



**TOWN OF LOS GATOS  
PLANNING COMMISSION AGENDA  
APRIL 09, 2025  
110 EAST MAIN STREET  
TOWN COUNCIL CHAMBERS  
7:00 PM**

*Emily Thomas, Chair  
Kendra Burch, Vice Chair  
Jeffrey Barnett, Commissioner  
Susan Burnett, Commissioner  
Steven Raspe, Commissioner  
Rob Stump, Commissioner  
Vacant, Commissioner*

**IMPORTANT NOTICE**

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

**PARTICIPATION**

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

- **Zoom webinar (Online):** Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: <https://losgatosca.gov.zoom.us/j/84581980917?pwd=HBC1JDVAnlv95RNwWbWOUU0PKq949O.1> Passcode: 943933. You can also type in 845 8198 0917 in the "Join a Meeting" page on the Zoom website at <https://zoom.us/join> and use passcode 943933.
  - When the Chair announces the item for which you wish to speak, click the "raise hand" feature in Zoom. If you are participating by phone on the Zoom app, press \*9 on your telephone keypad to raise your hand.
- **Telephone:** Please dial (877) 402-9753 for US Toll-free or (636) 651-3141 for US Toll. (Conference code: 602463). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- **In-Person:** Please complete a "speaker's card" located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

**NOTES:** (1) Comments will be limited to three (3) minutes or less at the Chair's discretion.

(2) If you are unable to participate in real-time, you may email [planning@losgatosca.gov](mailto:planning@losgatosca.gov) with the subject line "Public Comment Item #\_\_" (insert the item number relevant to your comment).

(3) Deadlines to submit written public comments are:

- 11:00 a.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 11:00 a.m. the Tuesday before the Planning Commission meeting for inclusion in an addendum.
- 11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

(4) Persons wishing to make an audio/visual presentation may do so only for items on the agenda and must submit the presentation electronically to [planning@losgatosca.gov](mailto:planning@losgatosca.gov) no later than 3:00 p.m. on the day of the Planning Commission meeting.

## MEETING CALL TO ORDER

## ROLL CALL

## PLEDGE OF ALLEGIANCE

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

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

1. Draft Minutes of the March 26, 2025 Planning Commission Meeting
2. Consider a Request for Approval to Demolish Existing Commercial Structures, Construct a Multi-Family Live/Work Development (55 Units), a Conditional Use Permit for a Live/Work Development, a Condominium Vesting Tentative Map, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees, Under Senate Bill 330 (SB 330) on Property Zoned CH:HEOZ. **Located at 15349-15367 Los Gatos Boulevard.** APNs 424-19-048 and 424-19-049. Architecture and Site Application S-24-015, Conditional Use Permit U-24-006, Subdivision Application M-24-008. No Additional Environmental Review is Necessary Pursuant to CEQA Guidelines Sections 15162: Subsequent EIRs and 15168: Program EIR, Since the Proposed Project's Environmental Impacts were Adequately Addressed in the 2020 General Plan EIR and/or 2040 General Plan EIR, as Applicable. Property Owner: Jonathan Peck. Applicant: City Ventures. Project Planner: Sean Mullin.

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

3. Consider a Request for Approval to Construct a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. **Located at 15411 National Avenue.** APN 424-12-140. Architecture and Site Application S-23-033. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Vyankatesh and Rammy Muddada. Applicant: Jose Rama. Project Planner: Erin Walters.
4. Consider Making a Recommendation to the Town Council to Adopt a Resolution to Amend the General Plan to Allow 100 Percent Affordable Housing Residential Developments as a Permitted Use in the Mixed-Use Commercial General Plan Land Use Designation and Adopt an Ordinance to Amend Chapter 29 (Zoning Regulations) of the Town Code to Add 100 Percent Affordable Residential Developments as a Permitted Use in the Restricted



Commercial Highway (CH) Zone Pursuant to Implementation Program AB of the 2023-2031 Housing Element. Adoption of this Resolution and Ordinance are Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that they Will Not Impact the Environment. General Plan Amendment Application GP-24-004 and Zoning Code Amendment Application A-24-010. **Project Location: Town Wide.** Applicant: Town of Los Gatos.

## **REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

### **SUBCOMMITTEE REPORTS / COMMISSION MATTERS**

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

**ADA NOTICE** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104]. The ADA access ramp to the Town Council Chambers is under construction and will be inaccessible through June 2025. Persons who require the use of that ramp to attend meetings are requested to contact the Clerk's Office at least two (2) business days prior to the meeting date.

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

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

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**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 04/15/2025

ITEM NO: 1

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**DRAFT  
MINUTES OF THE PLANNING COMMISSION MEETING  
MARCH 26, 2025**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, March 26, 2025, at 7:00 p.m.

**MEETING CALLED TO ORDER AT 7:00 PM**

**ROLL CALL**

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Rob Stump  
Absent: None.

**PLEDGE OF ALLEGIANCE**

**VERBAL COMMUNICATIONS**

None.

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

**1. Approval of Minutes – March 12, 2025**

**MOTION:** Motion by Commissioner Barnett to approve adoption of the Consent Calendar. **Seconded by Commissioner Stump.**

**VOTE:** Motion passed 5-0 with Vice Chair Burch abstaining.

**PUBLIC HEARINGS**

**2. 16497 S. Kennedy Road**

Architecture and Site Application S-24-037

APN 532-17-038

Applicant: Chris Spaulding

Property Owner: Robert Nicol

Project Planner: Jocelyn Shoopman

Consider a request for approval to construct a new single-family residence and site improvements requiring a Grading Permit on vacant property zoned HR-1. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction.

**Commissioner Raspe indicated he would recuse himself from participating in the public hearing for 16497 S. Kennedy Road due to proximity to his residence.**

**Commissioner Raspe left the hearing.**

**Commissioner Stump disclosed he had spoken to a neighbor from Vivian Drive while visiting the subject site.**

**Commissioner Burnett disclosed she had spoken to a neighbor, Ken Miller, at the subject site.**

Jocelyn Shoopman, Senior Planner, presented the staff report.

Opened Public Comment.

Robert Nicol, Property Owner

We have designed the site strategy to have a private fire hydrant, include the 75-foot firetruck turnaround to meet Santa Clara's requirements, and improve Vivian Drive by increasing the road traction on the uphill incline. We also propose to increase the entrance of the driveway from S. Kennedy Road to Vivian Drive. We have designed the home to be within the height and LRV limits, and we are not asking for the maximum 6,000 square feet allowed in the hillside. I have reached out to the neighbors and received a lot of feedback regarding privacy and the building footprint.

Rohit Bakshi

I am the neighbor south of this property. This project has significant privacy intrusions that would have an extremely negative impact on our daily lives. The proposed home is substantially uphill already, and this is a three-story design. The home has many unobstructed views and into our back yard, swimming pool, master bedroom, and daughter's bedroom. The plans indicate direct-facing second- and third-story windows, as well as multiple balconies facing downward. The landscaping plan fails to provide effective privacy, because many of the trees are slow-growing, and small shrubs are insufficient to block elevated second- and third-story views, and is lacking a continuous dense buffer.

Kenneth Miller

I have lived next to this property for 48 years and own part of an old stone wall. The developer does not own any part of the wall in the vicinity of the project. The site does not support the development of such a large home. I understand that the developer now wants to put a garage under the house, which would lead to thousands of meters of dirt to be removed, which would threaten the old stone wall. Prior assurances to not compromise the integrity of

the wall has already been broken when the applicant imbedded a bolt with an attached wire in the wall, which he does not own, without permission, to support the story poles. My neighbor, Fred Ebrahimoon, who owns the wall cannot be here tonight. Studies must be done to document the injury to the wall and the best way to remedy it.

Susan Miller

My husband, Ken, and I own part of the old stone wall. The piece of land the applicant wishes to build on is a very long, narrow, winding piece of property and nowhere is a wide space to put a (inaudible). It is a fragile habitat for wildlife such as foxes and plants that don't grow anywhere else.

Lee Quintana

In the letters from various neighbors the questions of flippage of land and retaining wall failure are repeated over and over. The conditions of approval include the geotechnical soils report and any hydrology report as a result of being submitted with the building permit application, which is much later than the final designs for the building. From the historic preservation point of view, we would like to preserve as many of the rock walls on the property as possible, and this application does not indicate that that would occur and that the rocks would be reused to build other walls. The Residential Design Guidelines discuss how to apply the 2-2-5 formula and specifically says there are instances when that does not apply, such as the hillside areas, because no two properties on the hillsides are exactly the same.

Matthew Ebrahimoon

This is an extremely down-sloping lot. It's a small piece of land that butts up to an historic wall, that is connected to an historic road, that touches both Dr. Miller's property and my family's property. The applicant put a big bolt inside of the 90-year-old wall, which is a Los Gatos river rock wall, without asking anybody. This was done maliciously; it was done behind all the neighbors' backs. What is going to be done with the bolt and wire? How and when will they be removed? How will they ensure the integrity of the wall and the road connected to it has not been jeopardized?

Nathaniel Ebrahimoon

I'm here to represent the Ebrahimoon property and to share the story of our home, which means a lot to us. Looking at the proposed plans and potential impact risks regarding the stone wall, wildfire, views, privacy, etc., we are very cautious about changes in the neighborhood that can create safety and other issues, because we will have this property our entire lives. This is a massive structural change to the site with three stories. Dr. Miller, the surrounding neighbors, and my family are thinking about not just the next 20 years, but the generations to come.

Jonathan Ebrahimoon

It becomes easier to reduce the height of the house by not placing the garage under the house, thus not needing to remove the dirt, and not threatening the stone wall and neighboring properties. My brothers and I have a lot of memories in our family house.

Apoorva Bakshi

I reside in the property downhill from the subject site. My husband mentioned our concerns regarding privacy. We bought our house last May because of the unhindered back yard on the hill where we spend a lot of time as a family. A major concern is how the project disturbs the ecosystem as well as the holding wall. It is a severe concern that our privacy needs to be absolutely taken care of. We want to review the structure in terms of height. The balconies must be redesigned. The lot's narrowness is also a concern as to how imposing the structure would be on our property in terms of views. We have seen floor-to-ceiling glass usage in the balconies, and we ask the Planning Commission to mandate mature natural screening, reduced window heights, or redesigned balconies.

Carol Tinsley

The applicant lied when he said he spoke to all the neighbors, because at no time did he speak to me, and my house does not show up on his drawings, although I am within 500 feet of the site. This is a very steep and unstable hillside with a small plateau; trees fall all the time. If anything from the building site were to fall down the hill it would certainly hit the house in front of them. The applicant has built a previous house on a hillside, and that home was red tagged for failing to follow Town processes, he caused substantial damage to the shared driveway, which has never been replaced, and the Planning Commission should consider that when reviewing the bolt the applicant put into the stone wall. Regarding the applicant's repeated points about the firetruck turnaround, his other neighbors have had to comply with the turnaround and even had several water tanks built on their property to mitigate any fire issue, and I don't understand why the applicant is not required to have these tanks installed on his property.

Chris Spaulding

I want to address the stability of the hillside and the firetruck turnaround. We got a geotechnical report, and this site is buildable. Once the house is built and the new retaining walls are installed, this house will buttress the hillside and provide stability to the roadway, old stone wall, and the uphill neighbors, and better than it is now. The applicant has agreed to repair any damage occurring during construction. The Fire Department requires Vivian Drive be improved with better traction and widening the opening onto S. Kennedy Road, and a private fire hydrant would be brought up to the new fire turnaround, which is why they don't need a water tank, because it would be a full fire hydrant. All these features provide better fire protection for the neighborhood, at no cost to the neighbors.



Robert Nicol, Applicant

I've provided a presentation. This the basement level at which we will install the trees. I am also willing to install a wooden fence if that would increase privacy for the neighbors. Here is the second level of the basement where there are more shrubs and trees. This shows what is seen from the main floor, the neighbors' trees and my trees blocking, so there is no issue of privacy. This is from the top floor, and you can see all the trees.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Barnett** to approve an Architecture and Site Application for 16497 S. Kennedy Road with the following additional conditions of approval:

- That the applicant work with staff and the neighbors concerning the height and species of privacy trees with preference for native trees;
- Discuss with staff the possibility of reducing the window heights; and
- Discuss with staff in good faith for removal or reorientation of the small deck.

