C. Zoning Compliance

A single-family residence and garage are permitted in the R-1:10 zone. The proposed residence is in compliance with all applicable zoning regulations including floor area, height, setbacks, lot coverage, and parking.

DISCUSSION:

A. Architecture and Site Application Analysis

The applicant is proposing to construct a new two-story single-family residence with 3,100 square feet of living floor area and a 530-square foot attached garage. The maximum height of the proposed residence is 28 feet, seven inches, where a maximum of 30 feet is allowed. The applicant provided a Letter of Justification detailing the proposal, which is included as Exhibit 4.

The development plans show a future JADU that is proposed to be contained within the first floor of the residence and is not being reviewed with this application per State law, and does not count towards the maximum allowed floor area for the site (Exhibit 13). The JADU

DISCUSSION (continued):

is not a part of the Architecture and Site approval and would require a future submittal for a separate ministerial permit. A new JADU on the property would be subject to the requirements contained in Section 29.10.320 of the Town Code.

B. Building Design

The applicant proposes construction of a new-story single-family home with an attached garage in a traditional architectural style. Proposed exterior materials include smooth stucco, composition shingle roofing, carriages style garage doors, and aluminum windows (Exhibit 5).

The Town's Consulting Architect reviewed the project on July 20, 2022 (Exhibit 6). In the report, the Consulting Architect noted that the site is located in an established neighborhood with a mix of one- and two-story homes designed in traditional architectural styles, and that the proposed house is simple and well designed to fit into the immediate neighborhood.

The Consulting Architect identified five concerns with the original design and made five recommendations for modifications. The Consulting Architect made the following recommendations to address consistency with the Residential Design Guidelines (RDG):

1. Add a trellis over the garage consistent with Residential Design Guideline 3.4.1;
2. Eliminate the second-floor balcony or as a minimum fill in the balcony railing area with wall on all three exposed sides;
3. Continue the divided lite windows and projecting wall trim around all sides of the house;
4. Utilize true or simulated divided lites to be consistent with Residential Design Guideline 3.7.4; and
5. Reevaluate the wall materials for the homes on all three parcels, and consider some additional diversity of materials (e.g., using different materials on at least one of the homes or explore the use of a mix of materials).

The applicant revised the project to incorporate each of the recommendations prior to DRC approval.

C. Neighborhood Compatibility

The immediate neighborhood is made up of one- and two-story single-family residences. Based on County records, the residences in the immediate neighborhood range in size from 2,346 square feet to 3,348 square feet. The floor area ratios (FAR) range from 0.21 to 0.33. The proposed residence would be 3,100 square feet (0.26 FAR) with a 530-square foot

DISCUSSION (continued):

attached garage. Pursuant to Town Code Section 29.40.075, the maximum allowed FAR for the net lot area of 10,011 square feet, after the removal of the corridor portion of the lot, is 0.31 (3,103 square feet) with a maximum allowed garage size of 861 square feet. The table on the following page reflects the current conditions of the homes in the immediate neighborhood.

| Address | Zoning | House | Garage | Lot Size | House FAR | No. of Stories |
|---|---|---|---|---|---|---|
| 101 Almond Blossom Ct. | R-1:10 | 3,348 | 618 | 10,122 | 0.33 | 2 |
| 103 Almond Blossom Ct. | R-1:10 | 2,544 | 651 | 10,183 | 0.25 | 2 |
| 105 Almond Blossom Ln. | R-1:10 | 2,756 | 611 | 11,793 | 0.23 | 2 |
| 103 Almond Blossom Ln. | R-1:10 | 2,596 | 629 | 10,682 | 0.24 | 2 |
| 107 Sebastian Ct. | R-1:10 | 3,089 | 630 | 11,401 | 0.27 | 2 |
| 102 Sebastian Ct. | R-1:10 | 2,989 | 630 | 10,188 | 0.29 | 2 |
| 16224 Harwood | R-1:10 | 2,925 | 552 | 9,876 | 0.30 | 2 |
| 16226 Harwood | R-1:10 | 2,804 | 473 | 13,463 | 0.21 | 2 |
| 16228 Harwood | R-1:10 | 2,346 | 466 | 9,998 | 0.23 | 2 |
| 189 Belwood | R-1:10 | 2,448 | 440 | 11,473 | 0.21 | 2 |
| 103 Belvale | R-1:10 | 2,448 | 440 | 11,753 | 0.21 | 2 |
| 16220 Harwood, Lot A | R-1:10 | 3,444 | 495 | 11,647 | 0.30 | 2 |
| **16220 Harwood, Lot B (Proposed)** | **R-1:10** | **3,100** | **530** | **11,810** | **0.26** | **2** |
| 16220 Harwood, Lot C | R-1:10 | 3,363 | 810 | 11,219 | 0.30 | 2 |

The proposed residence would not be the largest home in the immediate neighborhood in terms of square footage or FAR. The proposed two-story residence would not be the first two-story in the neighborhood, and at a proposed height of 28 feet, seven inches it would not be the tallest (Sheet A1.3, Exhibit 13).

D. Trees

The Town's Consulting Arborist prepared a report for the site and recommendations for the project (Exhibit 7). The Consulting Arborist recommends removal of six trees contained on the property due to their suitability for conservation with the proposed project. Of the six protected trees proposed to be removed, five are in very poor or poor condition.

A tree in poor condition has a declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline, at least one significant structural problem, or multiple moderate defects that cannot be corrected and failure may occur at any time.

DISCUSSION (continued):

A tree in very poor condition has poor vigor and is dying with little foliage in irreversible decline, and severe defects with the likelihood of failure being probable or imminent (Exhibit 7).

If the project is approved, tree protection measures would be implemented prior to and during construction. Replacement trees would also be required to be planted pursuant to the Town Code.

E. Development Review Committee

The DRC held a public hearing for the Architecture and Site application on July 11, 2023. Written public hearing notices were sent to surrounding property owners and occupants within 300 feet of the subject property. The following neighbors were in attendance and spoke on the item:

- Douglas McCracken (Appellant);
- Sally Jones; and
- Nancy Durrett.

The neighbors in attendance at the meeting raised concerns regarding the proposed architecture, setbacks, height, floor area, privacy, and traffic generation (Exhibit 9).

The DRC found that the application was complete and in compliance with the Town Code and Residential Design Guidelines. Based on the findings and determinations, the DRC approved the proposed project, subject to modified conditions of approval in response to the concerns raised by the neighbors (Exhibit 3). The DRC approval included the addition of condition #5:

5. PRIVACY: To the satisfaction of the Community Development Director, the applicant shall provide privacy screening through all of the following methods: trees, lattice for the second story balcony, and clerestory windows on the second-floor rear elevation, when not required as an egress window by Building Code.

F. Appeal

On July 20, 2023, the decision of the DRC was appealed to the Planning Commission by the adjacent neighbor, Douglas McCracken (Exhibit 10). The appellant provided additional information for the appeal in Exhibit 11. The applicant submitted a response letter to the appeal in Exhibit 12. An abbreviated summary of the reasons for the appeal are provided below, followed by analysis in *italic* font.

DISCUSSION (continued):

- At the DRC meeting, the three Architecture and Site applications were treated as a single application. The format did not allow for the community to property comment and provide input on all three properties.

  *At the discretion of the Chair of the DRC, the three applications were discussed as a single item and the time limits for public comments were extended from three minutes to five minutes for each speaker.*

- During the DRC meeting, the community raised a question as to why the houses were not considered as a single-story house. Approximately, 40 percent of the Belwood/Belgatos homes are single-story.

  *The RDG states that the greatest attention and appropriateness of design proposals will be given to the immediate neighborhood. The RDG interprets the immediate neighborhood to be the five homes across the street and the two homes on either side of the subject property. The homes along Almond Blossom Lane are comprised of two-story homes, while the homes along Harwood Road are comprised of both single-story and two-story homes. Based on the consideration of the immediate neighborhood, the proposal would not create the first two-story home. Additionally, the applicant has provided a response letter to the appeal, provided as Exhibit 12 stating that there are existing two-story homes adjacent to Lot B and that the proposed house on Lot B complies with the maximum height and is within the height range of other two-story homes in the neighborhood.*

- Lot B is the only flag lot in the Belwood/Belgatos neighborhood. All other properties in the neighborhood have a minimum front setback of 25 feet, plus a street between it and the adjacent property.

  *On October 13, 2020, the DRC approved a subdivision of the approximate, 34,676-square foot lot into three lots. The DRC found that no findings could be made deny the application as required by Section 66474 of the State Subdivision Map Act. Additionally, the property located at 16226 Harwood Road is considered to be a flag lot. An appeal of the decision of the DRC was not received for the Subdivision application by the Town. The proposed Architecture and Site application complies with the minimum required 25-foot front setback, with a proposed setback of 36 feet, three inches. Additionally, the applicant has provided a response letter to the appeal, provided as Exhibit 12 stating that there is another flag lot in the immediate neighborhood, located at 16226 Harwood Road. The applicant states that Lot B will have its own access to the property, unlike the adjacent parcel located at 16226 Harwood which shares access with the adjacent properties.*

DISCUSSION (continued):

- While the Town Code and State law allows for a JADU to be permitted separately, it is illogical to not consider the entire structure when considering the Residential Design Guidelines.

  *The development plans show a future JADU that is proposed to be contained within the first floor of the residence and is not being reviewed with this application per State law and does not count towards the maximum allowed floor area for the site. A JADU may not be considered as part of the Architecture and Site application, which is a discretionary action. The JADU would require a future submittal for a separate ministerial permit. A new JADU on the property would be subject to the requirements contained in Section 29.10.320 of the Town Code. Additionally, the applicant has provided a response letter to the appeal, provided as Exhibit 12 stating that they have the right to add an ADU to the property based on State law.*

- The Town is allowing the third largest structure on the most constrained lot in the neighborhood. There are two other larger structures within the development on Lot A and Lot C.

  *The proposed residence is in compliance with all applicable zoning regulations including floor area, height, setbacks, lot coverage, and parking. Within the immediate neighborhood, the residence located at 101 Almond Blossom Court is larger in square footage at 3,348 square feet. Additionally, the homes located at 101 Almond Blossom Court, 107 Sebastian Court, 102 Sebastian Court, and 16224 Harwood Road have floor area ratios greater than the proposed residence, as reflected on page five of the staff report. Additionally, the applicant has provided a response letter to the appeal, provided as Exhibit 12 stating that there are several homes in the immediate neighborhood that are close to or more than 3,000 square feet in size and the proposed home for Lot B is in context with the size of other homes within the immediate neighborhood.*

- The story poles for Lot A and Lot C have been removed and the overpowering of the three total structures using minimal setbacks in the R-1:10 zone will not be viewable for Planning Commissioner's site visit. Views of the east and west hills will be blocked by the development.

  *An appeal of the Architecture and Site application for Lot A and Lot C was not received by the Town during the appeal period. As a result, the story poles for each lot have been removed as required by the Story Pole Policy. The residence for Lot B proposes an approximate front setback of 36 feet, three inches, a right-side setback of 11 feet, a left-side setback of 17 feet, and a rear setback of between 20 feet and 23 feet, six inches. The minimum required setbacks for the R-1:10 zone are 25 feet for the front, 10 feet for*

DISCUSSION (continued):

*the side, and 20 feet for the rear. Pursuant to the RDG, views are not a protected right. Additionally, the applicant has provided a response letter to the appeal, provided as Exhibit 12 stating that the proposal for Lot B complies with all Town Code regulations for the R-1:10 zone.*

- The community is concerned that by ignoring the total size of the structures being proposed that the Town is setting a precedent for future developers in the Belwood/Belgatos neighborhood. The goal of affordable housing can be achieved with a single-story home. The neighbors do not believe that the proposed solution of lattice and trees will mitigate the privacy issues due to the sheet size of the structure and use of minimum setbacks.

  *Pursuant to State law, a JADU may not be considered as part of a discretionary action. The Town's ADU Ordinance provides regulations for the maximum size of a JADU based on State law. The maximum allowable floor area for the proposed residence, complies with Section 29.40.075 of the Town Code, which is not applicable to a future JADU. The applicant proposes a 3,100-square foot residence, whereas the maximum allowable floor area is 3,103 square feet. The development plans show a future 500-square foot JADU that is proposed to be contained within the first floor of the residence and is not being reviewed with this application per State law (Exhibit 13). The immediate neighborhood is made up of one and two-story single-family residences. The proposed residence would not be the largest home in the immediate neighborhood in terms of square footage or FAR and is in compliance with all applicable zoning regulations including floor area, height, setbacks, lot coverage. Additionally, the applicant has provided a response letter to the appeal, provided as Exhibit 12 stating that the height of the appellant's home is taller than the home proposed on Lot B and that there are several windows overlooking Lot B and other neighboring residences. The applicant states that the proposed second floor windows for Lot B are approximately 60 feet away from the appellant's backyard and approximately 90 feet from the residence, and the proposal for Lot B includes trees to be planted to provide additional privacy.*

PUBLIC COMMENTS:

Public comments received between 10:00 a.m., Tuesday, July 11, 2023, and 11:00 a.m., Friday, August 18, 2023, are included as Exhibit 14.

Story poles and the project sign including the hearing date, contact information, project description, and front elevation, were installed on the site; and the written notice of the DRC public hearing was sent to neighboring property owners and occupants. Following the appeal, written notice of the Planning Commission hearing was sent to neighboring property owners

PUBLIC COMMENTS (continued):

and occupants, the story poles have remained in place, and the project sign has been updated to reflect the appeal hearing before Planning Commission.

ENVIRONMENTAL REVIEW:

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

CONCLUSION:

A. Summary

The appellant is requesting that the Planning Commission reconsider the DRC's decision to approve construction of a new-story residence and attached garage on property zoned R-1:10, located at 16220 Harwood Road, Lot B due to privacy and view concerns.

B. Recommendation

For the reasons stated in this report, staff recommends that the Planning Commission take the following actions to deny the appeal, uphold the decision of the Development Review Committee, and approve the Architecture and Site application:

1. Find that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Exhibit 2);
3. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
4. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
5. Approve Architecture and Site Application S-22-036 with the conditions contained in Exhibit 3 and Development Plans in Exhibit 13.

CONCLUSION (continued):

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Deny the appeal and approve the application with additional and/or modified conditions; or
3. Grant the appeal and deny the Architecture and Site application.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Letter of Justification
5. Color and Material Board
6. Consulting Architect's Report
7. Consulting Arborist's Report
8. Neighbor's Contacted
9. July 20, 2023, Development Review Committee meeting minutes
10. Appeal of Development Review Committee, July 20, 2023
11. Additional Appellant Information
12. Applicant's Response to Appeal
13. Development Plans
14. Public Comments Received by 11:00 a.m., Friday, August 18, 2023

*This Page*
*Intentionally*
*Left Blank*

# 16220 Harwood Road

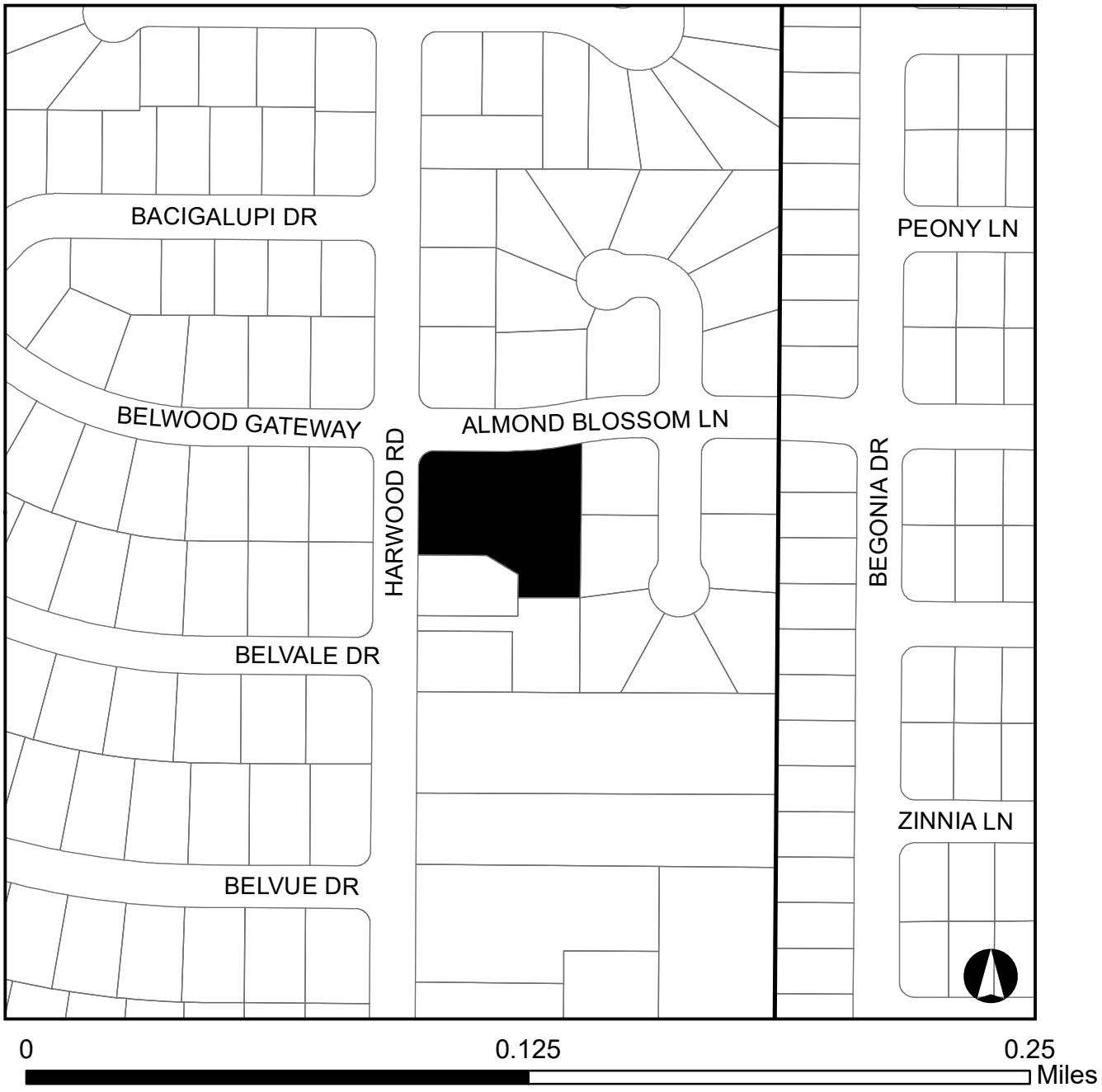





EXHIBIT 1

*This Page*
*Intentionally*
*Left Blank*

**PLANNING COMMISSION** – *August 23, 2023*
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**16220 Harwood Road**
**Architecture and Site Application S-22-036**

**Consider an Appeal of a Development Review Committee Decision to Approve Construction of a New Single-Family Residence for Lot B On Property Zoned R-1:10. Located at 16220 Harwood Road, Lot B. APN 567-18-076. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.**
**PROPERTY OWNER: Majid Mohazzab**
**APPLICANT: Cherine Bassal**

**FINDINGS**

**Required finding for CEQA:**

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

**Required compliance with the Zoning Regulations:**

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

**Required compliance with the 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. The applicant addressed each of the Town's Consulting Architect recommendations. The proposed project has been found to be compatible with the Residential Design Guidelines and well designed to fit into the immediate 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.

EXHIBIT 2


:\Users\MeetingsOfficeUser5\AppData\Local\Temp\tmpE66A.tmp

*This Page*
*Intentionally*
*Left Blank*

**PLANNING COMMISSION –** *August 23, 2023*
**CONDITIONS OF APPROVAL**

**16220 Harwood Road**
**Architecture and Site Application S-22-036**

**Consider an Appeal of a Development Review Committee Decision to Approve Construction of a New Single-Family Residence for Lot B On Property Zoned R-1:10. Located at 16220 Harwood Road, Lot B. APN 567-18-076. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.**
**PROPERTY OWNER: Majid Mohazzab**
**APPLICANT: Cherine Bassal**

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. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
4. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
5. PRIVACY: To the satisfaction of the Community Development Director, the applicant shall provide privacy screening through all of the following methods: trees, lattice for the second story balcony, and clerestory windows on the second-floor rear elevation, when not required as an egress window by Building Code.
6. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, as defined in the Town Code, prior to the issuance of a building or grading permit.
7. 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.
8. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.

EXHIBIT 3

9. 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.
10. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
11. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
12. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.
    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.
13. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
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. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing structures. A separate Building Permit is required for the construction of the new single-family residence and attached garage. An additional Building Permit is required for the PV System that will be required by the California Energy Code.

16. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
17. 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.
18. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
19. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
20. 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.
21. 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.
22. 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.
23. 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
24. 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.
25. 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.

26. 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.
27. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
28. 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 online at www.losgatosca.gov/building.
29. 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 online at www.losgatosca.gov/building.
30. 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*

31. Dedications: Please submit the required materials and payment to Town of Los Gatos to begin the process. A fee of **$829.00** and a deposit of **$2,500** is required for our surveyor peer review time + materials. Unused deposit funds will be returned to the applicant.

32. 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 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.
33. Grading Permit: Grading permit plans required. Please see items 238-256 in Town of Los Gatos Fee Schedule for pricing. More information provided in COA 21 below and after DRC/PC approval.
34. PAYMENT OPTIONS:
    All payments regarding fees and deposits can be mailed to:
    Town of Los Gatos PPW – Attn: Engineering Dep
    41 Miles Avenue
    Los Gatos, CA 95030
    Or hand deliver/drop off payment in engineering lock box. Checks made out to **"Town of Los Gatos"** and should mention **address and application number** on memo/note line.
35. 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.
36. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner'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's expense
37. 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.
38. PRIOR APPROVALS: All conditions per prior approvals shall be deemed in full force and affect for this approval.
39. 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.

40. 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 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.
41. 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 grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
42. 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.
43. 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.
44. 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.
45. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.

46. 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.
47. 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.
48. 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.
49. 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'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.
50. 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.
51. 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'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.
52. 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 for review and approval by the Development Review Committee prior to applying for a grading permit.

53. 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.
54. DRIVEWAY: The driveway conform to existing pavement on Almond Blossom and Harwood shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
55. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit.
56. 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.
57. DEMOLITION: Within 60-days of the Development Review Committee approval action being final (i.e. after the 10-day appeal period and no requested appeals being submitted to the Town), the Property Owner shall record a Deed Restriction on each of the 3 parcels in question which prohibits the recording of a Certificate of Compliance until one of the two (2) prerequisite actions occurs prior to the proposed recordation: 1) removal of any structures which cross lot/property lines or 2) the Property Owner successfully obtaining an Architecture & Site approval from the Town of Los Gatos for the demolition of the existing house and construction of a replacement house.
58. SOILS REPORT: One electronic copy (PDF) of the soils 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.
59. 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.
60. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner'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's soils engineer and submitted to the Town before a certificate of occupancy is granted.

61. 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'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.
62. WATER METER: The existing water meter, currently located within the Town of Los Gatos 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 prior to issuance of a certificate of occupancy.
63. SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the Town of Los Gatos 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 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 prior to issuance of a certificate of occupancy.
64. 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.
65. 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.
66. FRONTAGE IMPROVEMENTS: The Developer 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. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
67. 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.

68. 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'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.
69. SIDEWALK REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and 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 sidewalk 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.
70. CURB AND GUTTER 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.
71. 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.
72. DRIVEWAY APPROACH: The Owner, Applicant and/or Developer shall install 3 Town standard residential driveway approaches. The new driveway approaches shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall

be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.

73. FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
74. 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.
75. 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.
76. FRONTAGE IMPROVEMENTS (TRAFFIC) (for developments and subdivisions): The Developer shall construct improvements including and may not be limited to signage, striping, curb/gutter/sidewalk, ADA ramps, pedestrian crosswalk, street lights, and traffic signal(s) at project frontage as directed by the Town Engineer. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
77. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of a building permits, the Owner shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued.
78. CONSTRUCTION VEHICLE PARKING: No construction vehicles, trucks, equipment and worker vehicles shall be allowed to park on the portion of any public (Town) streets without written approval from the Town Engineer.
79. 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.
80. 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.
81. HAULING OF SOIL (for developments and subdivisions): Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Developer to place construction notification signs noting the dates and time of construction and hauling activities, or

providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.

82. CONSTRUCTION HOURS: All subdivision improvement and site improvement construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. 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.
83. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, 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.
84. 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.
85. 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.
86. STORMWATER DEVELOPMENT RUNOFF: All new development and redevelopment projects are subject to the stormwater development runoff requirements. Every Owner, Applicant and/or Developer or their design consultant shall submit a stormwater control plan and implement conditions of approval that reduce stormwater pollutant discharges through the construction, operation and maintenance of treatment measures and other appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements.
87. REGULATED PROJECT: The project is classified as a Regulated Project per Provision C.3.b.ii. and is required to implement LID source control, site design, and stormwater treatment on-site in accordance with Provisions C.3.c. and C.3.d.
88. 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.

89. IMPAIRED WATER BODIES: Projects that discharge directly to CWA section 303(d) listed water bodies shall implement appropriate source control, site design and treatment measures for the listed pollutants of concern.
90. 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.
91. LANDSCAPING: In finalizing the landscape plan for the biotreatment area(s), it is recommended that the landscape architect ensure that the characteristics of the selected plants are similar to those of the plants listed for use in bioretention areas in Appendix D of the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) C.3 Stormwater Handbook.
92. 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 Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board for projects disturbing more than one (1) acre. 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 grading, drainage, erosion control plans and SWPPP shall be in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) must be developed forty-eight (48) hours prior to any likely precipitation even, defined by a fifty (50) percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) which must accompany monitoring reports and

sampling test data. A rain gauge is required on-site. 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.

93. 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.
94. 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.

95. 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.
96. 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.
97. 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. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
98. 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.
99. 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.
100. 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'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's expense.

101. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
102. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
103. SUBDIVISION IMPROVEMENT AGREEMENT: The Owner, Applicant and/or Developer shall enter into an agreement to construct public improvements in accordance with Town Code Section 24.40.020. The Owner, Applicant and/or Developer shall supply suitable securities for all public improvements that are part of the development in a form acceptable to the Town in the amount of 100% performance and 100% labor and materials prior to the issuance of any encroachment, grading or building permit. The Owner, Applicant and/or Developer shall provide two (2) copies of documents verifying the cost of the public improvements to the satisfaction of the Engineering Division of the Parks and Public Works Department. A copy of the executed agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any encroachment, grading or building permit.
104. ABOVE GROUND UTILITIES: The Owner, Applicant and/or Developer shall submit a seventy-five (75) percent progress printing to the Town for review of above ground utilities including backflow prevention devices, fire department connections, gas and water meters, off-street valve boxes, hydrants, site lighting, electrical/communication/cable boxes, transformers, and mail boxes. Above ground utilities shall be reviewed and approved by the Community Development Department prior to issuance of any permit.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

105. REVIEW: 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.
106. NOTE: The subject property is located within the Very High Fire Hazard Severity Zone (VHFHSZ) of the Local Responsibility Area (LRA). Pursuant to California Public Resources Code (PRC) 4290, the California Board of Forestry and Fire Protection is required to "..adopt regulations implementing minimum fire safety standards related to defensible space: applicable to "the perimeters and access to all residential, commercial, and industrial building construction." In 2018, the Legislature passed, and the Governor signed SB 901 (Dodd), which expanded the applicability of the regulations promulgated under PRC 4290 to land in the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone. All comments below that result from PRC 4290 are identified by**.
107. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet A1.0B) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all

new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to an existing one- and two-family dwelling that have an existing fire sprinkler system. Exceptions: 1) One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. 2) Detached Accessory Dwelling Units, provided that all of the following are met: a) The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2. b) The existing primary residence does not have automatic fire sprinklers. c) The detached ADU does not exceed 1,200 square feet in size. d) The unit is on the same lot as the primary residence. e) The unit meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code.

108. REQUIRED FIRE FLOW: (Letter received) The minimum require fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]
109. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: (As Noted on Sheet C-2) An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 40 feet outside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.
110. 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.
111. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from

the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

112. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

CB
Bassal
Architecture
(916)435-0605
(408)674-2077

August 3, 2023

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

**Re: Letter of Justification for proposed new house at 16220 Harwood Rd, Los Gatos**

**Attn: Planning Staff**

The following is a general description of the project, identifying the project's compliance to the Single Family Residential guidelines.

The property at **16220 Harwood Rd** is owned by Majid & Zari Mohazzab that was purchased in October 2000. The property was running as a preschool and was vacated in October 2020.

The original property has 34,674 SF with a General Plan Designation of Residential and Zoning Designation of R-1:10. The owners decided to subdivide the property and build three new houses for themselves and their two adult children. The three lot subdivision was approved by the Town of Los Gatos and was recorded with County of Santa Clara on July 27, 2022.

This justification letter is for Parcel B. The architectural and civil plans were submitted for the three parcels to the planning department for review and approval.


**Bassalarchitecture.com** 4912 Bradford Place, Rocklin, CA 95765 Tel/Fax: (916) 435-0605 EXHIBIT 4

**Existing Neighborhood Analysis:**

The existing homes in the immediate surrounding area were built almost 40 years ago. Most of them are two stories, with two or three car garages. Some of the houses have balconies

Architecture styles vary between Ranch, Mediterranean, Tudor and generic architecture. The roof materials are mostly wood shakes, composition shingles, or concrete tiles.

Building sizes range from 2,400 SF to 3,358 SF. With several homes have more than 3000 SF building sizes such as: 101 Almond Blossom Ct 3,358 SF / 102 Almond Blossom Ct, 3227 SF / 107 Sebastian Ct, 3089 SF

(Some pictures of existing homes on pages 4, 5 & 6)




(Vicinity Map of the subject property)


**Bassalarchitecture.com** 4912 Bradford Place, Rocklin, CA 95765 Tel/Fax: (916) 435-0605

**Proposed House Analysis:**

The proposed house is designed to be compatible with the neighborhood as described in the comment by the Town of Los Gatos Consulting Architect:

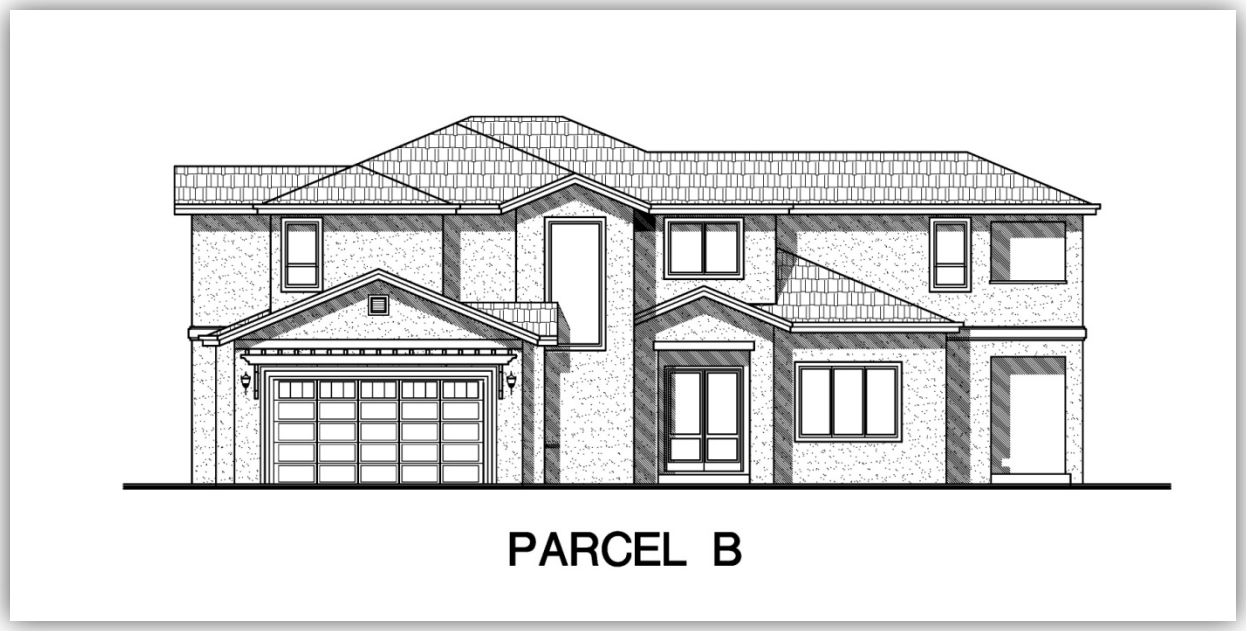
*"The proposed new house has traditional architectural design, and is well designed to fit into the immediate neighborhood"*

The proposed home size is within the ranges of the immediate neighborhood, and it doesn't cause or raise any privacy issues with the neighboring houses.

Considering the immediate neighborhood houses were built almost 40 years ago, and several of them have more than 3000 SF building sizes, the proposed the new houses nicely fit with the neighborhood.

The proposed roof type is composition shingles. Composition shingles material is light, echo friendly, fire-resistant, wind-resistant, impact-resistant, and fade-resistant. They are preferred for installing solar panels.

The house is two stories with 2 car garages, covered patios and balconies.




- **Parcel B:**
  - Lot area: 10,011 SF.
  - The proposed building size is 3,100 SF, with 530 SF two-car garage.
  - Architectural style is Contemporary Mediterranean design with wood trellis over the garage and smooth stucco finish, with earth colors for compatibility with the existing neighboring homes.
  - Roof slopes is 5:12 similar or shallower then most existing homes in the area
  -


**Bassalarchitecture.com** 4912 Bradford Place, Rocklin, CA 95765 Tel/Fax: (916) 435-0605

**Attached are images of some of the neighborhood homes:**



16224 Harwood Rd



16226 Harwood Rd



16226 Harwood Rd (Rear view facing subject property)



**Bassalarchitecture.com** 4912 Bradford Place, Rocklin, CA 95765 Tel/Fax: (916) 435-0605



188 Belwood Gateway



189 Belwood Gateway



103 Almond Blossom Lane



**Bassalarchitecture.com** 4912 Bradford Place, Rocklin, CA 95765 Tel/Fax: (916) 435-0605



105 Almond Blossom Lane



107 Sebastian Ct



101 Almond Blossom Ct



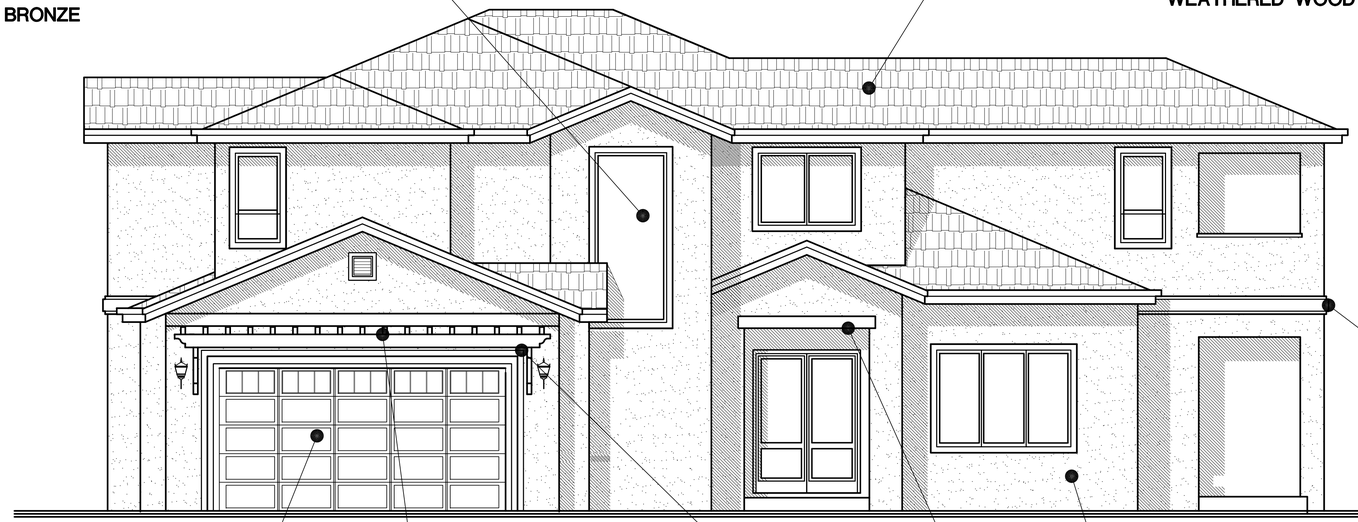
**Bassalarchitecture.com** 4912 Bradford Place, Rocklin, CA 95765 Tel/Fax: (916) 435-0605



WINDOWS FRAME: DARK BRONZE



ROOF: COMPOSITION SHINGLES
WEATHERED WOOD FINISH



**Garage Doors by: Amarr**
Classica Carriage Door



CARRIAGE STYLE GARAGE DOOR

WOOD TRELLIS

Stucco color: Benjamin Moore Swiss Coffee OC-45

Trim: Sherwin Williams dark bronze SW 7048

EXTERIOR STUCCO FINISH

# MATERIAL BOARD
# PARCEL B

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

CB
BASSAL
Architecture
916.435.0605
408.674.2077

MATERIAL BOARD
PARCEL B

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE: 1-6-2022
SCALE:
DRAWN CB
JOB NO -
A2
MB.B
OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



EXHIBIT 5

***This Page***
***Intentionally***
***Left Blank***

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

July 20, 2022

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

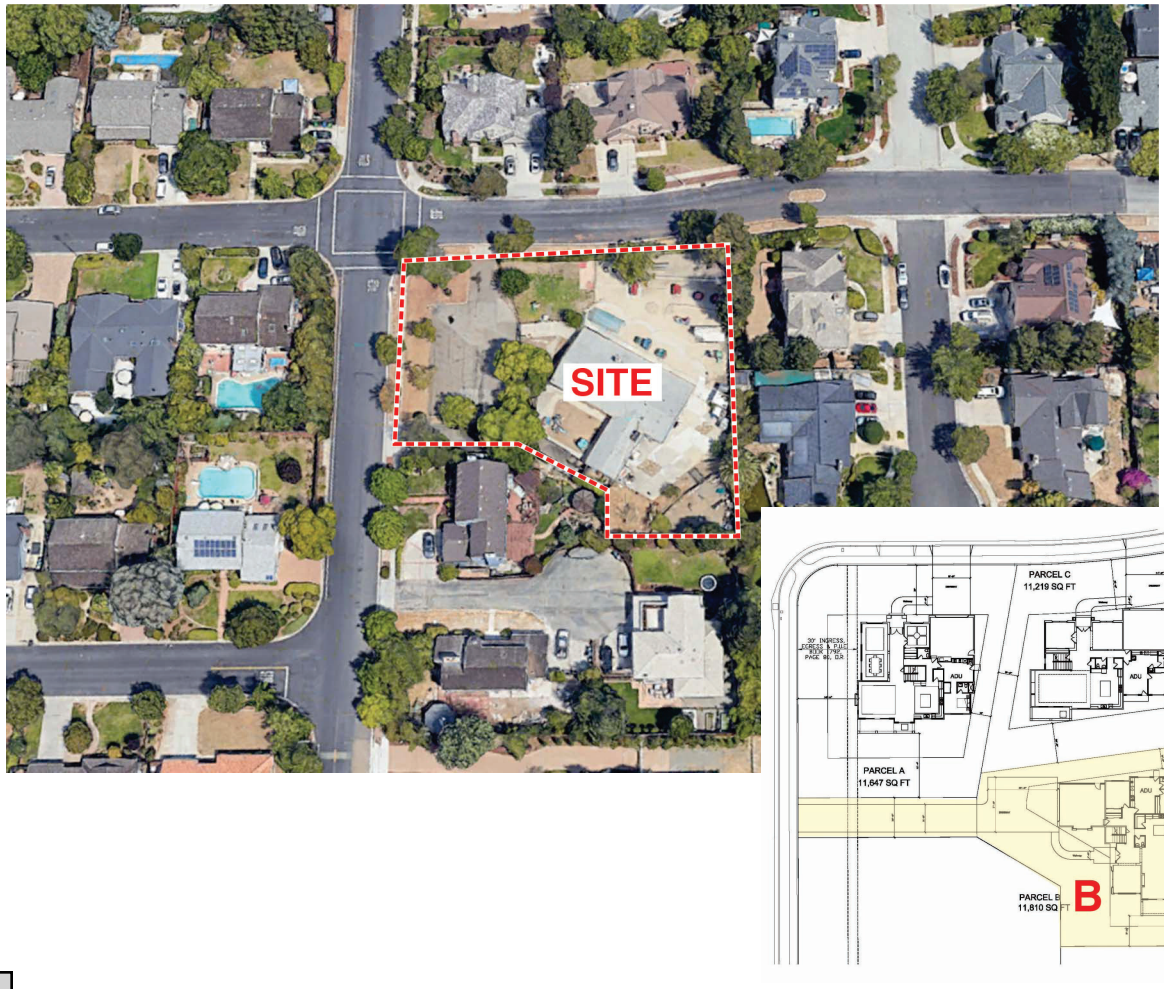
**RE: 16220 Harwood Road: Parcel B**

Dear Jocelyn:

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

**Neighborhood Context**

The site is a large parcel located in an established neighborhood with a mix of one-story and two-story homes designed in traditional architectural styles. The site is currently occupied by the now closed Harwood Hills Country School. Photographs of the neighborhood are shown on the following page.






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

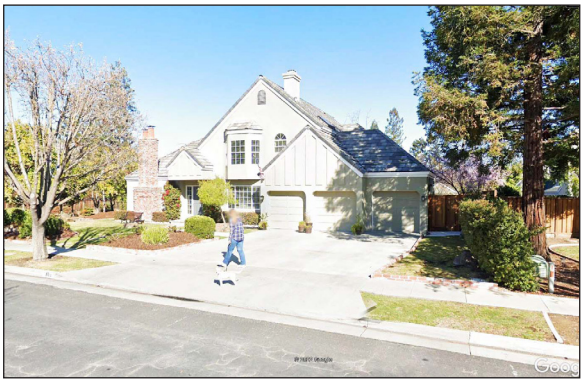
TEL: 415.331.3795
CDGPLAN@PACBELL.NET



*THE SITE*



*House to the immediate right on Harwood Road*



*House immediately across Almond Blossom Lane*



*House immediately across Almond Blossom Lane*



*Nearby house to the left on Almond Blossom Lane*



*Nearby house across Almond Blossom Lane*



*Nearby house across Almond Blossom Lane*



*House immediately across Harwood Road*

## OVERVIEW

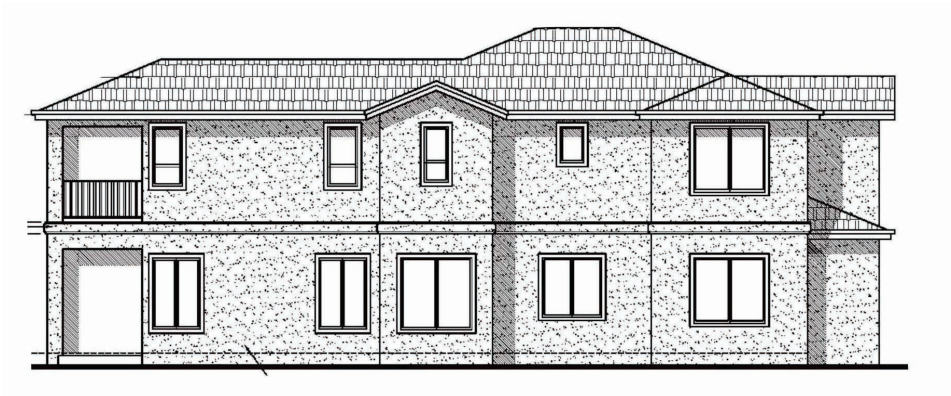
The two-story home is designed in a traditional architectural style - see proposed elevation illustrations below.



*PROPOSED FRONT ELEVATION*



*PROPOSED LEFT SIDE ELEVATION*



*PROPOSED RIGHT SIDE ELEVATION*



*PROPOSED REAR ELEVATION*

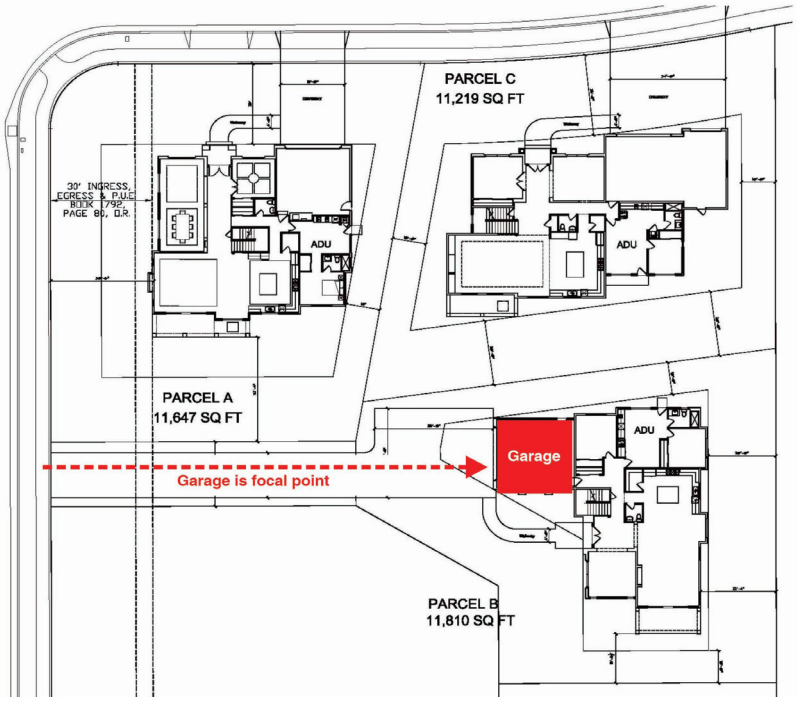
## ISSUES AND CONCERNS

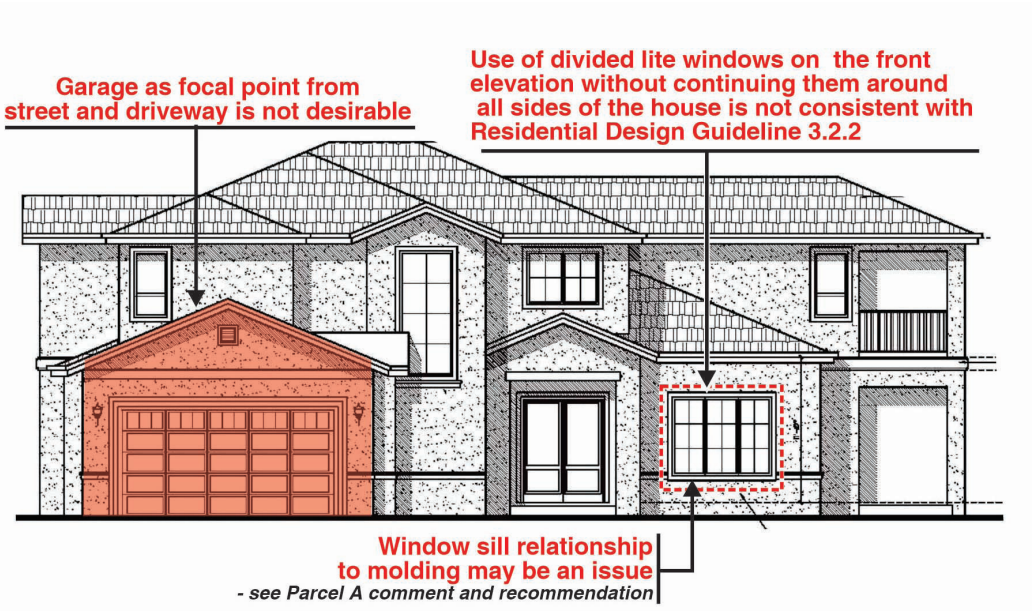
The proposed house is simple and well designed to fit into the immediate neighborhood. There are just a few issues which are not consistent with the Town's Residential Design Guidelines including the following:

1. The constraints imposed by the setbacks on this parcel will result in the garage being the most prominent feature of the home relative to the street frontage and the entry drive which would not be consistent with Residential Design Guideline 3.4.1.

**3.4.1 Limit the prominence of garages**

- *Avoid designs that allow the garage to dominate the street facade.*
- *Set garages back from the front facade.*
- *Recess garage doors as much as possible from the garage facade.*
- *Consider adding trellises with landscaping over garage doors to soften their visual appearance.*

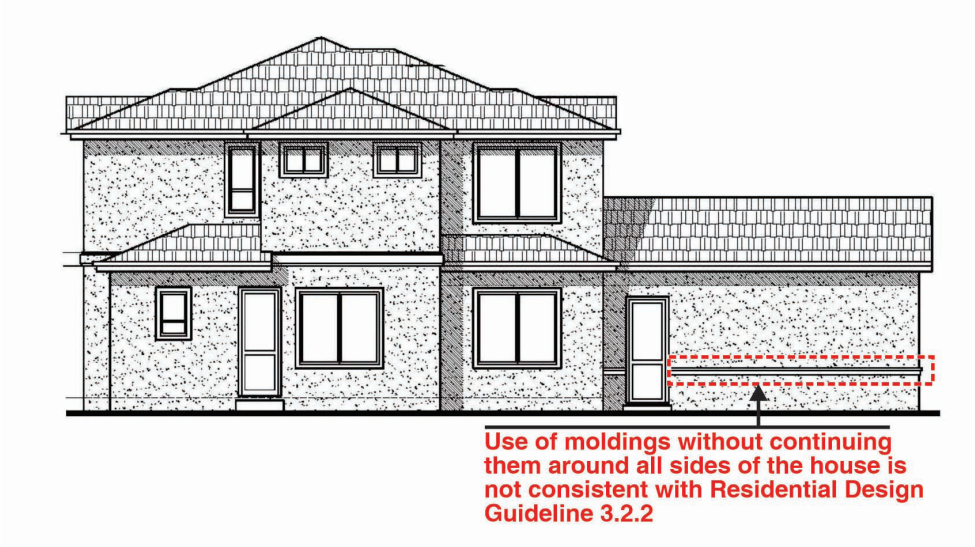


2. The divided lite windows and molding on the front of the house are not carried fully around the other three facades which is not consistent with Residential Design Guideline 3.2.2.

**3.2.2 Design for architectural integrity**

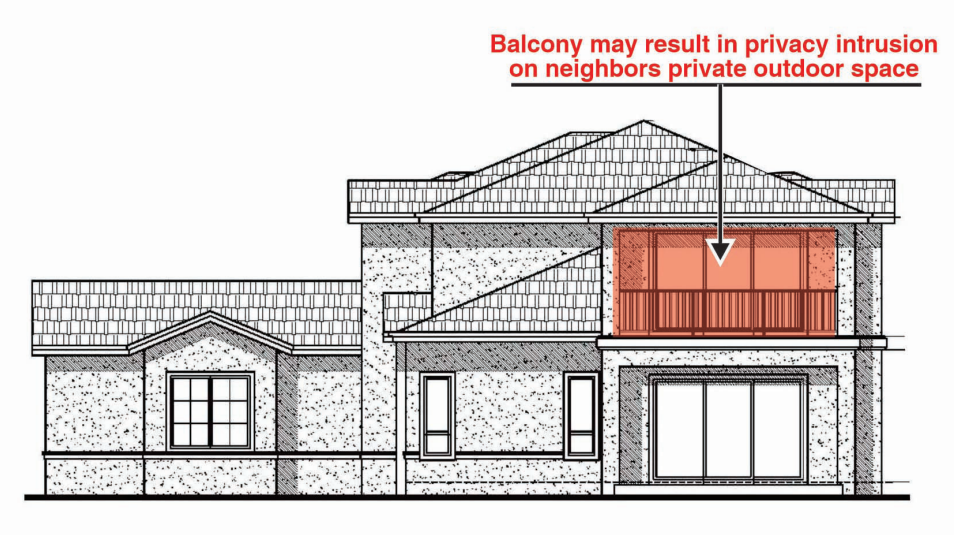
- *In general, it is best to select a clear and distinctive architectural style rather than utilizing generic design elements or mixing elements from different architectural styles.*
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.*
- *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.*




3. There may be an inconsistency between the window sill and molding height relationship on the front facade - see Parcel A review letter.

4. The second floor balcony off of the Master Bedroom may pose a privacy issue concern with views into the neighboring parcels private outdoor spaces.

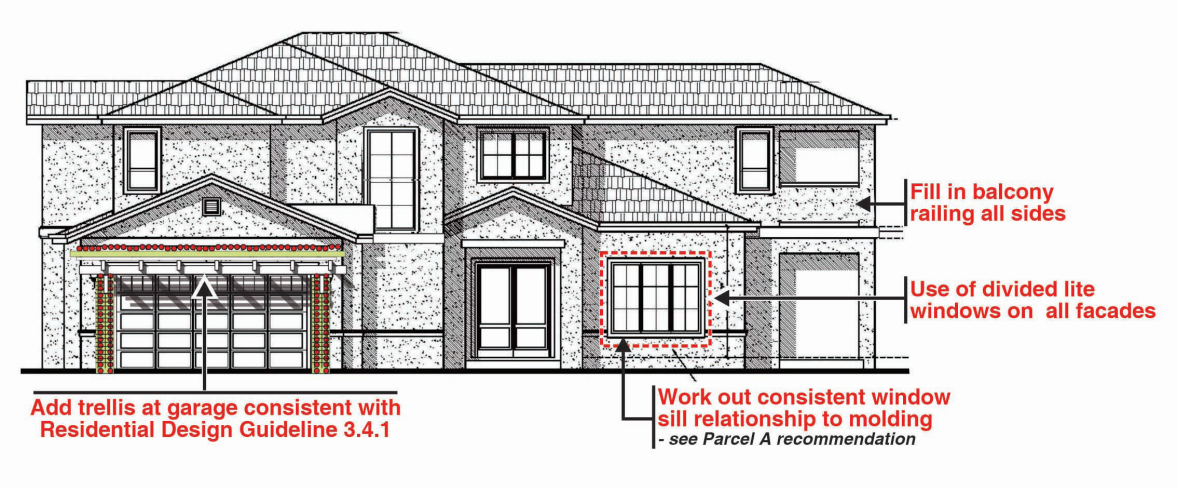





5. While well designed with some varying building forms among the three homes on this parcel, they generally have greater visual bulk than other homes across Harwood Road and Almond Blossom Lane. They have the appearance of a project rather than the diverse neighborhood approach underlying the Town's Residential Design Guidelines.

## RECOMMENDATIONS

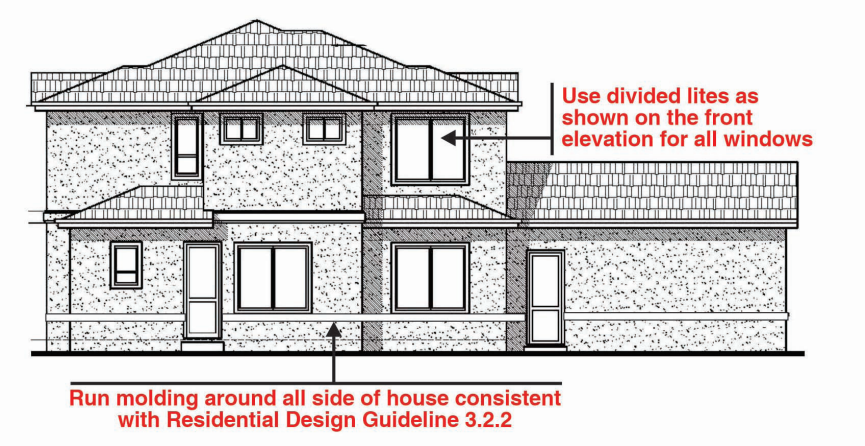
1. Add a trellis over the garage consistent with Residential Design Guideline 3.4.1 - see examples below.







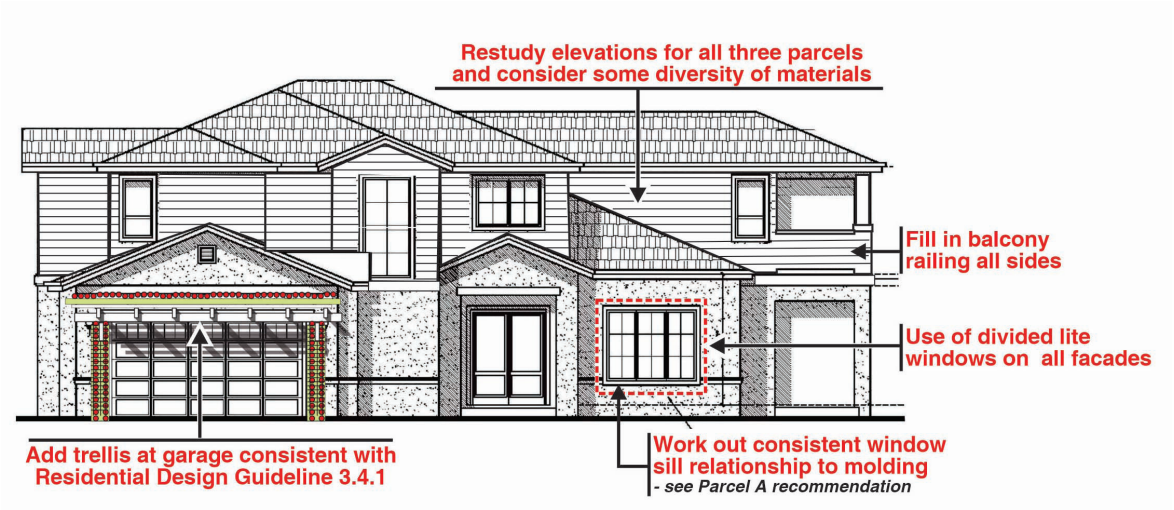

2. Eliminate the second floor balcony or as a minimum fill in the balcony railing area with wall on all three exposed sides.
3. Continue the divided lite windows and projecting wall trim around all sides of the house.




4. Utilize true or simulated divided lites to be consistent with Residential Design Guideline 3.7.4. - See illustration below.




5. Reevaluate the wall materials for the homes on all three parcels, and consider some additional diversity of materials (e.g., using different materials on at least one of the homes or explore the use of a mix of materials).



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

# Tree Inventory, Assessment, and Protection Report

## 16220 Harwood Road, Los Gatos
## Los Gatos, CA 95032

## Lot B

**Prepared for:**

**Town of Los Gatos**

**March 10, 2023**

**Prepared By:**

**Monarch Consulting Arborists**

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



EXHIBIT 7

# Table of Content

**Summary** ..... **1**
**Introduction** ..... **1**
Background ..... 1
Assignment ..... 1
Limits of the assignment ..... 1
Purpose and use of the report ..... 2
**Observations** ..... **2**
Tree Inventory ..... 2
Plans ..... 2
**Analysis** ..... **4**
**Discussion** ..... **5**
Condition Rating ..... 5
Expected Impact Level ..... 6
Mitigation for Removals ..... 7
Tree Protection ..... 8
**Conclusion** ..... **8**
**Recommendations** ..... **9**
**Bibliography** ..... **10**
**Glossary of Terms** ..... **11**
**Appendix A: Tree Inventory Map and Site Plan** ..... **13**
A1: Existing and Proposed Site Plan ..... 13
A2: Grading and Drainage Plan ..... 14

**Appendix B: Tree Inventory and Assessment Tables .....15**
**Appendix C: Photographs.....17**
C1: Chinese Elms .....17
C2: Chinese Elms and Coast Live Oaks.....18
**Appendix D: Tree Protection Guidelines.....19**
D1: Plan Sheet Detail S-X (Type I) .....19
D2: Plan Sheet Detail S-Y (Type III) .....20
D3: Section 29.10.1005. - Protection of Trees During Construction .....21
Tree Protection Zones and Fence Specifications.....21
All persons, shall comply with the following precautions.....22
Prohibited Activities.....22
Monitoring .....23
Root Pruning.....23
Boring or Tunneling.....23
Tree Pruning and Removal Operations.....23
**Appendix E: Tree Protection Signs.....24**
E1: English.....24
E2: Spanish.....25
**Qualifications, Assumptions, and Limiting Conditions.....26**
**Certification of Performance.....27**

# Summary

The applicant is requesting approval for construction of a new single-family residence. The inventory contained nineteen (19) trees comprised of ten (10) different species. No trees are considered Large Protected and four (4) are Exempt fruit or nut trees while one is a “Street Tree”. Five trees are in good condition, five fair, four poor, and five very poor. Eight trees will be highly impacted and caused to be removed, although the plans only call out seven. The eighth tree is Chinese elm #293 at the edge of the proposed driveway. Two additional trees could be moderately affected and include Chinese elms (*Ulmus parvifolia*) #291 and #295. Tree #272 is in poor condition but not expected to be affected, #295 is in poor conditions and expected to be moderately impacted, and #275 is in very poor shape and not expected to be impacted, all threes of these should be considered for removal along with the eight highly impacted. The applicant is required to replace eight protected trees according to the ordinance. The landscape plan does not adequately provide the required replacements and indicates two pittosporum (*Pittosporum tenuifolium*) and five myrtles (*Morella californica*) 5 and 10 gallon container size. All the trees to be retained are around the perimeter of the project and fence can be placed at the appropriate distances indicated in Appendix B (considering #275 should also be removed). There were nineteen trees appraised for a rounded depreciated value of $50,490.00.

# Introduction

## Background

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

## Assignment

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

## Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on March 8, 2023. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.

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

Table 1: Plans Reviewed Checklist

| Plan | Date | Sheet | Reviewed | Source |
|---|---|---|---|---|
| Existing Site Topographic | 10/27/2022 | A1.2 | Yes | Bassal Architecture |
| Proposed Site Plan | 10/27/2022 | A1.1 | Yes | Bassal Architecture |
| Erosion Control | 10/12/2022 | C-5 | Yes | SMP Engineers |
| Grading and Drainage | 10/12/2022 | 2 of 5 C-2 | Yes | SMP Engineers |
| Utility Plan and Hook-up locations | | | No | |
| Exterior Elevations | 10/27/2022 | A3.1 -A3.3 | Yes | Bassal Architecture |
| Landscape Plan | 10/27/2022 | L1 | Yes | Bassal Architecture |
| Irrigation Plan | | | No | |
| T-1 Tree Protection Plan | | | No | |

## Purpose and use of the report

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

# Observations

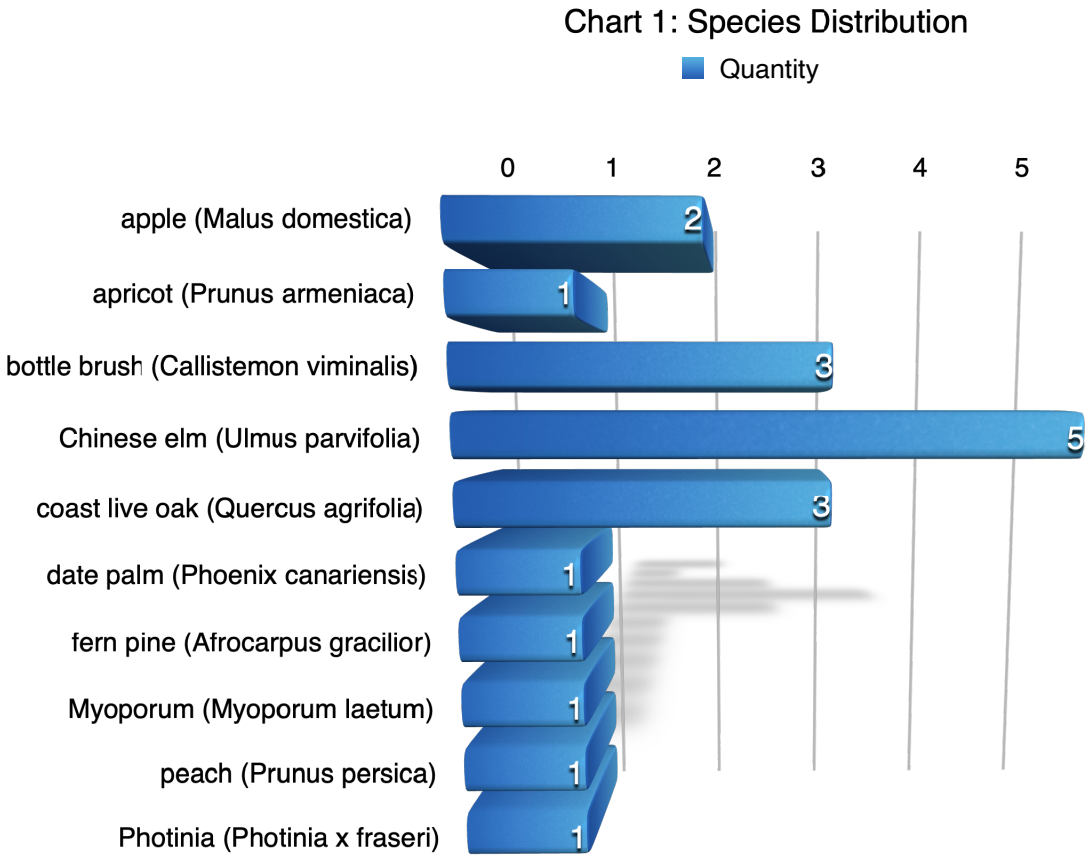
## Tree Inventory

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

## Plans

The applicant is requesting approval for construction of a new single-family residence for Lot B on property zoned R-1:10. APN 567-18-051.

The inventory contained nineteen (19) trees comprised of ten (10) different species (Chart 1). No trees are considered Large Protected[1] and four (4) are Exempt[2] fruit or nut trees (Chart 1). One tree is a "Street Tree".




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

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

# Analysis

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

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

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

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

There were nineteen trees appraised for a rounded depreciated value of $50,490.00.

Appraisal worksheets are available upon request

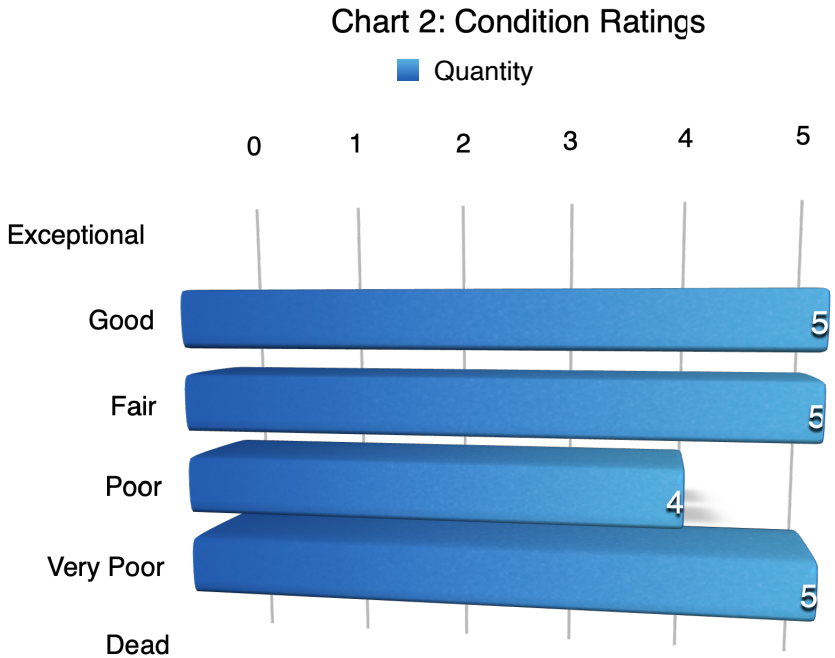
# Discussion

## Condition Rating

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

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

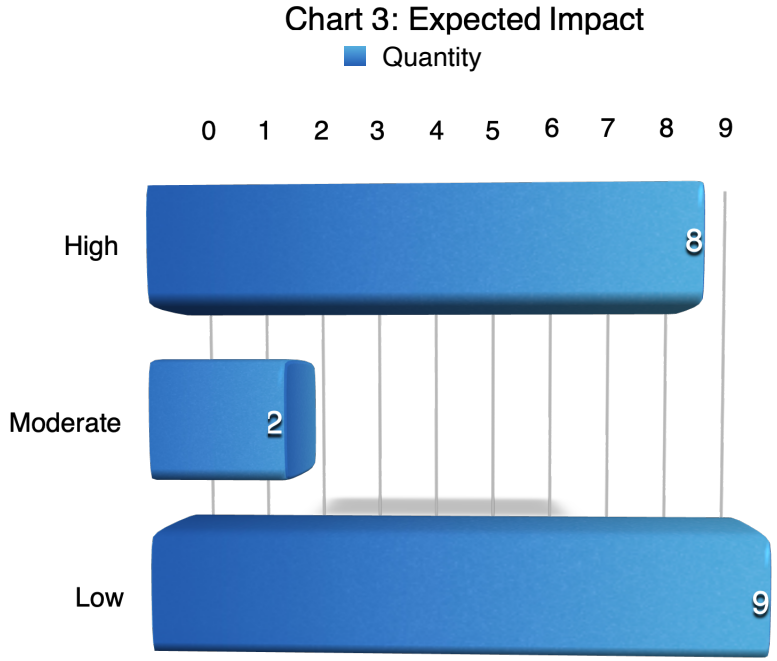
Five trees are in good condition, five fair, four poor, and five very poor (Chart 2).



## Expected Impact Level

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

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




Eight trees will be highly impacted and caused to be removed, although the plans only call out seven. The eighth tree is Chinese elm #293 at the edge of the proposed driveway. Not sure how or why the others are to be removed but this one indicated as a retain. The tree will not survive the construction around it. Two additional trees could be moderately affected and include Chinese elms #291 and #295. Tree #272 is in poor condition but not expected to be affected, #295 is in poor conditions and expected to be moderately impacted, and #275 is in very poor shape and not expected to be impacted, all threes of these should be considered for removal along with the eight highly impacted.

## Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). The applicant is required to replace eight protected trees according to the ordinance. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not adequately provide the required replacements and indicates two pittosporum and five myrtles 5 and 10 gallon container size, there is no tabular format indicating the quantity and species, and the species chosen on the plan sheet are all very small growing.

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

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

[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.

## Tree Protection

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

All the trees to be retained are around the perimeter of the project and fence can be placed at the appropriate distances indicated in Appendix B (considering #275 should also be removed).

# Conclusion

The applicant is requesting approval for construction of a new single-family residence. The inventory contained nineteen (19) trees comprised of ten (10) different species. No trees are considered Large Protected and four (4) are Exempt fruit or nut trees while there is one "Street Tree". Five trees are in good condition, five fair, four poor, and five very poor. Eight trees will be highly impacted and caused to be removed, although the plans only call out seven. The eighth tree is Chinese elm #293 at the edge of the proposed driveway. The tree will not survive the construction around it. Two additional trees could be moderately affected and include Chinese elms #291 and #295. Tree #272 is in poor condition but not expected to be affected, #295 is in poor conditions and expected to be moderately impacted, and #275 is in very poor shape and not expected to be impacted, all threes of these should be considered for removal along with the eight highly impacted. The applicant is required to replace eight protected trees according to the ordinance. The landscape plan does not adequately provide the required replacements and indicates two pittosporum and five myrtles 5 and 10 gallon container size, there is no tabular format indicating the quantity and species, and the species chosen on the plan sheet are all very small growing. All the trees to be retained are around the perimeter of the project and fence can be placed at the appropriate distances indicated in Appendix B (considering #275 should also be removed. There were nineteen trees appraised for a rounded depreciated value of $50,490.00.

# Recommendations

1. Place tree protection fence around the perimeter of the site at the appropriate radius as indicated in Appendix B.

2. Consider removing #293 or reconfiguring the driveway.

3. Provide a replacement landscape plan to account for the eight protected trees.

4. Install temporary irrigation or soaker hoses in all tree protection zones and provide supplemental watering during construction within all TPZ areas. Infrequent deeper watering is preferred.

5. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

6. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

7. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled “T-1 Tree Protection Plan.”

8. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

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

# Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.

ISA. *Guide For Plant Appraisal 9th Edition*. Savoy, IL: International Society of Arboriculture, 2000. Print.

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

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

Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture 1998.

Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment:* International Society of Arboriculture, 2017. Print

# Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

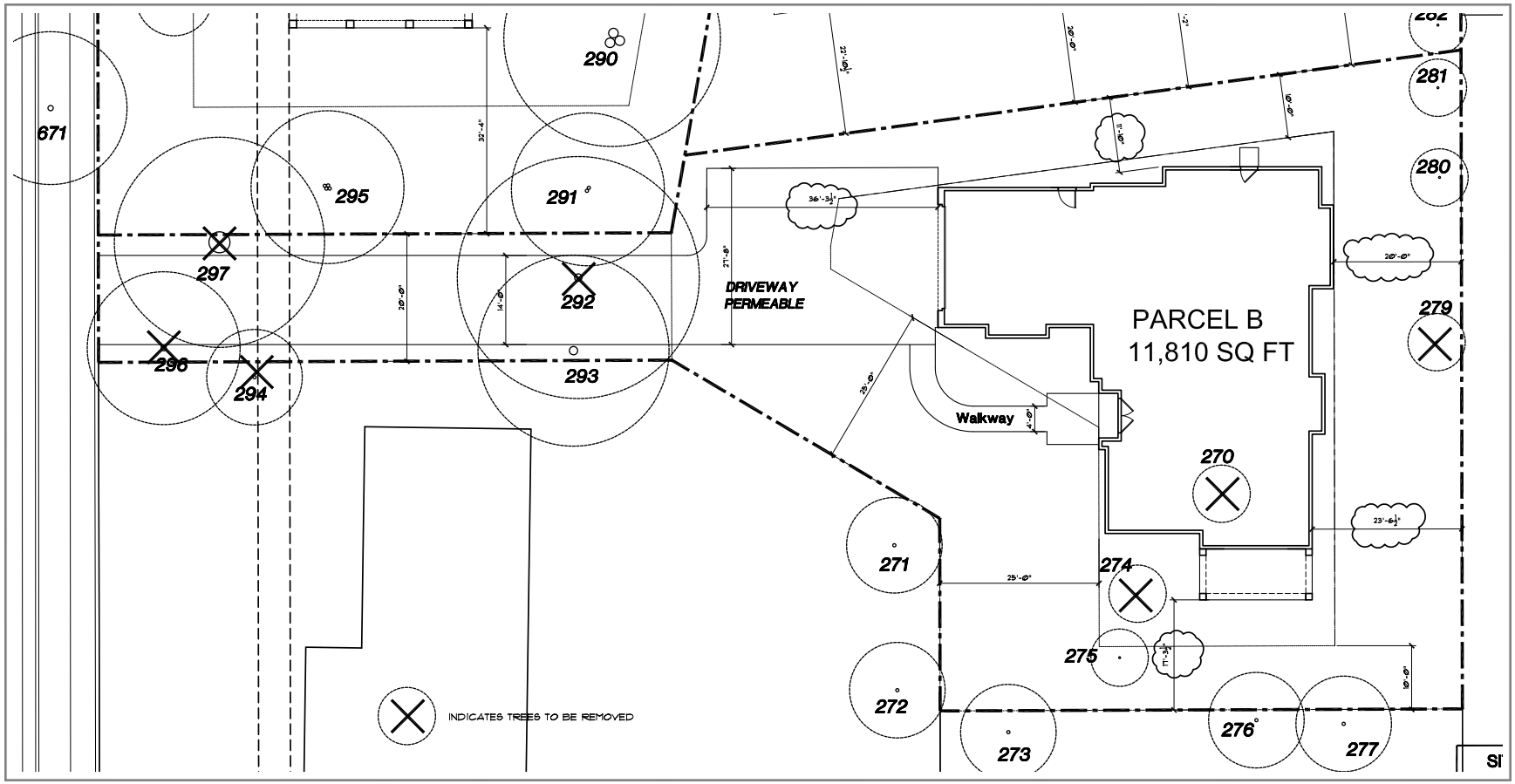
**Trunk:** Stem of a tree.

