



Marcia Jenson, Vice Mayor
Barbara Spector, Council Member

**TOWN OF LOS GATOS
COUNCIL POLICY COMMITTEE AGENDA
OCTOBER 27, 2020
TELECONFERENCE
5:00 PM**

**IMPORTANT NOTICE REGARDING THE OCTOBER 27, 2020
COUNCIL POLICY COMMITTEE MEETING**

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29- 20 dated March 17, 2020, regarding the COVID- 19 pandemic. **In accordance with Executive Order N-29- 20, the public may only view the meeting online and not in the Council Chamber.**

PARTICIPATION

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

<https://zoom.us/j/91349147362?pwd=eUVBeEJaUitCUUNvWnVhcUZZQXNXUT09>. Passcode: 504476.

Or by Telephone, dial:

- USA 877 336 1839 US Toll-free
- USA 636 651 0008 US Toll
- Conference code: 969184.

During the meeting:

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

If you are unable to participate in real-time, you may email to PublicComment@losgatosca.gov with the subject line “Public Comment Item #__” (insert the item number relevant to your comment) or “Verbal Communications – Non Agenda Item.” Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. The Mayor has the option to modify this action on items based on comments received.

**TOWN OF LOS GATOS
COUNCIL POLICY COMMITTEE AGENDA
OCTOBER 27, 2020
TELECONFERENCE
5:00 PM**

REMOTE LOCATION PARTICIPANTS

The following Committee Members are listed to permit them to appear electronically or telephonically at the Policy Committee meeting: MAYOR MARCIA JENSEN, VICE MAYOR BARBARA SPECTOR. All votes during the teleconferencing session will be conducted by roll call vote.

MEETING CALLED TO ORDER

ROLL CALL

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine and may be approved by one motion. Any member of the Policy Committee or public may request to have an item removed from the Consent Items for comment and action. A member of the public may request to pull an item from Consent by following the Participation instructions contained on page 2 of this agenda. If an item is pulled, the Chair has the sole discretion to determine when the item will be heard. Unless there are separate discussions and/or actions requested by the Policy Committee, staff, or a member of the public, it is requested that items under the Consent Items be acted on simultaneously.)*

1. Approve August 11, 2020 Council Policy Committee Meeting Minutes.

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Policy Committee on any matter that is not listed on the agenda consistent with the Participation instructions contained on page 2 of this agenda. To ensure all agenda items are heard and unless additional time is authorized by the Chair, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per comment. In the event additional comments were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.)*

OTHER BUSINESS *(Up to three minutes may be allotted for each comment on any of the following items consistent with the Participation Instructions contained on page 2 of this agenda.)*

2. Discuss and Provide Direction to Staff on Oak Meadow Park Bandstand Use.

ADJOURNMENT



**TOWN OF LOS GATOS
TOWN COUNCIL
POLICY COMMITTEE**

MEETING DATE: 10/27/2020

ITEM NO: 1

**DRAFT
Minutes of the Town Council Policy Committee Special Meeting
August 11, 2020**

The Town Council Policy Committee of the Town of Los Gatos conducted a special meeting on Tuesday, August 11, 2020, at 5:00 p.m. via teleconference.

MEETING CALLED TO ORDER AT 5:00 P.M.

ROLL CALL

Members Present: Marcia Jensen, Barbara Spector.

Staff Present: Laurel Prevetti, Town Manager; Robert Schultz, Town Attorney; Joel Paulson, Community Development Director; Jocelyn Shoopman, Associate Planner; Holly Zappala, Management Analyst.

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

1. Approve the Draft Minutes of July 28, 2020.

Approved.

VERBAL COMMUNICATIONS

Lee Fagot

- Commented that the Town should review its Police services and that it would be beneficial for the Police Department to contract with professional social service workers and mental health specialists to work with law enforcement officers in responding to calls regarding mental health crises. He also supported additional Police training regarding racial and social issues.

OTHER BUSINESS

2. Discuss and Provide Direction on Potential Modifications to the Hillside Development Standards and Guidelines Regarding Visibility.

Jocelyn Shoopman, Associate Planner, was available to respond to questions.

David Weissman

- Commented that when calculating the visibility of a proposed hillside home, exterior structures such as decks and stairs, should not be included because they would not be visible from valley floor viewing areas. He said that exterior features should only be included if they are necessary for the visibility analysis under discussion. Additionally, he added that trees that can be removed should also not be included in the visibility analysis.

Lee Quintana

- Agreed with David Weissman's comments and added that the definition of elevation should use simple language and be easy to understand.

After discussion, the Committee agreed to forward the following items to the Planning Commission for further discussion and recommendation to Town Council:

1. **Elevation.** The Committee approved a motion to forward a recommendation for elevation to be defined as only pertaining to the visible building elevations of the house, not including any exterior walls or decks and other ancillary structures, for the purposes of visibility analysis.
2. **Trees.** The Committee was split and approved a motion to forward the item without a recommendation, noting the positions of each of the Committee members.
 - o Vice Mayor Spector recommended that existing trees and branches, subject to clearing in Zones 2 and 3 and all trees listed in Section 29.10.0970 of the Town Code that are proposed to remain as part of an application but that can be removed without a permit and not require a replacement, not be included in visibility analysis, noting she did not want to expand the opportunity for visibility with discretionary homeowner actions.
 - o Mayor Jensen recommended that existing trees and branches that must be removed due to new mandatory fire prevention standards should not be included for the purpose of visibility analysis. Any trees that are subject to removal, but not required for removal, should not fall into that same category, noting that almost any trees could be removed, in which case no trees would count as a screen.
3. **Deciding Body: Development Review Committee versus Planning Commission.** The Committee was split and approved a motion to forward the item without a recommendation, noting the positions of each of the Committee members.
 - o Vice Mayor Spector recommended that visible homes that meet the allowable floor area ratio with a maximum height of 18 feet go before the Planning Commission as the deciding body, noting that there may be other issues that may need consideration by the Planning Commission in addition to those referenced in the staff report.

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SUBJECT: Draft Minutes of the Regular Town Council Policy Committee Meeting of August 11, 2020

DATE: September 22, 2020

- Mayor Jensen recommended that visible homes that meet the allowable floor area ratio with a maximum height of 18 feet go before the Design Review Committee as the deciding body, noting that it is a public hearing and subject to appeal to the Planning Commission, and would reduce the cost to the applicant.

ADJOURNMENT

The meeting adjourned at 5:28 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 11, 2020 meeting as approved by the Town Council Policy Committee.

Holly Zappala, Management Analyst



**TOWN OF LOS GATOS
COUNCIL POLICY COMMITTEE REPORT**

MEETING DATE: 10/27/2020

ITEM NO: 2

DATE: October 20, 2020
TO: Council Policy Committee
FROM: Laurel Prevetti, Town Manager
SUBJECT: Discuss and Provide Direction to Staff on Oak Meadow Park Bandstand Use

RECOMMENDATION:

Allow for future private reservations of the Oak Meadow Park bandstand.

BACKGROUND:

Section F of the Town's Facility Use Policy (Attachment 1) identifies appropriate uses for Oak Meadow Park. Included within the policy is the following language:

"...Oak Meadow Park ... shall be used as a location for free gatherings that are open to the public."

"4. Private events (outside of Town designated reservable spaces) and fee for entrance events are not allowed. "

When the Facility Use Policy was last revised, the Council identified the bandstand as a location that would remain free and open to the public.

DISCUSSION:

The Oak Meadow bandstand typically remains unprogrammed for much of the year. Although the bandstand is an iconic feature of the park, the space around the bandstand does not lend itself to programming and the language in the Facility Use Policy further limits the use.

In 2018, a team from the Los Gatos Community Foundation and local architect Cuschieri Horton (working pro bono), with oversight of Parks and Public Works staff, developed a plan (Attachment 2) for future improvements to the bandstand to improve the Town's ability to

PREPARED BY: Matt Morley
Parks and Public Works Director

Reviewed by: Town Manager, Assistant Town Manager, and Town Attorney

DISCUSSION (continued):

program the space. The plan has not been advanced due to the cost of the project, estimated at \$215,000 in 2018, and competing funding priorities.

In 2018, California voters passed Proposition 68, which allocated funds for park improvements statewide. Included in the measure were formulaic appropriations to each jurisdiction for improvements to parks focused on construction of new amenities. The Town's formulaic appropriation is \$177,952. In addition, there may be an opportunity to partner with Monte Sereno with an allocation amount equal to the Town's.

The bandstand improvement project could create a venue for ongoing programming, including small cultural gatherings, weddings, music performances, and other events. Depending on the success of the program, this could bring additional revenue to the Town. Comparable outdoor venue rent runs between \$300 and \$1,000 for a two-hour reservation, often with discounts for residents. Staff envisions issuing simple Park Use Permits for the space in most situations. These permits would allow for rentals similar to the current process for reserving picnic spaces.