**Seconded by Vice Chair Burch.**

**The Seconder of the Motion requested the motion be amended with respect to Condition of Approval #66, Restoration of Public Improvements, to ensure the historic stone wall is included in those repairs, and in such a way as to ensure the integrity of the wall.**

**The Maker of the Motion accepted the amendment to the motion.**

**Chair Thomas requested the motion be amended to include from the list of privacy landscaping, as applicable to the Appendix A from the Hillside Development Guidelines.**

**The Maker and Seconder of the Motion accepted the amendment to the motion.**

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

**Commissioner Raspe returned to the hearing.**

**3. 14341 Browns Lane**

Architecture and Site Application S-24-017

APN 409-14-035

Applicant: Gordon Wong

Property Owner: Roberto E. Flamenco

Project Planner: Suray Nathan

Consider a request for approval to demolish an existing single-family residence and construct a new single-family residence on property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15303(a): New Construction or Conversion of Small Structures.

**Commissioner Barnett indicated he would recuse himself from participating in the public hearing for 14341 Browns Lane for personal reasons.**

**Commissioner Barnett left the hearing.**

**Commissioner Stump indicated he spoke to the neighbor who resides at 14331 Browns Lane when he visited the subject site.**

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant

I'm the architect of the project. I have a short three-slide presentation. This is for a new single-family home, 2,580 square feet, with an attached ADU of 385 square feet and a garage of 507 square feet. We have spoken to all the neighbors, and their concerns were mainly about the view into their backyards. We ensured the house is fully compliant with the Residential Design Guidelines by frosting all the second-floor rear-facing windows, and inset the balcony from the setback 31 feet, 6 inches away from the property line. The balcony is also 239 feet away from the opposing house. We have done sun studies, and there are no shadows into the neighboring property except the winter solstice at 9:00 a.m., and that would only shadow landscaping on our side of the property. The existing lot already has screening in the backyard, and we have offered additional screening on top of that, but the neighbors declined. We have provided additional screening with a solid guardrail at 46 inches. The massing matches the neighboring houses. We will be using permeable pavers. One benefit is that we are installing the only firetruck turnaround on that street.

Will Maynard

I own property sharing the western fence line of this project. The yard is shared with my father and neighbor, who is equally affected by these plans. I strongly oppose this project. The architect claims they have met all the Residential Design Guidelines and ensure the privacy of neighbors is maintained, but that is not the case. For 30 years we have had complete privacy in our yard, and these plans will unacceptably compromise that. I ask the Town to reject these designs until privacy is protected as it always has been. This house would tower over other nearby homes and our fence. The second story would have three rooms with windows facing my yard. These windows could be opened, so even with decorative glass, our privacy is not guaranteed. Worse, a balcony was recently added to the plans that directly overlooks my property. This was not a feature of the original designs. I included a photo in my submitted

document highlighting just how invasive this balcony is. They claim the balcony is inset to ensure the neighbors' privacy, but it does nothing for my family, as our entire pool, patio, lawn areas, and most of my garden are completely visible. This does not conform to the Residential Design Guidelines.

Douglas Scott Maynard

I'm two houses away from my son, Will. When I built my house in 1992 the Planning Commission said this is a one-story neighborhood and it should always be a one-story neighborhood. My house is also directly affected by this project. My bedroom window looks directly at that balcony, and it looks directly in my bedroom window, and right into my living room. I go out into the garden by their fence every morning, and they will be watching me, and I won't know it. I spend all my home time in the backyard when the weather is nice. I ask that it be a one-story house, but if it must be a two-story house, I agree with my son there should be no windows they could look out of, and the balcony should be removed.

John Wallace

I'm a homeowner on Browns Lane. This slide shows the application of setbacks on a small, private road and how that is different from a public road. You can see Browns Lane is significantly narrower, and standard setbacks applied to this private road make it even tighter. This next slide shows setbacks and heights of the surrounding houses, with a table that shows the front setbacks for the houses on Browns Lane, and they are all beyond the standard setback. I don't have a problem with a two-story home, but the 28.5-foot height would be a lot in scale, so the setback is important; my concern is that it will be necessary that it be 28.5 feet tall, as it may look out of scale with the rest of the street. The bulk of the house is already pressed up into Browns Lane.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                    **Motion by Vice Chair Burch** to approve an Architecture and Site Application for 14341 Browns Lane. **Seconded by Chair Thomas.**

Commissioners discussed the matter.

**VOTE:**                    **Motion failed 2-3 with Commissioners Burnett, Raspe, and Stump dissenting.**

Commissioners discussed the matter.

Opened Public Comment.

Commission question to the applicant.

Closed Public Comment.

**MOTION:**                    **Motion by Commissioner Raspe** to approve an Architecture and Site Application for 14341 Browns Lane, with an additional condition of approval that the balcony shall be eliminated from the construction drawings. **Seconded by Chair Stump.**

**VOTE:**                    **Motion passed 4-1 with Commissioner Burnett dissenting.**

**Commissioner Barnett returned to the hearing.**

**4. 143 and 151 E. Main Street**

Architecture and Site Application S-24-007

Conditional Use Permit U-24-002

Vesting Tentative Map Application M-24-004

Mitigated Negative Declaration Application ND-24-003

APNs 529-28-001 and -002

Applicant: Kenneth Rodrigues and Partners, Inc.

Property Owner: David Blatt, CSPN LLC

Project Planner: Ryan Safty

Consider a request for approval to demolish existing commercial structures, construct a mixed-use development (30 multi-family residential units) with commercial space on the ground floor, a Conditional Use Permit, a Condominium Vesting Tentative Map, and remove large protected trees under Senate Bill 330 (SB 330) on property zoned C-2. An Initial Study and Mitigated Negative Declaration have been prepared.

**Commissioner Burnett disclosed that she knows the architect, Ken Rodrigues, socially, but they have not discussed this project.**

Town Attorney, Gabrielle Whelan, provided background on the regulatory framework applicable to the project.

Ryan Safty, Associate Planner, presented the staff report.

Commissioners asked questions of staff.

Opened Public Comment.

Ken Rodrigues, Applicant

The existing building is a combination of retail and office, with parking at the rear, and with access off Church Street. The commercial component of the project sits on the same

corner as the current Café Dio, and the residential component wraps around that and fronts on Church Street with a main entrance off Main Street. The residential units would be for sale and would range in size between approximately 700 and 2,000 square feet, with vehicular site access off the back corner of Church Street. The upper floors are similar with balconies and a center circulation corridor leading to each unit. The fourth floor was stepped back to reduce the massing and visual height of the building. The site is .425 acres, the proposed commercial is 2,416 square feet, and there are 30 residential units of which six are affordable and 24 are market rate. The current C-2 zoning allowed a 45-foot height; we are proposing 49 feet for most of the site, except for the commercial corner where it would be 52 feet high, so exceeding the current zoning by just a few feet for most of the building, and then approximately seven feet at the corner.

Dave Poetzinger

I'm the principal of Los Gatos High School. More than 2,000 students and staff come to the campus every day in drop-offs, on bikes and e-bikes, and on foot, and a large majority of them come through Church Street and High School Court. Our team is concerned about adding 30 residential units with its accompanying cars; I often supervise from Church Street and High School Court and see near misses every day. It is important that we can maintain sight lines where students and staff can see cars and potential dangers, and the cars can see them. I hope the Planning Commission will consider reducing the size of this development, particularly just for the sight lines on Church Street and Main Street/High School Court; and consider potential traffic lights to help keep people safe as they come to the campus.

Cathy Gist

I live on Blossom Hill and Los Gatos Blvd. One of my concerns is the students during the drop-offs, pick-ups, and lunchtime, which is already a problem, and adding an additional 30 units. We would also be adding an additional 30 units worth of cars on an already impacted street during an emergency. A lot of the projects the Town is looking at are high-rise, multi-family, large buildings going in at most of the intersections. If a plan with a CAD drawing of what the projects would look like and the cumulative impacts on traffic has not been done, it should be. The building height is also a concern in terms of the view and the look and feel of Los Gatos. We're starting to look like San Jose, and removing some of Los Gatos' charm and adding increased traffic and parking problems will not encourage more tourism. With the current level of vacancies on Main Street and North Santa Cruz Avenue, do we really need to add more retail space?

Jorge Polo Tomas

I represent the Nor Cal Carpenters Union Local 405. This project sits in the heart of our community, and how it is built matters. We call on the developer to make the right decision by hiring responsible contractors who pay fair wages, offer health benefits, invest in apprenticeship programs, hire locally, and ensure the people building our homes and businesses can afford to live here too.

Majid Alasvandian

I live on Cleland Avenue and oppose this project. The first reason is safety. There are hundreds of homes in the hillsides bordering the Los Gatos downtown, and the evacuation paths from the east side come through College Avenue, and the evacuation paths from the south side come through Alpine Avenue and Jackson Street, and all of them merge into Main Street, which is a narrow street. SB 330 was passed before we got experience with fires from Maui and Pacific Palisades where people were forced to abandon their vehicles and escape on foot, so the safety of downtown residents should be the number one consideration. Los Gatos can have high density closer to the freeway, but not in the downtown that is enclosed by the hills. The second consideration must be the traffic.

Brent Knudsen

My wife and I are business owners in the downtown and are very familiar with the area. This is a situation of trying to paint a non-attractive animal into a cat, and you can't paint a bad idea into being a beautiful cat. If you put 80 parking spaces into a downstairs parking lot, you'll have a lot more than 17 new cars on the road. The safety concern of the high school principal is so important, as is allowing the students a safe place. I would ask the Traffic Department to look at not just cars, but add scooters, e-bikes, bicycles, etc.; perhaps the math should be number of wheels versus number of cars. If ever there were a specific adverse impact on public health and safety, this is it. We all know it's a bad idea and it is never going to be a good idea. We need to protect our town, the look of our town, the safety of our town, and this is a bad idea.

Lee Fagot

The architectural style fits the character of the Town well; it's a nice building. Unfortunately, it is not suitable for this site. The density, height, contribution to traffic, and the impact on safety indicates that this should be in another location that is zoned for, and in the Housing Element for, the right height, the mixed-use, and some below market rate housing. Please have the developer look at sites more suitable, like on Los Gatos Boulevard, instead of the monoliths being proposed. Let's put in something more appealing and representative of the Town on Los Gatos Boulevard, as an example of another site for this kind of a beautiful building. The Shannon Road and Los Gatos Boulevard building sites would benefit that neighborhood and be so zoned. A building like this with more residential units at that site would compound the problem of traffic when the high school lets out, increase the safety risk, and change the character of the town.

Dania Sackrova (phonetic)

I have been a resident of the downtown for ten years. My concern is the new building would cover the view, ruining the landscape of the town. When I see proposals for a seven-story building it is terrifying, because Los Gatos is a unique town, and I would like to preserve it. I think it is a beautiful building, but compared to the high school it is too big and will make the high school building look insignificant in comparison. Also, the traffic to drop off and pick up my son from the high school is really bad. I live in a building with underground parking, so I know



that underground water is another problem here, and I believe underground parking near a high school is not safe.

Ken Rodrigues, Applicant

I misspoke on the appliances; the CEQA report looks at all electric appliances. The Mitigated Negative Declaration speaks to both the height and traffic issues, and is based off technical reports prepared by outside independent consultants. While we may question the numbers, they are the numbers that are in the CEQA report, which states, "The existing office building is estimated to generate 119 daily trips. The proposed project will generate 136." That's the net increase of 17 trips. On height, although the proposed structure is 7 feet higher than the maximum permitted height in the C-2 zoning district, the project is eligible for this increase based upon Builder's Remedy law. The project location in downtown, in addition to being a Builder's Remedy project, will result in less than significant visual impacts. I quote the CEQA report regarding traffic: "The project would not conflict with a program, plan, ordinance, or policy addressing the Town's roadway system." Again, it results in a less than significant impact. There are no health and safety issues based upon the CEQA report.

Closed Public Comment.

**MOTION:**                    **Motion by Commissioner Stump** to extend the meeting time 30 minutes beyond the 11:30 p.m. cutoff. **Seconded by Commissioner Barnett.**

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

Commissioners discussed the matter.