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

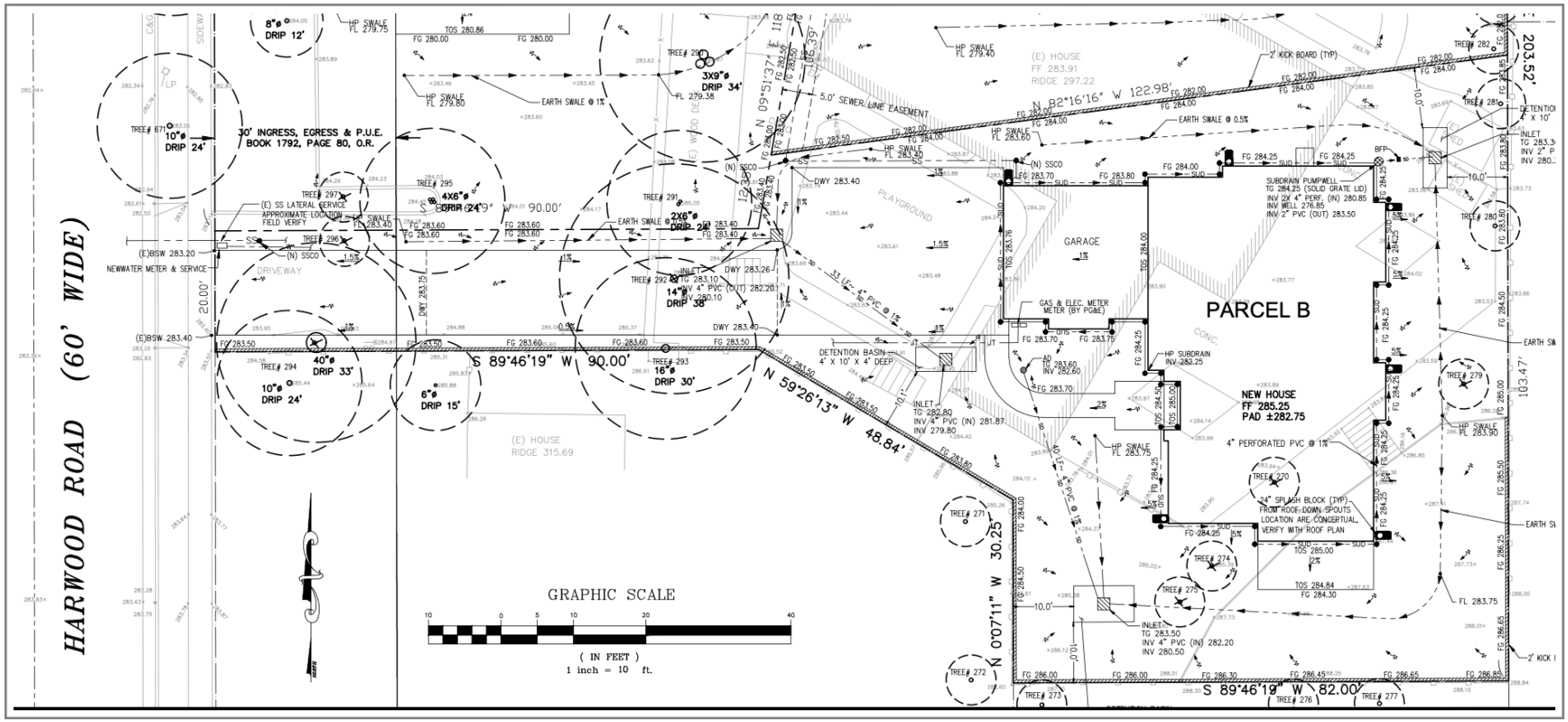
**Volunteer:** A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people.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

# Appendix A: Tree Inventory Map and Site Plan

## A1: Existing and Proposed Site Plan



## A2: Grading and Drainage Plan



# Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

| Tree Species | I.D. # | Trunk Diameter (in.) | ~ Canopy Diameter (ft.) | Condition | Expected Impact | Protection Status | Rounded Depreciated Value | Tree Protection Radii (ft.) |
|---|---|---|---|---|---|---|---|---|
| apple (*Malus domestica*) | 270 | 6, 5 | 10 | Poor | High | Exempt | $1,390.00 | 5 |
| apricot (*Prunus armeniaca*) | 271 | 10 | 20 | Good | Low | Exempt | $3,670.00 | 7 |
| Myoporum (*Myoporum laetum*) | 272 | 10 | 25 | Poor | Low | Protected | $400.00 | 7 |
| Photinia (*Photinia x fraseri*) | 273 | 8 | 15 | Good | Low | Protected | $3,240.00 | 5 |
| peach (*Prunus persica*) | 274 | 6 | 8 | Poor | High | Exempt | $730.00 | 4 |
| Chinese elm (*Ulmus parvifolia*) | 275 | Multi 4 | 15 | Very poor | Low | Protected | $500.00 | 5 |
| bottle brush (*Callistemon viminalis*) | 276 | 8 | 15 | Good | Low | Protected | $2,520.00 | 5 |
| fern pine (*Afrocarpus gracilior*) | 277 | 12 | 30 | Good | Low | Protected | $3,780.00 | 8 |
| date palm (*Phoenix canariensis*) | 278 | 30 | 25 | Good | Low | Protected | $13,900.00 | 20 |
| apple (*Malus domestica*) | 279 | 4, 3 | 8 | Very poor | High | Exempt | $270.00 | 3 |
| bottle brush (*Callistemon viminalis*) | 280 | Multi 4, 2, 2 | 12 | Fair | Low | Protected | $1,800.00 | 5 |

| Tree Species | I.D. # | Trunk Diameter (in.) | ~ Canopy Diameter (ft.) | Condition | Expected Impact | Protection Status | Rounded Depreciated Value | Tree Protection Radii (ft.) |
|---|---|---|---|---|---|---|---|---|
| bottle brush (*Callistemon viminalis*) | 281 | Multi 4, 2, 2 | 12 | Fair | Low | Protected | $1,800.00 | 5 |
| Chinese elm (*Ulmus parvifolia*) | 291 | 7, 7 | 30 | Fair | Moderate | Protected | $2,620.00 | 7 |
| Chinese elm (*Ulmus parvifolia*) | 292 | 7, 7, 6, 5 | 30 | Fair | High | Protected | $3,780.00 | 8 |
| Chinese elm (*Ulmus parvifolia*) | 293 | 12, 7, 6 | 30 | Fair | High | Protected | $5,900.00 | 10 |
| coast live oak (*Quercus agrifolia*) | 294 | 16 | 35 | Very poor | High | Protected | $1,530.00 | 11 |
| Chinese elm (*Ulmus parvifolia*) | 295 | 6, 6, 5, 6 | 25 | Poor | Moderate | Protected | $2,270.00 | 8 |
| coast live oak (*Quercus agrifolia*) | 296 | 2, 2 | 6 | Very poor | High | Protected | $50.00 | 2 |
| coast live oak (*Quercus agrifolia*) | 297 | 6 | 10 | Very poor | High | Protected | $210.00 | 4 |

# Appendix C: Photographs

## C1: Chinese Elms

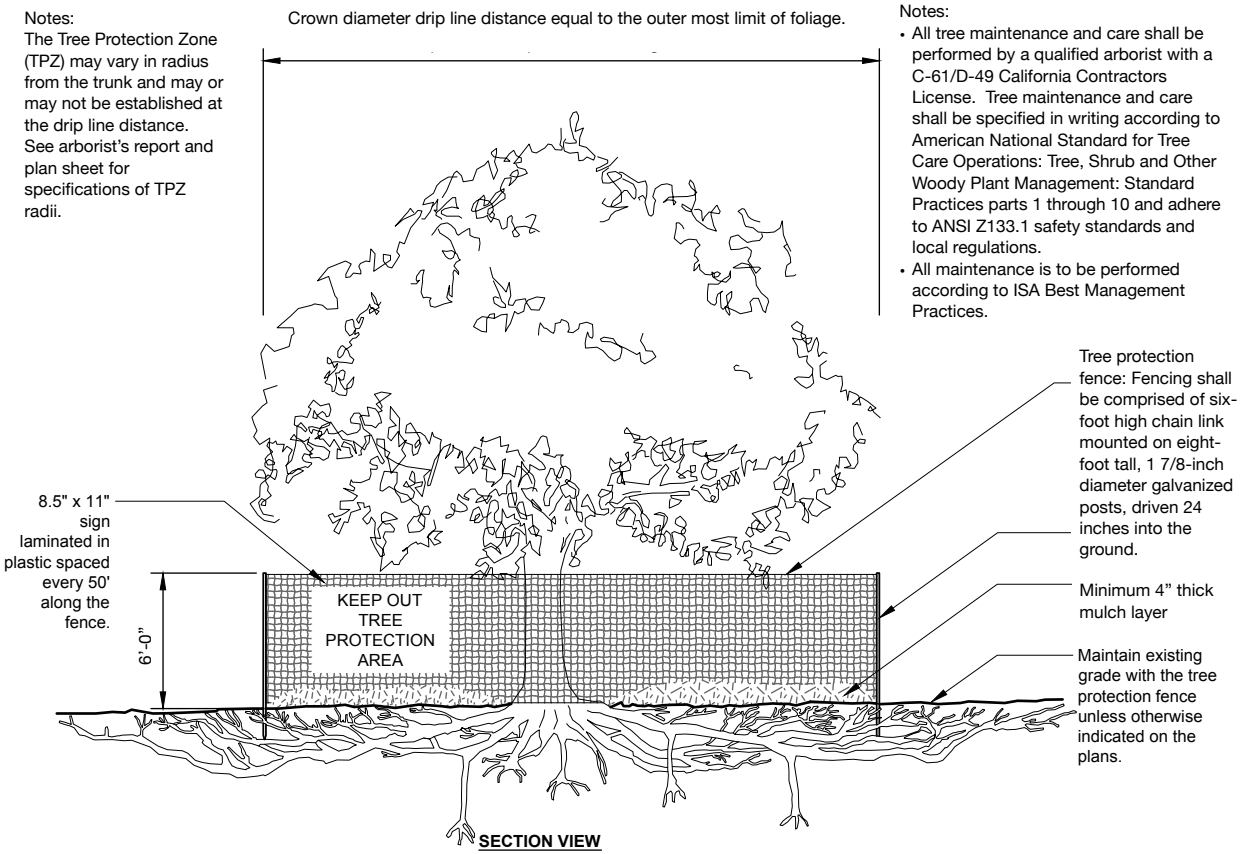


## C2: Chinese Elms and Coast Live Oaks



# Appendix D: Tree Protection Guidelines

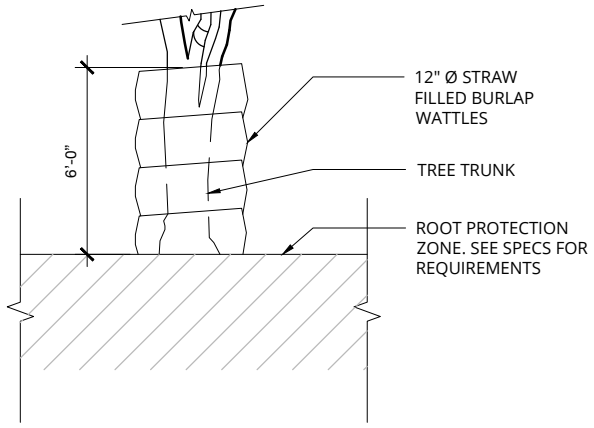
## D1: Plan Sheet Detail S-X (Type I)




S-X TREE PROTECTION

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

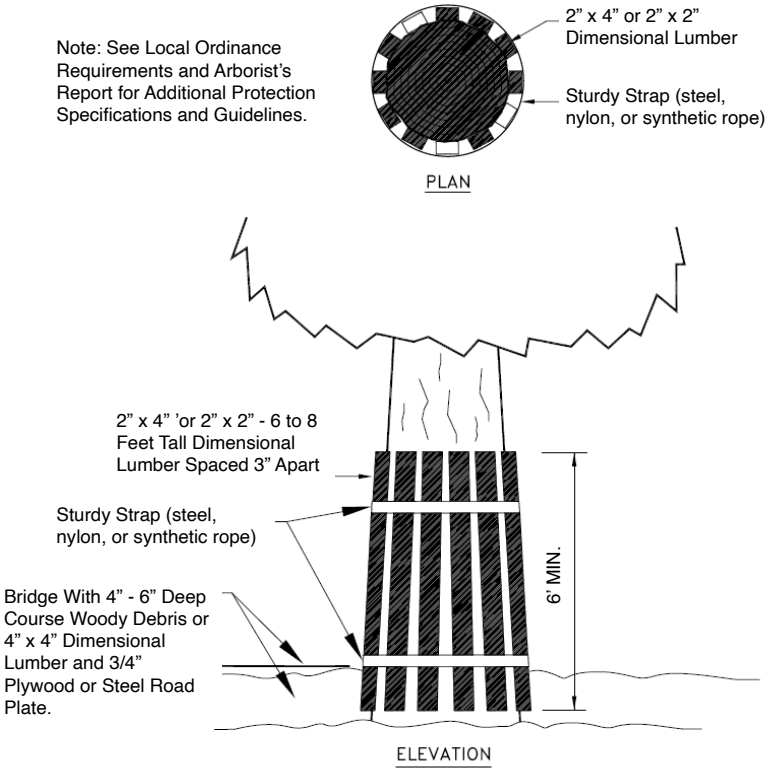
# D2: Plan Sheet Detail S-Y (Type III)




SECTION VIEW

S-Y TRUNK PROTECTION WITH WATTLE

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




**Trunk Protection Vertical Timber Detail**

# D3: Section 29.10.1005. - Protection of Trees During Construction

## Tree Protection Zones and Fence Specifications

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

### All persons, shall comply with the following precautions

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

## Prohibited Activities

The following are prohibited activities within the TPZ:

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

## Monitoring

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

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

## Root Pruning

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

## Boring or Tunneling

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

## Tree Pruning and Removal Operations

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

## Appendix E: Tree Protection Signs

### E1: English

# Warning
# Tree Protection Zone

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

**E2: Spanish**

# Cuidado
# Zona De Arbol Pretejido

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

# Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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

# Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner

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

## Copyright

© Copyright 2023, Monarch Consulting Arborists LLC. Other than specific exception granted for copies made by the client for the express uses stated in this report, no parts of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, recording, or otherwise without the express, written permission of the author.

Neighbors meeting information

| Name | Address | Meeting Date |
|---|---|---|
| [redacted] | 16224 Harwood Rd. | 10/09/22 |
| | 16228 Harwood Rd. | |
| | 16226 Harwood Rd. | |
| [redacted] | 103 Almond Blossom Ln. | 09/19/22 |
| [redacted] | 101 Almond Blossom Ct. | 09/19/22 |
| [redacted] | 103 Almond Blossom Ct. | 09/19/22 |
| [redacted] | 189 Belwood Gtwy | |
| [redacted] | 188 Belwood Gtwy | 10/09/22 |
| [redacted] | 103 Belvale Dr | 10/09/22 |
| [redacted] | 107 Sebastian Court | 10/15/22 |
| [redacted] | 16226 Harwood Rd. | 09/19/22 |
| | | |

Neighbors meeting information

| Comment |
| --- |
| |
| Rental |
| Rental |
| |
| |
| |
| Rental |
| |
| |
| |
| |
| |

# MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING JULY 11, 2023

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on July 11, 2023, at 10:00 a.m.

## ROLL CALL

Present: Jennifer Armer, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; and Kenny Ip, SCCFD.
Absent: None.

## MEETING CALLED TO ORDER AT 10:00 AM

## VERBAL COMMUNICATIONS

- None.

## CONSENT ITEMS

1. Approval of Minutes – June 27, 2023

**MOTION:** **Motion** by **Robert Gray** to approve the consent calendar. **Seconded** by **Kenny Ip**.

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

## PUBLIC HEARINGS

2. 16220 Harwood Road
   Architecture and Site Application S-22-034, S-22-035, and S-22-036

   Requesting Approval for Construction of a New Single-Family Residence on Lots A, B, and C on Property Zoned R-1:10. APNs 567-18-075, -076, and -077. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.
   PROPERTY OWNER: Majid Mohazzab
   APPLICANT: Cherine Bassal
   PROJECT PLANNER: Jocelyn Shoopman

The project planner presented the staff report.

Opened Public Comment.

Jennifer Armer, Planning Manager

Because this hearing deals with 3 separate homes, the speaking times will be extended to ten minutes for opening comments by the applicant, five minutes for each member of the public, and five minutes for closing comment by the applicant.

Majid Mohazzab, Applicant/Owner

These comments are based on a submitted letter of justification. We bought the property in 2000 with the intention to build three new houses for family members. The school tenant at the time asked to continue running a school in the location. Later the school use was transferred to the director of the school, but they got behind in rent and closed. A new tenant moved in, but even with a reduction in rent during Covid, the decided to close the school. We have worked with our architect, the Town's Consulting Architect, and the Town to create a development that is compatible with the neighborhood and environment. Homes in the surrounding neighborhood are approximately 40 years old. The neighborhood style is mainly ranch or Tudor. Nearby home sizes range from 2,400 to 3,358 square feet with two or three car garages and are one- or two-stories. The proposed homes are within that range and compatible with the neighborhood.

George, Applicant's Son-in-law

Majid is a good community member. He was very thoughtful of his tenants. For the past 10 years he made sure the property was updated and cared for. During Covid the school use encountered many issues. The homes are for Majid's family. The proposal follows Town regulations. Majid has gone out to a few neighbors to keep them informed and to make sure that the plans fit the neighborhood.

Doug, Neighbor at 16224 Harwood Road

In my opinion this project disregards the scale, architecture, and character of the Belgatos neighborhood and its unique natural hillside setting. The project is by a private owner, but because all three homes are of the same style and built at the same time, it should be considered a development built for long term profitability. We subdivided our land in the 1980's. The school next door was single-story with limited hours. Approximately 50 percent of our property line is shared with Lot B. Concerned about the size and lack of setbacks of Lots A and C. The Residential Design Guidelines describe Belgatos as a natural neighborhood close to the hills with unique characteristics. This project minimized the side and back yards to maximize the home size. The other comparable homes are not flag lots and face a street. The proposed house faces the back of our house. Privacy will now be compromised. Our house will have a driveway on both sides. Concerned about construction traffic. Each home has a junior Accessory Dwelling Unit that will need parking and increase traffic. The location of the home on Lot A will block visibility for pedestrian safety at that corner.

Nancy Durett, Property Owner of 16224 Harwood Road

Live with my daughter, son-in-law, and two grandchildren. The main problem is that the flag lot is 15 feet from the backline of our home. It will see into our backyard. The house behind is also very close. A new two-story home would see into the main bedroom of the neighbor's home below. The applicant has spoken with us. We request that the Lot B house should be at least a single story. The privacy of the five surrounding houses will be impacted. Applicant has the right to develop, but concerned about privacy. Harwood Road and Almond Blossom Court is a very busy corner with cars running through the stop sign.

Sally Jones, Neighbor at 105 Almond Blossom Court

Concerned that a two-story home will block my view. Another house had moved behind our house and looks directly into our backyard. She and her husband were given an exemption to build a higher fence for privacy. Looking at the orange netting she is concerned about privacy and prefers a single-story design.

Majid Mohazzab, Applicant/Owner

The prior school use created more traffic than the proposed residential use. The house at 16224 is 3,000 square feet and is 30 feet in height, while the proposed homes are only 28 feet tall. The houses to the rear have a grade that is four feet higher than the proposed project. Privacy trees will be added to each parcel. The design for each lot complies with the Town's setback regulations. The design of each home is compatible with the square footages of the immediate neighborhood.

Committee asked questions of the owner.

Closed Public Comment.

Committee members discussed the matter.

Opened Public Comment for a specific question to the applicant.

Staff: Jennifer Armer, Planning Manager

Are you willing to make changes to include lattice screening on the balconies, plant trees, and raise sill height of rear facing windows to address privacy concerns?

Majid Mohazzab, Applicant/Owner

Yes.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:** **Motion** by **Robert Gray** to approve Lot A with required findings and recommended conditions of approval. **Seconded** by **Kenny Ip**.

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

**Appeal rights were recited.**

**MOTION:** **Motion** by **Jennifer Armer** to approve Lots B and C with required findings and recommended conditions of approval with the following additional condition. To the satisfaction of the Community Development Director, the following three items will be included to address privacy concerns: planting of trees, adding lattice to the second-floor balcony, and incorporating clerestory windows for second floor windows facing the properties concerned when not required for egress. **Seconded** by **Robert Gray.**

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

**Appeal rights were recited.**

## OTHER BUSINESS

None.

## ADJOURNMENT

The meeting adjourned 10:58 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 11, 2023, meeting as approved by the Development Review Committee.

Prepared by:

_____

/s/ Jennifer Armer, AICP, Planning Manager

BP 38408

PAID
JUL 20 2023
TOWN OF LOS GATOS

# TOWN OF LOS GATOS
# COMMUNITY DEVELOPMENT DEPARTMENT

110 E. Main Street
Los Gatos, CA 95030

## APPEAL OF THE DECISION OF DEVELOPMENT REVIEW COMMITTEE

**PLEASE TYPE or PRINT NEATLY**

I, the undersigned, do hereby appeal a decision of the DEVELOPMENT REVIEW COMMITTEE as follows:

DATE OF DECISION: 7/11/23

PROJECT/APPLICATION: Architecture and Site Application S-22-036

LOCATION: 16220 Harwood Road, Los Gatos

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

*Interested person* means:

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

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

Proposed solution to privacy and blocked views does not sufficiently address the problem.

Note that we will be out of town 8/5/23 through 8/10/23 and request to be scheduled at the following meeting.

**IMPORTANT:**

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

**RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT**

PRINT NAME: Douglas McCracken SIGNATURE:

DATE: 7/20/23 ADDRESS: 16224 Harwood Road, Los Gatos

PHONE: [redacted] EMAIL: [redacted]

**********

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

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

PLAPPEAL $ 255.00 Residential
PLAPPEAL $ 1,016.00 Commercial
PLAPPEAL $ 103.00 Tree Appeals



EXHIBIT 10

*This Page*
*Intentionally*
*Left Blank*

Key Points for Planning Commission –

Thank you for taking the time to consider our input on the development proposed for 16220 Harwood road.

- During the DRC meeting on 7/11, the three developments were treated as a single application. While some additional time was allowed beyond the standard 3 minutes, this format did not allow for the community to properly comment and provide input on all 3 properties. Instead we were limited to more general comments that applied to all three. For the appeal this changed and they are being treated as 3 individual applications, and it would be worthwhile to understand why. For this reason we have appealed the property that impacts us the most, Lot B or the flag lot. There are aspects to Lot B I outline below which are also shared with Lot A and C, and these will be pointed out when applicable.
- During the DRC meeting the community brought up a question as to why the houses were not considered as single story. The DRC response was that there would need to be single story homes in the area to compare to and it appears the thought was there were none. On the contrary there is a single story home sharing fence line with Lot B. In addition approximately 40% of Belwood/Belgatos are single story residences. One of these properties should be a single story in keeping with the ratio of homes in the neighborhood. Lot B being the most constrained would make sense as a single story home as this could address majority of the privacy concerns raised by neighbors. With 40% lot coverage the house would be sizeable and still include a JADU to address housing crisis.
- Lot B is the only flag lot in the Belwood/Belgatos neighborhood. It is unique and constrained by its location between the backyards of 7 homes. All other properties in the neighborhood have the luxury of a minimum front setback of 25' per code, plus a street between it and the adjacent property. Lot B is being allowed at the minimum 25' setback with NO ADDITIONAL setback provided by a sidewalk or street. The structure on Lot B is directly behind our home and others, and all 2nd story windows and the balcony will greatly impact privacy.
- While town code and state ordinances allow for the JADU to be permitted separately, it is illogical to not consider the ENTIRE STRUCTURE size when applying the Los Gatos Residential Design Guidelines. To ignore that Lot B is 3600 sqft of living space in a neighborhood that ranges from 1400 sqft homes to 3300 sqft homes does a disservice to the community and goes against the purpose of the design guidelines you publish.
    - Note that the existing 3300sqft home and similar sized homes in Belwood/Belgatos R1-10 zone are corner lots with significant setback between neighbors, not constrained flag lots that present significant privacy issues.
- The town is allowing the 3rd largest structure (living space sqft) on the most constrained lot in the neighborhood. It's worth noting that the other two larger structures are within this development, on Lots A and Lots C both at a staggering 3863 sqft of living space.
- What you will not see during your site visit are the two 3863 sqft structures that the story poles have been removed and how overpowering the three largest structures using minimal setbacks in the R1-10 neighborhood truly are. It will be difficult to understand how this group of homes has impacted privacy and obstructed views from all sides of the development.
    - Homes on the north side of the development have lost views of the west foothills.



EXHIBIT 11

    - Homes on the south side of the development have lost views of the east hills due to the size of these structures.
- The community is concerned that by ignoring the total size of the structures being proposed, the town is setting a precedence for future developers to destroy the natural setting of the Belwood/Belgatos neighborhood.
- I understand that the structure is being built to code however what must be considered by the Planning Commission is the constrained, unique flag lot, lack of additional setback of a street, and the total size of the structure(s) being proposed.
    - If code is all that matters, what is the purpose of the design guideline published by Los Gatos. The structure on Lot B is 3600 sqft of living space. It is the 3rd larged R1-10 property in the neighborhood. It is on the most constrained lot in the neighborhood with no additional setback of a street. It sets a precedent for over-development of our beautiful hillside community. It along with what has been approved for Lot A and C, does not fit within the neighborhood.
    - The goal of additional ***affordable*** housing is still achieved if a single story home with a JADU were proposed.
    - The neighbors do not believe the proposed solution of lattice and trees will mitigate the privacy issues due to the sheer size of the structure and use of minimum setbacks on all sides.

Attached on subsequent pages you will find pictures from our property and 2nd floor as well as the two neighbors with which we share a common drive with.

Thank you,

Doug and Pam McCracken

16224 Harwood Road

8/11/23

Document is 13 pages total.

**Supporting Photos:**

16224 Harwood road, Lost privacy and obstructed views from 2nd story windows (bedrooms and bathrooms)

View from 2nd floor kids bedroom, looking at Lot B front yard and front of proposed structure. Lot B home has large window at stairs as well as 2nd floor windows with unobstructed views of all rooms on our 2nd floor. Quite literally Lot B is a home dropped in directly behind ours.



16224 Harwood Rd

View from kids bathroom looking directly at Lot B front yard, front door, and garage door.  Entire front yard of Lot B has direct line of site to our bedroom and bathroom windows.



16224 Harwood Road -

2nd floor master bedroom view of Lot B property. Direct line of site from Lot B: front yard, all upper windows, large window at stairs, and 2nd floor balcony.

Also visible are lost views of east hills behind 2nd floor structure of Lot B.



16224 Harwood road – privacy issues with backyard, patio, spa.

Backyard patio/spa loses all privacy to Lot B. Lot C balcony has line of site view to full backyard and 2nd story windows of our house. Every time the Lot B residents arrive or leave their home they will have a great view of our backyard and windows.

- I recommend any impact to the fence and/or retaining wall on our shared property be required to be replaced with the maximum permitted height of 8 foot (full board, no lattice).



**16226 Harwood road** – Images from 2nd floor master bedroom. Lot B 2nd floor balcony overlooks neighboring yard (pool) and has direct line of site to master bedroom windows.



**16226 Harwood road** – Images from 2nd floor balcony. Note that Lot B house is only 15’ from shared fenceline, resulting in 2nd floor balcony having fantastic downward view of neighboring pool and yard.



**16226 Harwood road** – Images from 2nd floor balcony, direct view to 2nd floor balcony of Lot B



**16228 Harwood Rd –** View of Lot B from 2nd floor bedroom and walkway. This neighbor has more separation from our shared drive, however also loses the best views of the east hills that were visible over the existing homes.



**16228 Harwood Rd –** View of Lot B from 2nd floor bedroom and walkway



**16228 Harwood Rd –** View of Lot B from 2nd floor bedroom and walkway



General Photos

Lot A – respect Harwood easement and minimum required setback of fences from sidewalks to reduce impact of lost visibility around Harwood/Almond Blossom intersection. This intersection is busy with foot traffic and has been an ongoing issue with drivers not stopping or slowing for the stop signs.



*This Page*
*Intentionally*
*Left Blank*

Aug 14, 2023

Town of Los Gatos
101 East Main St.
Los Gatos, CA 95030

Re: Response to the appeal from the appellants (Doug and Pam McCracken) for 16220 Harwood Rd (proposal for the new house on parcel B)

Dear Commissioners,

1. I met Mr. McCracken in front of his house on 10/09/22 and other neighbors more than 9 months ago. I talked to Mr. McCracken about the three new houses and asked him to let me know if he has any issues or concerns but he never contacted me. After that I saw him a couple of times, but he didn't raise any issue.
2. The night before the DRC meeting, one of neighbors from Belowood/Belgatos mentioned that one of the neighbors posted comments on the website Nextdoor. I checked the site, and saw the comments were from Mr. McCracken. For your refence I added a couple of his comments on page 6. Most of these comments were incorrect, and I am concerned that these comments were misleading to get support from neighbors. His post suggested that the new buildings should be 2,500 sq ft, and that there is no house more than 3,000 sq ft in the neighborhood. However, his house was built almost 40 years ago and the size of his house is almost 3,000 sq ft. Contrary to his comments, there are several houses in the neighborhood that are close or more than 3,000 sq ft in size, including the following

a. 16224 Harwood Rd, 2,925 sq ft
b. 101 Almond Blossom Ct 3,358 sq ft
c. 102 Almond Blossom Ct 3227 sq ft
d. 104 Almond Blossom Ct 2,923 sq ft
e. 105 Almond Blossom Ct 2,923 sq ft
f. 106 Almond Blossom Ct 3,100 sq ft
g. 107 Sebastian Ct, 3089 sq ft
h. 102 Sebastian Ct 2,989 sq ft

3. Regarding the appellants' argument that the square footage of the ADU should be considered, based on approved California law, each house (existing or new house) has the right to add an ADU to his/her own property. The application process for ADUs only goes through the building department, and can be added anytime. The square footage of the ADU is not additive to the sq ft of the house during the planning process.
4. The appellants also mentioned several times about changing setbacks for the new house. The appellants want the Town of Los Gatos to violate the California Housing Law and its own Residential guidelines, because they are not happy with the proposed new house on lot B.
5. The appellants are suggesting the proposed new house on parcel B should be a one-story house, even though their two-story house was built with the maximum height and size, and has several windows overlooking parcel B, and other neighboring residences. Please see the picture on page 7 that shows the proposed new house is within the height range of the houses in the neighborhood. Almost all houses around parcel B, including the appellants' house are two stories. In fact, the appellants' house is the tallest house (30 feet) in the neighborhood. Please see the picture on page 8 that shows the height of the appellants' house compared to the story pole orange line on parcel B.

6. The appellants argue that the proposed new house is the only flag lot in the Belwood/Belgatos neighborhood. However, the house to next to their house (16226 Harwood Rd) is on a flag lot. Please see the picture on page 9. In fact, the house that they are living in is located on a smaller lot that was subdivided many years ago with three two story buildings that are facing each other and share the same driveway. In contrast, the proposed new home for parcel B has its own private drive.
7. Regarding the privacy and view, the neighborhood is on R1:10 zoning and on a flat area. The view of houses is mostly limited to their adjacent houses. Please see picture 10 that shows the appellants' house and the houses next to it. Additionally, please see the picture on page 11 which shows the windows of the appellants' house are overlooking parcel B.
8. The appellants in their appeal letter show several pictures from the left window of their second story room (page 4 & 5 of their letter). The orange (roof) lines of the proposed new home on parcel B are much lower than their house and mostly to the left. Furthermore, there are two existing two-story homes, both to the left and right of picture on Almond Blossom CT. On the left is the two-story building (102 Almond Blossom CT), and on the right-hand side of the appellants' house, the picture shows the view of the two-story building (105 Almond Blossom Ct).
9. Furthermore, the second-floor windows of the proposed new house are to the left of the appellants' house, and there is no direct window and view to the appellants' house. In fact, the windows on the second floor are 60 feet away from their backyard, and 90 feet away from their building. Please see the front view elevation on page 12, and the site plan on page 12. Additionally, please see the pictures on page 14, which shows that most of the proposed new house is located to the left of the appellants' house.

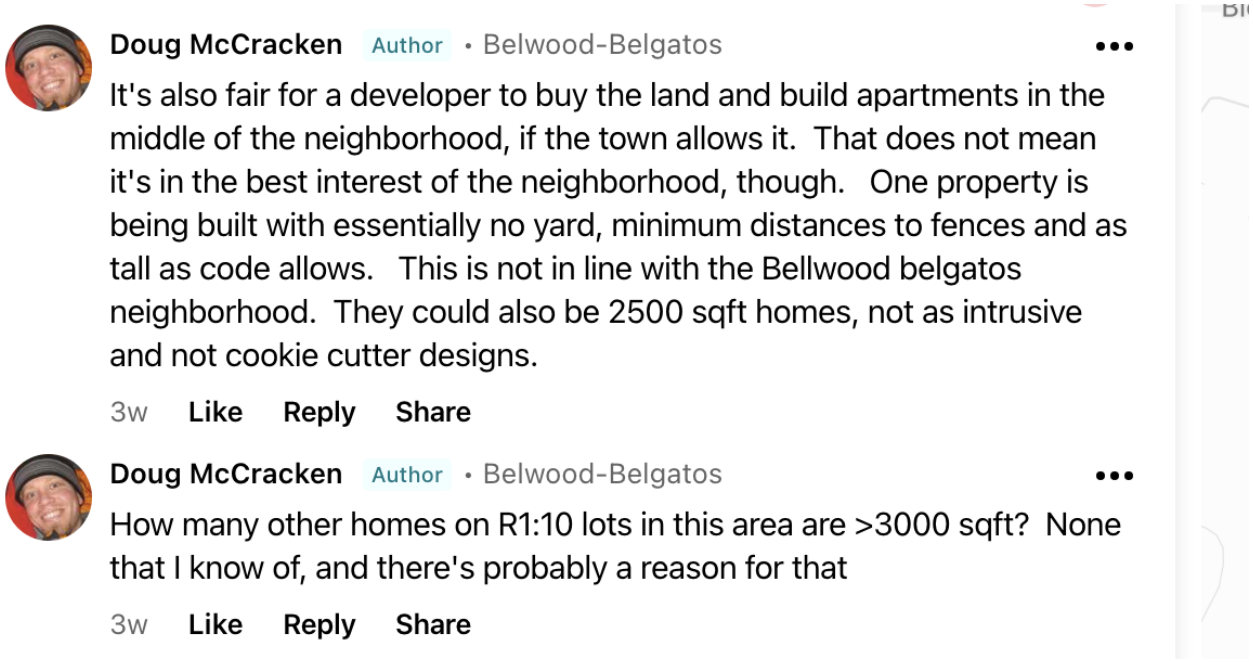
10. The appellants claim they are raising their concerns on behalf of the community and other neighbors. But so far, I have only heard from the appellants who have been raising these issues.
11. The appellants showed several pictures from the houses at16226 Harwood Rd and 16228 Harwood Rd. I haven't heard any issues or concerns from these owners. The house at 16226 Harwood Rd has a balcony that is facing parcel B. Please see the picture on page 15 which, shows the view of the balcony from parcel B, and how the tree can provide privacy.
12. If the appellants are really concerned about privacy, adding trees can provide enough privacy. The pictures on 14, and 15 show just how by adding trees how much privacy is provided. As shown on the landscaping plan on page 13, the proposed new house will have several trees planted that will provide this additional privacy.
13. The appellants express concern for traffic on the corner of Harwood and Almond Blossom. The property at 16220 Harwood Road, was running as a preschool with the capacity of more than 80 students, plus staff, so there was much more traffic before. This was reviewed and cleared by staff.
14. In conclusion, the appellants are suggesting that the Town of Los Gatos ignore their residential guidelines, and the California Housing law regarding ADUs. They came up with their own rules for deciding if a house should be a single story or two story, but their rules are not based in California Housed Law, or Los Gatos Housing Design Guidelines. They are complaining about privacy, even though there is no privacy issue, and if there is any it can easily be remedied by adding trees. They are complaining about the view, even though their house is taller than the proposed new house, and overlooking their neighbors' yards.
15. For the proposed new house, I worked more than two years with three different architects to come up with the final designs. I collaborated for more than a year with the planning, engineering, building department and consultant architect, and

incorporated their comments. The proposed new house is designed to be compatible with the neighborhood as described in the comment by the Town of Los Gatos Consulting Architect: "***the proposed new house has traditional architectural design, and is well designed to fit into the immediate neighborhood***"

Sincerely,
Majid and Zari Mohazzab

Document is 15 pages total.

## Some of the comments from Appellant on the Nextdoor site



**Doug McCracken** Author • Belwood-Belgatos

It's also fair for a developer to buy the land and build apartments in the middle of the neighborhood, if the town allows it. That does not mean it's in the best interest of the neighborhood, though. One property is being built with essentially no yard, minimum distances to fences and as tall as code allows. This is not in line with the Bellwood belgatos neighborhood. They could also be 2500 sqft homes, not as intrusive and not cookie cutter designs.

3w **Like** **Reply** **Share**

**Doug McCracken** Author • Belwood-Belgatos

How many other homes on R1:10 lots in this area are >3000 sqft? None that I know of, and there's probably a reason for that

3w **Like** **Reply** **Share**

STREETSCAPE

Size of the proposed new Home on Parcel B compare to other houses in neighborhood

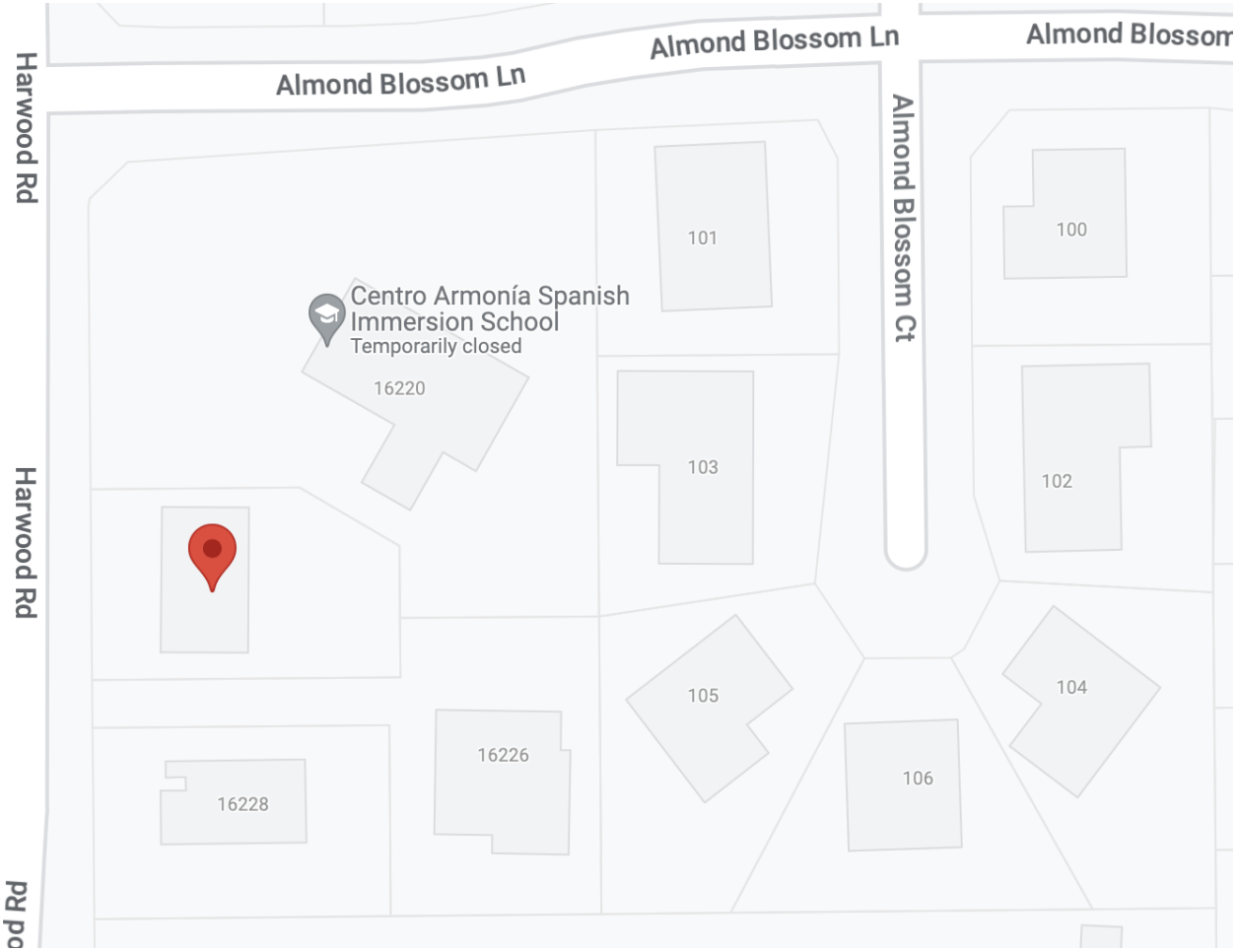
The appellant house (16224 Hrawood) is the tallest home



# The Height of appellant house compared to the proposed new house (the orange line)



Adjacent Neighbor houses
(house 16226 is on a flag lot just as the proposed new Home)



# Adjacent Houses next to the Appellant House
# (All two-stories homes)



## Windows of the appellant Home Overlooking parcel B (Proposed new home)

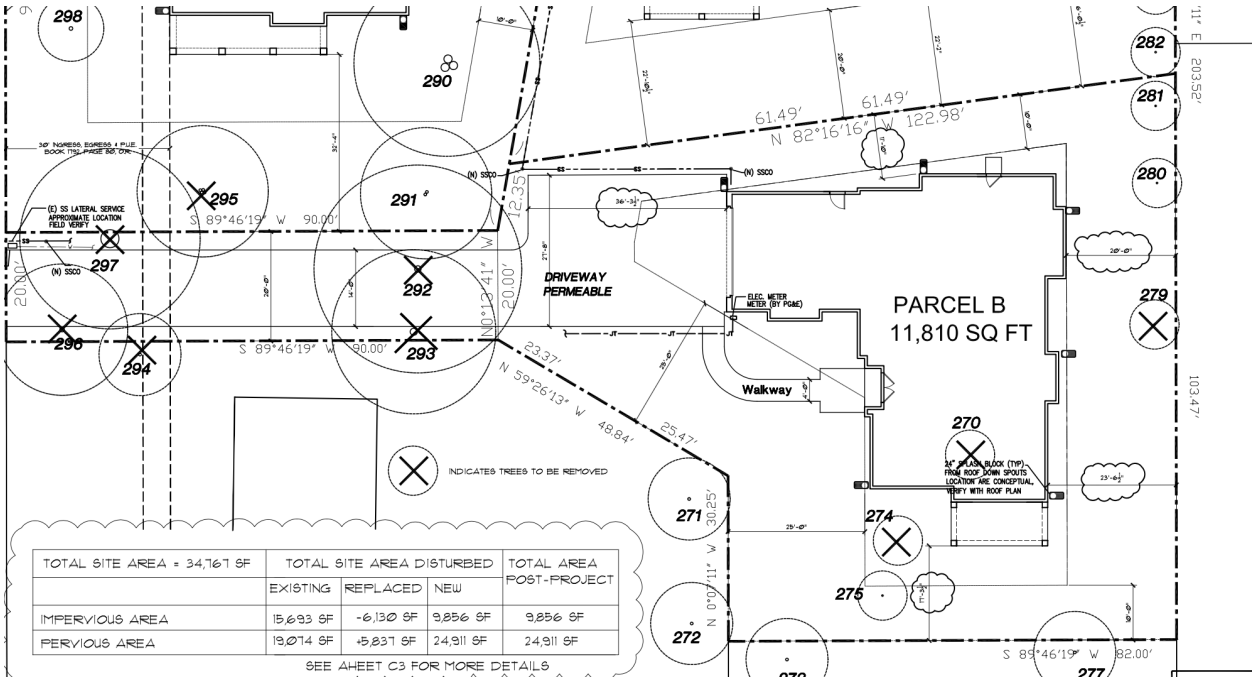


# Front View Elevation of the proposed new house



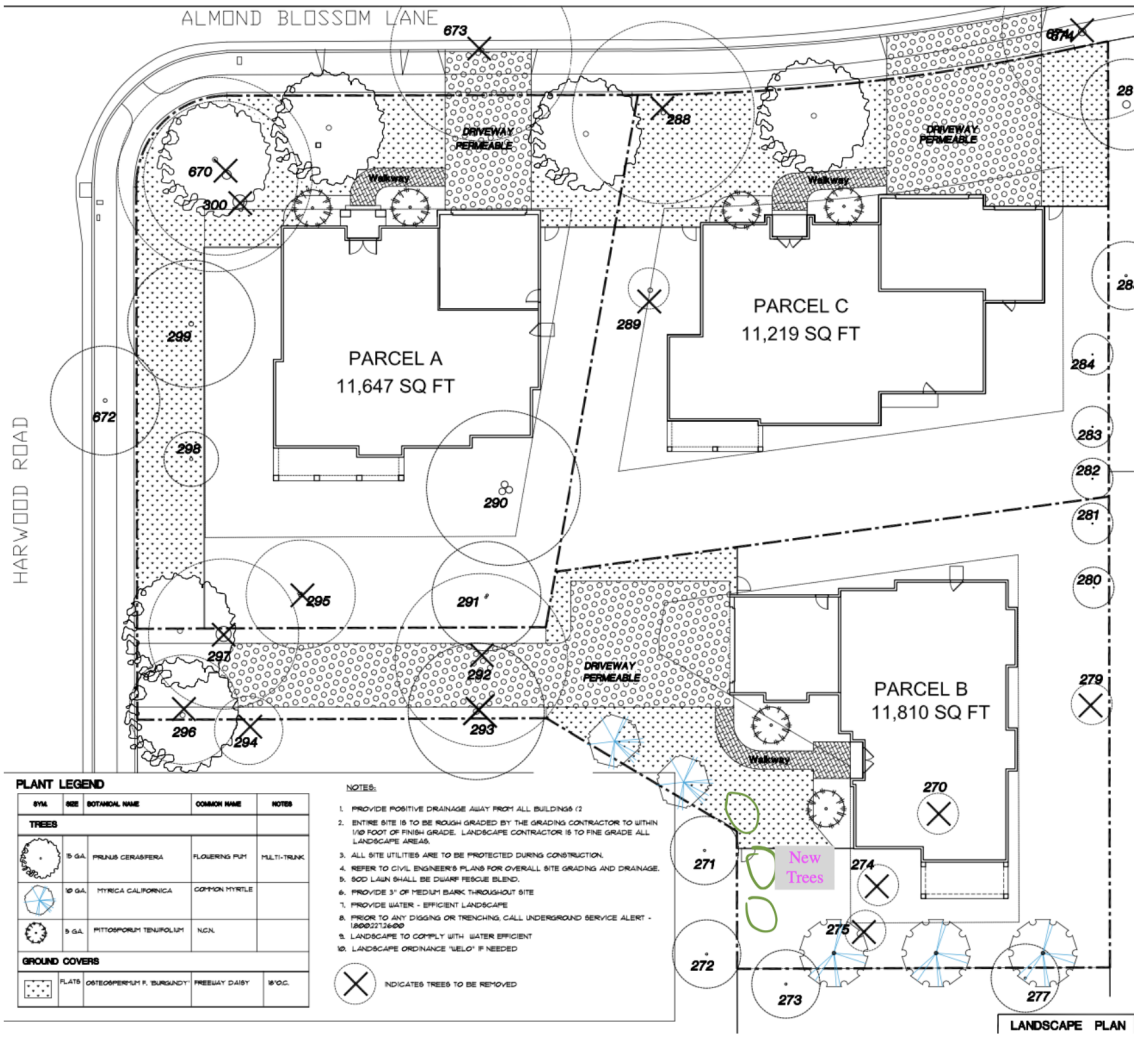

FRONT ELEVATION - PARCEL B

# Site Plan




| TOTAL SITE AREA = 34,767 SF | TOTAL SITE AREA DISTURBED | | | TOTAL AREA POST-PROJECT |
|---|---|---|---|---|
| | EXISTING | REPLACED | NEW | |
| IMPERVIOUS AREA | 15,693 SF | -6,130 SF | 9,856 SF | 9,856 SF |
| PERVIOUS AREA | 19,074 SF | +5,837 SF | 24,911 SF | 24,911 SF |

# Landscaping Plan
# (Several trees will be planted along the fences)



**Most of the proposed new house is on the left side of the appellant house (view is from parcel B). Existing tree provide privacy. 5 more trees will be planted along the fence.**



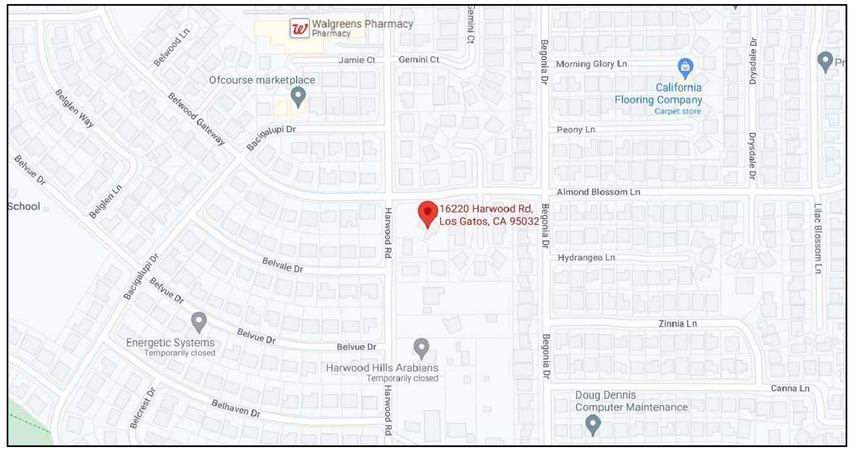
**View of the house 16226 Harwood Rd from parcel B (Existing tree provides privacy. 6 new trees will be planted along the fence)**



*This Page*
*Intentionally*
*Left Blank*

# NEW RESIDENTIAL PROJECT AT:

# 16220 HARWOOD RD.
# LOS GATOS, CA
# PARCEL B




## VICINITY MAP


| | |
|---|---|
| A1.0B | PROJECT DATA / VICINITY MAP |
| A1.1 | PROPOSED SITE PLAN |
| A1.2 | EXISTING/ DEMOLITION SITE PLAN |
| A1.2 | EXISTING/ DEMOLITION SITE PLAN |
| A1.3 | STREETSACPE |
| A1.4 | SHADOW STUDY |
| C1 | CIVIL COVER SHEET |
| C2 | GRADING & DRAINAGE PLAN |
| C3 | UTILITY PLAN |
| C4 | DETAILS |
| C5 | NOTES |
| C6 | SITE SECTIONS |
| C7 | CONSTRUCTION MANAGEMENT & ERROSION |
| A2.1B | PROPOSED FIRST FLOOR PLAN |
| A2.2B | PROPOSED SECOND FLOOR PLAN |
| A3.1B | EXTERIOR ELEVATIONS |
| A3.2B | EXTERIOR ELEVATIONS |
| A4B | ROOF PLAN |
| A5B | BUILDING SECTIONS / SKYLIGHT DETAIL |
| L1 | LANDSCAPE PLAN |


## SHEET INDEX


CONTACT: MAJID MOHAZZAB
(408) 621-4638


- NET LOT SIZE: 34,767 SQ. FT. / 0.80 AC.
  APN 567-18-051
  ZONING: R-1:8

| GROSS AREA |
|---|
| LOT "A" SIZE: 11,647 SQ. FT. / 0.27 AC. |
| LOT "B" SIZE: 11,810 SQ. FT. / 0.27 AC. |
| LOT "C" SIZE: 11,219 SQ. FT. / 0.26 AC. |

NET: 10,011 SQ. FT. / GROSS 11,810 SQ. FT. / 0.27 AC.

- PROJECT SCOPE:

DEMOLITION OF EXISTING STRUCTURE
3 LOTS CREATED
PROPOSED NEW TWO-STORY SINGLE FAMILY HOUSE ON EACH LOT
WITH A JUNIOR ADU AND ATTACHED 2 CAR GARAGE

LOT "B" SIZE:
WITHOUT CORRIDOR: 10,011 SQ. FT.
CORRIDOR: 1,799 SQ. FT.
NCLUDING CORRIDOR: 11,810 SQ. FT.

- ALLOWED FLOOR AREA FOR THE HOUSE EXCLUDING GARAGES:
  FAR = 0.35 - (10,011 - 5)/25 x 0.20
  FAR = 0.35 - 0.2004 x 0.20
  FAR = 0.3099 = 30.99 %
  FAR FOR HOUSE= 3,103 SQ. FT.

- ALLOWED FLOOR AREA FOR THE GARAGES:
  FAR = 0.10 - (11.8 - 5)/25 x 0.07
  FAR = 0.10 - 0.272 x 0.07
  FAR = 0.0810 = 8.1 %
  FAR GARAGES = 861 SQ. FT.

- FLOOR AREA RATIO (FAR)

| | PROPOSED | MAX. ALLOWED |
|---|---|---|
| LOT SIZE | 11,810 S.F. | |
| 1ST FLOOR | 1,518 S.F. | |
| 2ND FLOOR | 1,582 S.F. | |
| TOTAL PROPOSED | 3,100 S.F. | 3,103 S.F. MAX. |
| GARAGE | 530 S.F. | 861 S.F. MAX. |

| NOT PART OF THIS SUBMITTAL | | |
|---|---|---|
| FUTURE "JADU" ATTACHED | 500 S.F. | 500 S.F. MAX. |

A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCEOR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OFCERTIFICATE OF OCCUPANCY

THIS RESIDENCE WILL COMPLY WITH THETOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS INACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020

PURSUANT TO TOWN CODE, ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. REVISE PROPOSED EXTERIOR LIGHTING AS NEEDED.

- LOT COVERAGE:

| FLOOR AREA | AREA | COVERAGE |
|---|---|---|
| HOUSE & GARAGE | 2,548 S.F. | 21.5 % |
| PORCHES | 240 S.F. | 2 % |
| TOTAL LOT COVERAGE | | 23.5 % |

ALLOWED LOT COVERAGE: 40%

FIRE SPRINKLERS WILL BE INSTALLED

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |


CB
BASSAL
Architecture
916.435.0605
408.674.2077


PROJECT DATA
PARCEL B

NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE: 6-27-2022
SCALE: -
DRAWN CB
JOB NO

SHEET NO.
A1.0B
OF SHEETS


COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERNE BASSAL". ISSUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

ALMOND BLOSSOM LANE (56')

HARWOOD ROAD (60' WIDE)

(E) SS LATERAL SERVICE APPROXIMATE LOCATION FIELD VERIFY

(E) SS LATERAL SERVICE APPROXIMATE LOCATION FIELD VERIFY

(E) SS LATERAL SERVICE APPROXIMATE LOCATION FIELD VERIFY

R= 20.00'
Δ= 90°00'41"
L= 31.42'

N 89°53'30" E 89.30'

R= 474.00'
Δ= 00°08'59"
L= 1.24'

R= 474.00'
Δ= 11°42'01"
L= 96.79'

L= 52.15'

L= 44.64'

R= 418.00'
Δ= 1°01'45"
L= 7.51'

(N) SSCO

(N) SSCO

(N) SSCO

NEW WATER METER & SERVICE

EX. WATER METER & SERVICE TO BE REUSED & UPGRADED IF NEEDED

NEWWATER METER & SERVICE

DRIVEWAY PERMEABLE

DRIVEWAY PERMEABLE

DRIVEWAY PERMEABLE

Walkway

Walkway

Walkway

ELEC. METER METER (BY PG&E)

ELEC. METER METER (BY PG&E)

ELEC. METER METER (BY PG&E)

30' INGRESS, EGRESS & P.U.E. BOOK 1792, PAGE 80, O.R.

30' INGRESS, EGRESS & P.U.E. BOOK 1792, PAGE 80, O.R.

PARCEL A
108.78' (MIN 100')
11,647 SQ FT

PARCEL B
11,810 SQ FT

PARCEL C
11,219 SQ FT

N 0°07'11" W 117.13'

97.13'

N 09°51'37" E 118.74'

105.59'

100.05'

S 0°07'11" E 203.52'

103.47'

61.49'

N 82°16'16" W 122.98'

S 89°46'19" W 90.00'

N 0°13'41" W 20.00'

S 89°46'19" W 90.00'

N 59°26'13" W 48.84'

23.37'

25.47'

N 0°07'11" W 30.25'

S 89°46'19" W 82.00'

12.35'

20.00'

24" SPLASH BLOCK (TYP) FROM ROOF DOWN SPOUTS LOCATION ARE CONCEPTUAL, VERIFY WITH ROOF PLAN

24" SPLASH BLOCK (TYP) FROM ROOF DOWN SPOUTS LOCATION ARE CONCEPTUAL, VERIFY WITH ROOF PLAN

24" SPLASH BLOCK (TYP) FROM ROOF DOWN SPOUTS LOCATION ARE CONCEPTUAL, VERIFY WITH ROOF PLAN

INDICATES TREES TO BE REMOVED

| TOTAL SITE AREA = 34,767 SF | TOTAL SITE AREA DISTURBED | | | TOTAL AREA POST-PROJECT |
|---|---|---|---|---|
| | EXISTING | REPLACED | NEW | |
| IMPERVIOUS AREA | 15,693 SF | -6,130 SF | 9,856 SF | 9,856 SF |
| PERVIOUS AREA | 19,074 SF | +5,837 SF | 24,911 SF | 24,911 SF |

SEE AHEET C3 FOR MORE DETAILS

673 674 670 300 672 299 298 290 288 289 287 285 284 283 282 281 280 279 270 271 272 273 274 275 277 291 292 293 294 295 296 297

| REVISIONS | BY |
|---|---|
| | |

CB
BASSAL
Architecture
916.435.0605
408.674.2077

PROPOSED SITE PLAN

NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE: 10-27-2022
SCALE: 1"=20'-0"
DRAWN CB
JOB NO -
A2
A1.1
OF SHEETS

SITE PLAN 1"=20'-0"

COPY RIGHT NOTICE : USE OF THESE DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS

R= 20.00'
?= 90°00'41"
L= 31.42'

N 89°53'30" E 89.30'

R= 474.00'
?= 11°51'50"
L= 98.02'

R= 474.00'
Δ= 00°08'59"
L= 1.24'

R= 474.00'
Δ= 11°42'01"
L= 96.79'

30' INGRESS, EGRESS & P.U.E. BOOK 1792, PAGE 80, O.R.

N 0°07'11" W 117.13'

108.78' (MIN 100')

N 0°07'11" E 118.74'

N 0°07'11" E 59.37'

N 0°07'11" W 106.79'

100.00' (MIN 100')

104.26' (MIN 100')

61.49'
N 82°16'16" W 122.98'

S 89°46'19" W 90.00'

N 0°13'41" W 20.00'

S 89°46'19" W 90.00'

N 59°26'13" W 123.37'

S 0°07'11" W 203.52'

S 0°07'11" W 103.47'

S 89°46'19" W 82.00'

HARWOOD ROAD (60' WIDE)

C/L PULLE LINE EASEMENT BOOK 1975, PAGE 271

APN: 567-18-050
DURRETT WILLIAM R (TE)/DURRETT NANCY L (TE)
16224 HARWOOD RD, LOS GATOS CA 95032

APN: 5
LEE CHRIST
ELIZABE/CHRIST
101 ALMOND
LOS GAT

APN
VELEZ JAN
103 ALM
LOS G

(E) HOUSE
RIDGE 310.59

(E) HOUSE
RIDGE 315.69

(E) HOUSE
FF 283.91
RIDGE 297.22

(E) HOUSE
RIDGE 302.93

(E) SHED

(E) SHED

PLAYGROUND

CONC.

WOOD DECK

DRIVEWAY

RET. WALL

SIDEWALK

C&G

DRIVEWAY

AD
RIM 281.90
INV 280.60

CB
TC 280.80
FL 280.16
INV 276.96

| REVISIONS | BY |
|---|---|
| | |

CB
BASSAL
Architecture
916.435.0605
408.674.2077

EXISTING SITE PLAN

NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA

| | |
|---|---|
| DATE: | 10-27-2022 |
| SCALE: | 1"=20'-0" |
| DRAWN | CB |
| JOB NO | - |
| A2 | A1.2 |
| OF | SHEETS |

COPY RIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH V CHERINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



EXISTING SITE PLAN | 1"=20'-0"



188 BELWOOD GATEWAY
2 STORY



103 ALMOND BLOSSOM
2 STORY

105 ALMOND BLOSSOM
2 STORY



107 SEBASTIAN CT
2 STORY

BELWOOD GATEWAY

ALMOND BLOSSOM LANE



101 ALMOND BLOSSOM CT
2 STORY

ALMOND BLOSSOM CT

HARWOOD ROAD



189 BELWOOD GATEWAY
2 STORY



103 BELVALE DR
2 STORY

PARCEL A

PARCEL B

PARCEL C

16624

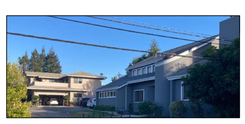
16228

16226

BELVALE DR

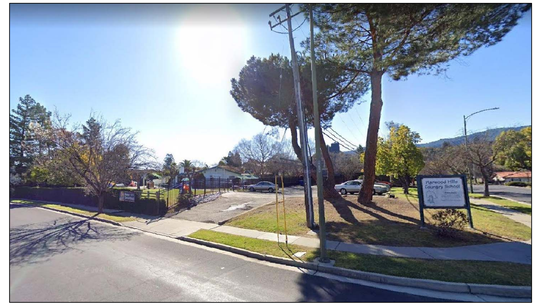


16224
Harwood



16226
Harwood

16228
Harwood



EXISTING PROJECT SITE



PROPOSED
Parcel A
Harwood
2 STORY

PROPOSED
Parcel B
Harwood
2 STORY

16224
Harwood
2 STORY

16226
Harwood
2 STORY

16228
Harwood
2 STORY

VIEW FROM HARWOOD ROAD



101 ALMOND BLOSSOM CT
2 STORY

PROPOSED
2 STORY
Parcel C
Harwood

PROPOSED
2 STORY
Parcel A
Harwood

189 BELWOOD GATEWAY
2 STORY

VIEW ALMOND BLOSSOM LANE / BELWOOD GATEWAY

STREETSCAPE 1"=30'-0"

| REVISIONS | BY |
|---|---|
| | |


CB
BASSAL
Architecture
916.435.0605
408.674.2077


NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA

STREETSCAPE

DATE: 10-25-2022
SCALE: 1"=30'-0"
DRAWN: CB
JOB NO: -

A2
A1.3
OF SHEETS


COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.




JUNE 21
9 AM




JUNE 21
12 NOON




JUNE 21
3 PM




DECEMBER 21
9 AM




DECEMBER 21
12 NOON




DECEMBER 21
3 PM

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

CB

BASSAL
Architecture
916.435.0605
408.674.2077

SHADOW STRUDY

NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE: 10-25-2022
SCALE: 1"=30'-0"
DRAWN CB
JOB NO -

A2
A1.4
OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS

# GRADING AND DRAINAGE PLANS

## NEW SINGLE FAMILY HOME
## 16220 HARWOOD ROAD, LOS GATOS, CA 95032
## PARCEL A, B, C.
## APN: 567-18-051

## 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/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

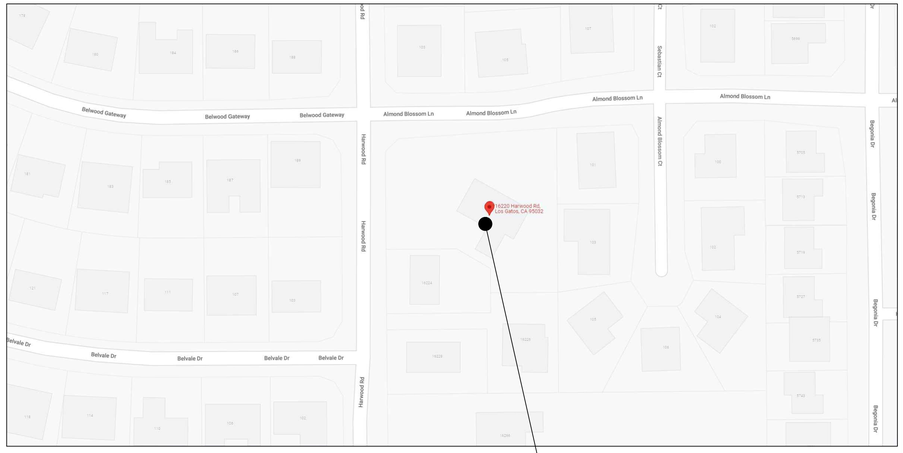
| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | PROPERTY LINE |
| F | F | FILL AREA LIMIT |
| C | C | CUT AREA LIMIT |
| 102 | 102 | CONTOUR |
| W | W | WATER LINE |
| SD | SD | STORM DRAIN PIPE (SOLID) |
| SS | SS | SANITARY SEWER PIPE |
| SUB | SUB | SUBDRAIN PIPE (PERFORATED) |
| OH e,T,TV | 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: _____, Reference Report _____, dated: _____, Letter No. _____, dated: _____, shall be thoroughly complied with. Both the mentioned report and all updates/addendums/ letters are hereby appended and made a part of 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: _____
18. General Contractor (If available): _____ Phone: _____
19. Grading Contractor (If available): _____
20. Cut: 1964 CY Export: 1962 CY Fill: 2 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.

## UTILITY NOTE:

ALL NEW, RELOCATED, OR TEMPORARILY REMOVED UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER AND ALL OTHER COMMUNICATIONS LINES SHALL BE INSTALLED UNDERGROUND.




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) |
|---|---|---|---|---|
| LOT-A BUILDING | 0 | 24 | | |
| LOT-A SITE | 0 | 162 | | |
| LOT-B BUILDING | 0 | 25 | | |
| LOT-B SITE | 2 | 168 | | |
| LOT-C BUILDING | 0 | 230 | | |
| LOT-C SITE | 0 | 146 | | |
| TOTAL | 2 | 755 | 0 | 755 |

## 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 | UTILITY PLAN |
| C-4 | DETAILS |
| C-5 | NOTES |
| C-6 | CROSS SECTIONS |
| C-7 | CONSTRUCTION MANAGEMENT & EROSION CONTROL PLAN |


$$\text{SLOPE DENSITY} = \frac{0.0023 \times 1 \times 2188}{0.796} = 6.32\%$$

## BASIS OF BEARINGS:

THE CALCULATED BEARING N 49°25'51" E BETWEEN FOUND MONUMENT AT THE INTERSECTION OF HARWOOD ROAD AND BELVALE DRIVE AND FOUND MONUMENT AT THE INTERSECTION OF ALMOND BLOSSOM LANE AND ALMOND BLOSSOM COURT, AS SHOWN ON CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 476 OF MAPS AT PAGE 36, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

## PROJECT BENCHMARK:

REFERENCED TOWN OF LOS GATOS B.M.: BM # LG58 EL.: 321.41' (NAVD88)

## 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. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH80 for pipes running under driveway.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

## 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:



COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS


GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051
COVER SHEET / NOTES

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 02/07/2023
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet: 1 OF 7
C-1

# ALMOND BLOSSOM LANE (56')

# HARWOOD ROAD (60' WIDE)

PARCEL A

NEW HOUSE
FF 282.18
PAD ±279.68

PARCEL B

NEW HOUSE
FF 286.25
PAD ±283.75

PARCEL C

NEW HOUSE
FF 281.72
PAD ±279.22

(E) HOUSE
RIDGE 315.69

(E) HOUSE
FF 283.91
RIDGE 297.22

(E) HOUSE
RIDGE 302.

30' INGRESS, EGRESS & P.U.E.
BOOK 1792, PAGE 80, O.R.

5.0' SEWER LINE EASEMENT

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:


COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS


GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051

GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 02/07/2023
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet: 2 OF 7
C-2

# ALMOND BLOSSOM LANE (56')

# HARWOOD ROAD (60' WIDE)

R= 20.00'
Δ= 90°00'41"
L= 31.42'

(E) SS LATERAL SERVICE
APPROXIMATE LOCATION
FIELD VERIFY

R= 474.00'
Δ= 11°51'00"
L= 98.03'

R= 418.00'
Δ= 1°01'45"
L= 7.51'

N 89°53'30" E 89.30'

N 0°07'11" W 117.13'

S 0°07'11" E 203.52'

S 89°46'19" W 90.00'

N 59°26'13" W 48.84'

N 0°07'11" W 30.25'

S 89°46'19" W 82.00'

5.0' SEWER LINE EASEMENT

30' INGRESS, EGRESS & P.U.E.
BOOK 1792, PAGE 80, O.R.

EX. WATER METER & SERVICE TO BE
REUSED & UPGRADED IF NEEDED

NEW WATER METER & SERVICE

NEWWATER METER & SERVICE

(N) SSCO

ELEC. METER
METER (BY PG&E)

(E) HOUSE
FF 283.91
RIDGE 297.22

(E) HOUSE
RIDGE 315.69

(E) HOUSE
RIDGE 302

(E) WOOD DECK

PLAYGROUND

DRIVEWAY

CONC.

(E) SHED

TREE# 670 24"ø DRIP 60'
TREE# 671 10"ø DRIP 24'
TREE# 672 10"ø DRIP 24'
TREE# 673 DRIP 40'
TREE# 674
TREE# 280
TREE# 281
TREE# 282
TREE# 283
TREE# 284
TREE# 285 18"ø DRIP 24'
TREE# 286 16"ø DRIP 40'
TREE# 287 DRIP 20'
TREE# 288 12"ø DRIP 40'
TREE# 289 12"ø
TREE# 290 3X9"ø DRIP 34'
TREE# 291 2X6"ø DRIP 24'
TREE# 292 14"ø DRIP 38'
TREE# 293 16"ø DRIP 30'
TREE# 294 10"ø DRIP 24'
TREE# 295 4X6"ø DRIP 24'
TREE# 296
TREE# 297
TREE# 298 8"ø DRIP 12'
TREE# 299 28'
TREE# 300 36"ø DRIP 36'
TREE# 270
TREE# 271
TREE# 272
TREE# 273
TREE# 274
TREE# 275
TREE# 276
TREE# 277
TREE# 279

SSMH RIM279.44 INV 271.69
SSMH RIM 277.64 INV 272.39
CB TC 280.80 FL 280.16 INV 276.96
AD RIM 281.90 INV 280.60
FL 277.18 INV 273.68

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:


COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS


GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051

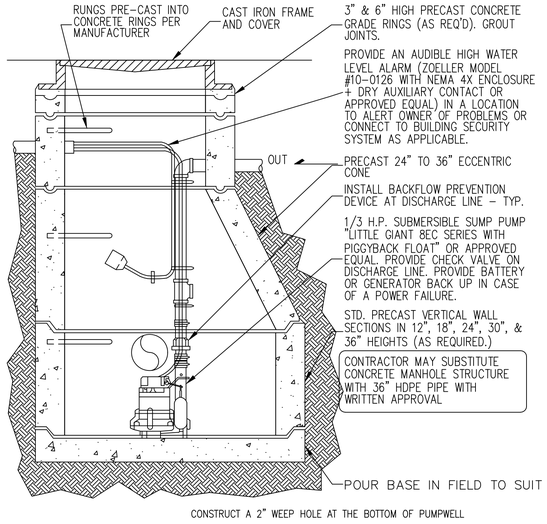
UTILITY PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

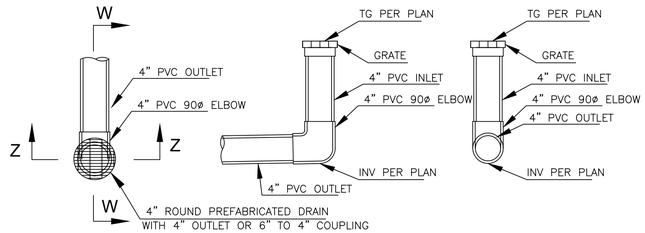
Date: 02/07/2023
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet: 3 OF 7
C-3



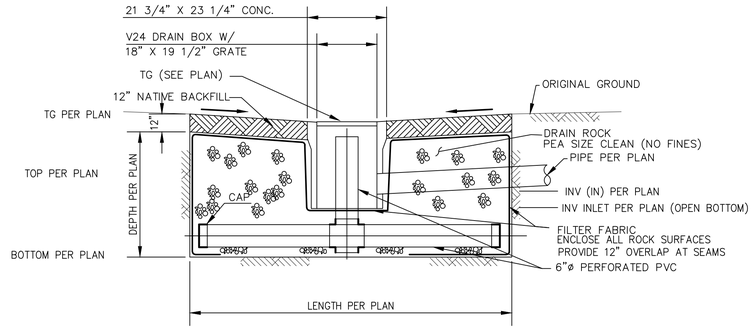

## PUMPWELL DETAIL FOR OVERFLOW & SUBDRAIN

N.T.S.




## STORM DRAIN AREA DRAIN

N.T.S.

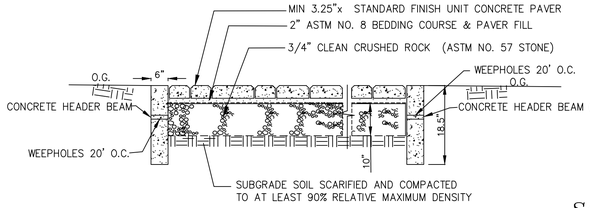



## DETENTION BASIN

ELEVATION VIEW- NTS

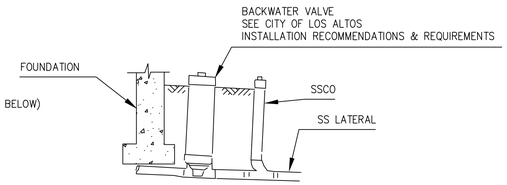
## PUMP NOTES:

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.



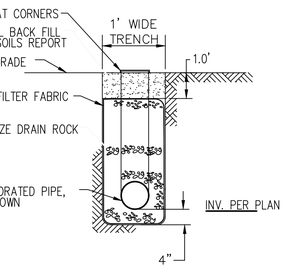

## CONCRETE PAVERS DETAIL

N.T.S.



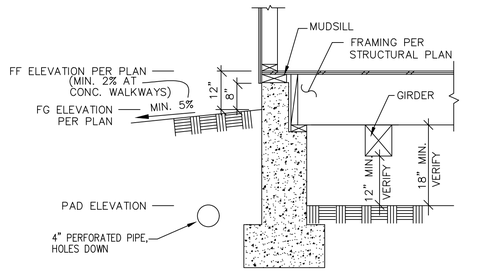

## SANITARY SEWER BACKFLOW PREVENTOR DETAIL

N.T.S.



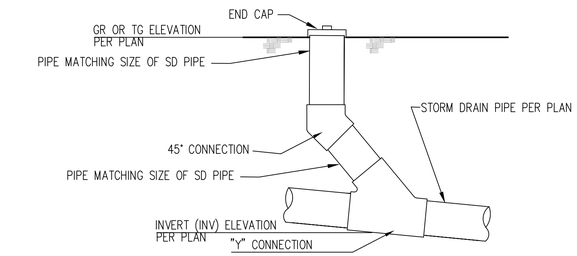

## SUBDRAIN TRENCH DETAIL

ELEVATION VIEW- N.T.S.




## DROPPED FOUNDATION CONCEPTUAL DETAIL

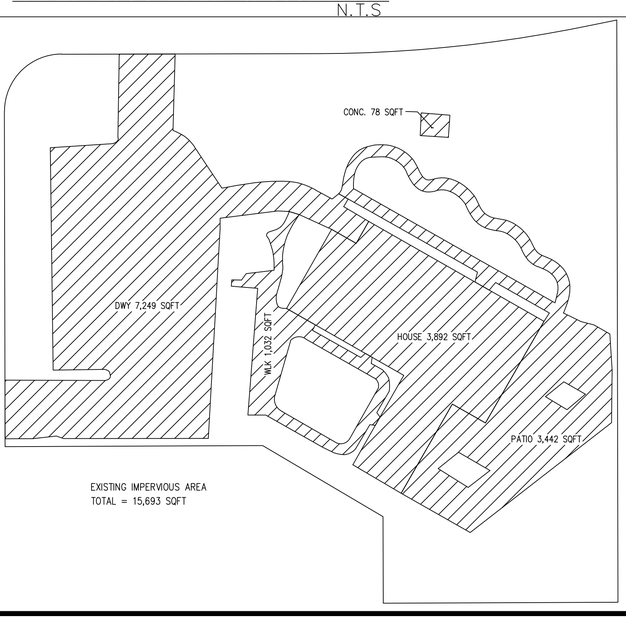
N.T.S.




ELEVATION VIEW

## STORM DRAIN CLEANOUT DETAIL

N.T.S.



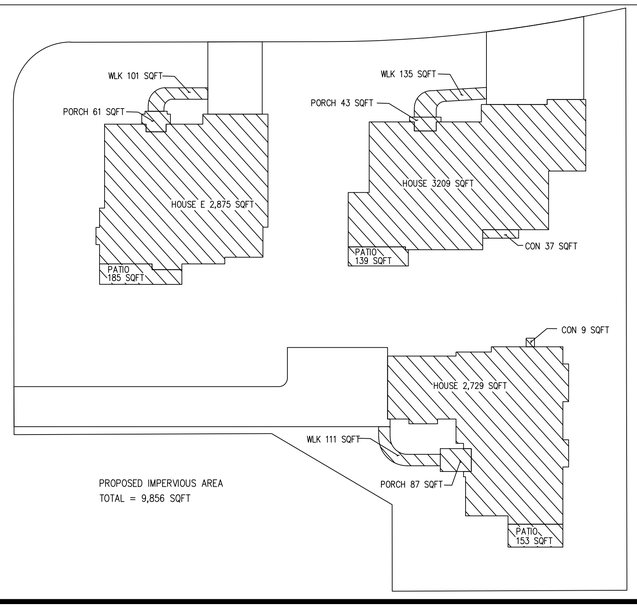

## EARTH SWALE DETAIL

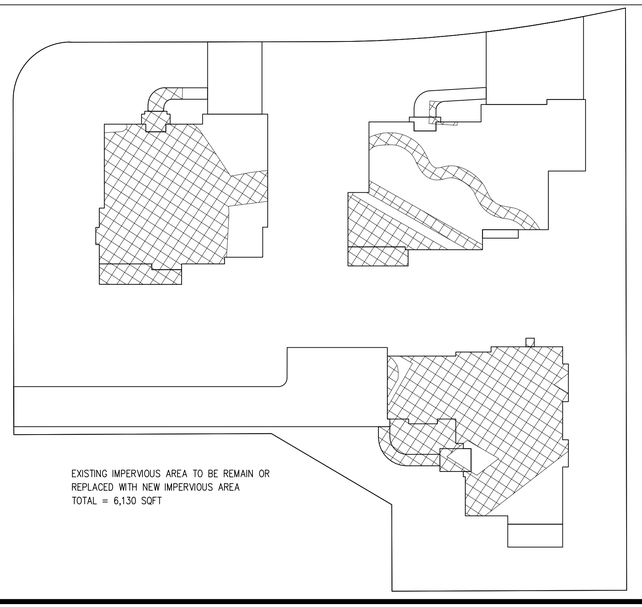
N.T.S

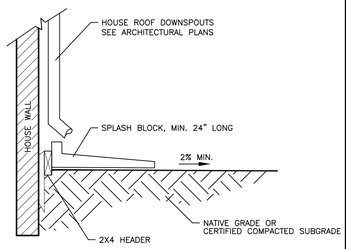
## IMPERVIOUS AREA CALCULATION

N.T.S




## ROOF DOWNSPOUT/ SPLASH BLOCK

N.T.S.

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051
DETAILS

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 02/07/2023
Scale: AS NOTED
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet: 4 OF 7
C-4

## *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 HARWOOD Road & ALMOND BLOSSOM 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 HARWOOD Road & ALMOND BLOSSOM 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 HARWOOD Road & ALMOND BLOSSOM 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 4:00 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.

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941–8055
FAX: (650) 941–8755

OWNER:

COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567–18–051

NOTES

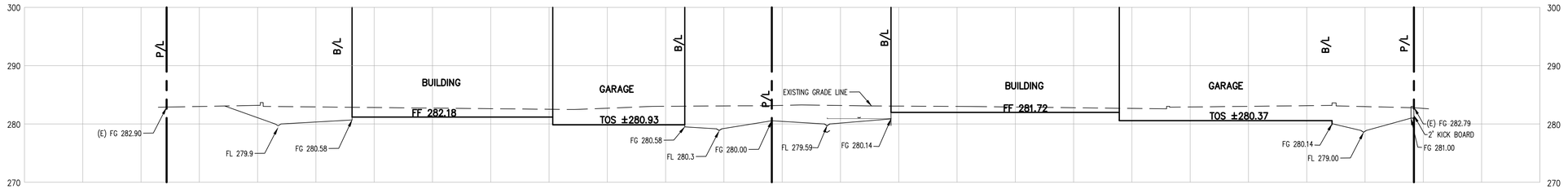
Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEED RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Saeed Razavi

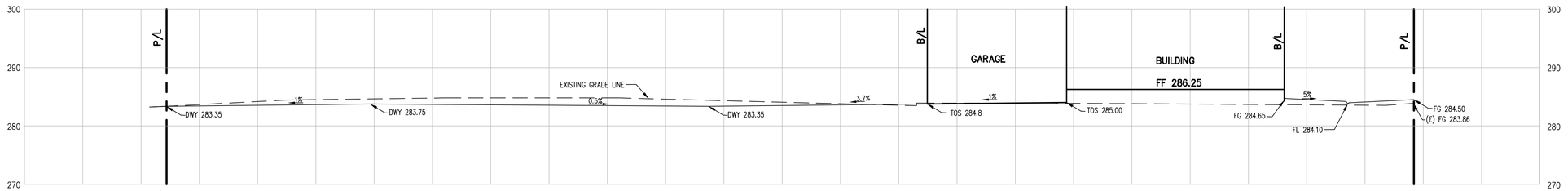
Date: 02/07/2023
Scale: AS NOTED
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet: 5 OF 7
C–5



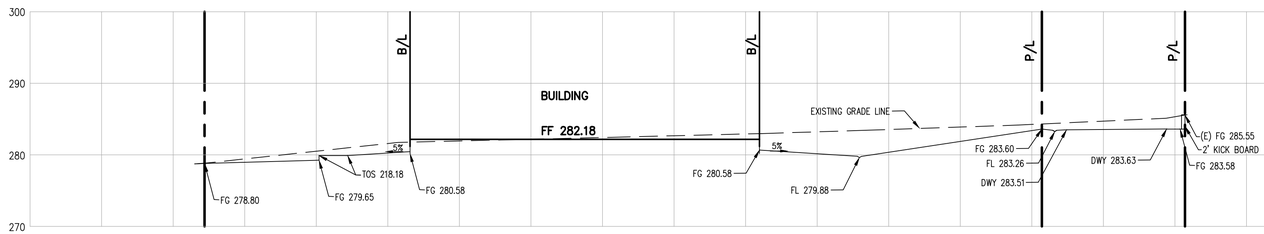

## A-A PROFILE

SCALE H: 1"= 10'
SCALE V: 1"= 10'



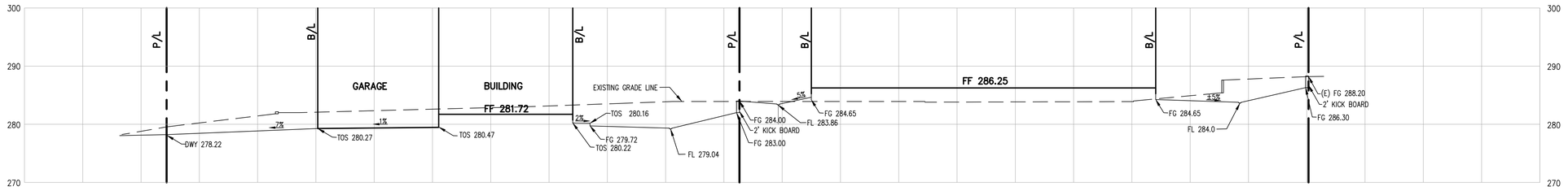

## B-B PROFILE

SCALE H: 1"= 10'
SCALE V: 1"= 10'




## C-C PROFILE

SCALE H: 1"= 10'
SCALE V: 1"= 10'




## D-D PROFILE

SCALE H: 1"= 10'
SCALE V: 1"= 10'

SMP
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS

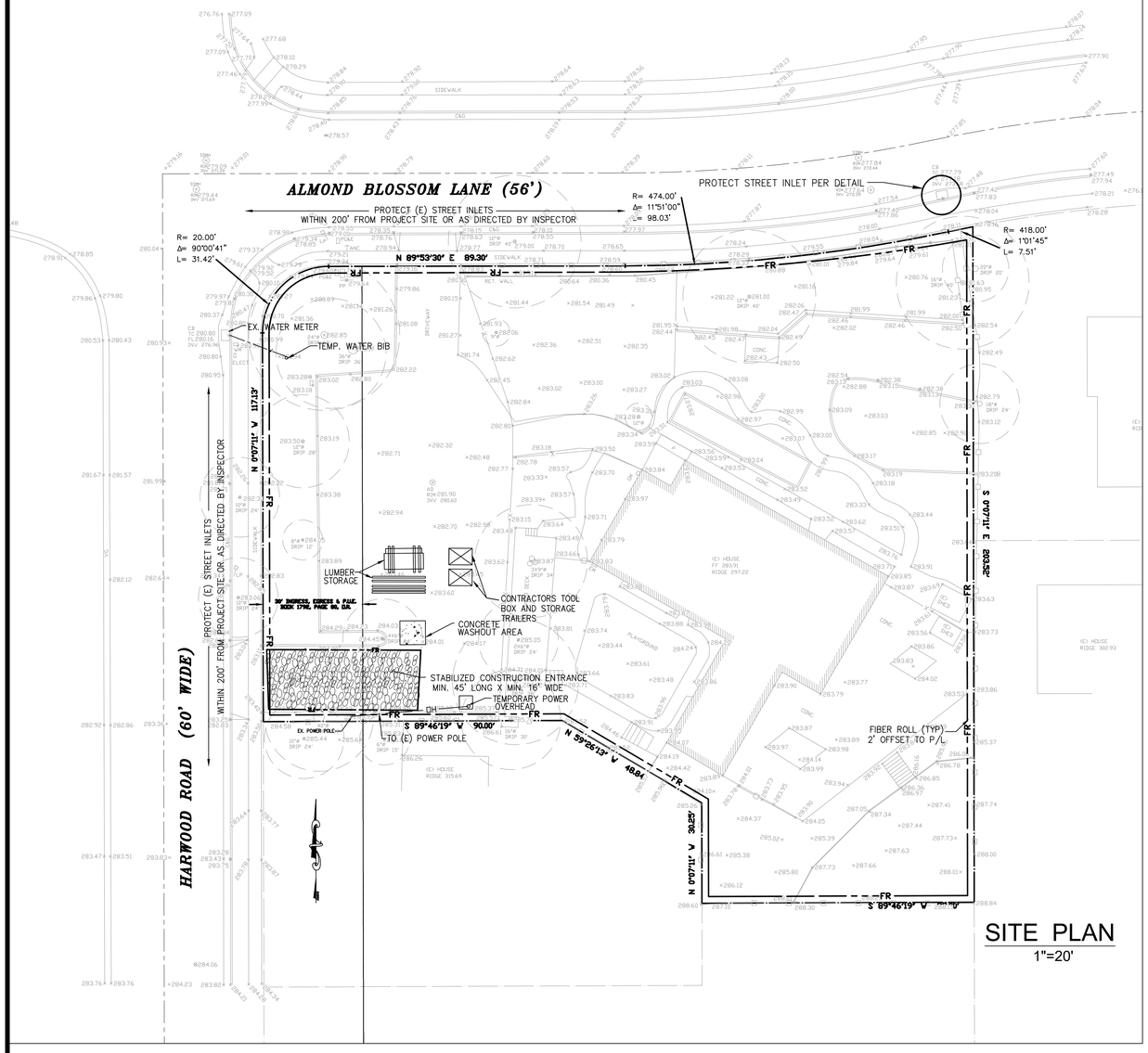
# GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051
CROSS SECTIONS

Revisions:

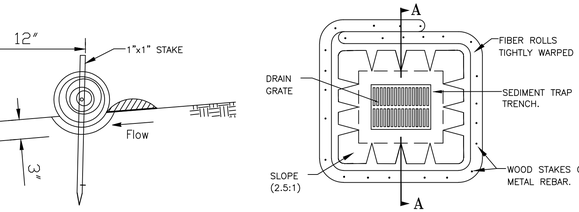
REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 02/07/2023
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet: 6 OF 7
C-6




## SITE PLAN
1"=20'




## FIBER ROLL
N.T.S.

### FIBER ROLL NOTES

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




## PLAN VIEW

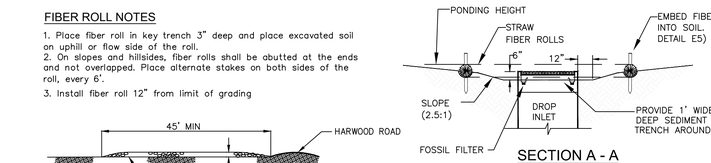
**NOTES:**

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.