CONCLUSION:

If the Policy Committee supports the direction, staff will revise the Town's Facility Use Policy for Town Council consideration. Applications for the Proposition 68 grant program are due between now and December 2021, with construction completion required by December 2023. This aligns with planning for the FY 2021-22 Capital Improvement Program Budgeting process and coordination with the State for project eligibility.

COORDINATION:

The Parks Commission reviewed the potential project at their October 1, 2020 meeting and supported the idea.

FISCAL IMPACT:

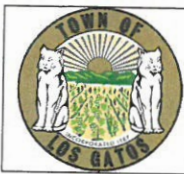
There is not a fiscal impact associated with this item.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:

1. Facility Use Policy
2. Bandstand Improvement Project Conceptual Plan



TOWN OF
LOS GATOS
CALIFORNIA

COUNCIL POLICY MANUAL

Small Town Service

Community Stewardship

Future Focus

TITLE: TOWN FACILITIES USE

POLICY NUMBER: 1-04

EFFECTIVE DATE: 8/3/2016

PAGES: 9

ENABLING ACTIONS:

REVISED DATES: 10/18/2016; 2/7/2017;
2/6/2018

APPROVED:

Janet I. Pernie

PURPOSE

To establish a policy for managing the use of the Town of Los Gatos facilities by the general public, for official Town business, and for governmental agencies, which will:

1. Preserve core Town functions.
2. Provide for public access and use of civic facilities.
3. Facilitate and coordinate multiple uses of civic facilities.

SCOPE

Guiding Principles

1. Civic facilities are intended to be used primarily for administrative operations of Town programs, and by the Town for the community. Therefore, official Town business, programs, and activities shall have priority use of all civic facilities.
2. Civic facilities are further intended to serve as a hub of civic and cultural activity and a major gathering center for community meetings and an active program of outdoor events.
3. Designated portions of the civic facilities may be used by the public for events including concerts, festivals, ceremonies, or other similar activity for the purposes of celebration, education or cultural enrichment.

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4. It is the Town's intent to provide spaces that are affordable and accessible for cultural, civic, and celebratory activities, without compromising security and official Town business needs.

POLICY

Policy Overview

1. The Town Council will establish the Town Facilities Use Policy. The Town Manager and his or her designee will issue permits and use agreements for events, and act as the final authority for the application of the Policy.
2. The Town Manager's Office is responsible for the day-to-day operation of scheduling and administering facilities' reservations.
3. The granting of permission to use any civic facility shall not in any way constitute an endorsement of the views of the persons and/or group reserving the facility.
4. Users of civic facilities for events will be required to obtain a special event permit and comply with all requirements set forth in this Town Facilities Use Policy.
5. All civic facility use reservations shall be made subject to the condition that the Town maintains the right to cancel or change any reservation if civic facilities are needed for official Town business. In no event shall the Town have any liability whatsoever for any cancellation made under the Town's authority to do so.
6. Use of civic facilities must not interfere with the conduct of official Town business or be unduly disruptive to others present in Town Hall or to immediately adjacent properties.
7. Private parties are not allowed (such as a wedding reception).
8. Town approved non-profit fundraising activities are allowed in/on Town facilities with an appropriate permit, or license issued by the Town, or provided in an agreement or Conditional Use Permit with the Town.
9. The roping off of a portion of a civic facility to create an exclusive section is permissible with an approved special event permit as long as the majority of the facility is open and accessible to the public.

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10. Separate Council approved use agreements may supersede this Policy. Where conflicts in terms or conditions arise, the use agreement will prevail.

Public Use – Civic Facilities

A. Civic Center Lawn, Deck, and Stairs

The Civic Center lawn, deck, and stairs are focal points for the Town of Los Gatos Civic Center. These areas shall be used as the regular location for community gatherings and events free and open to all members of the public including concerts, festivals, ceremonies, or other similar activity for the purposes of celebration, education or cultural enrichment.

1. Reservations are processed on a “first come, first served” basis. A tentative reservation may be made up to one year in advance by submitting an application for a special event permit, and Release of Liability. All required paperwork must be submitted with original signatures.
2. Scheduled events must not interfere with the conduct of official Town business or be unduly disruptive to others present in Town Hall or to immediately adjacent properties.
3. The following must be submitted and approved no later than two months prior to the scheduled event:
 - a. Special Event Permit Application or Town agreement.
 - b. Certificate of Insurance and Endorsement, naming the Town as an additional insured and making coverage primary, \$1,000,000 liability insurance.
 - c. Release of Liability, Assumption of Risk and Indemnity Agreement.
 - d. Complete payment of all applicable fees and charges for use as established within the Municipal Code and are contained in the Town’s Fee Schedule. All checks are to be made payable to “The Town of Los Gatos.”

B. Civic Center West Patio

The Civic Center West Patio (located at outside of the building at 106 and 108 E. Main Street) shall be used as the regular location for community gatherings and events open to all members of the public for the purposes of celebration, education, or

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cultural enrichment. For consistency with previous Town Council approvals, Civic Center West Patio may also be referred to as the Sculpture Garden.

1. Reservations are processed on a “first come, first served” basis. A tentative reservation may be made up to one year in advance by submitting an application for a special event permit and Release of Liability. All required paperwork must be submitted with original signatures.
2. Private events are not allowed with the exception of approved events hosted by the tenants of 106 and 108 East Main Street as stated in tenant lease agreements.
3. Scheduled events must not interfere with the conduct of official Town business or be unduly disruptive to others present in Town Hall or to immediately adjacent properties.
4. The following must be submitted and approved consistent with Town Code:
 - a. Special event permit application or Town agreement.
 - b. Certificate of Insurance and Endorsement, naming the Town as an additional insured and making coverage primary, \$1,000,000 liability insurance.
 - c. Release of Liability, Assumption of Risk and Indemnity Agreement
 - d. Complete payment of all applicable fees and charges for use as established within the Municipal Code and are contained in the Town’s Fee Schedule. All checks are to be made payable to “The Town of Los Gatos.”

C. Council Chambers

The Town Council Chambers may be reserved by federal, state, county, and municipal agencies, and schools for activities that benefit Los Gatos residents and students. The Town Council Chambers may also be reserved by agencies providing government education programs. A reservation of the Chambers includes access to the Chambers Lobby.

1. The Town may grant permission to use the Town Council Chambers in the following priority order:
 - a. Town Council/Board, Commission, and Committees, including ceremonial events
 - b. Town Departments

- c. Town established Organizations and Committees (in which Town employees or Town officials participate)
 - d. Government Agencies and Officials
 - e. Non-profit organizations that are related to Town business or are hosting events that are associated with a government purpose.
 - f. Private events are not allowed with the exception of approved events hosted by the tenants of 106 and 108 East Main Street as stated in tenant lease agreements.
2. Reservations are processed on a "first come, first served" basis. A tentative reservation may be made up to six months in advance by submitting an Application, and Release of Liability. All required paperwork must be submitted with original signatures.
3. The following must be submitted and approved no later than two weeks prior to the scheduled event:
 - a. Application for Use of Room
 - b. Certificate of Insurance and Endorsement, naming the Town as an additional insured and making coverage primary, \$1,000,000 liability insurance
 - c. Release of Liability, Assumption of Risk and Indemnity Agreement
4. During the evenings (after 5 p.m.), on the weekends (Saturdays and Sundays), and on Holidays, all users will be charged a Facility Use Fee and other applicable charges for Town services as set forth in the Fee Schedule, unless the meeting or event is for official Town business, and the meeting or event is planned, managed, and led by the Town Council or Town Department.
5. A Building Attendant is required for all meetings regardless of meeting time or size. The Town will schedule the Building Attendant and invoice the applicant for the actual time scheduled. The Building Attendant will be responsible for the opening and closing of the facility and overseeing that the room is returned to its original condition.
6. Use is limited to a maximum of ten hours, per event, subject to other scheduled events, or Town use.
7. Groups composed of minors must be supervised by at least one (1) adult for every ten (10) children under the age of 18 at all times while they are using the facility.

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8. Alcohol is not permitted in the Council Chambers or Lobby.
9. Applicants are responsible for setting up before and cleaning up after each event in the Chambers. Applicants shall be responsible for removing all personal property, owned or rented, prior to vacating the facility.
 - a. Absolutely no open flames are allowed in the Chambers or Lobby.
 - b. No foreign substance may be applied to the floor, walls, or ceiling (this includes decorations).
 - c. No rice, birdseed, confetti, etc., may be thrown in or around the Town Council Chambers or Lobby.
 - d. Gambling or wagering is prohibited.
10. Pursuant to state and federal law and Town Council Resolution 2017-24, the use of the Town Council Chambers will not be restricted because of age, sex, color, race, marital status, sexual orientation, ancestry, physical or mental disability, medical condition, religion, place of national origin, or any other basis prohibited by law or Town resolution or policy.
11. Any exceptions to the use regulations must be approved, in writing, by the Town Manager.