**MOTION:**                    **Motion by Commissioner Raspe** to recommend Town Council approval of an Architecture and Site Application, Conditional Use Permit, Condominium Vesting Tentative Map, and Mitigated Negative Declaration for 143 and 151 E. Main Street with recommendations for a strong preference for parking option #1 and additional or modified conditions of approval related to: construction traffic and staging; traffic control along High School Court; native tree species for replacement trees; extended hours of operation for the commercial use; and assurances related to Mitigation Measure AQ-1 . **Seconded by Vice Chair Burch.**

**VOTE:**                    **Motion passed 4-2 with Commissioners Burnett and Stump dissenting.**

#### **REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

Joel Paulson, Community Development Director

- Town Council met March 18, 2025:

- Reviewed the General Plan Annual Progress Report, which includes progress on the implementation and RHNA for the Housing Element.
- Adopted a tolling agreement for consideration of the New Town project to be modified from two seven-story buildings to a townhome project.

## **SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

### **Historic Preservation Committee**

Commissioner Thomas

- The HPC met on March 26, 2025, and considered many items, some that will be coming to the Planning Commission.

## **ADJOURNMENT**

The meeting adjourned at 11:50 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 26, 2025, meeting as approved by the Planning Commission.

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/s/ Vicki Blandin



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 04/09/2025

ITEM NO: 2

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DATE: April 4, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Demolish Existing Commercial Structures, Construct a Multi-Family Live/Work Development (55 Units), a Conditional Use Permit for a Live/Work Development, a Condominium Vesting Tentative Map, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees, Under Senate Bill 330 (SB 330) on Property Zoned CH:HEOZ. **Located at 15349-15367 Los Gatos Boulevard.** APNs 424-19-048 and 424-19-049. Architecture and Site Application S-24-015, Conditional Use Permit U-24-006, Subdivision Application M-24-008. No Additional Environmental Review is Necessary Pursuant to CEQA Guidelines Sections 15162: Subsequent EIRs and 15168: Program EIR, Since the Proposed Project's Environmental Impacts were Adequately Addressed in the 2020 General Plan EIR and/or 2040 General Plan EIR, as Applicable. Property Owner: Jonathan Peck. Applicant: City Ventures. Project Planner: Sean Mullin.

**REMARKS:**

Staff recommends that the Planning Commission continue consideration of this request to a date certain of April 23, 2025, to allow for a quorum of the Planning Commission to be present.

**PREPARED BY:** Sean Mullin, AICP  
Planning Manager

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Reviewed by: Community Development Director

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**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 04/09/2025

ITEM NO: 3

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DATE: April 4, 2025  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Approval to Construct a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. **Located at 15411 National Avenue.** APN 424-12-140. Architecture and Site Application S-23-033. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Vyankatesh and Rammy Muddada. Applicant: Jose Rama. Project Planner: Erin Walters.

**BACKGROUND:**

On November 13, 2024, the Planning Commission considered the application, including written and verbal public comments (Exhibit 1, Attachments 1-3). The Planning Commission approved the application subject to modified conditions as described in the Action Letter (Exhibit 1, Attachment 4).

On November 25, 2024, the decision of the Planning Commission was appealed to the Town Council by an interested person, Ms. Martinez, property owner of 377 Blackwell Drive (Exhibit 1, Attachments 5 and 6). The appellant indicated that there was an error or abuse of discretion by the Planning Commission.

On December 17, 2024, the Town Council discussed the item and received public testimony (Exhibits 1-3). The Town Council directed staff to prepare a resolution granting the appeal of a decision of the Planning Commission, and remanding the application back to the Planning Commission with specific direction including the following:

1. Reduce the second-floor massing;
2. The number, location, and species of the privacy trees shall be mutually agreed upon by the neighbors;
3. Work with the neighbors and Town staff to minimize and relocate windows to mitigate privacy impacts to the neighbors; and
4. Use obscure glass to address privacy at impacted locations.

**PREPARED BY:** Erin M. Walters  
Senior Planner

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Reviewed by: Planning Manager and Community Development Director

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The Town Council found that there was an error by the Planning Commission in approving the Architecture and Site application because the Commission's decision was not supported by substantial evidence. The Council found that the application did not comply with the Residential Design Guidelines, including Section 2.1, which states residential development shall be similar in mass, bulk, and scale to the immediate neighborhood and consideration will be given to the existing floor area ratios (FARs), residential square footages, and lot sizes in the neighborhood.

On January 21, 2025, the Town Council passed and adopted Resolution 2025-010 granting the appeal of the decision of the Planning Commission approving a request for construction of a new single-family residence and site improvements requiring a grading permit on vacant property zoned R-1:8 and remanding the application back to Planning Commission with specific direction as described above (Exhibit 4).

DISCUSSION:

In response to the Town Council's direction, the applicant submitted revised development plans (Exhibit 10) and a letter detailing the revisions to the project (Exhibit 5). In addition, the applicant provided a summary of neighborhood outreach following the December 17, 2024, Town Council meeting (Exhibit 6). A summary of the applicant's response to the Town Council's direction follows.

1. Reduce the Second-Story Massing

The applicant reduced the second-story massing through the following modifications:

- a. Reduced Building Height
  - i. Reduced the overall building height from 30 feet to 27 feet, 9.6-inches; and
  - ii. Reduced the second-story plate height by six inches (22 feet, 10-inches to 22 feet, 4-inches).
- b. Reduced Second-Story Floor Area
  - i. Eliminated the second story storage area (-61.65 square feet);
  - ii. Reduced size of bedroom #4 (-31.65 square feet); and
  - iii. Reduced the total second-story floor area from 1,518 square feet to 1,425 square feet (-93 square feet).

The table on the following page summarizes the revised floor area.



Floor Area Summary			
	Original Project SF	Revised Project SF	Allowed SF
Main Residence			
Second Floor	1,518	1,425	--
First Floor	1,722	1,731	--
<b>Total Countable</b>	<b>3,240</b>	<b>3,156</b>	3,263 max.
Attached Garage	846**	837	901 max.
Below-Grade Area	1,200	1,200	Exempt
Below-Grade JADU*	500	500	500 max.
Detached ADU*	900	900	1,073 max.

\*Accessory Dwelling Units are not a part of the Architecture and Site Application.

\*\*Original proposed garage floor area corrected.

The revised project results in a total reduction of the second-story floor area by 93 square feet. The revised project also includes modifications to the first-story by reducing the garage square footage and enlarging a bathroom. The first-story floor area has increased from 1,722 square feet to 1,731 square feet and the garage has been reduced from 846 square feet to 837 square feet.

The revised project results in a total countable house floor area of 3,156 square feet, an overall total reduction of 84 square feet.

### *Neighborhood Compatibility*

Pursuant to Section 29.40.075 of the Town Code, the maximum FAR for the subject property is 0.30 (3,263 square feet). As detailed above, the applicant has revised their project, and the proposed residence now includes an FAR of 0.29 (3,156 square feet). The table on the following page reflects the current conditions of the residences in the immediate neighborhood.

Revised FAR Comparison - Neighborhood Analysis							
Address	Zoning	Residential SF*	Garage SF	Total SF**	Lot Area SF	Residential FAR	No. of Stories
373 Blackwell Dr.	R-1:8	2,693	489	3,182	10,180	0.26	2
377 Blackwell Dr.	R-1:8	2,693	468	3,161	9,883	0.27	2
381 Blackwell Dr.	R-1:8	2,173	411	2,584	10,303	0.21	1
15385 National Ave.	R-1:8	1,056	128	1,184	10,707	0.10	1
15415 National Ave.	R-1:8	1,719	317	2,036	8,060	0.21	1
15425 National Ave.	R-1:8	1,357	483	1,840	20,727	0.07	1
15439 National Ave.	R-1:8	2,386	777	3,163	9,655	0.25	1
15461 National Ave.	R-1:8	2,729	693	3,422	7,439	0.37	2
15899 LG Almaden Rd.	O	--	--	--	--	--	--
15400 National Ave.	O	--	--	--	--	--	--
279 De Soto Dr.	R-M:5-12	--	--	--	--	--	--
<b>15411 National Ave. (E)</b>	<b>R-1:8</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>10,729</b>	<b>0.00</b>	<b>--</b>
15411 National Ave. (P) <i>Original Project</i>	R-1:8	3,240	846***	4,086	10,729	0.30	2
<b>15411 National Ave. (P)</b> <b><i>Revised Project</i></b>	<b>R-1:8</b>	<b>3,156</b>	<b>837</b>	<b>3,993</b>	<b>10,729</b>	<b>0.29</b>	<b>2</b>

\*Residential square footage includes the residence and detached accessory structures, except garages.

\*\*The total square footage numbers do not include below grade square footage.

\*\*\*Original proposed garage floor area corrected.

Based on Town and County records, the residences in the immediate neighborhood range in size from 1,056 square feet to 2,729 square feet. The FARs range from 0.10 to 0.37. The applicant proposes a 3,156-square foot residence (not including a proposed 900-square foot attached ADU, 500-square foot below-grade JADU, 1,200 square feet of below-grade square footage), and an 837-square foot detached garage on a 10,729-square foot parcel. The revised residence would be the largest in terms of square footage, by 427 square feet and the second largest FAR in the immediate neighborhood. The proposed project does not exceed the maximum allowable FAR or maximum allowable square footage allowed per Town Code.

The applicant has reduced the second-story massing by lowering the building height by two feet, two inches and reducing the second story floor area by 93 square feet.

## 2. Privacy Trees

Per Council's direction, the number, location, and species of the privacy trees shall be mutually agreed upon by the neighbors.

The applicant revised the planting plan, removing all proposed privacy trees from the rear of the property after consulting with the rear neighbor (Sheet A0.12 of Exhibit 10).

On January 23, 2025, and January 29, 2025, the applicant reached out to the 373 and 377 Blackwell Drive neighbors to discuss the proposed number, location, and species of the privacy trees to be located along the shared northern property fence (Exhibit 6). The applicant proposed two species, attempting to address the neighbors' allergy and privacy concerns. On January 30, 2025, one of the neighbors provided a response that the proposed species were highly allergenic and requested a clear understanding of the full scope of the modifications to the plans including, reduction of the second floor and windows facing their property, and requested a full rendering of the project. On February 6, 2025, the applicant requested the neighbor provide a few acceptable privacy tree species, provided the revised site plan, and revised north elevation.

The applicant requested to meet with the Town Arborist to get recommendations for privacy trees after not hearing from the neighbors. The applicant met with the Town Arborist and staff on March 3, 2025. The Town Arborist recommended planting 24-inch box *Pittosporum tenuifolium* 'Silver Sheen' along the fence line to provide privacy between properties. *Pittosporum tenuifolium* 'Silver Sheen' is a fast growing upright deciduous privacy screen tree growing between 12 and 16 feet in height and six to 10 feet wide. The Town Arborist specified that the proposed privacy screening should be planted outside of the existing dripline of the large oak. The applicant revised the planting plan to reflect these changes (Sheet A0.12 of Exhibit 9).

On March 4, 2025, the applicant emailed the neighbors with the proposed number, location, and species of the privacy trees for their consideration and feedback. At the time of drafting the report, the applicant has not heard back from the neighbors at 373 or 377 Blackwell Drive (Exhibit 6).

The revised draft Conditions of Approval (Exhibit 9) includes Condition of Approval #10:

***PRIVACY TREE PLANTING:** Prior to obtaining a building final/Certificate of Occupancy, the property owner shall plant five 24-inch box *Pittosporum tenuifolium* 'Silver Sheen' along the northern fence line per approved development plans to address privacy between the properties and that the species is non-allergenic for the neighbor. The privacy screening must be maintained by the property owner in perpetuity. Should any of these trees fail, they shall be replaced.*

On April 4, 2025, the applicant emailed the neighbors summarizing the project modifications including the proposed privacy tree planting (Exhibit 6).

On April 4, 2025, the neighbor at 377 Blackwell Drive emailed a response confirming the proposed plant species would not have an allergenic impact on their family and has requested at least eight trees to be planted along the fence to provide privacy (Exhibit 7).

### 3. Windows

Per Council's direction, the applicant is to work with the neighbors and Town staff to minimize and relocate windows to mitigate privacy impacts to the neighbors.