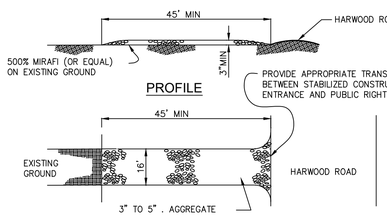
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

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.




## SECTION A - A




## PROFILE

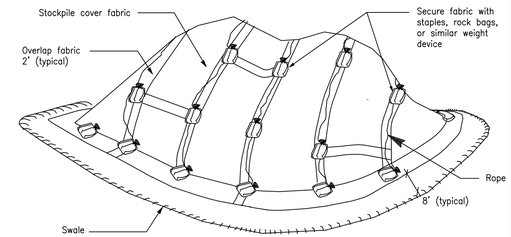
## PLAN

### Maintenance

– 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.

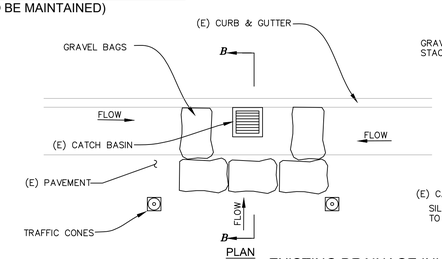
## STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)

## STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.

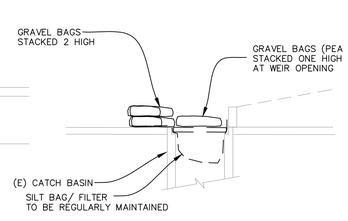



PERSPECTIVE

## TEMPORARY COVER ON STOCK PILE
N.T.S.




PLAN




SECTION B-B

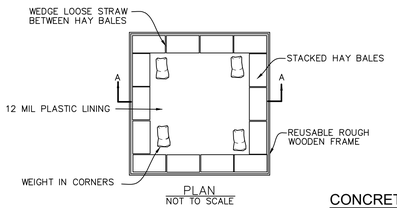
## EXISTING DRAINAGE INLET PROTECTION
N.T.S.

### EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

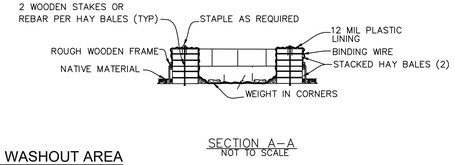
1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control 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 Vellacitos Way 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.




PLAN
NOT TO SCALE




SECTION A–A
NOT TO SCALE

## CONCRETE WASHOUT AREA
N.T.S.

SMP ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS

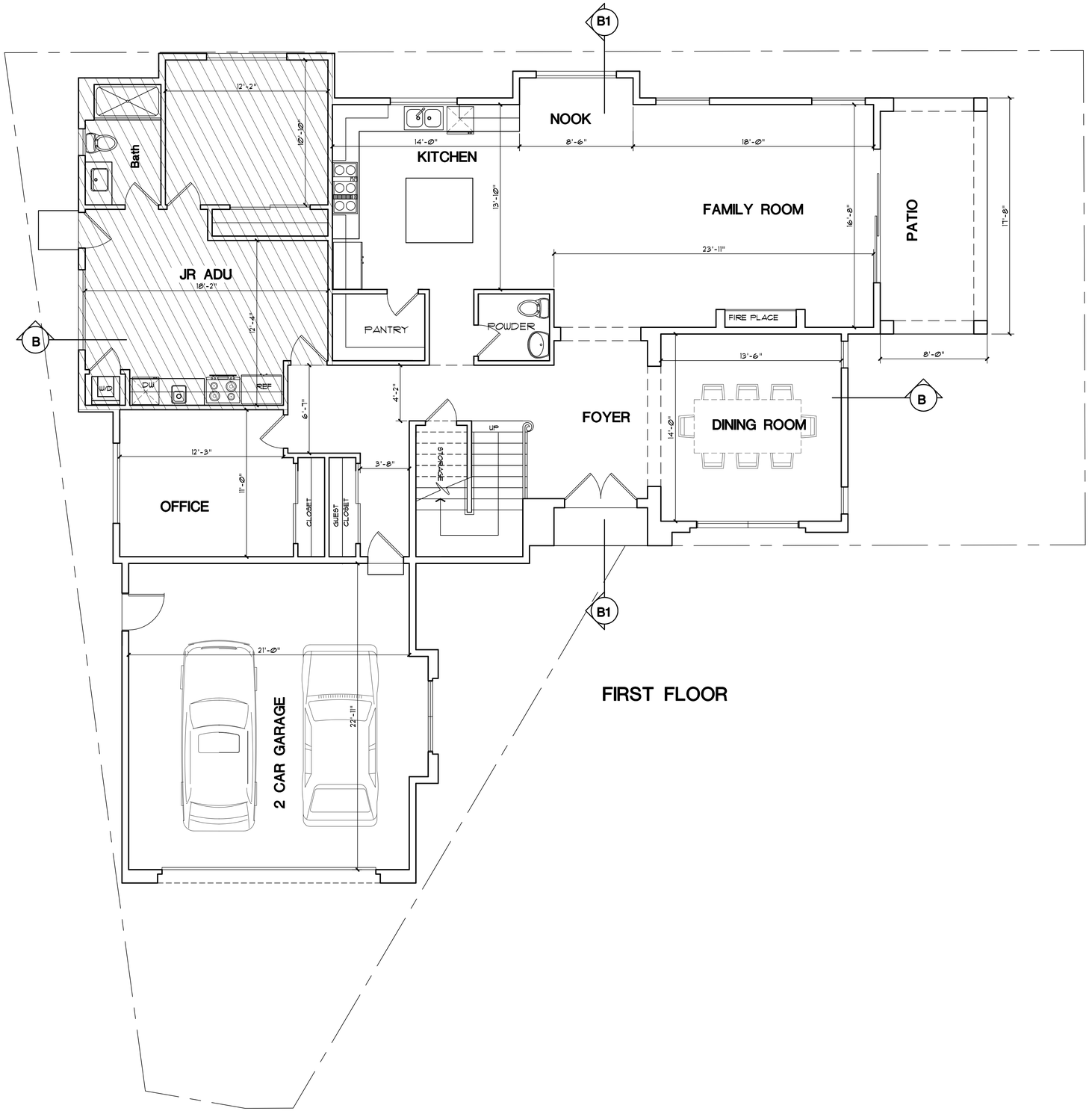
# GRADING AND DRAINAGE PLANS
# NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051
CONSTRUCTION MANAGEMENT AND EROSION CONTROL PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 02/07/2023
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet: 7 OF 7
C-7




FIRST FLOOR PLAN | 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| | |

CB
BASSAL
Architecture
916.435.0605
408.674.2077

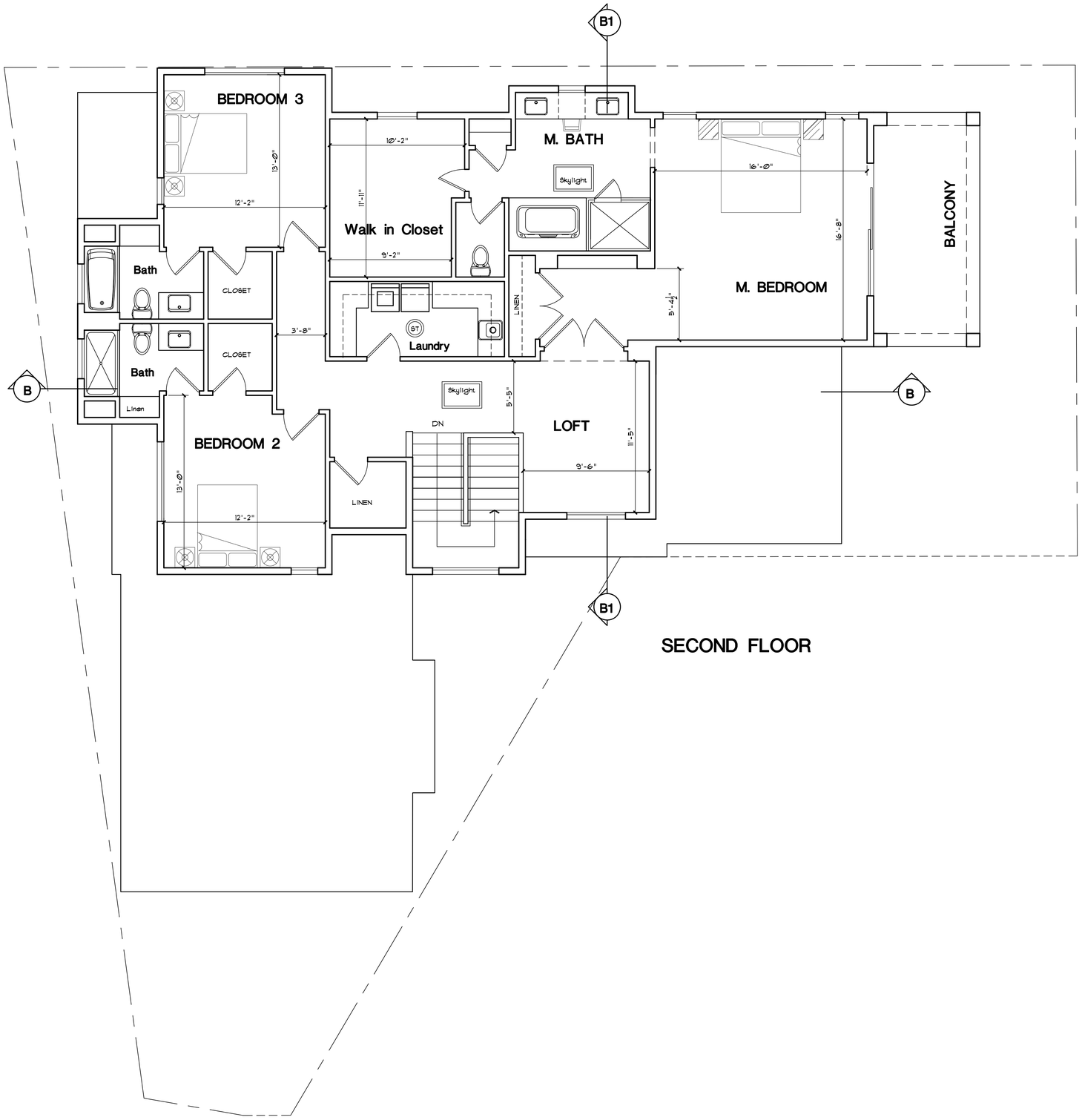
FIRST FLOOR PLAN
PARCEL B

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE: 6-27-2022
SCALE: 1/4"=1'-0"
DRAWN: CB
JOB NO: -

A2
A2.1B
OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.




SECOND FLOOR

SECOND FLOOR PLAN 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| | |

CB
BASSAL
Architecture
916.435.0605
408.674.2077

SECOND FLOOR PLAN
PARCEL B

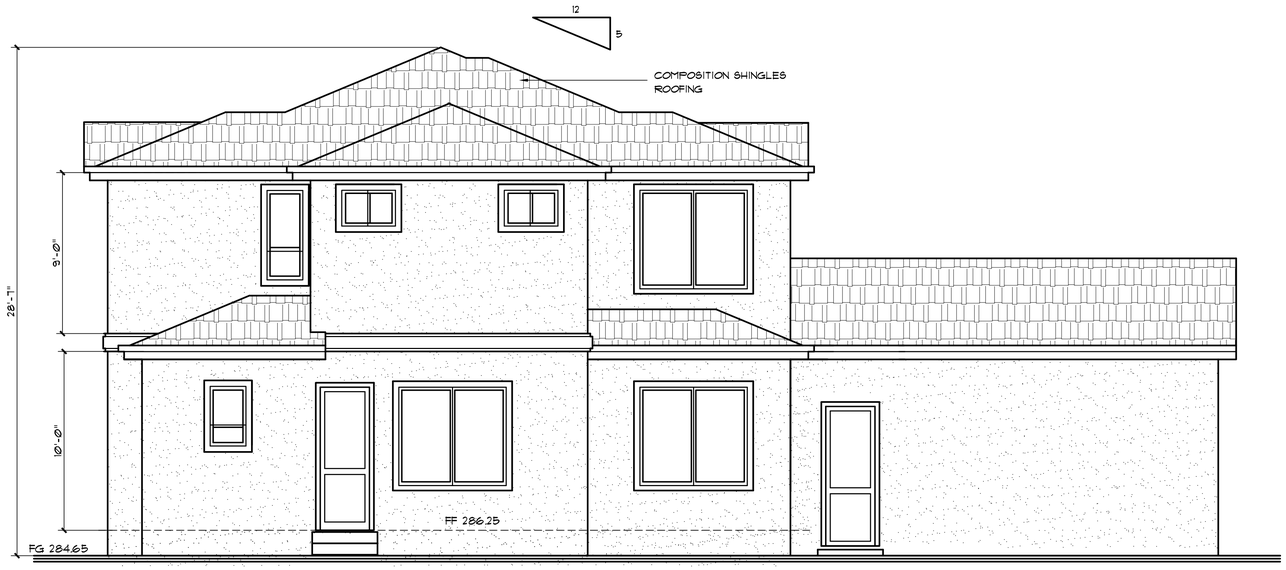
NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE: 6-27-2022
SCALE: 1/4"=1'-0"
DRAWN CB
JOB NO -
A2
A2.2B
OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERYNE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.




## FRONT ELEVATION - PARCEL B




## LEFT SIDE ELEVATION - PARCEL B

EXTERIOR MATERIALS:

- COMPOSITION SHINGLES ROOFING OVER TYPE 30 FELT UNDERLAYMENT (INSTALL PER MANUF.)
- 3 LAYERS STUCCO FINISH OVER LATH & BUILDING PAPER. PROVIDE 2 LAYERS OF GRADE "D" PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING
- ALUMINUM EXTRIOR WINDOWS DARK BRONZE FINISH
- EXTERIOR DOOR: WOOD FINISH WITH TEMPERED GLAZING

EXTERIOR ELEVATIONS | 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| 6-13-2023 | |

CB
BASSAL
Architecture
916.435.0605
408.674.2077

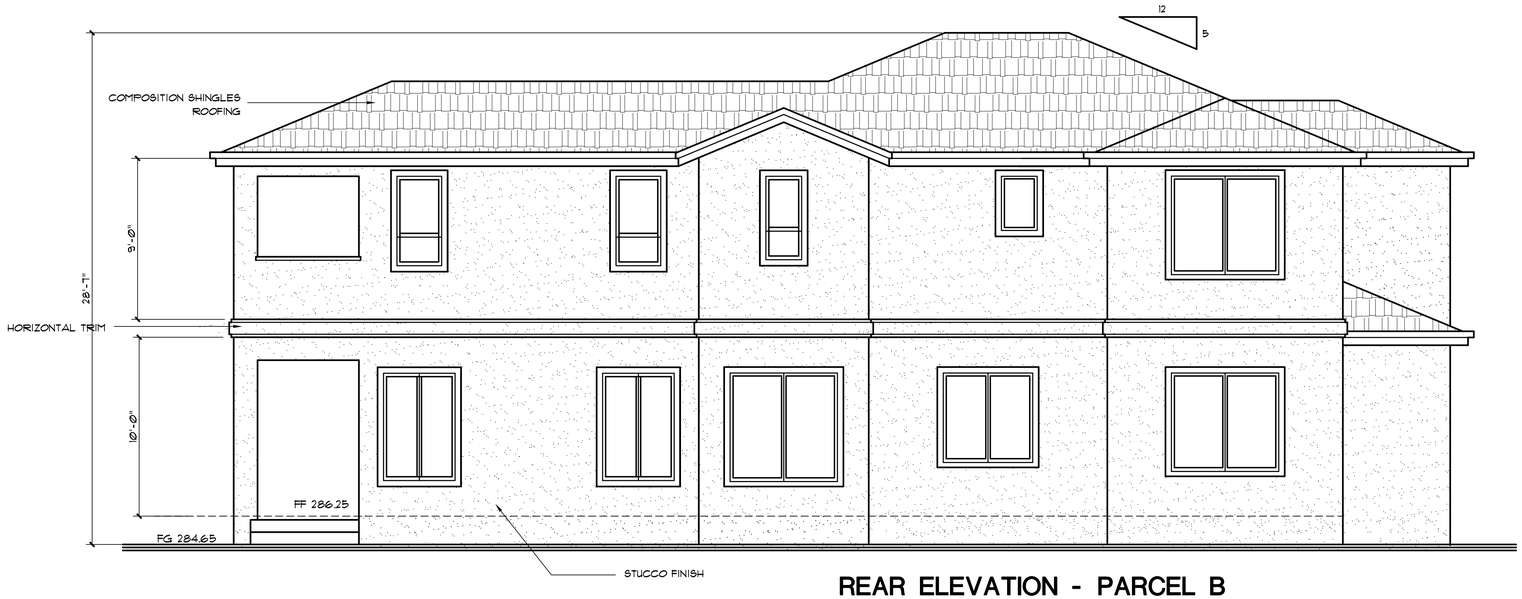
EXTERIOR ELEVATIONS
PARCEL B

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

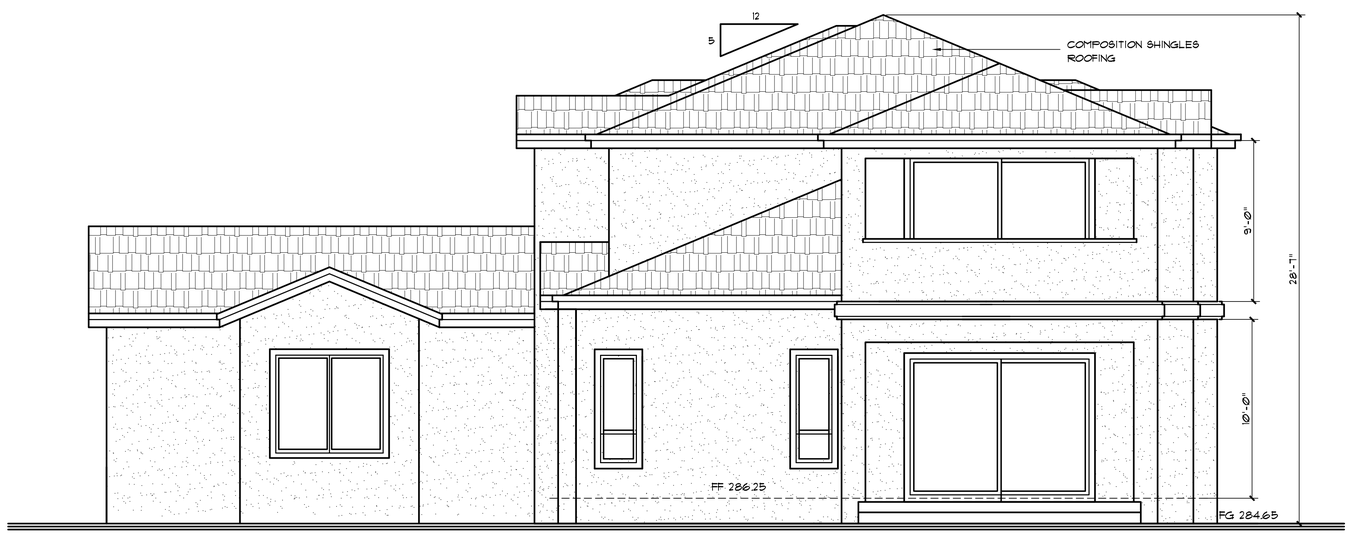
DATE: 6-27-2022
SCALE: 1/4"=1'-0"
DRAWN: CB
JOB NO: -

A2
A3.1B
OF SHEETS

COPY RIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS INCLUDING ALL




REAR ELEVATION - PARCEL B




RIGHT SIDE ELEVATION - PARCEL B

| REVISIONS | BY |
|---|---|
| 6-13-2023 | |

CB
BASSAL
Architecture
916.435.0605
408.674.2077

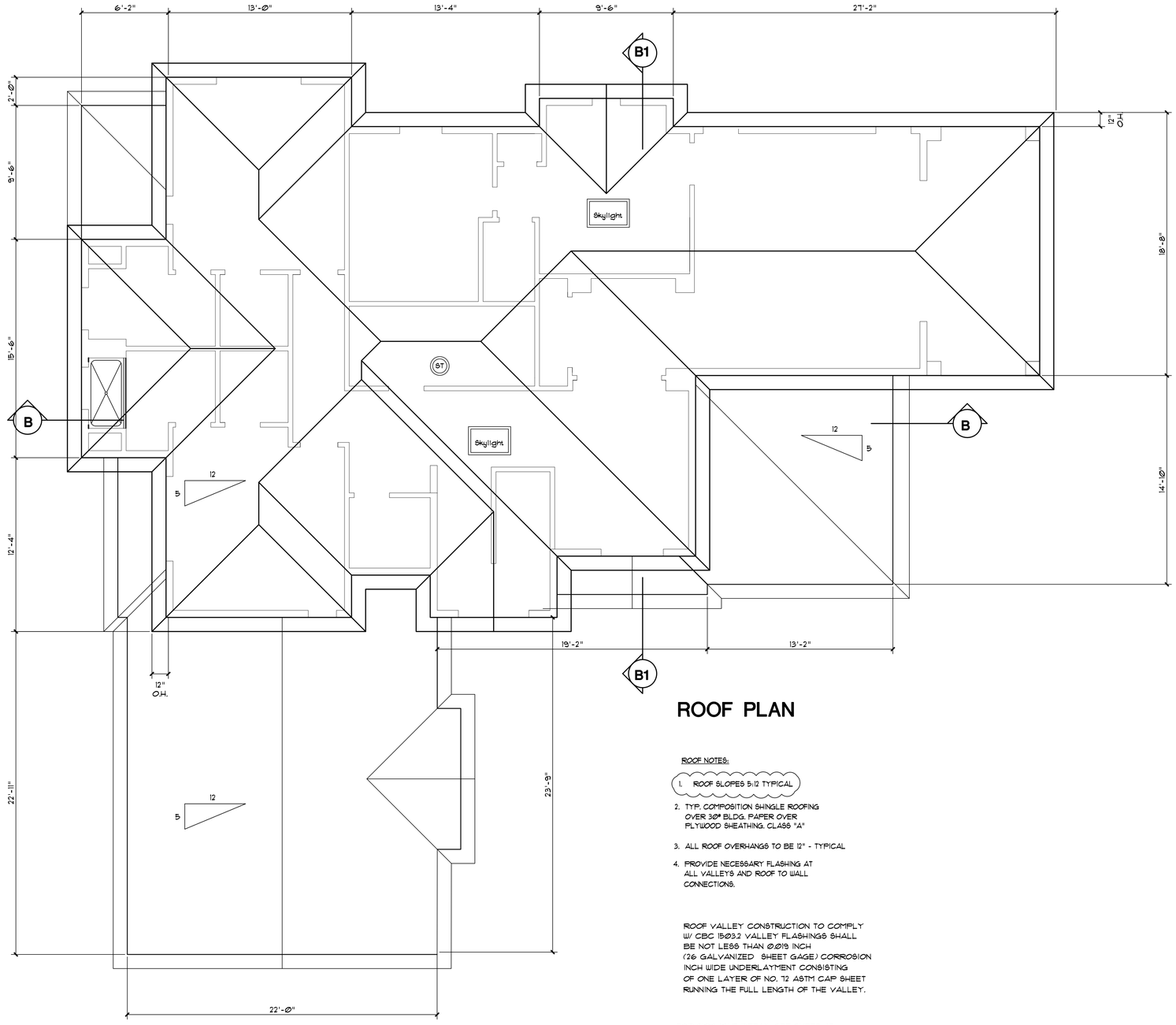
EXTERIOR ELEVATIONS
PARCEL B

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE: 6-27-2022
SCALE: 1/4"=1'-Ø"
DRAWN: CB
JOB NO: -

A2
A3.2B
OF SHEETS

COPY RIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.




# ROOF PLAN

ROOF NOTES:

1. ROOF SLOPES 5:12 TYPICAL
2. TYP. COMPOSITION SHINGLE ROOFING OVER 30# BLDG. PAPER OVER PLYWOOD SHEATHING. CLASS "A"
3. ALL ROOF OVERHANGS TO BE 12" - TYPICAL
4. PROVIDE NECESSARY FLASHING AT ALL VALLEYS AND ROOF TO WALL CONNECTIONS.

ROOF VALLEY CONSTRUCTION TO COMPLY W/ CBC 1503.2 VALLEY FLASHINGS SHALL BE NOT LESS THAN .0019 INCH (26 GALVANIZED SHEET GAGE) CORROSION INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

FOR SKYLIGHT DETAIL SEE SHEET A5

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

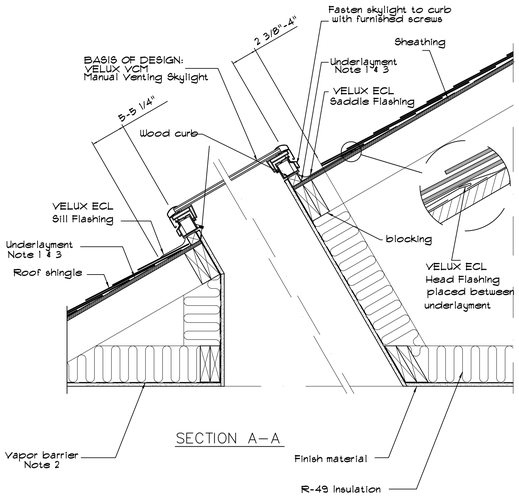
CB
BASSAL
Architecture
916.435.0605
408.674.2077

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

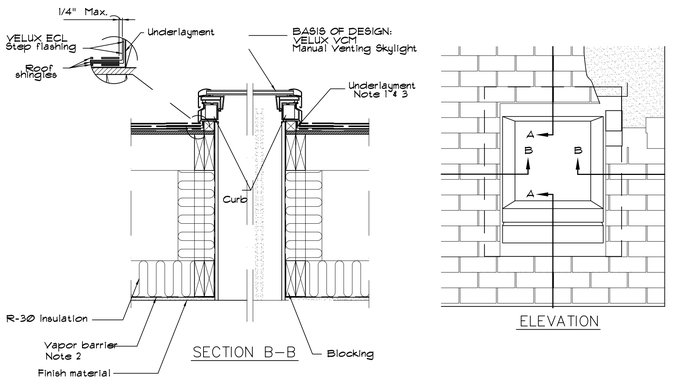
ROOF PLAN
PARCEL A

| | |
|---|---|
| DATE: | 6-27-2022 |
| SCALE: | 1/4"=1'-0" |
| DRAWN | CB |
| JOB NO | - |
| A2 | |
| A4B | |
| OF | SHEETS |

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.




SECTION A–A




SECTION B–B




ELEVATION

1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment.

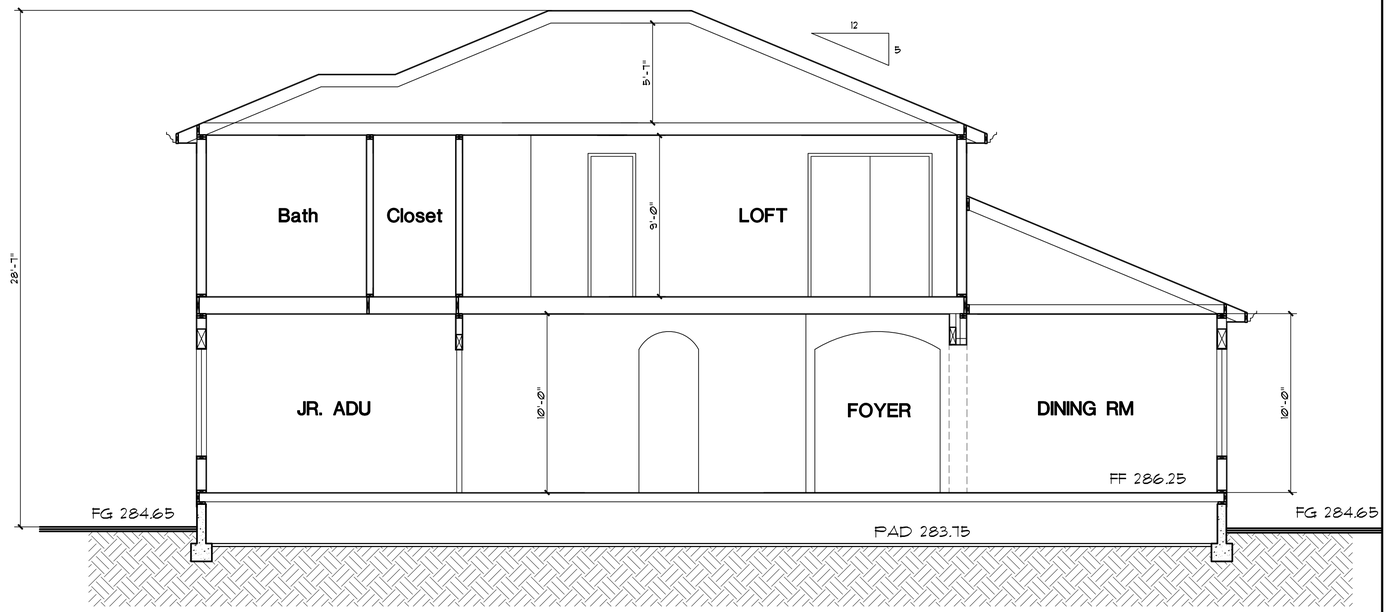
LISTING ASTME-108 FOR CLASS A FIRE ASSEMBLIES

Testing Data Notes

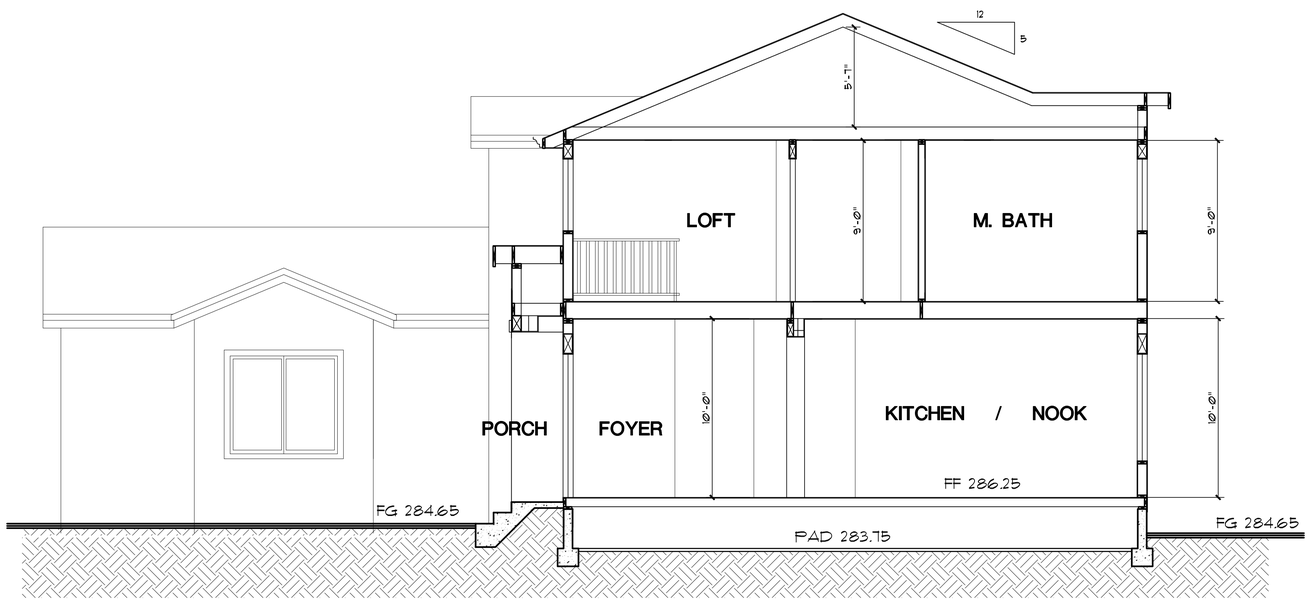
A- Production samples structurally tested and labeled in accordance with one or more of: AAMA/WDMA/ CSA 101/I.S.2/A440, TAS200, 202, and 203 OSHA regulations, various ASTM methods.

B- Thermal and optical performance data are determined for skylights at 20 degree slope, and verified in accordance with NFRC procedures (where applicable) by accredited entities. Most VELUX products are listed in the NFRC Certified Products Directory, and carry appropriate labels in accordance with NFRC's certification program. NFRC ID: VEL-N-

C- Most variants have achieved WDMA Hallmark certification under No. 426-H, and/or recognition under Uniform-ES report #ER 0199 (IAPMO-ES).




# SECTION B-B




# SECTION B1-B1

| REVISIONS | BY |
|---|---|
| 6-13-2023 | |

CB

BASSAL Architecture
916.435.0605
408.674.2077

PARCEL B
SKYLIGHT DETAIL
BUILDING SECTION

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE: 6-27-2022
SCALE: 1/4"=1'-0"
DRAWN CB
JOB NO -

A2
A5B
OF SHEETS

TYPICAL SKYLIGHT DETAILS | NTS

BUILDING SECTION | 1/4"=1'-0"

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATIONS RELMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS

# TREES SUMMARY

Parcel A

**Parcel A**

**New Replacement Trees**

| | remov | Canopy | value | 24 gallons | comment |
|---|---|---|---|---|---|
| 1 | 295 | 25 | $2,270.00 | 4 | **Mark delete in the site plan** |
| 2 | 297 | 10 | $210.00 | 2 | |
| 3 | 300 | 35 | $1,800.00 | 4 | |
| 4 | 670 | 30 | $1,340.00 | 4 | |
| 5 | 673 | 19 | $2,700.00 | 4 | |
| | | | Total 18 | | |

**Protecting Trees**

| | save | radius | value | Protection Type | |
|---|---|---|---|---|---|
| 1 | 290 | 10 | $10,600.00 | | |
| 2 | 291 | 10 | $2,620.00 | | |
| 3 | 298 | 7 | $1,570.00 | typeII | Protect with 2x4 around tree |
| 4 | 299 | 7 | $1,570.00 | type II | Protect with 2x4 around tree |
| 5 | 672 | 7 | $3,370.00 | type II | Protect with 2x4 around tree |

Parcel B

**Parcel B**

**New Replacement Trees**

| | remov | Canopy | value | 24 gallons | comment |
|---|---|---|---|---|---|
| 1 | 270 | 10 | $1,390.00 | 2 | exempt |
| 2 | 274 | 8 | $730.00 | 2 | **exempt** |
| 3 | 275 | 15 | $500.00 | 3 | **Mark remove in the site plan** |
| 4 | 279 | 8 | $270.00 | 2 | exempt |
| 5 | 292 | 30 | $3,780.00 | 4 | |
| 6 | 293 | 30 | $5,900.00 | 4 | Specified in Parcel A. Mark as be removed in Site Plan |
| 7 | 294 | 30 | $1,340.00 | 4 | |
| 8 | 295 | 19 | $2,700.00 | 3 | |
| 9 | 296 | 6 | $50.00 | 2 | |
| 10 | 297 | 6 | $210.00 | 2 | |
| | | | Total 26 Trees | | |

**Protecting Trees**

| | save | radius | value | Protection Type | |
|---|---|---|---|---|---|
| 1 | 271 | 7 | $3,670.00 | | **Neighbor (Exempt)** |
| 2 | 272 | 7 | $400.00 | | **Neighbor** |
| 3 | 273 | 5 | $3,240.00 | | **Neighbor** |
| 4 | 276 | 5 | $2,620.00 | | Neighbor |
| 6 | 278 | 7 | $13,900.00 | | **Neighbor** |
| 7 | 280 | 5 | $1,570.00 | | |
| 8 | 281 | 5 | $1,800.00 | | |
| 9 | 291 | 7 | $2,620.00 | | |

Parcel C

**Parcel C**

**New Replacement Trees**

| | remove | Canopy | value | 24 gallons | comment |
|---|---|---|---|---|---|
| 1 | 288 | 35 | $3,820.00 | 4 | Mark remove in the site plan |
| 2 | 289 | 10 | $650.00 | 2 | |
| 3 | 674 | 25 | $2,270.00 | 4 | |
| | | | Toal 10 Trees | | |

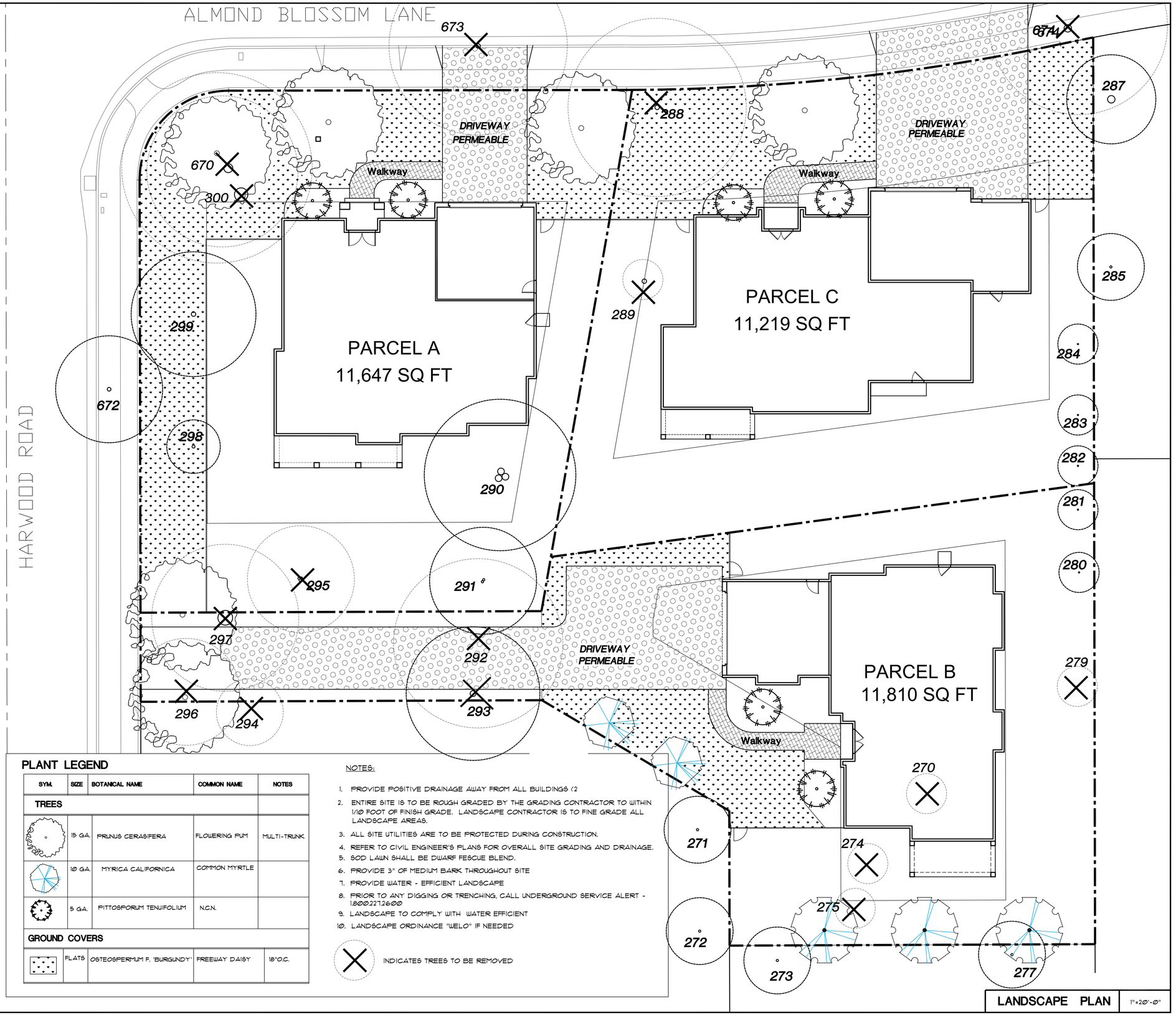
**Protecting Trees**

| | save | radius | value | Protection Type | |
|---|---|---|---|---|---|
| 1 | 282 | 5 | $1,290.00 | | |
| 2 | 283 | 5 | $1,800.00 | | |
| 3 | 284 | 5 | $1,800.00 | | |
| 4 | 285 | 10 | $10,000.00 | | **Neighbor** |
| 5 | 287 | 10 | $13,600.00 | | Neighbor (fix in the site plan) |

# TREES PROTECTION NOTES

*Tree Protection Conditions*

1. TREE FENCING. Protective tree fencing 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 fencing plan with the construction plans. Tree fencing should be established at least 24 inches from existing hardscape, and placed no farther than 60 inches from the existing structure. The fencing should consist of five-to six foot high chain link mounted on eight foot tall, two-inch diameter galvanized steel posts that are driven into the ground 24 inches deep and spaces apart no more than approximately ten feet. It must remain intact and maintained throughout construction, and only removed upon completion of construction and final inspection.
   a. Pursuant to Section 29.10.1005(a)(4) of the Town Code, 8.5-by 11-inch warning signs shall be affixed and proximately displayed on each side of the fencing opposite the trees' trunks: "WARNING- Tree Protection Zone- this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." These signs should be intact prior to commencing demolition.
2. The posts should be planned at least 10 feet from the trunk, minimized in diameter and spaced as far apart as possible (e.g. at least five plus feet apart). The design should specify that the post holes are manually dug using a post hole digger or shovel, and roots two inches and greater in diameter retained and protected through the process (in the event a root of this size is encountered during digging, the hole should be shifted over 12 inches and the process repeated).
3. All utilities and services (e.g. storm drain, area drain, joint trenches, electrical, water, sewer, fiber optic, gas, etc) should be routed beyond the tree protection zone (TPZ). In the event this is not feasible, the location and proximity to the tree's trunk would dictate which of the following methods can offer sufficient mitigation: hand-digging, a pneumatic air device or directional boring. For directional boring, the ground above any tunnel must remain undistributed, and access pits and any infrastructure (e.g. splice boxes, meters and vaults) established beyond the TPZ.
4. Any future pathway or other landscape features established within a TPZ should be a raised or no-dig design, with a vertical soil cute of no more than 2 to 3 inches (including for base material, edging and forms); or where there are large surface roots (e.g. greater or equal to 2 inches in diameter), then on top of (i.e. raised above) the roots. Additionally, compaction of the soil surface or subgrade must be avoided (foot tamping is acceptable), and soil fill used to bevel the top of walk or drive to existing grade should be confined to 24 inches beyond the edge, and be at least 24 inches from the tree's trunk.
5. Where beneath a tree's canopy, over excavation, compaction, grading, trenching, and other soil disturbance beyond any approved curb, gutter, pavement, wall, building foundation or driveway should be confined to 12 inches.
6. Staging areas and routes of access should be planned beyond tree canopies.
7. Preventative measures shall be implemented to avoid soil eroding or being spread/placed downhill beneath a tree's canopy.
8. Spoils created during digging should not be piled or spread on unpaved ground within the TPZ, rather they should be temporarily piled on plywood or a tarp.
9. The limits of grading should be staked upon completion of demolition and prior to any soil cut, fill or compaction (the protection fencing may also need to be modified at this stage to protect tree roots).
10. Great care must be taken during demolition of existing hardscape, curb/gutters, staircases, walkways, walls, sheds, foundations, fences, planter boarders, mowbands, etc. within a TPZ to avoid excavating into roots and existing grade. Also, equipment used during the process must not operate or travel on a newly exposed soil surface.
11. Tree trunks must not be used as winch supports for moving or lifting heavy loads.
12. Fill and debris covering root collars should be cleared to minimize the risk of harmful organisms rotting healthy tissue. This work involves manually clearing soil to expose the root collar, work that must be carefully performed to avoid damaging the trunk and roots during the process.
13. Dust accumulating on trunks and canopies during dry weather periods should be periodically washed away (e.g. every month or two).
14. The disposal of harmful products (such as cement, paint, chemicals, oil and gasoline) is prohibited beneath canopies or anywhere on site that allows drainage beneath or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.
15. The landscape design should conform to the following additional guidelines:
   a. Plant material installed beneath the canopies of oaks must be drought-tolerant, limited in amount, and planted at least five or more feet from their trunks. Plant material installed beneath the canopies of all other trees should be at least 24 to 36 inches from their trunk.
   b. Irrigation can, overtime, adversely impact the oaks and should be avoided. Irrigation for any new plant material beneath an oak's canopy should be low volume, applied irregularly (such as only once or twice per week), and temporary (such as no more than three years).
   c. Irrigation should not be applies within five feet from the oak trunks, or within six inches from the trunks of all other trees (existing and proposed).
   d. Irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). Should this not be possible, the work may need to be performed using a pneumatic air device to avoid root damage.
   e. Ground cover beneath canopies should be compromised of a three- to four-inch layer of coarse wood chips or other high-quality mulch (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided). Mulch should not be placed against the tree trunk.




# PLANT LEGEND

| SYM. | SIZE | BOTANICAL NAME | COMMON NAME | NOTES |
|---|---|---|---|---|
| **TREES** | | | | |
| | 15 GA. | PRUNUS CERASIFERA | FLOWERING PUM | MULTI-TRUNK |
| | 10 GA. | MYRICA CALIFORNICA | COMMON MYRTLE | |
| | 5 GA. | PITTOSPORUM TENUIFOLIUM | N.C.N. | |
| **GROUND COVERS** | | | | |
| | FLATS | OSTEOSPERMUM F. 'BURGUNDY' | FREEWAY DAISY | 18"O.C. |

NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2
2. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
4. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
5. SOD LAWN SHALL BE DWARF FESCUE BLEND.
6. PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE
7. PROVIDE WATER - EFFICIENT LANDSCAPE
8. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.2600
9. LANDSCAPE TO COMPLY WITH WATER EFFICIENT
10. LANDSCAPE ORDINANCE "WELO" IF NEEDED

INDICATES TREES TO BE REMOVED

LANDSCAPE PLAN 1"=20'-0"

| REVISIONS | BY |
|---|---|
| | |


CB
BASSAL
Architecture
916.435.0605
408.674.2077


LANDSCAPE PLAN

NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA

| | |
|---|---|
| DATE: | 10-27-2022 |
| SCALE: | 1"=20'-0" |
| DRAWN | CB |
| JOB NO | - |
| A2 | L1 |
| OF | SHEETS |


COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

*This Page*
*Intentionally*
*Left Blank*

**From**: Linda Higgins <[redacted]>
**Sent**: Friday, August 18, 2023 10:58 AM
**To**: Planning <Planning@losgatosca.gov>
**Subject**: Concern

I am very concerned about the proposed monstrosities (houses) at the corner of Harwood and Almond Blossom. The houses are too big for this neighborhood and I can't imagine how the people will feel whose homes are adjacent to them. Won't they be peeking into their yards and windows!?

This is a nice neighborhood and homes that huge will be magnets for too many people per home and I believe it's just wrong! Can this please be revisited???

Thank you!
Linda Higgins
[redacted]

Sent from my iPhone

**From**: NANCY MCCRACKEN <[redacted]>
**Sent**: Friday, August 18, 2023 10:57 AM
**To**: Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject**: New build 16220 Harwood Rd

Mr. Shoopman,

I'm writing this letter to request consideration of the new build at 16220 Harwood Rd. Los Gatos and it's proposed structure.

Including the ADU the square footage is 3600 sq ft. (3100 sq, ft home with 500 sq ft ADU). Much larger than the average Bel Gatos neighborhood home. The layout of the home has a second story balcony facing the back yard (bedrooms/bathrooms) of the home at [redacted] Harwood invading privacy of the existing home.

It's a shame to see monstrous homes - lot line to lot line - being crammed on to small lots and not considering existing neighbors.

Please reevaluate.

Regards,

Nancy McCracken

**From:** larrym1491@aol.com <[redacted]>
**Sent:** Friday, August 18, 2023 10:56 AM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** Concern about new house at 16220 Harwood Rd.

There is a proposal to build three large two-story houses on the corner of Harwood Rd. and Almond Blossom Ln. Unfortunately, the current plan has a driveway off Harwood for access to the back house, 16220 Harwood Rd., lot B. This house is two stories with a balcony on the South side, facing the back side of the house at [redacted] Harwood Rd. At 3600 sq ft, including a 500 sq ft ADU, this house is larger than the other houses in the neighborhood.

Los Gatos is known for its quaint look and the Bel Gatos neighborhood exemplifies it. Most lots have limited side setbacks so the houses are designed with minimal windows on the side, for privacy. Whether they are single-story or two stories, privacy is respected.

In the case of the proposed home at 16220 Harwood Rd. the location of the house on the flag lot puts the second-story windows and balcony so they look down into the backyard, bedrooms, and bathrooms at [redacted] Harwood Rd. On a two-dimensional drawing, it's not as obvious but when the orange tape was put up, it illustrated the issue.

Why is this allowed? The residents at [redacted] Harwood Rd. have had privacy for close to 40 years since the pre-school was a single story and now the neighbors will be sitting on their balcony watching everything in the [redacted] Harwood Rd. backyard and windows. I think this is the wrong thing to promote in Los Gatos or anywhere else. The house design should be reconsidered to improve privacy.

Regards,

Larry McCracke

**From:** William Durrett <[redacted]>
**Sent:** Friday, August 18, 2023 10:01 AM
**To:** jshoopman@losgatosga.gov; Planning <Planning@losgatosca.gov>
**Subject:** Concerns regarding development of 16220 Harwood Rd

Hello members of the Los Gatos Planning Commission,

I am writing to voice some concerns I have regarding the proposed development of 16220 Harwood Rd. My family has lived in the community for close to 40 years. I've seen the orchards be removed, miss the horses that use to ride on the streets and now losing a school that was used by so many children. I fear that the development of these three huge houses (with permitted ADUs to be added to the square footage at a later time) will set a concerning precedent for the future of the neighborhood.

From reviewing the online materials, each of the three structures appear to be larger than almost all (if not all) of the houses in the original Belwood/Belgatos community. I understand that the proposed development on this unique lot shows three larger houses that appear to have smaller setbacks, limited yard/green space and big footprints. While somewhat comparable in size to houses built later in the late 1980s and 90s, it is still larger that the surrounding houses. When the poles went up, I was surprised at the size. It felt overpowering, especially for a lot that previously housed just one single-story structure.

The size and orientation of the proposed structure on Parcel B is the most disturbing. The design of the houses seems to give the most privacy to the new homes being built while impacting the existing homeowners the most. It also will impact views of the mountains by neighbors around the community.

I hope the planning commission will further review the impact on the propose size and orientation of the developments proposed at 16220 Harwood Rd. I am not saying no to all development, just to development within reason for the neighborhood.

Thank you,
Bill Durrett

**From:** Bent Jensen <[redacted]>
**Sent:** Friday, August 18, 2023 9:26 AM
**To:** Planning <Planning@losgatosca.gov>
**Cc:** [redacted]; [redacted]
**Subject:** 16220 Harwood Rd.

Los Gatos Planning Commissioners;

I want to express my concern over the proposed 3 new houses on this address. I attended the first hearing on the subject, but I am still concerned. First of all, I think 3 houses are at least one too many particularly given the sizes that are proposed. The density and the size of the houses will completely change the neighborhood characteristics where spacing currently is much more generous than what is in the proposal. The proposed driveway next to [redacted] Harwood Rd. is very close to that property and seems ill placed.

The owner of the property where the 3 houses are being proposed, in the hearing pointed out, that relatives with higher educations will occupying the new houses. However, that seems totally irrelavent in the decision making.

Thanks
Bent

PS: the above opinion is my own, and not related to my position as commissioner of Los Gatos Arts and Culture Commission.

Bent T. Jensen
[redacted]

**From**: A&A Measles <[redacted]>
**Sent**: Friday, August 18, 2023 9:28 AM
**To**: Planning <Planning@losgatosca.gov>
**Subject**: 16220 Harwood Rd

Hello,

Following up on our concerned about the size of the structures proposed on 16220 Harwood Rd

Please take more time to look into the issue. Thanks

**From:** Tiffany Keepers White <[redacted]>
**Sent:** Friday, August 18, 2023 9:25 AM
**To:** Planning <Planning@losgatosca.gov>
**Subject:** Properties at 16220 Hardwood Rd

Hello,

I am writing to you in regards to the planned properties at 16220 Hardwood Road. I am concerned about the proposed size of the these properties being too large compared to other dwellings on the street and in the overall surrounding area. The large proposed size does not fit in the spirit of the community and would be detrimental to the nearby houses that would be dwarfed by these new structures. I am also concerned it would decrease property values of surrounding smaller houses. I encourage the planning committee to work with the developer to reduce the size of the proposed houses.

Thank you for your time and consideration.

Best,

Tiffany White

**From:** Julie Kasik <[redacted]>
**Sent:** Friday, August 18, 2023 8:16 AM
**To:** Planning <Planning@losgatosca.gov>
**Subject:** Concerns regarding development of 16220 Harwood Rd

I was unable to attend the planning commission meeting regarding the development of 16220 Harwood Rd last month due to work. I did not understand that final decisions were being made at that time but rather thought that was the beginning of the discussion with the neighborhood to get inputs on modifications to the three structures proposed.

Regarding Parcel B, I have many concerns about the size and location of the structure. It is very imposing between the seven houses that exist (plus the Parcel A & C) being built. It is a larger size than neighboring homes despite being on a more constrained lot.

My daughter frequently plays at the home next door. The way they have positioned Parcel B is very invasive to the neighbors. The second story with a balcony is positioned in a way that gives the most privacy to the new structures proposed (Parcel A&C) while giving the least privacy to the existing homes. It looks directly into the backyards which concerns me as my minor daughter often swims in their yard.

On the design for Parcel B, there is no reason for a balcony to be added to the second story looking into existing neighbor yards. In addition, the structure itself could be positioned in a different direction to give more privacy to all parties. The Parcel structure could also be reduced in size to be a single story or at least reduce the footprint of the second story. None of these options appear to have considered.

When I reviewed the plans online, I was also surprised to see each of the three structures proposed has a Jr. ADU planned. So essentially you are building 6 liveable units on a lot that had none. And that is not included in the square footage that was posted on the signs for the Parcels. No wonder they look so huge - there is 500 sq feet more PER STRUCTURE planned. Completely shocking! Way too big and not consistent with the neighborhood. And where are cars even going to park for these ADUs? The driveways do not show space for 4-6 cars.

It's a shame to be losing a school and service that has provided for so many in the community. So to have three massive houses take its place does not feel inline with the neighborhood look and feel at all. I hope the planning commission seriously reconsiders the size of the three structures proposed at 16220 Harwood Rd.

--

*Julie Kasik*
[redacted] | [redacted]

**From**: Maria Giovanna Errico <[redacted]>
**Sent**: Thursday, August 17, 2023 10:06 PM
**To**: Planning <Planning@losgatosca.gov>
**Subject**: Development at 16220 Harwood Rd

To Whom it May Concern,

I wanted to share my concerns about the size of the structures proposed to be built at 16220 Harwood Rd. They seem very large for the neighborhood.

I took the time to briefly look at the plans online and was surprised to see that they are close to 3800 square feet when you include the possible ADU. I did not understand this during the first phase of planning - and I thought the houses were large already at 3200 square feet.

I ask that the town review the size of these homes with respect to the original neighborhood which is a nice mix of single and double story homes with big yards. This feels like over development of this lot as proposed, even if it is within code (which I do not pretend to know anything about).

I'm sad to see the school go and understand the need for housing - but I am concerned about this structure.

I walk around this neighborhood regularly and a building of this size will be out of place and will take away some of the charm of this neighborhood I love.

I cannot imagine what the next door neighbor is thinking with having such a large building next them looking into their property and the new lack of privacy.

Please reconsider these plans.

Sincerely,

Maria

**From**: Emily Williams <[redacted]>
**Sent**: Thursday, August 17, 2023 9:33 PM
**To**: Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject**: Concerns Regarding New Housing Structures in Our Neighborhood
Dear Jocelyn Shoopman,

I hope this email finds you well. I am writing to express my strong concerns about the proposed construction of new large housing structures in our neighborhood, specifically 16220 Harwood Road, Parcel B. As a resident who deeply values the character and ambiance of our community, I believe it is crucial to voice our collective apprehensions about this development.

Our neighborhood has always been known for its charm, tranquility, and close-knit community spirit. The introduction of large housing structures, as outlined in the proposed plans, raises significant apprehensions among many of us. The potential impacts on traffic congestion, local infrastructure, green spaces, and overall quality of life are matters that deeply trouble our residents.

While I understand the importance of urban development and housing opportunities, I strongly believe that these new structures are not in harmony with the existing architectural and environmental fabric of our neighborhood. Our community's unique character and historical significance should be preserved for generations to come.

I kindly request that the Planning Commission consider the following points as they deliberate on the proposed development:

1. **Preservation of Community Character:** Our neighborhood's character has been carefully cultivated over the years, and the introduction of large housing structures may disrupt the cohesive aesthetic and ambiance that define our community.

2. **Infrastructure Strain:** The potential strain on local infrastructure, including roads, utilities, and public services, should be thoroughly evaluated to ensure that the neighborhood can accommodate the increased population density. Please note, Parcel B is a unique flag lot with a structure between seven single family homes. It has been brought to my attention Parcel B has plans for an ADU, to which I understand is allowed, but was not aware the 500 square feet of this structure was not included in the planning.

3. **Traffic Concerns:** Increased housing units may lead to higher traffic volumes, potentially causing congestion and safety issues for pedestrians and motorists alike. Please note this new housing is at a four way stop sign. Families, Children and Adults ride bikes, walk their dogs, children walk to school, families stroll with their babies. The additional housing at this counter causes concerns for more coming and going traffic which brings concern for safety of pedestrians, as Harwood Avenue and Almond Blossom already has fast and inattentive drivers.

4. **Green Spaces and Outdoor Areas:** The importance of green spaces, parks, and outdoor areas cannot be understated. Large-scale development might limit our residents' access to these valuable resources.

5. **Community Input:** I urge the Planning Commission to facilitate meaningful community engagement and dialogue to ensure that residents' voices are heard and considered throughout the decision-making process.

Given the significant implications of this proposed development, I kindly request that the Planning Commission conducts a comprehensive review and assessment, taking into account the concerns raised by the neighborhood residents. My hope is to ensure that any development aligns with the values, heritage, and quality of life that we hold dear.

Thank you for your time and consideration. I look forward to any opportunity for open discussions and collaborative solutions that will benefit both our neighborhood and the broader community.

Sincerely,
Emily Williams
[redacted]

*This Page*
*Intentionally*
*Left Blank*

DATE: August 22, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Development Review Committee Decision to Approve Construction of a New Single-Family Residence for Lot B On Property Zoned R-1:10. **Located at 16220 Harwood Road, Lot B.** APN 567-18-076. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Architecture and Site Application S-22-036. Property Owner: Majid Mohazzab. Applicant: Cherine Bassal. Appellant: Douglas McCracken. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 15 includes public comment received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

EXHIBITS:

Previously received with the August 18, 2023, Staff Report:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Letter of Justification
5. Color and Material Board
6. Consulting Architect's Report
7. Consulting Arborist's Report
8. Neighbor's Contacted
9. July 20, 2023, Development Review Committee meeting minutes
10. Appeal of Development Review Committee, July 20, 2023
11. Additional Appellant Information
12. Applicant's Response to Appeal
13. Development Plans
14. Public Comments Received by 11:00 a.m., Friday, August 18, 2023

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Planning Manager and Community Development Director

Received with this Addendum Report:

15. Public Comment received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023

**From:** Sam Mohazzab <[redacted]>
**Sent:** Monday, August 21, 2023 9:49 PM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** Proposed House on 16220 Harwood Road

Dear Ms. Shoopman,

I am writing in support of the proposed 2-story home on parcel B of 16220 Harwood Road.

After reviewing the proposed home, it's clear that it's fully in compliance with California law and the Los Gatos Design Guidelines.

The home is around the same size as most houses in the neighborhood, and most houses in the neighborhood have two stories.

Furthermore, the home aesthetically fits with the other homes in the neighborhood. Mr. Mohazzab worked with several different architects and the planning, engineering, and building department to come up with the design. The Town of Los Gatos Consulting Architect specifically said that the new house has a traditional architectural design and is well designed to fit into the neighborhood.

Additionally, building the three homes will clearly enhance the neighborhood more than the preschool that was there before and will bring up the value of other homes in the neighborhood.

Thank you for your time and consideration.

Best Regards,

Sam

**From:** George Saade <[redacted]>
**Sent:** Monday, August 21, 2023 9:24 PM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** 16220 Hardwood Road Project

Dear Ms. Shoopman,

The proposal for Parcel B is a much needed new development in the neighborhood. I am in full support of this development project for Parcel B as the existing empty lot needs to be developed and most importantly, be in accordance to the guidelines of Los Gatos.

Majid Mohazzab has taken all the neighborhood comments into serious consideration as he has designed the home to blend in nicely to the neighborhood, while meeting these guidelines. This development is going to be an amazing addition to the Belgatos neighborhood and will increase the value of neighboring homes as well. I look forward to seeing this project approved and completed so that the entire neighborhood can benefit from the new development.

Regards,

George Saade

**From:** Nina Mohazzab <[redacted]>
**Sent:** Monday, August 21, 2023 9:18 PM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** 16220 Hardwood Road Project

Dear Ms. Shoopman,

I support the development of the proposed new home, Parcel B on the Harwood property.

The existing vacant lot needs to be developed to enhance the neighborhood as it is a big eye sore to everyone that drives and walks by. This proposal conforms to the Los Gatos guidelines and will significantly increase the neighboring homes values once the new property is developed.

The owner builder has also done his due diligence to take the neighborhood comments into consideration and the property will conform nicely to the neighborhood. It is a two story home like most of the homes in the area and the architecture/design fits well with the neighboring homes.

We are excited to see this project begin and come to completion so the empty lot can turn into a beautiful brand-new home.

Thank you,
Nina Saade

**From:** Athena Niayesh <[redacted]>
**Sent:** Monday, August 21, 2023 8:19 PM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** Support for 16220 Hardwood Road Project

Dear Ms. Shoopman,

I am writing to you in support of the proposed new home, Parcel B.

I have reviewed the proposal, and it is evident that the proposed new home is in compliance with California Housing Laws, and the Los Gatos Housing code, and Design Guidelines.

Mr. Mohazzab has worked with three different architects to come up with the final designs, and collaborated for more than a year with the planning, engineering, building department and consultant architect, and incorporated their comments. The proposed new house is designed to be compatible with the neighborhood.

In addition, we are enhancing the neighborhood with this beautiful, new home. Building this home is also economically advantageous because it will bring up the value of the other homes in the neighborhood.

Furthermore, there are 8 other houses in the neighborhood of similar size to the proposed new home, as well as one other flag lot. Therefore, the proposed new home fits well into the neighborhood.

I am fully in support of this project, and am excited to see the positive impact and benefits this new home will bring to the neighborhood.

Thank you,

Athena Niayesh

**From:** Shahin Ebrahimi <[redacted]>
**Sent:** Monday, August 21, 2023 10:32 AM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** 16220 Harwood Road Project

Dear Ms. Shoopman,

I often drive by the property located at 16220 Harwood Road to pick up or drop off my grandchildren and have noticed for a long time that the property is abandoned and in fact not a great fit in the neighborhood. I have looked at the proposed buildings and look forward to this project getting done. It will enhance the neighborhood. I've heard of complaints about 2 story buildings on this street and the neighborhood. I don't see anything wrong with that. I live in a 2 story home myself.

Harwood neighborhood is filled with 2 story homes and many of them are much larger homes than what is proposed.

I fully support this project and I believe this will only have positive impact on the neighborhood and our community. If you need to reach me for any questions, please send me an email.

Best Regards,
Shahin Ebrahimi

**From:** Daniel Saban <[redacted]>
**Sent:** Monday, August 21, 2023 10:27 AM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** 16220 Harwood Rd. support letter

Dear Ms. Shoopman:

The purpose of this email is to convey my support of the proposed building project by Mr. Mohazzab at 16220 Harwood Rd. I have been a resident of this neighborhood for more than 12 years and am familiar with this proposed building site. From my experience, Mr. Mohazzab has made every effort to conform to the standards of the neighborhood.

I want to address the 2 points brought up by critics of this proposal. First, some neighbors complain that their privacy could be negatively affected. That argument lacks merit as this proposal has been verified against the legal "set-backs" and all appropriate Town guidelines. As with any subjective claim such as this, neighbors who may be overly concerned with privacy have self-remedies such as a plant barrier, etc.

Second, other neighbors argue the proposed houses are "too" big. Again, this argument lacks merit as this proposal has passed the Town guidelines. However, the real issue appears to be that one neighbor is challenging this proposal because the view from their 2nd story residence would be limited. That is a meritless argument and quite hypocritical as well. There are several examples of houses in the neighborhood that are similar sized.

Given Mr. Mohazzab's proposal has otherwise passed all guidelines and that the criticism of the proposal lacks any merit, please consider approving the building project at 16220 Harwood Rd.

Thank you for your attention.

Sincerely,

Dan Saban, [redacted]

**From:** Maybar Durst <[redacted]>
**Sent:** Sunday, August 20, 2023 1:48 PM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** 16220 Harwood Rd

Dear Ms. Shoopman,

I am writing this email because I will not be able to make it in person to the meeting next week on this proposal.

I recently purchased a home on Harwood in Los Gatos, very close to the proposed site of the project. I am in favor of the proposal to build the three/2 story new houses on the currently abandoned lot. Not only will this be good for our community and neighborhood, but it will also be aesthetically pleasing.

I am glad to see that the proposed houses are similar in size/nature to the surrounding houses in our community. My family and a lot of my neighbors are in support of this proposal.

We hope the town approves this project. It will help our neighborhood as a whole.

Sincerely,

Maybar

**From:** Panteha Saban <[redacted]>
**Sent:** Saturday, August 19, 2023 5:24 PM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** Support for Proposal to Build for the Project on 16220 Hardwood Road

Dear Ms. Shoopman:

I am writing to express my strong support for the proposal put forth by Mr. Mohazzab to build three new two-story houses in our Belwood area neighborhood. As a long-standing resident of this community for the past 13 years, I believe that this development aligns perfectly with the character and aesthetics of our area and will contribute positively to our neighborhood's growth.

It is evident that Mr. Mohazzab has carefully considered the architectural style, size, and nature of the surrounding houses. His commitment to ensuring the new house's design seamlessly integrates with the existing homes reflects a deep understanding of our neighborhood's charm. This approach is crucial to maintaining the cohesive visual appeal that drew us to Belwood in the first place.

The proposed development closely mirrors the characteristics of nearby homes, which will undoubtedly preserve the unique identity of our neighborhood. As a community, we take pride in the uniformity and harmony of our architecture, and Mr. Mohazzab has demonstrated a commendable dedication to upholding these values.

Additionally, the economic benefits that come with such development cannot be overlooked. Three new houses will not only enhance the overall aesthetic of our neighborhood (especially because there is currently an abandoned lot in this area), but also contribute to property values and local economic growth. This economic boost can potentially lead to improved public facilities, better infrastructure, and increased community resources.

Mr. Mohazzab has continued to engage with our community throughout the planning process, ensuring that any concerns are addressed and valuable input is considered. He has followed all of the Town of Los Gatos Guidelines.

In conclusion, I urge the Planning Commission to approve the proposal submitted by Mr. Mohazzab for the construction of the three two-story houses in our neighborhood. The commitment to architectural harmony and respect for our community's character, along with the anticipated economic benefits, make this a proposal that aligns perfectly with our neighborhood's values and aspirations.

Thank you for your time and consideration. I eagerly anticipate the positive impact that this development will bring to our community.

Sincerely,
Panteha S.
([redacted])

**From:** raphael.durst@gmail.com <[redacted]>
**Sent:** Saturday, August 19, 2023 1:39 PM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** 16220 Harwood Rd, Los-Gatos

Subject: Support for Proposed Construction Project in Our Neighborhood

Dear Ms. Shoopman,

I hope this email finds you well. I am writing to express my support for the upcoming proposal to construct three new 2-story houses on the abandoned lot near my residence on Harwood in Los Gatos. Unfortunately, I will be unable to attend the meeting in person next week due to a prior commitment, but I wanted to ensure my voice is heard in favor of this project.

Having recently purchased a home near the proposed construction site, I have had the opportunity to closely observe the changes and developments in our neighborhood. I believe that this new construction project holds tremendous potential to positively impact our community in various ways.

First and foremost, the addition of these new houses will not only contribute to the aesthetics of the area but also help revitalize a previously abandoned lot. The dilapidated school/building that once occupied this space not only presented an eyesore but also generated significant traffic congestion before its closure during the pandemic. The proposal to replace it with well-designed homes aligns with the desire for a more visually appealing and harmonious environment.

One aspect of the proposal that I find particularly commendable is the careful consideration given to maintaining the architectural character and size compatibility of the new houses with the existing homes in our community. This attention to detail reflects a thoughtful approach to urban planning and ensures that the development seamlessly integrates into the fabric of our neighborhood.

I firmly believe that the construction of these new houses will enhance the value of our neighborhood and foster a stronger sense of community. As the town evaluates this project, I am hopeful that they will recognize the numerous benefits it offers and grant their approval.

Thank you for considering my input on this matter. I apologize once again for my absence at the upcoming meeting, but please know that my support for the proposed construction project remains steadfast. I trust that the decision-makers will take into account the opinions of the residents who stand to be directly impacted by this development.

Sincerely,

Raphael Durst

**From**: Alicia <[redacted]>
**Sent**: Friday, August 18, 2023 6:44 PM
**To**: Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject**: Proposed three 2-story homes at 16220 Harwood Rd.

Ms. Shoopman,

I am writing you regarding the three 2-story homes that are proposed to be built at 16220 Harwood Road.

I have been living in Los Gatos off of Belgatos Road since 2011 with my family. We have a large group of friends in this neighborhood that we call our village. I often drive by this property on Harwood to pick up kids or drop off mine and have noticed for a long time that the property is abandoned and in fact not a great fit in the neighborhood. I have looked at the proposed buildings and look forward to this project getting done. It will enhance the neighborhood. I've heard of complains about 2 story buildings on this street and the neighborhood. I don't see anything wrong with that. I live in a large 2 story home myself in this neighborhood. Harwood as well as this neighborhood is filled with 2 story homes and many of them are much larger homes than what is proposed.

I fully support this project and I believe this will only have positive impact on the neighborhood and our community. If you need to reach me for any questions, please send me an email.

Best,
Alicia

Sent from my iPhone

**From:** Nancy Durrett <[redacted]>
**Sent:** Friday, August 18, 2023 12:05 PM
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
**Subject:** Re: Panning Board Meeting August 23, 2023

Resending my previous text - hopefully this time it comes through.

To the Los Gatos Planning Commission:

My name is Nancy Durrett and I am the owner of the residence at [redacted], Los Gatos. My family has lived at this address for 38 1/2 years. My concern is for the building on the lot on the corner of Almond Blossom Road and Harwood Road is specifically the house being built on Parcel B. I am aware that the owner of the property is very concerned that I am trying to stop this home from being built but that is incorrect information being given to the Planning Board.

I would like there to be a review of the size of this home being built directly behind my house. My home is currently just under 3,000 square feet and I already share a driveway to the right of my home with 2 other homes for the last 38 years. Those houses are not right on top of my house. We are spaced apart and not right in my backyard. From the plans that I have reviewed with my family this house is going to have a narrow driveway to the left of me that will allow traffic to go in and out all day. I am also concerned about the ability of a fire truck being able to pull in and turn around in this space if an emergency arises. Nevermind the additional cars that will now be parked somewhere in the neighborhood.

The owner of the property has been to my home two times over the last ten years to discuss what he would like to have developed on this land. My husband who has passed away and I spoke to him and were aware of his rights to develop on this land. I do not disagree with this and the owner thinks I do. I have concerns that this is the only house in the Belwood neighborhood that will have a house over 3, 800 square feet on a flag lot directly behind another house. It does not fit within community that has been established for many years.

I have seen many properties that surround me go up and there are no flag lots behind other houses. I am 74 years old and I am concerned with how this home will affect my property values as I plan to live here for the rest of my life and I hope this property will support in my future years. I am not so sure that sometime in the future this will be a residence that other people will want to live in with such a large structure behind it. It has blocked my views of the hills to the East and taken away all privacy to my backyard thanks to a huge house with a balcony being proposed.

I am also concerned that as a long-time resident it has been a little difficult to navigate the entire process with the Planning Board. I would like to have a polite conversation with this owner and not have this go into to a personal attack on my family.

I look forward to addressing these issues with you at the next Planning Board meeting.

Nancy Durrett

**From:** Carmen Narayanan <[redacted]>
**Sent:** Friday, August 18, 2023 11:02 AM
**To:** Planning <Planning@losgatosca.gov>
**Subject:** Comments on Pending Planning Project: 16220 Harwood Lot B

To the Honorable Planning Commissioners,

I would like to express my deep concerns for the proposed homes being built at 16220 Harwood Road.

Specifically, Parcel B will be incredibly invasive and disruptive to the surrounding homes and residents, and their privacy. The inclusion of ADUs will add unnecessary traffic to the area.

Thank you for your consideration.

Carmen Narayanan
Belwood Gateway neighbor

DATE: August 23, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Development Review Committee Decision to Approve Construction of a New Single-Family Residence for Lot B On Property Zoned R-1:10. **Located at 16220 Harwood Road, Lot B.** APN 567-18-076. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Architecture and Site Application S-22-036. Property Owner: Majid Mohazzab. Applicant: Cherine Bassal. Appellant: Douglas McCracken. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 16 includes additional information from the appellant.

EXHIBITS:

Previously received with the August 18, 2023, Staff Report:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Letter of Justification
5. Color and Material Board
6. Consulting Architect's Report
7. Consulting Arborist's Report
8. Neighbor's Contacted
9. July 20, 2023, Development Review Committee meeting minutes
10. Appeal of Development Review Committee, July 20, 2023
11. Additional Appellant Information
12. Applicant's Response to Appeal
13. Development Plans
14. Public Comments Received by 11:00 a.m., Friday, August 18, 2023

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Planning Manager and Community Development Director

Previously received with the August 22, 2023, Addendum Report:

15. Public Comment received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023

Received with this Desk Item Report:

16. Additional Information from the Appellant

Town of Los Gatos

RE: Response to the applicant from 8/14/23 for 16220 Harwood Rd

1. The applicant is correct that he dropped off early plans for the house in October 2022. It was less than a one minute exchange where he said he was required to deliver these to us and had us sign something saying we received them. We do not dispute this. However, we also would not say this was any type of conversation about the proposed development but rather the minimum interaction and communication as required by the process. As a result, we did not know that our concerns needed to be raised to the applicant directly.
   The community of neighbors had spoken during the course of the past 6-8 months on several occasions, as it was our understanding that the place to raise our concerns was at the DRC meeting. None of the neighboring lots understood that by the time it got to the DRC most of the work was already approved and that a decision was to be made that day. We all thought it was the beginning of what would be a few exchanges leading to a solution we were all comfortable with the final proposed development. While most of us would have preferred to see the lot remain a school (and we know there was an offer to lease or buy the land to keep it a school within the past year), we also do recognize the need for housing. But the neighbors did not feel like we were included in the process.
   We have not had a house built next to us before and did not understand the onus was on us to reach out directly to the person developing the land. The last time we had development in the community beyond a proposed remodel to an existing house was the addition and construction of Almond Blossom Ct, Sebastian Ct and Gemini Ct in the late 1980s and early 1990s. During that process, the developers had many interactions and meetings with the neighbors. And when a second story was proposed and eventually added at 16226 Harwood Rd, again – many meetings and revision to plans were made with the neighbors inputs.

2. Regarding comments made on NextDoor, people are allowed to voice their opinions. Nothing stated is inaccurate and we still that the development a 2500-2700 sqft home would be welcome on Parcel B. There are not many other 3000 sgft homes – and NO 3600+ sqft structures in the immediate area. The comments are not in correct or misleading and quite frankly are irrelevant to this process. The applicant could have reached out to discuss concerns – but chose not to.
   And when we talk about the Belwood/Belgatos neighborhood, we are not referring just to the homes immediately next to new homes but ones within a slightly larger zone (up to about 500 feet – and not going to into San Jose on the East side).
   Homes in this range are noted below: , with most being in the 2500 – 2700 sqft range and many single story homes

| Address | Year built | Square foot | Important note: | Comment |
|---|---|---|---|---|
| 101 Almond Blossom Ct | 1987 | 3358 | borders Parcel B & C | |



EXHIBIT 16

| | | | | | |
|---|---|---|---|---|---|
| 103 Almond Blossom Ct | 1979 | single story | 2544 | borders Parcel B & C | notably left out of the applicants list provided to the town. We welcome a single story this size plus JADU. |
| 105 Almond Blossom Ct | 1979 | | 2923 | borders Parcel B<br>Attended DRC and voiced concerns | |
| 100 Almond Blossom Ct | 1987 | | 2596 | Views on hills to West effected by second story of house | |
| 102 Almond Blossom Ct | 1979 | single story | 3227 | They are bothered by this development since the town had previous denied their request to build a second story to their home – instead they expanded their ranch style home to fill the lot within the town guidelines | we welcome a 3200 single story home on the lot |
| 104 Almond Blossom Ct | 1979 | | 2932 | | |
| 106 Almond Blossom Ct | 1979 | | 3100 | | |
| 103 Almond Blossom Ln | 1987 | | 2756 | Directly across the street from Parcel A<br>Attended DRC and voiced concerns | |
| 105 Almond Blossom Ln | 1987 | | 2756 | Directly across the street from Parcel B | |
| 189 Belwood Gateway | 1967 | | 2448 | Across from parcel A | Recently sold – no one to make comment as new owners have not moved in |
| 188 Belwood Gateway | 1967 | | 2448 | Across from parcel A | |
| 187 Belwood Gateway | 1965 | single | 2850 | | |
| 186 Belwood Gateway | 1967 | | 2448 | | |
| 185 Belwood Gateway | 1967 | | 2448 | | |
| 184 Belwood Gateway | 1967 | single | 2468 | | |
| 183 Belwood Gateway | 2008 | | 2754 | | Most recent major remodel in the Belwood/Belgatos neighborhood |

| | | | | |
|---|---|---|---|---|
| 102 Belvale | 1967 | single | 2224 | |
| 103 Belvale | 1967 | | 2448 | Attended DRC – has concerns |
| 106 Belvale | 1967 | single | 2144 | |
| 107 Belvale | 1967 | | 2448 | |
| 110 Belvale | 1967 | single | 1916 | |
| | | | | |
| 100 Belvue Dr | 1965 | single | 2104 | |
| 101 Belvue Dr | 1965 | single | 1430 | |
| 104 Belvue Dr | 1965 | single | 2120 | |
| 105 Belvue Dr | 1965 | single | 1744 | |
| | | | | |
| 100 Bacigalupi Dr | 1968 | single | 1400 | ~300 ft from Parcel A |
| 101 Bacigalupi Dr | 1968 | single | 2248 | |

To our knowledge, none of these homes include additional JADU in their square footage and all but three remain smaller than 3100. Homes adding JADUs in the neighborhood –as is their right – are mostly adding second freestanding single story structures.

3. We have a better understanding on the California Law now regarding ADUs than we did a few weeks ago. We are not asking the applicant to not have an ADU at all. However, it is deceiving to continue to say a structure is 3100 sqft when in fact is will be over 3600 sqft once the JADU is permitted. And as the JADU is supporting the second story, the proposed house cannot be built without it without a complete home redesign.
   When directly asked why the applicants house feels so much bigger than our home and the surrounding homes, the applicant claimed he did not know. But the applicant did – because the story poles included the JADUs which add 500 sqft that is supporting the second story and pushing more of the structure upwards. It was not a very open, honest conversation with the community. Again, we recognize a JADU is the applicants right, but it is impact the overall size of the second story and raising the most concerns.

4. Regarding setbacks, we do not feel that the setbacks and balcony on your flag lot are in line with the towns Residential Guidelines as they pertain to the Belwood Belgatos neighborhood.