D. Council Chambers Lobby (as a stand alone facility)

The Council Chambers Lobby located within Town Hall shall be used for conducting Town related business only.

1. The Town may grant permission to use the Council Chambers Lobby in the following priority order:
 - a. Town Council and Town Council Committees
 - b. Planning Commission
 - c. Other Town Boards, Committees, and Commissions
 - d. Town Departments

E. Civic Facilities Conference and Meeting Rooms

Conference and Meeting Rooms located within Town Hall, the Library, the Police Operations Building, and the Parks and Public Works Corporation Yard shall be used solely for conducting official Town business.

1. The Town may grant permission to use the Meeting Rooms in the following priority order:
 - a. Town Council and Town Council Committees

- b. Planning Commission
- c. Other Town Boards, Committees, and Commissions
- d. Town Departments

F. Town Plaza Park and Oak Meadow Park

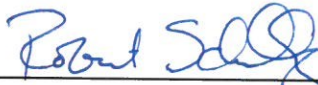
Town Plaza Park and Oak Meadow Park, as focal points for the Town of Los Gatos, shall be used as a location for free gatherings that are open to the public. Events allowed include concerts, festivals, ceremonies, or other similar activity for the purposes of celebration, education or cultural enrichment.

1. Reservations are processed on a “first come, first served” basis. A tentative reservation may be made up to one year in advance by submitting an application for a Park Use Permit and/or a Special Event Permit, and Release of Liability. All required paperwork must be submitted with original signatures.
2. Events are limited to one event per week.
3. No event may completely overtake the park. The park must always remain accessible to the public.
4. Private events (outside of Town designated reservable spaces) and fee for entrance events are not allowed. Incidental item sales may be allowed if they are consistent with the event activities, as approved.
5. Public entrances to the event venue must remain open during all times of the event. This includes gates, roads, sidewalks, pathways, and parking lots. If shuttle buses are approved, the parking lot may be closed with a parking attendant present. Parking spots cannot be reserved, unless to increase handicap spots.
6. Events beyond the scope of the Town’s Special Event Permit shall require a Town agreement and receive Town Council approval.
7. The following must be submitted and approved no later than six months prior to the scheduled event:
 - a. Park Use Permit, Special Event Permit Application, or Town Agreement.
 - b. Certificate of Insurance and Endorsement, naming the Town as an additional insured and making coverage primary, \$1,000,000 liability insurance.

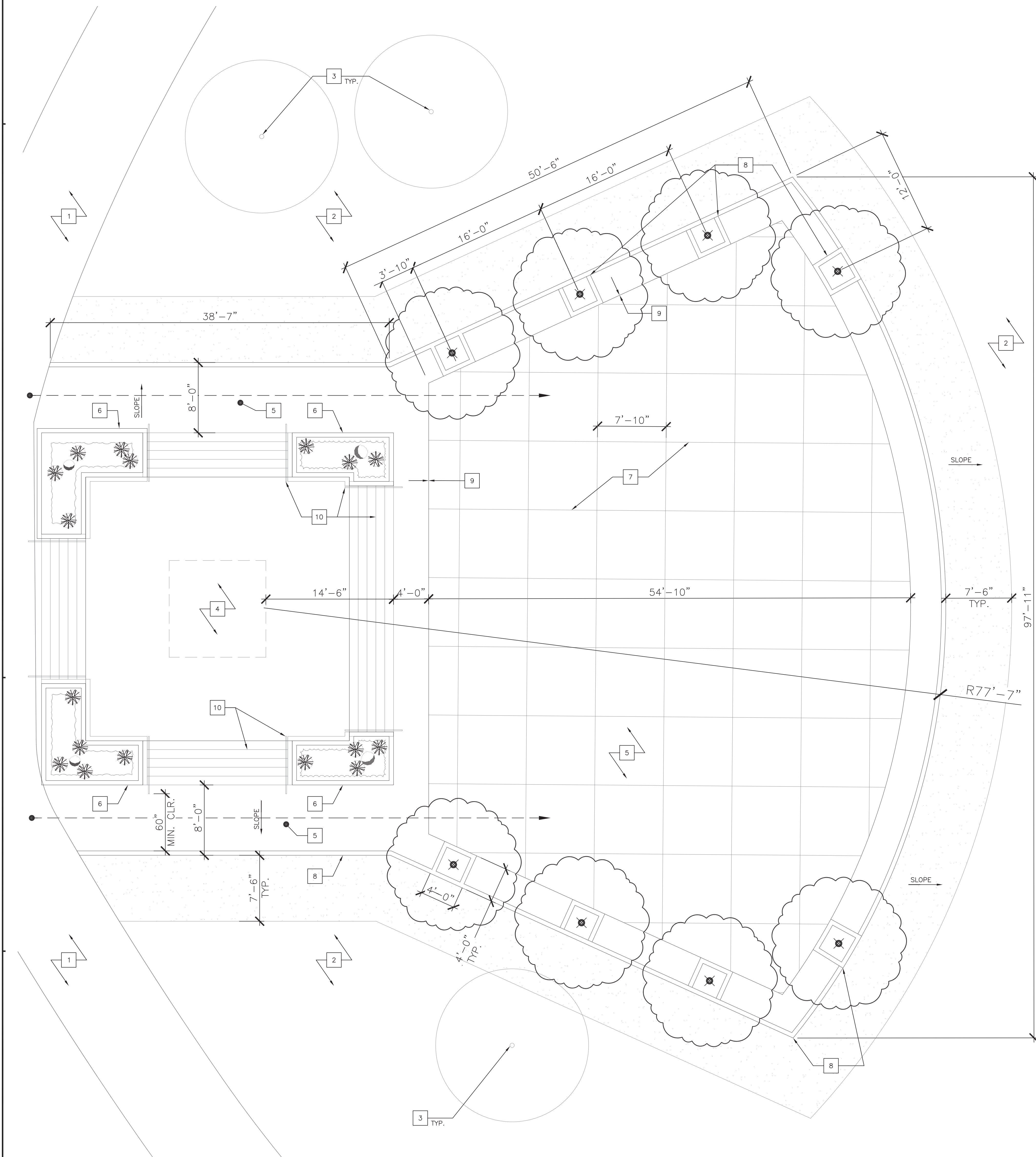
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- c. Release of Liability, Assumption of Risk and Indemnity Agreement.
- d. Complete payment of all applicable fees, deposits, and charges for use as established within the Municipal Code, Park Use Fees, and as contained in the Town's Fee Schedule. All checks are to be made payable to "The Town of Los Gatos."

APPROVED AS TO FORM:



Robert Schultz, Town Attorney

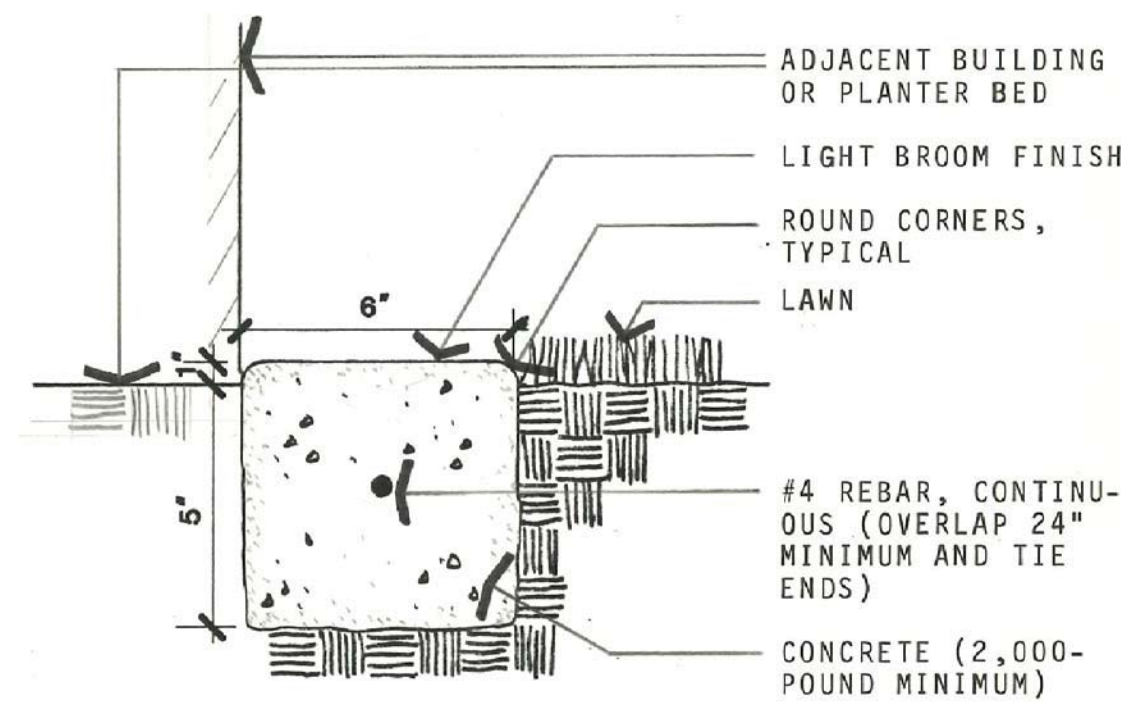


20 NEW LANDSCAPE PLANTING AND HARDSCAPE PLAN

3/16"=1'-0"
0 1' 2' 4' 8'