The applicant revised the windows located on the north elevation to address the neighbors' located on Blackwell Drives privacy concerns, as follows (Sheet A4.1 of Exhibit 10):

- a. Eliminated storage room and two windows on second story north elevation;
- b. Relocated the egress window from the second-story bedroom #4 on the north elevation to the front elevation;
- c. Reduced the size of the second-story bedroom #4 window on the north elevation;
- d. Modified the operation of the second-story bathroom window on the north elevation from a four-inch operable to a non-operable window;
- e. Relocated the egress window from the second-story bedroom #3 on the north elevation to the rear elevation;
- f. Modified all second-story windows on the north elevation to be non-operable; and
- g. Eliminated two garage windows on the first story on the north elevation.

As described above the applicant has provided the proposed window changes to the neighbors at 373 and 377 Blackwell Drive (Exhibit 6).

### 4. Obscure Glass

Per Council's direction, use obscure glass to address privacy at impacted locations.

All windows located on the second-story north elevation have been revised to have obscure glass. The second-story bedroom egress window on the rear elevation will have obscure glass on the two lower window panels (Sheets A4.0, A4.1 and A4.3 of Exhibit 10).

The revised draft Conditions of Approval (Exhibit 9) includes Condition of Approval #11:

***OBSCURE PRIVACY WINDOWS:** The second story windows located on the northern elevation and the second-story bedroom window on the rear elevation shall have obscure glass to provide privacy between properties per approved development plans. Privacy film shall not be used.*

### PUBLIC COMMENTS:

Revised 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. At the time of drafting the report no public comments have been received.

CONCLUSION:

A. Summary

The applicant submitted a response letter summarizing the revisions to the project (Exhibit 5), summary of neighborhood outreach (Exhibit 6), and revised development plans (Exhibit 10) in response to the Town Council's direction provided at the December 17, 2024, Town Council meeting.

B. Recommendation

Should the Planning Commission determine that the revised project meets the direction provided by the Town Council and find merit with the proposed project, the Commission can take the actions below to approve the Architecture and Site application:

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 8);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 8);
3. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 8);
4. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 8); and
5. Approve Architecture and Site application S-23-033 with the conditions contained in Exhibit 9 and the development plans in Exhibit 10.

C. Alternatives

Alternatively, the Commission can:

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

EXHIBITS:

1. December 17, 2024, Town Council Staff Report with Attachments 1-9
2. December 16, 2024, Town Council Addendum Report with Attachment 10
3. December 17, 2024, Town Council Desk Item Report with Attachments 11-13
4. January 21, 2025, Town Council Resolution 2025-010
5. Applicant's Response Letter
6. Applicant's Summary of Neighborhood Outreach

PAGE **8** OF **8**

SUBJECT: 15411 National Avenue/S-23-033

DATE: April 4, 2025

7. Neighbor's Response
8. Draft Findings and Considerations
9. Draft Revised Conditions of Approval
10. Revised Development Plans





**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 12/17/2024

ITEM NO: 18

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DATE: December 12, 2024  
TO: Town Council  
FROM: Chris Constantin, Town Manager  
SUBJECT: Consider an Appeal of a Planning Commission Decision to Approve an Architecture and Site Application for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned R-1:8. **Located at 15411 National Avenue.** APN 424-12-140. Architecture and Site Application S-23-033. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owners: Vyankatesh and Ramya Muddada. Applicant: Jose Rama. Appellant: Hellen Martinez. Project Planner: Erin Walters.

**RECOMMENDATION:**

Adopt a resolution denying an appeal of a Planning Commission decision to approve an Architecture and Site application for construction of a new single-family residence and site improvements requiring a grading permit on vacant property zoned R-1:8, located at 15411 National Avenue.

**BACKGROUND:**

The subject property is 13,209 square feet, located on the west side of National Avenue approximately 152 feet south of Blackwell Drive (Attachment 1, Exhibit 1). The property is a vacant rear flag lot, located behind a property with an existing one-story single-family residence.

On October 10, 2023, the applicant submitted an Architecture and Site application for the construction of a two-story single-family residence with a cellar and associated site grading on the subject site. In August 2024, the applicant obtained permits and demolished multiple accessory structures from the subject site. The site is currently vacant.

**PREPARED BY:** Erin Walters  
Associate Planner

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

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On November 13, 2024, the Planning Commission considered the application, including written and verbal public comments (Attachments 1, 2, and 3). The Planning Commission approved the application subject to modified conditions as described in the Action Letter (Attachment 4) and Section B below.

On November 25, 2024, the decision of the Planning Commission was appealed to the Town Council by an interested person, Hellen Martinez, property owner of 377 Blackwell Drive (Attachment 5). The appellant indicated that there was an error or abuse of discretion by the Planning Commission.

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

Pursuant to Town Code Section 29.20.280, the appeal must be heard within 56 days of the Planning Commission hearing, in this case by January 8, 2025. The Council must at least open the public hearing for the item and may continue the matter to a date certain if the Council does not complete its deliberations.

Pursuant to Town Code Section 29.20.295, in the appeal, and based on the record, the appellant bears the burden to prove that either there was an error or abuse of discretion by the Planning Commission or the decision was not supported by substantial evidence in the record. If neither is proved, the appeal should be denied. If the appellant meets the burden, the Council shall grant the appeal and may modify, in whole or in part, the determination from which the appeal was taken or, at its discretion, return the matter to the Planning Commission. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

#### DISCUSSION:

##### A. Project Summary

The applicant proposes construction of a new 3,240-square foot, two-story residence with an attached 901-square foot, three-car garage. The residence also includes 1,700 square feet of below grade square footage, which includes a 500-square foot Junior Accessory Dwelling Unit (JADU). The development plans also include a detached 900-square foot Accessory Dwelling Unit (ADU). The proposed JADU and ADU are not the subject of this application and require ministerial building permit approval pursuant to state law. (Attachment 1, Exhibit 11).

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements for the property. A full discussion and analysis of the application is provided in the November 13, 2024, Planning Commission Staff Report (Attachment 1). Within the immediate neighborhood, the proposed project results in the largest residence in terms of square footage, by 511 square feet, and the largest garage in terms of square footage, by 124 square feet.

B. Planning Commission

On November 13, 2024, the Planning Commission received the staff report and addendum (Attachment 1 and 2). After receiving public comment and asking questions of the applicant, the Planning Commission closed the public hearing and discussed the project. Based on the neighbor's concerns, the motion for approval included additional conditions of approval requiring selection of non-allergenic privacy tree species, window placement, and the use of obscured glass on windows to address privacy concerns (Attachment 4, Conditions 10, 11, 12, and 14). The Planning Commission voted three to two to approve the application with modified conditions of approval. Attachment 3 contains the verbatim minutes.

C. Appeal to Town Council

The decision of the Planning Commission was appealed on November 25, 2024, by an interested person, Hellen Martinez (Attachment 5). On the appeal form, the appellant states that there was an error or abuse of discretion by the Planning Commission based on the following:

- The project is inconsistent with neighborhood compatibility per the Residential Design Guidelines;
- Incorrect assumption was made that neighbors would only accept a single-story development; and
- The conditions of approval are vague and difficult to enforce.

On December 4, 2024, the appellant submitted a supplemental letter to support their appeal (Attachment 6). The supplemental letter expands on reasons for the appeal as described in the November 25, 2024, Appeal of a Planning Commission Decision form (Attachment 5). On December 10, 2024, the applicant submitted a response to the appeal (Attachment 7). A summary of the specific reasons listed in the appeal form and in the appellant's supplemental letter are provided below as verbatim excerpts, followed by the applicant's response in *italic*, and staff's response.

1. Appellant: There was an error or abuse of discretion by the Planning Commission as “the project is inconsistent with neighborhood compatibility per the Residential Design Guidelines.”

Excerpt from Appellant’s Supplemental Letter: “The project is inconsistent with neighborhood compatibility, sizing, massing, and scale of the Residential Design Guidelines. The proposed two-story, three level structure, with 3,240 square feet, a 901-square foot oddly distributed garage, a 1,700 square foot basement, a 570 sq ft covered patio, and a 36 square feet front porch coverage, totaling 6,447 square feet of gross square footage, plus an attic, is massive. The project maximizes the allowable size, which as one of the commissioners put it, “is a maximum, not a goal”, and would be by far the largest structure among the surrounding single-family, residential homes. It is over twice the structural size of the largest adjacent two-story and single-story houses, which also lie on similarly sized lots of approximately 10,000 square feet. One of the commissioners said the proposed structure is “not that much larger than the next largest house” and that is incorrect. The size, massing, scale, bulk, and style of the proposed structure does not harmonize with the houses in the immediate neighborhood, including ours, and it stands out even more so by its location in the middle of the city block (in a flag lot/corridor lot), which causes it to overlook all the neighboring backyards from every side. This is not in line with the Residential Design Guidelines.”

Appellant’s Request: The appellant requests to “decrease the size of the proposed two-story structure to one that is less massive, more harmonious and in scale, bulk, and size with the surrounding structures and its positioning in the middle of the city block, by following the Residential Design Guidelines.”

Applicant’s Response: “We have worked with the staff for over a year to make sure we are following all the Town codes and guidelines, to not exceed Floor Area calculated by staff, to meet almost all suggestions mentioned by the Town Architect, and plan multi-generational home while still adhering to the FAR provided to us.”

*“We are following the Residential Design Guidelines as stated by Planning Commission.”*

Staff Response: The proposed residence is 511 square feet larger than the next largest residence in the immediate neighborhood. The project does not exceed the maximum allowable floor area and is not the largest floor area ratio in the immediate neighborhood. The Planning Commission made the finding that the project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas and approved the project with modified conditions.

2. Appellant: There was an error or abuse of discretion by the Planning Commission as an “incorrect assumption was made that neighbors would only accept a single-story development.”

Excerpt from Appellant’s Supplemental Letter: “Based on various comments made by some of the Commissioners during the hearing, we believe they incorrectly assumed that we, the neighbors, were asking that the application be changed from a two-story house to a one-story house. This is inaccurate. In fact, two of our properties are two-story houses (373 Blackwell Dr and 377 Blackwell Dr), so we have no fundamental opposition to another two-story structure.”

Appellant’s Request: The appellant requests that the size of the proposed two-story structure be reduced to one that is less massive and more harmonious with the surrounding structures, especially given its location in the middle of the city block (flag lot), which causes it to overlook all the neighboring backyards from every side.

Applicant’s Response: No response provided.

Staff Response: During the Commissions deliberations Planning Commissioner Hansen suggested making some adjustments to the residence in order to satisfy the back neighbors and stated that she “suspected that the only adjustment that would work for the neighbors would be making the project a single-story” and that it would not be reasonable to reduce the project to a single-story because there are other two-story homes in the neighborhood.

3. Appellant: There was an error or abuse of discretion by the Planning Commission as an “the conditions of approval are vague and difficult to enforce.”

#### *Relocation of Windows*

Excerpt from Appellant’s Supplemental Letter: “Clarification is needed on the condition of approval to relocate windows. One of the Commission’s conditions for approval is that, in order to address the strong privacy concerns brought up by multiple neighbors before and during the hearing, ‘the applicants shall meet in good faith to relocate the offending windows such that they are the least offensive to the privacy interest of the neighbors.’ We feel that this language is vague and does not specifically state that the windows shall be relocated, or encompass all the windows brought up as an issue during the hearing.”

Appellant’s Request: The appellant requests that the condition of approval be amended to require redesign that all the offending windows shall be repositioned to a location that addresses the neighbors’ privacy interests.

Applicant's Response: *"We are going to put permanent obscure glass to cover the line of sight on both the egress windows and to address the Planning Commissions' conditions of approval we have decided to obscure additional windows."*

*"Unfortunately, we cannot move our egress windows facing Blackwell Drive. The first window, the suggestion to move to the front, will affect my neighbor, 15385 National Ave; we had assured him that there would be no egress window on the front side of the property facing his, and going against it would be more offensive. The second egress window has multiple issues due to which this cannot be moved. a. We had assured 113 Leila Ct neighbor that there would be no egress window on the back side of the property facing their property, this discussion is in the staff report as part of neighborhood reach out. b. Our current patio roof design doesn't allow for an egress window in the back."*

Staff Response: Condition of Approval 12 requires that the applicant shall meet in good faith to relocate the offending windows such that they are least offensive to the privacy interests of the neighbors (Attachment 4). Prior to submitting for Building Permits the applicant must relocate the offending windows to address privacy interests of the neighbors. Note some windows may need to retain their location due to building egress and ingress requirements.