5. When the houses were built at 16224, 16226 and 16228 Harwood Rd, it was 40 years ago and Almond Blossom Ct and Sebastian Ct did not even exist. And when those Courts were added and built at the edge of the Belwood/Belgatos neighborhood, the design was approved based on the fact that there was NOT another house directly behind it which made its size and design possible. When those houses were to be added, there were several community meetings and neighbors felt included in the conversations about design, windows and trees to be planted to maximize privacy for all involved.

6. The applicants house on Parcel B is the only flag lot in the Belwood/Belgatos neighborhood that we can find. 16226 is not a flag lot. The driveway is a shared easement, with space taken out of

each of the property lots of 16224 and 16228 overall buildable/usable total. The three houses also need to work together to maintain the shared driveway.
This is VERY different from a private driveway to a single home. We would have liked to have seen the property at 16220 divided into a similar shared easement with the exit to the shared driveway onto Almond Blossom Lane. We would welcome this change to the lot.

7. The issue is not only related to visibility to adjacent property windows. Our family has lived here for 40 years with a certain level of privacy in both the home and the back yard. The close proximity of the front of the Lot B house to our properties will drastically change the privacy we expect.

8. X 102 Almond Blossom Ct is a 3200 sq foot single story home – we welcome a 3200 sq foot single story home on Parcel B. The owner of 105 Almond Blossom Ct ([redacted]) is not at all happy with this development and attended the DRC to voice her concerns. (She cannot attend the planning commission meeting due to a previously planned vacation)

9. This is inaccurate. Only part of the proposed house is to the left – and this is because they needed to move it to the left due to the required setbacks from the neighbor at 16226 Harwood Rd. The window a the stairs is directly behind our property and is 25' from the fence line, not 60' as the applicant claims. The location of windows was not done as a design with our house specifically in mind. That said, based on the story poles Parcel B is directly behind all but the far two upper windows of 16224 Harwood Rd. And the upper portion of Parcel B not only impedes privacy (not just of our house but of the 6 neighboring houses) but also blocks all of the mountain views to the East for 16224, 16226 and 16228 Harwood Rd.

10. This is inaccurate. The applicant knows several members of the community attended the DRC meeting (which is very hard to do on a weekday at 10am). We have had conversations with the neighbors for months. As we shared the most property line with Parcel B, we agreed to be the person to represent their comments and concerns. We did not realize that the QUANTITY of voices was relevant. Upon learning this, we encouraged them to send in any comments via email to the planning commission so they understood that it was not just one concerned household but many. Again, the community thought the place to bring our concerns was to the DRC meeting to start a conversation – not that everything was already done and approved with a final decision to be taken at that meeting.
And this does not even count the numerous walkers (Harwood is a very popular hill) who see us out front working in the yard and stop to ask us questions about the proposed development on the lot. Most people were shocked to see three homes being built there and commented on the large footprint they appeared to have – many sharing stories about how they will miss the school and the service it provided to the community, their kids and their grandkids. Others are concerned that this sets a precedent for the overdevelopment of other lots in the neighborhood in the future.

11. The residents at 16226 Harwood Rd are EXTREMELY concerned about privacy as the Parcel B balcony and master bedroom are aligned with their master bedroom and existing balcony, albeit slightly lower. (They are unable to attend the meeting due to work travel overseas)

12. Every plan we see has a different landscape and tree plan. Trees are being added and removed without any notification or revisions on the plan and are inconsistent from page to page. It is hard to tell what is actually proposed to be planted, and we welcome updates on this matter.

13. On this point, we simply noted to the DRC and planning council that people do not stop at this stop sign. Without Parcel A, people can see down Almond Blossom Dr better and proceed safer. In addition, the driveway into the school from Harwood Rd was always a one-way entrance, with traffic exiting on to Almond Blossom Ln.
    Now Parcel B is adding an active private driveway with limited visibility. (Remember what we said about the quantity of walkers on Harwood Rd). We simply wanted to point out this possible concerns to the planning committee who does not live here and see the activity on a daily basis.

14. We do not believe that we are asking the town to ignore their residential guidelines at all – we feel a few are specifically not being followed. For example, the 2nd story balcony could be ruled as not consistent with the Town's Residential Design Guideline 3.11.2: Minimize privacy intrusion on adjacent residences. Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors. In addition, part of guidelines are the letter of the 'guidelines' vs. the sprit of the 'guidelines'. Had the applicant had open exchanges/conversations with the adjacent neighbors as was recommended by the city planners, some of this could have been identified and mitigated at an early time. But not attempts were made, nor has any outreach occurred since the DRC.

15. While the architect reviews for design comments, we are unclear if the flag lot location of Parcel B was taken into consideration or Town's Residential Design Guideline 3.11.2: Minimize privacy intrusion on adjacent residences would have been taken into account.
    Had the applicant included any of the neighbors in the lengthy planning process with architects and the city, we could have identified the areas that raised the most concerns and tried to work together to find compromises or solutions the immediate neighbors all agreed to. The applicant chose not to.

*This Page*
*Intentionally*
*Left Blank*

DATE: August 18, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Forward a Recommendation to the Town Council for a Request to Amend the General Plan to Include a Description of the Housing Element Overlay Zone and Amend the Town Code to Modify the Affordable Housing Overlay Zone Division 5 of Article VIII Overlay Zones and Historic Preservation to be the Housing Element Overlay Zone as Division 5 of Article VIII Overlay Zones and Historic Preservation. An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendments. No Further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-002 and General Plan Amendment Application GP-23-002. **Project Location: Town Wide**. Applicant: Town of Los Gatos.

RECOMMENDATION:

Forward a recommendation of approval to the Town Council for the following items:

1. Amend the 2020 General Plan Land Use Element to include a description of the Housing Element Overlay Zone (HEOZ); and
2. Amend the Town Code to modify the Affordable Housing Overlay Zone (AHOZ) of Division 5, Article VIII Overlay Zones and Historic to be the HEOZ.

BACKGROUND:

The Town of Los Gatos is required to prepare an updated Housing Element for the period covering 2023-2031 that is certified by the State Housing Community Development Department (HCD). The Housing Element is one of nine State-mandated elements that must be included in every General Plan. The Housing Element assesses housing needs for all income groups within

PREPARED BY: Jocelyn Shoopman and Erin Walters
Associate Planner and Associate Planner

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

BACKGROUND (continued):

the community and identifies implementation programs to meet those housing needs. Unlike other General Plan elements, the Housing Element must be updated every eight years, rather than every 10 to 20 years, must address statutory requirements regarding its content, and is subject to mandatory review by HCD. The Town's Regional Housing Needs Allocation (RHNA) for the sixth cycle planning period is 1,993 units.

On January 30, 2023, the Town Council adopted the 2023-2031 Housing Element with modifications to the Sites Inventory, finding that it was in substantial compliance with State law. Two of the Implementation Programs contained in the Housing Element adopted by Town Council are the basis for the items under consideration and described in further detail below.

The Town continues to work with HCD to get the 2023-2031 Housing Element certified and resubmitted its latest version to HCD on March 31, 2023.

The Housing Element Advisory Board (HEAB) met on July 20, 2023, to review and discuss portions of the Town's interim working Draft Revised Housing Element addressing HCD's findings/comment letter received by the Town on May 30, 2023.

The most recent information on the status of the ongoing Housing Element update process can be viewed online at: https://www.losgatosca.gov/HousingElement.

DISCUSSION:

A. General Plan Committee

On July 20, 2023, at a special meeting, the General Plan Committee (GPC) reviewed the requests described below and recommended approval of the General Plan amendments to the Planning Commission and Town Council.

B. General Plan Land Use Designation

The 2023-2031 Housing Element includes Implementation Programs that involve rezoning of parcels within the Town to allow for modified development standards. The purpose of these modified development standards is to provide the development capacity required by State law and the Town's RHNA, as mentioned above.

DISCUSSION (continued):

- *Implementation Program BG, General Plan Amendment*

  Amend the General Plan to modify the designation of 16492 Los Gatos Boulevard and Assessor Parcel Number (APN) 532-07-086 from Low Density Residential to Neighborhood Commercial, modify the designation of the Caltrans right- of-way from Low Density Residential to Medium Density Residential, and establish new maximum densities for the High Residential, Medium Density Residential, Low Density Residential, Mixed-Use, Neighborhood Commercial, and Central Business District land use designations to provide for the development of housing for the sites in the Site Inventory.

The first step in creating the new maximum densities referenced in Implementation Program BG, is the addition of the HEOZ and the associated development standards in the 2020 General Plan Land Use Element. In addition to density, those development standards will also include lot coverage, floor area, and height, as provided in Table LU-2 on the following page and included in Exhibit 2.

The Town has received public comments since the July 20, 2023, GPC meeting suggesting a future need to add sites to the Sites Inventory as a result of No Net Loss law. In response to these comments, staff is recommending the modifications shown in underlined text to Table LU-2, *HEOZ Development Standards* to ensure that standards are included for all land use designations. Given the requirements of No Net Loss law, the addition of sites to the Sites Inventory may be required in the future as sites on the current inventory are developed.

DISCUSSION (continued):

**Table LU-2, HEOZ Development Standards**

| **Designation** | **Standards** |
|---|---|
| Low Density Residential | **Density:** 0 – 5 du/ac<br>**Lot Coverage:** Up to 50%<br>**Max. Height:** 30 feet |
| Medium Density Residential | **Density:** 14 – 22 du/ac<br>**Density in Very High Fire Hazard Severity Zones:** 5 – 12 du/ac<br>**Lot Coverage:** Up to 75%<br>**Max. Height:** 35 feet |
| High Density Residential | **Density:** 30 – 40 du/ac<br>**Lot Coverage:** Up to 75%<br>**Max. Height:** 45 feet |
| Mixed-Use | **Density:** 30 – 40 du/ac<br>**FAR:** Up to 3.0<br>**Max. Height:** 45 feet |
| Neighborhood Commercial | **Density:** 10 – 20 du/ac<br>**FAR:** Up to 1.0<br>**Max. Height:** 35 feet |
| Central Business District | **Density:** 20 – 30 du/ac<br>**FAR:** Up to 2.0<br>**Max. Height:** 45 feet |
| North Forty Specific Plan | As defined in Specific Plan |
| Office Professional | **Density:** 10 – 20 du/ac<br>**FAR:** Up to 1.0<br>**Max. Height:** 35 feet |
| Service Commercial | **Density:** none<br>**FAR:** Up to 1.0<br>**Max. Height:** 35 feet |
| Light Industrial | **Density:** none<br>**FAR:** Up to 1.0<br>**Max. Height:** 35 feet |

The General Plan modifications to 16492 Los Gatos Boulevard, APN 532-07-086, and the Caltrans right-of-way will be considered in a separate General Plan Amendment application, item 5 of tonight's Planning Commission agenda.

DISCUSSION (continued):

C. Zoning

The following Implementation Program is included in the Housing Element adopted by Town Council on January 30, 2023, and is presented below, as modified and presented in the July 2023 Interim Working Draft Revised Housing Element. This program proposes to amend the Zoning Code to comply with State Housing Element law:

- *Implementation Program BF, Zoning Code Amendments*

  Amend the Zoning Code to comply with State law and ensure adequate sites are available to accommodate the identified sites in the Sites Inventory. These Code revisions include:

  1. Amend the Zoning Code to include a HEOZ to apply to the sites included in the Sites Inventory and to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites;
  2. Amend the Affordable Housing Overlay Zone to increase the maximum allowable density from 20 dwelling units per acre to 40 dwelling units per acre;
  3. Clarify the text of the non-residential zones regarding housing;
  4. Rezone the Caltrans Right-of-Way – Site E3 from R:1:8 to R-M:14-22;
  5. Amend the Accessory Dwelling Unit Ordinance; and
  6. Amend the Density Bonus Ordinance.

In response to item #1 of Implementation Program BF, staff has drafted amendments to the Zoning Code to replace the AHOZ with the new HEOZ as Division 5, Article VIII Overlay Zones and Historic Preservation (Exhibit 3).

Due to changes to State law, many components of the AHOZ are no longer compliant with State law. Additionally, the AHOZ only applied to a single parcel in the Town, located at 110 Knowles Avenue. Therefore, staff expects to remove item #2 of Implementation Program BF. The application of the HEOZ to the remaining AHOZ parcel will provide greater flexibility in order to create more potential for the development of housing. All other components of Implementation Program BF will be completed at a later date. Application of the HEOZ to the sites in the Sites Inventory will be considered in a separate zoning amendment application, item 5 on tonight's Planning Commission agenda.

In response to public comments received since the July 20, 2023, GPC meeting regarding adding sites to the current Sites Inventory, staff is recommending the following

DISCUSSION (continued):

modifications shown in underlined text to Table 1A (HEOZ Development Standards), shown below to reflect the possibility of adding sites to the Sites Inventory in the future as sites on the current inventory are developed (Exhibit 3).

**Table 1A (HEOZ Development Standards)**

| General Plan Land Use Designation | Zoning | Minimum Yards | Maximum Lot Coverage | Maximum Floor Area Ratio (FAR) | Maximum Height Limit (ft) | Density Units Per Acre |
|---|---|---|---|---|---|---|
| Low Density Residential | R-1 | As authorized by Section 29.40.405 | 50% | N/A | 30 feet | 0-5 |
| Medium Density Residential | R-1D, R-D, and R-M | As authorized by Section 29.40.405, 29.40.530, and 29.40.645 | 75% | N/A | 35 feet | 14-22 or 5-12 in Very High Fire Hazard Severity Zones |
| High Density Residential | R-M | As authorized by Section 29.40.645 | 75% | N/A | 45 feet | 30-40 |
| Mixed-Use | CH | As authorized by Section 29.60.435 | N/A | 3.0 | 45 feet | 30-40 |
| Neighborhood Commercial | C-1 | As authorized by Section 29.60.225 | N/A | 1.0 | 35 feet | 10-20 |
| Central Business District | C-2 | As authorized by Section 29.60.335 | N/A | 2.0 | 45 feet | 20-30 |
| North Forty Specific Plan | NF-SP | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan |
| Office Professional | O | As authorized by Section 29.60.100 | N/A | 1.0 | 35 feet | 10-20 |
| Service Commercial | LM | As authorized by Section 29.70.125 | N/A | 1.0 | 35 feet | none |
| Light Industrial | CM | As authorized by Section 29.70.235 | N/A | 1.0 | 35 feet | none |

PUBLIC COMMENTS:

Public notification has included a legal ad in the paper. The meeting has been publicized on the Town's website and through the Town's social media platforms. As of the drafting of this report, no comments from the public have been received.

CONCLUSION:

A. Summary

A request for approval of the following General Plan Amendment and Zone Changes:

1. Approval of a request to amend the 2020 General Plan Land Use Element to include a description of the Housing Element Overlay Zone; and
2. Approval of a request to amend the Town Code to modify the Affordable Housing Overlay Zone of Division 5, Article VIII Overlay Zones and Historic Preservation to be the Housing Element Overlay Zone.

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission consider the General Plan amendment and Zoning amendments 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 finding that no further environmental analysis is required (Exhibit 1);
2. Make the required finding that the General Plan amendments are internally consistent with the existing goals and policies of the General Plan and its elements, in that the amendments will provide for the development of housing for the sites in the Sites Inventory to comply with the Town's RHNA (Exhibit 1);
3. Make the required finding that the proposed amendments to the Zoning Code is consistent with the General Plan and its elements in that the Zoning Code amendment is consistent with the proposed General Plan Land Use elements (Exhibit 1); and
4. Forward a recommendation of approval of General Plan Amendment application GP-23-002 and Zone Change application Z-23-002 to the Town Council.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction;
2. Provide a recommendation for denial to the Town Council providing findings for denial.

EXHIBITS:

1. Draft Findings
2. Draft General Plan Amendment
3. Draft Zoning Code Ordinance Amendments, Division 5. Housing Element Overlay Zone

**PLANNING COMMISSION** – *August 23, 2023*
**REQUIRED FINDINGS**

**General Plan Amendment Application GP-23-002**
**Zone Change Application Z-23-002**

**Forward a Recommendation to the Town Council for a Request Amend the General Plan to Include a Description of the Housing Element Overlay Zone and Amend the Town Code to Modify the Affordable Housing Overlay Zone Division 5 of Article VIII Overlay Zones and Historic Preservation to be the Housing Element Overlay Zone as Division 5 of Article VIII Overlay Zones and Historic Preservation. An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendments. No Further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-002 and General Plan Amendment Application GP-23-002. Project Location: Town Wide. Applicant: Town of Los Gatos.**

**FINDINGS:**

**Required finding for CEQA:**

- An EIR was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendments. No further environmental analysis is required.

**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, in that the amendments will provide for the development of housing for the sites in the Site Inventory to comply with the Town's Regional Housing Needs Allocation.

- That the proposed amendments to the Zoning Code are consistent with the General Plan and its Elements in that the Zoning Code amendment is consistent with the proposed General Plan land use designations.

EXHIBIT 1

*This Page*
*Intentionally*
*Left Blank*

# 3 LAND USE ELEMENT

## *A. Introduction*

Los Gatos is a mature, predominantly built-out community. While there is little room for growth or change in the physical environment, land use is dynamic and change is constant from within and outside the community. Managing change in an effort to maintain our quality of life is a priority of this General Plan and the Community.

The Land Use Element is the framework of the General Plan and is intended to inform and shape the future physical development of Los Gatos. This Element sets forth the patterns of development activity and land uses that will support and enhance the character of the Town. Although all General Plan Elements are of equal importance, the Land Use Element is the most frequently used and referenced section of the General Plan.

Planning for neighborhood preservation and protection is one of the most important purposes of the Town's General Plan. Preserving the small-town heritage, natural setting, and architectural diversity are also important to this community. One of Los Gatos's most outstanding assets is the visual diversity of its individual neighborhoods. Existing development represents a variety of architectural styles from various eras, embodying a variety of sizes, design features, and building materials, resulting in neighborhoods with their own unique identity. For example, Downtown Los Gatos is the historic heart of Town with a pedestrian-scale setting of mixed land uses and architecturally historic buildings. It is a unique area that sets the spirit and style of the entire Town.

Maintaining neighborhood quality suggests conservation of existing housing, good street design, traffic control in residential neighborhoods, and development review that adheres to quality design. Factors such as new or excessive traffic, aging or inadequate infrastructure, and even economic pressures may cause disruption of neighborhoods. Neighborhood preservation also includes balancing the intensity of land uses with the existing residential density.

Los Gatos also focuses on maintaining a "full-service" town that provides a range of goods and services that support the economic vitality of the Town. The commercial centers of Los Gatos are therefore also important to the community. Under the Los Gatos Boulevard Plan, the community expressed interest in creating a shopping experience and destination that complements but does not compete with the Downtown.

Residential and non-residential uses produce different impacts on the community. The impacts on traffic, noise, schools, open space, and other quality-of-life issues will vary, depending on the final mixture of residential and non-residential uses approved within the area. The overall planning for the area needs to limit the adverse impacts on the quality of life of all of the residents of Los Gatos and to provide for open space.

The Land Use Element describes land use designations, special planning areas, and existing land uses in Los Gatos. The Land Use Element is divided into the following sections:

- **Introduction:** A description of the requirements and contents of the Land Use Element.
- **Existing Land Uses:** A description of existing land uses in Los Gatos.
- **General Plan Land Use Designations:** A description of the characteristics and intensity of the different land use designations in Los Gatos, including a map identifying the location of these land use designations.
- **Special Planning Areas:** A description of special planning areas, including Historic Districts and Specific Plan Overlays.
- **Goals, Policies, and Actions:** A list of goal, policy, and action statements that provide guidance to Los Gatos on land use decisions.

### *B. Authority for the Element*

California Government Code Section 65302(a) and Public Resources Code Section 2762(a) require that the Land Use Element provide the following information:

- Distribution, location, and extent of land uses for categories of public or private uses. Such categories include, but are not limited to housing, business, industry, open space, natural resources, recreation and enjoyment of scenic beauty, education, and public buildings and grounds.
- Population density and building intensity standards for land use designations.

The Land Use Element has the broadest scope of any of the State-required components of the General Plan. In addition to the State's requirements set forth in the Government Code, it has also been legally established that, while the location of a particular land use may be expressed in general terms, a property owner must be able to identify the General Plan Land Use Designation for his/her parcel from the land use diagram contained in the Land Use Element.

Among the important implementation mechanisms for the Land Use Element are Specific Plans and the Town Code. The California Government Code requires that the Town Code and zoning map be consistent with its General Plan Land Use Element and land use map, and that all provisions of Specific Plans adopted by the Town must be consistent with the General Plan that they implement.

### *C. Relationship of Land Use Element to other Elements and Plans*

Because the Land Use Element sets the framework of the General Plan, the Land Use Element relates directly to all goals and policies of the other Elements and unifies the General Plan by providing the overall policy context for the other Elements. The relationship of the Land Use Element to other elements and plans is described below.

- The Land Use Element addresses circulation by setting out, in its map and policies, the location and size of all roadways in the Town coordinated with the land uses the roads will serve. It also notes the planned capacities of all other infrastructure systems that will be necessary to protect the health and welfare of the Town's citizens.
- The location, type, and density of residential units are key components of the Land Use Element. The Housing Element uses the density ranges specified in the Land Use Element to identify sites to meet the Town's housing needs.
- The mandates of the Safety Element are reflected in the designation and location of land use, the permitted activities within designated areas, and the patterns of land use that support defensible space, the Town's contingency plan, and fire and other hazard mitigation.
- The Land Use Element addresses buffers between noise sensitive uses and noise sources.
- The Town conserves resources through policies for the wise use of land, water, and energy.
- Air quality is improved by land use patterns that minimize vehicle travel within the Town.
- The Conservation Element goals address protecting and enhancing the natural environment. Programs that retain natural features such as tree preservation, limited grading, and water conservation maintain the natural character of Los Gatos.
- The Open Space Element refers to the location, character, and use of parks, recreational facilities, and preserved, unimproved land.
- Land use designations protect and preserve open spaces.
- The Land Use Element reflects the Town's high priority for quality design.

- The Land Use and Community Design Elements preserve historical buildings and historic areas, limiting the size of houses, while careful de- sign of new infill developments protects the character of Los Gatos.
- California State law requires that all Specific Plans and zoning regulations be consistent with the General Plan. The Hillside Specific Plan, the North Forty Specific Plan, the Redevelopment Plan, and other plans that may be adopted as necessary will be consistent with this General Plan.

## *D. Existing Land Uses*

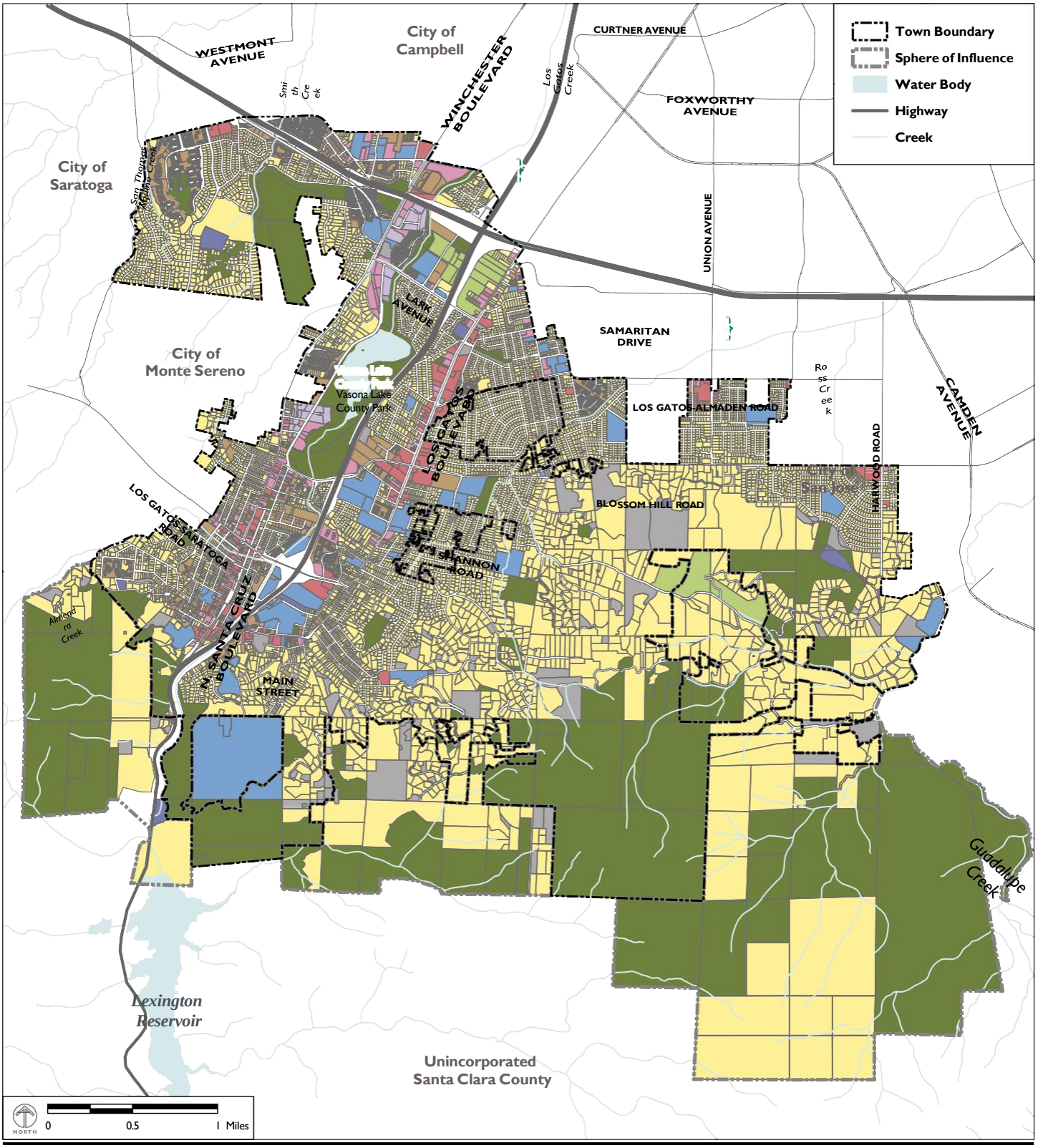
This section contains qualitative and quantitative descriptions of existing land uses in the Town of Los Gatos and Los Gatos's Sphere of Influence (SOI). "Existing land uses" refers to the existing built environment, regardless of the General Plan land use designation or zoning designation applied by the Town. This initial assessment is based on data from the Santa Clara County Office of the Assessor. Existing land uses are illustrated in Figure LU-1 and listed in Table LU-1.

### 1. Residential – Single Family

Approximately 3,183 acres of land in Los Gatos are dedicated to parcels that contain a single, detached residence and related structures. Single-family residential land use is located throughout the Town, with the exception of the public and open spaces in the southern area of the Town and along commercial corridors immediately adjacent to Los Gatos Boulevard and Santa Cruz Avenue. In the SOI, approximately 2,728 acres of land are dedicated to single-family residential land.

### 2. Residential – Multi-Family

This land use category refers to parcels that contain more than one housing unit. It includes duplexes, triplexes, fourplexes, condominiums, and apartment buildings. This residential land use totals approximately 407 acres in the Town. There is no multi-family housing in the SOI. Multi-family uses are largely clustered in and around the Highway 17 corridor, either between




Source: Santa Clara County Office of the Assessor, 2006; DC&E, 2008.

**Existing Land Use**

- Single Family Residential
- -Family Residential
- Commercial
- Office/Professional
- Light Industrial
- Public Utilities
- Public/Quasi-Public
- Agricultural
- Open Space/Recreation
- Vacant

FIGURE LU-1

EXISTING LAND USE

TABLE LU-1 **EXISTING LAND USES**

| Land Use Category | Number of Acres | Percent of Town Acreage | Percent of SOI Acreage |
|---|---|---|---|
| Residential – Single Family | 5,911 | 51.2% | 51.9% |
| Residential – Multi-Family | 407 | 6.5% | 0% |
| Commercial | 164 | 2.6% | 0% |
| Office Professional | 126 | 2% | 0% |
| Light Industrial | 37 | 0.6% | 0% |
| Public/Quasi-Public | 440 | 4.7% | 2.8% |
| Public Utilities | 39 | 0.5% | 0.1% |
| Agricultural | 112 | 1% | 1% |
| Open Space/Recreation | 3,841 | 26.2% | 42.2% |
| Vacant | 399 | 4.7% | 2% |
| **Total** | **11,476** | **100%** | **100%** |

Source: County of Santa Clara, Office of the Assessor, 2006.

Los Gatos Boulevard and Highway 17 or in the area south of Vasona Lake County Park. A significant pocket of multi-family housing is also located in the northwest corner of the Town, just south of the City of Campbell.

### 3. Commercial

Commercial land refers to parcels that contain either retail businesses—those offering specific products for sale—or businesses that provide day-to-day services such as grocery stores, restaurants, spas and salons, dry cleaners, and nurseries. There are approximately 164 acres of commercial uses in Los Gatos and 1 acre in the SOI. Most commercial parcels in Los Gatos are located along the Santa Cruz Avenue or Los Gatos Boulevard corridors.

**4. Office Professional**

Office Professional land use refers to parcels that contain offices for medical, legal, insurance, consulting, and similar contracted services. Office and professional uses account for 125 acres in Los Gatos. Like commercial parcels, office professional parcels are concentrated along the Town's primary commercial corridors. An additional cluster of office and professional uses is located near the Highway 17/85 interchange.

**5. Light Industrial**

The Light Industrial land use category refers to parcels used primarily for production, manufacturing, and research and development. Additional uses include self-storage and automobile service garages. There are approximately 37 acres of light industrial land uses in Los Gatos. Light industrial uses are concentrated in two small pockets, one just south of Highway 85 and east of Winchester Boulevard, and another along University Avenue, north of Blossom Hill Road.

**6. Public/Quasi-Public**

Public/Quasi-Public land uses include schools, libraries, police and fire stations, faith communities, and hospitals. These uses are distributed through- out Los Gatos, mostly in single parcels or small groups of parcels. Public/Quasi-Public land uses comprise approximately 291 acres of land in the Town and approximately 149 acres in the SOI.

**7. Public Utilities**

Public Utilities refer to uses related to communications and energy production and distribution. There are approximately 37 acres in the Town devoted to utilities divided between parcels scattered throughout Los Gatos. Many of these parcels are owned by San Jose Water Company and PG&E and are sites of communications infrastructure.

**8. Agricultural**

Agricultural land is used for raising and harvesting crops, breeding livestock, and/or housing equipment used for agricultural purposes. According to the Santa Clara County Assessor's Office, about 64 acres of land scattered

throughout Los Gatos, and approximately 48 acres in the SOI, are devoted to existing agricultural uses. One of the largest areas of agricultural land is the North Forty site, which contains orchard trees, including walnut and fruit trees. Wine grapes can be found in the Santa Cruz Mountains hillside areas.

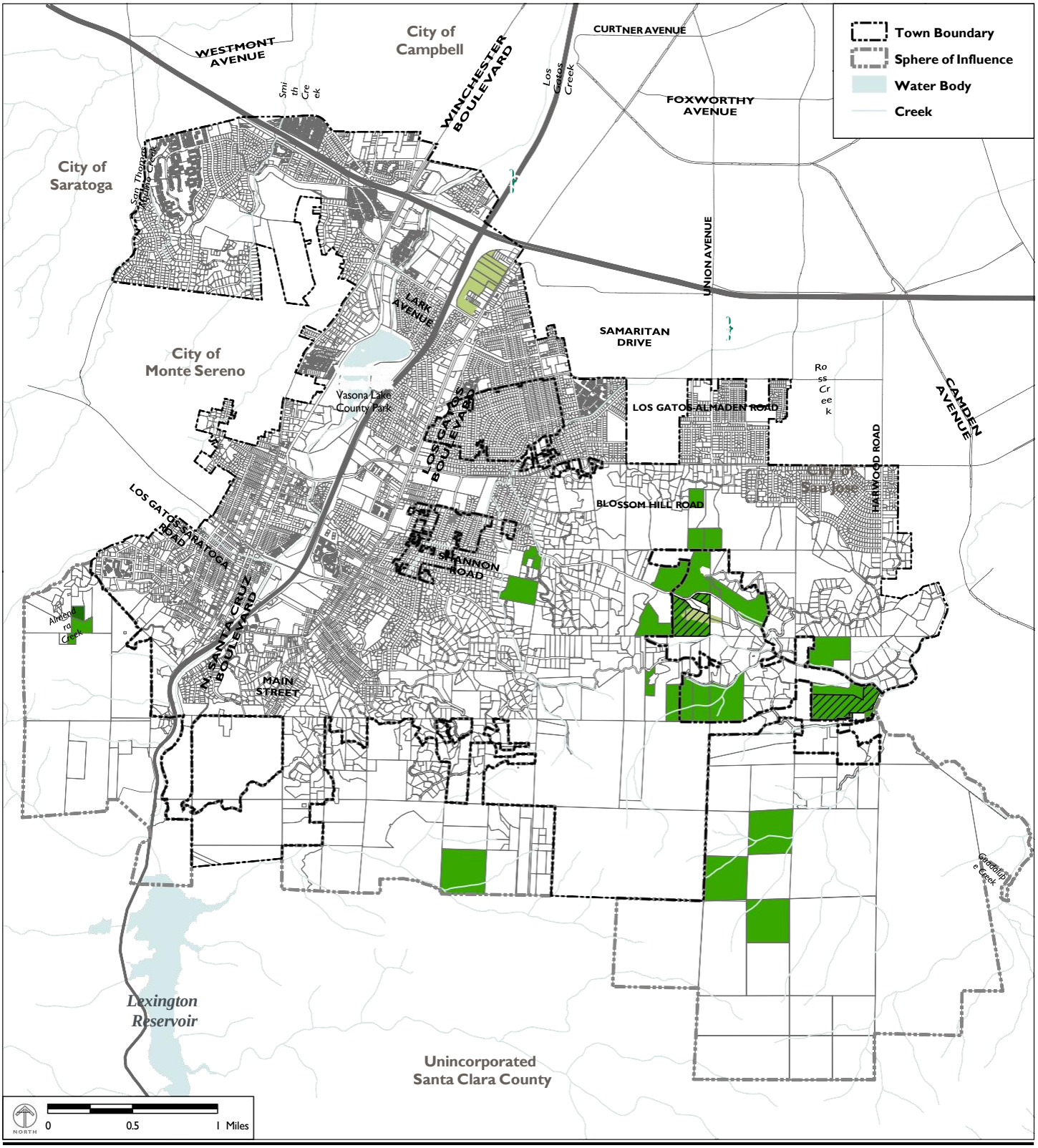
The California Land Conservation Act of 1965, better known as the Williamson Act, works to preserve agricultural and open space lands through restrictive use contracts administered by counties and cities under State regulations. Private landowners voluntarily restrict their land to agricultural and compatible open space uses under minimum 10-year rolling term contracts, with counties and cities also acting voluntarily. In return, the property tax on a Williamson Act parcel is assessed at a rate consistent with its actual use, rather than potential market value.

Figure LU-2 shows the location of all Williamson Act lands and their designation as well as farmland not covered by the Williamson Act. Approximately 136 acres of land within the Town limits and 358 acres of land within the SOI are designated Williamson Act land.[1] Of these, only 3.85 acres are considered "prime agricultural lands" under the definition of the Land Conservation Act. All of these lands occur in the Town's SOI. In addition to Williamson Act lands, approximately 32 acres of Unique Farmland are located within Town limits and 8 acres within the SOI. "Unique Farmland" is a designation ap- plied by the State Department of Conservation to land that is capable of producing specific high value crops. In Los Gatos, it is applied to the orchards on the North Forty site.

**9. Open Space/Recreation**

Open Space/Recreation refers to indoor and outdoor recreational facilities, including public open spaces such as regional parks, community centers,

[1] This number is higher than the number of acres in existing Agricultural use because Williamson Act include parcels that are classified by the Assessor as Agriculture, Open Space, and Single Family Residential. Single Family Residential may be considered an acceptable classification by the Assessor since Williamson Act contracts may include provisions for a limited number of dwelling units on the property.




Source: State of California Department of Conservation 2006.

**Williamson Act Lands**

- Prime Agricultural Land
- Non-Prime Agricultural Land
- Non-Prime/Non-Renewal Agricultural Land

**State Farmland Designation**

- Unique Farmland

FIGURE LU-2

WILLIAMSON ACT AND UNIQUE FARMLAND

playgrounds and neighborhood parks, country clubs, and natural open spaces. After Residential – Single Family land use, Open Space/Recreation comprises the second highest percentage of total land in Los Gatos. There are approximately 1,624 acres of open space in the Town and approximately 2,218 acres in the SOI. Much of this acreage is contained in four large facilities: St. Joseph's Hill and Sierra Azul Open Space to the south of Los Gatos, and Vasona Lake County Park and La Rinconada Country Club to the north.

**10. Vacant**

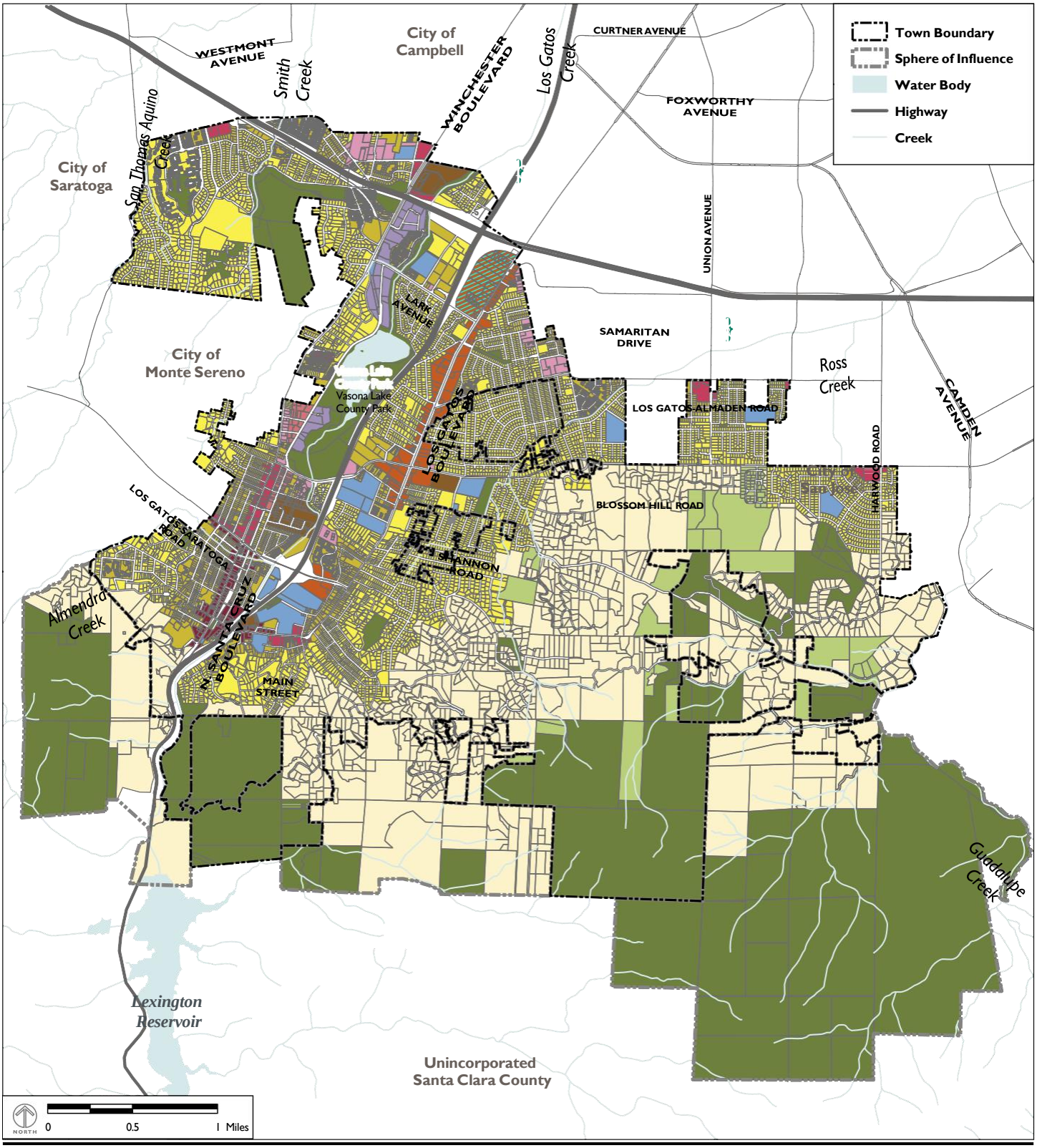
Approximately 292 acres within the Town are vacant parcels of varying sizes that are scattered throughout the Town. Most of the vacant acreage in Los Gatos is located in the single-family residential area on the eastern side of the Town. Parcels here are generally larger than they are elsewhere in Los Gatos, and a number of significantly sized parcels are vacant. Generally, vacancies are more common in residential areas of Los Gatos than in commercial areas, although a few small, isolated commercial vacancies exist. Additionally, the SOI contains approximately 107 acres of vacant property.

## *E. General Plan Land Use Designations*

The Land Use Element is the basis for physical development in Los Gatos. The land use map and designations identify the general location, density, and extent of land available for residential and non-residential uses. Land use designations do not necessarily reflect the existing land use of each parcel. Figure LU-3 presents a map of the land use designations in Los Gatos. Each land use designation is listed and described below.

### 1. Residential Land Use Designations

This section provides a brief description of each residential land use designation and the desirable range of density for each designation.




Source: Town of Los Gatos, 2008; Santa Clara County Office of the Assessor, 2008.

**General Plan Land Use**

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Commercial
- Central Business District
- Neighborhood Commercial
- Service Commercial
- Office Professional
- Light Industrial
- Public
- Agriculture
- Open Space
- North Forty Specific Plan Overlay

FIGURE LU-3

**2020 GENERAL PLAN LAND USE**

a. Hillside Residential: 0-1 dwelling units per net acre
Up to 3.5 persons per acre

The Hillside Residential designation provides for very low density, rural, large lot or cluster, single-family residential development. This designation allows for development that is compatible with the unique mountainous terrain and vegetation of parts of Los Gatos.

b. Low Density Residential: 0-5 dwelling units per net acre
Up to 17.5 persons per acre

The Low Density Residential designation provides for single-family residential properties located on generally level terrain. It encourages single-family residential development in either the standard development established by traditional zoning or by innovative forms obtained through planned development.

c. Medium Density Residential: 5-12 dwelling units per net acre
Up to 24 persons per acre

The Medium Density Residential designation provides for multiple-family residential, duplex, and/or small single-family homes.

d. High Density Residential: 12-20 dwellings per net acre
Up to 40 persons per acre

The High Density Residential designation provides for more intensive multi-family residential development. Its objective is to provide quality housing in close proximity to transit or a business area.

e. Mobile Home Park: 5-12 dwellings per net acre
Up to 24 persons per acre

The Mobile Home Park designation provides for mobile home parks. The intent is to provide and preserve Mobile Home Parks as a source of affordable housing. This designation is described in this Element; however, it is not represented on the accompanying General Plan Land Use Map.

**2. Non-Residential Land Use Designations**

For non-residential land uses, the specific uses mentioned are illustrative, and other compatible uses, including those authorized in any other Zoning District within the Town, may be permitted where authorized by a Conditional Use Permit or Planned Development Overlay Zone. In a mixed-use project residential uses may be permitted in conjunction with other permitted uses in non-residential Zoning Districts with the exception of the Commercial Indus- trial and Controlled Manufacturing Zoning Districts. For non-residential land uses, building intensity limits are indicated by either allowable land coverage or floor area ratio(FAR) and a maximum height limit.

- Office Professional: Up to 50 percent land coverage with a 35-foot height limit

The Office Professional designation provides for professional and general business offices. This designation applies to various locations throughout the Town, often in close proximity to neighborhood- or community-oriented commercial facilities, or as a buffer between commercial and residential uses. The intent of this designation is to satisfy the community's need for general business and professional services and local employment.

- Central Business District: 0.6 FAR with a 45-foot height limit

The Central Business District designation applies exclusively to the down- town 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.
- Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.

- Mixed-Use Commercial: Up to 50 percent land coverage with a 35-foot height limit

The Mixed-Use Commercial designation permits a mixture of retail, office, and residential in a mixed-use project, along with lodging, service, auto-related businesses, non-manufacturing industrial uses, recreational uses, and restaurants

Projects developed under this designation shall maintain the small- town, residential scale and natural environments of adjacent residential neighborhoods, as well as provide prime orientation to arterial street frontages and proper transitions and buffers to adjacent residential properties. This designation should never be interpreted to allow development of independent commercial facilities with principal frontage on the side streets.

d. Neighborhood Commercial: Up to 50 percent land coverage with a 35-foot height limit

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

e. Service Commercial: Up to 50 percent land coverage with a 35-foot height limit

The Service Commercial designation provides for service businesses necessary for the conduct of households or businesses. These include auto repair, building materials sales, paint suppliers, janitorial services, towing businesses, contractors offices and yards, launderers and dry cleaners, as well as wholesaling and warehousing activities.

f. Light Industrial: Up to 50 percent land coverage with a 35-foot height limit

The Light Industrial designation provides for large-scale office developments and well-controlled research and development, industrial-park-type and ser- vice-oriented uses subject to rigid development standards. These uses should respond to community or region-wide needs.

g. Public

The Public designation identifies public facilities in the Town such as the Civic Center, courthouse, schools, parks, libraries, hospitals, churches, and fire stations.

h. Agriculture

The Agricultural designation identifies areas for commercial agricultural crop production.

i. Open Space

The Open Space designation identifies the location of public parks, open space preserves, private preserves, and stream corridors.

### *F. Special Planning Areas*

Development in Los Gatos can be targeted to achieve a more specific outcome by designating specific overlay zones and special planning areas. These areas have more detailed development guidelines that remain consistent with existing policies. Los Gatos has three overlay zones that implement land use policies through the Town Code, five Historic Districts, three Specific Plans, and one Redevelopment Project Area.

#### 1. Overlay Zones

There are three overlay zones in the Town Code, the Landmark and Historic Preservation, Planned Development, and Public School Overlay Zones.

- **Landmark and Historic Preservation (LHP) Overlay Zone.** This zone is designated by Town Council and is applied to individual sites and structures or small areas deemed of architectural and/or historical significance. The structure(s) in LHP overlays are subject to special standards regarding their appearance, use, and maintenance.
- **Planned Development (PD) Overlay Zone.** The PD overlay zone is intended to ensure orderly planning and quality design that will be in harmony with the existing or potential development of the surrounding neighborhood. The Planned Development Overlay is a specially tailored development plan and ordinance which designates the zoning regulations for the accompanying project, sets specific development standards, and ensures that zoning and the General Plan are consistent. Commercial,

residential or industrial property or a mixture of these uses may be considered for a Planned Development Overlay.

- **Public School (PS) Overlay Zone**. The PS overlay zone is intended to allow school buildings to be used, without extensive exterior modifications, in ways which will make it unnecessary to sell school facilities. The overlay permits a variety of community-related and education- related uses, including, but not limited to, museums, community centers, playgrounds, and nursery schools. Any land owned by a public school district (regardless of underlying zone) may be zoned PS.

- **Housing Element Overlay Zone (HEOZ).** The HEOZ is intended to increase the supply and the mix of housing types, tenure, and affordability within the Town of Los Gatos. Through appropriate densities, the housing element overlay zone encourages the development of housing affordable to all income levels as described in the 2023-2031 Housing Element Sites Inventory to comply with the Town's Regional Housing Needs Allocation (RHNA) for the sixth cycle Planning period and listed in Table LU-2.

TABLE LU-2 **HEOZ Development Standards**

| Designation | Standards |
|---|---|
| Low Density Residential | **Density:** 0 – 5 du/ac<br>**Lot Coverage:** Up to 50%<br>**Max. Height:** 30 feet |
| Medium Density Residential | **Density:** 14 – 22 du/ac<br>**Density in Very High Fire Hazard Severity Zones:** 5 – 12 du/ac<br>**Lot Coverage:** Up to 75%<br>**Max. Height:** 35 feet |
| High Density Residential | **Density:** 30 – 40 du/ac<br>**Lot Coverage:** Up to 75%<br>**Max. Height:** 45 feet |
| Mixed-Use | **Density:** 30 – 40 du/ac<br>**FAR:** Up to 3.0<br>**Max. Height:** 45 feet |
| Neighborhood Commercial | **Density:** 10 – 20 du/ac<br>**FAR:** Up to 1.0<br>**Max. Height:** 35 feet |
| Central Business District | **Density:** 20 – 30 du/ac<br>**FAR:** Up to 2.0<br>**Max. Height:** 45 feet |
| North Forty Specific Plan | As defined in Specific Plan |

| | |
|---|---|
| Office Professional | **Density:** 10 – 20 du/ac<br>**FAR:** Up to 1.0<br>**Max. Height:** 35 feet |
| Service Commercial | **Density:** none<br>**FAR:** Up to 1.0<br>**Max. Height:** 35 feet |
| Light Industrial | **Density:** none<br>**FAR:** Up to 1.0<br>**Max. Height:** 35 feet |

**2. Historic Districts**

The Town has established five historic districts to preserve neighborhoods deemed significant to the history of Los Gatos.

- **Almond Grove Historic District.** An approximately 40-acre area that constitutes the largest subdivision following incorporation of the Town of Los Gatos. This District was established by ordinance in 1980.
- **Broadway Historic District.** An approximately 100-acre area that is the site of the first residential subdivision and first residential street in the Town of Los Gatos. This District was established by ordinance in 1985.
- **Los Gatos Historic Commercial District.** Bounded by Elm Street to the north, Main Street to the south, Los Gatos Creek to the east, and North Santa Cruz Avenue to the west. The Town's only concentration of intact historic commercial buildings. It was established by ordinance in 1991.
- **Fairview Plaza Historic District.** Limited to the cul-de-sac termination of Fairview Plaza, part of an historic subdivision originally surveyed in 1885 known as the "Fairview Addition." The District retains the same configuration as originally mapped and contains a rare collection of Victorian and Craftsman homes, unique in their compact scale and proximity to one another. This District was established by ordinance in 1992.
- **University/Edelen Historic District.** Bounded by Saratoga Avenue to the north, Main Street to the south, Los Gatos Creek to the east, and the former Southern Pacific Railroad right-of-way to the west. The District is composed of five subdivisions that predate 1900 and contain a number of residential and commercial structures of mixed architectural styles. This District was established by ordinance in 1991. All of Los Gatos's historic districts are defined by structures that contribute to the District. In every District, the transformation of these structures is tightly regulated. Demolition of contributing structures is strictly prohibited. In addition, all restoration, rehabilitation, and new construction of principal units must adhere to a series of guidelines for preserving architectural heritage and conforming to existing style. Any modifications to the original design are either restricted or prohibited.

**3. Overlay Designation**

The North Forty Specific Plan Overlay is applied to the approximately 40-acre property bounded by Los Gatos Boulevard to the east, Highway 17 to the west, Lark Avenue to the south, and Highway 85 to the North. This Overlay requires the preparation and adoption of a specific plan that will determine the mix of uses, dimensional standards, architectural standards, phasing, and infrastructure to support the development of the property prior to approval of any entitlements. Drawing on the draft North Forty Specific Plan prepared in 1999, the General Plan overlay designation is intended to help guide the future development of this property. The 2020 General Plan Environmental Impact Report assumed a maximum capacity of 750 mixed residential units and 580,000 square feet of retail and offices uses for the purposes of assessing environmental impacts associated with the development of the property. While this is the maximum development capacity under this General Plan, the specific plan may be approved with lower densities and square footage of residential and commercial uses, respectively. The North Forty Specific Pan will be based on the following general guidelines:

- Include a mixture of uses that will complement the Downtown and the rest of the community.
- Be based on sustainable and "smart" development practices.

- Include public gathering spaces such as a plaza and park.
- Provide for a variety of residential housing types, both rental- and owner-occupied. A minimum of 20 percent of the units shall be affordable to households at the moderate income level or below.
- Include high-quality architecture and design that reflects the rural and agricultural history of the site.
- Provide pedestrian-oriented buildings along the Los Gatos Boulevard frontage, with minimal parking oriented to the street.
- Take advantage of the grade change across the site.
- Continue the "boulevard treatment" along Los Gatos Boulevard, with interconnections from one parcel's drive aisle to the next.
- Include connections to existing intersections along Los Gatos Boulevard and Lark Avenue.
- Develop gateway or landmark features at Los Gatos Boulevard and Lark Avenue and at Los Gatos Boulevard and the Highway 85 off-ramp.
- Provide an easily accessible, fully connected street network that encourages walking.
- Provide a vegetative buffer and screening along Highways 17 and 85.
- Preserve Town character and views.

**4. Other Plans**

The Hillside Specific Plan and Los Gatos Boulevard Plan areas are each developed according to separate land use goals and in different areas of the Town. In addition to these approved Specific Plans, the Town will be developing a North Forty Specific Plan.

a. Hillside Specific Plan

The Hillside Specific Plan establishes land use policy for the Hillside Study Area, an area of mountainous terrain in the southeastern portion of the Town designated for Hillside Residential development. Adopted by Town Council in 1978, the Specific Plan establishes a series of policies and standards related

to land use, facilities, services, circulation, fire protection, safety, and open space. These policies and standards are intended to prevent deficiencies in access to water and sewer services, ensure conservation of the sensitive natural environment, and address differences in Town and County land use regulations.

Development in the Hillside Specific Plan area is prohibited outside of designated "least restrictive development areas" (LRDAs) unless it is compliant with conditions established in the Plan.

b. Los Gatos Boulevard Plan

Adopted by Town Council in 1997, the Los Gatos Boulevard Specific Plan is a policy framework for meeting a series of short, medium, and long range goals related to the commercial revitalization of Los Gatos Boulevard. This Specific Plan is based on a land use concept for which higher density, mixed-use commercial development in the north of the Specific Plan area transitions into residential and community clusters, and then into existing residential neighborhoods just south of the Specific Plan area. This Specific Plan contains policies and design standards targeting safe, attractive public improvements; pedestrian-oriented activity nodes; vital, commercial land use; distinct gateways, and site-appropriate private improvements.

c. Central Los Gatos Redevelopment Project

The Central Los Gatos Redevelopment Project, which focuses on an area located around Downtown Los Gatos, contains a mix of residential and non- residential land use designations. The Town of Los Gatos Redevelopment Agency has the authority to facilitate property acquisition and management, construction of public improvements, structural rehabilitation, and site assembly within the Project Area. The project was adopted in 1991, following the 1989 Loma Prieta earthquake. The main objectives of the project are to eliminate blight, assemble land parcels for improved development, strengthen the economic base of downtown, and improve undeveloped and underutilized areas.

### *G. Goals, Policies, and Actions*

The following goals, policies, and actions guide future physical development throughout Los Gatos.

| | |
|---|---|
| **Goal LU-1** | **To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.** |

Policy LU-1.1 Encourage developers to engage in discussions as early as possible regarding the nature and scope of the project and possible impacts and mitigation requirements.

Policy LU-1.2 Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.

Policy LU-1.3 To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well-designed, environmentally sensitive, and diverse landscaping in new and existing developments.

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.

Policy LU-1.5 Encourage private/public funding, development, and operation of cultural amenities, activities, and centers consistent with the small-town character of Los Gatos.

Policy LU-1.6 Recognizing that our ability to preserve our small-town character is somewhat dependent on decisions in surrounding communities, continue and expand Town participation in planning processes in neighboring jurisdictions and regional bodies in order to develop innovative, effective, and coordinated land use, transportation, and hillside development plans and standards that will help preserve our small-town character.

Policy LU-1.7 Use task forces, ad hoc committees and other means as appropriate to involve residential and commercial interests in Town matters.

Policy 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.

**Goal LU-2** **To maintain a balanced, economically stable community within environmental goals.**

**Policies**

Policy LU-2.1 Minimize vehicle miles traveled for goods and services by allowing and encouraging stores that provide these goods within walking distance of neighborhoods in Los Gatos.

Policy LU-2.2 Promote telecommuting and home-based businesses by allowing live-work and work-live uses in existing and future residential development.

**Goal LU-3** **To coordinate with surrounding jurisdictions and other local and regional agencies that may affect Los Gatos's future development patterns and character.**

**Policies**

Policy LU-3.1 Cooperate with the County of Santa Clara to encourage the annexation of unincorporated islands into the Town. The Town will not require the installation of curbs, gutters, sidewalks, or street lights as a condition of annexation nor will these improvements be imposed on annexed areas unless the residents of the area request such improvements and are willing to participate in the cost of such improvements. This does not prevent the Town from requiring such improvements as a condition of approval of any zoning or subdivision approval if such conditions are normally made on those items and the improvements would be in keeping with the neighborhood.

Policy LU-3.2 Work with Santa Clara County to ensure that projects developed in the County meet Town policies and standards, do not induce further development, and do not un- duly burden the Town.

| **Goal LU-4** | **To provide for well-planned, careful growth that reflects the Town's existing character and infrastructure.** |
|---|---|

**Policies**

Policy LU-4.1 Integrate planning for the North Forty area, Los Gatos Boulevard, Vasona Light Rail area, and Downtown so that development in each area takes into consideration the Town as a whole.

Policy LU-4.2 Allow development only with adequate physical infra-structure (e.g. transportation, sewers, utilities, etc.) and social services (e.g. education, public safety, etc.).

Policy LU-4.3 Only approve projects for which public costs can be justified by the overall benefit to the community.

Policy LU-4.4 Project applicants shall evaluate and provide appropriate mitigation measures to reduce impacts on urban services including schools, utilities, police, and fire.

Policy LU-4.5 Discourage corridor lots. Corridor lots shall only be allowed if the use of a corridor lot decreases the amount of public street required for the subdivision, contributes to the surrounding neighborhood, and is in context with the existing scale and established character of the neighborhood. The subdivider shall also demonstrate that the use of a corridor lot benefits surrounding properties.

| **Goal LU-5** | **To encourage public involvement in Town planning processes.** |
|---|---|

**Policy**

Policy LU-5.1 Use task forces, ad hoc committees, and other means as appropriate to involve residential and commercial interests in Town matters.

**Action**

Action LU-5.1 Utilize traditional communication tools and new media and technology to provide clear and current information on Town processes and decisions and to encourage public participation in Town government.

| **Goal LU-6** | **To preserve and enhance the existing character and sense of place in residential neighborhoods.** |
|---|---|

**Policies**

Policy LU-6.1 Protect existing residential areas from the impacts of non-residential development.

Policy LU-6.2 Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.

Policy LU-6.3 Protect existing residential areas from adjacent non-residential uses by assuring that buffers are developed and maintained.

Policy 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.

Policy LU-6.5 The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Policy LU-6.6 In order to reduce landfill, conserve resources, and preserve neighborhood character, demolitions shall be discouraged in established residential neighborhoods and applicants shall submit structural reports to determine whether the demolition of any principal structure is justified. If allowed, the replacement house should be similar in size and scale to other homes in the neighborhood and maintain the neighborhood character.

Policy LU-6.7 Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.

Policy LU-6.8 New construction, remodels, and additions shall be compatible and blend with the existing neighborhood.

Policy LU-6.9 The Housing Element assumes that sites designated medium and high density residential will be developed at the upper end of the density range. If the Town approves a development at a lower density on one of these sites, staff shall identify one or more other sites to maintain the Town's capacity to meet its housing needs as identified in the Housing Element, subject to neighborhood compatibility and mitigation of traffic impacts.

Policy LU-6.10 Require applicants to submit letters of justification to show how new residential development contributes to the balance of types and sizes of housing available in Los Gatos.

**Actions**

Action LU-6.1 Develop standards for traffic, noise, intensity, and overall size for non-residential uses in residential zones.

Action LU-6.2 The conditional use permit approvals for non-residential uses in residential zones shall be reviewed by the Planning Commission on an as-needed basis for any adverse im- pacts, nuisances, or any required modifications.

| **Goal LU-7** | **To use available land efficiently by encouraging appropriate infill development.** |
|---|---|

**Policies**

Policy LU-7.1 Allow redevelopment of unused school sites commensurate with the surrounding residential neighborhood and availability of services.

Policy LU-7.2 To ensure compatibility with surrounding neighborhoods, infill projects shall demonstrate that the development meets the criteria contained in the Development Policy for In-Fill Projects and the deciding body shall make findings consistent with this policy.

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.

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.

| **Goal LU-8** | **To uphold and enforce adopted land use regulations.** |
|---|---|

**Policies**

Policy LU-8.1 Maintain a Code Compliance function to effectively enforce the land use regulations in the Town Code.

Policy LU-8.2 Town staff shall identify major violations (illegal units, sign violations, illegal uses, tree removals, grading violations, etc.) without waiting for public complaint. Town staff shall act on minor violations (illegally parked cars, boats, trailers and campers, etc.) based on public com- plaints. Additional violations that may be observed during investigation of a complaint shall also be acted on.

| Goal LU-9 | To provide residents with adequate commercial and industrial services. |
|---|---|

**Policies**

Policy LU-9.1 Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.

Policy LU-9.2 Maintain a variety of commercial uses, including a strong Downtown commercial area combined with Los Gatos Boulevard and strong neighborhood commercial centers to meet the shopping needs of residents and to preserve the small-town atmosphere.

Policy LU-9.3 Encourage a mix of retail and office uses in commercial areas, except in the Central Business District designation, where retail should be emphasized and office should be limited to upper floors and other areas as defined by the Town Code.

Policy LU-9.4 Encourage existing light industry and service commercial uses to remain or be replaced with similar uses.

Policy LU-9.5 Encourage the development and retention of locally owned stores and shops.



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.



Policy LU-9.7 "Broadening the tax base" shall never be the sole reason for allowing new commercial development or approving a change in a commercial land use.

Policy LU-9.8 Retail sales tax "leakage" should be kept to a minimum by providing in-town convenience and comparative shopping opportunities.

Policy LU-9.9 Buffers shall be required as conditions of approval for non-residential projects that are adjacent to residential areas and may consist of landscaping, sound barriers, building setbacks, or open space.

Policy LU-9.10 Prohibit new commercial or industrial zoning adjacent to school sites and carefully consider the impacts of new school sites in industrial and commercial land use designations.

**Action**

Action LU-9.1 The Town should identify those businesses that are needed in the Town and actively recruit those businesses.

| **Goal LU-10** | **To preserve Downtown Los Gatos as the historic center of the Town, with goods and services for local residents, while maintaining the existing Town identity, environment, and commercial viability.** |
|---|---|

**Policies**

Policy LU-10.1 Encourage the development and retention of small businesses and independent stores and shops Downtown that are consistent with small-town character and scale.

Policy LU-10.2 Recognize and encourage the different functions, land use patterns, and use mixes of the various commercial areas within the Downtown. These include:

a. The pedestrian scale and orientation of the Central Business District.

b. The neighborhood-serving commercial land use pattern of areas north of Saratoga Avenue to Blossom Hill Road.

c. The mixed use commercial activities along Santa Cruz Avenue and the service commercial activities along University Avenue between Andrews Street and Blossom Hill Road.

Policy LU-10.3 Establish and maintain strong boundaries between the Central Business District designation and adjacent residential neighborhoods.

Policy LU-10.4 Encourage mixed uses to increase residential opportunities in commercial zones Downtown, taking into consideration potential impacts to loss of commercial opportunities.

| **Goal LU-11** | **To plan for development of a variety of uses in the North Forty area in a coordinated and comprehensive way.** |
|---|---|

**Policies**

Policy LU-11.1 Zoning shall be changed as part of development applications to provide consistency with the Vasona Light Rail Element and other elements of this General Plan and with any future specific plan prepared for this area.

Policy LU-11.2 The Town shall encourage uses that serve Town residents. These include, but are not limited to, open space, playfields, office, retail, and other commercial uses. Residential uses may be permitted as part of mixed-use development and only with acceptable mitigation of adverse noise, air quality, and other environmental hazards.

Policy LU-11.3 Provide coordinated infrastructure in the North Forty area.

Policy LU-11.4 Include a variety of regional destination and local-serving commercial uses in the North Forty area, following a logical land use pattern that takes advantage of the site opportunities while protecting adjacent uses.

Policy LU-11.5 Avoid negative effects on the long-term development potential of the area surrounding the North Forty area.

Policy LU-11.6 Incorporate multi-modal links from the North Forty area to the Vasona Light Rail station into the North Forty Specific Plan.

**Action**

Action LU-11.1 Prepare and adopt a specific plan for the North Forty area prior to development of the site.

| **Goal LU-12** | **To ensure an appropriate mix of land use types along Los Gatos Boulevard in order to maintain the economic vitality of the corridor and continue to serve the needs of Town residents.** |
|---|---|

**Policies**

Policy LU-12.1 Encourage redevelopment and assemblage of parcels that have experienced a high vacancy rate over a prolonged period of time, possibly including appropriate and compatible rezoning.

Policy LU-12.2 Encourage a mix of uses along Los Gatos Boulevard, including, where appropriate, mixed-use parcels that are compatible with surrounding uses.

Policy LU-12.3 New landscaping, streetscape improvements and new development along Los Gatos Boulevard shall incorporate pedestrian amenities, scale, and design.



Policy LU-12.4 Encourage mixed uses to increase residential opportunities in commercial zones.



Policy LU-12.5 Retain and enhance auto dealerships.

Policy LU-12.6 Neighborhood commercial, multi-family residential, and office uses shall be concentrated south of Los Gatos–Almaden Road.

Policy LU-12.7 New and relocating auto-related businesses shall be located north of Los Gatos–Almaden Road, adjacent to existing auto dealerships, or on a vacant site previously used for permitted auto sales.

Policy LU-12.8 Uses on Los Gatos Boulevard south of Roberts Road shall be residential or office; existing non-residential uses shall not be intensified; and existing vacant property and residential uses shall be developed as Single Family Residential.

Policy LU-12.9 Encourage replacement of vacated business south of Los Gatos–Almaden Road and north of Roberts Road/Shannon Road with neighborhood commercial, multi-family, or office uses.

| | |
|---|---|
| **Goal LU-13** | **To promote appropriate and compatible development along Los Gatos Boulevard that complements the whole Town and serves residents and families.** |

**Policies**

Policy LU-13.1 Development shall transition from higher intensity uses at the north end of Los Gatos Boulevard to existing residential uses at the south end of Los Gatos Boulevard.

Policy LU-13.2 Commercial activity along Los Gatos Boulevard shall complement the whole Town and shall provide a dependable source of income, employment opportunities, goods, and services.

Policy LU-13.3 New projects along Los Gatos Boulevard shall incorporate a family and resident orientation.

Policy LU-13.4 New development along Los Gatos Boulevard shall be designed to minimize adverse impacts on adjacent residential areas.

Policy LU-13.5 Establish and maintain appropriate boundaries between the commercial uses along Los Gatos Boulevard and adjacent residential neighborhoods.

Policy LU-13.6 Provide more pedestrian/bike areas and links to adjacent residential areas to foster neighborhood use of commercial centers.

Policy LU-13.7 Allow auto dealers and other commercial property owners and merchants to conduct occasional promotional sales activities with a "festival" atmosphere with appropriate restrictions to reduce traffic congestion and impacts on neighboring commercial and residential uses.

**Actions**

Action LU-13.1 Work with existing auto dealers and other commercial property owners and merchants to develop an appropriate commercial image specifically for Los Gatos Boulevard.

Action LU-13.2 Use the adopted Los Gatos Boulevard Plan and Commercial Design Guidelines to review development proposals and exterior improvements to existing buildings.

*This Page*
*Intentionally*
*Left Blank*

# DIVISION 5. HOUSING ELEMENT OVERLAY ZONE

## Sec. 29.80.555. Intent.

The Housing Element Overlay Zone (HEOZ) ordinance in this division is intended to increase the supply and the mix of housing types, tenure, and affordability within the Town of Los Gatos. Through appropriate densities, concessions, and fee deferrals or waivers, the HEOZ encourages the development of housing affordable to all income levels on sites within the Town that are deemed to be most appropriate for such uses. The Housing Element lists sites within the Town of Los Gatos as a key housing opportunity for mixed income affordable housing projects. The designation of these sites will assist the Town in meeting its Regional Housing Needs Allocation (RHNA), as required by the State.

## Sec. 29.80.5560. HEOZ and underlying zoning.

A property that has the HEOZ designation may be developed based on the standards provided in this division or, where standards are not specified, then based on the standards provided in the underlying zone.

Pursuant to Government Code Section 65583.2(i), by right development will be allowed when 20 percent or more of the units are affordable to lower income households.

## Sec. 29.80.590. HEOZ general development standards.

Proposed development within the HEOZ shall be designed and constructed in conformity with the development standards for the corresponding zoning and General Plan Land Use designation in Table 1A (Overlay Zones Development Standards).

**Table 1A (HEOZ Development Standards)**

| General Plan Land Use Designation | Zoning | Minimum Yards | Maximum Lot Coverage | Maximum Floor Area Ratio (FAR) | Maximum Height Limit (ft) | Density Units Per Acre |
|---|---|---|---|---|---|---|
| Low Density Residential | R-1 | As authorized by Section 29.40.405 | 50% | N/A | 30 feet | 0-5 |
| Medium Density Residential | R-1D, R-D, and R-M | As authorized by Section 29.40.405, 29.40.530, and 29.40.645 | 75% | N/A | 35 feet | 14-22 or 5-12 in Very High Fire Hazard Severity Zones |
| High Density Residential | R-M | As authorized by Section 29.40.645 | 75% | N/A | 45 feet | 30-40 |
| Mixed-Use | CH | As authorized by Section 29.60.435 | N/A | 3.0 | 45 feet | 30-40 |
| Neighborhood Commercial | C-1 | As authorized by Section 29.60.225 | N/A | 1.0 | 35 feet | 10-20 |
| Central Business District | C-2 | As authorized by Section 29.60.335 | N/A | 2.0 | 45 feet | 20-30 |
| North Forty Specific Plan | NF-SP | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan |

| | | | | | | |
|---|---|---|---|---|---|---|
| Office Professional | O | As authorized by Section 29.60.100 | N/A | 1.0 | 35 feet | 10-20 |
| Service Commercial | LM | As authorized by Section 29.70.125 | N/A | 1.0 | 35 feet | none |
| Light Industrial | CM | As authorized by Section 29.70.235 | N/A | 1.0 | 35 feet | none |

DATE: August 22, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Forward a Recommendation to the Town Council for a Request to Amend the General Plan to Include a Description of the Housing Element Overlay Zone and Amend the Town Code to Modify the Affordable Housing Overlay Zone Division 5 of Article VIII Overlay Zones and Historic Preservation to be the Housing Element Overlay Zone as Division 5 of Article VIII Overlay Zones and Historic Preservation. An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendments. No Further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-002 and General Plan Amendment Application GP-23-002. **Project Location: Town Wide**. Applicant: Town of Los Gatos.

REMARKS:

Exhibit 4 contains public comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

EXHIBITS:

Previously received with the August 23, 2023, Staff Report:

1. Draft Findings
2. Draft General Plan Amendment
3. Draft Zoning Code Ordinance Amendments, Division 5. Housing Element Overlay Zone

Received with this Addendum Report:

4. Public Comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

PREPARED BY: Jocelyn Shoopman and Erin Walters
Associate Planner and Associate Planner

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

*This Page*
*Intentionally*
*Left Blank*

**From:** Craig Steen [redacted]
**Sent:** Saturday, August 19, 2023 12:11 PM
**To:** Housing Element <HEUpdate@losgatosca.gov>
**Subject:** Renewed information & projections

[EXTERNAL SENDER]
Given the exhaustive research and subsequent editorial columns by Thomas Elias in the Los Gatos Weekly, not only have we learned that the state auditor challenged some of the numbers of new units needed stated by the Housing Authority, but there is extensive availability of unused commercial space owing to "work at home" tech businesses....BUT..THE REAL MESSAGE IS THAT THERE WILL UNDOUBTEDLY BE A REFERENDUM ON THE BALLOT IN '24 WHICH WILL SURELY PASS THUS NEGATING ALL PREVIOUS HOUSING/LAND USE REQUIREMENTS....so before you spend more tax dollars trying to satisfy unpopular density requirements....let's acknowledge the inevitable conclusion of our housing dilemma as it will be determined by respective towns/cities and the requirements of planners voted in by the residents.....Yes, this is not popular with Bonta and various members of our legislature, which apparently refuse to acknowledge ongoing dissatisfaction with their proposals....thank-you

*This Page*
*Intentionally*
*Left Blank*

DATE: August 23, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Forward a Recommendation to the Town Council for a Request to Amend the General Plan to Include a Description of the Housing Element Overlay Zone and Amend the Town Code to Modify the Affordable Housing Overlay Zone Division 5 of Article VIII Overlay Zones and Historic Preservation to be the Housing Element Overlay Zone as Division 5 of Article VIII Overlay Zones and Historic Preservation. An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendments. No Further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-002 and General Plan Amendment Application GP-23-002. **Project Location: Town Wide**. Applicant: Town of Los Gatos.

REMARKS:

Exhibit 5 contains a comparison of the development standards for the 2020 General Plan and the proposed Housing Element Overlay Zone.

EXHIBITS:

Previously received with the August 23, 2023, Staff Report:

1. Draft Findings
2. Draft General Plan Amendment
3. Draft Zoning Code Ordinance Amendments, Division 5. Housing Element Overlay Zone

Previously received with the August 22, 2023, Addendum Report:

4. Public Comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

PREPARED BY: Jocelyn Shoopman and Erin Walters
Associate Planner and Associate Planner

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

SUBJECT: General Plan Amendment and Housing Element Overlay Zone/Z-23-002 and GP-23-002
DATE: August 23, 2023

Received with this Desk Item Report:

5. 2020 General Plan and HEOZ Comparison Table

Comparison Table of the Development Regulations for the 2020 General Plan and Housing Element Overlay Zone (HEOZ)

| | **Density Range (du/ac)** | | **Maximum Height (feet)** | | **Lot Coverage (%)** | | **Floor Area Ratio** | |
|---|---|---|---|---|---|---|---|---|
| **Land Use Designations** | *2020 General Plan* | *HEOZ* | *2020 General Plan* | *HEOZ* | *2020 General Plan* | *HEOZ* | *2020 General Plan* | *HEOZ* |
| Low Density Residential | 0 – 5 | 0 – 5 | 30* | 30 | 40%* | Up to 50% | Pursuant to calculation in Section 29.40.075 of Town Code* | Pursuant to calculation in Section 29.40.075 of Town Code** |
| Medium Density Residential | 5 – 12 | 14 – 22 or 5 – 12 if in VHFHS zone | 30 or 35* | 35 | 40%* | Up to 75% | Pursuant to calculation in Section 29.40.075 of Town Code or none* | Pursuant to calculation in Section 29.40.075 of Town Code** |
| High Density Residential | 12 – 20 | 30 – 40 | 35* | 45 | 40%* | up to 75% | None* | None** |
| Mixed-Use Commercial | 10 – 20* | 30 – 40 | 35 | 45 | Up to 50% | Up to 50%** | None* | Up to 3.0 |
| Neighborhood Commercial | 10 – 20* | 10 – 20 | 35 | 35 | Up to 50% | Up to 50%** | None* | Up to 1.0 |
| Central Business District | 10 – 20* | 20 – 30 | 45 | 45 | None* | None** | Up to 0.6 | Up to 2.0 |
| North Forty Specific Plan | 20 | 30 – 40 | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan |
| Office Professional | 10 – 20* | 10-20 | 35 feet | 35 feet | Up to 50% | N/A | None* | 1.0 |
| Service Commercial | None | None | 35 feet | 35 feet | Up to 50% | N/A | None* | 1.0 |
| Light Industrial | None | None | 35 feet | 35 feet | Up to 50% | N/A | None* | 1.0 |
| * The 2020 General Plan is silent on this development standard. The applicable regulation under the Zoning Ordinance has been provided for context. | | | | | | | | |
| ** The 2023-2031 Draft Revised Housing Element is silent on this development standard and so development would be evaluated based on the underlying designation in the 2020 General Plan Land Use Element. | | | | | | | | |

EXHIBIT 5

2020 General Plan Land Use Categories

| 2020 General Plan Land Use Category | Related Zoning |
|---|---|
| Low Density Residential | R-1:8 |
| Medium Density Residential | R-1D, R-D, and R-M |
| High Density Residential | R-M |
| Mixed-Use Commercial | CH |
| Neighborhood Commercial | C-1 |
| Central Business District | C-2 |
| North Forty Specific Plan | NF-SP |
| Office Professional | O |
| Service Commercial | LM |
| Light Industrial | CM |

**TOWN OF LOS GATOS**
**PLANNING COMMISSION**
**REPORT**

MEETING DATE: 08/23/2023

ITEM NO: 5

DATE: August 18, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Forward a Recommendation to the Town Council on a Request to Amend the General Plan Land Use Designation of 16492 Los Gatos Boulevard and Assessor Parcel Number (APN) 532-07-086 from Low Density Residential to Neighborhood Commercial; Amend the General Plan Land Use Designation of Caltrans Right-of-Way Adjacent to 14685 Oka Road from Low Density Residential to Medium Density Residential and from R:1:8 to R-M:14-22; and Apply the Housing Element Overlay Zone to Allow for Increases to the Allowable Density, Height, Floor Area Ratio, and Lot Coverage to the Sites Included in the Sites Inventory Analysis of the 2023-2031 Housing Element:

**APN's 42406116, 42407116, 42408029, 42408058, 42408059, 42408060, 42408074, 52924001, 52924003, and 53207085; 401 through 409 Alberto Way; 620 and 14000 Blossom Hill Road; 16210, 16240, 16245, 16250, 16260, and 16270 Burton Road; Cal Trans Right-of-Way Adjacent to 14685 Oka Road; 110 and 206 Knowles Drive; 445 Leigh Avenue; 440 Los Gatos Almaden Road; 16603 Lark Avenue; 14823, 14831, 14849, 14859, 14917, 14925, 15300, 15349, 15367, 15405, 15425, 15480, 15500, 15795, 16151, 16203, 16392, and 16492 Los Gatos Boulevard; 50 and 165 Los Gatos Saratoga Road; 61 Montebello Way; 14800 and 14840 Oka Road; 50 Park Avenue; 101 South Santa Cruz Avenue**. An Environmental Impact Report (EIR) was Prepared and Certified for the 2040 General Plan Update on June 30, 2022, which Included the Proposed General Plan Amendments. No further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-003 and General Plan Amendment Application GP-23-003. Applicant: Town of Los Gatos.

PREPARED BY: Jocelyn Shoopman and Erin Walters
Associate Planner and Associate Planner

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

RECOMMENDATION:

Due to notice letters that were delayed in delivery, staff recommends that the Planning Commission hold the public hearing, ask questions of staff, and receive any verbal public comment from those in attendance, and continue the item to a date certain of September 13, 2023, to continue the public hearing for any additional public comment, deliberation, and recommendation.

BACKGROUND:

The Town of Los Gatos is required to prepare an updated Housing Element for the period covering 2023-2031 that is certified by the State Housing Community Development Department (HCD). The Housing Element is one of nine State-mandated elements that must be included in every General Plan. The Housing Element assesses housing needs for all income groups within the community and identifies implementation programs to meet those housing needs. Unlike other General Plan elements, the Housing Element must be updated every eight years, rather than every 10 to 20 years, must address statutory requirements regarding its content, and is subject to mandatory review by HCD. The Town's Regional Housing Needs Allocation (RHNA) for the sixth cycle planning period is 1,993 units.

On January 30, 2023, the Town Council adopted the 2023-2031 Housing Element with modifications to the Sites Inventory, finding that it was in substantial compliance with State law. Two of the Implementation Programs contained in the Housing Element adopted by Town Council are the basis for the items under consideration and described in further detail below.

The Town continues to work with HCD to get the 2023-2031 Housing Element certified and resubmitted its latest version to HCD on March 31, 2023.

The Housing Element Advisory Board (HEAB) met on July 20, 2023, to review and discuss portions of the Town's interim working Draft Revised Housing Element addressing HCD's findings/comment letter received by the Town on May 30, 2023.

The most recent information on the status of the ongoing Housing Element update process can be viewed online at: https://www.losgatosca.gov/1735/Housing-Element.

DISCUSSION:

A. General Plan Committee

On July 20, 2023, at a special meeting, the General Plan Committee (GPC) reviewed the requests described below and recommended approval of the General Plan amendments to the Planning Commission and Town Council.

B. General Plan Land Use Designation

The following Implementation Program is included in the Housing Element adopted by Town Council on January 30, 2023, and is presented below, as modified and presented in the March 2023 Draft Revised Housing Element. This program proposes to amend the General Plan to comply with State Housing Element law:

- *Implementation Program BG, General Plan Amendment*

  Amend the General Plan to modify the designation of 16492 Los Gatos Boulevard and APN 532-07-086 from Low Density Residential to Neighborhood Commercial and modify the designation of the Cal Trans right- of-way from Low Density Residential to Medium Density Residential, and establish new maximum densities for the High Residential, Medium Density Residential, Low Density Residential, Mixed-Use, Neighborhood Commercial, and Central Business District land use designations to provide for the development of housing for the sites in the Sites Inventory.

In response to Implementation Program BG, staff has drafted amendments to the General Plan designation of 16492 Los Gatos Boulevard and APN 532-07-086 from Low Density Residential to Neighborhood Commercial and to modify the designation of the Caltrans right-of-way from Low Density Residential to Medium Density Residential (Exhibit 4 through 6). The establishment of new development standards for the applicable General Plan Land Use designations of the 2023-2031 Housing Element was considered under Item 4 of tonight's Planning Commission agenda.