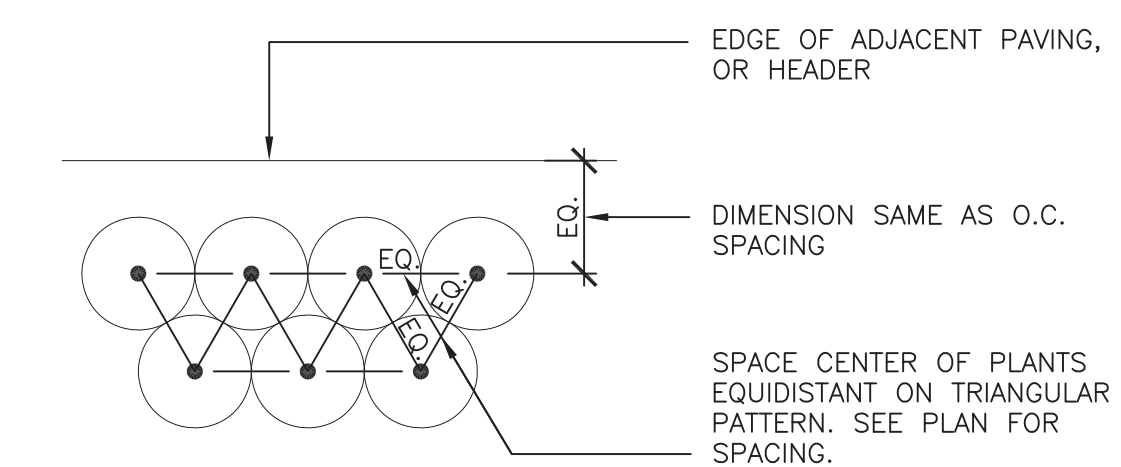
SPECIFIC NOTES

- (E) WALKWAY TO REMAIN
- (E) GRASS TO REMAIN, TYPICAL
- (E) TREE TO REMAIN, TYPICAL
- (E) BANDSTAND TO REMAIN
- NEW NON-POROUS PERMEABLE CONCRETE WITH COLORED AND TEXTURED OPTIONS; SEE SPECIFICATIONS FOR TYPE AND MANUFACTURES. MAXIMUM 2% SLOPE IN ANY DIRECTION, IF NOT PERMEABLE, SLOPE TO GRASS.
- NEW 6" RAISED CONCRETE CURB SEE DETAIL 6/LA2.0, TYPICAL.
- NEW CONTROL JOINTS, IF CONCRETE IS NOT PERMEABLE UNLESS FOR AESTHETIC REASONS.
- NEW 6" MOW STRIP SEE DETAIL 5/-, TYPICAL
- NEW JOINT TO SEPARATE OPTION OF COLOR AND/OR TEXTURED BETWEEN SURFACES
- (E) STAIR WITH HANDRAIL TO REMAIN, TYPICAL

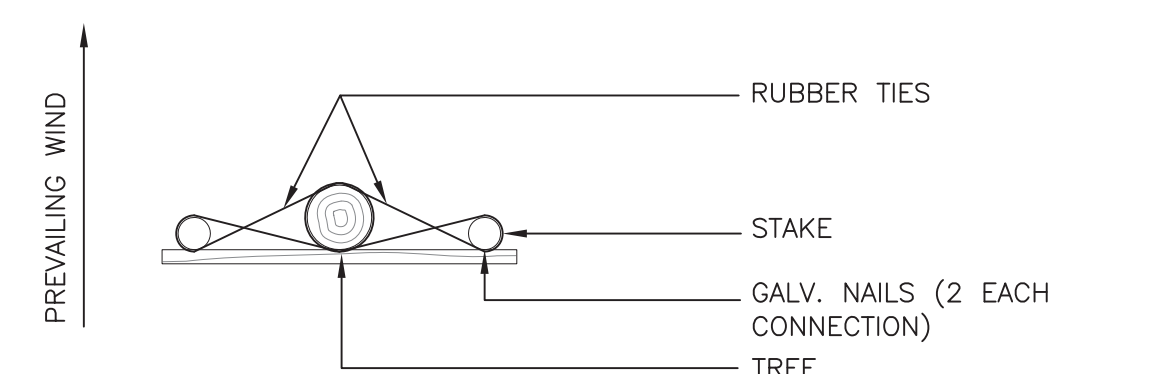


5 CONCRETE MOW STRIP

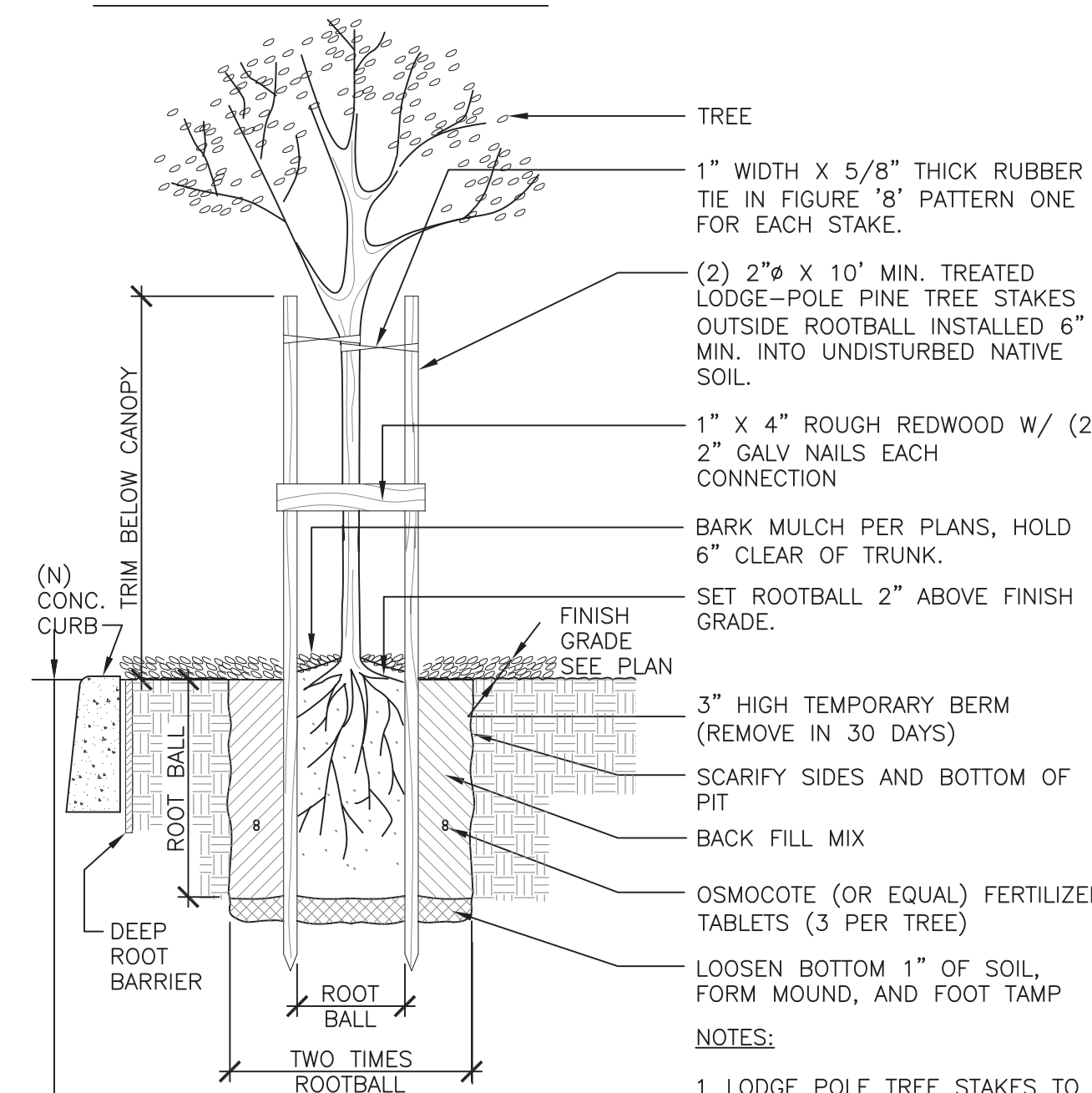
3"=1'-0"



6 PLANT SPACING (GROUND COVER) N.T.S.



PLAN VIEW



ELEVATION

8 TREE PLANTING N.T.S.

PLANTING GENERAL NOTES

A. GENERAL PLANTING INFORMATION

- THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO, THE WRITTEN SPECIFICATIONS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK OF THE VARIOUS TRADES (I.E. IRRIGATION, CIVIL, ETC.)
- PRIOR TO PLANT MATERIAL INSTALLATION, LOCATIONS SHALL BE COORDINATED WITH LAYOUT OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO THE START OF WORK.
- REFER TO DETAILS THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE SITE IN A SAFE AND CLEAN CONDITION. AT THE END OF EACH DAY THE SITE SHALL BE CLEANED UP AND LEFT IN A CONDITION THAT IS SAFE.
- CONTRACTOR IS TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS RELATED TO LANDSCAPE PLANTING AND IRRIGATION WORK.
- SEE DETAIL 6/- FOR PLANT SPACING.
- SEE LANDSCAPE IRRIGATION PLAN LA2.0, FOR MORE INFORMATION.