#### *Privacy Trees*

Excerpt from Appellant's Supplemental Letter: "Clarification is needed on the condition of approval regarding trees. One of the Commission's conditions for approval is that "the [privacy] tree species shall be mutually agreed upon by the neighbors that they are a minimum protective of privacy and non-allergenic to any of the neighbors." While we appreciate and value this condition, we believe it's insufficient to address the concerns we expressed before and during the hearing, given that the proposed plan includes planting privacy trees by the section of the north fence facing 373 Blackwell Drive only, but not the section facing our property at 377 Blackwell Drive."

Appellant's Request: The appellant requests that the condition of approval be amended to require that both the species and also the number and location of the privacy trees shall be mutually agreed upon by the neighbors.

Applicant's Response: *No response provided.*

Staff Response: The Planning Commission added Condition of Approval 10 requiring the tree species to be mutually agreed upon by the neighbors, that they are at a minimum protective of privacy, and non-allergenic to any of the neighbors. The motion by the Planning Commission did not include requiring that the number and location of the privacy trees shall be mutually agreed upon by the neighbors. Condition of Approval 11 requires that prior to obtaining a building final, the property owner must plant five 24-

gallon trees along the northern fence line. Privacy trees must be maintained by the property owner.

#### Appellants Additional Reasons for the Appeal

The appellant provided additional reasons for the appeal, which are included in the appellant's supplemental letter (Attachment 6). These reasons were not included in the November 25, 2024, Appeal of a Planning Commission Decision form (Attachment 5).

#### 1. Ongoing Tree Maintenance Covenant

Excerpt from Appellant's Supplemental Letter: "All the adjacent neighbors have experienced difficulties with the applicants during the last seven years since their ownership of the two lots, with multiple maintenance and repair and maintenance issues, specifically with respect to the level and speed of responsiveness even when dealing with severe damage caused by storms, for instance. We all have severe concerns about their level of commitment to perform the adequate level and frequency of maintenance to the privacy trees (which will be on their property)."

Appellant's Request: Add a condition of approval that an enforceable covenant of ongoing maintenance be established.

Applicant's Response: *"The maintenance of the fence and gigantic oak tree that sits between two properties is the responsibility of all the property owners who share them, and this was never an issue before 2024. We shared the project plans with our neighbors in early 2024. I have never backed out of a commitment to have a new fence or pay my share. The same goes for the trimming of the Oak tree. I did request additional time as there was an access issue at my end of the property. Currently, the fences for both properties are new, and the Oak tree is trimmed."*

Staff Response: Condition of Approval 11 requires the privacy trees to be maintained by the property owner (Attachment 4). During the public hearing, the Planning Commission discussed the possibility of including a tree maintenance covenant; however, this was not included in the final motion.

#### 2. Unaddressed Significant Privacy and Quality of Life Concerns

Excerpt from Appellant's Supplemental Letter: "We have significant privacy and quality of life concerns given the intended use of the flag lot by the applicants as a high-density multi-dwelling complex. This includes the massive proposed 3-level structure, which could easily be subdivided at any time to be partially/totally used as multi-family dwellings, as well as their stated intent to build two ADUs in the future (which we understand is allowed by California law). While the applicant claims the proposed structure is a single-family

residence, its size, design, and layout suggest it could be easily converted into a multi-family dwelling or house several tenants.”

Appellant’s Request: “We respectfully encourage the Town Council/Planning Commission to reject this proposal. Allowing what is likely a multi-family unit to be disguised as a single-family home would not only be a violation of the zoning regulations but would also undermine the very fabric of our neighborhood. We ask that the size of the proposed two-story structure, be reduced to one that is less massive, more harmonious and in scale with the surrounding structures and its positioning in the middle of the city block.”

Applicant’s Response: *“The letter provided by the appellant contained a lot of incorrect, misleading, and misinformation. It is riddled with unfounded accusations that have no proof and is made with a sole intent of undermining our project and question our character.”*

Staff Response: A single-family residence, ADU, and JADU are permitted uses in the subject R-1:8 zone. The detached ADU and JADU are not the subject of this application and will require a ministerial building permit approval pursuant to state law.

If the property or uses are not compliant with Town Code, the Town’s Code Enforcement Officer can be contacted.

### 3. Clarification Regarding Visibility of Proposed House from Street

Excerpt from Appellant’s Supplemental Letter: “Inaccurate information regarding the visibility from the street of the proposed development, given that one of the very large trees (#67) blocking the structure from the street shows as ‘to be removed’ in the development plans, and upon further inquiry continues to be in question as to whether it will remain or not. This was a stated key clarifying point for one Commissioner as she considered the applicant’s not meeting one of the consulting architect’s recommendations.”

Applicant’s Response: *Our proposed plan is not visible from any street corner; you can only see it if you are standing right across 15415 National Avenue. The top of the front façade is only visible to 15400 National Avenue which is an office space and 15385 National Avenue (who has no objection to the project).“*

Staff Response: The proposed two-story residence is partially visible from National Avenue as it is located behind the existing one-story house located at 15415 National Avenue. The Planning Commissioner asked staff if the tower feature on the front elevation of the residence could be seen from National Avenue. Staff responded that it could not be seen from the street.



Tree #67, located on the front property, is proposed to be removed as part of a separate public sidewalk improvements requirement. Trees #62, #61, #68, #69 and #70 will remain at the front property.

PUBLIC COMMENTS:

Story poles and signage have been maintained on the site since the November 13, 2024, Planning Commission meeting. Written notice of the Town Council hearing was sent to property owners and tenants within 300 feet of the subject property. Public comments received between 11:01 a.m., Wednesday, November 13, 2024, and 11:00 a.m., Thursday, December 12, 2024, are included as Exhibit 9.

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. Recommendation

For the reasons stated in this report, it is recommended that the Town Council uphold the decision of the Planning Commission and adopt a resolution (Attachment 8) denying the appeal.

B. Alternatives

Alternatively, the Town Council could continue the application to a date certain and:

1. Provide direction to staff to prepare a resolution to grant the appeal and remand the application back to the Planning Commission with specific direction;
2. Provide direction to staff to prepare a resolution granting the appeal and denying the application; or
3. Continue the application to a date certain with other specific direction.

PAGE 10 OF 10

SUBJECT: 15411 National Avenue/S-23-033

DATE: December 17, 2024

Attachments:

1. November 13, 2024 Planning Commission Staff Report, with Exhibits 1 through 12
2. November 12, 2024 Planning Commission Addendum, with Exhibits 13 and 14
3. November 13, 2024 Planning Commission Verbatim Minutes
4. November 15, 2024 Planning Commission Action Letter with Modified Conditions of Approval
5. Appeal of the Planning Commission Decision, received January 22, 2024
6. Supplemental Correspondence from the Appellant, received December 4, 2024
7. Applicant's Response to Appeal, Received December 10, 2024
8. Draft Resolution to Deny Appeal and Approve Project
9. Public comments received between 11:01 a.m., Wednesday, November 13, 2024, and 11:00 a.m., Thursday, December 12, 2024



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 11/13/2024

ITEM NO: 2

DATE: November 8, 2024  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. **Located at 15411 National Avenue.** APN 424-12-140. Architecture and Site Application S-23-033. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Vyankatesh and Rammy Muddada. Applicant: Jose Rama. Project Planner: Erin Walters.

**RECOMMENDATION:**

Denial.

**PROJECT DATA:**

General Plan Designation: Low Density Residential  
Zoning Designation: R-1:8, Single-Family Residential  
Applicable Plans and Standards: General Plan, Residential Design Guidelines  
Gross Parcel Size: 13,209 square feet  
Net Parcel Size: 10,729 square feet

**Surrounding Area:**

	<b>Existing Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential and Office	Low Density Residential and Office Professional	R-1:8 and O
West	Residential	Low Density Residential	O:PD

**PREPARED BY:** Erin Walters  
Associate Planner

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Reviewed by: Planning Manager and Community Development Director

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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:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 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 13,209 square-foot vacant rear flag lot is located on National Avenue between Los Gatos-Almaden Road and Blackwell Drive (Exhibit 1). The applicant submitted an Architecture and Site application for the construction of a single-family residence and associated site grading. The proposed project would result in the largest residence in terms of square footage, by 511 square feet, and the largest garage in terms of square footage, by 124 square feet, in the immediate neighborhood. The applicant has not addressed all of the Consulting Architect's recommendations. Public comment has also raised concerns regarding neighborhood compatibility, privacy, and landscaping. Due to the reasons listed above, the application has been referred to the Planning Commission for consideration.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is 13,209 square feet, located on the westside of National Avenue approximately 152 feet south of Blackwell Drive (Exhibit 1). The property is a vacant rear flag lot, located behind a property with an existing one-story single-family residence. Single-family residential development surrounds the property with office and multi-family development located across the street on National Avenue, east of the subject site.

**B. Project Summary**

The applicant proposes construction of a two-story residence and site improvements requiring a Grading Permit (Exhibit 4).

**C. Zoning Compliance**

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

**DISCUSSION:****A. Architecture and Site Analysis**

The applicant proposes construction of a new 3,240-square foot, two-story residence with an attached 901-square foot, three car garage. The residence also includes 1,700 square feet of below grade square footage which includes a proposed 500-square foot Junior Accessory Dwelling Unit (JADU). The proposed JADU is not part of this application and requires a ministerial building permit. The height of the proposed residence is 30 feet, where a maximum of 30 feet is allowed. The applicant proposes a future detached 900 square foot Accessory Dwelling Unit (ADU). The proposed ADU is not part of this application and requires a ministerial building permit.

A summary of the floor area for the proposed residence is included in the table below.

<b>Floor Area Summary</b>		
	<b>Proposed SF</b>	<b>Maximum Allowed SF</b>
<b>Main Residence</b>		
Second Floor	1,518	--
First Floor	1,722	--
<b>Total Countable</b>	<b>3,240</b>	<b>3,263</b>
Attached Garage	901	901
Below-Grade Area	1,700	Exempt
Below-Grade JADU	500	Located in Below Grade 500 max. Not part of this application.
Detached ADU	900	1,073 s.f. max. Not part of this application.

The applicant has provided a Scope of Work and a Letter of Justification summarizing the project (Exhibits 4 and 5), photographs of the existing site (Exhibit 6), and Development Plans included as Exhibit 11.

B. Building Design

The proposed two-story contemporary style residence has been designed with contrasting colors and materials. Proposed exterior materials include: a concrete tile roof; smooth stucco siding with stone wainscot sills; metal-clad wood windows with wood trim; iron doors; and metal garage doors (Sheet A4.3, Exhibit 11). The upper floor of the residence includes the main bedroom suite, and two-bedroom suites. The second-story bedroom windows on the north elevation include obscure glass for privacy. The lower floor of the residence includes a living room, additional bedroom suite and the attached three-car garage with storage. A covered patio is located off the lower rear elevation from the kitchen and great room space.

The Town's Consulting Architect reviewed the proposed residence in October 2023 and noted that the neighborhood contains a predominance of one-story homes designed in traditional styles. These homes are modest in scale and mass and have simple roof forms (Exhibit 7). The Town's Consulting Architect stated that the proposed house design appears to emulate a traditional Mediterranean home style, but is designed in much more generic design style with lack of consistency in its design treatment. This would not appear to be consistent with the Town's Residential Design Guidelines 3.2.1 and 3.2.2.

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

3.2.2 Design for architectural integrity  
*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.*

The Consulting Architect made eight recommendations to simplify the design and bring it into greater compliance with the Town's Residential Design Guidelines. In response to these recommendations, the applicant made several modifications to the design of the residence, summarizing the changes in a written response (Exhibit 8). The Consulting Architect's issues and recommendations are provided below, followed by the applicant's response in italics.