C. Zoning

The following Implementation Program is included in the Housing Element adopted by Town Council on January 30, 2023, and is presented below, as modified and presented in the March 2023 Draft Revised Housing Element. This program proposes to amend the Zoning Code to comply with State Housing Element law:

DISCUSSION (continued):

- *Implementation Program BF, Zoning Code Amendments*

  Amend the Zoning Code to comply with State law and ensure adequate sites are available to accommodate the identified sites in the Sites Inventory (Exhibits 2 and 3). These Code revisions include:

  1. Amend the Zoning Code to include a HEOZ to apply to the sites included in the Sites Inventory to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites;
  2. Amend the Affordable Housing Overlay Zone to increase the maximum allowable density from 20 dwelling units per acre to 40 dwelling units per acre;
  3. Clarify the text of the non-residential zones regarding housing;
  4. Rezone the Caltrans Right-of-Way – Site E3 from R:1:8 to R-M:14-22;
  5. Amend the Accessory Dwelling Unit Ordinance; and
  6. Amend the Density Bonus Ordinance.

In response to items #1 and #4 of Implementation Program BF, staff has drafted amendments re-zone the Caltrans right-of-way site from R:1:8 to R-M:14-22 (Exhibit 7) and apply the HEOZ to the sites included in the Sites Inventory of the 2023-2031 Housing Element (Exhibit 8). Maps showing the rezoning of the sites in the Sites Inventory will be included in the ordinance that will go to the Town Council for future adoption and the ordinance will be codified.

The component of item #1 which requires amendment of the Zoning Code, as well as item #2 were considered under item 4 of tonight's Planning Commission agenda. The draft Zoning Code amendments provided in Exhibit 9 have been provided for context only.

PUBLIC NOTIFICATION:

Public notification has included a legal ad in the paper, noticing property owners, tenants, and properties located within 300 feet of all the sites listed within the Town. The meeting has been publicized on the Town's website and through the Town's social media platforms.

Following the mailing of notice letters for this item, the Town received some returned to sender letters due to errors with the postage on the envelopes. Town staff has determined that six of these letters were the only notice letter sent to the subject parcel, and therefore are important for notification of that property owners. Because a majority of the notice letters were successfully mailed, staff recommends that the Planning Commission hold the public hearing,

ask questions of staff, and receive any verbal public comment from those in attendance on August 23, 2023. Due to the notice letters that were delayed in delivery, staff recommends PUBLIC NOTIFICATION (continued):

that following public comment on the item, the item be continued to a date certain of September 13, 2023, to continue the public hearing for any additional public comment, deliberation, and recommendation. The notice letters that were returned to the Town because of postage errors have been corrected and resent.

PUBLIC COMMENTS:

As of the drafting of this report, no comments from the public have been received.

CONCLUSION:

A. Summary

A request for approval of the following General Plan Amendments and Zone Changes:

1. Approval of a request to amend the General Plan to modify the land use designation of 16492 Los Gatos Boulevard and APN 532-07-086 from Low Density Residential to Neighborhood Commercial;
2. Approval of a request to amend the General Plan to modify the designation of the Caltrans right-of-way from Low Density Residential to Medium Density Residential;
3. Approval of a zone change for the Caltrans Right-of-Way Adjacent to 14685 Oka Road from R:1:8 to R-M:14-22; and
4. Application of the Housing Element Overlay Zone to the sites included in the Sites Inventory of the 2023-2031 Housing Element.

B. Recommendation

Due to the notice letters that were delayed in delivery, staff recommends that the Planning Commission hold the public hearing, ask questions of staff, and receive any verbal public comment from those in attendance, and continue the item to a date certain of September 13, 2023, to continue the public hearing for any additional public comment, deliberation, and recommendation.

EXHIBITS:

1. Draft Findings
2. Appendix D, Sites Inventory Analysis of the July 2023 Interim Working Draft Revised Housing Element
3. Appendix H, Sites Inventory Form of the July 2023 Interim Working Draft Revised Housing Element
4. Location Maps – 16492 Los Gatos Boulevard (Showing Existing and Proposed General Plan Designations)
5. Location Maps – Parcel 532-07-086 (Showing Existing and Proposed General Plan Designations)
6. Location Maps – Caltrans Right-of-Way (Showing Existing and Proposed General Plan Designations)
7. Location Maps – Caltrans Right-of-Way (Showing Existing and Proposed Zoning)
8. Location Maps – 2023-2031 Housing Element (Showing Existing and Proposed Zoning)
9. Draft Zoning Code Ordinance Amendments, Division 5. Housing Element Overlay Zone

**General Plan Amendment Application GP-23-003**
**Zone Change Application Z-23-003**

**Forward a Recommendation to the Town Council on a Request to Amend the General Plan Land Use Designation of 16492 Los Gatos Boulevard and Assessor Parcel Number (APN) 532-07-086 from Low Density Residential to Neighborhood Commercial; Amend the General Plan Land Use Designation of Caltrans Right-of-Way Adjacent to 14685 Oka Road from Low Density Residential to Medium Density Residential and from R:1:8 to R-M:14-22; and Apply the Housing Element Overlay Zone to Allow for Increases to the Allowable Density, Height, Floor Area Ratio, and Lot Coverage to the Sites Included in the Sites Inventory Analysis of the 2023-2031 Housing Element:**

**APN's 424-06-116, 424-07-116, 424-08-029, 424-08-058, 424-08-059, 424-08-060, 424-08-074, 529-24-001, 529-24-003, and 532-07-085; 401 through 409 Alberto Way; 620 and 14000 Blossom Hill Road; 16210, 16240, 16245, 16250, 16260, and 16270 Burton Road; Cal Trans Right-of-Way Adjacent to 14685 Oka Road; 110 and 206 Knowles Drive; 445 Leigh Avenue; 440 Los Gatos Almaden Road; 16603 Lark Avenue; 14823, 14831, 14849, 14859, 14917, 14925, 15300, 15349, 15367, 15405, 15425, 15480, 15500, 15795, 16151, 16203, 16392, and 16492 Los Gatos Boulevard; 50 and 165 Los Gatos Saratoga Road; 61 Montebello Way; 14800 and 14840 Oka Road; 50 Park Avenue; and 101 South Santa Cruz Avenue. An Environmental Impact Report (EIR) was Prepared and Certified for the 2040 General Plan Update on June 30, 2022, which Included the Proposed General Plan Amendments. No further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-003 and General Plan Amendment Application GP-23-003. Applicant: Town of Los Gatos.**

**FINDINGS:**

**Required finding for CEQA:**

- An EIR was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendments. No further environmental analysis is required.

**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, in that the amendments will provide for the development of housing for the sites in the Sites Inventory to comply with the Town's Regional Housing Needs Allocation.

- That the proposed Zone Changes are consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan designation.

*This Page*
*Intentionally*
*Left Blank*

# Sites Inventory Analysis

D

APPENDIX



EXHIBIT 2

# D.1 Vacant and Available Sites

The *Plan Bay Area 2050 Final Blueprint*[1] forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. The adjustments focus on the region's vacancy rate, level of overcrowding, and the share of cost burdened households and seek to bring the region more in line with comparable areas. The new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous cycles.

# D.2 Regional Housing Needs Allocation

In December 2021, ABAG adopted a Final Regional Housing Needs Allocation (RHNA) Methodology. For Los Gatos, the RHNA required to be planned for the 6th cycle Housing Element Update is 1,993 units, an increase of 322 percent from the last cycle.

## RHNA Summary

Los Gatos' share of the regional housing need for the eight-year period from 2023 to 2031 is 1,993 units, which is a 322 percent increase over the 619 units required by the 2015 to 2023 RHNA. The housing need is divided into the four income categories of housing affordability. Table D-1 shows Los Gatos' RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for Santa Clara County and the Bay Area region. With an update required every eight years by the State of California, this Housing Element covers a planning period from January 31, 2023, to January 31, 2031 (also referred to as the "6th cycle").

**Table D-1 Los Gatos' Regional Housing Needs Allocation: 2023–2031**

| Income Group | Los Gatos Units | Percent | Santa Clara County Units | Percent | Bay Area Units | Percent |
|---|---|---|---|---|---|---|
| Very Low Income (<50% of AMI) | 537 | 26.9% | 32,316 | 24.9% | 114,442 | 25.9% |
| Low Income (50%-80% of AMI) | 310 | 15.6% | 18,607 | 14.4% | 65,892 | 14.9% |
| Moderate Income (80%-120% of AMI) | 320 | 16.1% | 21,926 | 16.9% | 72,712 | 16.5% |
| Above Moderate Income (>120% of AMI) | 826 | 41.4% | 56,728 | 43.8% | 188,130 | 42.6% |
| Total | 1,993 | 100.0% | 129,577 | 100.0% | 441,176 | 100.0% |

Source: ABAG 2021

[1] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

## D.3 Sites Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development during the planning period between 2023-2031 in order to accommodate Los Gatos' assigned 1,993 housing units. The Town does not build the housing but rather creates the implementation programs and policies to plan for where the housing can be located and how many units could be built on potential sites.

In 2017, Senate Bill (SB) 166 was signed into law and included new "no net loss" provisions that require communities to provide an ongoing, adequate supply of land resources for housing development during the entirety of the housing element update planning period. These provisions mean communities face risks of non-compliance should a housing site be developed with non-residential uses, lower residential densities, or residential uses at affordability levels higher than anticipated by the Housing Element. To avoid noncompliance, HCD advises communities to "buffer" their assigned RHNA numbers. The Sites Inventory includes 50 sites in order to have enough capacity for the RHNA and recommended buffer of at least 15 percent. These sites, calculated at their minimum density, in addition to Accessory Dwelling Unit (ADU) Projections, Senate Bill (SB) 9 Projections, and Pipeline Projects have a total capacity of 2,494 units (1,993 units plus a 25 percent buffer).

## D.4 Appropriate Density/Default Density

As a jurisdiction within a metropolitan statistical area of over 2 million, the Town's "default" density that can be assumed to accommodate lower income households is 30 dwelling units per acre (du/ac).[2] The following land use designations will allow for at least 30 du/ac within the Town for those sites within the Housing Element Overlay Zone:

- High Density Residential: 30-40 du/ac;
- Mixed Use Commercial: 30-40 du/ac; and
- North Forty Specific Plan: 30-40 du/ac.

### Non-Vacant Capacity

The Town is relying on non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households. Because non-vacant sites comprise more than half of the Town's Sites Inventory, Government Code Section 65583.2(g)(2) requires that the Town analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. The Town will need to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period. This section includes a description of the suitability of non-vacant sites, policies that will contribute to the development of nonvacant sites, and an overview of recent affordable residential development throughout the region.

### Development Trends

The Town has experienced a high demand for residential projects given recent legislation aimed at creating housing in a more streamlined process. For example, Site I-1, located at 401-409 Alberto Way received Planning entitlement approval for an office building; however, based on the discussions regarding the Housing Element and recent State housing legislation, the property owner has chosen to pursue a multi-family housing project. In addition to the North Forty Phase I project, other examples of housing projects within the fifth cycle Housing Element that occurred in commercial zones (which allow for 100 percent nonresidential uses) include:

[2] https://www.hcd.ca.gov/community-development/housing-element/housing-elementmemos/docs/default_2010census_update.pdf

1. 375 Knowles Avenue: Approval of a rezone from Office (O) to Office: Planned Development and a General Plan amendment from Public to Office Professional to allow for the construction of 33 single-family detached homes; and
2. 258 Union Avenue: Approval of a mixed-use building with three attached housing units and six detached single-family units on property zoned Neighborhood Commercial (C-1).

Implementation Programs BF and BG of the 6th cycle Housing Element Update contain land use intensifications to encourage the development of housing by allowing for greater densities, height, lot coverage, and floor area. It is expected that residential uses will redevelop with a greater frequency than the slower pace of the previous Housing Element cycles.

Table D-2 on the following page summarizes recent residential development in the Town and nearby cities. It includes two pipeline projects listed in Table D-3 and examples of denser residential redevelopment on single-family and multi-family uses, industrial uses, and commercial uses in the cities of Campbell and San Jose. The City of San Jose and City of Campbell examples are nearby to the Town and are included as examples of the type of development that could be projected to be developed in the Town based on the proposed Housing Element Overlay Zone (HEOZ).

**Table D-2 Development Trends in Los Gatos and Nearby Cities**

| Address | Project Type | Prior Use | Land Use | Zoning | Proposed Units | Proposed Density | Max Density |
|---|---|---|---|---|---|---|---|
| 465 N. Santa Cruz Avenue | Pipeline Project | Commercial | Neighborhood Commercial | C-1 | 1 | 6 | 20 |
| North Forty Phase I | Pipeline Project | Single-Family Residential, Commercial, and Agriculture | North Forty Specific Plan | North Forty Specific Plan | 30* | 20 | 20 |
| 14926 Los Gatos Boulevard | Pipeline Project | Vacant | Mixed-Use Commercial | R-1:10** | 5 | 10 | 20 |
| 16179 E Mozart Avenue | Nearby Project in Campbell | Single-Family Residential | Low Density Residential | P-D | 30 | 6 | 7.93 |
| 280 Dillon | Nearby Campbell Development | Industrial | Transit Oriented Mixed Use | P-D | 118 | 27 | 22.64 |
| 300 Railway Avenue | Nearby Project in Campbell | Industrial, Vacant, Single-Family Residential | Commercial-Corridor Mixed Use | P-D | 157 | 27 | 33.7 |
| 540 E Campbell Avenue | Nearby Project in Campbell | Industrial, Single-Family Residential | CC/Central Commercial | C-P-D | 59 | 27 | 36.24 |
| 1725 S Bascom Avenue | Nearby Project in Campbell | Commercial | RCPO-Residential/Commercial/ Professional Office | P-D | 168 | 27 | 36.45 |
| 14200 Union Avenue | Nearby Project in San Jose | Commercial | Neighborhood/ Community Commercial | CP (PD) | 558 | 51 | 50 |
| 1410 S Bascom Avenue | Nearby Project in San Jose | Commercial | Neighborhood/ Community Commercial | CP (PD) | 590 | 131 | 50 |
| 1312 El Paseo De Saratoga | Nearby Project in San Jose | Commercial | Regional Commercial | CP (PD) | 930 | 87 | N/A |

* Mixed-use development consisting of 320 residential units, including 49 very low-income senior unit and one affordable ~~caretakers~~manger~~'~~ unit. 30 units have not received building permit approval yet.

** Applicant has requested approval for a Zone Change application from R-1:10 (Single-Family Residential with a minimum lot size of 10,000 square feet) to CH (Restricted Commercial Highway) for consistency with the General Plan land use designation of Mixed-Use Commercial.

## Property Owner Interest Form

As part of the Housing Element update outreach, the Town created a Property Owner Interest form that was made available on the Housing Element Update website to hear from property owners who may be interested in future housing development within the sixth cycle Housing Element update. The form contained 19 questions for the property owner to fill out, based on the criteria contained in HCD's Housing Element Sites Inventory Guidebook. Property owners were asked to identify the parcel size, present zoning, present use, existing site conditions, current lot configuration, availability of infrastructure, and the interest in the type of housing for the site. Parcels for which a Property Owner Interest Form was submitted to the Town are noted in the site details below.

There are 30 parcels with property owner interest. Of these parcels, four are reuse sites identified in prior housing elements (see Implementation Program BH). During the outreach for the 6th cycle Housing Element, the owners of 30 parcels expressed interest in developing housing on the sites that they own. Many property owners own more than one parcel that is contiguous to the other, and while each parcel may have its own APN, the parcels would likely be developed as a single, merged parcel.

### *Site Capacity*

On sites with Property Owner Interest, 1,339 units are projected: 1,008 affordable units and 331 market-rate.

### *Potential Findings (Non-Vacant Sites)*

The Town can make the following findings to determine that the existing use on sites with expressed property owner interest is likely to be discontinued:

- The property owners are interested in developing at least a portion of the site with housing;
- The land use designations for these sites as part of Implementation Program BG will allow for higher densities to incentivize the redevelopment of the sites; and
- Adding a potential new use increases the value of the property.

## Non-Residential Uses

Of the 50 housing opportunity sites, there are 11 parcels that are designated to only allow residential uses:

- Site A-1: 50 Park Avenue and 61 Montebello Way; and
- Site E-1: 14800 Oka Road, APN 424-08-029, APN 424-08-059, APN 424-08-060, APN 424-08-058, APN 424-08-017, APN 424-08-021, APN 424-08-074, and the Caltrans right-of-way adjacent to 14865 Oka Road.

The remaining sites are designated to allow for commercial and mixed-use opportunities. Given the interest that the Town has received as part of the sixth cycle Housing Element Update, there is a strong likelihood of development on these other sites will include an integration of residential units. This is demonstrated by the recently developed and underway projects in the Town and residential and mixed-use projects underway in neighboring jurisdictions.

## Commercial Sites

There are 39 sites in commercially zoned areas, including the sites within the North Forty Specific Plan and 16 reuse sites identified in prior housing elements. Under Implementation Program BH, reuse sites can be developed under ministerial review if they are developed with 20 percent or more of the units set aside for lower-income households.

Many of these sites are developed with older, underutilized commercial and office uses, which have low floor area ratios (FAR). Many of these uses are on parcels that can be redeveloped with residential uses in a mixed-use format that would retain commercial or office use.

Examples of developer interest for construction of housing units on commercial sites in the Town include:

- 401-409 Alberto Way;
- 50 Los Gatos-Saratoga Road;
- 16203 Los Gatos Boulevard;
- 101 S. Santa Cruz Avenue; and
- 15860 Winchester Boulevard.

Two of these examples are properties where a planning entitlement for 100 percent commercial were approved within the last eight years, but with the changing State and local regulations the property owners have abandoned those approvals and are now instead proposing new development projects that are entirely or predominantly

made up of residential units. As a result, the likelihood that the other commercial sites would redevelop without some residential component is clearly low.

### *Site Capacity*

On underutilized commercial sites within the Sites Inventory, 1,773 units are projected: 1,355 affordable units and 418 market-rate.

### *Potential Findings (Non-Vacant Sites)*

The Town can make the following findings to determine that the existing use on sites with underutilized commercial is likely to be discontinued:

- The value of these parcels to the property owner is mostly in the land, and residential uses will increase the value without substantially affecting improvement value;
- The buildings that will be demolished for new commercial and/or mixed-use will all be over 30 years old at time of 2023-2031 Housing Element adoption;
- The land use designations for these sites as part of Implementation Program BG will allow for higher densities to incentivize the redevelopment of the sites; and
- Adding a potential new use increases the value of the property.

Evidence for these findings include similar developments in nearby jurisdictions after General Plan land use changes. The City of Santa Clara's 2010 General Plan provided for densities that allowed for new medium density and high-density projects. Similarly, in the City of Sunnyvale, a General Plan that was adopted in 2011 incentivized the development of high-density housing, which has led to an increase in high-density developments in the jurisdiction.

## Overview of Selected Sites

This section provides information on the current list of potential sites that show how the Town will accommodate the State's required minimum of 1,993 housing units. Please note that the site numbers listed here are added only as a way to reference the site and label it on a map. The site number is not an indication of preference or priority. Figure D-1 shows an overview of the potential sites inventory map developed for Los Gatos' 6th cycle Housing Element Update. The following sites make up the Site Inventory, which is available as Appendix H.

## Sites Details

This section provides information on each of the sites selected for inclusion in the Sites Inventory of vacant and available sites.

**Figure D-1 Overall Area Parcel Locations**

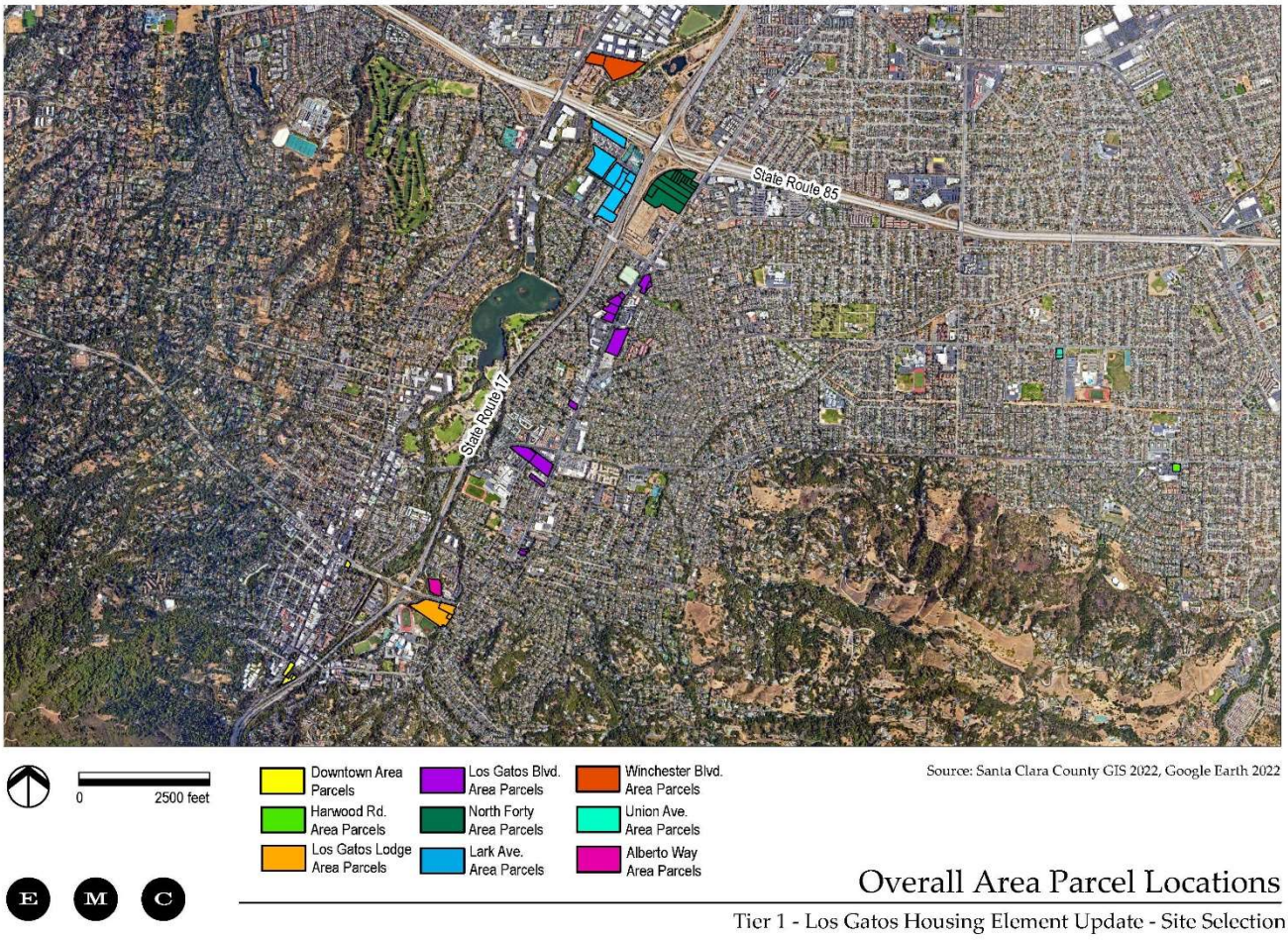


**Figure D-2 Downtown Area**

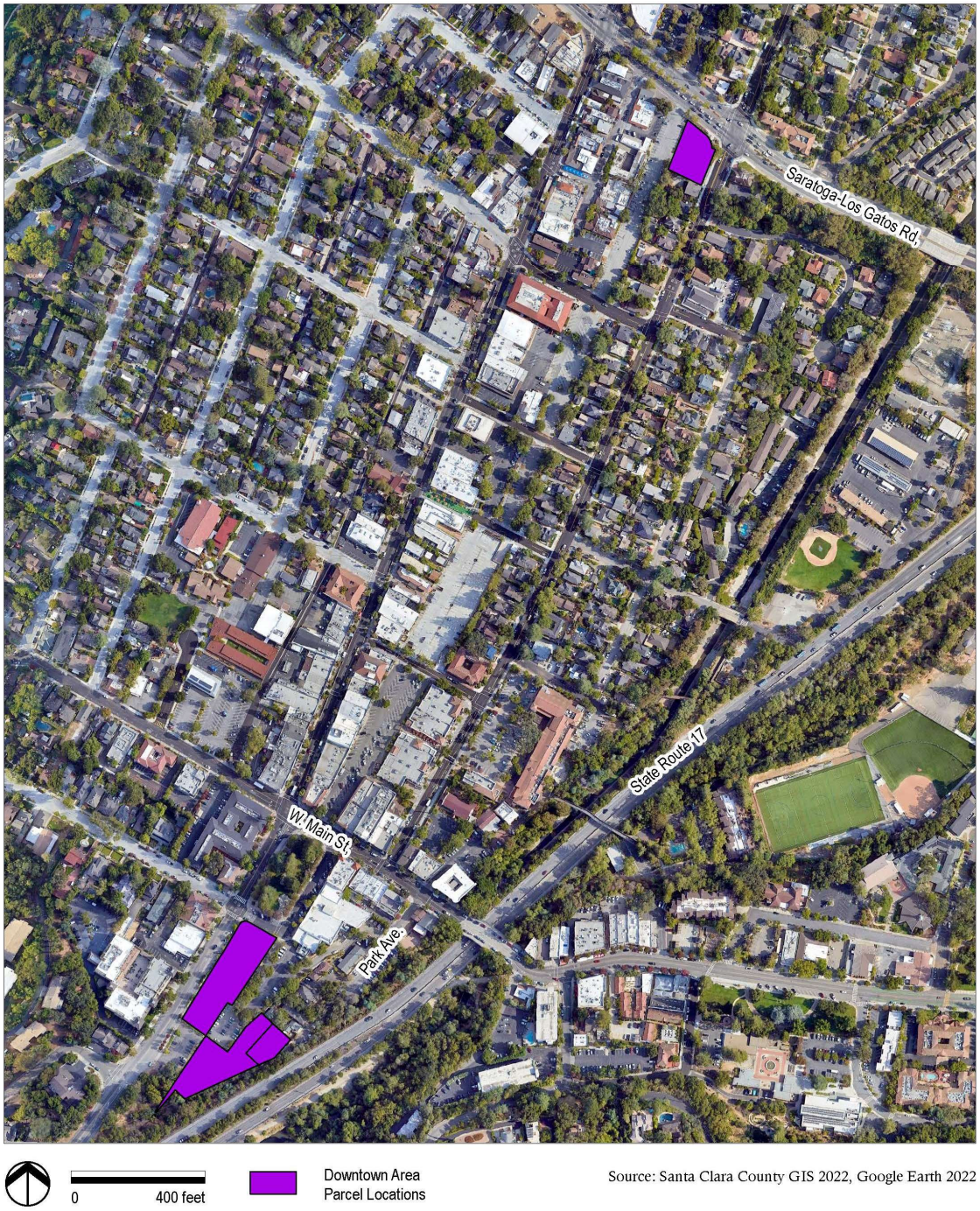
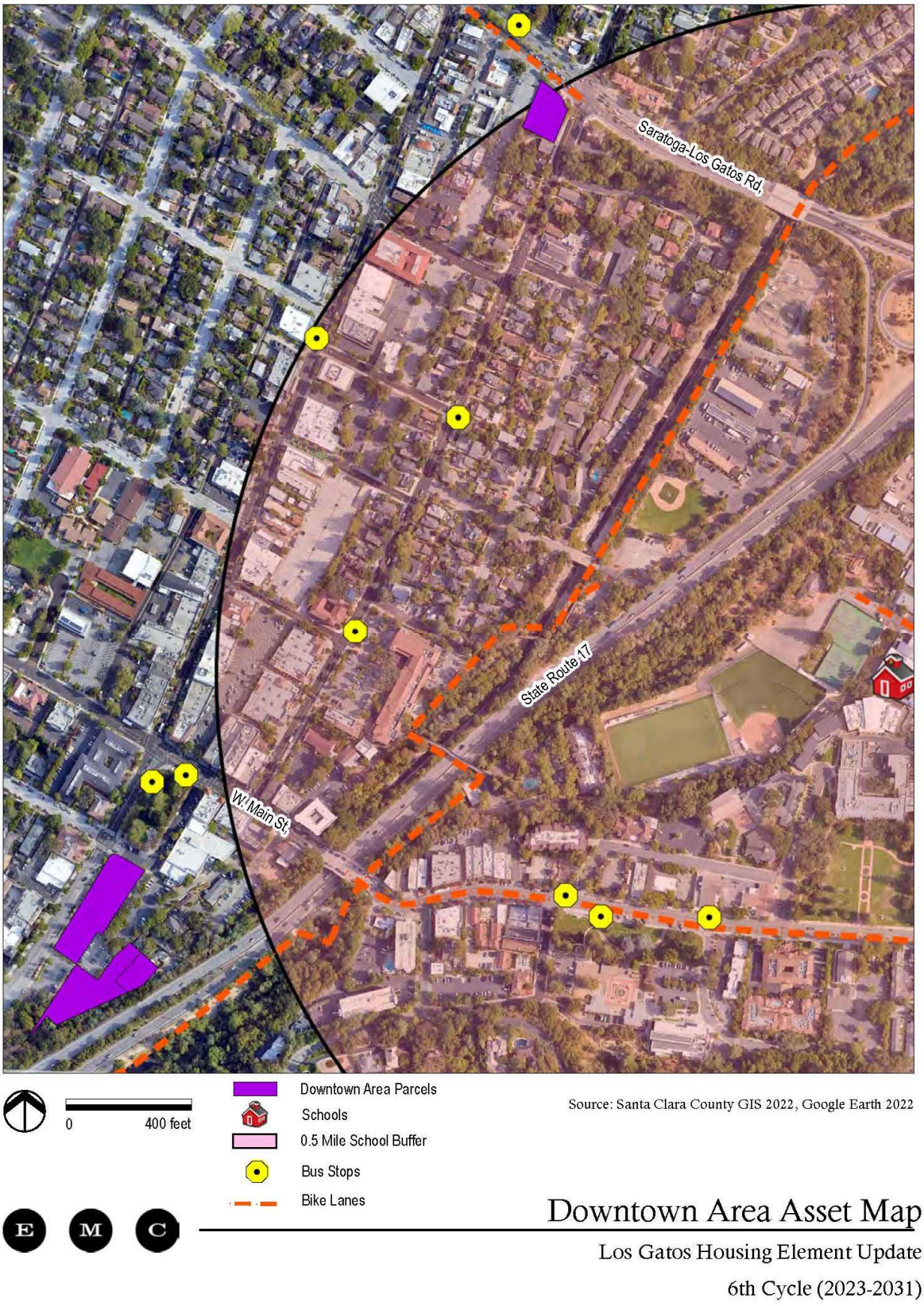


**Figure D-3 Downtown Area Asset Map**



## Site A-1 Park Avenue

**Addresses**: 50 Park Avenue and 61 Montebello Way

**Number of Housing Units**: 5

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Park Avenue Site (A-1) is located in the Downtown Area on the southwest end of Town on a wooded parcel that is currently identified as Very High Fire Risk. The site is triangular in shape with parking lots and South Santa Cruz Avenue on one side, Highway 17 on a second side, and Downtown Los Gatos forming the third side. Proximity to Downtown Los Gatos ensures that this site provides pedestrian access to urban services. This site currently is developed with residential units and is designated Medium Density Residential. The site is zoned R-1D and would allow five housing units developed at a minimum density of five du/ac.

**Amenities:** The closest public school is Los Gatos High School and is approximately 0.5 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at West Main Street and South Santa Cruz Avenue and is approximately 0.2 miles away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Very high fire hazard; existing residential dwelling units would require demolition.

**Figure D-4 Park Avenue (Site A-1)**



## Site A-2 South Santa Cruz Avenue

**Address:** 101 South Santa Cruz Avenue

**Number of Housing Units:** 16

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The South Santa Cruz Avenue Site (A-2) is located in the Downtown Area on the southwest end of Town along South Santa Cruz Avenue on an occupied commercial parcel in Downtown Los Gatos. The site is currently identified as Medium Density Residential. Proximity To Downtown Los Gatos ensures that this site provides pedestrian access to urban services. This site is designated as Central Business District and zoned C-2, which would allow 16 housing units developed at a minimum density of 20 du/ac.

**Amenities:** The closest public school is Los Gatos High School and is approximately 0.5 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at West Main Street and South Santa Cruz Avenue and is approximately 300 feet away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Very high fire hazard; the existing commercial use would require demolition.

### Figure D-5 South Santa Cruz Avenue (Site A-2)



## Site A-3 University Avenue

**Address:** 165 Los Gatos-Saratoga Road

**Number of Housing Units:** 7

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The University Avenue Site (A-3) is located in the Downtown Area at the corner of Los Gatos-Saratoga Road and University Avenue on an occupied commercial site. Proximity to Downtown Los Gatos ensures that this site would provide pedestrian access to urban services. This site is designated as Central Business District and zoned C-2, which would allow seven housing units developed at a minimum density of 20 du/ac.

**Amenities:** The closest public school is Los Gatos High School and is approximately 0.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Saratoga-Los Gatos Road and University Avenue and is approximately 360 feet away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial building would require demolition.

**Figure D-6 University Avenue (Site A-3)**

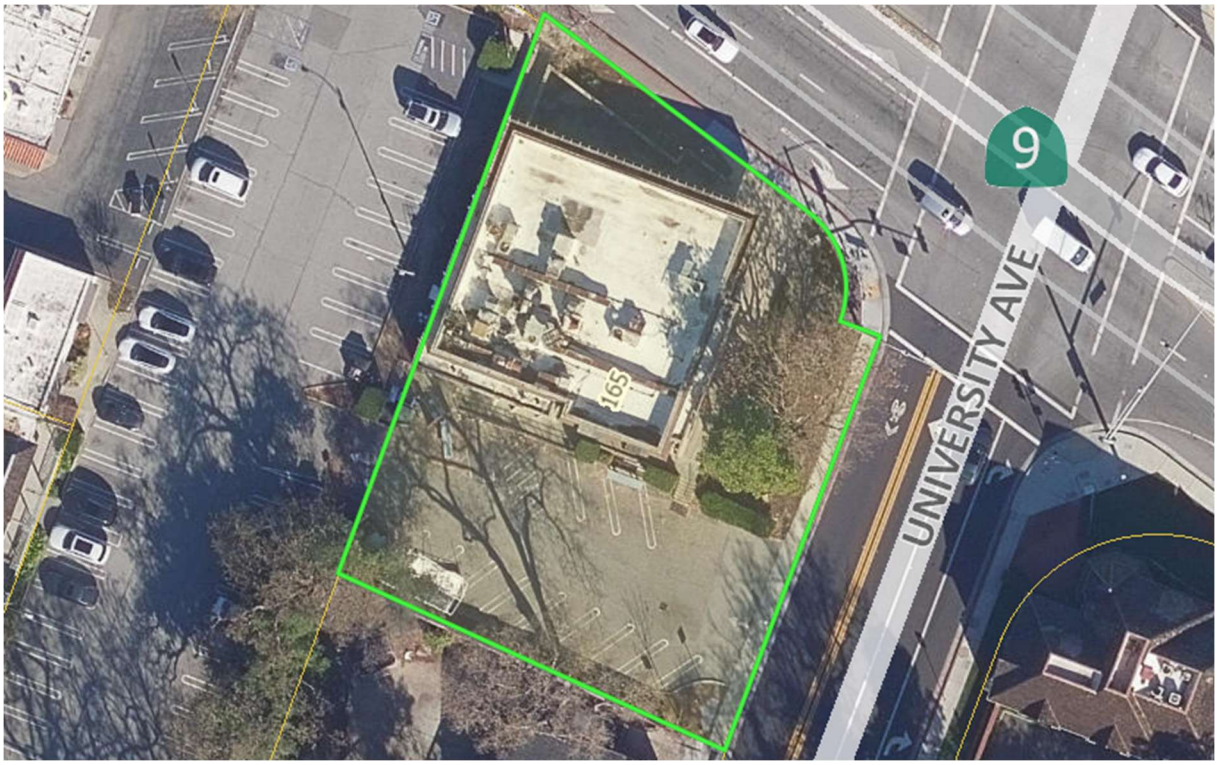


**Figure D-7 Los Gatos Lodge Area**

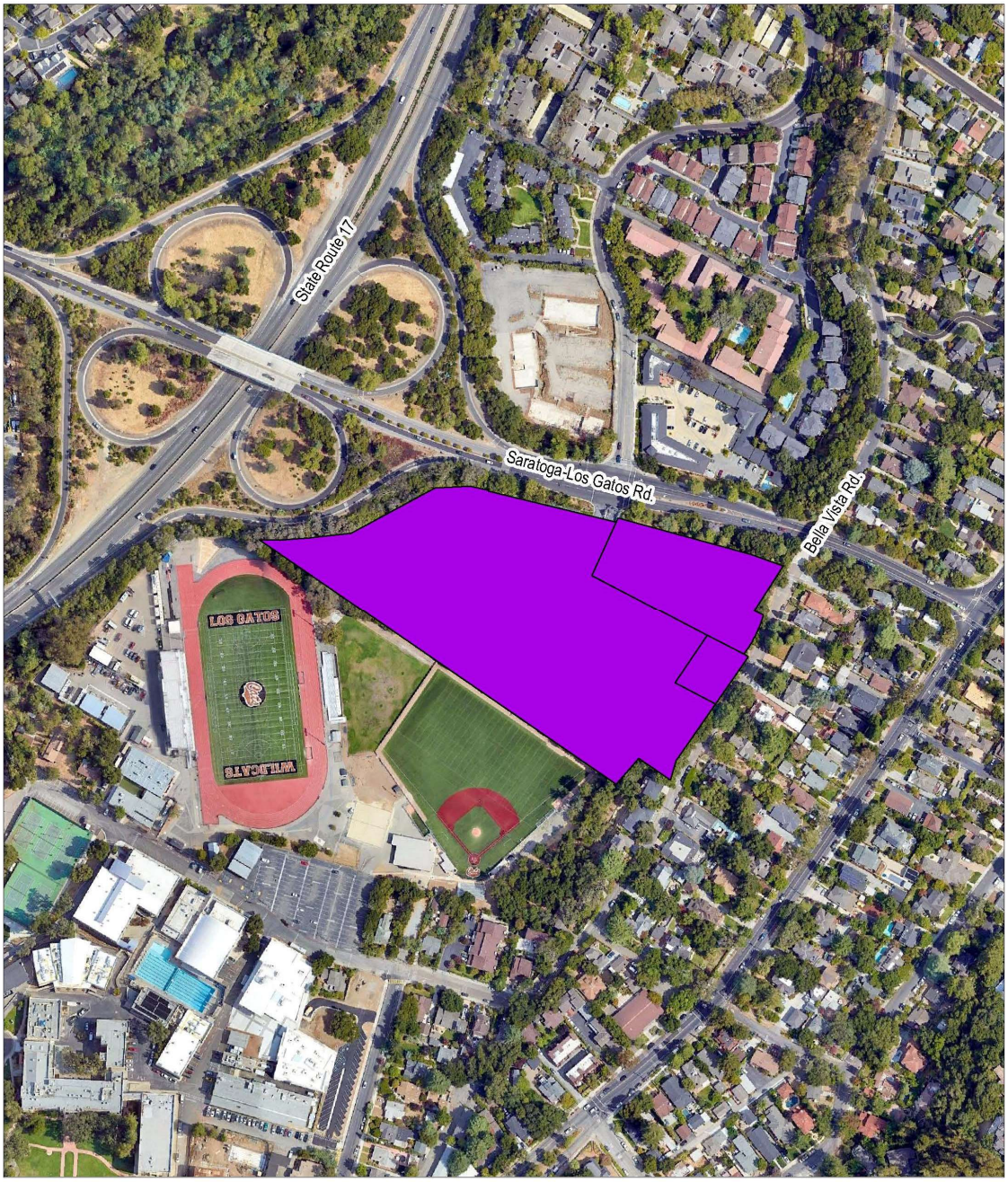
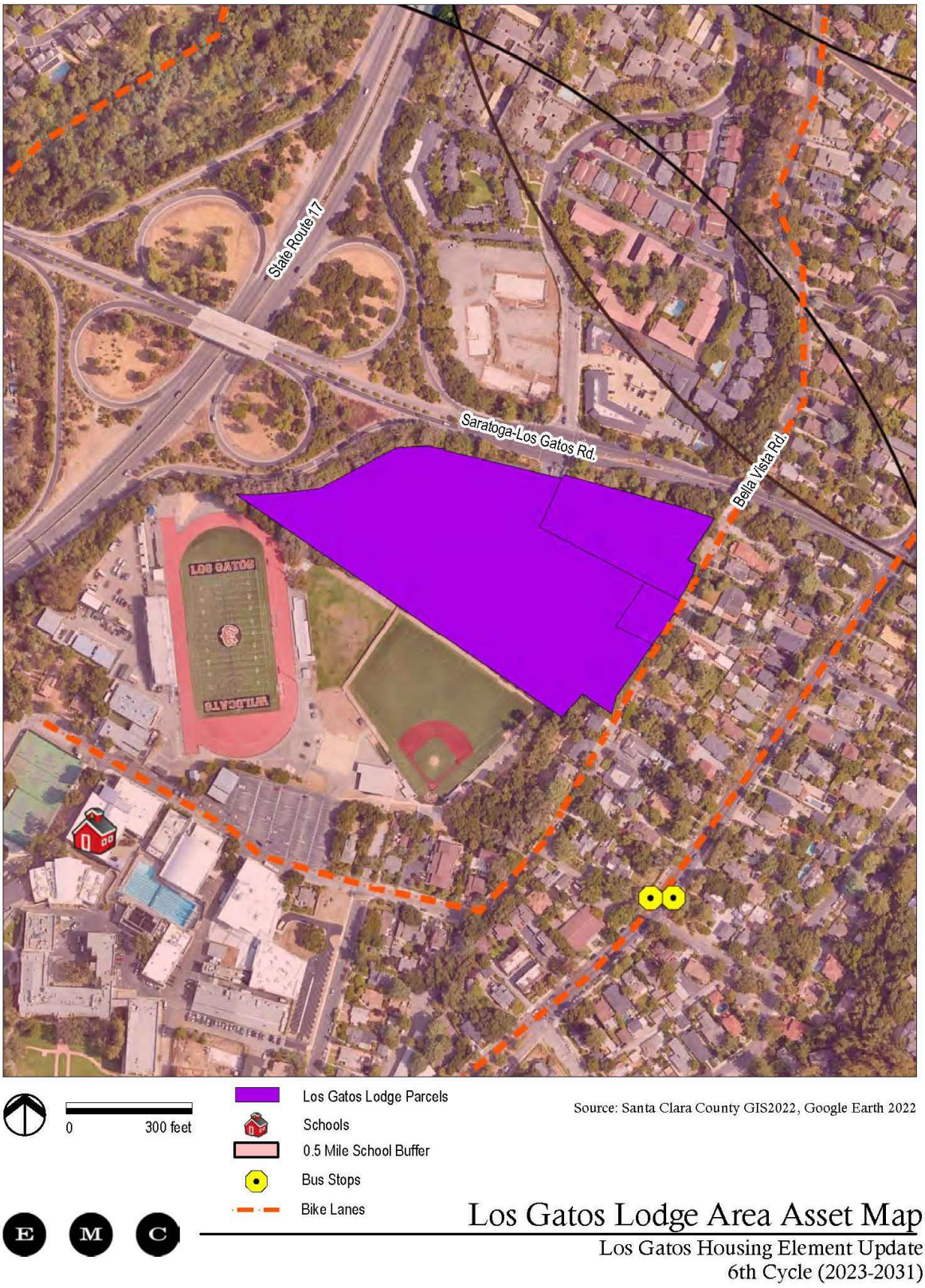


**Figure D-8 Los Gatos Lodge Area Asset Map**



## Site B-1 Los Gatos Lodge

**Address:** 50 Los Gatos-Saratoga Road

**Number of Housing Units:** 264

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Los Gatos Lodge Site (B-1) is located in the Los Gatos Lodge Area immediately adjacent to the interchange of Highway 9 and Highway 17, east of Downtown Los Gatos. The site is the current location of the Los Gatos Lodge, with the Los Gatos High School sports fields to the south, lower-density residential uses across Bella Vista Avenue to the east, and Best Western Inn across Highway 9 on the north. This site is designated as Mixed-Use Commercial and zoned CH:PD, which would allow 264 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Louise Van Meter Elementary School and is approximately 0.9 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Boulevard and Stacia Street and is approximately 0.4 miles away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial buildings would require demolition and removal or modification of the existing Planned Development Overlay to accommodate residential.

**Figure D-9 Los Gatos Lodge (Site B-1)**

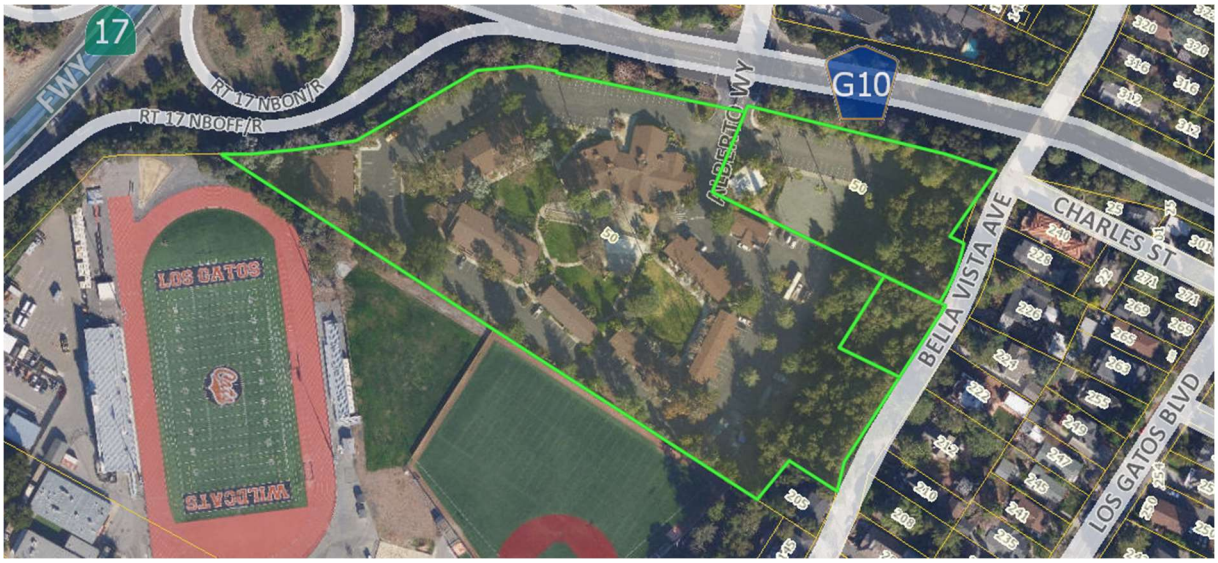
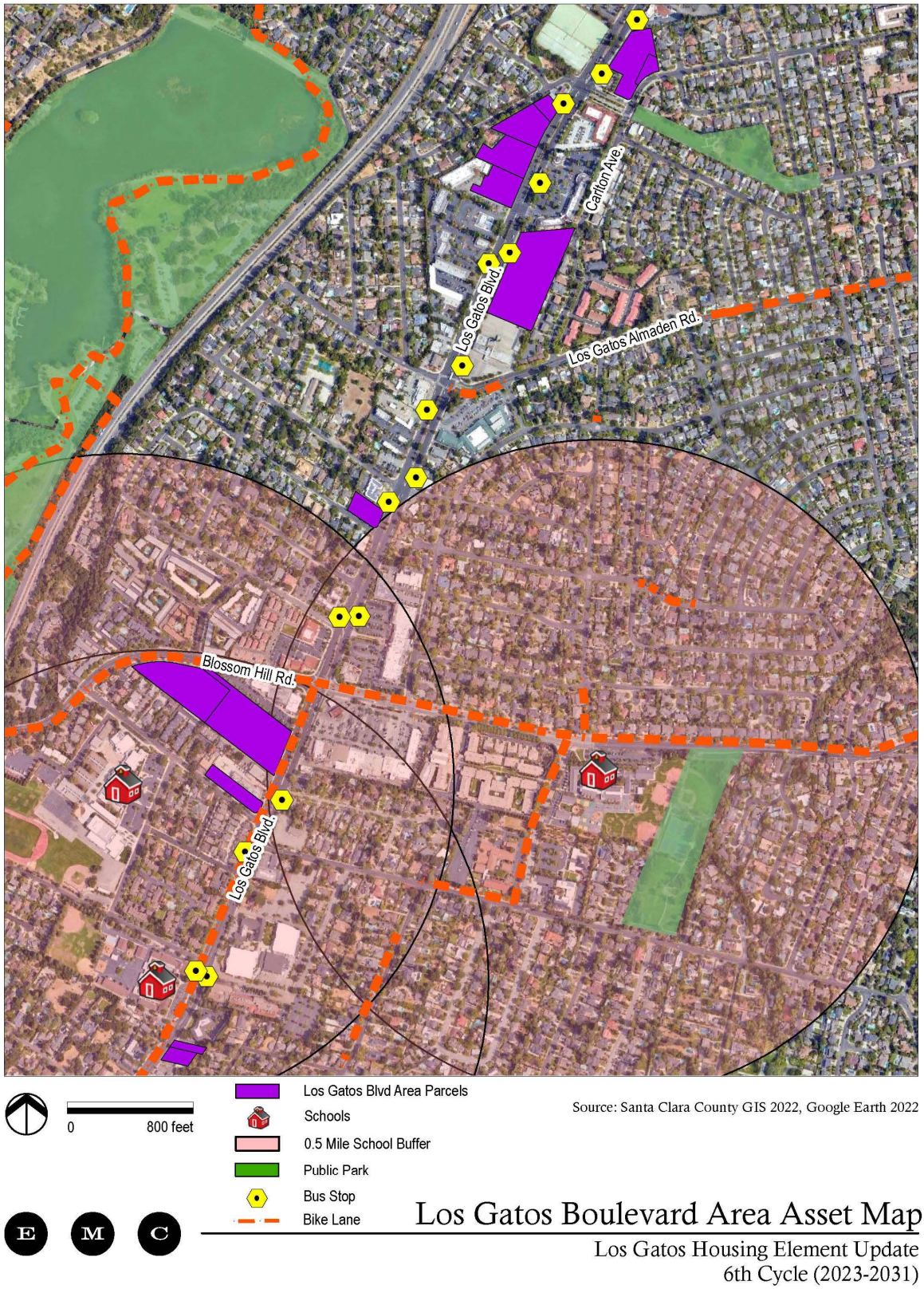


**Figure D-10 Los Gatos Boulevard Area**



**Figure D-11 Los Gatos Boulevard Area Asset Map**



## Site C-1 Ace Hardware

**Address:** 15300 Los Gatos Boulevard

**Number of Housing Units:** 48

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Ace Hardware Site (C-1) is located in the Los Gatos Boulevard Area on the east side of Los Gatos Boulevard and north of Gateway Drive. The site is the current location of Ace Hardware, with commercial uses to the north, south, and west, and lower-density residential uses to the east. The site is designated as Mixed-Use Commercial and zoned C-1, which would accommodate 48 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately 1.7 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Boulevard and Lark Avenue and is approximately 443 feet away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial building would require demolition.

### Figure D-12 Ace Hardware (Site C-1)



## Site C-2 Los Gatos Boulevard

**Address:** 15349, 15367, and 15405 Los Gatos Boulevard

**Number of Housing Units:** 86

**"By Right" + 20% Affordable:** Required – Not used in previous cycle.

**Description:** The Los Gatos Boulevard Site (C-2) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard, and south of Garden Lane. The site is the current location of multiple commercial uses, with commercial uses to the north, south, and east, and lower-density residential uses to the west. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 86 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately 1.1 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Boulevard and Garden Lane and is approximately 80 feet away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial building would require demolition.

### Figure D-13 Los Gatos Boulevard (Site C-2)



## Site C-3 Los Gatos Boulevard

**Address:** 15425 Los Gatos Boulevard

**Number of Housing Units:** 33

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Los Gatos Boulevard Site (C-3) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard and east of Garden Lane. The site is the current location of office and commerical uses, with commercial uses located on all sides. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 33 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately one mile away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Boulevard and Village Square and is approximately 395 feet away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial building would require demolition.

### Figure D-14 Los Gatos Boulevard (Site C-3)



## Site C-4 Affordable Treasures

**Address:** 15795 Los Gatos Boulevard

**Number of Housing Units:** 19

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

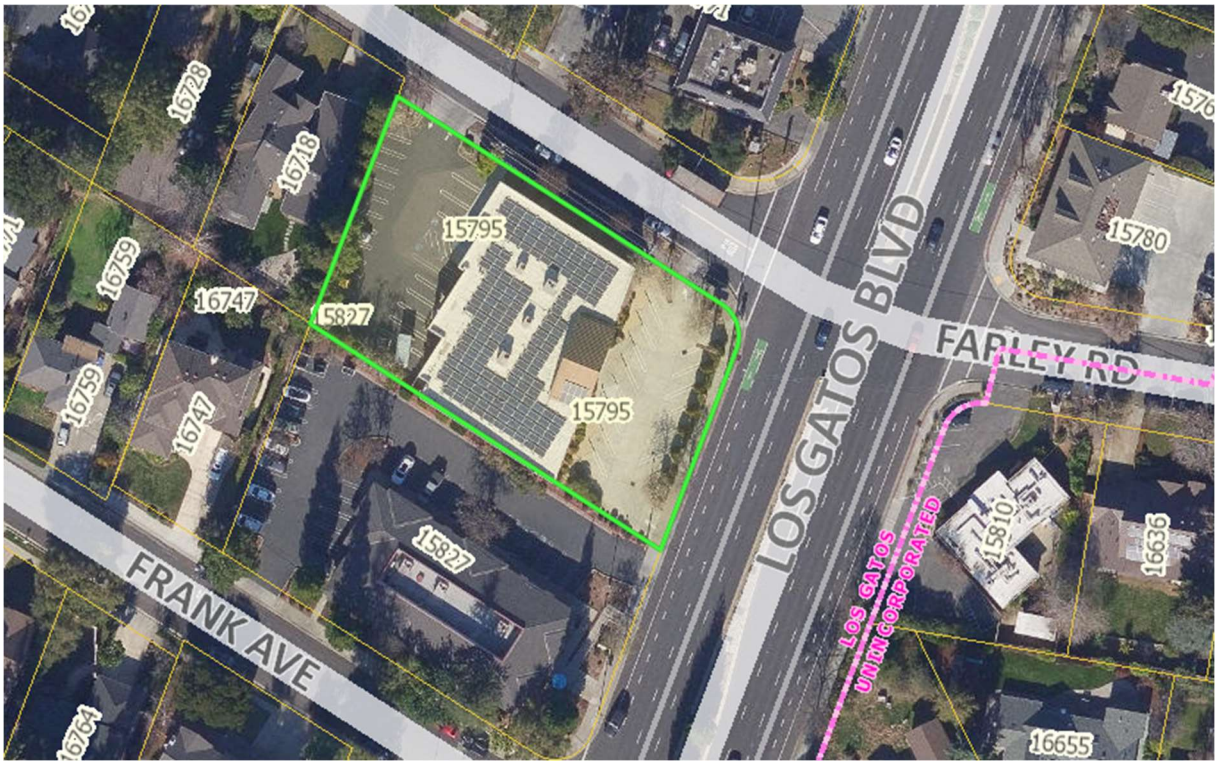
**Description:** The Affordable Treasures Site (C-4) is located in the Los Gatos Boulevard Area at the northwest corner of Los Gatos Boulevard and Farley Lane. The site is the current location of Affordable Treasures Party Store with commercial uses located to the north, south, and east and lower-density residential uses located to the west. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 19 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately 0.6 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Farley Road and is approximately 167 feet away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial building would require demolition.

### Figure D-15 Affordable Treasures (Site C-4)



## Site C-5 Los Gatos Boulevard

**Address:** 16203 Los Gatos Boulevard

**Number of Housing Units:** 24

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Los Gatos Boulevard Site (C-5) is located in the Los Gatos Boulevard Area at the northwest corner of Los Gatos Boulevard and Roberts Road. The site is the current location of NC Boardshop skateboard shop and Autobahn Los Gatos, with commercial uses located to the north, east, and west and medium-density residential uses located to the south. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 24 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately 0.2 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Roberts Road and is approximately 400 feet away.

**Property Owner Interest Form Submitted:** No; however, a Conceptual Development Advisory Committee application for a mixed-use development was submitted on November 17, 2020 pending an anticipated density increase as part of the General Plan and Housing Element Updates.

**Constraints:** Existing commercial buildings would require demolition.

**Figure D-16 Los Gatos Boulevard (Site C-5)**



## Site C-6 Los Gatos Boulevard

**Address:** 16492 Los Gatos Boulevard and Assessor Parcel Number 532-07-86

**Number of Housing Units:** 6

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Los Gatos Boulevard Site (C-6) is located in the Los Gatos Boulevard Area on the east side of Los Gatos Boulevard, north of Spencer Avenue. The site is the current location of LG Wines and Liquors and Happy Cleaners, with commercial uses located to the north, south, and west and low-density residential uses located to the east. The site is designated as Low Density Residential but zoned C-1, which would accommodate 6 housing units developed at a minimum density of 10 du/ac.

**Amenities:** The closest public school is Louise Van Meter Elementary School and is approximately 0.3 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Nino Avenue and is approximately 0.1 miles away.

**Property Owner Interest Form Submitted:** Yes, and the owner has submitted written interest in changing the land use designation to Neighborhood Commercial.

**Constraints:** Existing commercial building would require demolition.

**Figure D-17 Los Gatos Boulevard (Site C-6)**



## Site C-7 Los Gatos Boulevard

**Address:** 16151 Los Gatos Boulevard

**Number of Housing Units:** 106

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Los Gatos Boulevard Site (C-7) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard, south of Blossom Hill Road. The site currently serves as a car dealership with multiple on-site structures and commercial uses located to the north, south, and east. Low-density residential uses are located to the east and further south. The site is designated as Mixed-Use Commercial, but zoned CH, which would accommodate 106 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately half a mile away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Boulevard and Magneson Loop and is approximately 0.2 miles away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial buildings would require demolition.

### Figure D-18 Los Gatos Boulevard (Site C-7)



## Site C-8 Blossom Hill Road

**Address:** 620 Blossom Hill Road

**Number of Housing Units:** 79

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Blossom Hill Road Site (C-8) is located in the Los Gatos Boulevard Area on the south side of Blossom Hill Road, west of the Blossom Hill Road and Los Gatos Boulevard intersection. The site currently serves as a car dealership with multiple on-site structures and commercial uses located to the north and east. Residential uses are located to the north, south, and west. The site is designated as Mixed-Use Commercial, but zoned CH, which would accommodate 79 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately one mile away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Blossom Hill Road and is approximately half a mile away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial buildings would require demolition.

### Figure D-19 Los Gatos Boulevard (Site C-8)



## Site C-9 Los Gatos Boulevard

**Address:** 15480 Los Gatos Boulevard and 15500 Los Gatos Boulevard

**Number of Housing Units:** 134

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Los Gatos Boulevard Site (C-9) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard, north of Los Gatos Almaden Road. The site currently serves as a car dealership with multiple on-site structures and commercial uses located to the north, south, and west. Residential uses are located to the east and further south. The site is designated as Mixed-Use Commercial, but zoned CH, which would accommodate 134 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately one mile away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos and Garden opp Moore and is approximately 0.2 miles away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing commercial buildings would require demolition.

### Figure D-20 Los Gatos Boulevard (Site C-9)



**Figure D-21 North Forty Area**

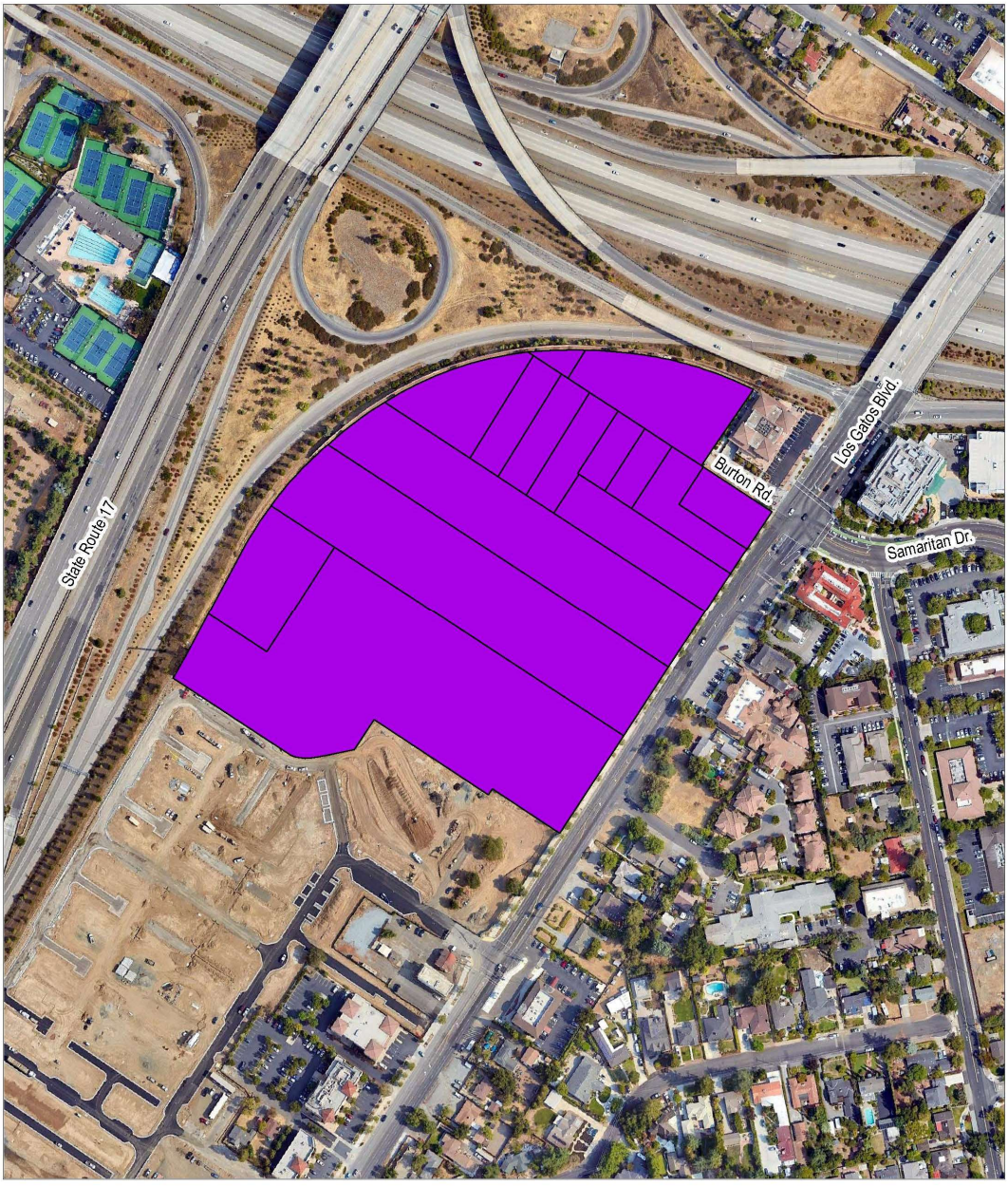
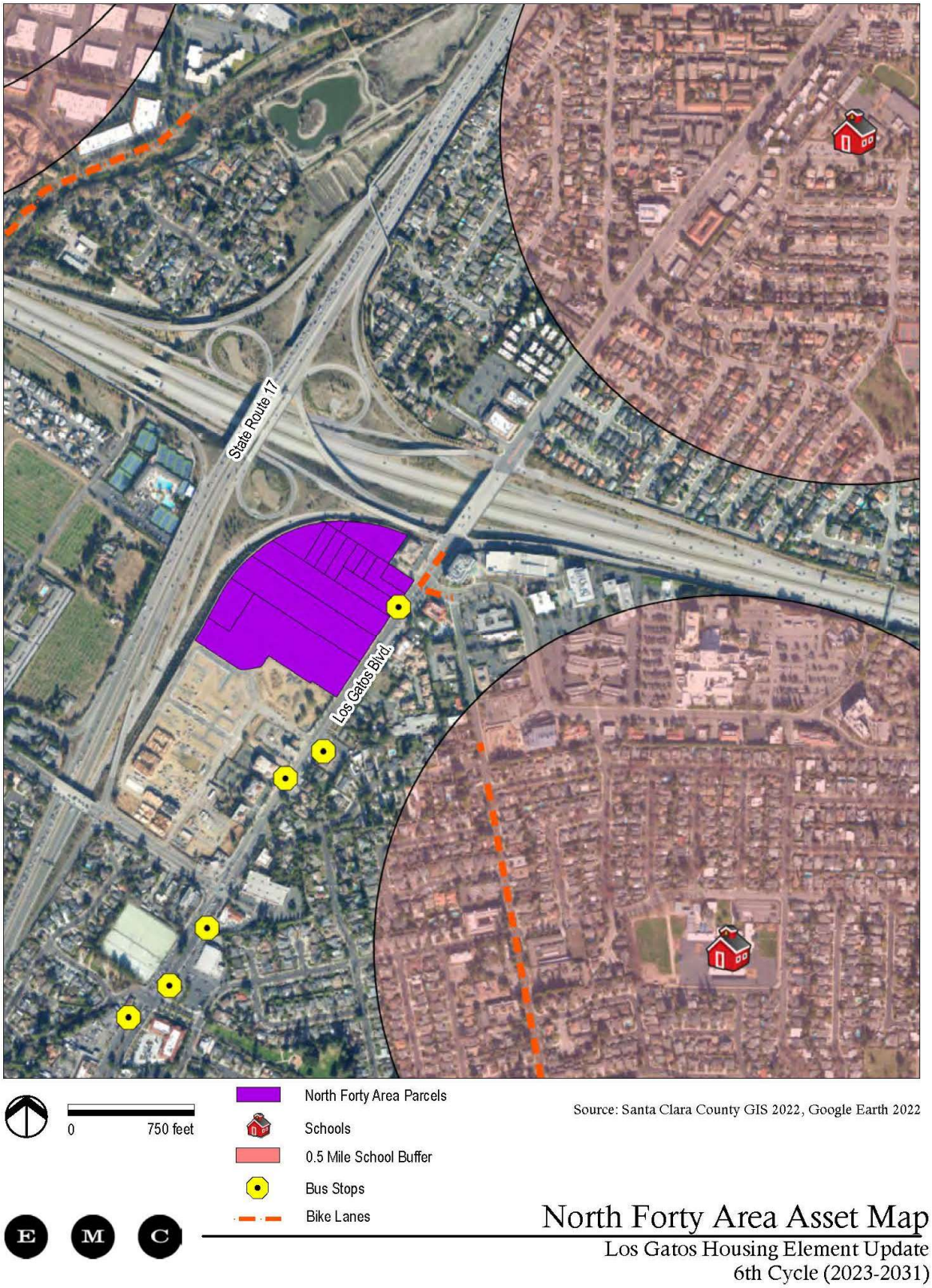


**Figure D-22 North Forty Area Asset Map**



## Site D-1 North Forty Phase II

**Address:** 14859 Los Gatos Boulevard, et. al.

**Number of Housing Units:** 461

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

**Description:** The North Forty Phase II Site (D-1) is located in the North Forty Area on the west side of Los Gatos Boulevard, south of Burton Road. The site contains existing single-family residences and agriculture uses. Commercial uses are located to the south and west and arterial highways located to the north and east. The site is designated and zoned as North Forty Specific Plan, which would accommodate 461 units at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Burton Road and is approximately 115 feet away.

**Property Owner Interest Form Submitted:** No; however, the property owner has been involved in attending Housing Element Advisory Board (HEAB) meetings and submitted written public comments regarding intent and interest in residential development on the site.

**Constraints:** Existing buildings would require demolition.

### Figure D-23 North Forty Phase II (Site D-1)



## Site D-2 North Forty Phase II

**Address:** 16245 Burton Road

**Number of Housing Units:** 38

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

**Description:** The North Forty Phase II Site (D-2) is located in the North Forty Area at the terminus of Burton Road, on the west side of Los Gatos Boulevard. The site is underutilized with a single-family residence. Commercial uses are located to the east and arterial highways located to the north and west. The site is designated and zoned as North Forty Specific Plan, which would accommodate 38 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Burton Road and is approximately 0.1 miles away.

**Property Owner Interest Form Submitted:** No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

**Constraints:** Existing residential building would require demolition.

### Figure D-24 North Forty Phase II (Site D-2)



## Site D-3 North Forty (Phase II)

**Address:** 16240 Burton Road

**Number of Housing Units:** Eight

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

**Description:** The North Forty Phase II Site (D-3) is located in the North Forty Area along Burton Road and adjacent to the Highway 17/Highway 85 interchange. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate eight housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Burton Road and is approximately 0.1 miles away.

**Property Owner Interest Form Submitted:** No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

**Constraints:** Existing residential building would require demolition.

### Figure D-25 North Forty Phase II (Site D-3)



## Site D-4 North Forty Phase II

**Address:** 16270 Burton Road

**Number of Housing Units:** 13

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

**Description:** The North Forty Phase II Site (D-4) is located in the North Forty Area at the end of Burton Road and immediately adjacent to the Highway 17/Highway 85 interchange. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate 13 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Burton Road and is approximately 0.2 miles away.

**Property Owner Interest Form Submitted:** No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

**Constraints:** Existing residential building would require demolition.

### Figure D-26 North Forty Phase II (Site D-4)



## Site D-5 North Forty Phase II

**Address:** 16210 Burton Road

**Number of Housing Units:** 25

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

**Description:** The North Forty Phase II Site (D-5) is located in the North Forty Area along Burton Road and on the west side of Los Gatos Boulevard. The site contains single-family residences. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate 25 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Burton Road and is approximately 0.1 miles away.

**Property Owner Interest Form Submitted:** No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

**Constraints:** Existing residential building would require demolition.

### Figure D-27 North Forty Phase II (Site D-5)



## Site D-6 North Forty Phase II

**Address:** 14849 Los Gatos Boulevard

**Number of Housing Units:** 28

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

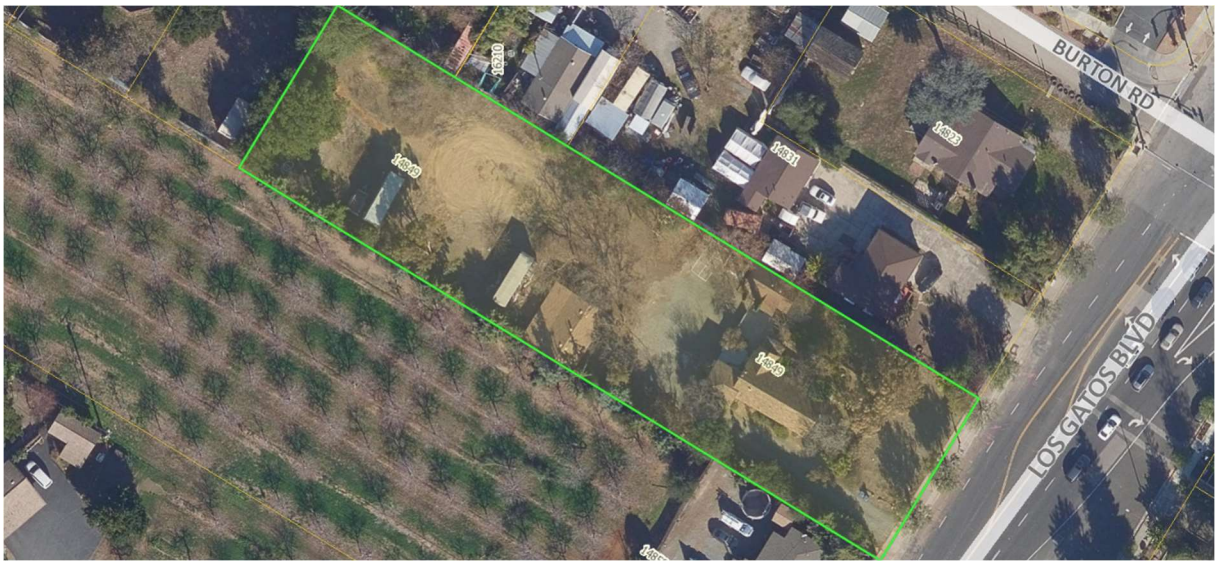
**Description:** The North Forty Phase II Site (D-6) is located in the North Forty Area on the west side of Los Gatos Boulevard, south of Burton Road. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site on the north, south, and west. East of the site, across Los Gatos Boulevard there are commercial uses. The site is designated and zoned as North Forty Specific Plan, which would accommodate 28 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Farnham Elementary School and is approximately 0.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Burton Road and is approximately 65 feet away.

**Property Owner Interest Form Submitted:** No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

**Constraints:** Existing residential building would require demolition.

**Figure D-28 North Forty Phase II (Site D-6)**



## Site D-7 North Forty Phase II

**Address:** 14823 Los Gatos Boulevard

**Number of Housing Units:** 11

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

**Description:** The North Forty Phase II Site (D-7) is located in the North Forty Area at the southwest corner of Burton Road and Los Gatos Boulevard. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site on the south and west. North of the site, across Burton Road, and east of the site, across Los Gatos Boulevard, there are commercial uses. The site is designated and zoned as North Forty Specific Plan, which would accommodate 11 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Farnham Elementary School and is approximately 0.7 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Burton Road and is approximately 120 feet away.

**Property Owner Interest Form Submitted:** No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

**Constraints:** Existing residential building would require demolition.

### Figure D-29 North Forty Phase II (Site D-7)



**Figure D-30 Lark Avenue Area**

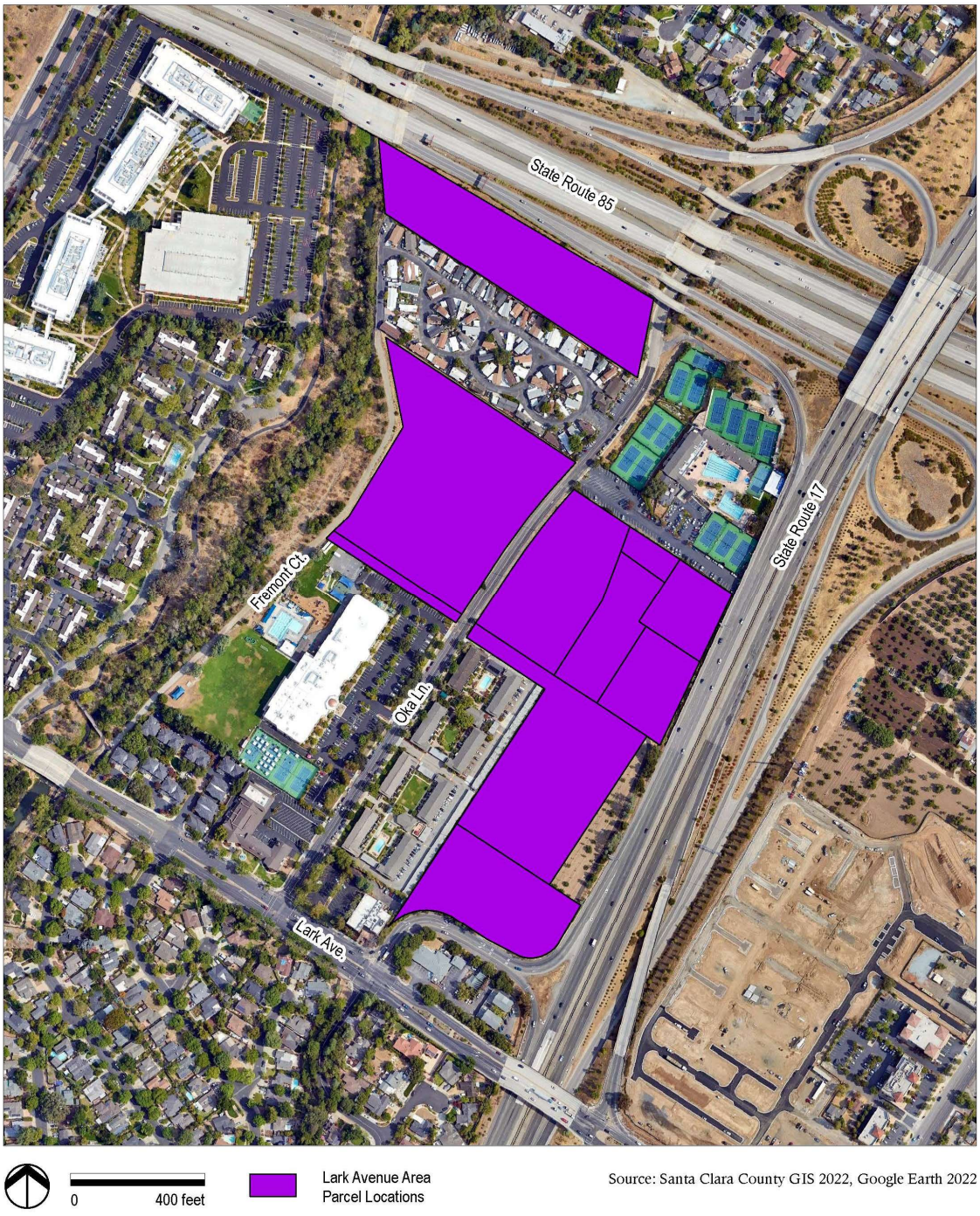
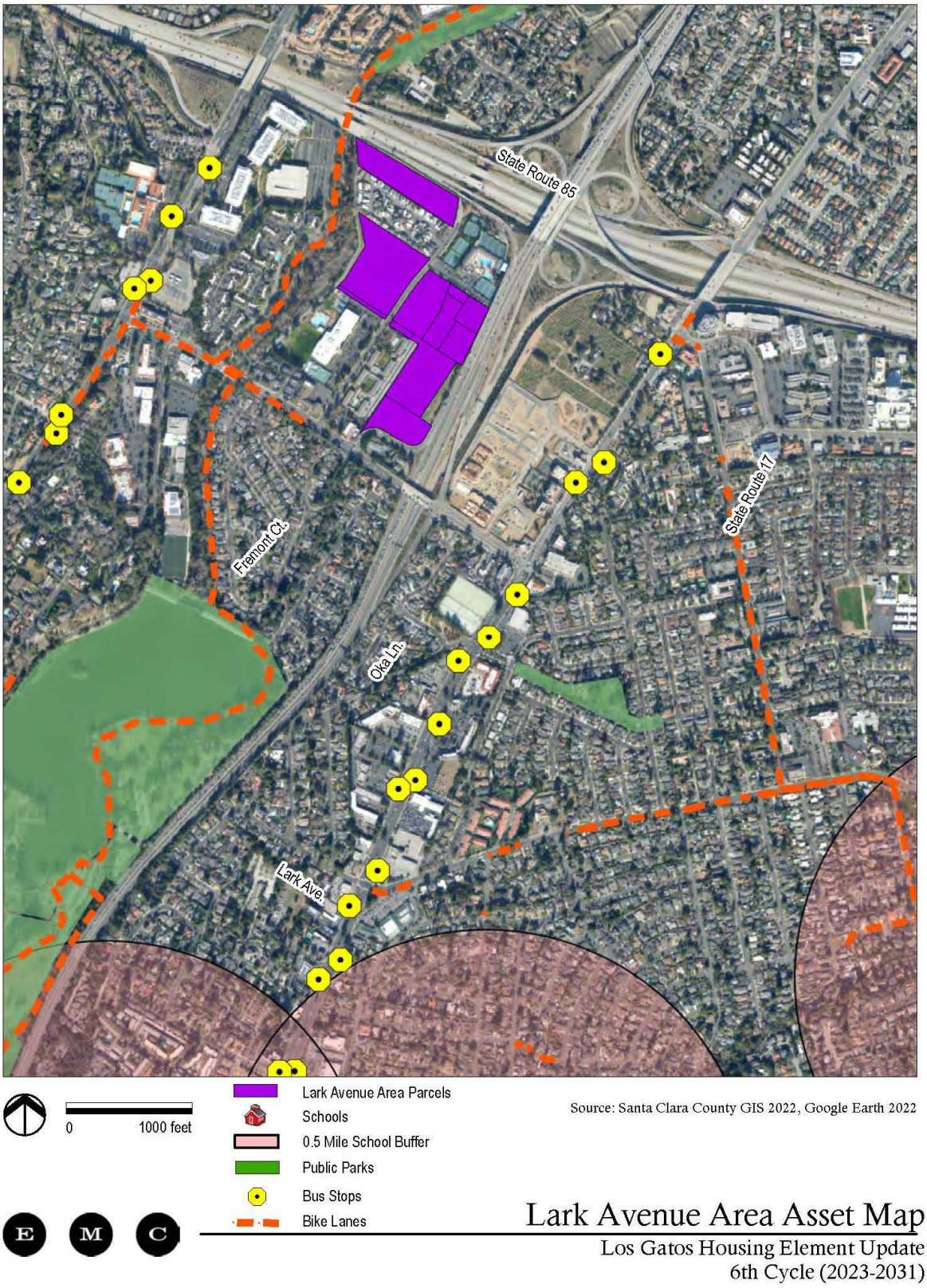


**Figure D-31 Lark Avenue Area Asset Map**



## Site E-1 Oka Road

**Address:** Oka Road

**Number of Housing Units:** 124

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

**Description:** The Oka Road Site (E-1) is located in the Lark Avenue Area on the east side of Oka Road, north of Lark Avenue. The site contains residential and agricultural uses. Major arterial highways are located north and east of the site, with the Los Gatos Swim and Racquet Club immediately north. Agricultural and commercial uses are located across Oka Road. The site is designated as Low-Density Residential and Medium-Density Residential. Parcels within the site are zoned R-1-8 and R-M:5-12, which would allow 124 housing units developed at a typical density of four du/ac for parcels designated as Low-Density Residential and at a typical minimum of 14 du/ac for parcels designated as Medium-Density Residential.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately 1.9 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Lark Avenue and is approximately 0.7 miles away.