B. SOIL PREPARATION

- IMPORTED TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE SOIL OF LOAMY CHARACTER, AND SHALL CONTAIN AN AMOUNT OF ORGANIC MATTER NORMAL TO THE REGION. IT SHALL BE OBTAINED FROM WELL-DRAINED ARABLE LAND AND SHALL BE REASONABLY FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN ONE INCH IN SIZE, COARSE SAND, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES. IMPORTED TOPSOIL SHALL BE CAPABLE OF SUSTAINING HEALTHY PLANT LIFE.
- THE CONTRACTOR IS TO FINE GRADE THE SITE TO ALLOW FOR GOOD SOIL DRAINAGE, IF THERE ARE PUDDLES OR WATER STANDING IN PLANTING PITS FOR MORE THAN 2 HOURS, NOTIFY OWNER'S REP. IMMEDIATELY.
- FINE GRADING AND IRRIGATION LAYOUT SHALL BE APPROVED BY OWNER'S REP. PRIOR TO PLANTING OPERATIONS.
- PLANTING AREAS SHALL RECEIVE A WEED CONTROL PRE-EMERGENT PRIOR TO PLANTING.

C. PLANTING OPERATIONS

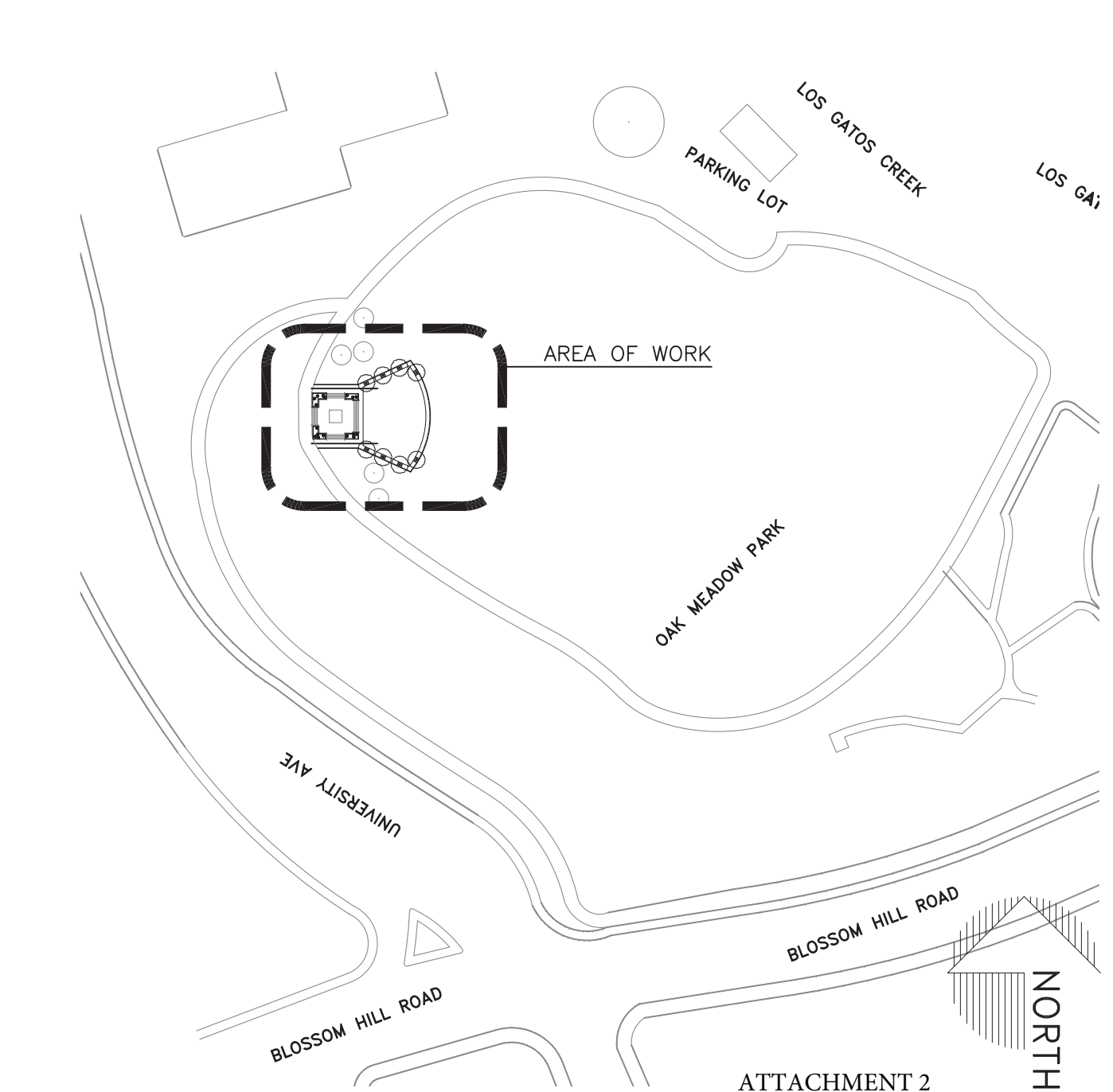
- PLANTING OPERATIONS SHALL BE COMPLETED IN STRICT ACCORDANCE WITH SPECIFICATIONS AND DETAILS.
- PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS AS SHOWN IN SYMBOLS AND CALLOUTS ON THIS PLAN.
- CONTRACTOR SHALL SUPPLY PLANTS OF THE SIZE SPECIFIED. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL, CONTACT THE OWNER'S REP. FOR INSTRUCTIONS.
- CONTRACTOR SHALL PLACE PLANT MATERIAL SO THEY DO NOT INTERFERE WITH ANY IRRIGATION SYSTEM. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS CONCEPTUAL INTENT IS NOT VIOLATED. IF A CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY OWNER'S REP. FOR APPROVAL OF ANY MAJOR MODIFICATIONS.
- PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REP. DIRECTION PRIOR TO INSTALLATION. CARE SHALL BE TAKEN TO SPOT PLANT MATERIALS EVENLY, TO PROVIDE OPTIMUM GROWTH CONDITIONS AND MAXIMUM AESTHETICS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR IMPROVEMENTS, LANDSCAPE DRAINAGE OR OBSTRUCT IRRIGATION SPRAY PATTERNS. NOTIFY THE OWNER'S REP. SHOULD CONFLICT OCCUR.
- TREES ARE TO BE PLANTED PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT FEATURES, STRUCTURES AND VIEW.
- PLANT MATERIAL PLACEMENT SHALL BE SUBJECT TO THE OWNER'S REP. APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL LAYOUT TREES AND SHRUBS WHILE IN THEIR CONTAINERS, AS SHOWN ON THE PLAN AND THEN OBTAIN APPROVAL FROM THE OWNER'S REP.
- A 2" LAYER OF DECORATIVE MULCH SHALL BE INSTALLED CONTINUOUS IN ALL PLANTING AREAS. (CONTRACTOR TO SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO INSTALLATION)

THIS PROJECT HAS BEEN PREPARED BY CUSCHIERI HORTON ARCHITECTS AND PHOENIX DESIGN GROUP. THESE SERVICES FOLLOW THE CONDITIONS SET FORTH IN A FULLY EXECUTED AIA B106-2010 AGREEMENT, DATE FEBRUARY 21,2018.

LEGEND

- ACCESSIBLE PATH OF TRAVEL, MAX 5% SLOPE IN DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPE.
- MAHONIA AQUIFOLIUM COMPACTA, DWARF OREGON GRAPE, 5 GALLON
- 1ST OPTION: PLATANUS ACERIFOLIA, THE LONDON PLANE, 24" BOX (MATCHED SPECIMENS)
2ND OPTION: GLEDITSIA TRIACANTHOS MORAINA
3RD OPTION: QUERCUS PALUSTRIS (NOT TO SCALE), SEE 8/- FOR PLANNING DETAILS
- BOULDER, TO BE DETERMINED. 3' TO 4'
- NEW SOD - DWARF FESCUE AS GROWN BY GRASS FARM, OR APPROVED EQUAL
- VINCA MINOR / DWARF PERIWINKLE, FROM FLATS, PLANT @ 12" O.C.