Issues and Recommendations:

1. Provide an under-the-eave entry in lieu of the proposed stone tower.
  - *Revised the entry way from large tower to smaller stone entry way. Applicant investigated multiple homes in the surrounding that have been approved by the Town, that have a stone tower as an entry way. See Letter of Justification for image of house (Exhibit 8).*
2. Match the lower first floor roofing to the shingles on the main roof.
  - *Lower first floor roofing revised to match the shingles on the main roof.*

3. Add a projecting balcony at the second-floor elevation.
  - *Revised front elevation by removing the JADU from the second floor over the garage, reducing the bulky design and redesigned the roofline to accommodate a smoother transition.*
4. Extend the main roof form over the bay windows on the side elevations and use stucco in lieu of the proposed wood siding.
  - *Revised the north elevation by relocating the JADU to the basement level. That reduces the massing and blends the JADU entrance with the façade. Extended the main roof form over the bay windows on side elevations and use stucco in lieu of proposed wood siding. Revised the roof line to accommodate the extension of the bay windows at all locations.*
5. Provide projecting trim at the second-floor line around all sides of the home.
  - *The applicant investigated multiple homes in the surrounding area that do not have a belly band trim at the break of the first and second floors. See Letter of Justification for image of house (Exhibit 8).*
6. Provide a projecting stucco base around all façades.
  - *Revised the base to project from wall with a wainscot profile.*
7. Integrate the stair on the right-side elevation into the main building form.
  - *Stairs removed.*
8. Provide a visual screen on the deck side nearest the adjacent property line.
  - *Second story rear deck removed to address privacy.*

The applicant responded to the Consulting Architect's issues and recommendations through design revisions with the exception meeting the following recommendations:

- Recommendation 1 - Provide an under-the-eave entry in lieu of the proposed stone tower.
- Recommendation 5 - Provide projecting trim at the second-floor line around all sides of the home.

#### C. Neighborhood Compatibility

The subject rear flag lot has a net lot size of 10,728 square feet and the maximum allowable floor area is 3,263 square feet for the residence, and 901 square feet for the garage. The maximum allowable FAR for the residence and any accessory structure is 0.30. The table

below reflects the current conditions of the residences in the immediate neighborhood based on County records.

FAR Comparison - Neighborhood Analysis							
Address	Zoning	Residential SF	Garage SF	Total SF	Lot Area SF	Residential FAR	No. of Stories
373 Blackwell Dr.	R-1:8	2,693	489	3,182	10,180	0.26	2
377 Blackwell Dr.	R-1:8	2,693	468	3,161	9,883	0.27	2
381 Blackwell Dr.	R-1:8	2,173	411	2,584	10,303	0.21	1
15385 National Ave.	R-1:8	1,056	128	1,184	10,707	0.10	1
15415 National Ave.	R-1:8	1,719	317	2,036	8,060	0.21	1
15425 National Ave.	R-1:8	1,357	483	1,840	20,727	0.07	1
15439 National Ave.	R-1:8	2,386	777	3,163	9,655	0.25	1
15461 National Ave.	R-1:8	2,729	693	3,422	7,439	0.37	2
15899 Los Gatos Almaden Rd.	O	--	--	--	--	--	--
15400 National Ave.	O	--	--	--	--	--	--
279 De Soto Dr.	R-M: 5-12	--	--	--	--	--	--
<b>15411 National Ave. (E)</b>	<b>R-1:8</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>10,729</b>	<b>0.00</b>	<b>--</b>
<b>15411 National Ave. (P)</b>	<b>R-1:8</b>	<b>3,240</b>	<b>901</b>	<b>4,141</b>	<b>10,729</b>	<b>0.30</b>	<b>2</b>
* Residential square footage includes the residence and detached accessory structures, except garages.							
** The total square footage numbers do not include below grade square footage.							

The eight properties in the immediate neighborhood are developed with one- and two-story single-family residences located in the Single-Family Residential zone. The three properties located across the street from the subject property on National Avenue and are zoned Office and Multi-Family residential. These properties are not included in the immediate neighborhood comparison as they are not zoned single-family residential and are different uses, office and multi-family.

The property sizes within the immediate neighborhood range from 7,439 square feet to 20,727 square feet. Based on Town and County records, the residences in the immediate neighborhood range in size from 1,056 square feet to 2,729 square feet. The FAR of the residences in the immediate neighborhood range from 0.07 to 0.37. The applicant is proposing a 3,240-square foot residence and a FAR of 0.30 on a 10,729-square foot parcel. The proposed project has the second largest FAR in the immediate neighborhood. The proposed project would result in the largest residence in terms of square footage, by 511 square feet, and the largest garage in terms of square footage, by 124 square feet, in the immediate neighborhood.



The applicant has provided justification for proposing the largest residence and largest garage, in terms of square footage, in the immediate neighborhood (Exhibit 5). The applicant notes that the immediate neighborhood isn't uniform in terms of building age, style, or size. The presence of both older and newer structures with varying FARs can make it challenging to establish a benchmark for comparison structures. There is a two-story residence in the immediate neighborhood, built in 2017, that exceeds the maximum allowable FAR for the site. The applicant also describes that the immediate neighborhood includes a large hospital building at 15400 National Avenue. The justification includes that the uses on National Avenue are commercial, including multiple multi-story buildings, adding another layer of complexity to the neighborhood's composition and that the commercial nature of the area might further impact the comparison of FARs, especially when assessing residential properties.

The applicant's justification states that the unique configuration of the rear flag lot presents distinctive challenges and opportunities in adhering to zoning regulations while ensuring the proposed structure harmonizes with the immediate neighborhood. The applicant describes that the proposed design does not exceed the stipulated FAR and it remains in reasonable limits and is the result of conscientious planning to accommodate the needs of the multi-generational household without compromising the neighborhood's integrity. The applicant states that the design integrates architectural elements that contribute positively to the visual appeal and uniqueness of the area, aligning with the overarching aim of the Residential Design Guidelines.

D. Neighbor Outreach

The property owners have been in communication with the surrounding neighbors regarding the proposed project. A summary of their outreach efforts is included as Exhibit 10. Neighbors have provided public comment and raised concerns regarding the proposed two-story residence (Exhibit 12).

Based on the applicant's neighborhood outreach and the public comments received by staff three main issues have been raised:

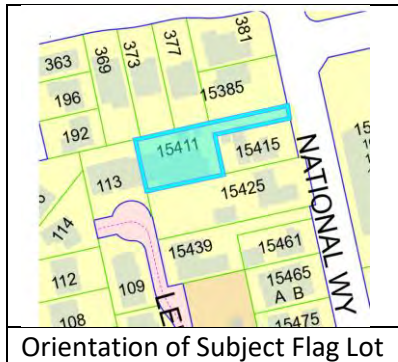
1. Neighborhood Compatibility – Height, bulk, and mass.
2. Privacy – Window placement, and balcony placement.
3. Landscaping – Location, height and maintenance of proposed trees.

The following sections discuss each topic.

E. Neighborhood Compatibility

Public comments include concerns regarding neighborhood compatibility with regards to height, bulk, and mass (Exhibit 12). The subject property is a rear flag lot. Three properties

located on Blackwell Drive, north of the subject flag lot, have rear yards that face the side of the proposed property and proposed residence.



The applicant has modified the second-floor massing on the northern elevation to reduce the bulk and mass of the building that faces the rear properties along Blackwell Drive. The applicant has removed the second-story rear balcony to further reduce massing and address privacy concerns.

F. Privacy

Public comments include concerns regarding privacy, including window placement, and balcony placement (Exhibit 12). To address privacy concerns the applicant has incorporated the following into the proposed design (Exhibit 10):

- Removal of second-story rear balcony;
- Use of obscure/frosted glass on the two-story bedroom windows located on north elevation facing the Blackwell Drive rear yards;
- Planting of evergreen trees to provide screening along the northern fence line;
- Retention and trimming of the existing large Oak tree at rear corner of the lot; and
- Proposed side yard setback provides between 80 to 120 feet of distance between the proposed two-story windows on the subject property and the existing two-story elevation windows at the rear of the Blackwell Avenue residences.

Exhibit 3 includes Condition of Approval #11, requiring the two second floor bedroom windows located on the northern elevation of the residence have frosted or obscure glass to provide privacy between the properties.

G. Landscaping

Public comments include concerns regarding proposed landscaping, including location of screening trees and species (Exhibit 12). To address privacy concerns the applicant has proposed planting five screening trees along the Blackwell Drive fence line (Sheet A0.12,

Exhibit 11). The proposed tree species is Leyland Cypress. Leyland Cypress trees are fast growing, upright in growth, and evergreen. Mature height can reach 50 to 60 feet tall with a mature spread of 15 to 20 feet.

Staff received two public comments expressing the following concerns about the proposed privacy trees to be planted along the Blackwell Drive fence:

- Drainage of rainwater onto the adjacent property;
- Ongoing maintenance of the trees;
- Tree height will not adequately screen the view from the second story; and
- Future detached ADU construction may interfere with the proposed privacy trees.

Exhibit 3 includes Condition of Approval #10, requiring that prior to obtaining a building final the property owner must plant five 24-gallon Leyland Cypress trees along the northern fence line to address privacy concerns. Privacy trees must be maintained by the property owner.

#### H. Tree Impacts

The Town's Consulting Arborist prepared a report for the site and made recommendations for the project (Exhibit 9). The project site contains six protected trees. Four trees are proposed to be removed due to the proposed location of the house and to accommodate the new driveway. Arborist recommendations for tree protection have been included in the Conditions of Approval (Exhibit 9). Tree #67 is located on the front parcel and is not part of this application.

#### I. Grading

The project includes site improvements with grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3).

#### J. Off-Site Improvements

The project includes off-site improvements requiring the applicant to install a new sidewalk, curb, and gutter along frontage of the parcel along National Avenue, tying into the existing condition to the north. In addition, applicant shall pave and/or restore pavement from the centerline to the newly constructed gutter along the National Avenue frontage per Condition of Approval 73, Exhibit 3.

#### K. CEQA Determination

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

PUBLIC COMMENTS:

Story poles and 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, November 8, 2024, are included as Exhibit 12.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for construction of a new two-story single-family residence. The project is consistent with the Zoning and General Plan Land Use designation for the property. The project is in compliance with the objective standards of the Town Code related to allowable floor area, height, setbacks, lot coverage, and on-site parking requirements. The proposed project would result in the largest residence in terms of square footage, by 511 square feet, and the largest garage in terms of square footage, by 124 square feet, in the immediate neighborhood. The project was reviewed by the Town's Consulting Architect who provided recommendations to address the consistency of the project with the Residential Design Guidelines. The applicant responded to the Consulting Architect's issues and recommendations through design revisions with the exception meeting two recommendations. Public comment has raised outstanding concerns regarding neighborhood compatibility, privacy, and landscaping.

The applicant has provided a Scope of Work and a Letter of Justification for the proposed two-story residence, speaking to the design's compatibility with the immediate and surrounding neighborhood (Exhibits 4 and 5).

B. Recommendation

Based on the analysis above, staff recommends denial of the Architecture and Site application based on concerns related to size, neighborhood compatibility, and consistency with the Residential Design Guidelines, as discussed in this report.

C. Alternatives

Alternatively, the Commission can:

1. Approve the application 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 (Exhibit 2);
  - b. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
  - c. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 2);
  - d. 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
  - e. Approve Architecture and Site application S-23-033 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.
2. Approve the applications with additional and/or modified conditions; or
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. Scope of Work
5. Letter of Justification
6. Photographs of Site
7. Consulting Architect's Report
8. Applicant's Response to Consulting Architect
9. Consulting Arborist's Report
10. Applicant's Summary of Neighborhood Outreach
11. Development Plans
12. Public Comments received by 11:00 a.m., Friday, November 8, 2024

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**PLANNING COMMISSION – November 13, 2024  
REQUIRED FINDINGS and CONSIDERATIONS FOR:**

**15411 National Avenue**

**Architecture and Site Application S-23-033**

**Requesting Approval for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. APN 424-12-140. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.**

**Property Owner: Vyankatesh and Rammy Muddada.**

**Applicant: Jose Rama.**

**Project Planner: Erin Walters.**

**FINDINGS**

**Required findings for CEQA:**

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

**CONSIDERATIONS**

**Required considerations in review of Architecture & Site applications:**

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

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**PLANNING COMMISSION – November 13, 2024**  
**CONDITIONS OF APPROVAL**

**15411 National Avenue**  
**Architecture and Site Application S-23-033**

**Requesting Approval for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. APN 424-12-140. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.**

**Property Owner: Vyankatesh and Rammy Muddada.**

**Applicant: Jose Rama.**

**Project Planner: Erin Walters.**

TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR:

*Planning Division*

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **OUTDOOR LIGHTING:** Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. **TREE REMOVAL PERMIT:** A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. **EXISTING TREES:** All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. **ARBORIST REQUIREMENTS:** The developer shall implement, at their cost, all recommendations identified in the Arborist's report 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 consistent with Section 29.10.1005 of the Town Code shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
8. **TREE STAKING:** All newly planted trees shall be double-staked using rubber tree ties.
9. **FRONT YARD LANDSCAPE:** Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
10. **PRIVACY TREE PLANTING:** Prior to obtaining a building final the property owner must plant

five 24-gallon Leyland Cypress trees along the northern fence line. Privacy trees must be maintained by the property owner.