**Property Owner Interest Form Submitted:** No; however the property owner has submitted a public comment to the HEAB regarding future development of the site.

**Constraints:** Existing buildings would require demolition.

**Figure D-32 Lark Avenue (Site E-1)**



## Site E-2 Oka Lane

**Address:** Oka Lane

**Number of Housing Units:** 26

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

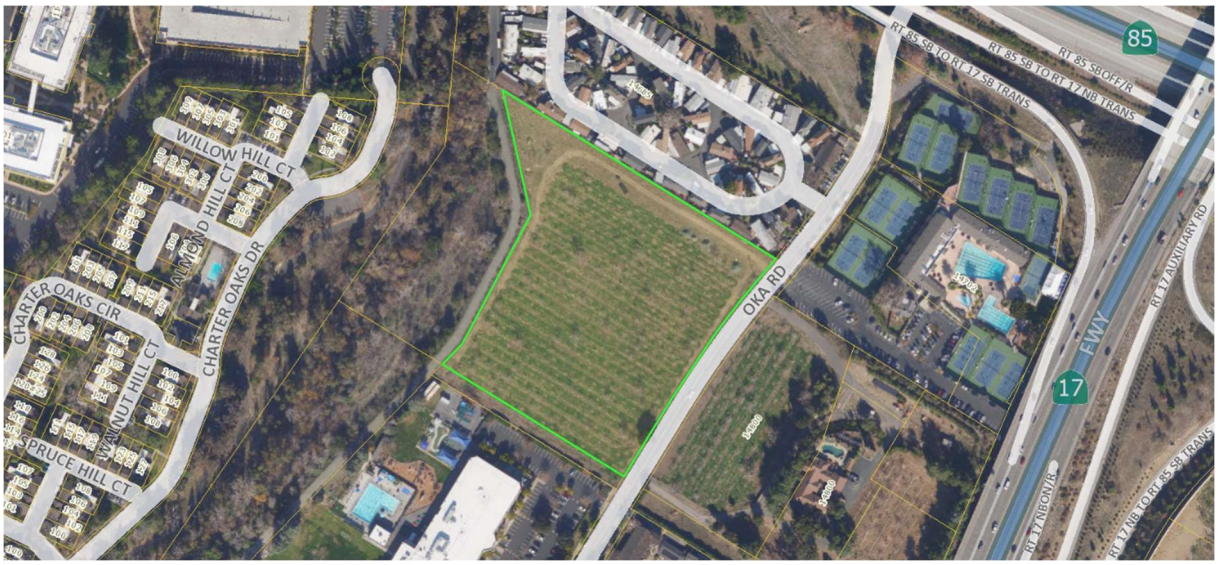
**Description:** The Oka Lane Site (E-2) is located in the Lark Avenue Area on the west side of Oka Road, north of Lark Avenue. The site contains agricultural uses. Major arterial highways are located north and east of the site, with the Bonnie View mobile home park to the north. Agricultural and commercial uses are located across Oka Road. The site is designated as Low-Density Residential. The site is zoned R-1:8, which would allow 26 housing units developed at a typical density of 4 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately 1.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Winchester Bouelvard and Lark Avenue and is approximately 0.8 miles away.

**Property Owner Interest Form Submitted:** No; however the property owner has submitted a public comment to the HEAB regarding future development of the site.

**Constraints:** Proximity to adjacent highways.

### Figure D-33 Oka Lane (Site E-2)



## Site E-3 Caltrans Right of Way

**Address:** Caltrans Right of Way

**Number of Housing Units:** 69

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Caltrans Right of Way Site (E-3) is located in the Lark Avenue Area south and west of the Highway 17/Highway 85 interchange. The site is currently vacant. Major arterial highways are located north and east of the site. Commercial uses are located west of the site across Oka Road, and the Bonnie View mobile home park is located immediately south of the site. Should the site be annexed by the Town, it is designated as Medium-Density Residential and zoned as R-M:5-12, which would accommodate 69 housing units developed at a minimum density of 14 du/ac.

**Amenities:** The closest public school is Raymond J. Fisher Middle School and is approximately 2.1 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Bouelvard and Lark Avenue and is approximately 0.8 miles away.

**Property Owner Interest Form Submitted:** No, the Town has yet to reach out to Caltrans regarding future development of the site.

**Constraints:** Consultation with Caltrans for future development.

### Figure D-34 Caltrans Right of Way (Site E-3)



**Figure D-35 Winchester Boulevard Area**



**Figure D-36 Winchester Boulevard Area Asset Map**



## Site F-1 Knowles Drive

**Address:** 110 Knowles Drive

**Number of Housing Units:** 220

**"By Right" + 20% Affordable:** Required – Used in previous cycle.

**Description:** The Knowles Drive Site (F-1) is located in the Winchester Boulevard Area north and west of the Highway 17/Highway 85 interchange. The site contains industrial uses. Los Gatos Creek is immediately south and east of the site, with low-density residential uses located beyond. High-density residential uses are located south and west of the site. Commercial/industrial uses are located north of the site across Knowles Drive. The site is designated as High-Density Residential and zoned CM:AHOZ, which would accommodate 220 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Daves Elementary School and is approximately 2.3 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Knowles Drive and Capri Drive and is approximately 0.3 miles away.

**Property Owner Interest Form Submitted:** No; however the site is located within the Affordable Housing Overlay Zone.

**Constraints:** Existing buildings would require demolition and adjacency to the Los Gatos Creek Trail.

### Figure D-37 Knowles Drive (Site F-1)



## Site F-2 Winchester Boulevard

**Address:** 206 Knowles Drive

**Number of Housing Units:** 72

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Winchester Boulevard Site (F-2) is located in the Winchester Boulevard Area at the northeast intersection of A Street and Knowles Drive. The site contains office uses. Multi-family residential is located to the south and office uses are located to the north, south, and west of the site. The site is designated as High-Density Residential and zoned CM, which would accommodate 72 housing units developed at a minimum density of 30 du/ac.

**Amenities:** The closest public school is Daves Elementary School and is approximately 2.1 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Knowles Drive and Capri Drive and is approximately 0.1 miles away.

**Property Owner Interest Form Submitted:** No; however, the site is located immediately adjacent to 110 Knowles Drive (Site F-1), which has an Affordable Housing Overlay Zone.

**Constraints:** Existing buildings would require demolition and adjacency to the Los Gatos Creek Trail.

### Figure D-38 Winchester Boulevard (Site F-2)



**Figure D-39 Union Avenue Area**

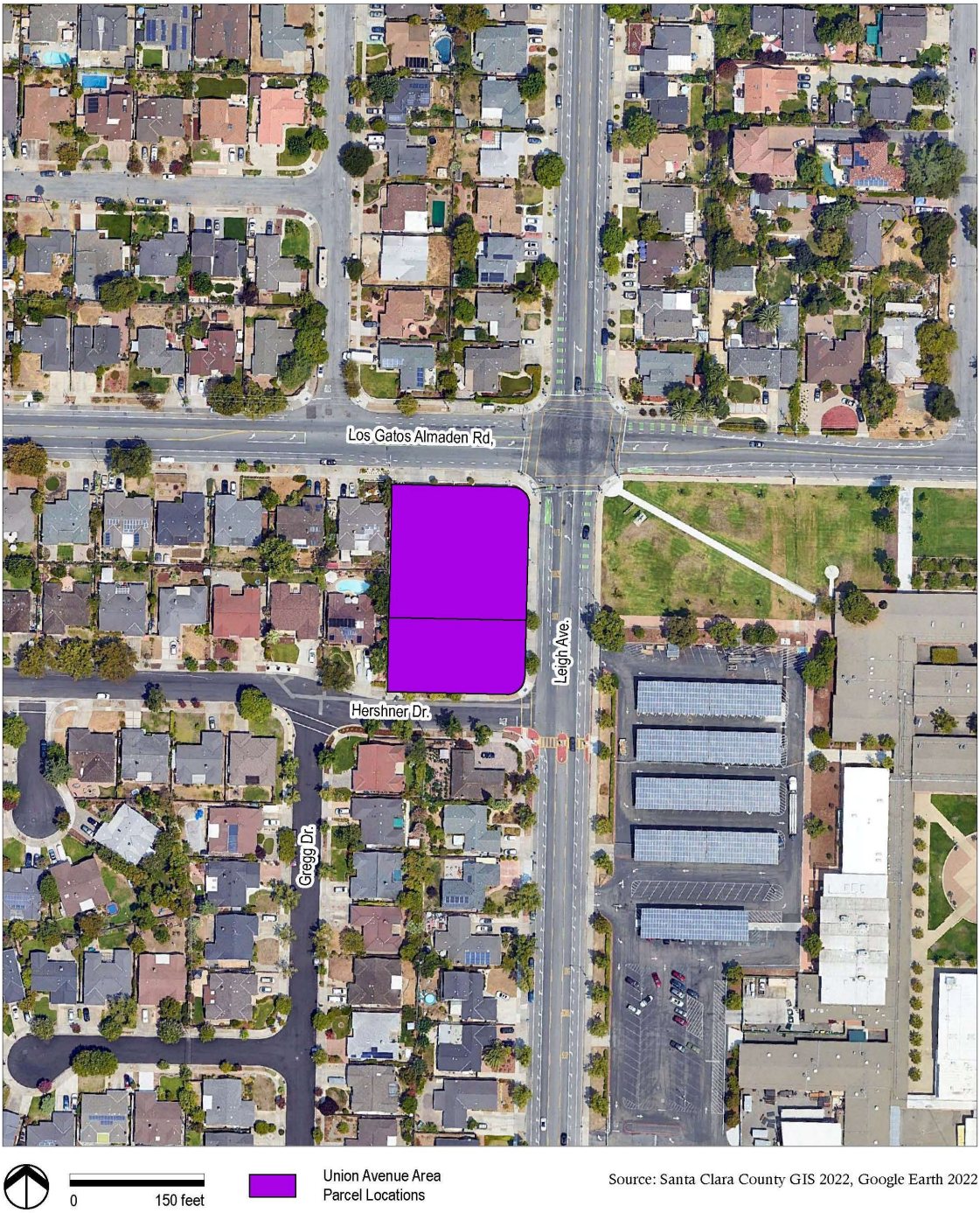


**Figure D-40 Union Avenue Area Asset Map**



## Site G-1 Los Gatos-Almaden Road

**Address:** 440 Los Gatos Almaden Road

**Number of Housing Units:** 8

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

**Description:** The Los Gatos-Almaden Road Site (G-1) is located in the Union Avenue Area at the northwest corner of Leigh Avenue and Los Gatos-Almaden Road. The site contains a gas station and commercial building. Low-density residential are located north, south, and west of the site. Leigh High School is located east of the site across Leigh Avenue. The site is designated as Neighborhood Commercial and zoned C-1, which would accommodate 8 housing units developed at a minimum density of 10du/ac.

**Amenities:** The closest public school is Leigh High School and is approximately 0.2 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos-Almaden Road and Leigh Avenue and is approximately 240 feet away.

**Property Owner Interest Form Submitted:** Yes

**Constraints:** Existing gas station and commercial building would require demolition.

### Figure D-41 Los Gatos-Almaden Road (Site G-1)



**Figure D-42 Harwood Road Area**

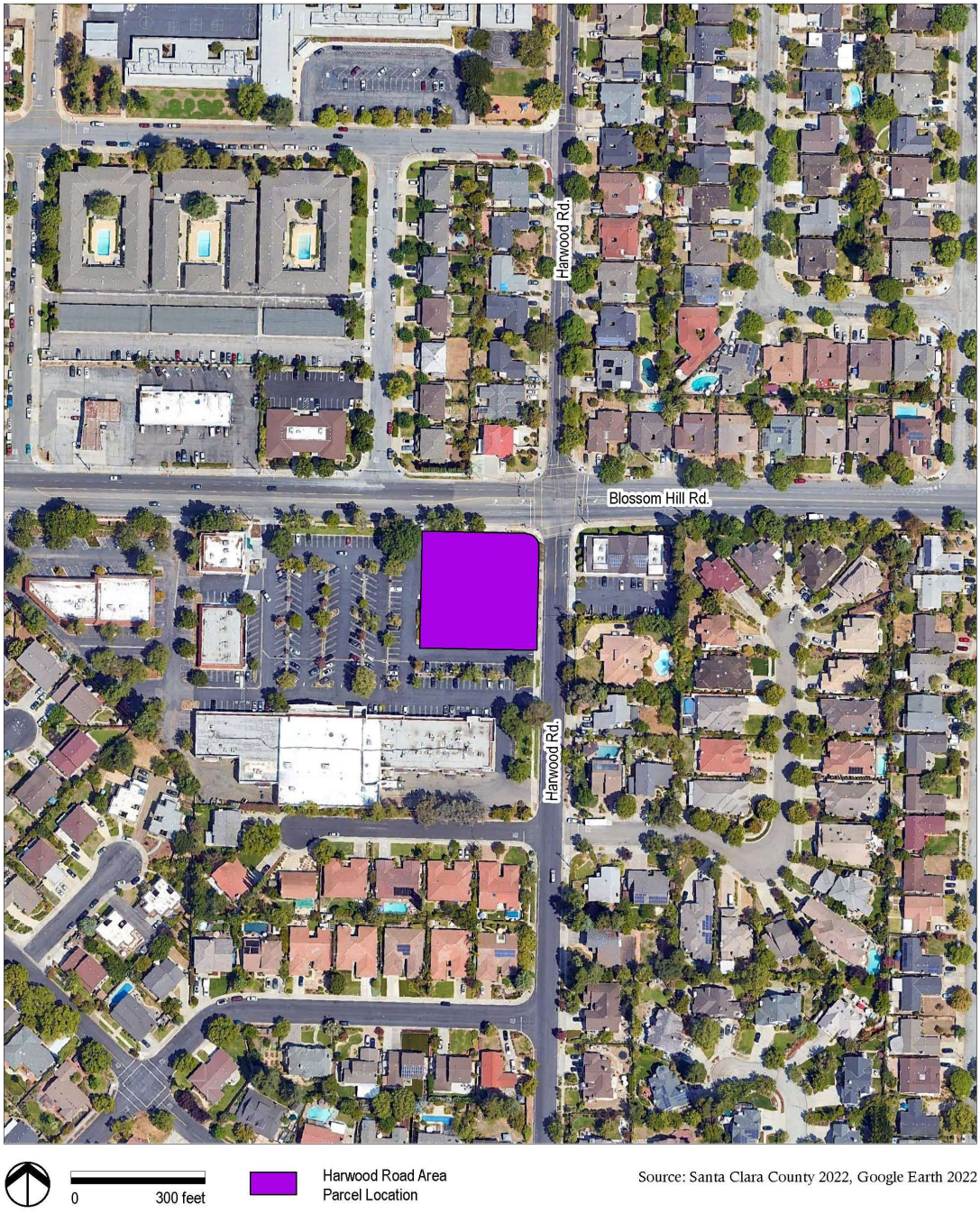
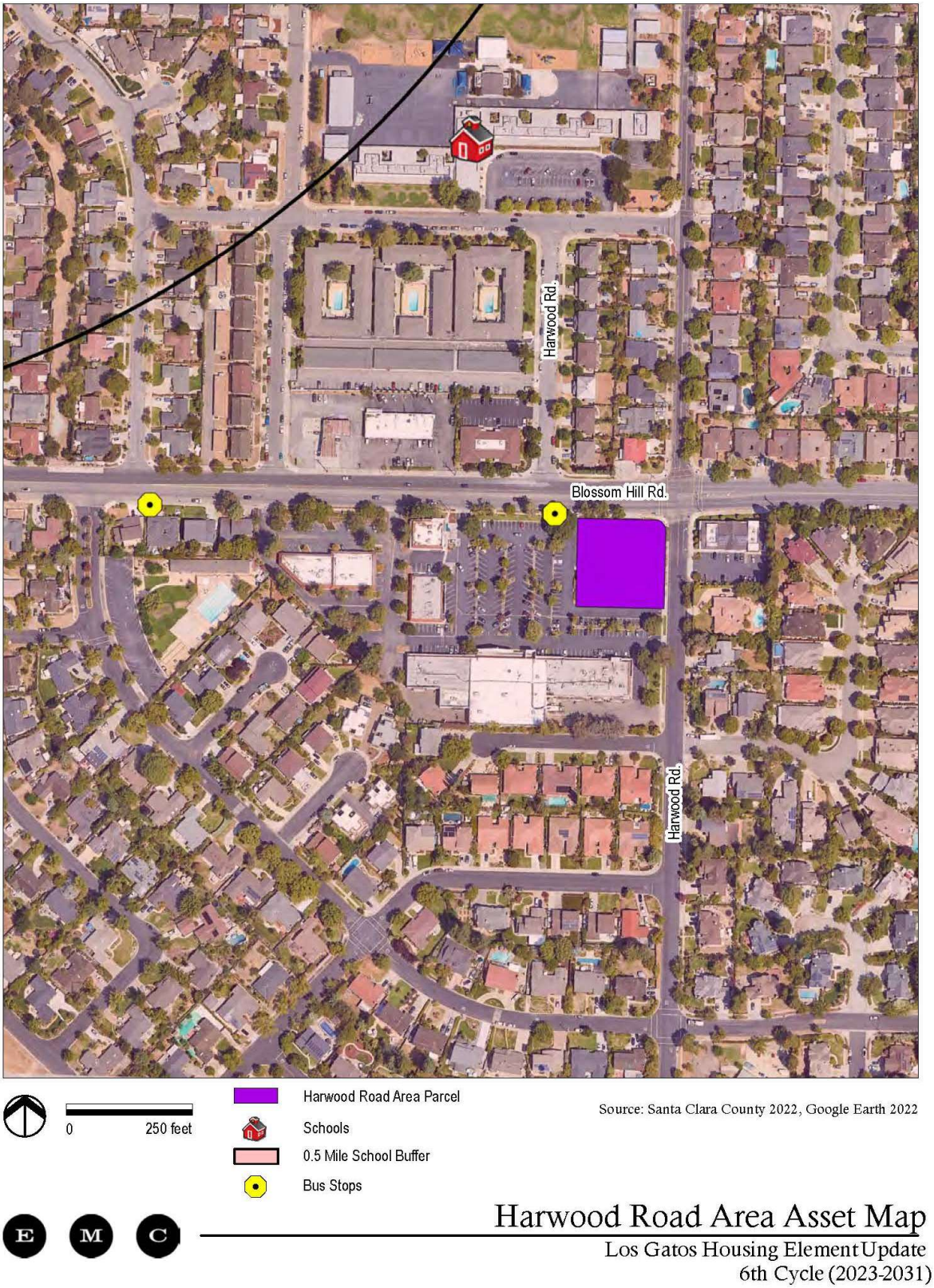


**Figure D-43 Harwood Area Asset Map**



## Site H-1 Valero

**Address:** 14000 Blossom Hill Road

**Number of Housing Units:** 7

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle

**Property Owner Interest Form Submitted:**

**Description:** The Valero Site (H-1) is located in the Harwood Road Area at the southwest corner of Blossom Hill Road and Harwood Road. The site contains a gas station. Low-density residential are located north, south, and east of the site. Commercial uses are located immediately west of the site. The site is designated as Neighborhood Commercial and zoned C-1, which would accommodate 7 housing units developed at a minimum density of 10 du/ac.

**Amenities:** The closest public school is Noddin Elementary School and is approximately 0.2 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Blossom Hill Road and Harwood Road and is approximately 220 feet away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Existing gas station and commercial building would require demolition.

### Figure D-44 Valero (Site H-1)



**Figure D-45 Alberto Way Area**

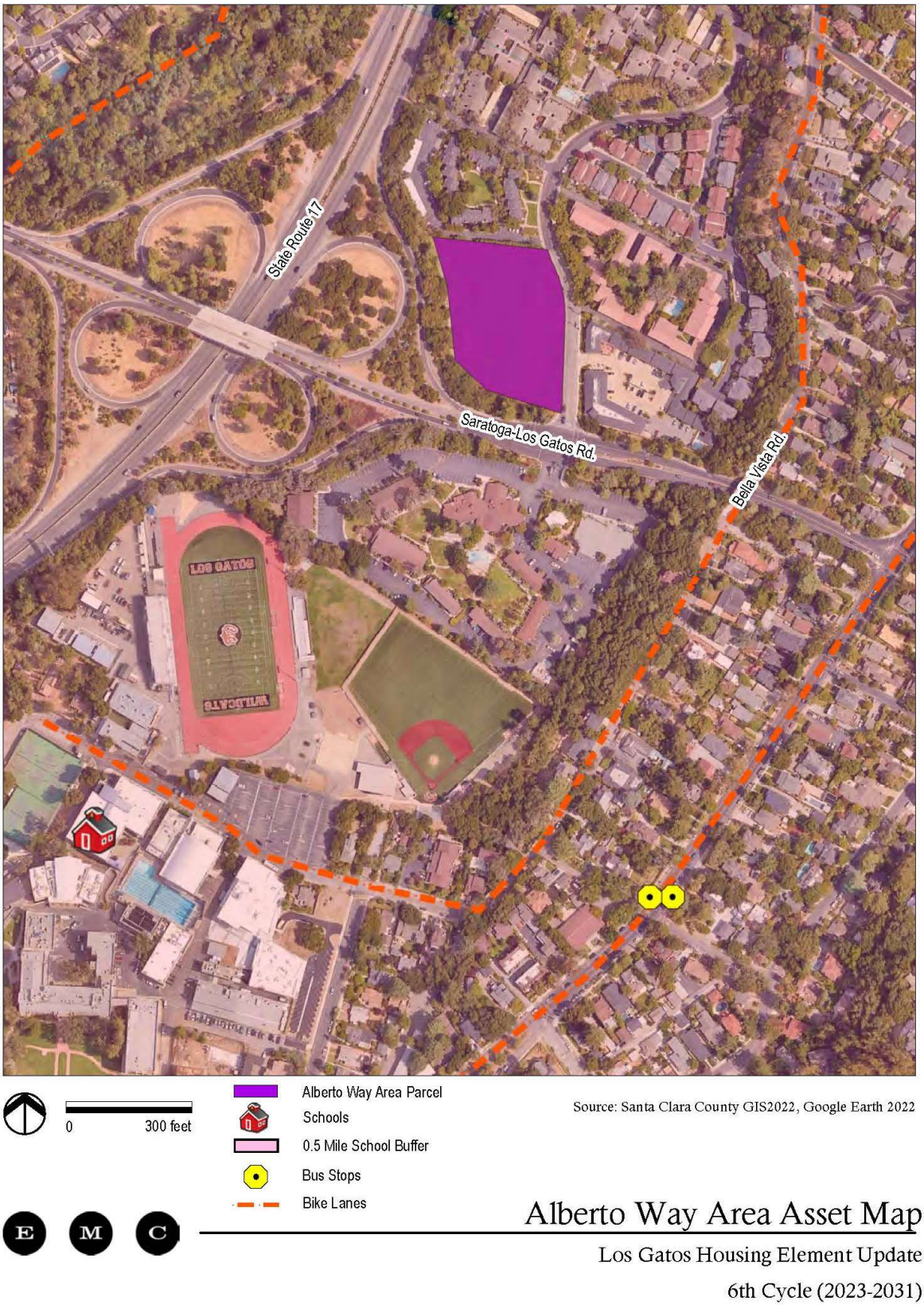



E M C

Alberto Way Area

Tier 1 - Los Gatos Housing Element Update - Site Selection

**Figure D-46 Alberto Way Area Asset Map**



## Site I-1 Alberto Way

**Address:** 401-409 Alberto Way

**Number of Housing Units:** 60

**"By Right" + 20% Affordable:** Not Required – Not used in previous cycle.

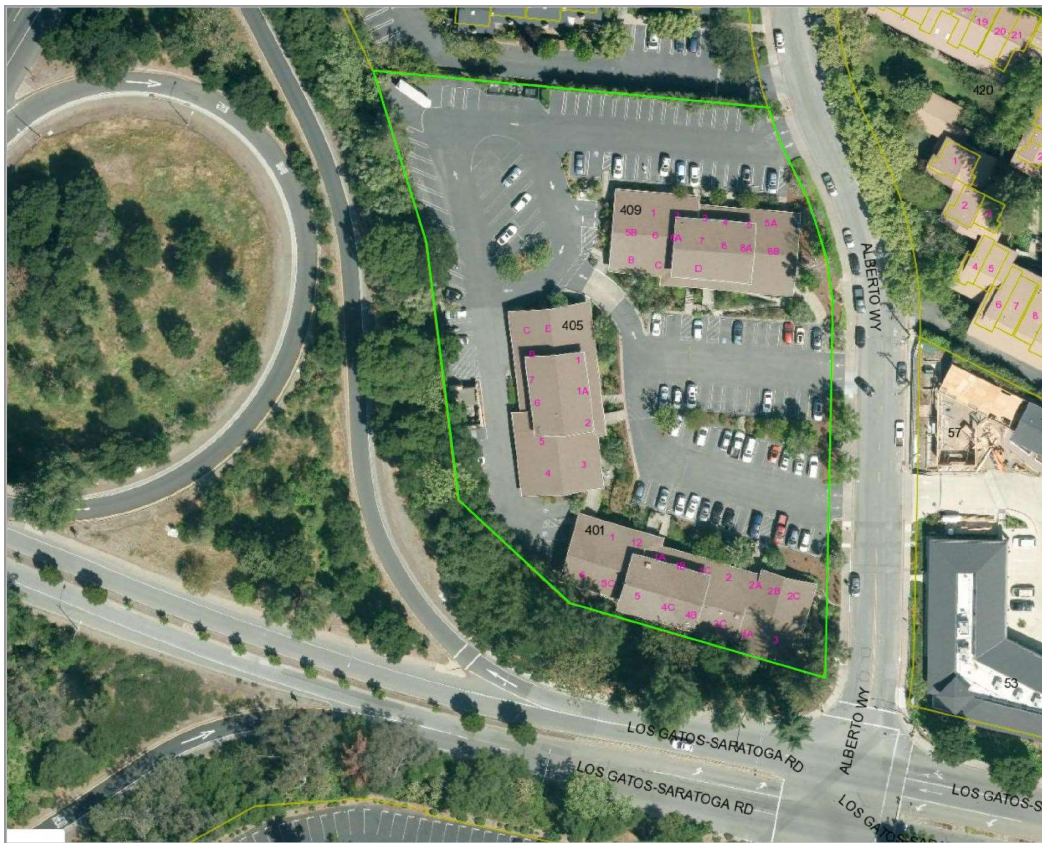
**Description:** The Alberto Way Site (I-1) is located in the Alberto Way Area, located at the intersection of Alberto Way and Los Gatos-Saratoga Road. The site is currently vacant. Multi-family residential are located north and east of the site. Commercial uses are located immediately south and east of the site with Highway 17 to the west. The site is designated as Mixed Use Commercial and zoned CH, which would accommodate 60 housing units developed at a density of 27 du/ac based on a development application submitted by the ~~properyt~~ property owner to the Town on December 6, 2022..

**Amenities:** The closest public school is Los Gatos High School and is approximately 0.8 miles away. The closest public transit line is a Valley Transporation Authority bus stop located at Los Gatos Boulevard and Caldwell Avenue and is approximately 0.4 miles away.

**Property Owner Interest Form Submitted:** Yes.

**Constraints:** Proximity to adjacent Highway 17 onramp.

### Figure D-47 Alberto Way (Site I-1)



### Accessory Dwelling Unit (ADUs and Junior ADUs) Projections

**Address:** Various Locations

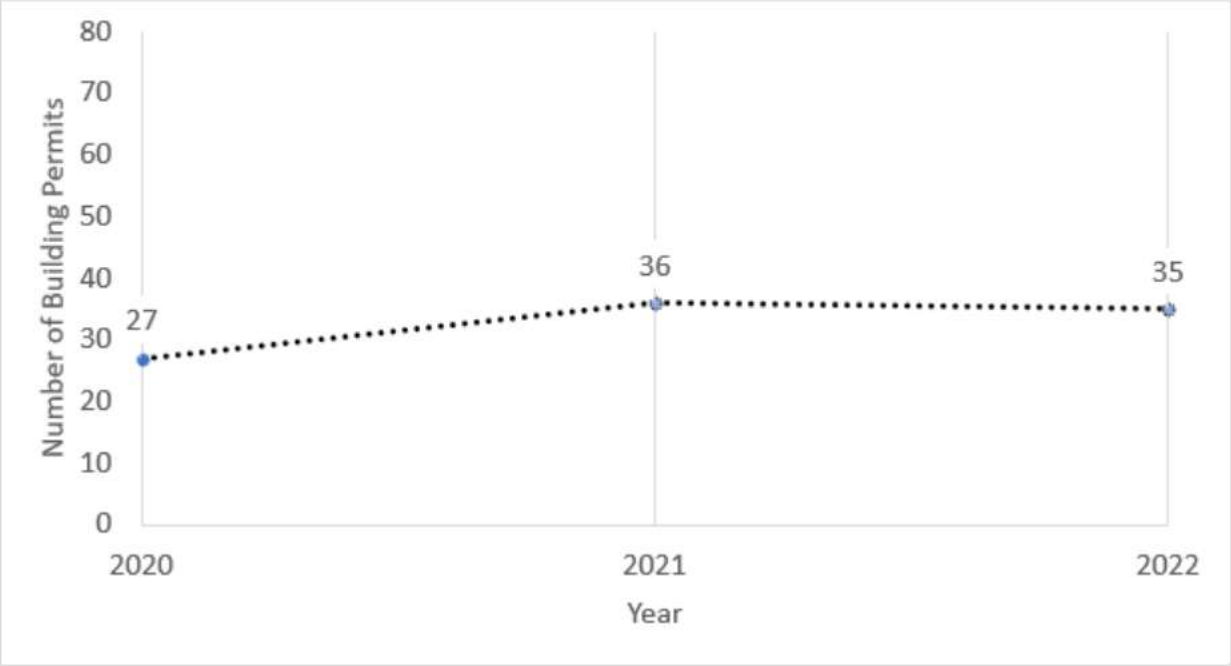
**Number of Housing Units:** 200

**"By Right" + 20% Affordable:** Not required, instead a formula exists for projecting the next eight-year cycle, along with assumptions of 30 percent very-low income units, 30 percent low income units, 30 percent moderate income units, and 10 percent above moderate categories.
**Description:** In addition to the housing units identified in the Town's Sites Inventory the production of new accessory dwelling units are ulitizied in meeting the Town's RHNA requirements. The Town analyzed the total number of ADU buidilng permits that have been approved in the last three years to identify the average number of ADU units that will be developed over the eight year planning period.

Figure D-48 below includes an analysis of the Town's issued building permits for ADU's between the years 2020 to 2022. In 2020, the Town issued building permits for 27 new ADUs. In 2021, the Town issued 36 building permits for new ADU's. In 2022, the Town issued 35 building permits for new ADU's. The last three years of data results in an average of 32 approved ADU building permits per year, however utilizing a conservative estimate the Town is using annual ADU projection of 25 units. This results in a total of 200 dwelling units planned to be constructed over the eight year planning period. Program U: Accessory Dwelling Units has been included to monitor the number of ADU applications annually.

**Constraints:** None.

**Figure D-48 ADU Building Permits Issued 2020-2022**




Source: Town of Los Gatos Community Development Department.

### Senate Bill 9 (SB 9) Projections

**Address:** Various Locations

**Minimum Number of Housing Units:** 96

**"By Right" + 20% Affordable:** Not required – Instead, formula exists for projecting the next eight-year cycle.

**Description:** In addition to ADU's the production of new housing units through SB 9 are being ulitizied to meet a portion of the Town's RHNA requirements. In compliance with SB 9, the Town of Los Gatos has adopted a SB 9

~~Ordiance~~ Ordinance that allows for the by-right ministerial review of urban lot splits and/or two-unit development requests on single-family residentially zoned parcels.

Since the adoption the Town's SB 9 Ordiance, the Town has received a total of four Two-Unit Housing Devleopment applications and seven Urban Lot Split applications (between January 2022 and January 2023). The applications result in a total of 13 net new housing units a year. Based on the number of applications received during the first year of SB 9 the Town is ulitizing an estimate of 12 net new housing units per year and anticipating a total of 96 residential units to be developed under SB 9 during the eight year planning period. Program BL: Senate Bill 9 Monitoring has been included to monitor the number of SB 9 applications annually.

**Constraints:** None.

### Pipeline Projects

**Address:** See addresses listed below in Table D-~~2~~3.

**Number of Housing Units:** 201

**"By Right" = 20% Affordable:** Not required.

**Description:** The Town has residential development applications that have either been approved or are currently under review and are expected to be built during the 2023-2031 planning period are referred to as "Pipeline Projects". Table D-2 shows these approved and planned projects. For each project, the table includes the address, accessor parcel number (APN), number of units by income category, project description, whether or not the project is subject to BMP In-Lieu Fees as part of a Hillside Planned Development (PD), and project status.

Several projects included demolition or renovation of existing residences. The inventory does not count replacement units or renovated units toward RHNA; rather, only the net new capacity is counted towards RHNA. Units are categorized by income level as follows:

- Projects with deed-restricted affordable units are counted towards the very low-, low- or moderate income RHNA, as applicable.
- Projects that include non-deed restricted market-rate rental multifamily units are assumed to meet the above moderate income RHNA.
- Projects that include market-rate attached ownership or single-family units are assumed to meet above moderate income RHNA based on recent home sale prices that are generally only affordable to above market-income households.
- Projects that are residential planned development projects with five (5) to nine (9) units with an underlying zone of Hillside Residential shall pay a Below Market Price In-Lieu fee prior to issuance of the certificate of occupancy. The in-lieu fee shall be equal to the amount of six (6) percent of the building permit valuation for the entire project.

As shown in Table D-~~2~~3, there are 28 projects in the pipeline that will provide a total of 201 net new units.

**Constraints:** None.

## Table D-~~23~~ Pipeline Projects Table

| Address | APN | Net Units | Very Low-Income Units | Low Income Units | Moderate Income Units | Above Moderate Income Units | BMP In-Lieu Fee Hillside PD | Project Description | Project Status |
|---|---|---|---|---|---|---|---|---|---|
| 246 Almendra Ave. | 510-14-019 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Planning Entitlements Approved, Building Permit Under Review. |
| 16466 Bonnie Ln. | 532-02-053 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Subdivision Approved, Planning Entitlements for Development on Newly Created Lot Has Not Been Submitted. |
| 2021 Foster Rd. | 537-33-001 | +1 | 0 | 0 | 0 | 1 | Y | One new single-family residence on a vacant lot. | Planning Entitlements Approved, Building Permit Under Review. |
| 16195 George St. | 529-18-051 | +3 | 0 | 0 | 0 | 0 | N | Demo of an existing residence and construction of four new condos. Net of three units. | Planning Entitlements Approved, Building Permit Under Review. |
| 16100 Greenridge Terrace | 527-12-002 | +8 | 0 | 0 | 0 | 8 | Y | Subdivision of one vacant lot into eight hillside lots. | Subdivision Entitlements and Site Improvements Approved, Site Improvements Under Construction, Planning Entitlements for Development on Newly Created Lots Have Not Been Submitted. |
| 200 Happy Acres Rd. | 537-24-030 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Planning Entitlements Under Review. |
| 16220 Harwood Rd. | 567-18-051 | +2 | 0 | 0 | 0 | 2 | N | Subdivision of one lot into three lots, and a net of two new single-family residences. | Subdivision Approved, Planning Entitlements Under Review. |
| 16461 S. Kennedy Rd. | 532-17-027 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Planning Entitlements Approved, Building Permits Under Review. |

| Address | APN | Net Units | Very Low-Income Units | Low Income Units | Moderate Income Units | Above Moderate Income Units | BMP In-Lieu Fee Hillside PD | Project Description | Project Status |
|---|---|---|---|---|---|---|---|---|---|
| 16484 S. Kennedy Rd. | 532-20-012 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Planning Entitlements Approved, Building Permit Under Review. |
| 300 Laurel Mountain Ln. | 567-24-023 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Planning Entitlements Under Review. |
| 14926 Los Gatos Blvd. | 424-10-009 | +5 | 0 | 1 Deed Restricted | 0 | 4 | N | Mixed-use building with five units. Net of five new units. | Planning Entitlements Under Review. |
| 17200 Los Robles Way | 532-36-075, -076, and -077. | +2 | 0 | 0 | 0 | 2 | N | Lot line adjustment of three parcels showing development potential of two vacant parcels. Net of two lots. | Lot Line Adjustment Approved, Planning Entitlements for Newly Created Lots Have Not Been Submitted |
| 15415 National Ave. | 424-12-006 | +1 | 0 | 0 | 0 | 1 | N | Subdivision of one lot into two new lots. Net of one new single-family residence. | Subdivision Approved, Planning Entitlements for Development on Newly Created Lots Have Not Been Submitted. |
| 105 Newell Ave.<br>New addresses: (103, 104, 109, and 110 Sporleder Ct) | 409-24-016 | +4 | 0 | 0 | 0 | 4 | N | Subdivision of one lot commercial lot into five lots. Net of four new single-family residential lots. | Planning Entitlements Approved, Building Permits Under Review. |
| 120 Oak Meadow Dr. | 529-10-131 | +1 | 0 | 0 | 0 | 1 | N | Subdivision of one lot into two lots and construction of a new single-family residence. | Planning Entitlements Under Review. |
| 45 Reservoir Rd. | 529-33-054 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Planning Entitlements Under Review. |
| 16940 Roberts Rd. | 529-18-053 | +2 | 0 | 0 | 0 | 2 | N | Demolition of an existing single-family residence, construction of three new condominium units. Net of two units. | Planning Entitlements Approved, Building Permits Approved. |

| Address | APN | Net Units | Very Low-Income Units | Low Income Units | Moderate Income Units | Above Moderate Income Units | BMP In-Lieu Fee Hillside PD | Project Description | Project Status |
|---|---|---|---|---|---|---|---|---|---|
| 465 N. Santa Cruz Ave. | 410-16-004 | +1 | 0 | 0 | 0 | 1 | N | Mixed-use project with one new dwelling unit in an existing commercial building. | Planning Entitlements Approved, Building Permits Approved and Under Construction. |
| 15343 Santella Ct. | 527-09-034 | +1 | 0 | 0 | 0 | 1 | Y | One new single-family residence on a vacant lot. | Planning Entitlements Under Review. |
| 15415 Santella Ct. | 527-09-022 | +1 | 0 | 0 | 0 | 1 | Y | One new single-family residence on a vacant lot. | Planning Entitlements Approved, Building Permit Under Review. |
| 15365 Santella Ct. | 527-09-36 | +1 | 0 | 0 | 0 | 1 | Y | One new single-family residence on a vacant lot. | Planning Entitlements Approved. |
| 15665 Shady Ln. | 527-11-009 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Planning Entitlements Approved, Building Permit Under Review. |
| 14915 Shannon Rd. | 537-27-047 | +10 | 0 | 0 | 0 | 10 | Y | Zone Change, General Plan Amendment, and the subdivision of one lot into 10 lots. | Planning Entitlements Under Review. |
| 15215 Shannon Rd.<br>New addresses: (116, 118, 120, 121 and 123 Rock Ridge Rd.) | 537-25-036 | +4 | 0 | 0 | 0 | 4 | Y | Subdivision of one lot into five hillside lots. Net of four lots. | Subdivision Entitlements Approved Planning Entitlements for Development on Newly Created Lots Have Not Been Submitted. |
| 400 Surmont Dr. | 527-20-003 | +2 | 0 | 0 | 0 | 2 | N | Subdivision of one lot into three lots with two new hillside homes. Net of two units. | Planning Entitlements Approved. |
| 15860 Winchester Blvd. | 529-11-013, -038, -039, and -040 | +113 | 0 | 0 | 0 | 0 | N | 113 assisted living units with kitchens. | Planning Entitlements Under Review. |
| 144 Wood Rd. | 510-47-044 | +1 | 0 | 0 | 0 | 1 | N | One new single-family residence on a vacant lot. | Planning Entitlements Approved. |

| Address | APN | Net Units | Very Low-Income Units | Low Income Units | Moderate Income Units | Above Moderate Income Units | BMP In-Lieu Fee Hillside PD | Project Description | Project Status |
|---|---|---|---|---|---|---|---|---|---|
| North Forty Phase 1 | 424-07-100 | +30 | 0 | 0 | 0 | 30 | N | Mixed-use development consisting of 320 residential units, including 49 very low-income senior unit and one affordable caretakers' unit. 30 units have not received building permit approval yet. | Planning Entitlements Approved, Building Permits at Various Stages of Review and Approval and Construction. |
| Total Net Pipeline Units = 201 | | | | | | | | | |

Source: Town of Los Gatos Community Development Department.

## RHNA Credits Summary

A summary of the pipeline projects, projected ADU, and SB 9 development which may serve as credit toward the Town's RHNA requirements are included below in Table D-~~3~~ 4 and in total amount to 497 units.

### Table D-~~3~~4 Miscellaneous RHNA Credits

| RHNA Credit | Affordability Credit | | | | |
|---|---|---|---|---|---|
| | Very Low-Income | Low-Income | Moderate-Income | Above-Moderate Income | Total |
| Pipeline Projects | 0 | 1 | 0 | 200 | 201 |
| ADUs | 20 | 60 | 60 | 60 | 200 |
| SB 9 Units | 0 | 0 | 0 | 96 | 96 |
| Total | 20 | 61 | 60 | 356 | 497 |

Source: Town of Los Gatos Community Development Department.

### *Inventory of Vacant and Available Sites*

This section provides the formal inventory of sites that the Town of Los Gatos will rely on in the 6th Housing Element planning cycle. Per State law and Housing Policy, the Town is required to maintain "no net loss" of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented in Appendix H has been designed with excess capacity. This allows some degree of flexibility in decision making for individual development projects as they come forward for approval.

In short, with some limited flexibility, the Town is committed to permitting housing on each of the parcels listed in the table below, and in so doing ensuring that the number of units listed for each parcel in the table "planned capacity" is achieved. Should the Town approve development that is inconsistent with the parcel's planned capacity, it is then required as part of that approval to:

1. Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the Town's 6th cycle RHNA; or
2. Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

Appendix H provides details and capacity estimates for each of the parcels that comprise the Sites Inventory as identified in the section above.

## D. 4 Summary and Conclusions

The sites identified in this report are sufficient to accommodate Los Gatos' Regional Housing Needs Allocation for the 6th cycle planning period. This number accommodates a buffer of approximately 25 percent above RHNA, which would equal capacity of approximately 501 additional units. These sites, in addition to Accessory Dwelling Units Projections, Senate Bill 9 Projections, and Pipeline Projects have a total capacity of 2,494units. This "cushion" for capacity above the base RHNA number is highly recommended because of the State's no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The "cushion" essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be demolished before new housing could be constructed.

For communities like Los Gatos that are largely built out and surrounded by other communities and undevelopable hillsides, redevelopment and densification is the only practical solution to providing a fair share of future housing for the San Francisco Bay Area. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. To offset these constraints, higher densities are proposed in some areas. These higher densities act as a market incentive to offset the added cost and time required build new housing on redeveloped sites. Property owner interest will be pivotal for facilitating single-family site opportunities to add housing through construction of ADUs and use of SB 9 processes, which allow for up to four units on a property zoned for a single house.

# Sites Inventory Form

H

APPENDIX



EXHIBIT 3

| Please Start Here, Instructions in Cell A2, Table in A3:B17 | Form Fields |
|---|---|
| Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables. | |
| **General Information** | |
| Jurisidiction Name | LOS GATOS |
| Housing Element Cycle | 6th |
| **Contact Information** | |
| First Name | Joel |
| Last Name | Paulson |
| Title | Community Development Director |
| Email | Jpaulson@losgatosca.gov |
| Phone | 4083546879 |
| **Mailing Address** | |
| Street Address | 110 East Main Street |
| City | Los Gatos |
| Zip Code | 94538 |
| **Website** | |
| | https://www.losgatosca.gov/897/Planning |

**Table A: Housing Element Sites Inventory, Table Starts in Cell A2** For Santa Clara County jurisdictions, please format the APNs as follows: 999-99-999

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOS GATOS | | | | | | | | | | | | | | | | | | 0 | | | |

**Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2**

**For Santa Clara County jurisdictions, please format the APNs as follows: 999-99-999**

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Type of Shortfall | Parcel Size (Acres) | Current General Plan Designation | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Infrastructure | Optional Information1 | Optional Information2 | Optional Information3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOS GATOS | 50 Park Avenue | 95030 | 529-01-040 | 0 | 0 | 0 | 1 | Unaccommodated Ne | 0.18 | Medium Density Resi | R-1D | Medium Density Resi | R-1D:HEOZ | 5 | 12 | 1 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 61 Montebello Way | 95030 | 529-01-041 | 0 | 0 | 0 | 4 | Unaccommodated Ne | 0.69 | Medium Density Resi | R-1D | Medium Density Resi | R-1D:HEOZ | 5 | 12 | 4 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 101 S. Santa Cruz Avenue | 95030 | 529-01-022 | 0 | 0 | 0 | 16 | Unaccommodated Ne | 0.8 | Central Business Dist | C-2 | Central Business Dist | C-2:HEOZ | 20 | 30 | 16 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 165 Los Gatos-Saratoga Road | 95030 | 529-04-083 | 0 | 0 | 0 | 7 | Unaccommodated Ne | 0.37 | Central Business Dist | C-2 | Central Business Dist | C-2:HEOZ | 20 | 30 | 7 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 50 Los Gatos-Saratoga Road | 95030 | 529-24-032 | 76 | 75 | 51 | 9 | Unaccommodated Ne | 7.04 | Mixed Use Commerci | CH:PD | Mixed Use Commerci | CH:PD:HEOZ | 30 | 40 | 211 | Non-Vacant | Hotel/motel | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | Los Gatos-Saratoga Road | 95030 | 529-24-001 | 9 | 9 | 9 | 18 | Unaccommodated Ne | 1.49 | Mixed Use Commerci | CH:PD | Mixed Use Commerci | CH:PD:HEOZ | 30 | 40 | 45 | Non-Vacant | Hotel/motel | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | Los Gatos-Saratoga Road | 95030 | 529-24-003 | 1 | 2 | 2 | 3 | Unaccommodated Ne | 0.28 | Mixed Use Commerci | CH:PD | Mixed Use Commerci | CH:PD:HEOZ | 30 | 40 | 8 | Non-Vacant | Hotel/motel | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 15300 Los Gatos Boulevard | 95032 | 424-17-036 | 19 | 9 | 10 | 10 | Unaccommodated Ne | 1.6 | Mixed Use Commerci | C-1 | Mixed Use Commerci | C-1:HEOZ | 30 | 40 | 48 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 15349 Los Gatos Boulevard | 95032 | 424-19-049 | 4 | 2 | 2 | 2 | Unaccommodated Ne | 0.34 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 10 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 15367 Los Gatos Boulevard | 95032 | 424-19-048 | 15 | 7 | 7 | 7 | Unaccommodated Ne | 1.2 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 36 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 15405 Los Gatos Boulevard | 95032 | 424-19-069 | 16 | 8 | 8 | 8 | Unaccommodated Ne | 1.34 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 40 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 15425 Los Gatos Boulevard | 95032 | 424-19-067 | 13 | 6 | 7 | 7 | Unaccommodated Ne | 1.09 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 33 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 15795 Los Gatos Boulevard | 95032 | 529-15-059 | 7 | 4 | 4 | 4 | Unaccommodated Ne | 0.64 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 19 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 16203 Los Gatos Boulevard | 95032 | 529-16-069 | 9 | 5 | 5 | 5 | Unaccommodated Ne | 0.79 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 24 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Conceptual Development Advisory Committee application for a mixed- | |
| LOS GATOS | 16492 Los Gatos Boulevard | 95032 | 532-07-086 | 0 | 0 | 0 | 2 | Unaccommodated Ne | 0.23 | Low Density Residen | C-1 | Low Density Residen | C-1:HEOZ | 10 | 20 | 2 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | Los Gatos Boulevard | 95032 | 532-07-085 | 0 | 0 | 0 | 4 | Unaccommodated Ne | 0.38 | Neighborhood Comm | C-1 | Neighborhood Comm | C-1:HEOZ | 10 | 20 | 4 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 16151 Los Gatos Boulevard | 95032 | 529-16-040 | 42 | 21 | 21 | 22 | Unaccommodated Ne | 3.52 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 106 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 620 Blossom Hill Road | 95032 | 529-16-041 | 31 | 16 | 16 | 16 | Unaccommodated Ne | 2.64 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 79 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 15480 Los Gatos Boulevard | 95032 | 424-14-034 | 7 | 3 | 3 | 4 | Unaccommodated Ne | 0.56 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 17 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 15500 Los Gatos Bouelvard | 95032 | 424-14-035 | 47 | 23 | 23 | 24 | Unaccommodated Ne | 3.9 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 117 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | Property Owner Interest Form Submitted | |
| LOS GATOS | 14859 Los Gatos Boulevard | 95032 | 424-07-094 | 35 | 17 | 17 | 18 | Shortfall of Sites | 2.9 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 87 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | Property Owner has been involved in submitting public comments on t | |
| LOS GATOS | 16392 Los Gatos Boulevard | 95032 | 424-07-095 | 9 | 4 | 5 | 5 | Shortfall of Sites | 0.78 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 23 | Non-Vacant | Vacant | YES - Current | Housing Element Overlay Zone | Property Owner has been involved in submitting public comments on t | |
| LOS GATOS | 16260 Burton Road | 95032 | 424-07-053 | 5 | 2 | 3 | 3 | Shortfall of Sites | 0.44 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 13 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | Property Owner has been involved in submitting public comments on t | |
| LOS GATOS | 16250 Burton Road | 95032 | 424-07-009 | 5 | 2 | 3 | 3 | Unaccommodated Ne | 0.44 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 13 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | Property Owner has been involved in submitting public comments on t | |
| LOS GATOS | 14917 Los Gatos Boulevard | 95032 | 424-07-081 | 45 | 22 | 22 | 23 | Unaccommodated Ne | 3.74 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 112 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | Property Owner has been involved in submitting public comments on t | |
| LOS GATOS | 14925 Los Gatos Boulevard | 95032 | 424-07-115 | 73 | 36 | 36 | 37 | Unaccommodated Ne | 6.07 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 182 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | Property Owner has been involved in submitting public comments on t | |
| LOS GATOS | Los Gatos Boulevard | 95032 | 424-07-116 | 12 | 6 | 6 | 7 | Shortfall of Sites | 1.02 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 31 | Non-Vacant | Vacant | YES - Current | Housing Element Overlay Zone | Property Owner has been involved in submitting public comments on t | |
| LOS GATOS | 16245 Burton Road | 95032 | 424-06-115 | 14 | 7 | 7 | 7 | Unaccommodated Ne | 1.17 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 35 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however, the parcel is located within Phase II of the North 40 Spec | |
| LOS GATOS | Burton Road | 95032 | 424-06-116 | 2 | 0 | 0 | 1 | Unaccommodated Ne | 0.11 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 3 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone | No; however, the parcel is located within Phase II of the North 40 Spec | |
| LOS GATOS | 16240 Burton Road | 95032 | 424-07-010 | 3 | 1 | 2 | 2 | Shortfall of Sites | 0.26 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 8 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however, the parcel is located within Phase II of the North 40 Spec | |
| LOS GATOS | 16270 Burton Road | 95032 | 424-07-052 | 5 | 2 | 3 | 3 | Shortfall of Sites | 0.43 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 13 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however, the parcel is located within Phase II of the North 40 Spec | |
| LOS GATOS | 16210 Burton Road | 95032 | 424-07-054 | 3 | 1 | 2 | 2 | Shortfall of Sites | 0.26 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 8 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however, the parcel is located within Phase II of the North 40 Spec | |
| LOS GATOS | 14831 Los Gatos Boulevard | 95032 | 424-07-063 | 7 | 3 | 3 | 4 | Shortfall of Sites | 0.56 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 17 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however, the parcel is located within Phase II of the North 40 Spec | |
| LOS GATOS | 14849 Los Gatos Boulevard | 95032 | 424-07-064 | 11 | 5 | 6 | 6 | Shortfall of Sites | 0.93 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 28 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however, the parcel is located within Phase II of the North 40 Spec | |
| LOS GATOS | 14823 Los Gatos Boulevard | 95032 | 424-07-065 | 4 | 2 | 2 | 3 | Shortfall of Sites | 0.37 | North Forty Specific F | North Forty Specific F | North Forty Specific F | North Forty Specific F | 30 | 40 | 11 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however, the parcel is located within Phase II of the North 40 Spec | |
| LOS GATOS | 14800 Oka Road | 95032 | 424-08-057 | 0 | 0 | 0 | 12 | Unaccommodated Ne | 2.97 | Low Density Residen | R-1:8 | Low Density Residen | R-1:8:HEOZ | 0 | 5 | 12 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone | No; however the property owner has submitted a public comment to t | |
| LOS GATOS | Oka Lane | 95032 | 424-08-029 | 0 | 0 | 0 | 1 | Unaccommodated Ne | 0.31 | Low Density Residen | R-1:8 | Low Density Residen | R-1:8:HEOZ | 0 | 5 | 1 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone | No; however the property owner has submitted a public comment to t | |
| LOS GATOS | Oka Lane | 95032 | 424-08-059 | 0 | 0 | 0 | 4 | Unaccommodated Ne | 1.01 | Low Density Residen | R-1:8 | Low Density Residen | R-1:8:HEOZ | 0 | 5 | 4 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone | No; however the property owner has submitted a public comment to t | |
| LOS GATOS | Oka Lane | 95032 | 424-08-060 | 0 | 0 | 0 | 5 | Unaccommodated Ne | 1.29 | Low Density Residen | R-1:8 | Low Density Residen | R-1:8:HEOZ | 0 | 5 | 5 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone | No; however the property owner has submitted a public comment to t | |
| LOS GATOS | 14800 Oka Road | 95032 | 424-08-058 | 0 | 0 | 0 | 6 | Unaccommodated Ne | 1.41 | Low Density Residen | R-1:8 | Low Density Residen | R-1:8:HEOZ | 0 | 5 | 6 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however the property owner has submitted a public comment to t | |
| LOS GATOS | 16603 Lark Avenue | 95032 | 424-08-017 | 0 | 0 | 0 | 35 | Unaccommodated Ne | 2.48 | Medium Density Resi | R-M:5-12 | Medium Density Resi | R-M:5-12:HEOZ | 14 | 22 | 35 | Non-Vacant | Residential | YES - Current | Housing Element Overlay Zone | No; however the property owner has submitted a public comment to t | |
| LOS GATOS | 14840 Oka Road | 95032 | 424-08-021 | 0 | 0 | 0 | 61 | Unaccommodated Ne | 4.32 | Medium Density Resi | R-M:5-12 | Medium Density Resi | R-M:5-12:HEOZ | 14 | 22 | 61 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone | No; however the property owner has submitted a public comment to t | |
| LOS GATOS | Oka Lane | 95032 | 424-08-074 | 0 | 0 | 0 | 26 | Shortfall of Sites | 6.41 | Low Density Residen | R-1:8 | Low Density Residen | R-1:8:HEOZ | 0 | 5 | 26 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone | No; however the property owner has submitted a public comment to t | |
| LOS GATOS | Oka Road (Cal Trans ROW) | 95032 | 37.256167, -121.959 | 0 | 0 | 0 | 69 | Unaccommodated Ne | 4.9 | Low Density Residen | R-1:8 | Medium Density Resi | R-M:5-12:HEOZ | 14 | 22 | 69 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone (HEOZ) implementation program | Cal Trans site with no current Af | |
| LOS GATOS | 110 Knowles Drive | 95032 | 424-32-077 | 88 | 44 | 44 | 44 | Shortfall of Sites | 7.34 | High Density Residen | CM:AHOZ | High Density Residen | CM:AHOZ:HEOZ | 30 | 40 | 220 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | No; however the site is located within the Affordable Housing Overlay | |
| LOS GATOS | 206 Knowles Drive | 95032 | 424-32-076 | 29 | 14 | 14 | 15 | Unaccommodated Ne | 2.41 | High Density Residen | CM | High Density Residen | CM:HEOZ | 30 | 40 | 72 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone | No; however, the site is located immediately adjacent to 110 Knowles | |
| LOS GATOS | 440 Los Gatos Almaden Road | 95032 | 527-49-048 | 0 | 0 | 0 | 5 | Unaccommodated Ne | 0.52 | Neighborhood Comm | C-1 | Neighborhood Comm | C-1:HEOZ | 10 | 20 | 5 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone (HE | Property Owner Interest Form Submitted | |
| LOS GATOS | 445 Leigh Avenue | 95032 | 527-49-049 | 0 | 0 | 0 | 3 | Unaccommodated Ne | 0.29 | Neighborhood Comm | C-1 | Neighborhood Comm | C-1:HEOZ | 10 | 20 | 3 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone (HE | Property Owner Interest Form Submitted | |
| LOS GATOS | 14000 Blossom Hill Road | 95032 | 527-32-028 | 0 | 0 | 0 | 7 | Unaccommodated Ne | 0.69 | Neighborhood Comm | C-1 | Neighborhood Comm | C-1:HEOZ | 10 | 20 | 7 | Non-Vacant | Commercial | YES - Current | Housing Element Overlay Zone (HE | Property Owner Interest Form Submitted | |
| LOS GATOS | 401-409 Alberto Way | 95032 | 529-23-018 | 0 | 4 | 4 | 52 | Unaccommodated Ne | 2.19 | Mixed Use Commerci | CH | Mixed Use Commerci | CH:HEOZ | 30 | 40 | 60 | Vacant | Vacant | YES - Current | Housing Element Overlay Zone (HE | Property Owner Interest Form Submitted; Conceptual Development Ac | |

## Table C: Land Use, Table Starts in A2

| Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1") | General Land Uses Allowed (e.g., "Low-density residential") |
|---|---|
| R-1D | Single-family dwelling, provided that there is not more than one principal residential structure on a lot, two-family dwelling, provided that there is not more than one principal residential structure on a lot, family daycare home, and residential care facility, small family home. |
| C-1 | Retailing, including formula retail up to six thousand (6,000) square feet, Personal service businesses and service businesses necessary for the conduct of households, Office activities, Limited manufacturing activities when a majority of sales are made, on site, to the ultimate consumer, Activities permitted in the LM zone which were approved on or before February 1, 1993, provided any change of use must be a conforming use in the C-1 zone, and Group classes, and single-family, two-family, and multi-family in a mixed-use project through a CUP. |
| C-2 | Retailing, including formula retail up to six thousand square feet, Office activities subject to subsection (c), Limited manufacturing activities when a majority of sales are made, on site, to the ultimate consumer, Wholesaling without warehousing on the premises, Single-family and two-family uses, in conjunction with the other uses permitted in this section and multi-family in a mixed-use project through a CUP |
| CH | Retailing, including formula retail up to six thousand square feet, Personal service businesses and service businesses necessary for the conduct of households, Office activities, Limited manufacturing activities when a majority of sales are made on site to the ultimate consumer, Group classes, and single-family, two-family, and multi-family in a mixed-use project through a CUP |
| CH:PD | Hotel up to 300 rooms, a conference facility containing approximately 10,000 square feet, and an underground parking facility |
| North Forty Specific Plan | Retail, Restaurant, Personal Service, Office, Hotel, Townhomes, Rowhouses, Multi-Family, Condominiums, Live/Work Lofts, Park, Public Transpiration and Parking Facilities, Small Family Daycare, Alternating Use/Shared Parking, and Botanical Nursery |
| R-1:8 | Single-family dwelling, provided that there is not more than one principal residential structure on a lot, raising of trees, vegetables and horticultural specialties, but not including commercial greenhouses, retail nurseries, or storage of landscaping equipment, products or supplies for commercial uses, family daycare home, and residential care facility, small family home. |
| R-M:5-12 | Single-family dwelling, two-family dwelling, family daycare home, residential care facility, small family home, multi-family dwelling, and a transitional Housing facility as defined by Health and Safety Code section 50675.2 |
| CM | Activities involving controlled manufacturing, research and development, wholesaling, warehousing, and other light industrial uses, Sales to the ultimate consumer of articles manufactured on the premises to the customer's order, Professional and administrative offices, Emergency shelters as defined by Health and Safety Code section 50801 |
| CM:AHOZ | Multifamily dwellings, Two-family dwellings, and Single-family dwellings. |
| R-1D:HEOZ | Housing Element Overlay Zone Implementation Program to apply to the sites included in the Site Inventory to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites |

*This Page*
*Intentionally*
*Left Blank*

# 16492 Los Gatos Boulevard

## Existing Land Use Designation

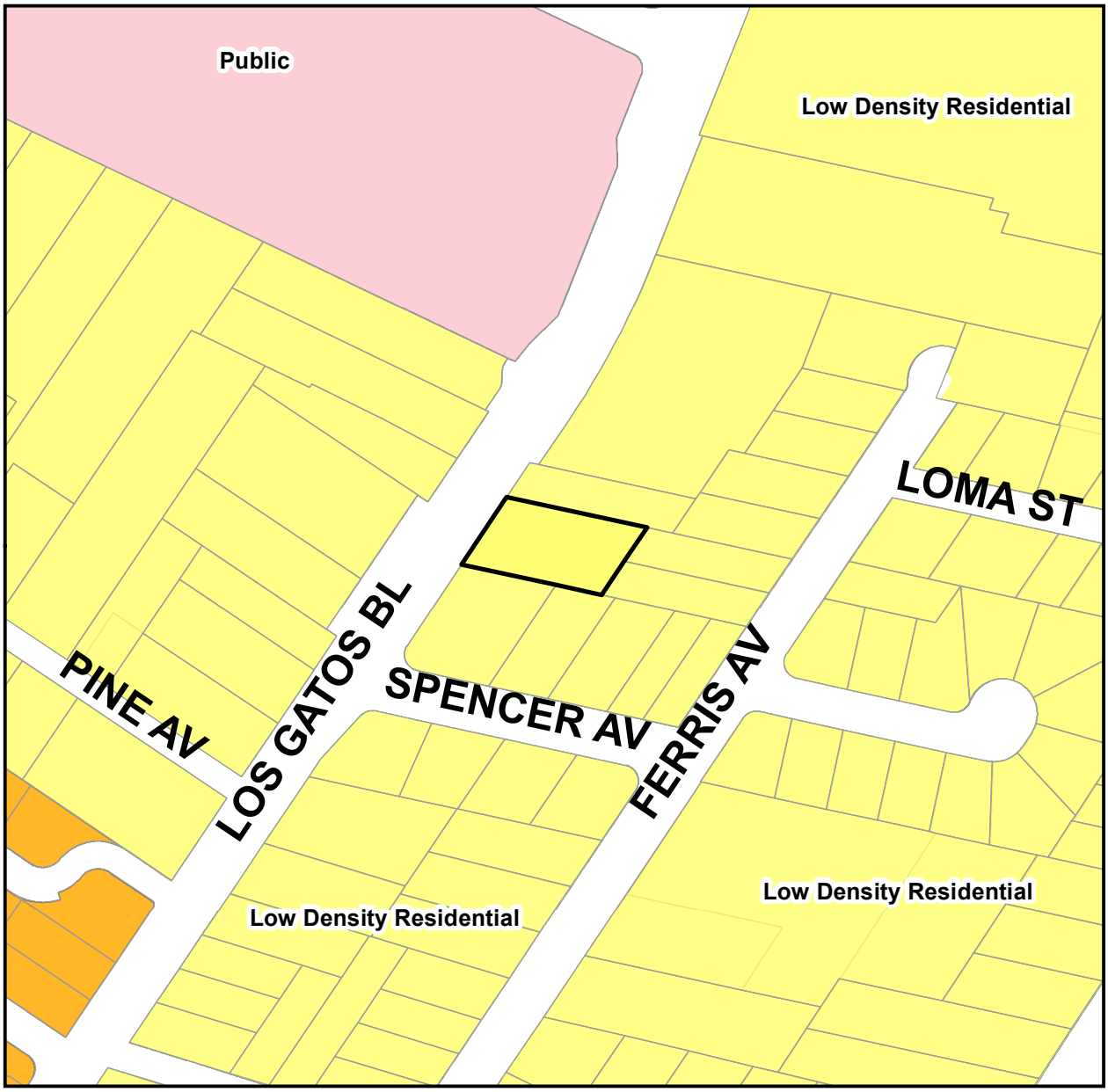
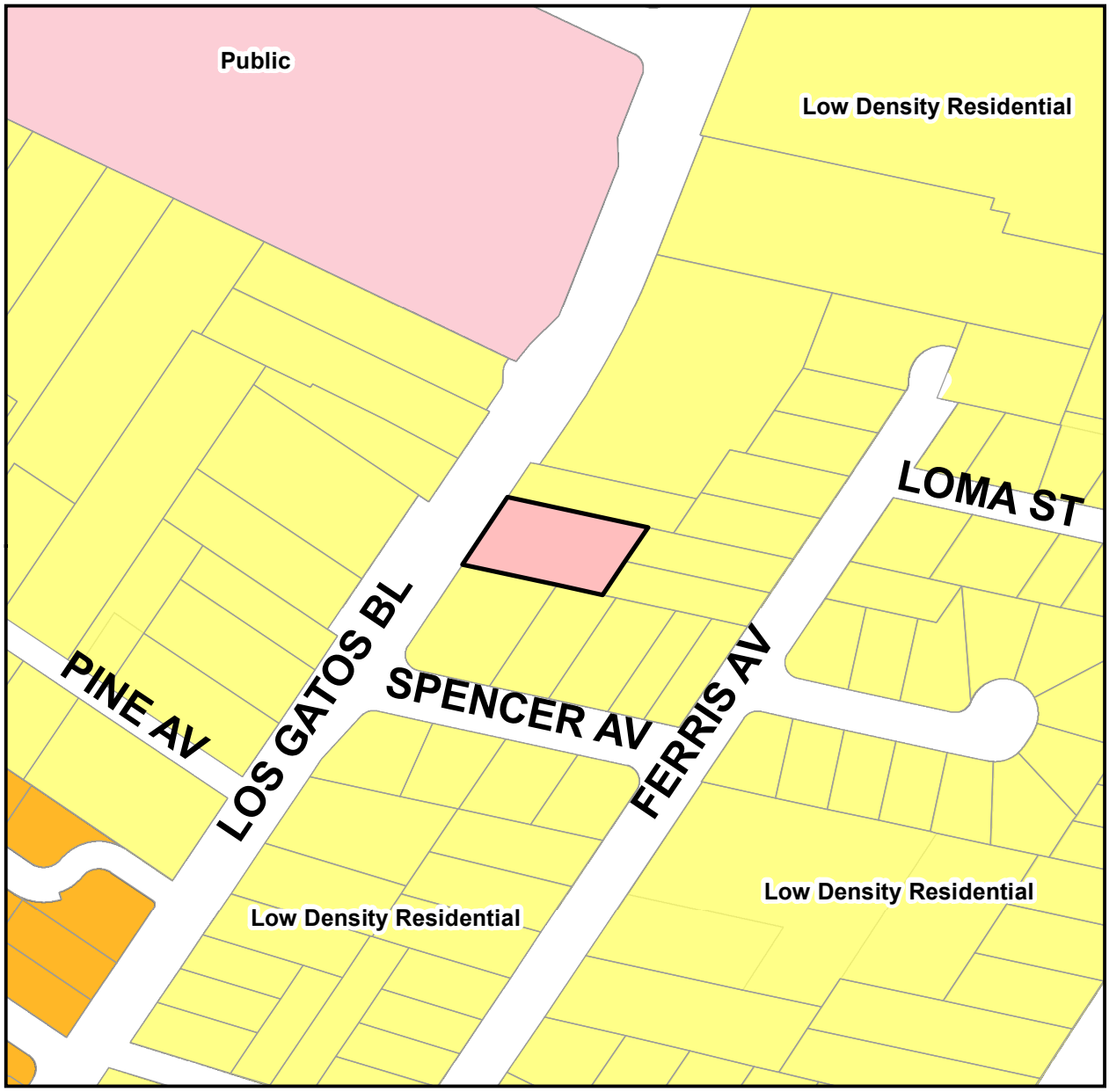





EXHIBIT 4

# 16492 Los Gatos Boulevard

Proposed Land Use Designation



# Assessor Parcel Number 532-07-086

Existing Land Use Designation

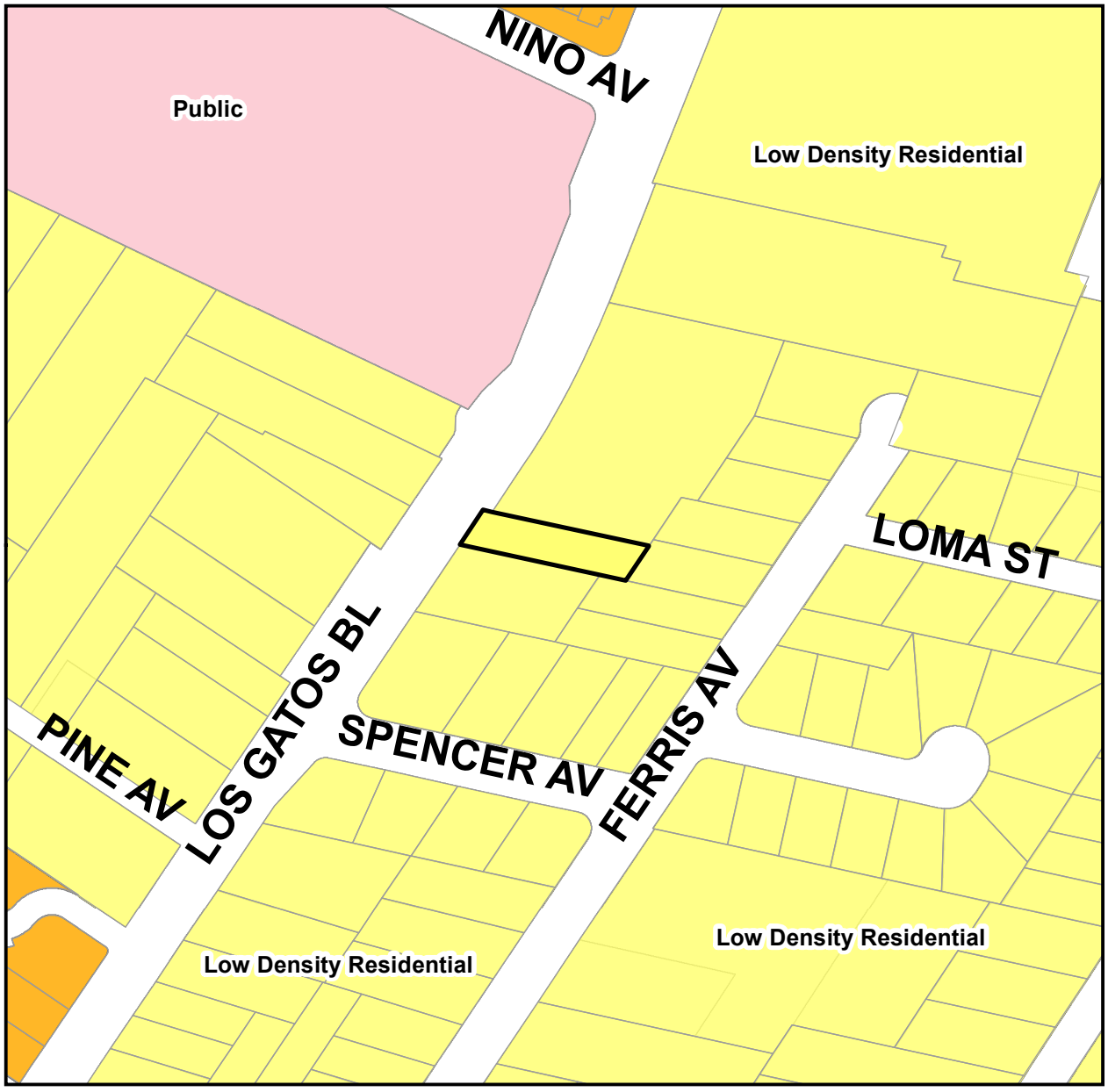





EXHIBIT 5

# Assessor Parcel Number 532-07-086

Proposed Land Use Designation



# Caltrans Right-of-Way

## Existing Land Use Designation

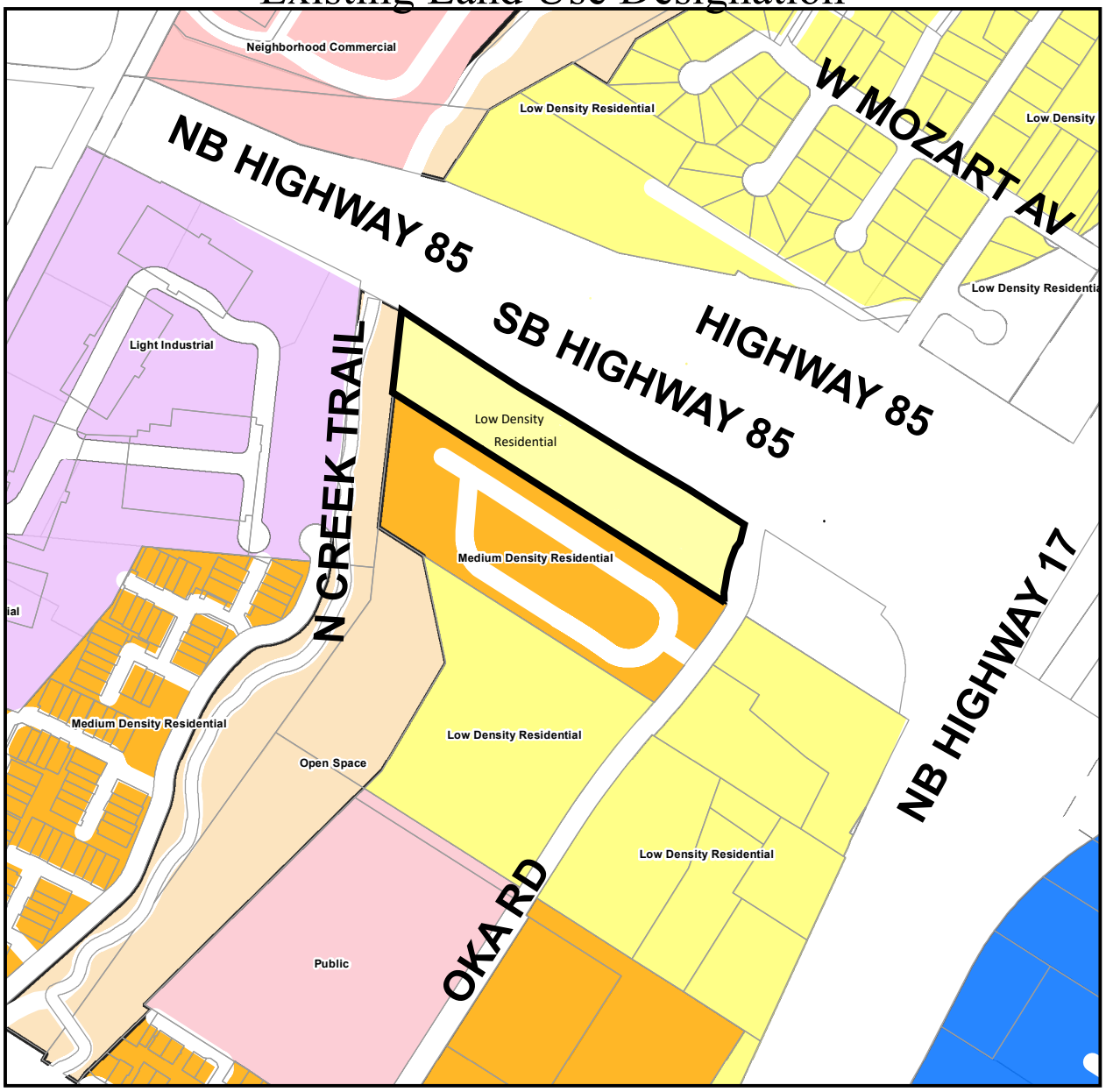
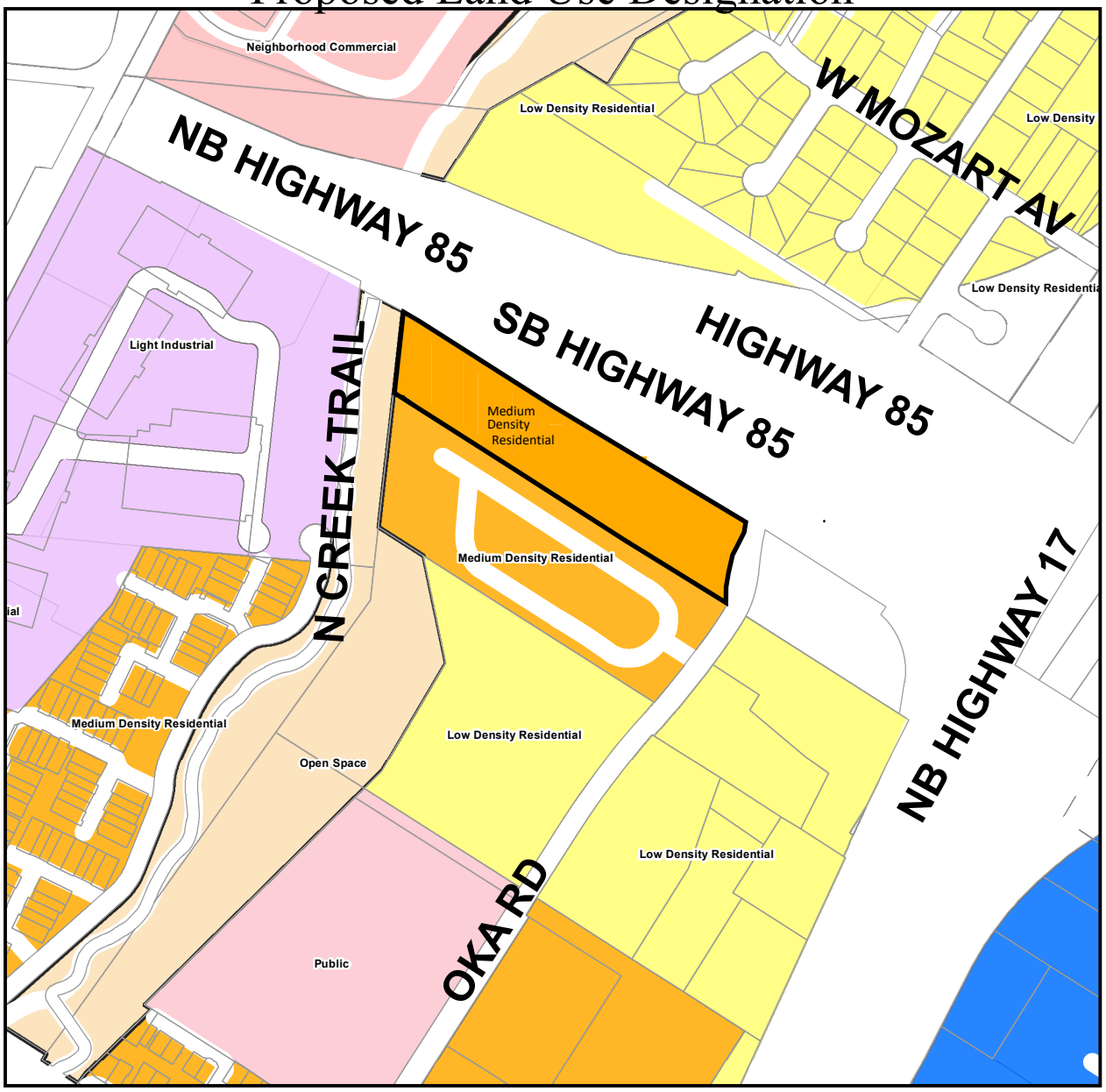