KEYPLAN

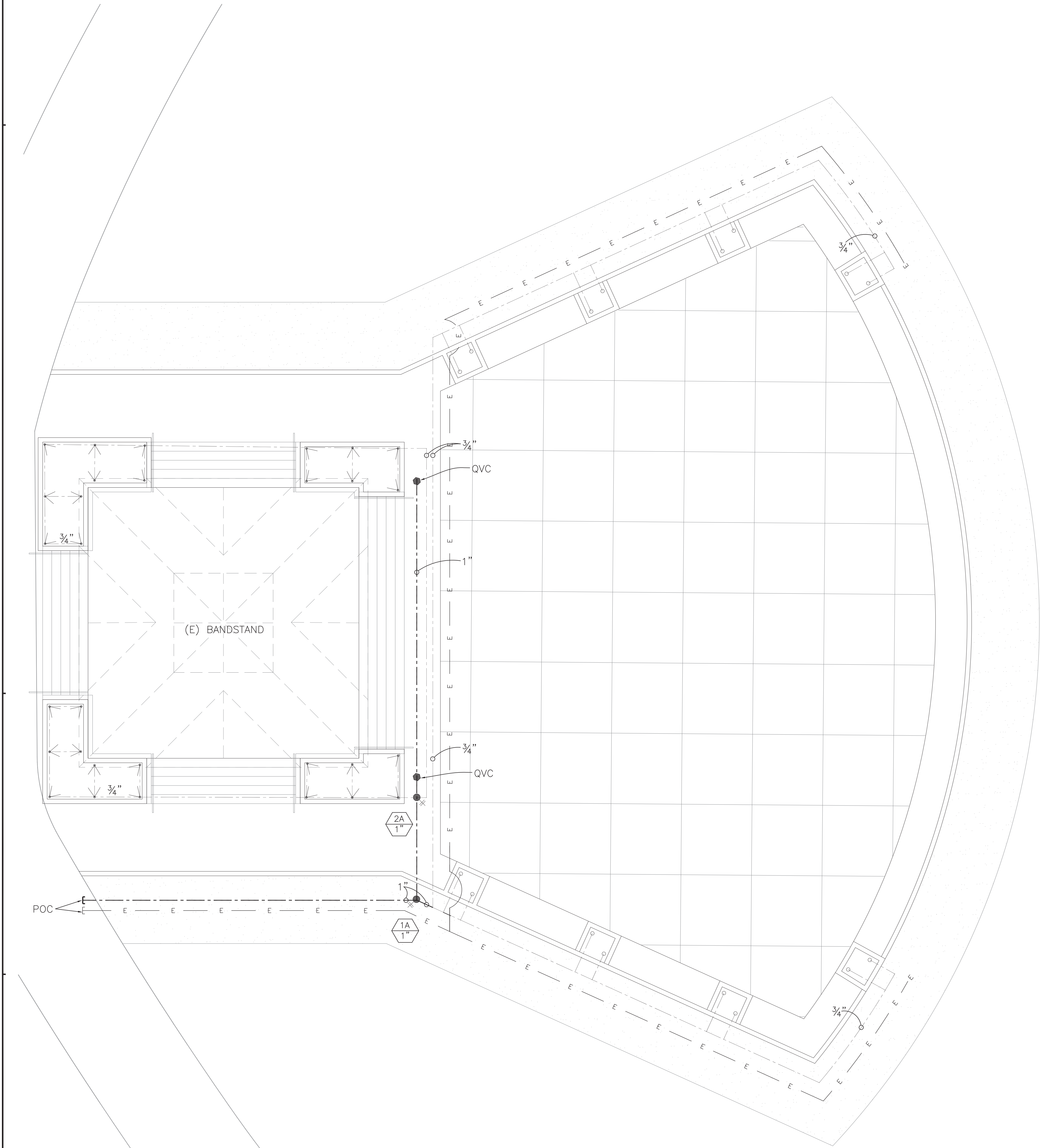


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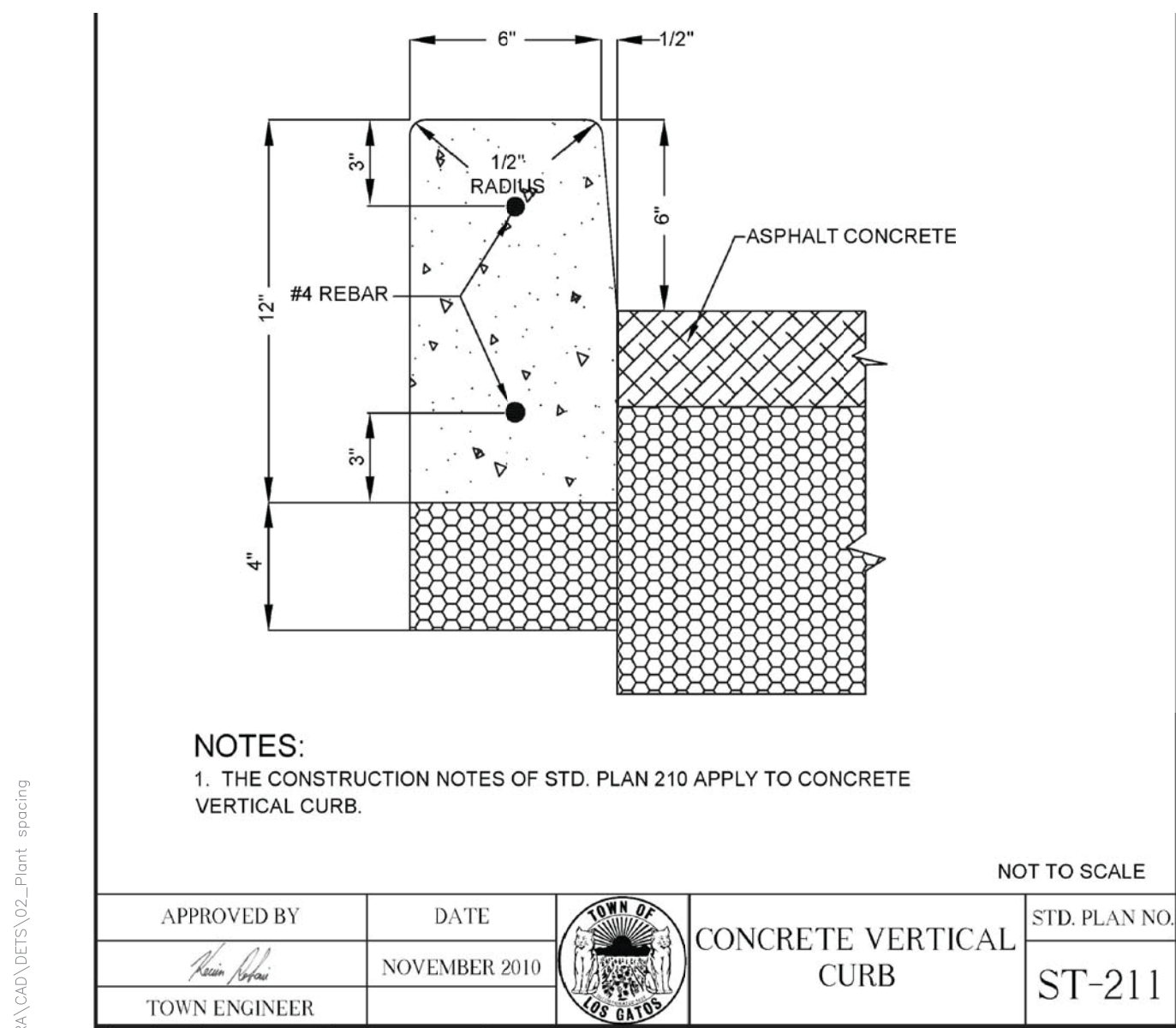
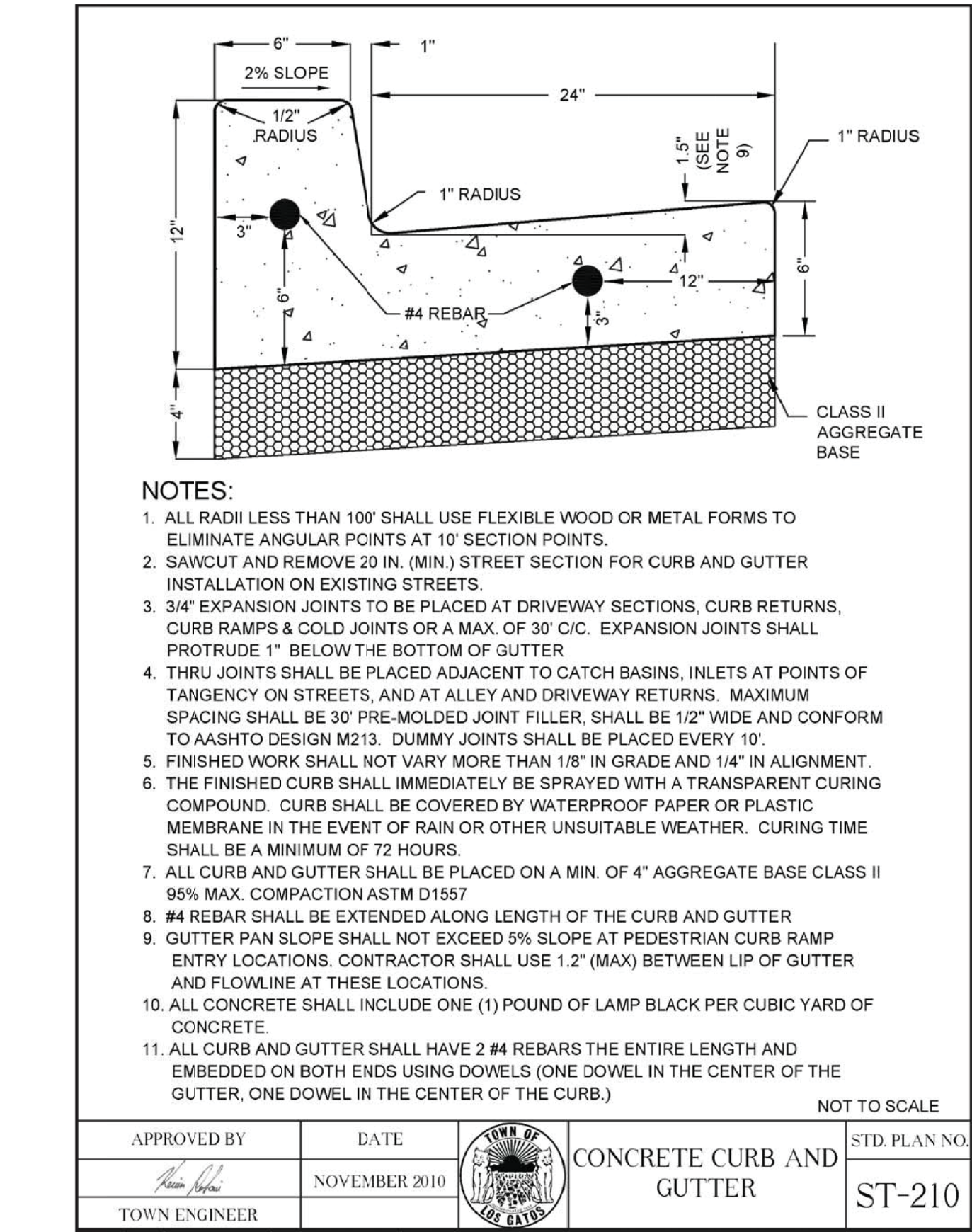
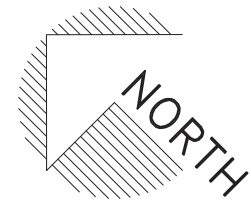
NEW LANDSCAPE PLANTING AND HARDSCAPE PLAN
OAK MEADOW PARK BANDSTAND
233 BLOSSOM HILL RD,
LOS GATOS, CA 95032