11. FROSTED/OBSCURE PRIVACY WINDOWS – The two second floor bedroom windows located on the northern elevation of the residence shall have frosted or obscure glass to provide privacy between properties.
12. 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.
13. STORY POLES/PROJECT IDENTIFICATION SIGNAGE: Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the Architecture & Site application.
14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement (“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.

15. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

## *Building Division*

16. **PERMITS REQUIRED:** A Building Permit is required for the construction of the new single-family residence and attached garage. An additional Building Permit will be required for the PV System that is required by the California Energy Code.
17. **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 Reach Codes.
18. **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.
19. **BUILDING & SUITE NUMBERS:** Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
20. **SIZE OF PLANS:** Minimum size 24" x 36", maximum size 30" x 42".
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: Building pad elevation
  - a. Finish floor elevation
  - b. Foundation corner locations
  - c. 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 6.40.020. 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](http://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](http://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. 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. PAYMENT OPTIONS:

- a. All payments regarding fees and deposits can be mailed to:

Town of Los Gatos PPW – Attn: Engineering Dept  
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.

33. 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.
34. 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](#).
35. 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.
36. 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.
37. 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.
38. 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.

39. 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.
40. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
41. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
42. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
43. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
44. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. 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.
45. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.
46. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
47. 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. For sites greater than four (4) acres in area:

- a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
  - b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
  - c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - d. Replant vegetation in disturbed areas as quickly as possible.
  - e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
48. 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.
49. 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.
50. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
51. 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
52. 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.
53. CONSTRUCTION HOURS: All improvements and 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.

54. 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.
55. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.
56. WATER METER: Water meters currently in public right-of-way shall be relocated within the property in question, within 30" of the property line / 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.
57. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts currently in public 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.
58. 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, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector [echristianson@losgatosca.gov](mailto:echristianson@losgatosca.gov) (408) 354-6824 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.
59. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
60. FOR PLANTERS: The Owner, Applicant and/or Developer shall apply for an encroachment permit for the proposed planters within the public sidewalk and/or Town's right-of-way. The Owner, Applicant and/or Developer shall work with Parks and Public Works Department staff to arrive at a mutually agreeable solution that addresses safety and aesthetic issues. If no solution is reached, the vegetative screening requirement shall be waived. A Private Improvements in the Public Right-of-Way (formerly Indemnity)

Agreement will be required if planters are proposed to be located within the Town's right-of-way. A copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any grading or building permits.

61. 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.
62. 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.
63. 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). All grading work taking place with this application and related applications /projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Plan check fees (determined after initial submittal) shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. 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.
64. SECURITY OF PERFORMANCE: Prior to approval of the grading permit, the applicant shall provide security for the performance of the work described and delineated on the approved grading plans, encroachment plans and or public improvement plans. The form of security shall be one (1) or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney
  - Bond or bonds issued by one (1) or more duly authorized corporate sureties on a form approved by the Town.
  - Deposit, with the Town, money, negotiable bonds of the kind approved for securing deposits of public monies, or other instrument of credit from one (1) or more financial

institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment.

65. DRIVEWAY: The driveway conform to existing pavement on National Avenue shall be constructed in a manner such that the existing drainage patterns will not be obstructed. The Owner, Applicant 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.
66. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner, Applicant and/or Developer to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
67. DRAINAGE STUDY: Prior to the issuance of any grading or building permits, the following drainage studies shall be submitted to and approved by the Town Engineer: a drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; a drainage study evidencing that the proposed drainage patterns will not overload the existing storm drain facilities; and detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
68. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary. Please contact Tammy Robnett-Illges, Engineering Administrative Assistant [trobnett-illges@losgatosca.gov](mailto:trobnett-illges@losgatosca.gov) (408) 399-5771 for more information.
69. DEDICATIONS: The following shall be dedicated by separate instrument. The dedications shall be recorded before any grading or building permits are issued:
  - a. A 10-foot street right-of-way shall be dedicated in fee.
  - b. A 5-foot Public Service Easement.
70. 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 number (#) 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.
71. 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. An electronic copy (PDF) 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.

72. JOINT TRENCH PLANS: Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will be by Rule LS2A, and that private lights shall be metered with billing to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
73. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
  - a. National Avenue: New curb, gutter, sidewalk, streetlights, tie-in paving, signing, striping, utility pole relocation, as required.
  - b. National Ave: 2" overlay from the centerline to the edge of pavement, or alternative pavement restoration measure as approved by the Town Engineer.
74. 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.
75. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
76. PARKING LOTS: Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and

adhering to the Town's [Parking Development Standards](#). The use of permeable paving for parking surfaces is encouraged to reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.

77. 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.
78. TRENCHING MORATORIUM: Trenching within a newly paved street will be allowed subject to the following requirements:
  - a. The Town standard "T" trench detail shall be used.
  - b. A Town-approved colored controlled density backfill shall be used.
  - c. All necessary utility trenches and related pavement cuts shall be consolidated to minimize the impacted area of the roadway.
  - d. The total asphalt thickness shall be a minimum of three (3) inches, meet Town standards, or shall match the existing thickness, whichever is greater. The final lift shall be 1.5-inches of one-half ( $\frac{1}{2}$ ) inch medium asphalt. The initial lift(s) shall be of three-quarter ( $\frac{3}{4}$ ) inch medium asphalt.
  - e. The Contractor shall schedule a pre-paving meeting with the Town Engineering Construction Inspector the day the paving is to take place.
  - f. A slurry seal topping may be required by the construction inspector depending their assessment of the quality of the trench paving. If required, the slurry seal shall extend the full width of the street and shall extend five (5) feet beyond the longitudinal limits of trenching. Slurry seal materials shall be approved by the Town Engineering Construction Inspector prior to placement. Black sand may be required in the slurry mix. All existing striping and pavement markings shall be replaced upon completion of slurry seal operations. All pavement restorations shall be completed and approved by the Inspector before occupancy.
79. 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.

80. BICYCLE FACILITIES: Bicycle facilities including, but may not be limited to, bike lanes and bike boxes will be provided in all directions and approaches of improved streets and intersections as directed by Town Engineer.
81. TRAFFIC STUDY: Any development of land use that generates greater traffic impacts than those assumed in the traffic study report may require an updated traffic study in accordance with the Town's traffic impact policy. Applicant can receive proposals from vendors through the Town or submit studies from other consultants and pay for peer review. For more information please contact Mike Vroman, Senior Traffic Engineer [MVroman@losgatosca.gov](mailto:MVroman@losgatosca.gov) (408) 399-5777.
82. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building or grading 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. The amount based on the current resolution is **\$10,457.76**.
83. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
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. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
86. 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.

87. 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:
- 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.
  - 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.
  - All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
  - As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
  - 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.
  - All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
  - 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.
  - 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).
  - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
  - 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.
88. 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 stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

89. GENERAL 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.
90. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet CS) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. 1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows: a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area. b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area. c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following: i. Noncombustible construction. ii. Maximum 5,000 square feet in building area. iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter. iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying.
91. 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.

92. 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.
93. 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.
94. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: 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.
95. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

## **SCOPE OF WORK**

**LOT SIZE AND DRIVEWAY:** VACANT LOT IS APPROXIMATELY 13,209 SQUARE FEET, WITH 2,480 SQUARE FEET DESIGNATED FOR THE PROPOSED DRIVEWAY TO ACCOMMODATE ENTRANCES FOR BOTH PROPERTIES.

**MAIN STRUCTURE:** THE MAIN STRUCTURE WILL BE A TWO-FLOOR SINGLE-FAMILY RESIDENCE. THE FIRST FLOOR WILL HAVE 1,722 SQUARE FEET OF LIVING SPACE AND A GARAGE TOTALING 901 SQUARE FEET. THE SECOND FLOOR WILL HAVE THREE BEDROOMS AND THREE FULL BATHROOMS, INCLUDING A MASTER BEDROOM SUITE. LIVING SPACE ON THE SECOND FLOOR WILL BE 1,518 SQUARE FEET. THE TOTAL FLOOR AREA RATIO (FAR) WILL BE 3,240 SQUARE FEET,

**BASEMENT AND JADU:** THE MAIN STRUCTURE WILL HAVE A BASEMENT BELOW GRADE AND AN ATTACHED JUNIOR ACCESSORY DWELLING UNIT (JADU) OF 500 SQUARE FEET NOT PART OF THIS APPLICATION ), WITH WINDOWS MEETING ALL REQUIREMENTS FROM THE RESIDENTIAL BUILDING CODE (RBC). THE BASEMENT WILL ALSO INCLUDE A CELLAR OF 1,200 SQUARE FEET FOR WINE, DRY FOOD, AND GENERAL STORAGE.

**DETACHED ADU:** UNDER A SEPARATE PERMIT NOT INCLUDED IN THIS SUBMITTAL, A DETACHED ACCESSORY DWELLING UNIT (ADU) WILL BE PROPOSED. THE ADU WILL MEET THE TOWN CODE AND WILL HAVE A TOTAL AREA OF 900 SQUARE FEET.

**TREE PRESERVATION AND REPLACEMENT:** SIX TREES IDENTIFIED IN THE ARBORIST REPORT WILL BE REPLACED, AND THE OWNER WILL FOLLOW REPLACEMENT REQUIREMENTS MANDATED BY CITY ORDINANCES.

OVERALL, THE SCOPE OF WORK INCLUDES (UNDER SEPERATE PERMIT), GRADING, CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND JADU, PRESERVATION AND REPLACEMENT OF TREES

THE PROJECT MEETS' SETBACKS, LOT COVERAGE, HEIGHT, PARKING AND IS LESS THAN THE MAXIMUM ALLOWABLE FAR AND SQUARE FOOTAGE ALLOWED BY TOWN CODE FOR A R1:8 ZONED PARCEL.

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24.08.28

Jose Rama 15919 Village Way Morgan Hill, Ca. 95037 [jer@jerdesigngroup.com](mailto:jer@jerdesigngroup.com) 408.843.8067

Property Owner Vyankatesh and Rammy Muddada 15411 National Ave. Los Gatos, Ca.

Subject: Justification for Project Adherence to Zoning Regulations and Residential Design Guidelines

I am writing to provide a comprehensive justification for the design aspects of 15411 National Ave. as it pertains to the zoning regulations and residential design guidelines of our neighborhood. The proposed structure has been meticulously designed to comply with the prescribed Floor Area Ratio formula, that is, as established by **Los Gatos Residential Design Guidelines**, on sheet 12.

The structure is designed to meet the allowable formula for building size in conjunction with the design guidelines. We are pleased to report that our design is under the allowable limit by 23 sq. ft.

FAR calculation of .304 was derived from neighboring houses, predominantly over 20 years old, with some even older than 50 years and having diverse styles. However, there are a few outliers in the neighborhood, notably a 2-story building constructed in 2017 (15461 National Avenue) with an FAR of .37, which exceeds the city's FAR limit of .35. Additionally, there's a large hospital building (Mission Oaks Medical Plaza, 15400 National Ave) nearby that also contributes significantly to the area.

Considering the context you've provided, it appears that the neighborhood isn't uniform in terms of building age, style, or size. The presence of both older and newer structures with varying FARs can make it challenging to establish a standard or benchmark for comparison.

Furthermore, the use of National Avenue for commercial purposes, hosting multiple multi-story buildings, adds another layer of complexity to the neighborhood's composition. The commercial nature of this area might further impact the comparison of FARs, especially when assessing residential properties.