EXHIBIT 6

# Caltrans Right-of-Way

## Proposed Land Use Designation



# Caltrans Right Of Way

Existing Zoning

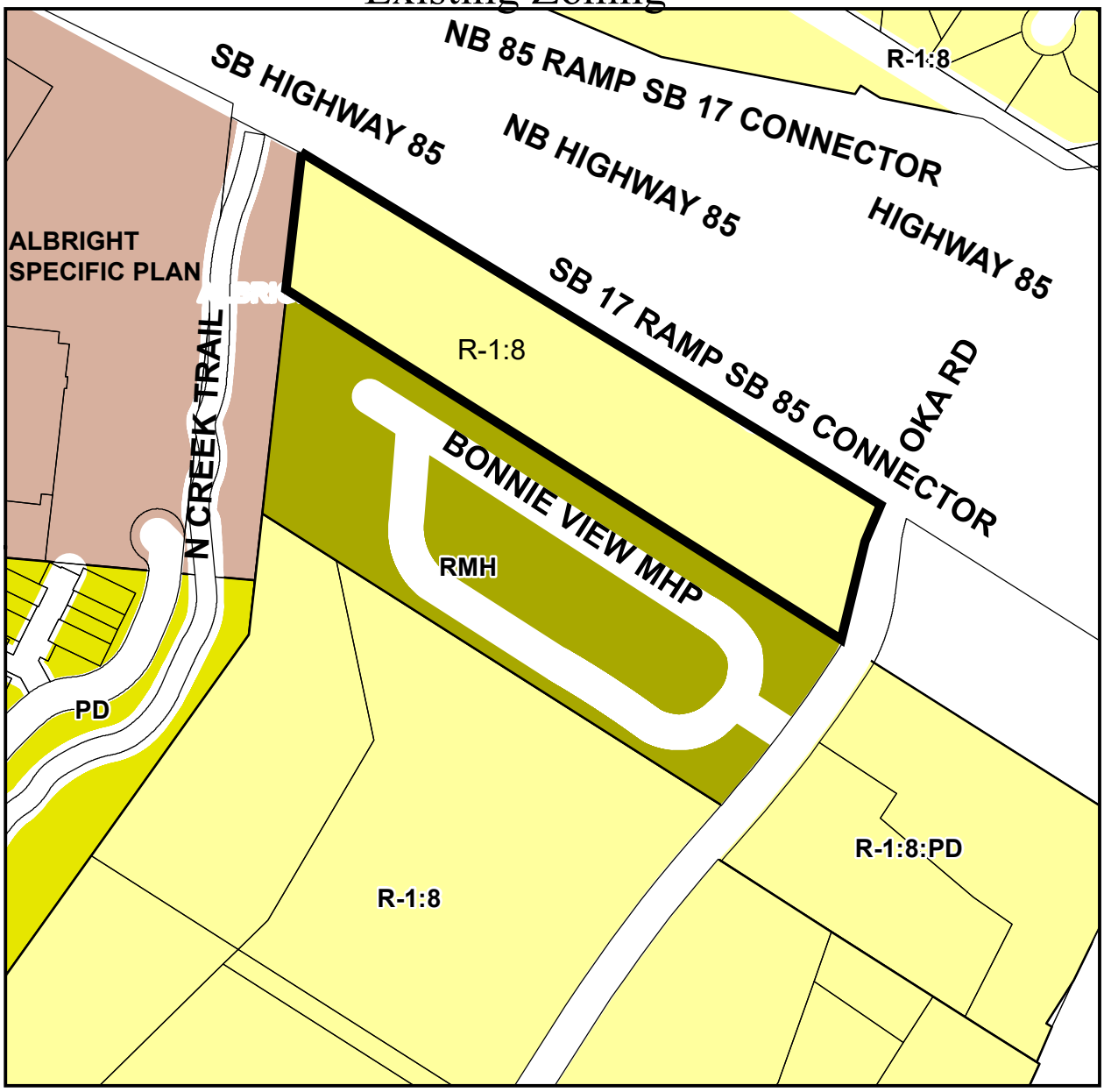
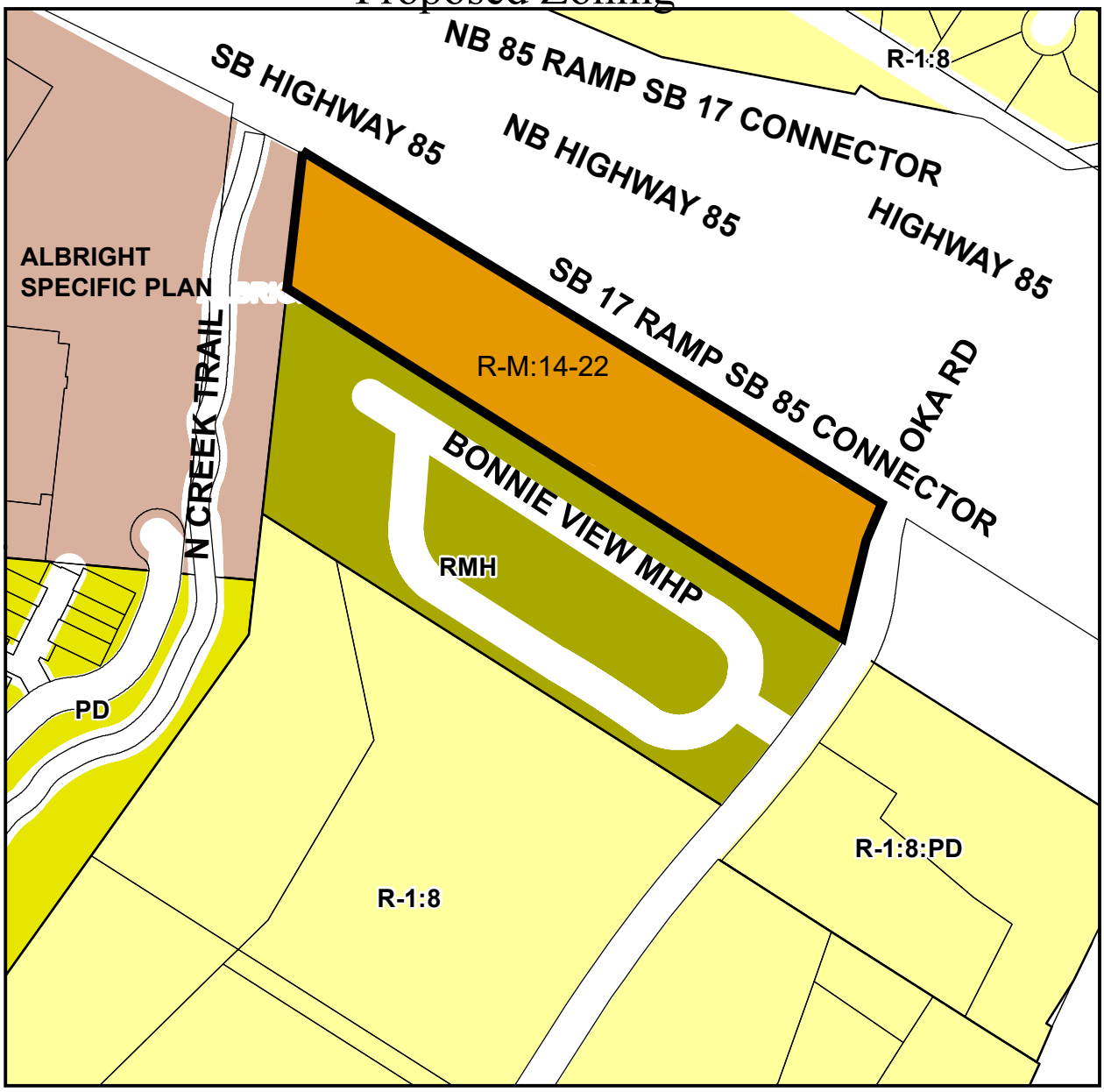





EXHIBIT 7

# Caltrans Right Of Way

Proposed Zoning



# 15300, 15349, 15367, 15405, 15425, 15480, and 15500 Los Gatos Boulevard

## Existing Zoning

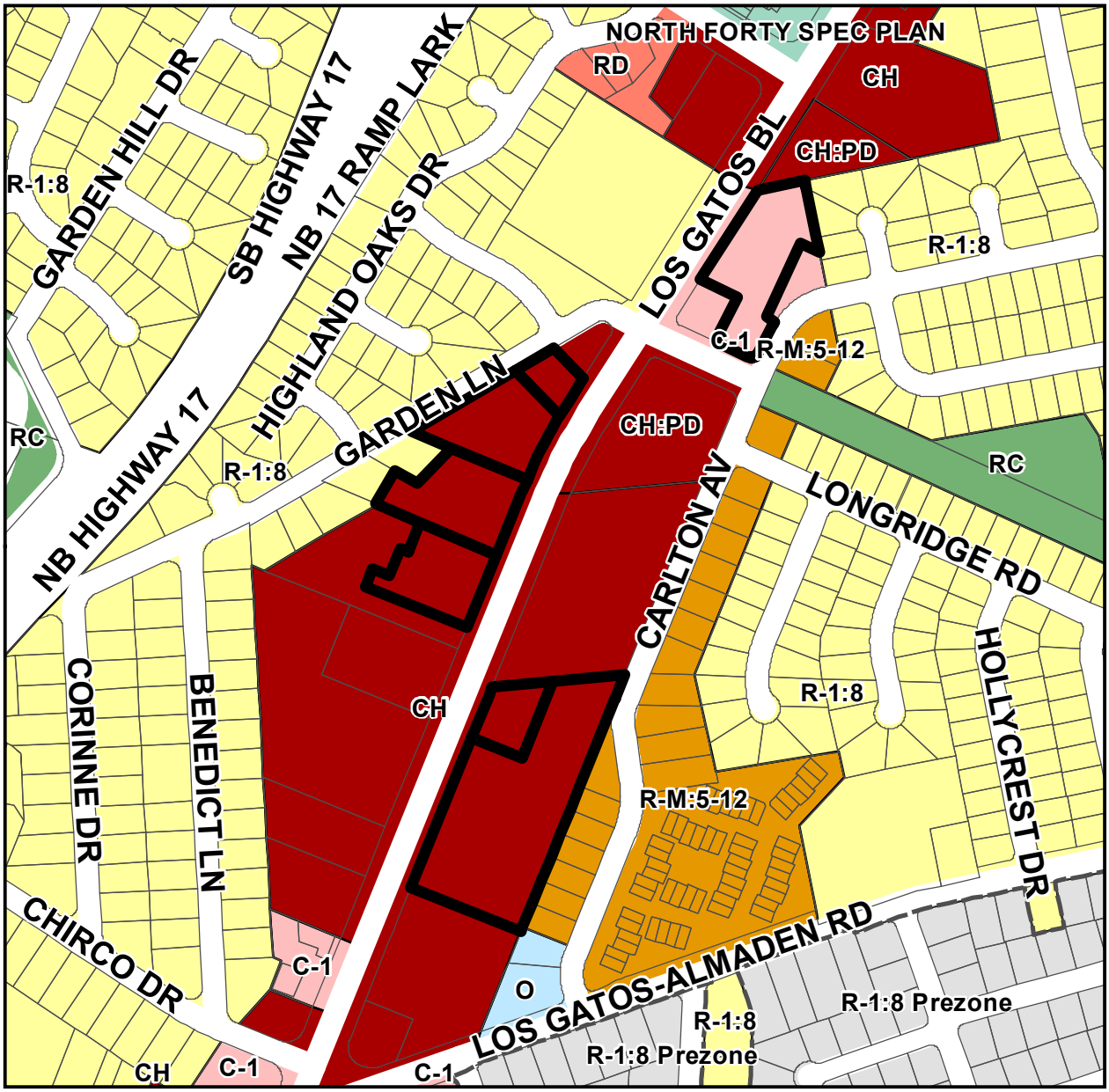
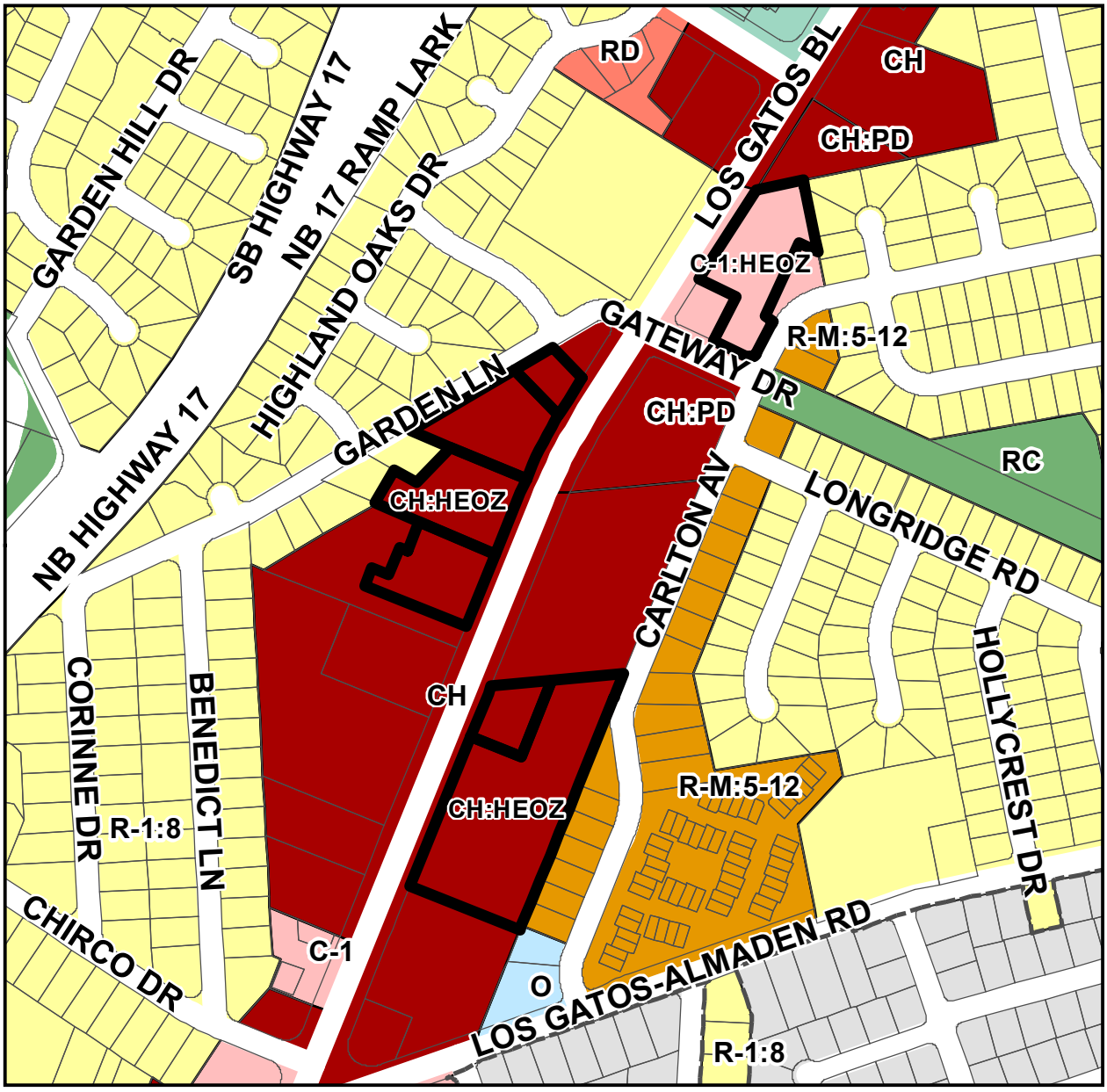



EXHIBIT 8

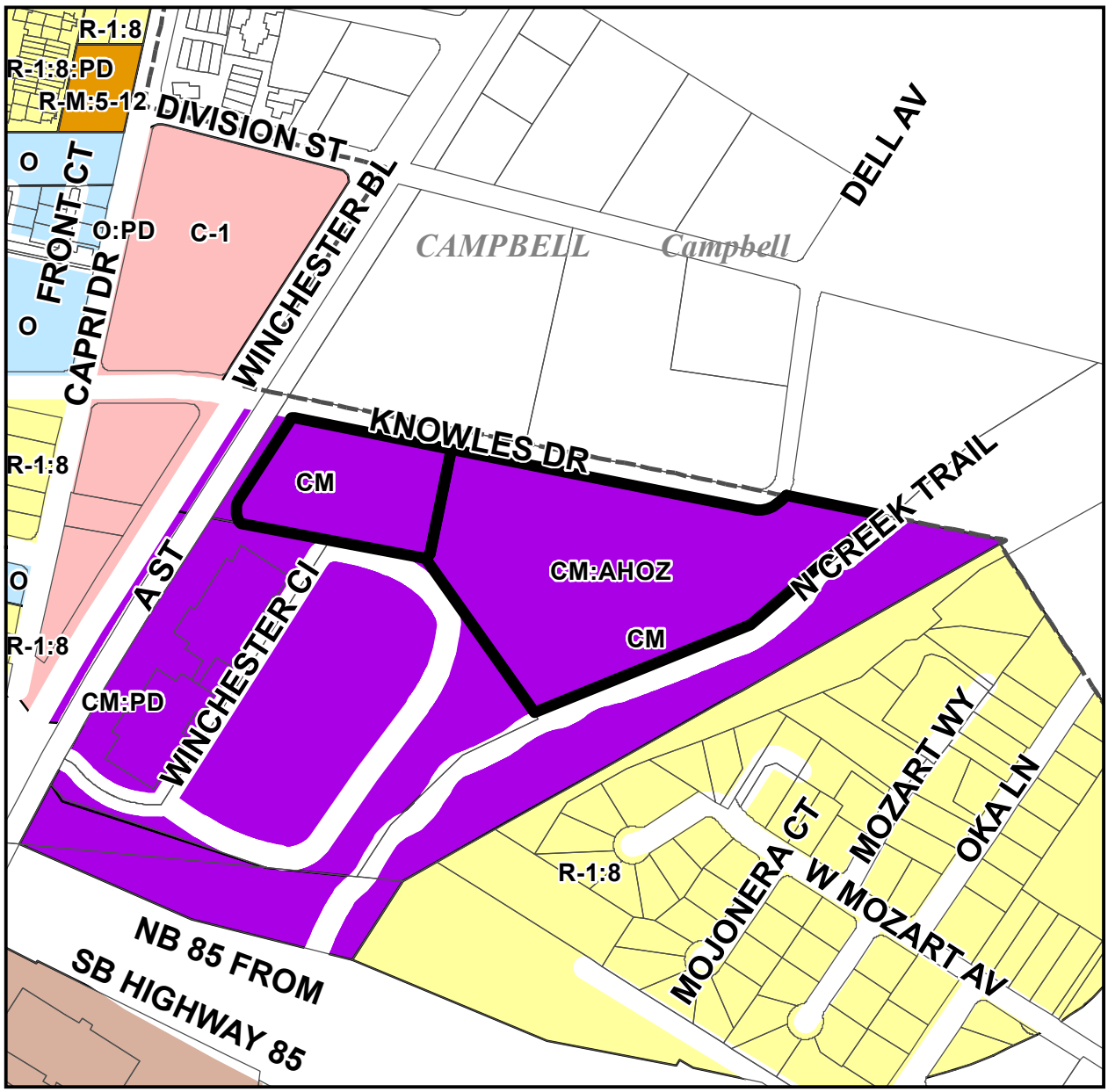
# 15300, 15349, 15367, 15405, 15425, 15480, and 15500 Los Gatos Boulevard

Proposed Zoning



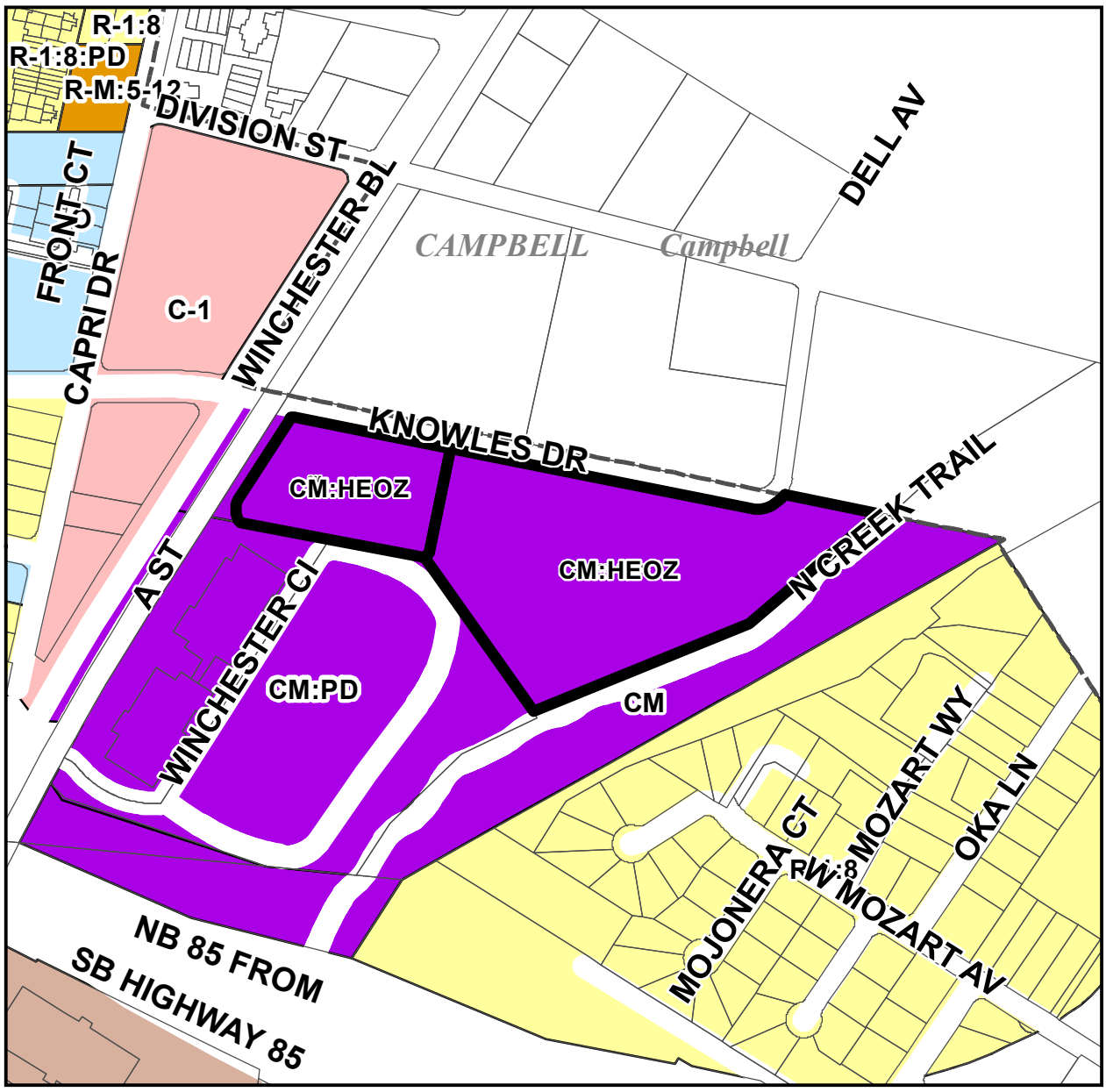
# 110 and 206 Knowles Drive

## Existing Zoning



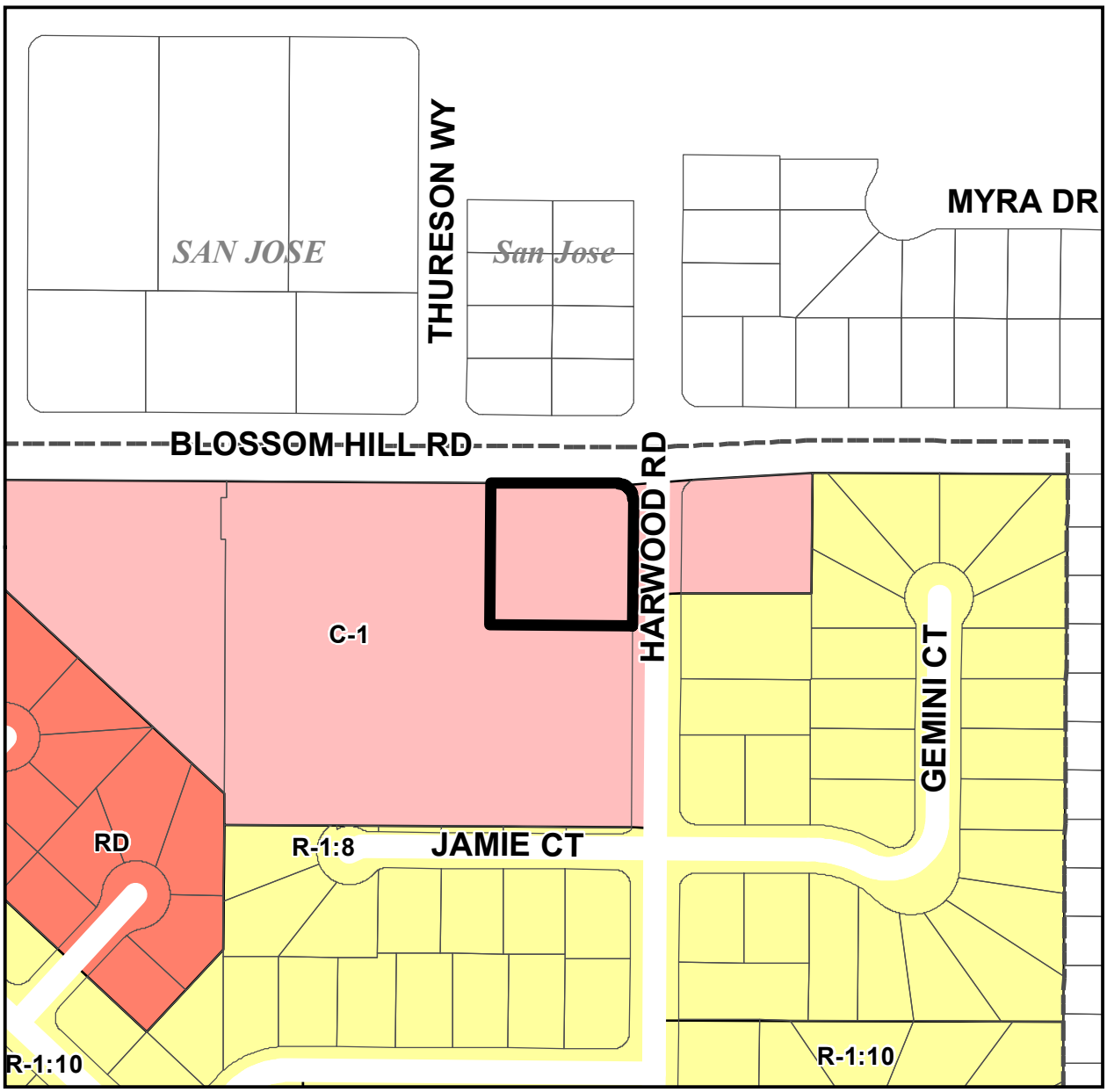
# 110 and 206 Knowles Drive

Proposed Zoning



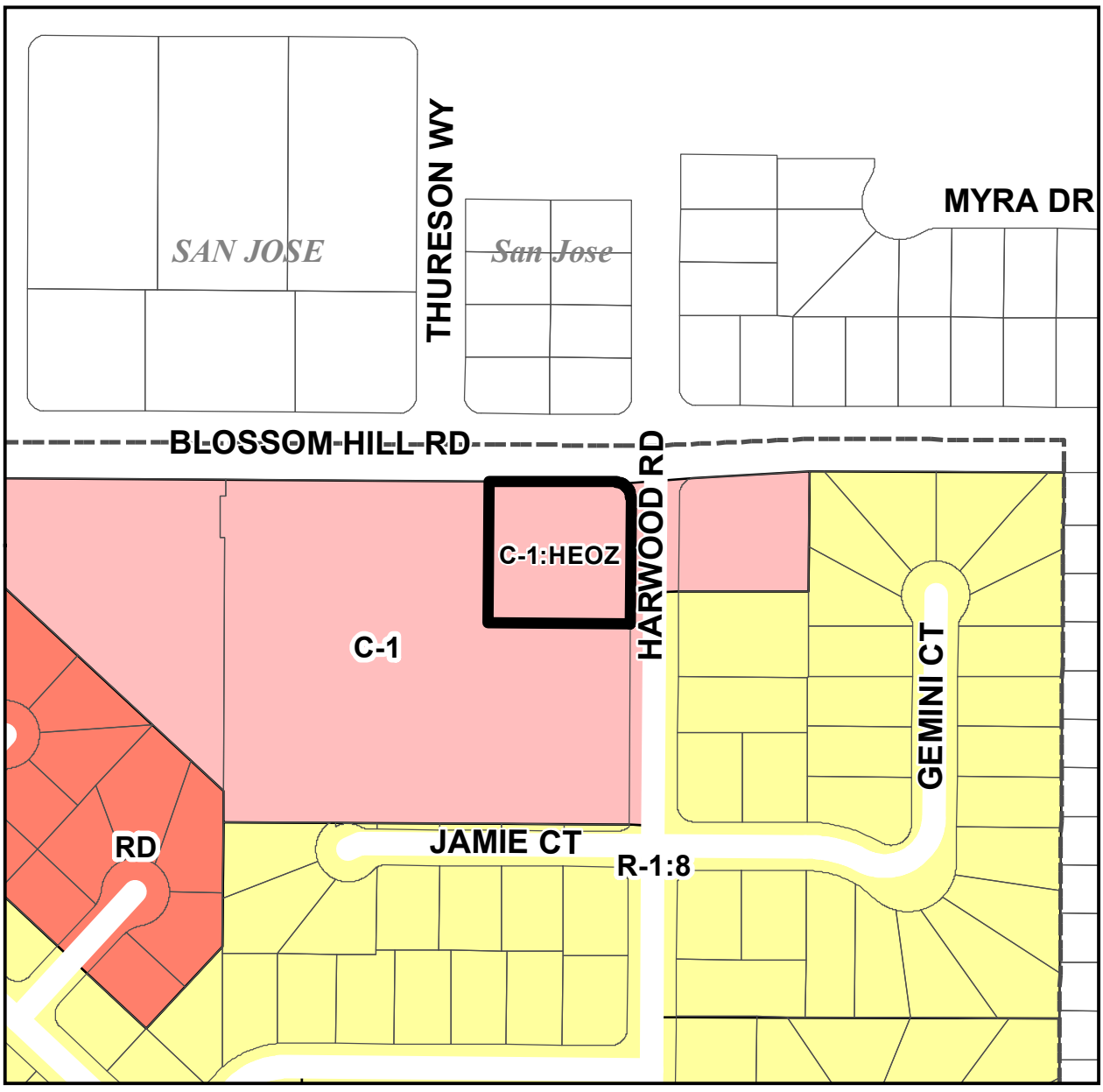
# 14000 Blossom Hill Road

## Existing Zoning



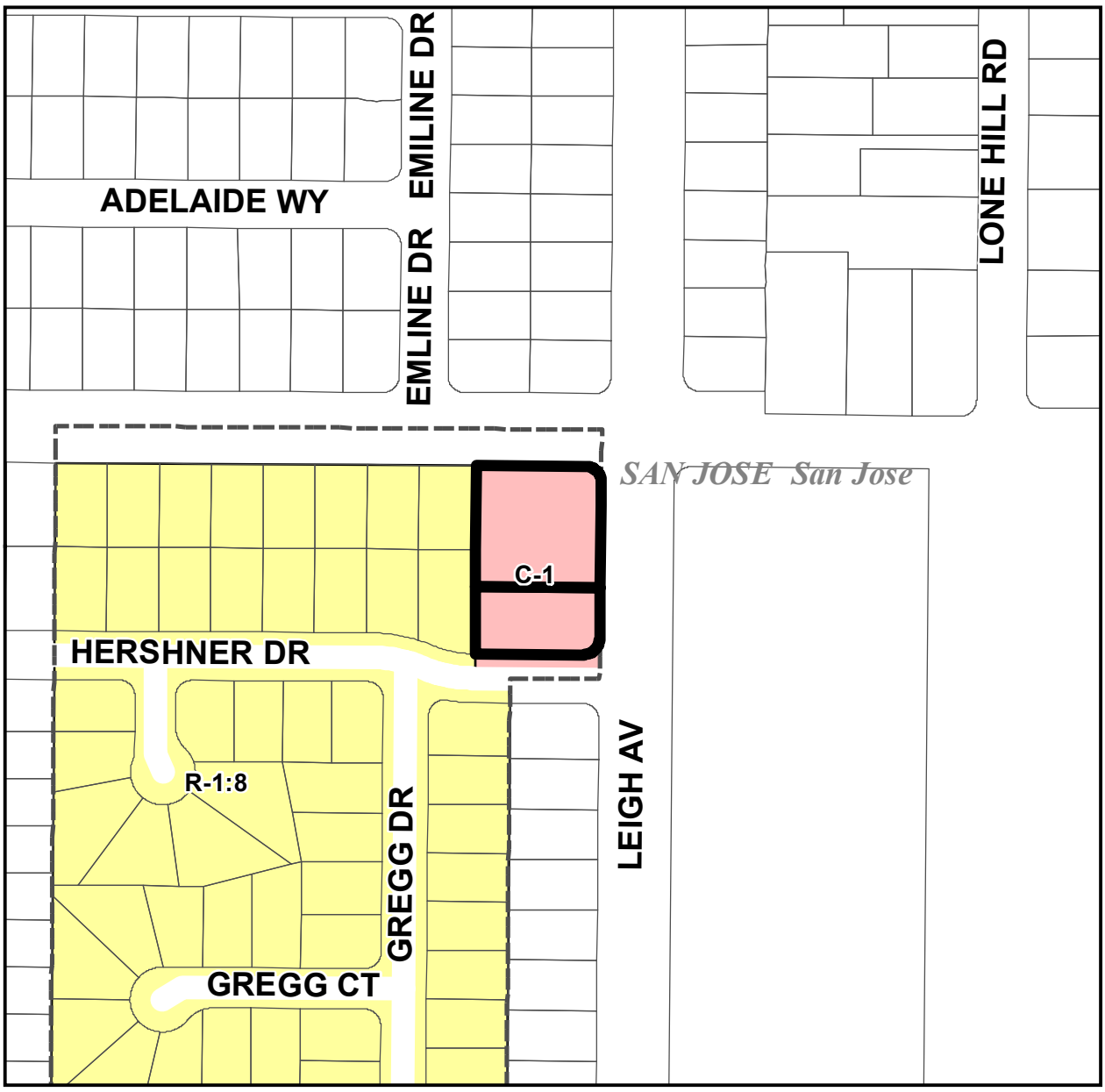
# 14000 Blossom Hill Road

## Proposed Zoning



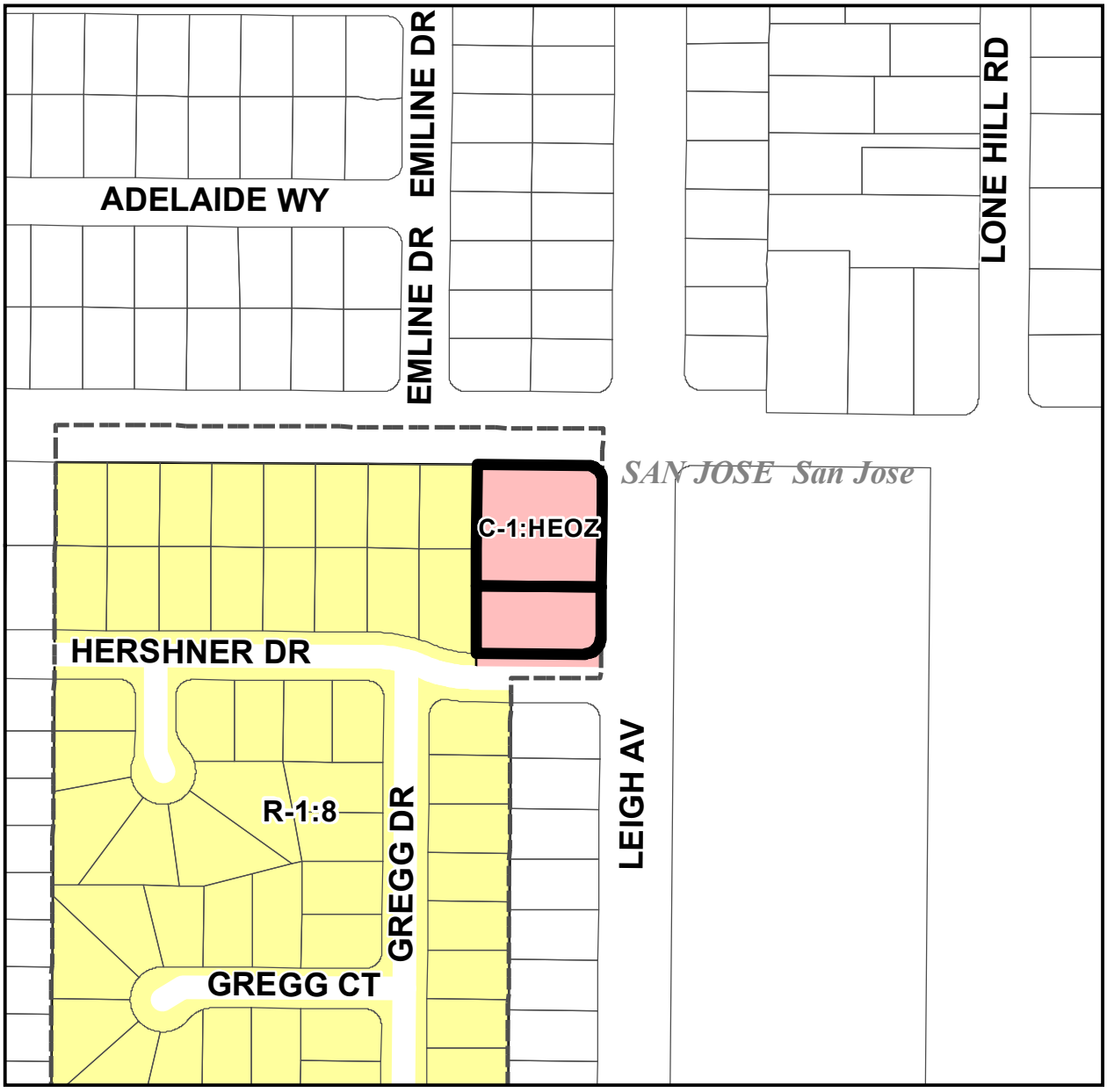
# 440 Los Gatos-Almaden Road and 445 Leigh Avenue

Existing Zoning



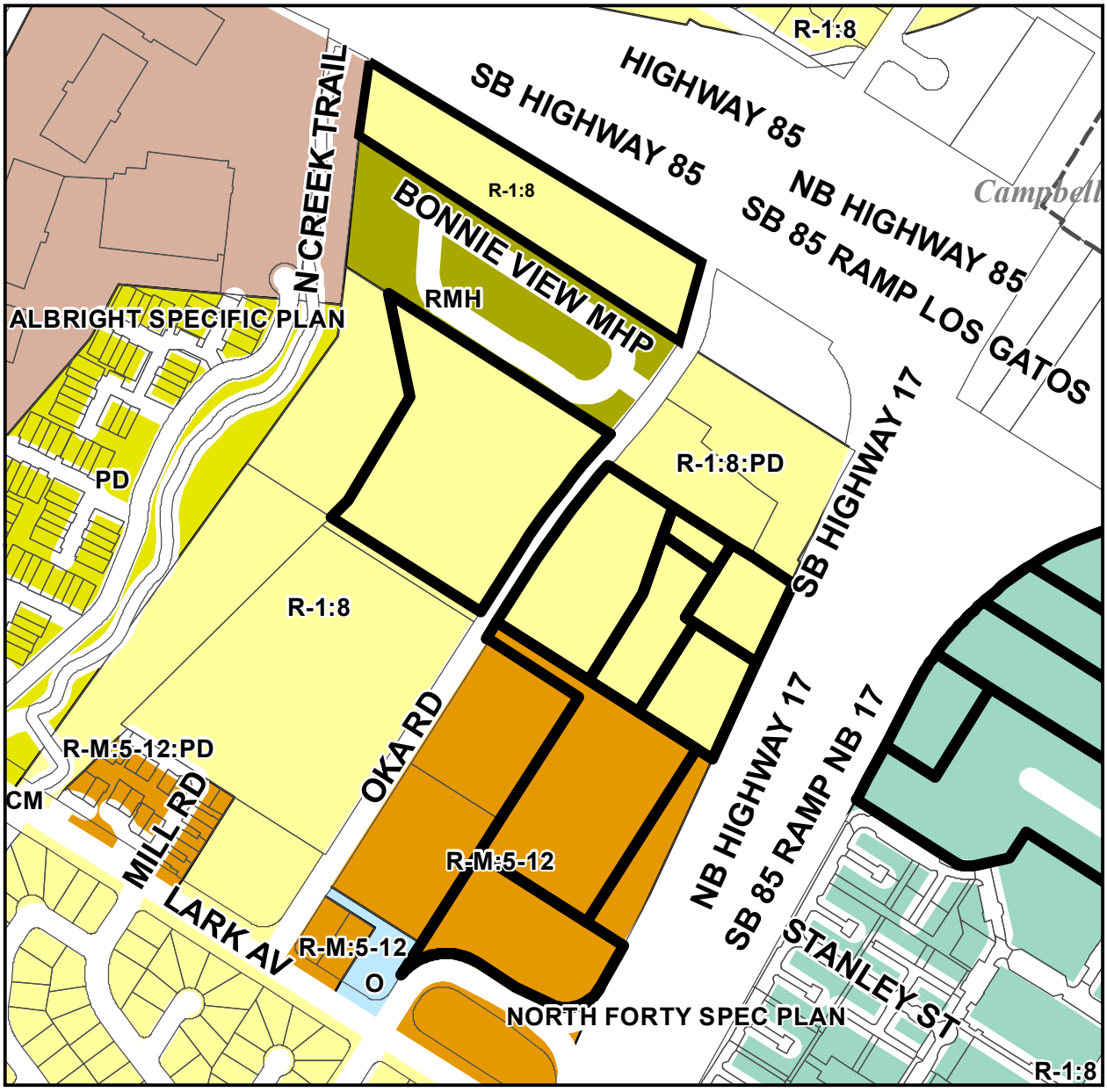
# 440 Los Gatos-Almaden Road and 445 Leigh Avenue

Proposed Zoning



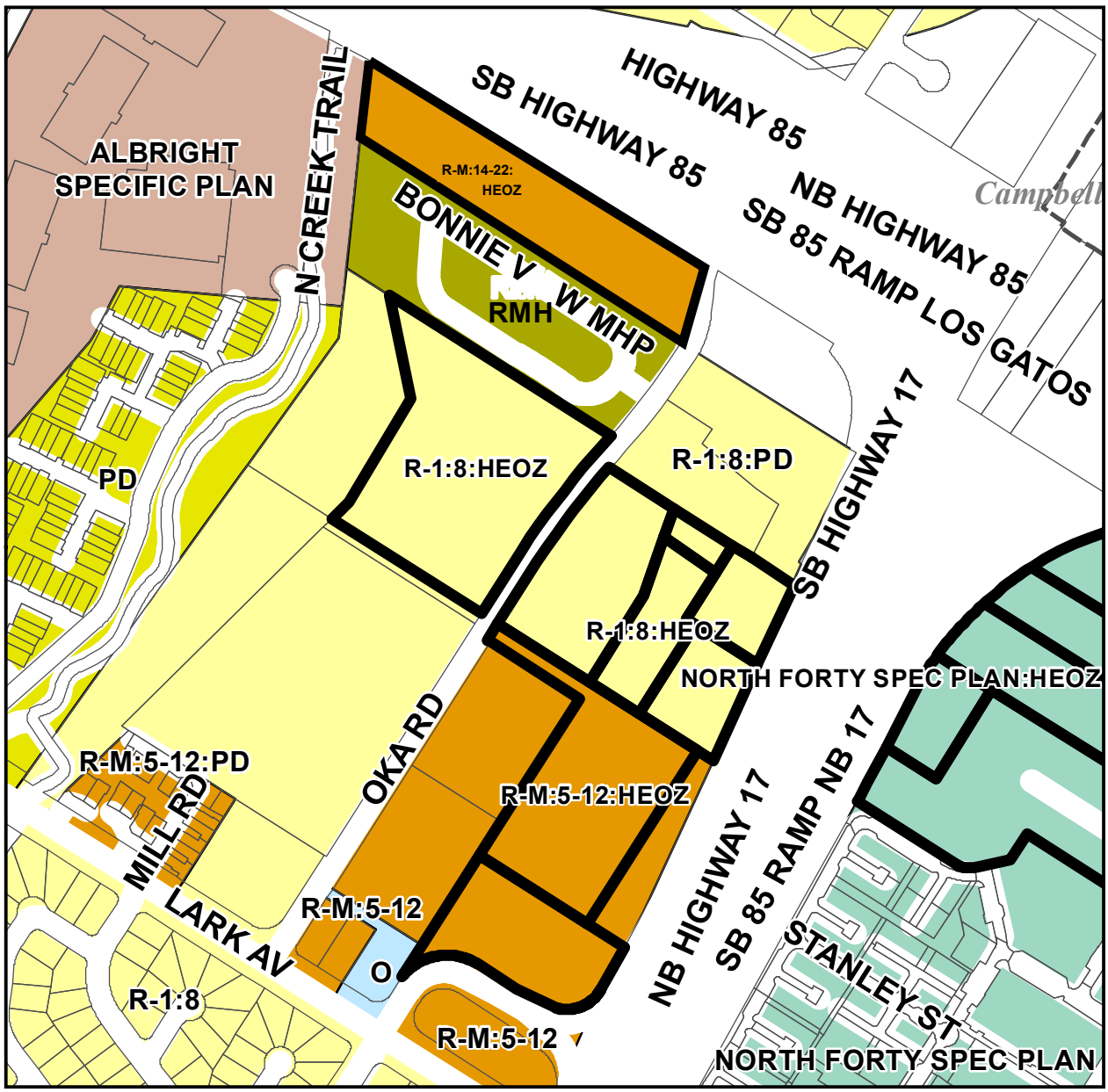
# Caltrans Right-of-Way Adjacent to 14685 Oka Road; 16603 Lark Avenue; 14800 Oka Lane; 14800, 14840 Oka Road; and APNs 42408029, 42408058, 42408059, 42408060, 42408074

Existing Zoning



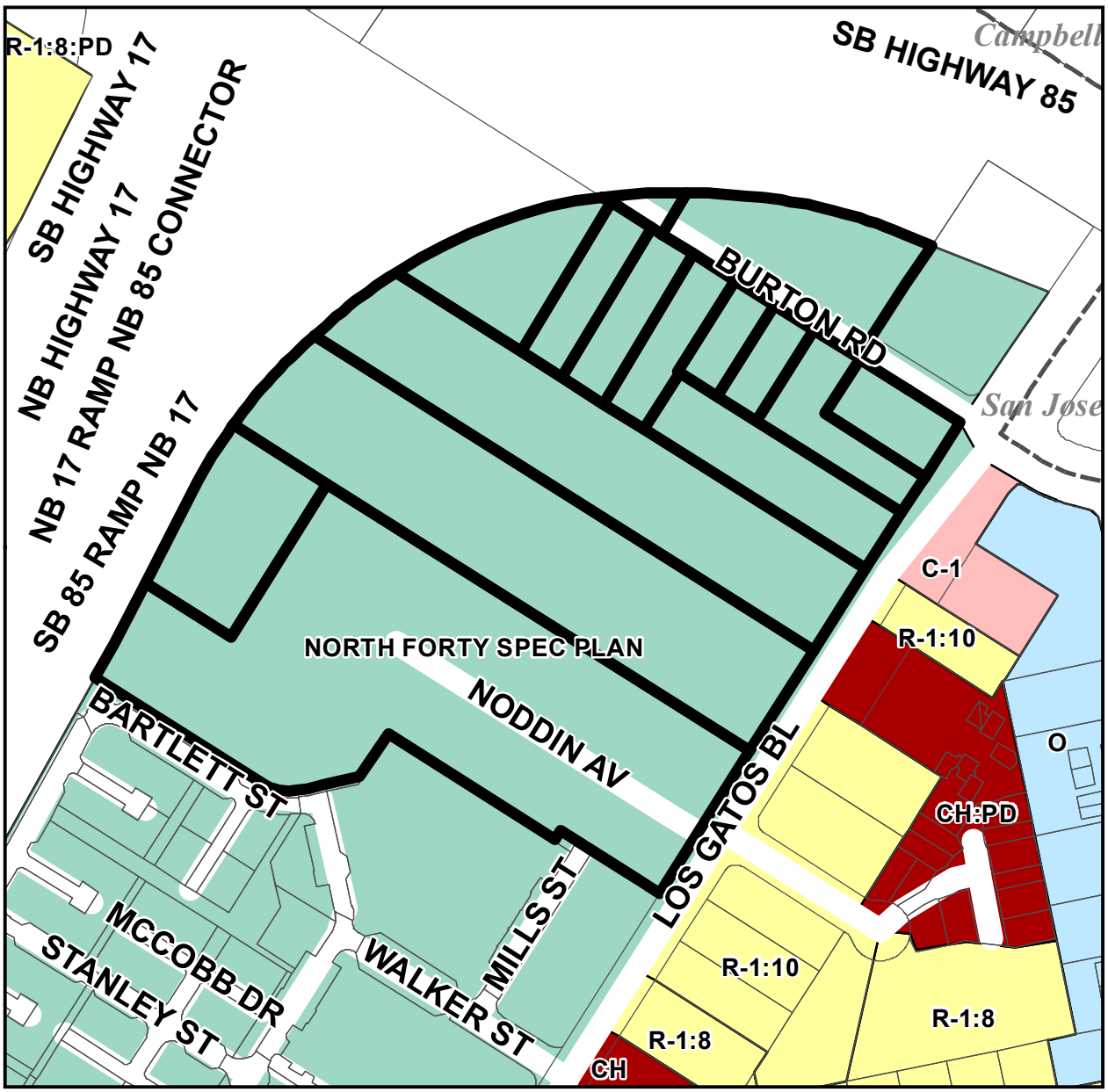
# Caltrans Right-of-Way Adjacent to 14685 Oka Road; 16603 Lark Avenue; 14800 Oka Lane; 14800, 14840 Oka Road; and APNs 42408029, 42408058, 42408059, 42408060, 42408074

Proposed Zoning



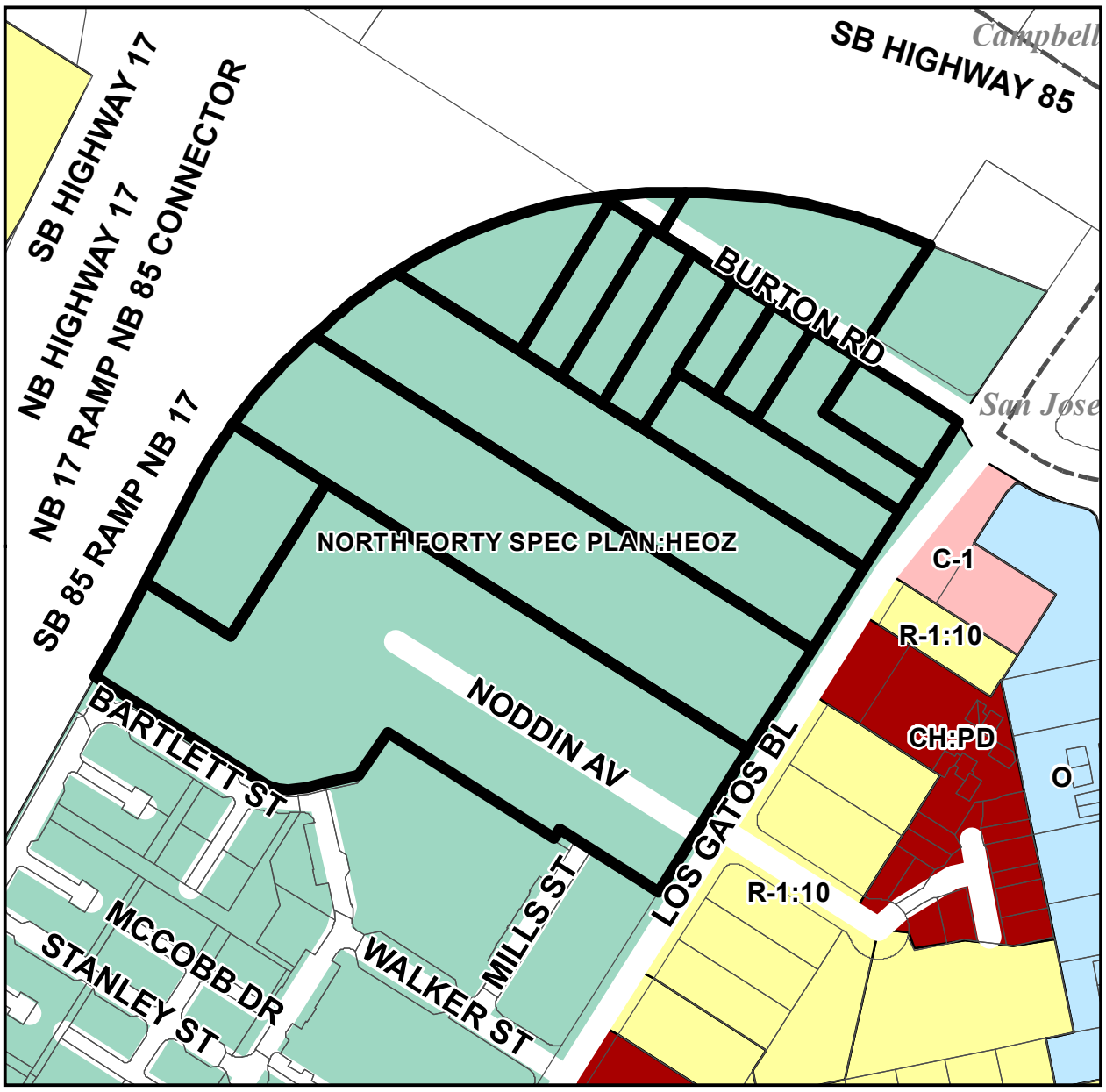
# 16210, 16240, 16245, 16250, 16260, 16270, and 16392 Burton Road; 14823, 14831, 14849, 14859, 14917, 14925 Los Gatos Boulevard; and APNs 42406116, 42407115, and 42407116

Existing Zoning



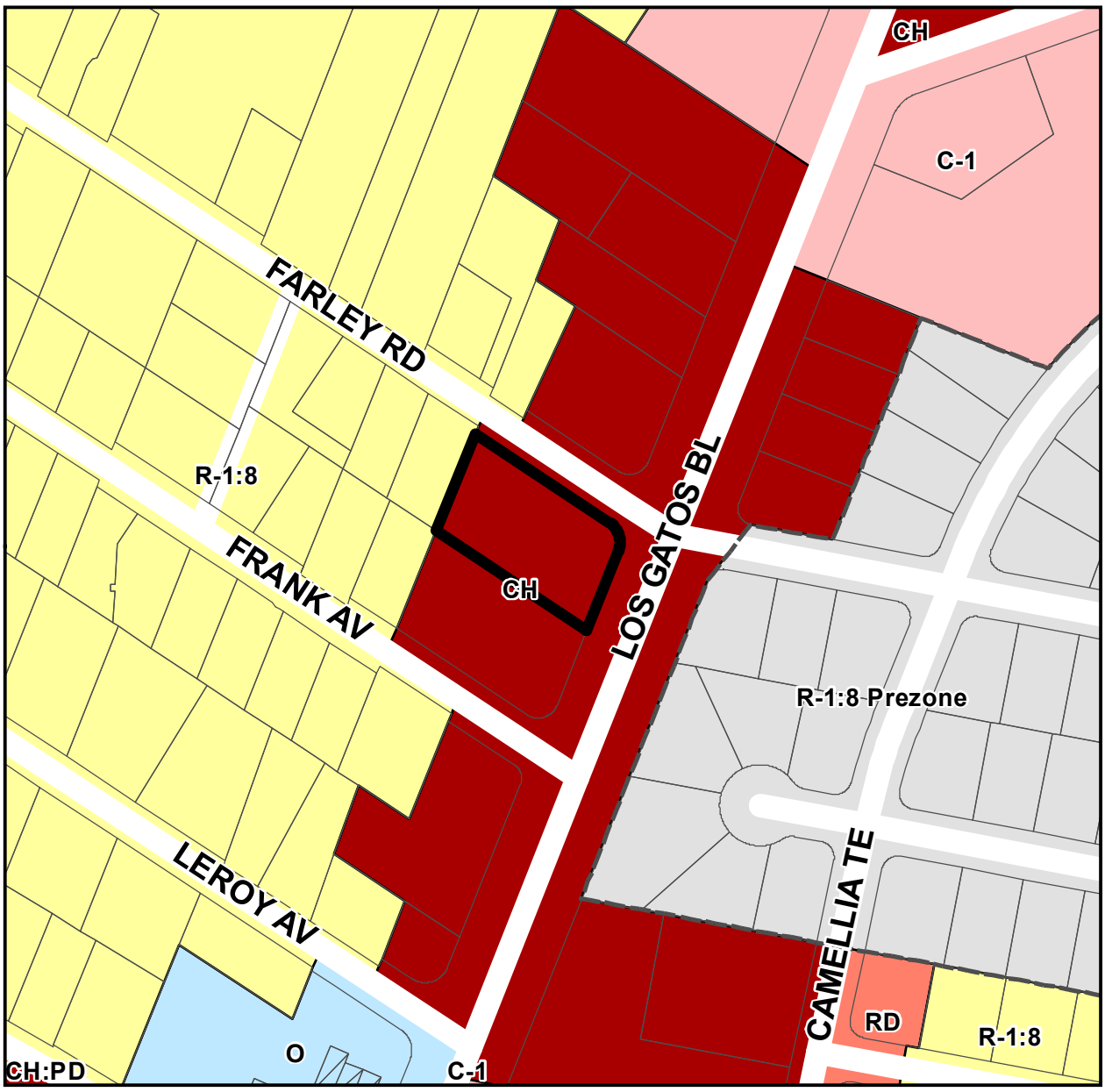
# 16210, 16240, 16245, 16250, 16260, 16270, and 16392 Burton Road; 14823, 14831, 14849, 14859, 14917, 14925 Los Gatos Boulevard; and APNs 42406116, 42407115, and 42407116

Proposed Zoning



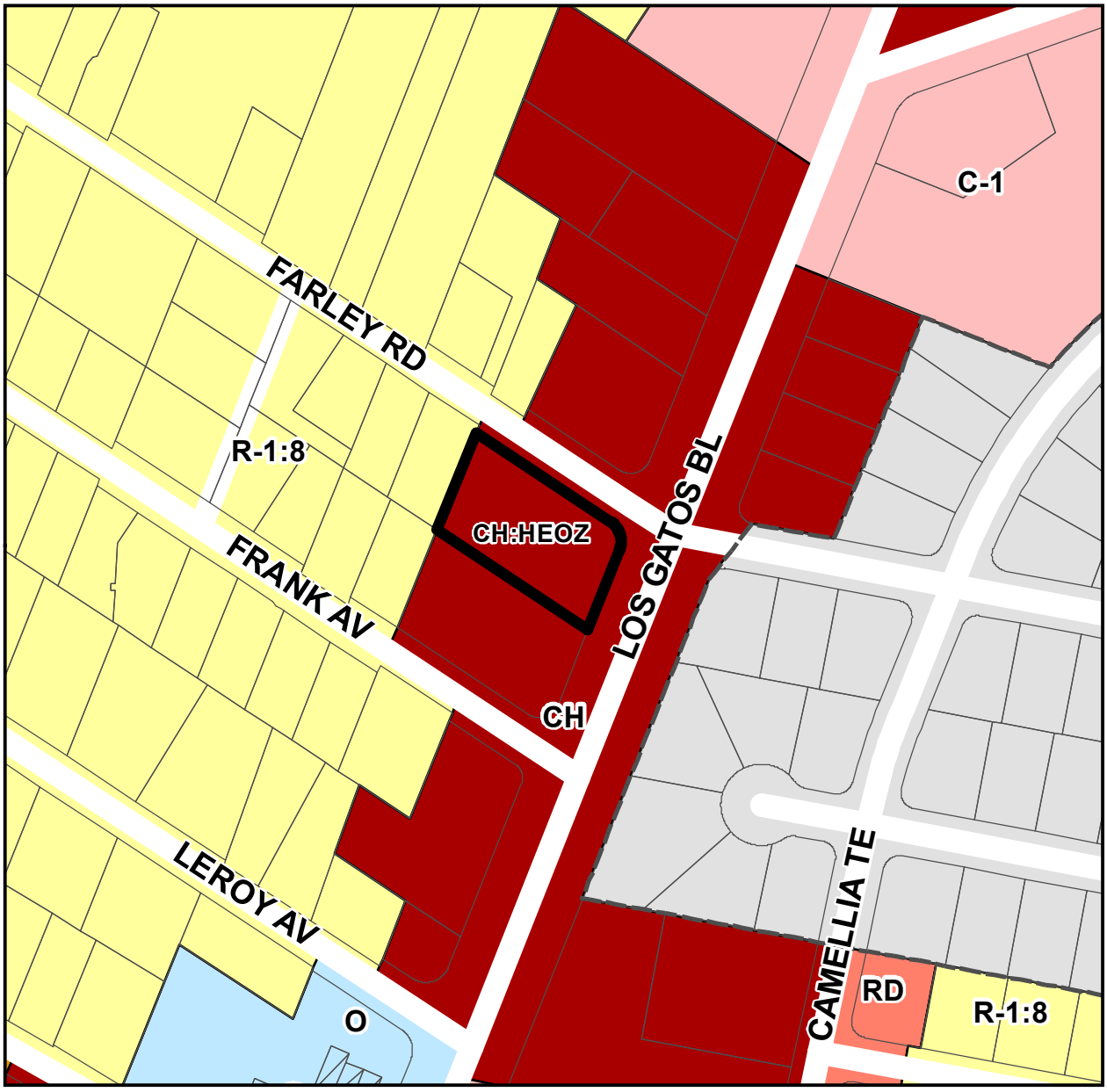
# 15795 Los Gatos Boulevard

## Existing Zoning



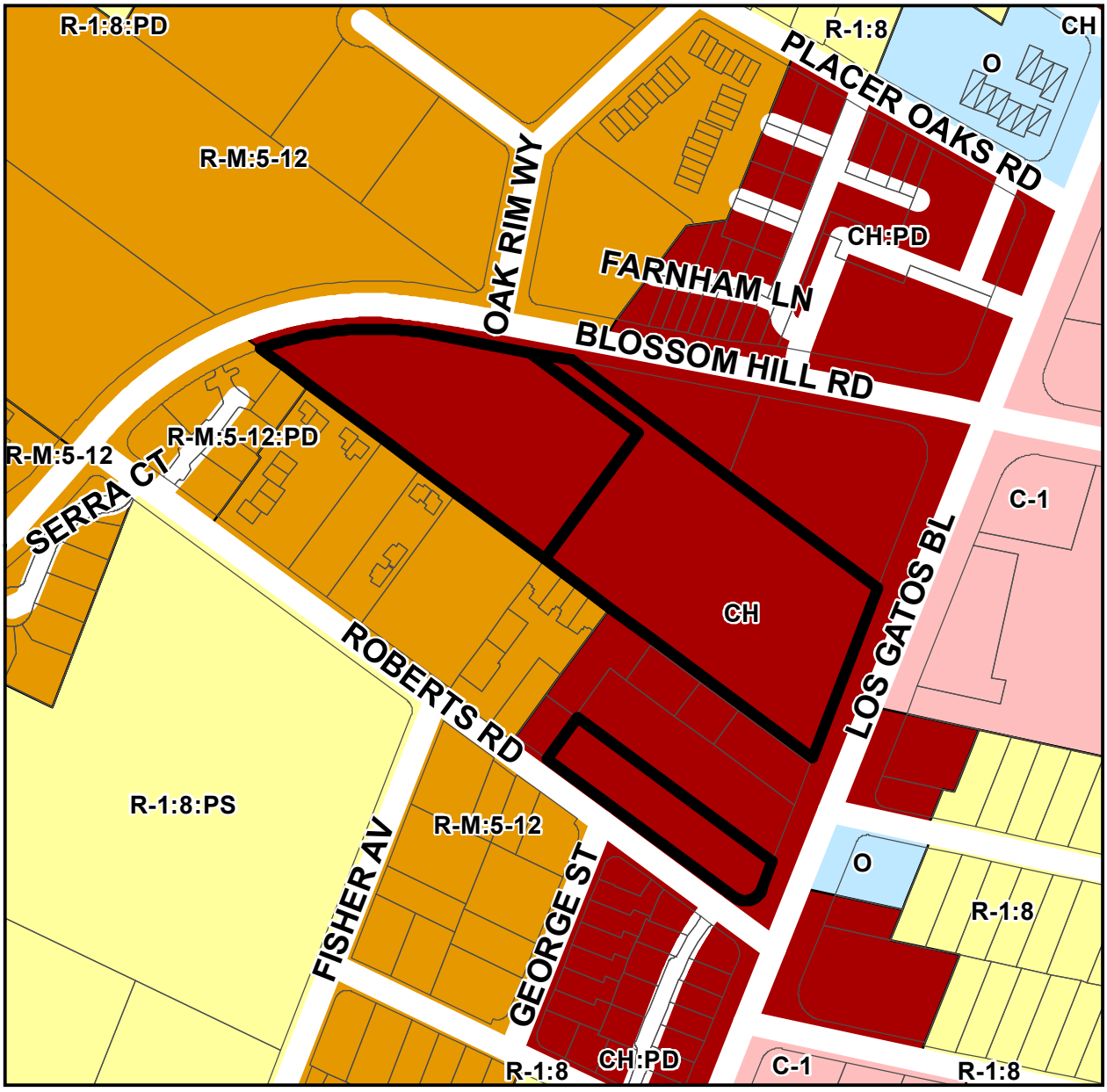
# 15795 Los Gatos Boulevard

Proposed Zoning



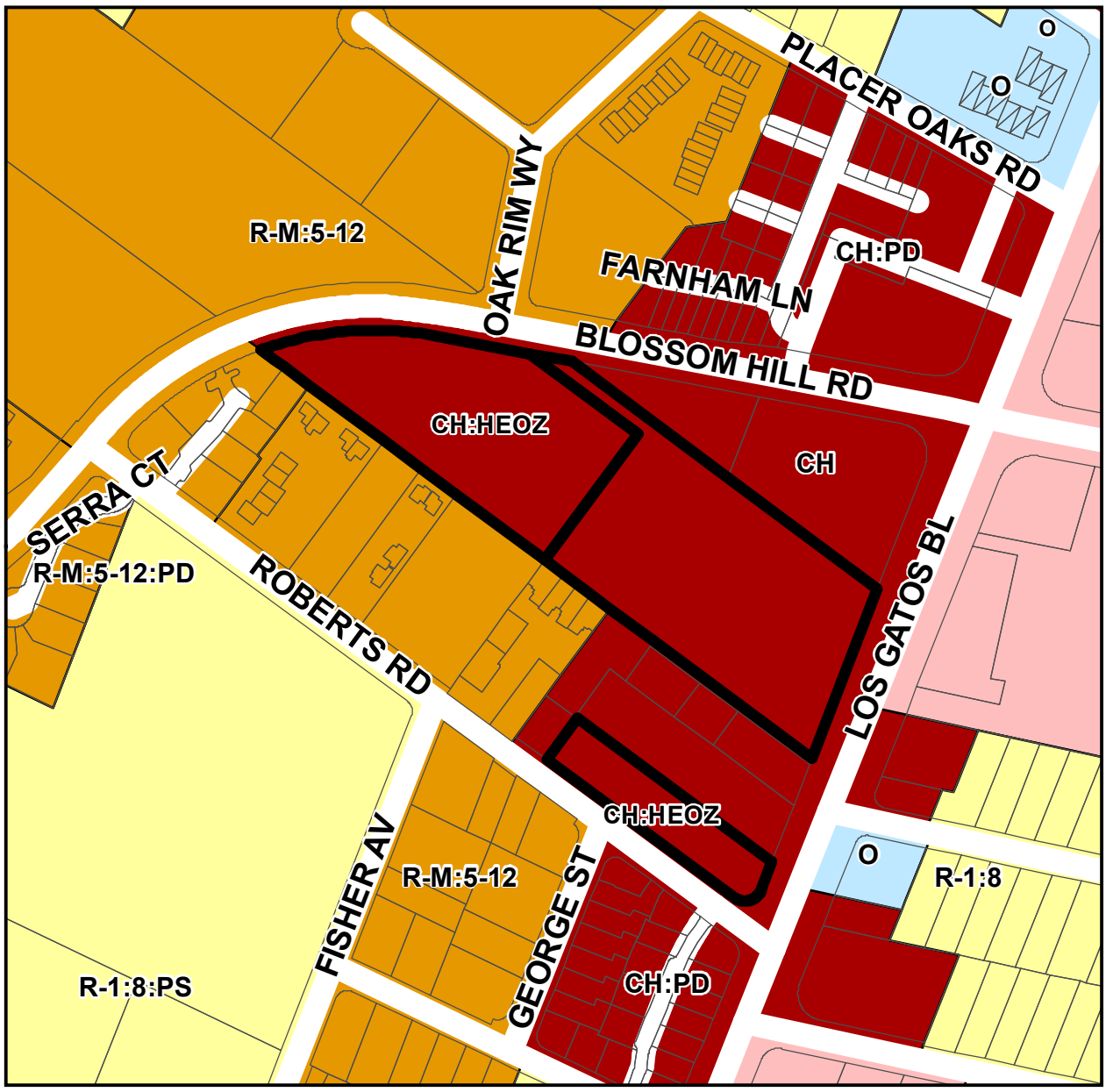
# 16151 and 16203 Los Gatos Boulevard; and 620 Blossom Hill Road

Existing Zoning



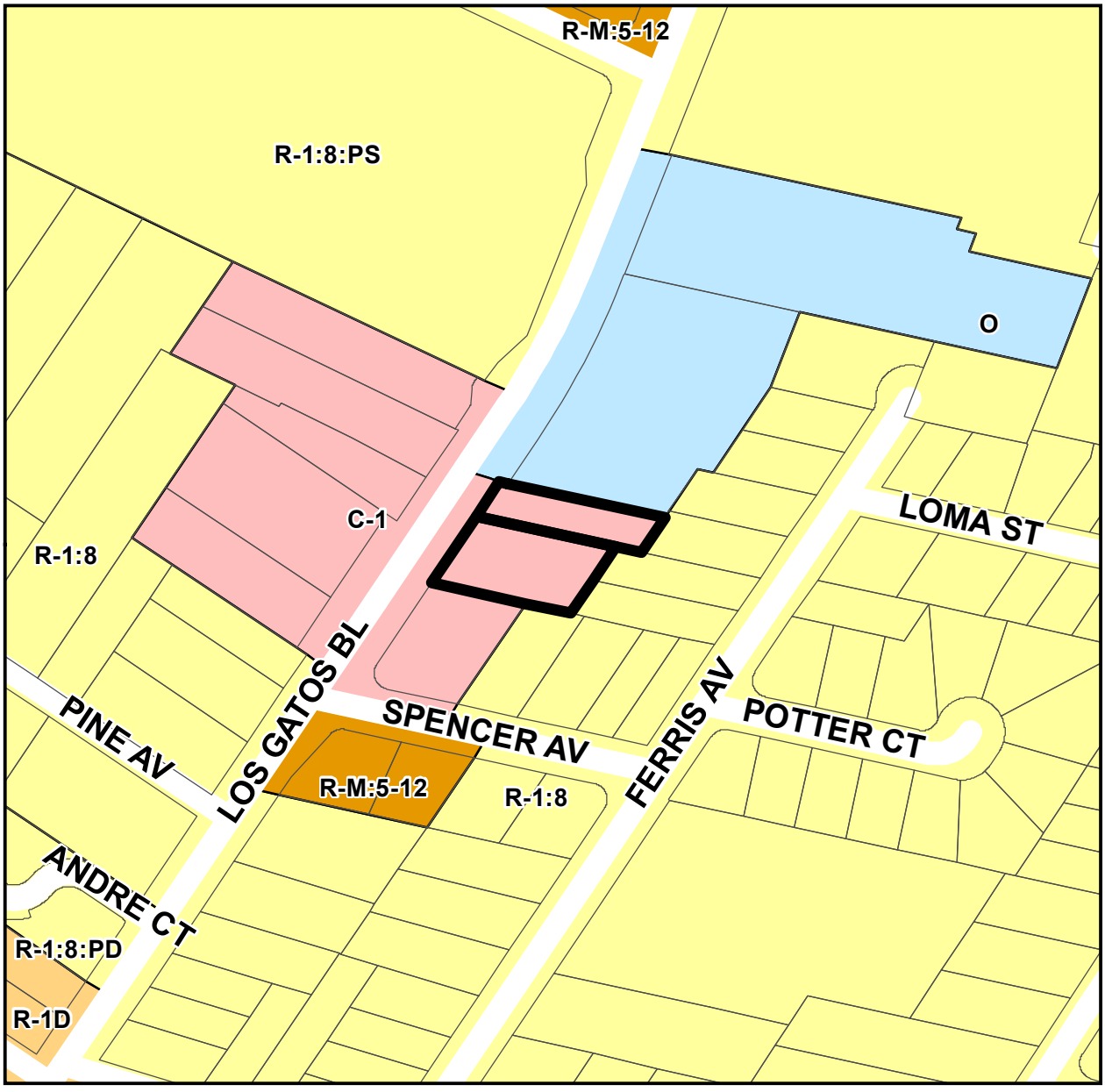
# 16151 and 16203 Los Gatos Boulevard; and 620 Blossom Hill Road

Proposed Zoning



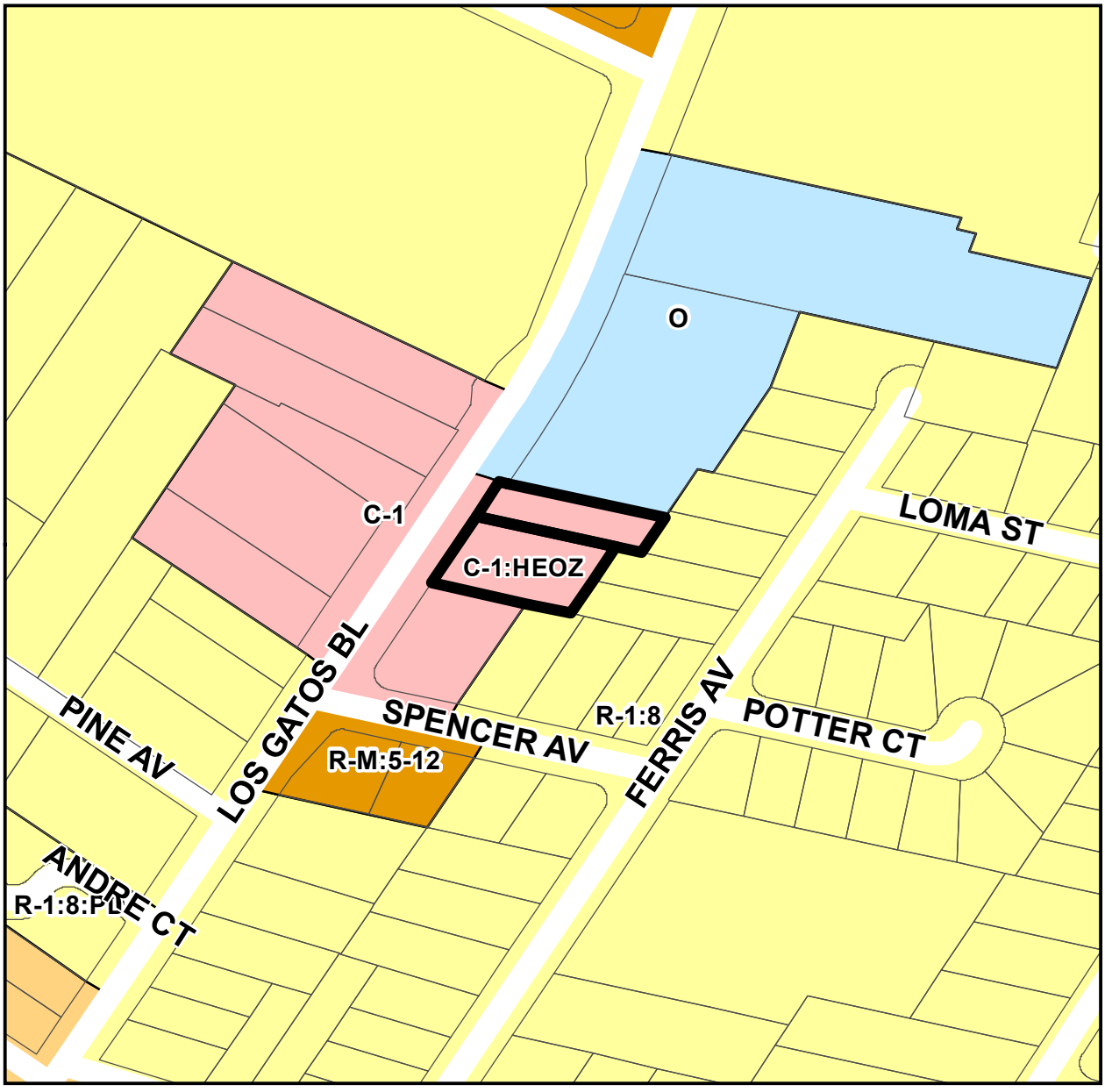
# 16492 Los Gatos Boulevard and APN 53207085

Existing Zoning



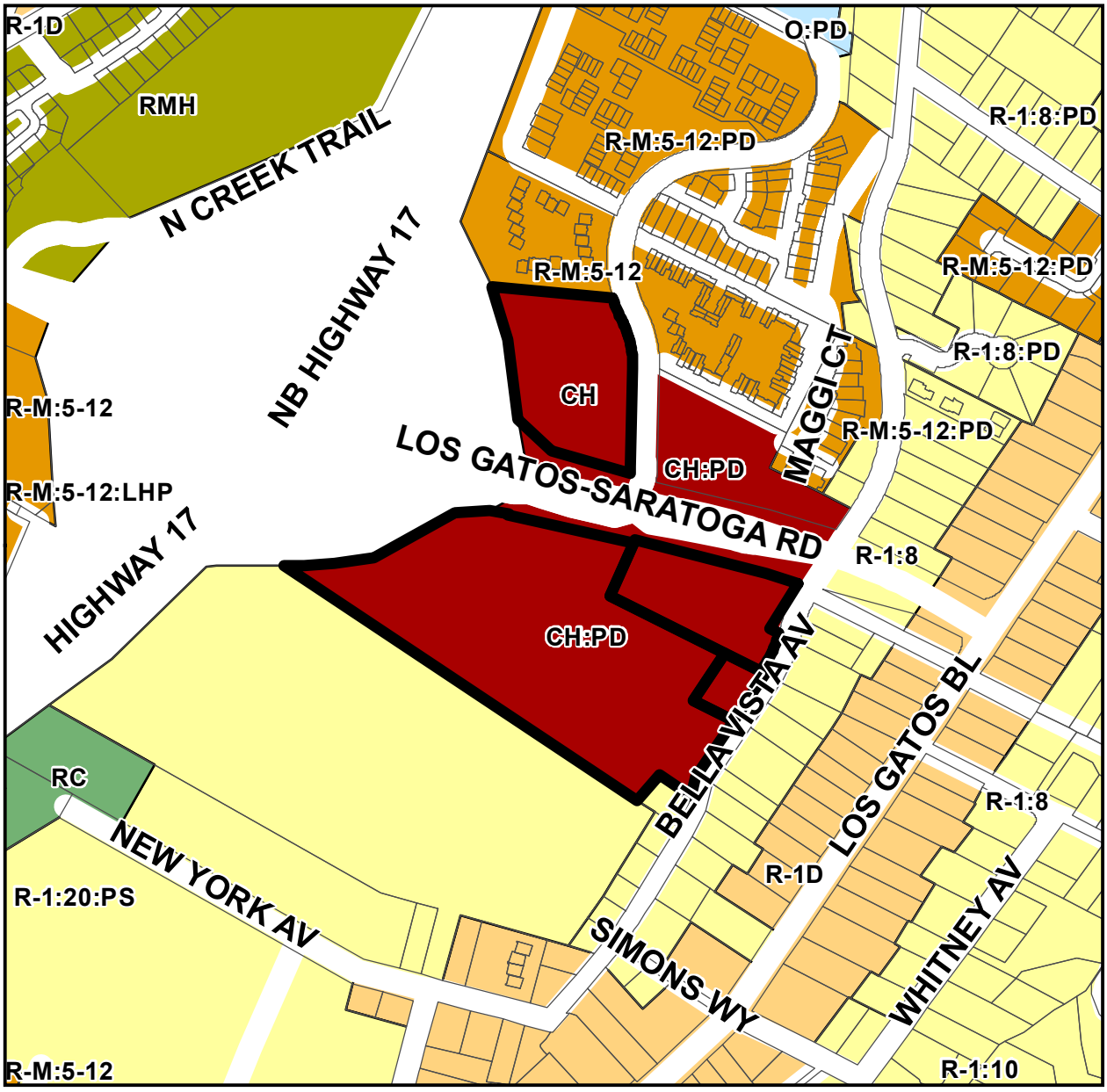
# 16492 Los Gatos Boulevard and APN 53207085