DRAWN BY: BS
CHECKED BY: DC, RG
JOB NO: 1803
DATE: 04/26/2018
SHEET NO. LA1.0
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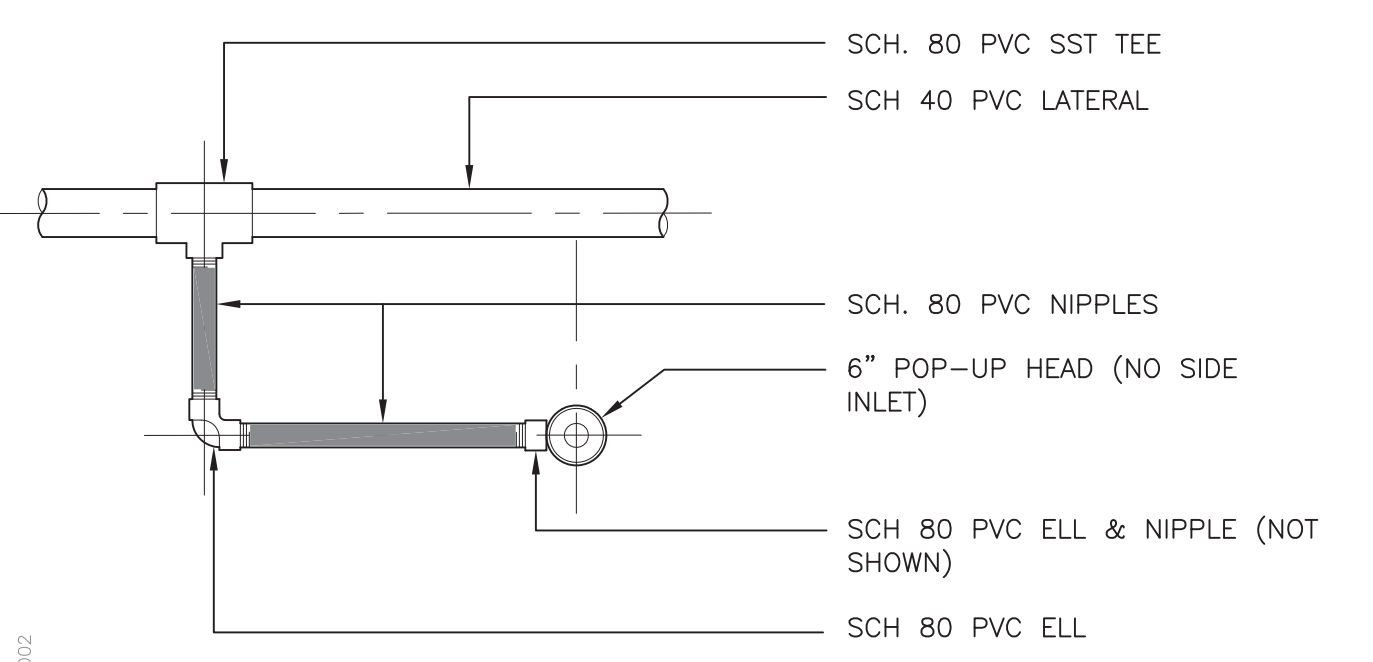


20 NEW LANDSCAPE IRRIGATION PLAN

3/16"=1'-0"
0 1' 2' 4' 8'

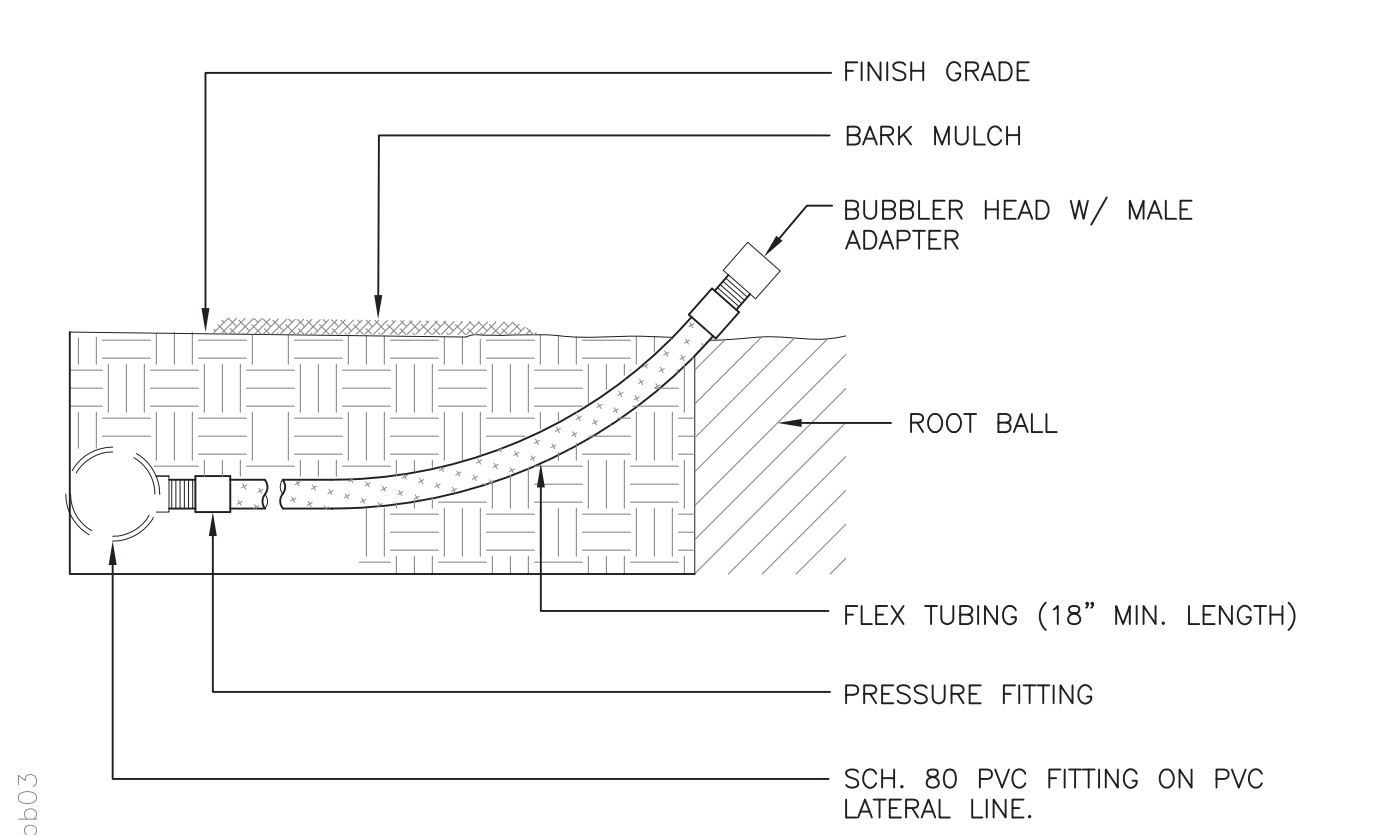


6 CONCRETE CURB DETAILS NTS



- NOTES:
- ALL ELEMENTS OF RISER ASSEMBLY SHALL BE THE SAME DIAMETER AS THE CONNECTION POINT OF THE POP-UP BODY.
 - USE TEFLON PASTE THREAD SEALANT ON THREAD CONNECTIONS.
 - DO NOT TIGHTEN FITTINGS BEYOND THEIR ABILITY TO MOVE.

7 POP-UP SWING JOINT RISER DETAIL N.T.S.



8 BUBBLER HEAD DETAIL N.T.S.

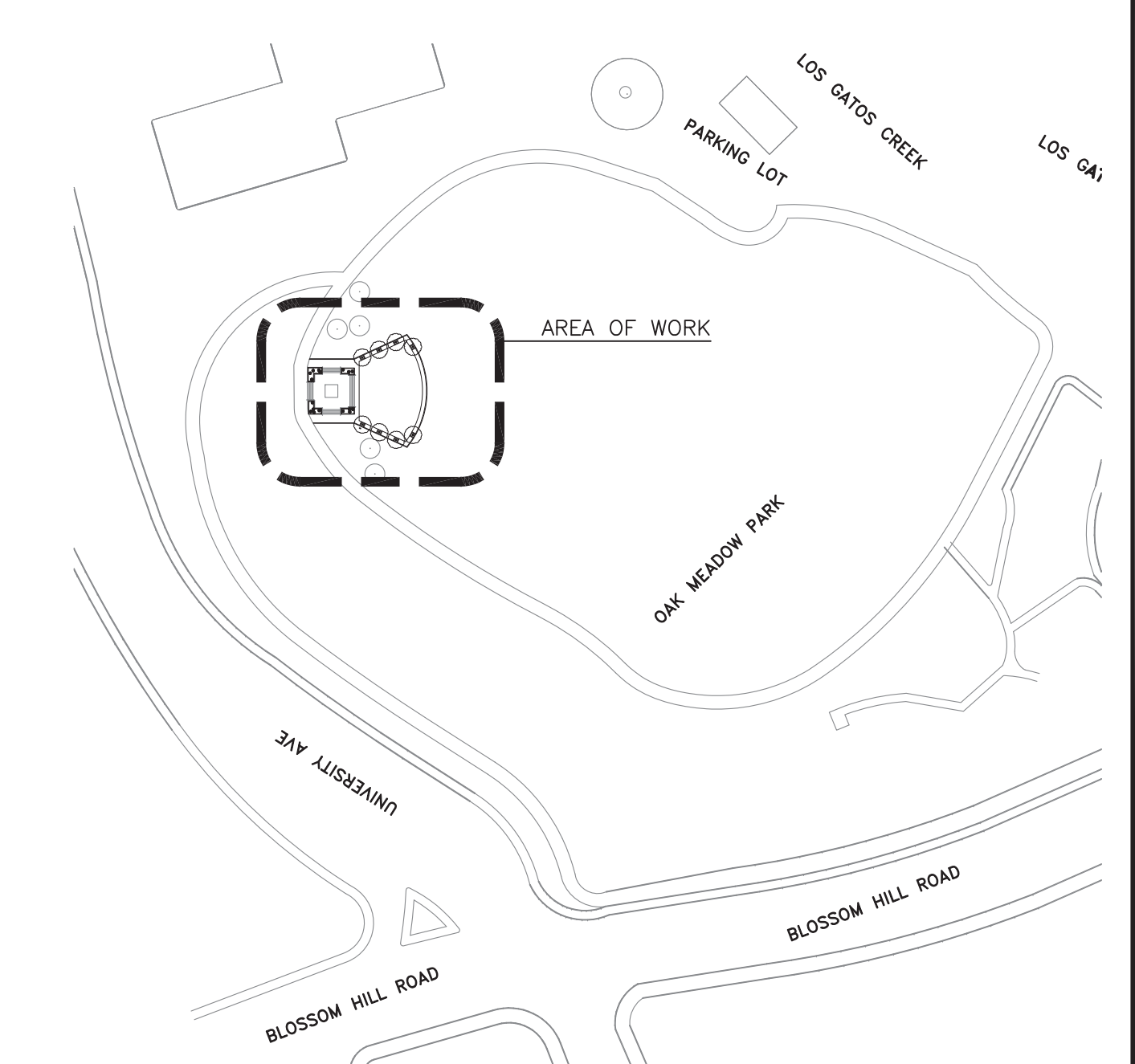
IRRIGATION GENERAL NOTES

- CONTRACTOR TO CONFIRM IF (E) CONTROLLER HAS CAPACITY FOR ADDITIONAL (N) VALVES. OTHERWISE CONTRACTOR TO COORDINATE WITH DEPT OF PUBLIC WORKS TO UPGRADE/REPLACE CONTROLLER TO ACCOMMODATE NEW WORK.
- CONTRACTOR TO INSTALL LOW VOLTAGE WIRES FROM (E) CONTROLLER (NOTE 1) TO (N) REMOTE CONTROL VALVE. INSTALL LOW VOLTAGE WIRING @ A MIN. OF 18\"/>
- THIS IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED TO AVOID CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES DUE TO SCALE OF DRAWINGS. IT IS NOT POSSIBLE TO INDICATE SLEEVES, ETC., WHICH MAY BE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY. FURNISH SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCE OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S DESIGNATED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE NECESSARY REVISIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF CURBS, UTILITY BOXES, ETC. HE SHALL COORDINATE HIS WORK FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE). ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF THREE FEET (3') INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24\"/>
- SPLICES IN THE FIELD SHALL BE MADE EXCLUSIVELY WITH RAIN BIRD 'SNAP-TITE' CONNECTORS. GLOBAL SPAN PRODUCTS INC. 'SP-LICE-KOTE', OR APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18\"/>
- THE SPRINKLER SYSTEM DESIGN IS BASED UPON A MINIMUM 30 PSI. OPERATING PRESSURE. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AND ALL EXISTING CONDITIONS. NOTIFY THE OWNER'S DESIGNATED REPRESENTATIVE IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.
- INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES.
- ALL IRRIGATION WORK SHALL CONFORM TO THE DETAILS SHOWN ON THESE PLANS.
- ALL MAINS, LATERALS AND IRRIGATION CONTROLLER WIRES SHALL BE INSTALLED IN CLASS 315 P.V.C. SLEEVES UNDER ALL A.C. AND P.C.C. PAVEMENT.
- POC FOR WATER AND ELECTRICAL LINES IS TO BE PROVIDED BY THE OWNER (VERIFY)
- SEE LANDSCAPE PLANTING AND HARDSCAPE PLAN LA1.0 FOR MORE INFO.

LEGEND

- POINT OF CONNECTION (FOR WATER AND FUTURE ELECTRICAL)
- PVC MAIN LINE. 5CH.40 (1")
- PVC LATERAL LINE. 5CH.40 (3/4")
- ELECTRICAL SLEEVE, BRING SLEEVE TO INSIDE OF PLANTER BOX PER FUTURE ACCESS/LIGHTS.
- TWO PRECISION SPRAY HEADS 5H (0.106PM @ 30 PSI)
- TORO 500 SERIES BUBBLER (0.50 GPM @ 30 PSI)
- REMOTE CONTROL VALVE (TORO P-220 SERIES 1") IN VALVE BOX (SEE GENERAL IRRIGATION NOTE A + B)
- QUICK COUPLER VALVE (TORO 075-SLSC SERIES 3/4") IN VALVE BOX
- VALVE NUMBER
VALVE SIZE

KEYPLAN



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