Proposed Zoning



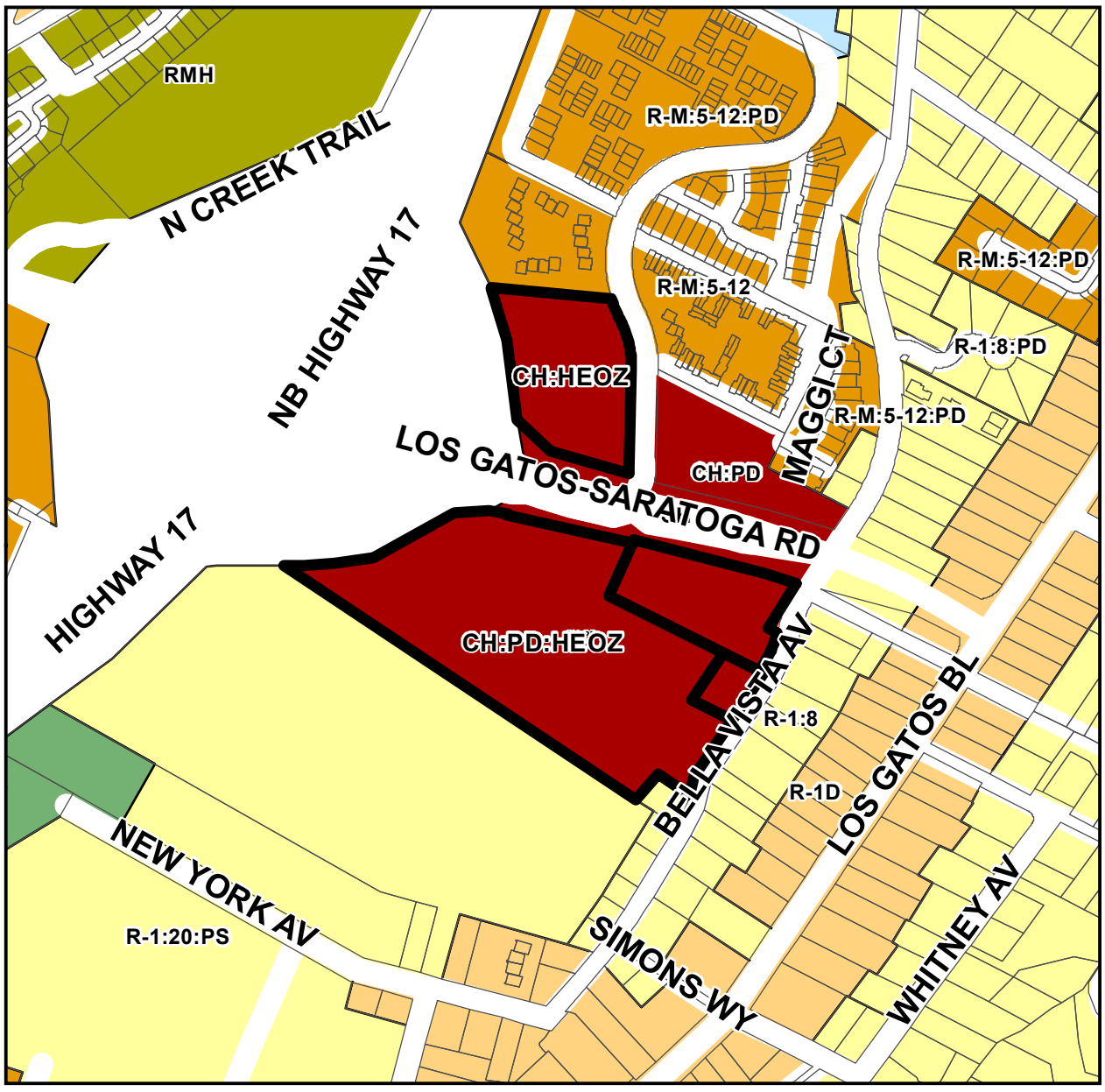
# 401 through 409 Alberto Way; 50 Los Gatos-Saratoga Avenue; and APNs 52924001 and 52924003

Existing Zoning



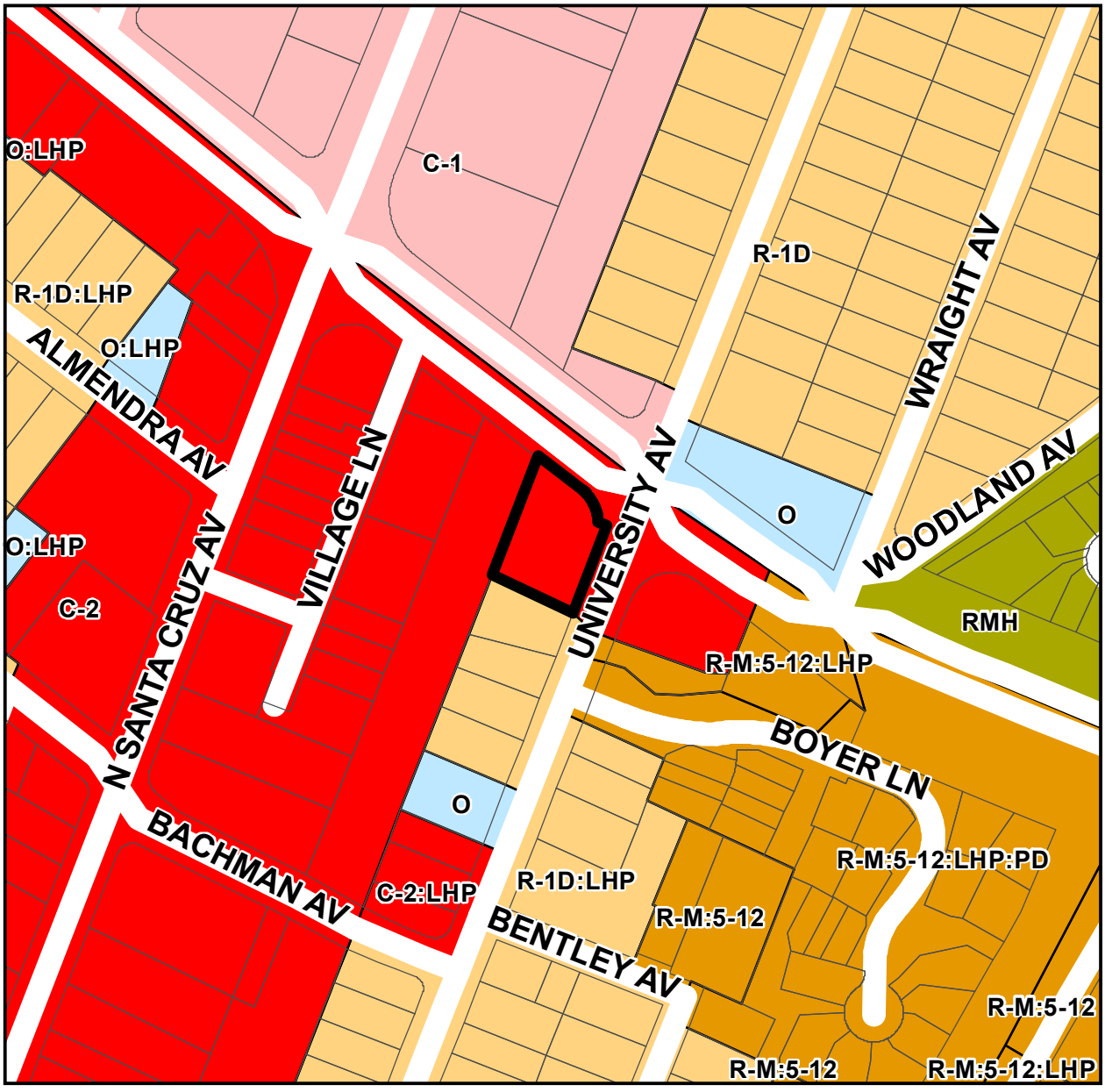
# 401 through 409 Alberto Way; 50 Los Gatos-Saratoga Avenue; and APNs 52924001 and 52924003

Proposed Zoning



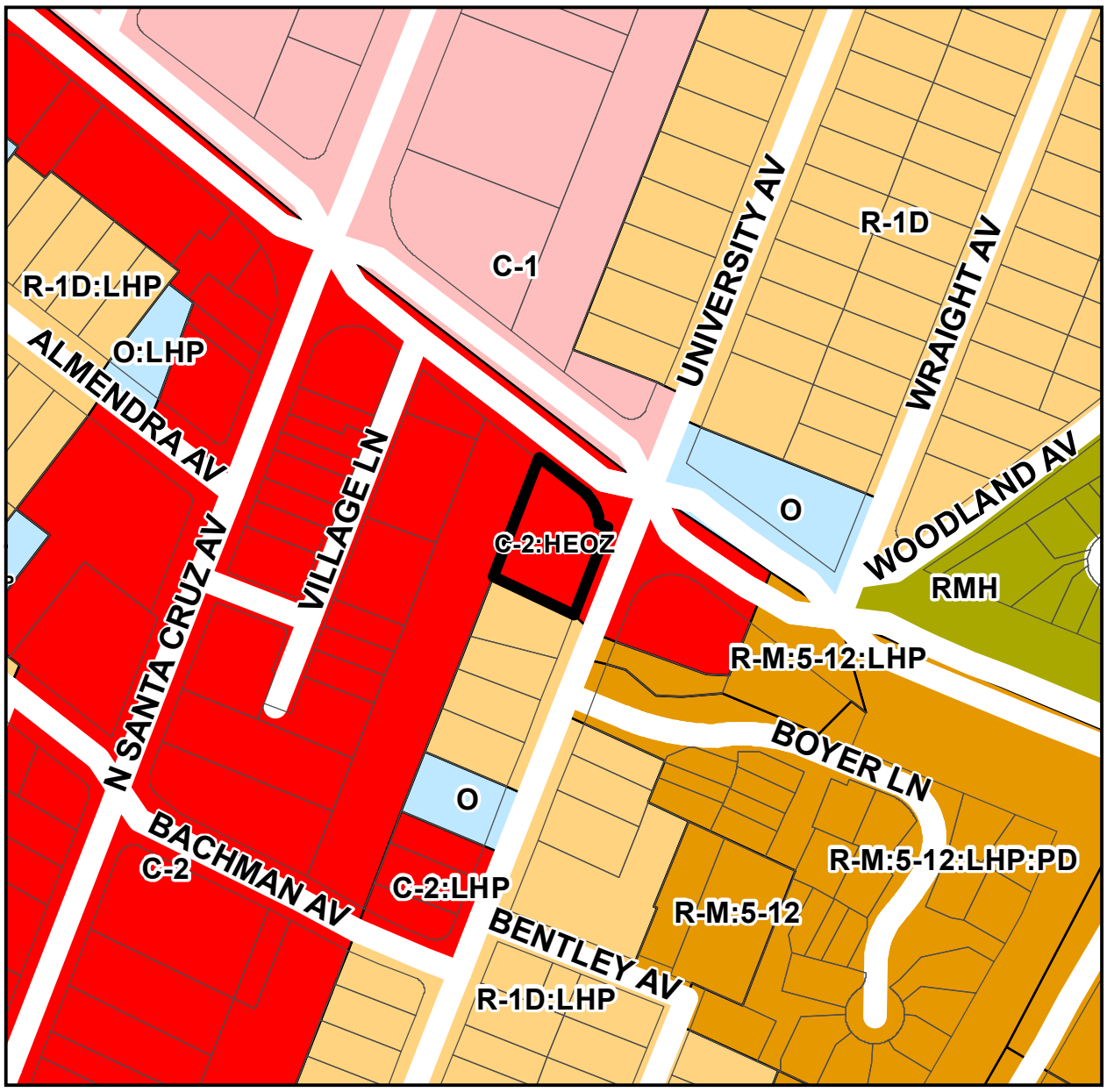
# 165 Los Gatos-Saratoga Avenue

## Existing Zoning



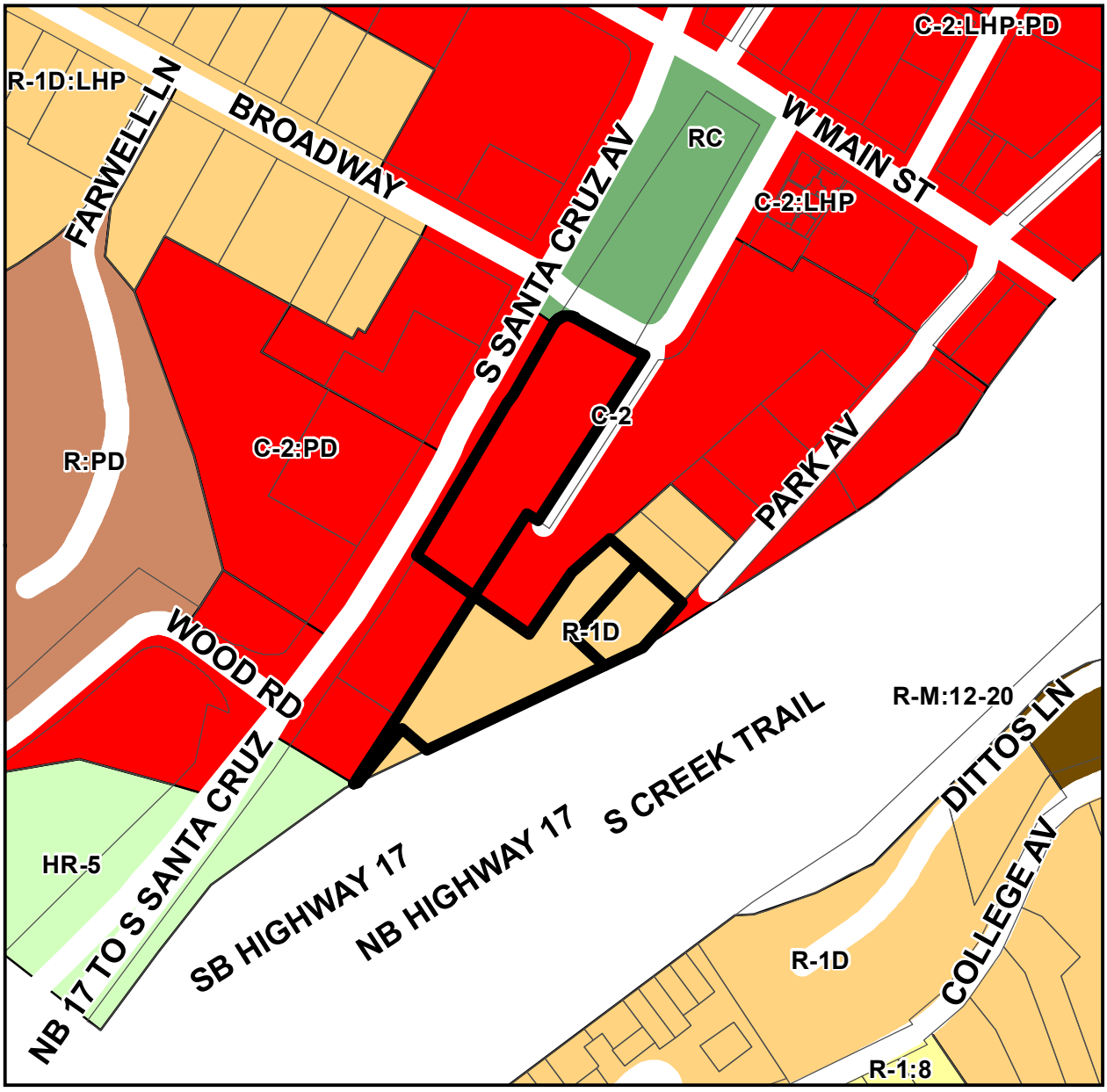
# 165 Los Gatos-Saratoga Avenue

## Proposed Zoning



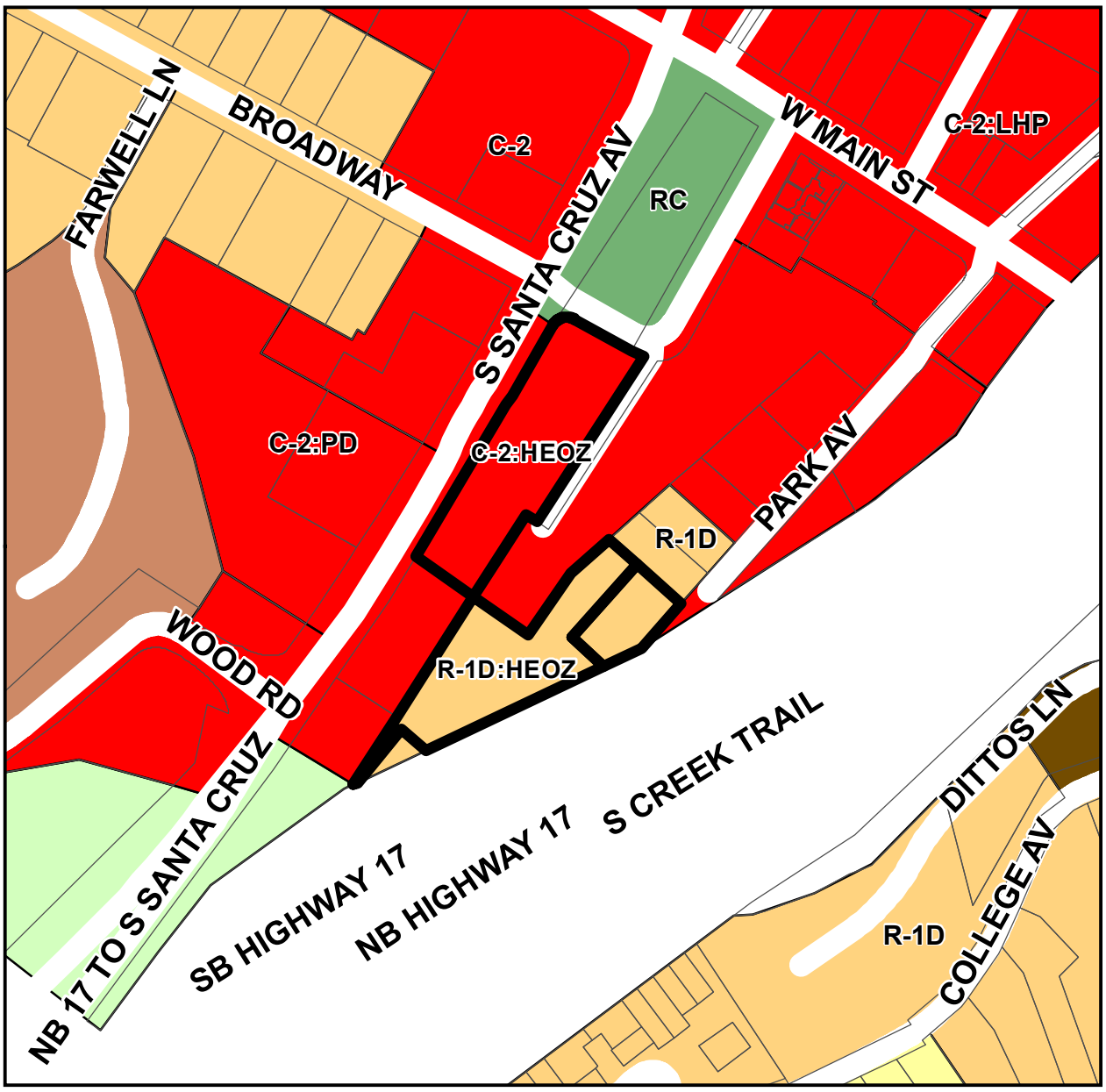
# 101 S. Santa Cruz Avenue, 50 Park Avenue, and 61 Montebello Way

## Existing Zoning



# 101 S. Santa Cruz Avenue, 50 Park Avenue, and 61 Montebello Way

## Proposed Zoning



# DIVISION 5. HOUSING ELEMENT OVERLAY ZONE

## Sec. 29.80.555. Intent.

The Housing Element Overlay Zone (HEOZ) ordinance in this division is intended to increase the supply and the mix of housing types, tenure, and affordability within the Town of Los Gatos. Through appropriate densities, concessions, and fee deferrals or waivers, the HEOZ encourages the development of housing affordable to all income levels on sites within the Town that are deemed to be most appropriate for such uses. The Housing Element lists sites within the Town of Los Gatos as a key housing opportunity for mixed income affordable housing projects. The designation of these sites will assist the Town in meeting its Regional Housing Needs Allocation (RHNA), as required by the State.

## Sec. 29.80.5560. HEOZ and underlying zoning.

A property that has the HEOZ designation may be developed based on the standards provided in this division or, where standards are not specified, then based on the standards provided in the underlying zone.

Pursuant to Government Code Section 65583.2(i), by right development will be allowed when 20 percent or more of the units are affordable to lower income households.

## Sec. 29.80.590. HEOZ general development standards.

Proposed development within the HEOZ shall be designed and constructed in conformity with the development standards for the corresponding zoning and General Plan Land Use designation in Table 1A (Overlay Zones Development Standards).

**Table 1A (HEOZ Development Standards)**

| General Plan Land Use Designation | Zoning | Minimum Yards | Maximum Lot Coverage | Maximum Floor Area Ratio (FAR) | Maximum Height Limit (ft) | Density Units Per Acre |
|---|---|---|---|---|---|---|
| Low Density Residential | R-1 | As authorized by Section 29.40.405 | 50% | N/A | 30 feet | 0-5 |
| Medium Density Residential | R-1D, R-D, and R-M | As authorized by Section 29.40.405, 29.40.530, and 29.40.645 | 75% | N/A | 35 feet | 14-22 or 5-12 in Very High Fire Hazard Severity Zones |
| High Density Residential | R-M | As authorized by Section 29.40.645 | 75% | N/A | 45 feet | 30-40 |
| Mixed-Use | CH | As authorized by Section 29.60.435 | N/A | 3.0 | 45 feet | 30-40 |
| Neighborhood Commercial | C-1 | As authorized by Section 29.60.225 | N/A | 1.0 | 35 feet | 10-20 |
| Central Business District | C-2 | As authorized by Section 29.60.335 | N/A | 2.0 | 45 feet | 20-30 |
| North Forty Specific Plan | NF-SP | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan |

| | | | | | | |
|---|---|---|---|---|---|---|
| Office Professional | O | As authorized by Section 29.60.100 | N/A | 1.0 | 35 feet | 10-20 |
| Service Commercial | LM | As authorized by Section 29.70.125 | N/A | 1.0 | 35 feet | none |
| Light Industrial | CM | As authorized by Section 29.70.235 | N/A | 1.0 | 35 feet | none |

DATE: August 22, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Forward a Recommendation to the Town Council on a Request to Amend the General Plan Land Use Designation of 16492 Los Gatos Boulevard and Assessor Parcel Number (APN) 532-07-086 from Low Density Residential to Neighborhood Commercial; Amend the General Plan Land Use Designation of Caltrans Right-of-Way Adjacent to 14685 Oka Road from Low Density Residential to Medium Density Residential and from R:1:8 to R-M:14-22; and Apply the Housing Element Overlay Zone to Allow for Increases to the Allowable Density, Height, Floor Area Ratio, and Lot Coverage to the Sites Included in the Sites Inventory Analysis of the 2023-2031 Housing Element:

**APN's 42406116, 42407116, 42408029, 42408058, 42408059, 42408060, 42408074, 52924001, 52924003, and 53207085; 401 through 409 Alberto Way; 620 and 14000 Blossom Hill Road; 16210, 16240, 16245, 16250, 16260, and 16270 Burton Road; Cal Trans Right-of-Way Adjacent to 14685 Oka Road; 110 and 206 Knowles Drive; 445 Leigh Avenue; 440 Los Gatos Almaden Road; 16603 Lark Avenue; 14823, 14831, 14849, 14859, 14917, 14925, 15300, 15349, 15367, 15405, 15425, 15480, 15500, 15795, 16151, 16203, 16392, and 16492 Los Gatos Boulevard; 50 and 165 Los Gatos Saratoga Road; 61 Montebello Way; 14800 and 14840 Oka Road; 50 Park Avenue; 101 South Santa Cruz Avenue**. An Environmental Impact Report (EIR) was Prepared and Certified for the 2040 General Plan Update on June 30, 2022, which Included the Proposed General Plan Amendments. No further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-003 and General Plan Amendment Application GP-23-003. Applicant: Town of Los Gatos.

PREPARED BY: Jocelyn Shoopman and Erin Walters
Associate Planner and Associate Planner

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

REMARKS:

Exhibit 10 contains public comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

EXHIBITS:

Previously received with the August 23, 2023, Staff Report:

1. Draft Findings
2. Appendix D, Sites Inventory Analysis of the July 2023 Interim Working Draft Revised Housing Element
3. Appendix H, Sites Inventory Form of the July 2023 Interim Working Draft Revised Housing Element
4. Location Maps – 16492 Los Gatos Boulevard (Showing Existing and Proposed General Plan Designations)
5. Location Maps – Parcel 532-07-086 (Showing Existing and Proposed General Plan Designations)
6. Location Maps – Caltrans Right-of-Way (Showing Existing and Proposed General Plan Designations)
7. Location Maps – Caltrans Right-of-Way (Showing Existing and Proposed Zoning)
8. Location Maps – 2023-2031 Housing Element (Showing Existing and Proposed Zoning)
9. Draft Zoning Code Ordinance Amendments, Division 5. Housing Element Overlay Zone

Received with this Addendum Report:

10. Public Comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

-----Original Message-----
From: Tiffany Frye [redacted]
Sent: Monday, August 21, 2023 7:52 PM
To: Housing Element <HEUpdate@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Proposed Zoning change to 600 Blossom Hill

[EXTERNAL SENDER]

Los Gatos Planners, Planning Department, and the Housing Advisory,

I received notice of an application to change the zoning of a property bordering mine—600 Blossom Hill Road. I own 16979 Roberts Road, Unit 6, which shares a wall with 600 Blossom Hill Road.

I purchased my home at [redacted] because there weren't homes located behind the house and was, at the time, only zoned for commercial use. This guaranteed privacy and security for me and my backyard/home. There are no sight lines into my backyard and as a single female, the location didn't call too much attention, nor was there a lot of foot or vehicle traffic near that shared wall.

I would be opposed to any change in height levels at 600 Blossom Hill Road—as it would negatively affect the privacy and security of my home/life, which were major factors in the purchase of my home.

Please add this email to the public comments for the Wednesday, August 23rd 2023, meeting.

Thanks,
Tiffany Frye

**From:** Troy Follmar <[redacted]>
**Sent:** Monday, August 21, 2023 7:43 AM
**To:** Housing Element <HEUpdate@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
**Subject:** Proposed zoning change to 620 Blossom Hill Rd.

[EXTERNAL SENDER]
Dear Los Gatos Planning Commission,

My name is Troy Follmar, I am the owner of [redacted] My property on Roberts Rd shares its back fence with 620 Blossom Hill Rd, which is currently a single level car dealership. I am writing in regards to a notice of public hearing letter I just received in order to express my strong opposition to changing the zoning of 620 Blossom Hill. Construction of a building greater than one story tall will significantly decrease the privacy of my back yard, as well as significantly decrease my properties desirability and therefore value. I am hoping to keep the private feel of the property that was present when I purchased it almost ten years ago. I have discussed this issue with my neighbors and can report that neighborhood opposition to this proposed zoning change is unanimous.

I am unable to attend the meeting on August 23, which was announced to me on very short notice, so please include this letter in public comments at the meeting.

Best Regards,
Troy Follmar

**From:** Cindy Cockcroft <[redacted]>
**Sent:** Saturday, August 19, 2023 12:36 PM
**To:** Housing Element <HEUpdate@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
**Subject:** Fwd: proposed zoning change to 600 Blossom Hill

[EXTERNAL SENDER]

Hello Los Gatos planners Erin and Jocelyn, and the planning department plus housing advisory,

I received today a notice of an application to change the zoning of a property that borders mine. The property is located at 600 Blossom Hill Road, and I own [redacted] One reason I purchased this property was there were no homes behind me with windows with sightlines into my very private home and backyard.

I would be opposed to any change in the single level heights that affect the privacy and quiet enjoyment that led me to purchase my home.

In my expert opinion as an active California Real Estate Broker since 1985, medium density zoning and development would negatively affect my property value significantly.

Thank you for adding to this email to the public comments for Wednesday the 23rd of August

--
**Cindy Cockcroft**
Realtor® / Broker Associate
[redacted]

**From:** Craig Steen [redacted]
**Sent:** Saturday, August 19, 2023 12:11 PM
**To:** Housing Element <HEUpdate@losgatosca.gov>
**Subject:** Renewed information & projections

[EXTERNAL SENDER]
Given the exhaustive research and subsequent editorial columns by Thomas Elias in the Los Gatos Weekly, not only have we learned that the state auditor challenged some of the numbers of new units needed stated by the Housing Authority, but there is extensive availability of unused commercial space owing to "work at home" tech businesses....BUT..THE REAL MESSAGE IS THAT THERE WILL UNDOUBTEDLY BE A REFERENDUM ON THE BALLOT IN '24 WHICH WILL SURELY PASS THUS NEGATING ALL PREVIOUS HOUSING/LAND USE REQUIREMENTS....so before you spend more tax dollars trying to satisfy unpopular density requirements....let's acknowledge the inevitable conclusion of our housing dilemma as it will be determined by respective towns/cities and the requirements of planners voted in by the residents.....Yes, this is not popular with Bonta and various members of our legislature, which apparently refuse to acknowledge ongoing dissatisfaction with their proposals....thank-you

DATE: August 23, 2023

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Forward a Recommendation to the Town Council on a Request to Amend the General Plan Land Use Designation of 16492 Los Gatos Boulevard and Assessor Parcel Number (APN) 532-07-086 from Low Density Residential to Neighborhood Commercial; Amend the General Plan Land Use Designation of Caltrans Right-of-Way Adjacent to 14685 Oka Road from Low Density Residential to Medium Density Residential and from R:1:8 to R-M:14-22; and Apply the Housing Element Overlay Zone to Allow for Increases to the Allowable Density, Height, Floor Area Ratio, and Lot Coverage to the Sites Included in the Sites Inventory Analysis of the 2023-2031 Housing Element:

**APN's 42406116, 42407116, 42408029, 42408058, 42408059, 42408060, 42408074, 52924001, 52924003, and 53207085; 401 through 409 Alberto Way; 620 and 14000 Blossom Hill Road; 16210, 16240, 16245, 16250, 16260, and 16270 Burton Road; Cal Trans Right-of-Way Adjacent to 14685 Oka Road; 110 and 206 Knowles Drive; 445 Leigh Avenue; 440 Los Gatos Almaden Road; 16603 Lark Avenue; 14823, 14831, 14849, 14859, 14917, 14925, 15300, 15349, 15367, 15405, 15425, 15480, 15500, 15795, 16151, 16203, 16392, and 16492 Los Gatos Boulevard; 50 and 165 Los Gatos Saratoga Road; 61 Montebello Way; 14800 and 14840 Oka Road; 50 Park Avenue; 101 South Santa Cruz Avenue**. An Environmental Impact Report (EIR) was Prepared and Certified for the 2040 General Plan Update on June 30, 2022, which Included the Proposed General Plan Amendments. No further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-003 and General Plan Amendment Application GP-23-003. Applicant: Town of Los Gatos.

PREPARED BY: Jocelyn Shoopman and Erin Walters
Associate Planner and Associate Planner

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

REMARKS:

Exhibit 11 contains public comments received between 11:01 a.m., Tuesday, August 22, 2023, and 11:00 a.m., Wednesday, August 23, 2023.

EXHIBITS:

Previously received with the August 23, 2023, Staff Report:

1. Draft Findings
2. Appendix D, Sites Inventory Analysis of the July 2023 Interim Working Draft Revised Housing Element
3. Appendix H, Sites Inventory Form of the July 2023 Interim Working Draft Revised Housing Element
4. Location Maps – 16492 Los Gatos Boulevard (Showing Existing and Proposed General Plan Designations)
5. Location Maps – Parcel 532-07-086 (Showing Existing and Proposed General Plan Designations)
6. Location Maps – Caltrans Right-of-Way (Showing Existing and Proposed General Plan Designations)
7. Location Maps – Caltrans Right-of-Way (Showing Existing and Proposed Zoning)
8. Location Maps – 2023-2031 Housing Element (Showing Existing and Proposed Zoning)
9. Draft Zoning Code Ordinance Amendments, Division 5. Housing Element Overlay Zone

Previously received with the August 22, 2023, Addendum Report:

10. Public Comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

Received with this Desk Item Report:

11. Public Comments received between 11:01 a.m., Tuesday, August 22, 2023, and 11:00 a.m., Wednesday, August 23, 2023.

**From:** Respicio, Maryknol <mrespicio@rutan.com>
**Sent:** Tuesday, August 22, 2023 12:39 PM
**To:** Joel Paulson <jpaulson@losgatosca.gov>
**Cc:** Phil Koen ([redacted]) <[redacted]>; Town Manager <Manager@losgatosca.gov>; Attorney <Attorney@losgatosca.gov>; Paul.McDougall@hcd.ca.gov; jose.jauregui@hca.ca.gov; Francois, Matthew <MFrancois@rutan.com>
**Subject:** Los Gatos 2023-2031 Housing Element

Dear Mr. Paulson:

Attached please find a letter regarding Los Gatos 2023-2031 Housing Element issues.

Please let Matt Francois if you have any questions.

Thank you.

**Maryknol Respicio**
Assistant to Matthew D. Francois
Five Palo Alto Square, 3000 El Camino Real, Ste. 200 | Palo Alto, CA 94306
O. (650) 320-1500 | D. (650) 320-1500 x7723
mrespicio@rutan.com | www.rutan.com
RUTAN
RUTAN & TUCKER, LLP

Privileged And Confidential Communication.
This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.



EXHIBIT 11

RUTAN
RUTAN & TUCKER, LLP

**Matthew D. Francois**
Direct Dial: (650) 798-5669
E-mail: mfrancois@rutan.com

August 22, 2023

**VIA E-MAIL - jpaulson@losgatosca.gov**

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

Re: Los Gatos 2023-2031 Housing Element

Dear Mr. Paulson:

We write on behalf of the Los Gatos Community Alliance ("LGCA"), a group of concerned citizens, in regard to the Los Gatos 2023-2031 Housing Element (the "Housing Element"). In previous correspondence to the Town of Los Gatos (the "Town"), LGCA expressed concern that the Housing Element Sites Inventory overstated the development potential on two key sites—Los Gatos Lodge and North 40 Phase II—in light of SB 330 Preliminary Applications submitted for both sites which vest development rights at overall lower densities with far fewer affordable units than assumed by the Sites Inventory. LGCA also expressed concerns with the reasonableness of development capacity on North 40 Phase II given that the site is more than 10 acres and a comparable development (the adjacent North 40 Phase I) was developed at an overall lower density with less affordable units than assumed by the prior housing element. The reductions are significant enough that the Town would not meet its Regional Housing Needs Allocation ("RHNA") for very low and moderate income units. As the Town prepares its fourth revision to the Housing Element, LGCA writes to request that the Town update the Sites Inventory and make other changes to the Housing Element so as to comply with State Housing Element Law.

## 1. Background

Faced with a January 31, 2023 deadline to adopt a compliant Housing Element, the Town submitted its first draft Housing Element to the State Department of Housing & Community Development ("HCD") on October 14, 2022. In its January 12, 2023 comment letter HCD found that this first submittal was not compliant with State Housing Element Law. The Town Council nonetheless proceeded to adopt a slightly revised version of the Housing Element and submitted it to HCD on February 13, 2023. HCD responded to this second submittal on April 14, 2023 indicating that it too was not compliant with State Housing Element Law. On March 31, 2023, the Town sent its third submittal to HCD on March 31, 2023.

After the third submittal had been sent to HCD, the Town received two SB 330 Preliminary Applications for two key sites on the Sites Inventory—Los Gatos Lodge (Site B1) and North 40 Phase II (Site D1)—on which the Housing Element proposes to accommodate more than 50 percent of the Town's low and very low RHNA.[1] As illustrated by the chart below, the SB 330 Preliminary Applications include a greatly reduced number of affordable housing units from that assumed in the Sites Inventory. The reductions are significant enough that the Town would not meet its RHNA for very low and moderate income units. The Town's RHNA for very low units is 537 units and for moderate units is 320. With the reductions associated with the SB 330 Preliminary Applications, the Town only has 396 very low units and 253 moderate units.

| **Project** | **Housing Element Sites Inventory** | **SB 330 Preliminary Applications Submitted** |
|---|---|---|
| **Los Gatos Lodge (Site B-1)** | Very Low: 86<br>Low: 86<br>Moderate: 62<br>Above-Moderate: 30<br>Total: 264 | Very Low: 0<br>Low: 32<br>Moderate: 0<br>Above-Moderate: 126<br>Total: 158 |
| **North 40-Phase II (Site D-1)** | Very Low: 184<br>Low: 89<br>Moderate: 92<br>Above-Moderate: 96<br>Total: 461 | Very Low: 0<br>Low: 88<br>Moderate: 0<br>Above-Moderate: 349<br>Total: 437 |

In its May 30, 2023 letter, HCD again found that the Town's third submittal of the Housing Element to be non-compliant with State Housing Element Law. In pertinent part, HCD stated that the Housing Element needed to be revised to, among others, contain an accurate Sites Inventory accounting for: (1) the likelihood of 100 percent nonresidential development in zones allowing 100 percent nonresidential uses and (2) the realistic potential for additional development on non-vacant sites. As to the first point, HCD indicated that the Town should consider the development activity of 100 percent nonresidential uses, stating the element should analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. As to the second point, HCD stated that the element should address "the extent to which existing uses may constitute an impediment to additional residential development, the Town's past experience with converting existing uses to higher density residential development,

[1] True and correct copies of these applications for Site B1 and Site D1 are attached hereto as Exhibit A and Exhibit B, respectively.

the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites."

**2. Housing Element Law Requires A Sites Inventory That Reflects Realistic Capacity And Properly Accounts For Large And Nonvacant Sites.**

Government Code Section 65583 requires that a housing element "identify adequate sites for housing" and "make adequate provision for the existing and projected needs of all economic segments of the community." Specifically, a housing element must contain "[a]n inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing." (Gov. Code § 65583(a)(3).)

The sites inventory shall be used to identify sites throughout the community that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels. (Gov. Code § 65583.2(a).) An agency is required to determine whether each site in its inventory can accommodate the development of some portion of its share of the regional housing need by income level during the planning period. (Gov. Code § 65583.2(c).) A local agency must demonstrate how the number of units determined for a particular site in the inventory will be accommodated. (Gov. Code § 65583.2(c)(1).) The number of units shall be adjusted as necessary based on land use controls and site improvements, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in the jurisdiction, and the current and planned availability and accessibility of sufficient water, sewer, and dry utilities. (Gov. Code § 65583.2(c)(2).)

Parcels larger than 10 acres are considered inadequate to accommodate housing affordable to lower income households, unless the local agency demonstrates that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site, or there is other evidence that the site is realistic and feasible for lower income housing.[2] (Gov. Code § 65583.2(c)(2)(B).) "A site

[2] Such evidence may include developer interest, proposed specific-plan development, potential for subdivision, the jurisdiction's role or track record in facilitating lot splits, or other information that can demonstrate to HCD the feasibility of the site for development. (HCD's Housing Element Site Inventory Guidebook (May 2020), p. 17.)

may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site." (Gov. Code § 65583.2(c)(2)(C).)

When a housing element relies on nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households, it must demonstrate that existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code § 65583.2(g)(2).) Absent findings based on substantial evidence, the existing uses will be presumed to impede additional residential development and cannot be used to demonstrate adequate sites to accommodate the agency's RHNA. (*Id.*)

**3. The Housing Element Does Not Comply with State Housing Element Law.**

The Sites Inventory has not been revised to reflect the SB 330 Preliminary Applications for Los Gatos Lodge and North Forty Phase II. The inventory assumes that these two sites will provide more than 50 percent of the RHNA for low and very low income units. But since these two sites can legally be developed in accordance with their SB 330 Preliminary Applications, the Town would have a shortfall of 141 very low units and 67 moderate units.[3] The Sites Inventory does not meet the Town's RHNA obligations and the capacity assumed for Sites B-1 and D-1 is not realistic.

Los Gatos Lodge (Site B-1) is comprised of three parcels totaling 8.81 acres and identified as having a realistic capacity of 264 units. Of these 264 units, 86 are identified as very low, 86 as low, 62 as moderate, and 30 as above-moderate. The Los Gatos Lodge site is occupied by an existing motel and thus nonvacant. It has a proposed General Plan designation of Mixed Use Commercial and a proposed Zoning designation of CH-PD HEOZ, which would allow minimum densities of 30 units per acre. The Housing Element incorrectly refers to this site as already containing these designations. (Housing Element, Appendix D, p. D-15.)[4]

A SB 330 Preliminary Application was submitted for Los Gatos Lodge on June 30, 2023. Because the Town does not have a certified Housing Element, the project is subject to the "builder's remedy" and can proceed irrespective of its non-conformity with current planning and zoning designations. (Gov. Code § 65589.5(d).) Any subsequently enacted planning or zoning

[3] Where there would still be a nominal surplus of 58 low income units, this would only be 8 percent above the Town's RHNA allocation, falling far short of HCD's recommended 15-30 percent buffer. (HCD's Housing Element Site Inventory Guidebook (May 2020), p. 22.)

[4] References herein to the Housing Element are to the Interim Working Draft Revised Housing Element dated July 2023.

changes would not legally apply to the project proposed on Site B-1.[5] The Preliminary Application includes a total of 158 units. Of these 158 units, 126 are identified as market rate (or above-moderate) units and 32 are identified as low income units. Thus, Site B-1 is subject to a vested development application for 106 overall fewer units and 86 less very low, 54 less low, and 62 less moderate units than assumed by the Sites Inventory.

North 40 Phase II (Site D-1) is comprised of seven parcels totaling 15.39 acres and identified as having a realistic capacity of 461 units. Of these 461 units, 184 are identified as very low, 89 as low, 92 as moderate, and 96 as above-moderate. The North 40 Phase II site is occupied by single-family residences and agricultural uses and thus nonvacant. It is planned and zoned North Forty Specific Plan. The Specific Plan currently allows for a maximum of 270 units. (Specific Plan, Table 2-2 and Section 2.7.3.) Phase I was developed with 270 above-moderate units, 1 moderate unit, and 49 very low units.

A SB 330 Preliminary Application was submitted for North 40 Phase II on April 17, 2023. Because the Town does not have a certified Housing Element, the project is subject to the "builder's remedy" and can proceed irrespective of its non-conformity with current planning and zoning designations. (Gov. Code § 65589.5(d).) Any subsequently enacted planning or zoning changes would not legally apply to the project proposed on Site D-1. The Preliminary Application includes a total of 437 units. Of these 437 units, 349 are identified as market rate (or above-moderate) units and 88 are identified as low income units. Thus, Site B-1 is subject to a vested development application for 24 overall fewer units and 184 less very low, 1 less low, and 92 less moderate units than assumed by the Sites Inventory.

Town Staff has indicated that these are just preliminary applications and do not need to be factored into the analysis as to whether the capacity is realistic. Such a response significantly downplays the legal significance of the SB 330 Preliminary Applications submitted. Moreover, the Town itself used such an application for Site I-1 (405 Alberto Way) as the basis for the overall density and number of affordable units in its Sites Inventory. Also, other agencies with certified Housing Elements, such as the City of Campbell, considered SB 330 Preliminary Applications when preparing their Housing Sites Inventory.[6]

In addition, Site D-1 is 15.39 acres. Per State Housing Element Law, such a large site is considered inadequate to accommodate housing affordable to lower income households, unless

---

[5] A Preliminary Application allows a developer to "freeze" the applicable ordinances, policies, and standards in place at the time of submittal thus preventing later changes to development requirements that could impact the project. (Gov. Code §§ 65589.5(o), 65941.1.)

[6] Specifically, Campbell's Housing Element included a discussion of requests to develop housing below identified densities as a non-government constraint to housing. (Campbell Housing Element, p. H.II-172.)

the Town demonstrates that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site. (Gov. Code § 65583.2(c)(2)(B).) The Housing Element contains no such supporting analysis. The reality is that there is no such supporting evidence. For instance, while North 40 Phase I was planned for 270 units (156 very low, 84 low, 30 moderate, and 0 above-moderate), what was actually built was 270 above-moderate units, 49 very low units, and 1 moderate unit.

Further, the Town's Housing Element relies almost exclusively on nonvacant sites to accommodate its RHNA for lower income households.[7] By law, the existing uses on these sites are deemed to be an impediment to residential development absent substantial evidence to the contrary. (Gov. Code § 65583.2(g)(2).) Most of the projects the Town relies on to support its claim that the existing uses are not an impediment are in other jurisdictions. The Housing Element states that development in those other jurisdictions provide examples of "the type of development that could be projected to be developed in the Town based on the proposed Housing Element Overlay Zone." (Housing Element, Appendix D, p. D-3.) But there is no evidence to support this statement nor is there any indication that the proposed overlay zone would pass legal muster.[8] As to the few sites in Los Gatos, most appear to be lower density, single-family developments. (*Id*. at pp. D-3 to D-4.) Further, the Housing Element cites to property interest forms without including or detailing the information on those forms, as HCD previously requested. (*Id.* at pp. D-4 to D-5.) Absent findings based on substantial evidence, the existing uses will be presumed to impede additional residential development and cannot be used to demonstrate adequate sites to accommodate the RHNA. (*Id.*)

Finally, it is unclear whether the Housing Element complies with Government Code Section 65583.2(h). That section requires that at least 50 percent of the very low income and low income housing be located on sites designated for residential use only except that an agency may accommodate all of its very low and low income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed use project. Of the 50 housing opportunity sites, only 11 are designated to allow residential units only; the remaining 39 are designed to allow for commercial and mixed-use opportunities. (Housing Element, Appendix D, p. D-5.) Citing a mere two previously entitled commercial development projects for which residential development projects have since been proposed, the Housing Element state that the likelihood that commercial or mixed-use sites would redevelop without some residential component is "clearly low." (*Id.* at p. D-6.) The law requires more than this. The planning and zoning

---

[7] The only exception appears to be for two very low income units on one vacant parcel: APN 424-06-116.

[8] (*See Martinez v. City of Clovis* (2023) 90 Cal. App.5th 193 [housing element's reliance on a regional housing need overlay zone district failed to comply with State Housing Element Law because the base zoning allowed development at a density lower than the statutory minimum].)

designations for those sites must allow 100 percent residential use and require at least 50 percent residential floor area in a mixed-use development.

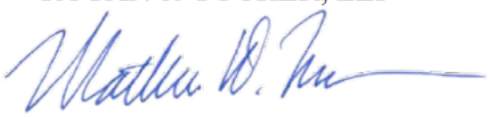
**********

We understand that the Town is in the process of preparing its fourth submittal to HCD and plans to do so by early October 2023. We also understand that a meeting between HCD Staff and Town Staff is scheduled for early September 2023 on the fourth submittal. We wish to see the fourth submittal be successful and along those lines provide what we hope are constructive comments on the Housing Element. Given that state funding, rezoning deadlines, and/or development approval authority are at stake, we urge the Town to take these comments seriously and undertake all necessary actions to ensure that its Housing Element conforms with State Housing Element law.

Thank you for your consideration of LGCA's views on these important matters. Please do not hesitate to contact me with any questions concerning this correspondence.

Very truly yours,

RUTAN & TUCKER, LLP



Matthew D. Francois

MDF:mtr

cc: Phil Koen
Laurel Prevetti, Town Manager
Gabrielle Whelan, Town Attorney
Paul McDougall, Senior Program Manager, State HCD
Jose Armando Jauregui, Housing Policy Analyst, State HCD

# EXHIBIT A

# SB 330 PRELIMINARY APPLICATION SUBMITTAL CHECKLIST

California Government Code Section §65941.1 (a): An applicant for a housing development project, as defined in paragraph (2) of subdivision (h) of Section §65589.5, shall be deemed to have submitted a Preliminary Application upon providing all of the following information about the proposed project to the city, county, or city and county from which approval for the project is being sought and upon payment of the permit processing fee:

---

- ☑ The specific location, including parcel numbers, a legal description, and site address.
- ☑ The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.
- ☑ A site plan showing the building location(s) on the property; elevations of each building showing design, color, and material; and the massing, height, and approximate square footage, of each building that is to be occupied.
- ☑ The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.
- ☑ The proposed number of parking spaces.
- ☑ Any proposed point sources of air or water pollutants.
- ☑ Any species of special concern known to occur on the property.
- ☑ Any historic or cultural resources known to exist on the property.
- ☑ The number of proposed below market price units and their affordability levels.
- ☑ The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section §65915.
- ☑ Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.
- ☑ The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.
- ☑ The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.
- ☑ A site plan showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section §1600) of Division 2 of the Fish and Game Code and an aerial photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

# SB 330 PRELIMINARY APPLICATION SUBMITTAL CHECKLIST

☑ The location of any recorded public easement, such as easements for utilities, storm drains, water lines, and other public rights-of-way.

☑ Whether a portion of the property is located within any of the following:

| Yes | No | |
|---|---|---|
| ☐ | ☑ | A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section §51178. |
| ☐ | ☑ | Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). |
| ☐ | ☑ | A hazardous waste site that is listed pursuant to Section §65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section §25356 of the Health and Safety Code. |
| ☐ | ☑ | A special flood hazard area subject to inundation by the one (1) percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. |
| ☐ | ☑ | A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law [Part 2.5 (commencing with Section §18901) of Division 13 of the Health and Safety Code], and by any local building department under Chapter 12.2 (commencing with Section §8875) of Division 1 of Title 2. |
| ☐ | ☑ | A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section §1600) of Division 2 of the Fish and Game Code. |

# SENATE BILL 330 PRELIMINARY APPLICATION

## PURPOSE

This form serves as the Preliminary Application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

## GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a Preliminary Application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.
3. Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of the date that the Preliminary Application is "deemed submitted," unless exceptions per Government Code § 65889.5(o) are triggered.
4. Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as penalties may apply for imposing incorrect standards.

## SITE INFORMATION

1. **PROJECT LOCATION** – The specific location, including parcel numbers, a legal description, and site address, if applicable.

   Street Address 50 Los Gatos-Saratoga Road, Los Gatos, et al. Unit/Space Number _____

   Legal Description (Lot, Block, Tract) Attached? YES ☑ NO ☐

   See Attachment 2, Exhibit A.

   Assessor Parcel Number(s) 529-24-001, 529-24-003, 529-24-032

2. **EXISTING USES** – The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located (if you have attached a site plan that clearly depicts all existing uses and proposed physical alterations, please enter "See Attached Plan" below).

   The Project site is currently occupied by Los Gatos Lodge, a hotel/motel. Onsite operations consist of temporary (less than 30 days) lodging of hotel guests, meeting and event rooms, recreational areas, dining areas, routine facility maintenance, accessory office uses and a duplex dwelling unit for hotel staff. In addition to the buildings and other structures, the Project site is improved with asphalt-paved parking/drive areas, concrete-paved patios and walkways, a swimming pool, and landscaped areas. (See also Attachment 3.) With the exception of the duplex dwelling unit, all existing structures and improvements will be removed for the Project.

3. **SITE PLAN** – A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

   Attached? YES ☑ NO ☐

4. **ELEVATIONS** – All elevations of all buildings showing design, color, material, and the massing and height of each building that is to be occupied.

   Attached? YES ☑ NO ☐

5. **PROPOSED USES** – The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the Zoning Ordinance.

   SummerHill proposes to develop 158 new three-story for-sale attached townhouses in 28 buildings (multiple-family dwellings) on a portion of an approximately 8.81-acre tract of land, with associated amenities, landscaping, private streets, utilities and other infrastructure improvements. The living area of the townhouses will range from approximately 1,270 to 2,230 square feet, with a total living area of approximately 282,931 square feet and a total gross floor area of approximately 352,919 square feet. Each townhome will have assigned parking, either in an attached garage or in a shared parking area. The boundaries of the individual townhomes will be established through a condominium plan, and the community will be governed by a professionally managed homeowners association.

a. **Residential Dwelling Unit Count**:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

| | Number of Units |
|---|---|
| Market Rate | 126 Units |
| Manager Unit(s) - Market Rate | 0 |
| Extremely Low Income (%) | 0 |
| Very Low Income (%) | 0 |
| Low Income (%) | 32 Units (20.3%) |
| Moderate Income (%) | 0 |
| Total Number of Units | 158 Units |
| Total Number of Affordable Units | 32 Units |
| Total Number of Density Bous Units | 5 Units |

Other notes on units:

SummerHill will use a density bonus to achieve 158 units, if necessary. The existing duplex dwelling unit is not included in the unit counts listed above.

6. **Floor Area** – Provide the proposed floor area and square footage of residential and nonresidential development, by building. (Attach relevant information by building and totals here. If more space is needed, enter "See Attached," and attach a modified table.):

| | Residential | Nonresidential | Total |
|---|---|---|---|
| Floor Area (Zoning) | 352,919 SF | 0 | 352,919 SF |
| Square Footage of Construction | 352,919 SF | 0 | 352,919 SF |

7. **Parking** – The proposed number of automobile parking spaces:

| Residential | Nonresidential | Total Automobile Parking |
|---|---|---|
| 351 spaces | 0 | 351 spaces |

8. **Affordable Housing Incentives, Waivers, Concessions and Parking Reductions** – Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES ☑ NO ☐

If "YES," please describe:

SummerHill may utilize: (1) a density bonus, if necessary to achieve 158 units; (2) a concession or waiver to eliminate mixed-use requirements, if necessary; (3) parking reductions; and/or (4) waivers or reductions of development standards necessary for the development of the project, potentially including, without limitation: an increase in the height limit to 45 feet, a reduction of the required private open space and community recreation open space, a modification of set-to requirements, and/or a waiver of the requirement to provide a primary entrance for each building. SummerHill reserves the right to request additional concessions, waivers or reductions pursuant to Gov. Code section 65915.

9. **Subdivision** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, a condominium map?

YES ☑ NO ☐

If "YES," please describe:

SummerHill will seek approval of a vesting tentative map and a final map and will record a condominium map.

10. **Pollutants** – Are there any proposed point sources of air or water pollutants?

YES ☐ NO ☑

If "YES," please describe:

11. **Existing Site Conditions** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

| | Occupied Residential Units | Unoccupied Residential Units | Total Residential Units |
|---|---|---|---|
| Existing | 2 Units | 0 | 2 Units |
| To Be Demolished | 0 | 0 | 0 |

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES ☐ NO ☑

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES ☐ NO ☑

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES ☐ NO ☑

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES ☐ NO ☑

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES ☐ NO ☑

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES ☐ NO ☑

IF YOU CHECKED "YES" FOR ITEM (vi), ATTACH A SITE MAP SHOWING THE LOCATION OF ANY SUCH STREAM OR OTHER RESOURCE. REGARDLESS OF WHETHER YOU CHECKED "YES," PROVIDE AN AERIAL PHOTOGRAPH SHOWING EXISTING ENVIRONMENTAL SITE FEATURES SUBJECT TO REGULATIONS BY A PUBLIC AGENCY, INCLUDING CREEKS AND WETLANDS.

Check here to indicate you have read this statement and have attached the required materials ☑

If "YES" to any, please describe:

None known at this time.

b. Does the project site contain historic and/or cultural resources?

YES ☐ NO ☑

If "YES," please describe:

None known at this time. Some of the existing structures are more than 50 years old but none have been identified as historically or culturally significant.

c. Does the project site contain any species of special concern, such as special status flora or fauna, protected trees, or wildlife?

YES ☐ NO ☑

If "YES," please describe:

None known at this time.

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, electricity, and other public rights-of-way?

YES ☐ NO ☑

If "YES," please describe:

The Project site does not contain any recorded public easements such as easements for storm drains, water lines, electricity and other public rights-of-way. However, the Project site contains public restrictions and private and/or utility easements for water, road and sewer purposes. See Attachments 2 & 5.

IF "YES," PROVIDE A SITE PLAN SHOWING THE LOCATION OF ANY SUCH EASEMENTS. Check here to indicate you have read this statement and, if applicable, have attached the required materials ☑

13. **PROJECT TEAM INFORMATION** – The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

**APPLICANT**:

Name John Hickey, Vice President of Development Company/Firm SummerHill Homes LLC

Address 777 S. California Ave. Unit/Space Number _____

City Palo Alto State CA Zip Code 94304

Telephone 650-842-2360 Email jhickey@shhomes.com

Are you in Escrow To Purchase The Property? YES ☐ NO ☑

**PROPERTY OWNER**: ☐ Same as applicant ☑ Different from applicant

Name Keet Nerhan

Company/Firm Los Gatos Lodge, LLC

Address 210 San Mateo Road Unit/Space Number 201

City Half Moon Bay State CA Zip Code 94019

Telephone 650-726-4457 Email _____

**OPTIONAL**: Agent/Representative

Name _____ Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

**OPTIONAL**: Other

Name David J. Bugatto Company/Firm The Bugatto Group, Inc.

Address 300 University Avenue Unit/Space Number Suite 230

City Sacramento State CA Zip Code 95825

Telephone 916-648-7718 Email david@thebugattogroup.com

**Primary Contact for Project**: ☐ Owner ☑ Applicant ☐ Agent/Representative ☐ Other

# Property Owner Affidavit

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in the Town of Los Gatos which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Town of Los Gatos Community Development Department for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed submitted.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with Town of Los Gatos Community Development Department within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature _____ Signature _____

Printed Name _____ Printed Name _____

Date _____ Date _____

**SIGNATURES ON FOLLOWING PAGE**

**PROPERTY OWNER AFFIDAVIT**

SIGNATURE PAGE

**PROPERTY**: Parcel One of Tract One, as more particularly described in Exhibit A to Attachment 2.

PROPERTY OWNER: KEET NERHAN

By: x _____

Name: Keet Nerhan

Date: x 6-27-23

**PROPERTY**: Parcels Two, Three and Four of Tract One, as more particularly described in Exhibit A to Attachment 2.

PROPERTY OWNER: LOS GATOS LODGE, LLC

By: x _____

Name: Keet Nerhan, its Managing Member

Date: x 6-27-23

**PROPERTY**: Tract Two, as more particularly described in Exhibit A to Attachment 2.

PROPERTY OWNER: KEET S. NERHAN

By: x _____

Name: Keet S. Nerhan

Date: x 6-27-23

**Attachment 1 to SB 330 Preliminary Application**

50 Los Gatos-Saratoga Road, Los Gatos

**PROPERTY LOCATION**: Parcel One of Tract One, as more particularly described in Exhibit A to Attachment 2.

**PROPERTY OWNER**: Keet Nerhan, a married man as his sole and separate property

Street Address: 210 San Mateo Road #201
City: Half Moon Bay State: CA Zip Code: 94019
Phone Number: (650) 726-4457

I hereby certify that I am the owner of record of the property described in "Property Location" above, and that I approve of the action requested in the Preliminary Application to which this Attachment 1 is attached.

x _____
Keet Nerhan
Date: x 6-27-23

**PROPERTY LOCATION**: Parcels Two, Three and Four of Tract One, as more particularly described in Exhibit A to Attachment 2.

**PROPERTY OWNER**: Los Gatos Lodge, LLC

Street Address: 210 San Mateo Road #201
City: Half Moon Bay State: CA Zip Code: 94019
Phone Number: (650) 726-4457

I hereby certify that I am the owner of record of the property described in "Property Location" above, and that I approve of the action requested in the Preliminary Application to which this Attachment 1 is attached.

LOS GATOS LODGE, LLC
By: x _____
Keet Nerhan, its Managing Member
Date: x 6-27-23

**PROPERTY LOCATION:** Tract Two, as more particularly described in Exhibit A to Attachment 2.

**PROPERTY OWNER:** Keet S. Nerhan, a married man, as his sole and separate property

Street Address: 210 San Mateo Road #201
City: Half Moon Bay State: CA Zip Code: 94019
Phone Number: (650) 726-4457

I hereby certify that I am the owner of record of the property described in "Property Location" above, and that I approve of the action requested in the Preliminary Application to which this Attachment 1 is attached.

x _____
Keet S. Nerhan
Date: x 6-27-23

**Attachment 2 to SB 330 Preliminary Application**

50 Los Gatos-Saratoga Road, Los Gatos

**SUPPLEMENTAL RESPONSES**

1. **Project Location** – The specific location of the Project, including parcel numbers, a legal description, and site address:

   Primary Address: 50 Los Gatos-Saratoga Road, Los Gatos, California

   Other Addresses:

   - 92 Los Gatos-Saratoga Road[1]
   - 96 Los Gatos-Saratoga Road[2]
   - 225 Bella Vista Avenue
   - 227 Bella Vista Avenue

   APNs:

   - 529-24-001
   - 529-24-003
   - 529-24-032

   Legal Description:

   - See Exhibit A (Legal Description of Project Site).

2. **Existing Uses** – The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located:

   The Project site is currently occupied by Los Gatos Lodge, a hotel/motel. Onsite operations consist of temporary (less than 30 days) lodging of hotel guests, meeting and event rooms, recreational areas, dining areas, routine facility maintenance, accessory office uses and a duplex dwelling unit for hotel staff. In addition to the buildings and other structures, the Project site is improved with asphalt-paved parking/drive areas, concrete-paved patios and walkways, a swimming pool, and landscaped areas. With the exception of the duplex dwelling unit, all existing structures and improvements will be removed for the Project. See also Attachment 3 (ALTA/ACSM Land Title Survey).

3. **Site Plan** – A site plan showing the building location(s) on the property and approximate square footage of each building that is to be occupied:

   See Attachment 4 (Site Plan & Elevations).

[1] See https://tlggis.losgatosca.gov/. Address not used.
[2] See https://tlggis.losgatosca.gov/. Address not used.

**4. Elevations** – Elevations of each building showing design, color, material, and the massing and height of each building that is to be occupied:

See Attachment 4 (Site Plan & Elevations). SummerHill welcomes comments from the Town of Los Gatos regarding the proposed architectural style. SummerHill is open to the possibility of a more traditional architectural style if that would be preferred.

**12.a.iv. Special Flood Hazard Area** – Is the site in a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

No, the site is not in a Special Flood Hazard Area. However, as with a substantial portion of Los Gatos between Los Gatos Boulevard and N. Santa Cruz Avenue, the site is in an area of potential flooding due to dam failure.

**12.a.v. Earthquake Fault Zone** – Is the site in a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist?

No, the site is not in in a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.

According to the Geology Chapter of the General Plan Background Report, fault traces belonging to numerous faults, including the Shannon and Monte Vista Faults, are located in the vicinity of Los Gatos. As a result, significant bands of both high and moderate fault rupture hazard cover most of the Town of Los Gatos. These zones are generally northwest/southeast running, in conformance with the direction of the surrounding San Andreas and Monte Vista Fault systems. Nearly the entire southern portion of the Town is an area of high fault rupture hazard. Smaller portions of central Los Gatos are of moderate rupture hazard, while a large zone of high rupture hazard intersects the northern portion of Town. The Public Record indicates only small portions of northern, central and southern Los Gatos lie outside of fault rupture areas.

The project will comply with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the Town of Los Gatos under Chapter 12.2 of Division 1 of Title 2 of the Government Code.

**12.a.vi. Aerial Photograph** – Provide an aerial photograph showing existing environmental site features subject to regulation by a public agency, including creeks and wetlands.

See Attachment 5 (Record Boundary Exhibit & Aerial Photograph). The Project site does not contain any creeks, wetlands or other environmental site features subject to regulation by a public agency.

**12.d. Recorded Public Easements –** Does the project site contain any recorded public easements, such as easements for storm drains, water lines, electricity, and other public rights-of-way?

The Project site does not contain any recorded public easements such as easements for storm drains, water lines, electricity and other public rights-of-way. However, the Project site contains the following public restrictions and private easements for water, road and sewer purposes:

1. An easement for water pipe lines and aqueducts and incidental purposes, recorded May 25, 1870 in Book 18 of Deeds, Page 88, between John Goldsworthy et al. and San Jose Water Company.
2. The fact that the ownership of said land does not include any right of ingress or egress to or from the highway contiguous thereto, said rights have been condemned by final decree of condemnation, a certified copy of which was recorded March 08, 1955 in Book 3108, Page 322, of Official Records.
3. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded March 17, 1955 as Book 3117, Page 135 of Official Records.
4. The terms and provisions contained in the document entitled "Agreement" for road and sewer purposes, recorded November 05, 1957 as Book 3930, Page 579 of Official Records, between Joseph Moucressey et al. and Milton K. Lepetich et al.
5. The fact that the land lies within the boundaries of the Central Los Gatos Redevelopment Project Area, as disclosed by the document recorded December 05, 1991 as Book L955, Page 1734 in Instrument No. 11155292 of Official Records.
6. The terms, provisions and easement(s) contained in the document entitled "Grant of Easement" recorded November 07, 2012 as Document No. 21942580 of Official Records, by and between Los Gatos Lodge LLC and San Jose Water Company.

For further detail, please see Attachment 5 (Record Boundary Exhibit and Aerial Photograph).

SUMMERHILL HOMES℠

COMMUNITIES OF DISTINCTION

June 30, 2023

VIA ELECTRONIC MAIL

Joel Paulson
Community Development Director
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030
jpaulson@losgatosca.gov

Re: SB 330 Preliminary Application
50 Los Gatos-Saratoga Road, Los Gatos
APN 529-24-001, -003 & -032

Dear Mr. Paulson:

Thank you for the collaboration the Town of Los Gatos has extended to us through your Department regarding our inquiries in connection with our proposed development project at 50 Los Gatos-Saratoga Road.

SummerHill Homes hereby submits a Preliminary Application for a proposed housing development project at 50 Los Gatos-Saratoga Road. This letter and the enclosed information constitute the submittal materials required to satisfy the application checklist for a Preliminary Application under Government Code section 65941.1(a). We have been told by the Planning Department that no permit processing fee is due for Preliminary Applications submitted on or before June 30, 2023.

SummerHill proposes to develop 158 new three-story for-sale townhouses on a portion of an approximately 8.81-acre tract of land (APN 529-24-001, -003 & -032), with associated amenities, landscaping, private streets, utilities and other infrastructure improvements. The living area of the townhouses will range from approximately 1,270 to 2,230 square feet, with a total living area of approximately 282,930 square feet. Each townhome will have assigned parking, either in an attached garage or in a shared parking area. The boundaries of the individual townhomes will be established through a condominium plan, and the community will be governed by a professionally managed homeowners association. SummerHill will work with the Town to modify or refine the proposed architectural style through the design review process.

SummerHill intends to designate 20 percent of the townhomes in the Project for lower income households. As a result, the Project is a housing development project protected by the provisions of the Housing Accountability Act (Gov. Code § 65589.5), including without limitation the provisions of Section 65589.5(d)(5). (The Project does not fall within the provisions of Section 65589.5(d)(1) through (4).) The Project is also entitled to the benefits of the State Density Bonus Law (Gov. Code § 65915 *et seq.*).

The Project site is designated as Mixed Use in the Town's currently applicable 2020 General Plan and is zoned CH (Restricted Commercial Highway) with a PD (Planned Development) overlay. SummerHill anticipates that the Project may require City approval of a vesting tentative subdivision map, a conditional use permit, and architecture and site approval, with review generally limited to compliance with applicable objective development standards in effect as of the date of this Preliminary Application and applicable state and federal law. SummerHill also may use the benefits available under the State Density Bonus Law, as preliminarily outlined in the enclosed materials (subject to refinement as the Project application proceeds). SummerHill intends to submit a full application for all required entitlements within 180 days of this Preliminary Application.

SummerHill is excited to work with the Town to provide much needed housing for the community. We have met individually with members of the Town Council about the Project, and we appreciate the comments and observations that we've received. We would be happy to discuss the Project with you further. Please let us know if you have any questions.

Sincerely,

John Hickey
Vice President of Development

cc: Los Gatos Planning Department (planning@losgatosca.gov)
Kevin Ebrahimi, Senior Vice President of Development
Keet Nerhan, Los Gatos Lodge, LLC
David J. Bugatto, The Bugatto Group, Inc.

Attachments:

SB 330 Preliminary Application Checklist & Form
1. Property Owner Information and Consent
2. Supplemental Responses
3. ALTA/ACSM Land Title Survey
4. Site Plan & Elevations
5. Record Boundary Exhibit & Aerial Photograph

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

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

July 6, 2023

John Hickey, Vice President of Development
SummerHill Homes LLC
777 California Avenue
Palo Alto, CA 94304-1179
Via email

**RE:** **50 Los Gatos-Saratoga Road**
**Senate Bill 330 Preliminary Application PRE23-00824**
Preliminary Application Under Senate Bill (SB) 330 for Construction of a Residential Development (158 Residential Units) on Property Zoned CH:PD. APNs 529-24-001, -003, and -032.
PROPERTY OWNER: Keet Nerhan. APPLICANT: John Hickey, SummerHill Homes LLC.

Thank you for submitting your SB 330 preliminary application for a proposed project at 50 Los Gatos-Saratoga Road. The preliminary application materials were received on June 30, 2023. The preliminary application has been determined to be compliant with the submittal requirements of California Government Code §65941.1 (a) and is deemed submitted as of July 6, 2023. Your submittal invokes Government Code Section 65589.5(d)(5). Please note that the Town adopted its Housing Element on January 30, 2023.

Pursuant to California Code §65941.1 (d)(1), a formal application for development must be submitted within 180 calendar days after submitting a preliminary application with all the required information. The formal application must be received no later than **January 2, 2024**. If a formal application is not received within 180 days, this preliminary application is considered expired.

The Town looks forward to receiving your formal application.

Best regards,

Jennifer Armer, AICP
Planning Manager
JArmer@losgatosca.gov
(408) 399-5706

cc: David Bugatto, The Bugatto Group, Inc., Owner Representative

# EXHIBIT B

# HOUSING CRISIS ACT of 2019 – SB 330

# PRELIMINARY APPLICATION FORM

## PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

## GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

**Submittal Date Stamp**[*1,2]**:**

[*1]Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

[*2]Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

## SITE INFORMATION

1. **PROJECT LOCATION -** The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 14859 Los Gatos Blvd., et al. Unit/Space Number _____

Legal Description (Lot, Block, Tract) Attached? YES ☑ NO ☐

See legal description on page 11 of the attached Preliminary Title Report

Assessor Parcel Number(s) 424-07-009/053/095/094/081/115/116

2. **EXISTING USES -** The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

There are a total of 8 occupied rental residential units on site. There is also a two-story barn which will be re-purposed.

3. **SITE PLAN -** A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES ☑ NO ☐

4. **ELEVATIONS -** Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES ☑ NO ☐

5. **PROPOSED USES -** The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

| PROGRAM AREA | FLOOR AREA (ZONING) | SQUARE FOOTAGE OF CONSTRUCTION | UNITS |
|---|---|---|---|
| Multi-Family Housing | 290,166 | 441,360 | 250 |
| Eden Affordable Housing | 74,817 | 75,696 | 68 |
| Townhome | 232,363 | 319,112 | 119 |
| Commercial/Retail | 14,868 | 14,868 | |
| Community/Civic | 4,340 | 4,340 | |
| | | | |
| **Total Residential Use** | **597,346** | **836,168** | 437 |
| **Total Commercial Use** | **19,208** | **19,208** | |

*20% Affordable Housing in Eden Housing plus a portion of Multi-Family Housing

a. **RESIDENTIAL DWELLING UNIT COUNT:**

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

| | Number of Units |
|---|---|
| Market Rate | 348 |
| Managers Unit(s) – Market Rate | 1 |
| Extremely Low Income | |
| Very Low Income | |
| Low Income | 88 (portion may be VLI) |
| Moderate Income | |
| Total No. of Units | 437 |
| Total No. of Affordable Units | 88 |
| Total No. of Density Bonus Units | 44 |

Other notes on units:

20 percent of the total units will be rented to lower income households as defined in Section 50079.5 of the Health and Saftey Code at a monthly cost that does not exceed 30 percent of 60 percent of area median income. Very Low Income affordability may be achieved on some units but number will be determined at later date.

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

| | Residential | Nonresidential | Total |
|---|---|---|---|
| **Floor Area (Zoning)** | 597,346 | 19,208 | 616,554 |
| **Square Footage of Construction** | 836,168 | 19,208 | 855,376 |

7. **PARKING -** The proposed number of parking spaces:

492 plus 238 garage spaces within Townhomes for a total of 730 parking spaces.

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS -** Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES ☑ NO ☐

If "YES," please describe:

Please see separate attachment

9. **SUBDIVISION –** Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES ☑ NO ☐

If "YES," please describe:

Project will seek a Vesting Tentative Map

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES ☐ NO ☑

If "YES," please describe:

11. **EXISTING SITE CONDITIONS –** Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

| | Occupied Residential Units | Unoccupied Residential Units | Total Residential Units |
|---|---|---|---|
| **Existing** | 8 | 0 | 8 |
| **To Be Demolished** | 8 | 0 | 8 |

12. **ADDITIONAL SITE CONDITIONS –**

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES ☐ NO ☑

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES ☐ NO ☑

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES ☐ NO ☑

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES ☐ NO ☑

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES ☐ NO ☑

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES ☐ NO ☑

If "YES" to any, please describe:

b. Does the project site contain historic and/or cultural resources?

YES ☐ NO ☑

If "YES," please describe:

There are no Federal or State existing historical resources on site. Although not a formally designated resource, the project site contains a Barn that is of particular interest to the community. The Barn will be re-purposed consistent with the treatment called for in the North 40 Specific Plan.

c. Does the project site contain any species of special concern?

YES ☐ NO ☑

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES ☑ NO ☐

If "YES," please describe:

Please see attached Preliminary Title Report for description of easements.

e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES ☐ NO ☑

If "YES," please describe and depict in attached site map:

13. **COASTAL ZONE -** For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following: Does not apply

a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES ☐ NO ☐

b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES ☐ NO ☐

c. A tsunami run-up zone. YES ☐ NO ☐

d. Use of the site for public access to or along the coast. YES ☐ NO ☐

14. **PROJECT TEAM INFORMATION -** The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

**Applicant's Name** Steve Buster

Company/Firm Grosvenor USA Limited

Address One California Street Unit/Space Number 3000

City San Francisco State CA Zip Code 94111

Telephone (415) 434-0175 Email steve.buster@grosvenor.com

Are you in escrow to purchase the property? YES ☐ NO ☑

**Property Owner of Record** ☐ Same as applicant ☑ Different from applicant

Name (if different from applicant) Yuki Farms, LLC

Address 15495 Los Gatos Blvd. Unit/Space Number 11

City Los Gatos State CA Zip Code 95032

Telephone _____ Email _____

**Optional: Agent/Representative Name** Don Capobres

Company/Firm Harmonie Park Development Group LLC

Address 221 Bachman Avenue Unit/Space Number _____

City Los Gatos State CA Zip Code 95030

Telephone 415-710-7640 Email don@harmoniepark.com

**Optional: Other** (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: ☐ Owner ☐ Applicant ☑ Agent/Representative ☐ Other

## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in Primary address as 14925 Los Gatos Blvd.Los Gatos, CA which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Los Gatos Community Development for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with The Town of Los Gatos within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

| | | | |
|---|---|---|---|
| Signature | | Signature | |
| Printed Name | Edward Morimoto | Printed Name | |
| Date | April 10, 2023 | Date | |

**8. Affordable Housing Incentives, Waivers, Concessions and Parking Reductions** – Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

The Project proponent will seek bonus units, incentives or concessions, waivers, and parking reductions pursuant to the State Density Bonus Law (Gov. Code § 65915). The Project is designated for 461 units in the Town's adopted Housing Element, which equates to a density of approximately 30 dwelling units per acre (du/ac). The Project is consistent with the density specified in the Housing Element, as it proposes 437 units on the 15.3-acre project site for a gross density of 28.6 du/ac and a net density of 33.36 du/ac, assuming a 13.1 acres developable site after removing area for roadway widths. With the bonus units the Project is eligible for under the State Density Bonus Law, the Project is consistent the Town's density limit established in the Housing Element.

As explained elsewhere in this Preliminary Application, the Project will dedicate 88 of its 437 units, twenty percent of the total, as units that will be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code at a monthly cost that does not exceed 30 percent of 60 percent of the area median income. By providing this level of affordability, the Project is entitled to the following benefits under State Density Bonus Law:

- A density bonus of 35% above the otherwise maximum allowable residential density (Gov. Code § 65915(f)(1);
- Two incentives or concessions (Gov. Code § 65915(d)(2)(B); for purposes of the State Density Bonus Law, the terms "incentives" and "concessions" are interchangeable, and this summary will use "concession" going forward);
- Waivers or reductions for "any development standard that will have the effect of physically precluding the construction of a development" that provides enough affordable housing to qualify for the State Bonus Law (Gov. Code § 65915(e)); and
- Minimum parking requirements, inclusive of guest parking and including paring provided in uncovered or tandem spaces, that do not exceed the following ratios:
    - Zero to one bedroom: one onsite parking space
    - Two to three bedrooms: one and one-half onsite parking spaces
    - Four and more bedrooms: two and one-half parking spaces (Gov. Code § 65915(p)).

As detailed below, the Project proponent will request to use the State Density Bonus Law's bonus units, concessions, waivers, and parking reduction benefits to allow the development of the Project as proposed. The discussion below is intended to identify anticipated State Density Bonus Law requests in connection with the Preliminary Application; further discussion and analysis will be provided in connection with the Project's formal development application. In addition, although the discussion below is complete for purposes of the anticipated State Density Bonus Law requests at this time, the Project proponent reserves the right to modify the request to include different or additional concessions and waivers if needed to address additional, applicable development standards.

**Bonus Units**

The Housing Element establishes a base density of approximately 30 du/ac. Applied to the 13.1 net acres of the Project site, this would result in 393 units. The 35% density bonus entitles the Project to up to 530 units. The Project proposes 437 units, well within the density permitted by the Housing Element and State Density Bonus Law.

**Concessions**

1. *Allow residential uses on the ground floor of buildings*. Section 2.5.10c of the North 40 Specific Plan prohibits residential uses on the ground floor of buildings in the Northern District, which covers the Project site. Because the Housing Element designates the Project site as a site that is suitable for very low, low-, or moderate-income households at a residential density of 30 du/ac, inconsistency with this zoning standard is not a basis to deny the Project under Government Code section 65589.5(d)(5)(A). Accordingly, we do not believe that this standard is applicable to the Project. However, to the extent it applies, the Project proponent requests a concession to allow residential uses on the ground floor of buildings. Although portions of the Project incorporate commercial elements, it is not financially feasible to develop commercial spaces in the ground floor of all the buildings on the Project site. Therefore, eliminating this development standard will result in cost savings to help provide the level of affordability proposed.

2. *Relief from Intersection Improvement Standards*. Section 4.6 of the North 40 Specific Plan calls for the first developer in the Northern District of the Specific Plan Area to improve the Los Gatos Boulevard/Samaritan Drive/Burton Road intersection by converting the existing eastbound lane on Burton Road to a through/left turn lane, adding one dedicated eastbound left turn lane and one eastbound right turn lane on Burton Road at Los Gatos Boulevard (including widening Burton Road for about 200 feet west from Los Gatos Boulevard), and making Burton Road a through road. Although the Project proponent would be the first developer in the Northern District of the Specific Plan Area, the improvements require expanding the right-of-way over property that the Project proponent does not own or control, and the Project proponent proposes to limit Burton Road to emergency vehicle access only. Accordingly, eliminating this development standard will result in cost savings by removing the need to acquire additional land for intersection improvements; moreover, by limiting Burton Road to EV access, there is no longer a need to implement the intersection improvements previously identified.

**Waivers**

1. *Increased Maximum Height*. Section 2.5.2 of the North 40 Specific Plan sets a maximum building height of 30 feet across the Project site. The Project requires a waiver to allow the Affordable Multifamily units to achieve a maximum height of 60 feet, the Townhome units to achieve a maximum height of 37 feet, and the Mixed-Income Multifamily units to achieve a maximum height of 94 feet. The Specific Plan's development standards do not accommodate the Project's proposed density of 28.6 du/ac, which is allowed pursuant to

the adopted Housing Element. Increased height is necessary for each proposed building typology to accommodate the proposed unit count and necessary parking facilities across the Project site.

2. *Modified Street Sections*. Section 4.13.3 of the North 40 Specific Plan defines a 40' road section for Section 6d of North A Street with two 12' drive lanes and two 8' parking lanes. The Project proposes wider sidewalks, bicycle lanes, and reduced lane widths; accommodating all of the proposed facilities in the street would require additional right of way that would reduce the amount of developable area for buildings, resulting in a lower unit count. Therefore, the Project proponent requests a waiver from the required street section dimensions.

3. *Deviations from Objective Design Standards*. The Town adopted "Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development" that applies to multi-family and residential mixed-use developments. The Standards provide that these standards are only to be used for review of qualifying projects where Town review, approval, and/or denial is limited to only objective design standards. For projects that will proceed through the standard review process, the objective design standards would not apply. The Project has been designed to comply with as many of the objective design standards as feasible while meeting the unit count called for in the Housing Element; however, to physically fit the Project as designed at the density allowed, the following standards must be waived:
    - A.2. Short-Term Bicycle Parking requirements cannot be accommodated for residential uses while maintaining adequate space for buildings and open space.
    - 3.4.e: dimensions of long-term bicycle spaces are proposed to be accommodated with stacked parking to save space for residential units.
    - A.11.1.b: The Affordable Multifamily building cannot accommodate balconies and cannot meet the private open space requirements while maintaining the unit count; the Mixed-Income Multifamily building can accommodate balconies on only 50% of the units
    - A.12.1: The Townhomes deviate from the continuous frontage requirement
    - B.1.2: Upper story stepbacks reduce the residential unit count
    - B.4.3: The Affordable Multifamily Building cannot reach 16 points through street-facing façade plan variation while maintaining its unit count
    - B.4.5: The Townhomes do not change materials at the inside corners
    - B.4.11: The Mixed-Income Multifamily Building's balconies extend into the airspace beyond the building footprint

**Parking Reduction**

Based on the bedroom count for the proposed residential units, Section (p)(1) of the State Density Bonus Law requires 592 parking spaces for the Project's 437 units. Section 2.5.8 of the North 40 Specific Plan requires 50 additional spaces for the Project's commercial uses, for a total of 642 spaces. The Project proposes 730 parking spaces, which satisfies the applicable parking requirements.

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

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

April 18, 2023

Steve Buster
Grosvenor USA Limited
One California Street, Suite 3000
San Francisco, CA 95032
Via email

**RE:** **14859 Los Gatos Boulevard**
**Senate Bill 330 Preliminary Application PRE23-00472**

Preliminary Application Under Senate Bill (SB) 330 for Construction of a Mixed-Use Development (437 Residential Units) on Property Zoned North Forty Specific Plan.
APN 424-07-009, -053, -081, -094, -095, -115, and -116.
PROPERTY OWNER: Yuki Farms, LLC
APPLICANT: Steve Buster, Grosvenor USA Limited

Thank you for submitting your SB 330 preliminary application for a proposed project at 14859 Los Gatos Boulevard. The preliminary application materials were received on April 17, 2023. The preliminary application has been determined to be compliant with the submittal requirements of California Government Code §65941.1 (a) and is deemed submitted as of April 18, 2023.

Pursuant to California Code §65941.1 (d)(1), a formal application for development must be submitted within 180 calendar days after submitting a preliminary application with all the required information. The formal application must be received no later than **October 15, 2023**. If a formal application is not received within 180 days, this preliminary application is considered expired.

The Town looks forward to receiving your formal application.

Best regards,

Jennifer Armer, AICP
Planning Manager
JArmer@losgatosca.gov
(408) 399-5706

cc: Don Capobres, Harmonie Park Development Group LLC