***a. Justification for Largest House in the Immediate Neighborhood:***

We understand the significance of conforming to the Residential Design Guidelines while addressing the project's unique requirements. The lot is on the rear side of the property that was divided as a flag lot. The following points elucidate the justification for the size of the house:

The unique positioning of our lot, situated on the rear side and designated as a flag lot, necessitates considerations in conforming to the F.A.R. requirement in comparison to neighboring properties. Our adherence to the Residential Design Guidelines remains paramount, and the following elucidates the justification for the size of the proposed house:

**Compliance with F.A.R.:** While the design marginally doesn't exceed the stipulated F.A.R. it remains within reasonable limits and is a result of conscientious planning to accommodate the needs of our multi-generational household without compromising the neighborhood's integrity.

**Flag Lot Dynamics:** The unique configuration of our flag lot presents distinctive challenges and opportunities in adhering to zoning regulations while ensuring that the proposed structure harmonizes with the immediate surroundings.

**Residential Design Guidelines:** Our design integrates architectural elements that contribute positively to the visual appeal and uniqueness of the area, aligning with the overarching aim of the Residential Design Guidelines.

**Family Needs:** The expanded size of the house is necessitated by the specific requirements of our family structure, including multi-generational living arrangements that demand additional space for comfort and functionality.

**Architectural Design:** The design incorporates innovative architectural elements that enrich the character of the neighborhood, aligning with the guidelines while contributing positively to the visual appeal and uniqueness of the area.

**Privacy:** To ensure privacy between adjacent properties, the design incorporates several elements:

1. **Fencing:** Installing high-quality fences or walls to create a physical barrier.
2. **Landscaping:** Using trees, shrubs, and hedges to create natural screens.
3. **Window:** Will use opaque glass for the second-floor windows by incorporate first two divider panels.
4. **Setbacks:** Ensuring sufficient distance between structures and property lines.

These elements collectively enhance privacy while maintaining the aesthetic harmony of the neighborhood.

#### ***b. Justification for Largest Garage in the Immediate Neighborhood:***

The design for 15411 National Ave. includes a larger garage, compliant with city regulations allowing for a maximum of 901 sq. ft., as specified on the cover sheet. The reasons supporting this decision are as follows:

**Functional Necessity:** The larger garage is essential to accommodate multiple vehicles, including recreational and utility vehicles, aligning with the needs of our household, and ensuring adequate storage space.

**Aesthetic Integration:** The design integrates the garage seamlessly into the overall architectural concept, maintaining aesthetic harmony with the house and neighborhood.

**Sustainability Measures:** The larger garage will include eco-friendly features such as battery solar panels and other systems, contributing to the neighborhood's sustainability goals and aligning with green initiatives.

***Safety and Security:*** Enhanced security measures within the larger garage will ensure the safety of stored items and vehicles, thereby contributing to the overall safety of the neighborhood.

We recognize the significance of conforming to zoning regulations and residential design guidelines while addressing the specific attributes of our property. Our aim remains to create a residence that not only meets our family's needs but also contributes positively to the character and aesthetics of the neighborhood.

Should you require further clarification or additional information regarding our design approach and its adherence to regulations, we would be more than willing to provide it.

Sincerely,

Jose Rama

We have collaborated closely with our planning team to address each critical requirement outlined in the town's guidelines. This partnership has enabled us to design a project that fully meets the town's standards, from lot coverage and building height to setback and landscaping specifications.



Given the unique challenges of the flag lot configuration, we have carefully crafted a design that addresses access, privacy, and spatial constraints, ensuring full compliance with town code guidelines. Our approach balances functionality and aesthetic appeal, enhancing both the character and usability of the space, and contributing positively to the community. Through detailed planning and a commitment to quality, our design integrates seamlessly with the surrounding environment and meets all technical requirements.

Our design considers the following key areas to meet town standards:

1. Access and Driveway Requirements
  - We've incorporated a driveway that meets the town's width and length specifications, ensuring safe and convenient access to the main portion of the lot while minimizing impact on neighboring properties.
2. Setback and Privacy Considerations
  - Despite the limited lot shape, we've maintained all required setbacks, which helps to maximize privacy for both this lot and adjacent properties. The positioning of windows and landscaping further enhances privacy while adhering to the code.
  - We have met all side, front, and rear setback requirements, ensuring that the building has the proper spacing from property lines and neighboring structures. This compliance fosters adequate spacing, privacy, and safety.
3. Building Orientation and Lot Coverage
  - The building orientation has been carefully planned to optimize light and airflow while staying within the maximum allowable lot coverage. This layout provides an efficient use of space while maintaining open areas as required.
4. Height and Massing Compliance
  - The design meets the town's height restriction, ensuring the building is in harmony with the scale of surrounding properties and does not overpower the narrow lot.
  - The building height does not exceed 30 feet from grade, adhering to the town's height restriction. This maintains compatibility with the surrounding neighborhood structures and prevents visual obstruction.
5. Landscape, Buffer Zones and Open Spcae
  - Landscaping and buffer zones have been integrated to enhance aesthetics and maintain neighborhood character, meeting the town's design guidelines and environmental considerations.
  - Landscaped areas and open spaces, creating a balance between natural and built environments that enhances the visual appeal and ecological function of the site.
6. Lot Coverage
  - Our design respects the town's maximum lot coverage limit, ensuring the total built area remains well within the allowed percentage, which maintains the balance of built and open space as per the town's standards.
7. Floor Area Ratio (FAR)
  - The design is under the allowable FAR by 100 square feet, following the density formula prescribed by the town. This compliance ensures that our building mass is appropriate for the area and aligns with density limitations.
8. Architectural Design Guidelines
  - The exterior design aligns with the town's architectural guidelines, incorporating approved materials, color schemes, facade treatments, and window configurations. Our design choices support the town's aesthetic goals and enhance neighborhood cohesion.
9. Stormwater Management
  - Stormwater systems are designed according to town specifications, including provisions for adequate drainage to prevent runoff and manage water flow effectively on-site.
10. Energy and Sustainability Standards
  - The building is designed to meet or exceed the town's energy efficiency requirements, incorporating sustainable materials and systems to reduce environmental impact and support town sustainability goals.
11. Light Restrictions



- We have included measures to meet town standards for lighting control, ensuring minimal impact on surrounding properties and a comfortable environment for residents

By thoughtfully addressing these elements, our design effectively overcomes the challenges of the flag lot and ensures compliance with town codes and guidelines.



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15415 National Avenue - Site Photos – 08-27-24



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October 13, 2023

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

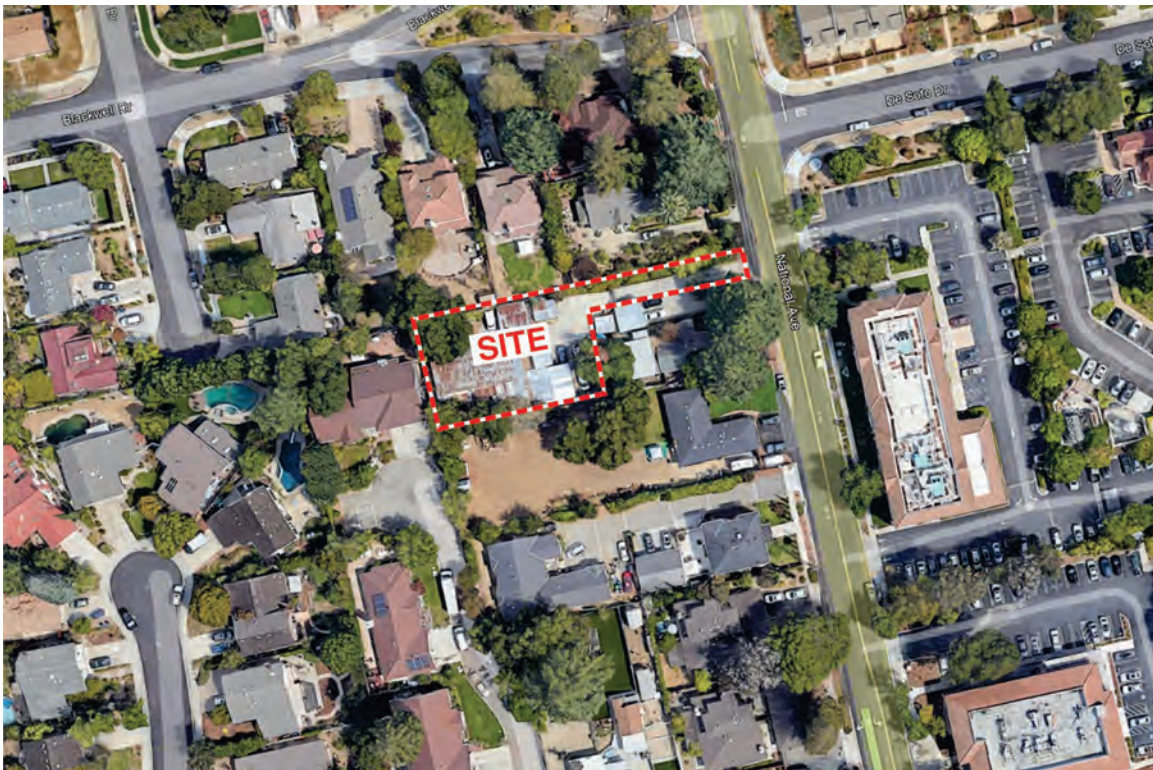
**RE: 15411 National Avenue**

Dear Erin:

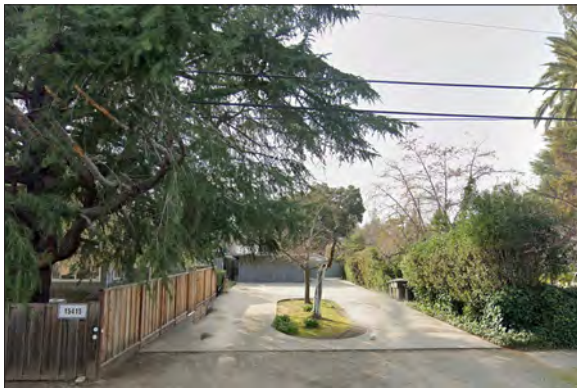
I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

#### **NEIGHBORHOOD CONTEXT**

The site is located in a mixed use neighborhood with mostly one story traditional homes on the west side of National Avenue and taller office structures and parking lots on the east side. Photos of the site and its surrounding neighborhood are shown on the following page.







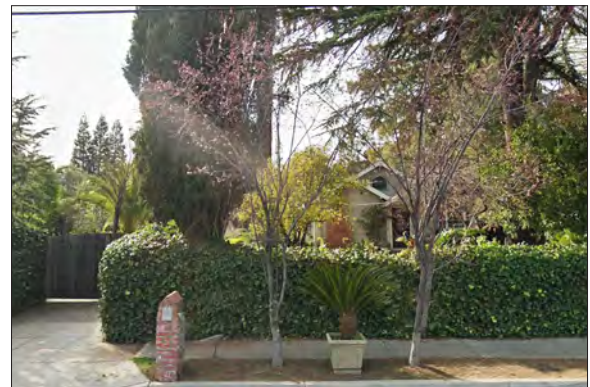
*THE SITE*



*Office building across National Avenue*



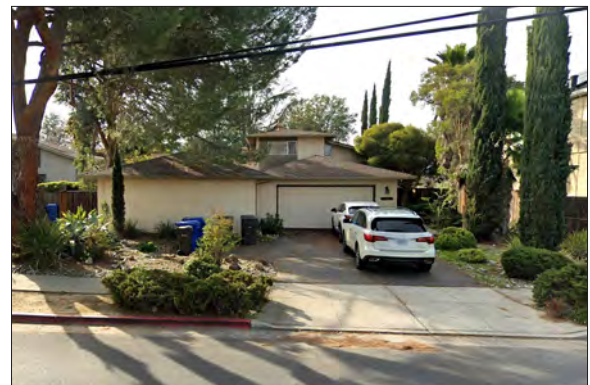
*House immediately to the left*



*House immediately to the right*



*Nearby two story house*



*Nearby house*





*Proposed Front Elevation*



*Proposed Rear Elevation*



*Proposed Left Side Elevation*



*Proposed Right Side Elevation*

## ISSUES AND CONCERNS

The immediate neighborhood contains a predominance of one story homes designed in traditional styles. These homes are modest in scale and mass and have simple roof forms. The proposed house appears to emulate a traditional Mediterranean home style but is designed in a much more generic design style with a lack of consistency in its design treatment. This would appear to not be consistent with the Town's Residential Design Guidelines 3.2.1 and 3.2.2.

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

### 3.2.2 Design for architectural integrity

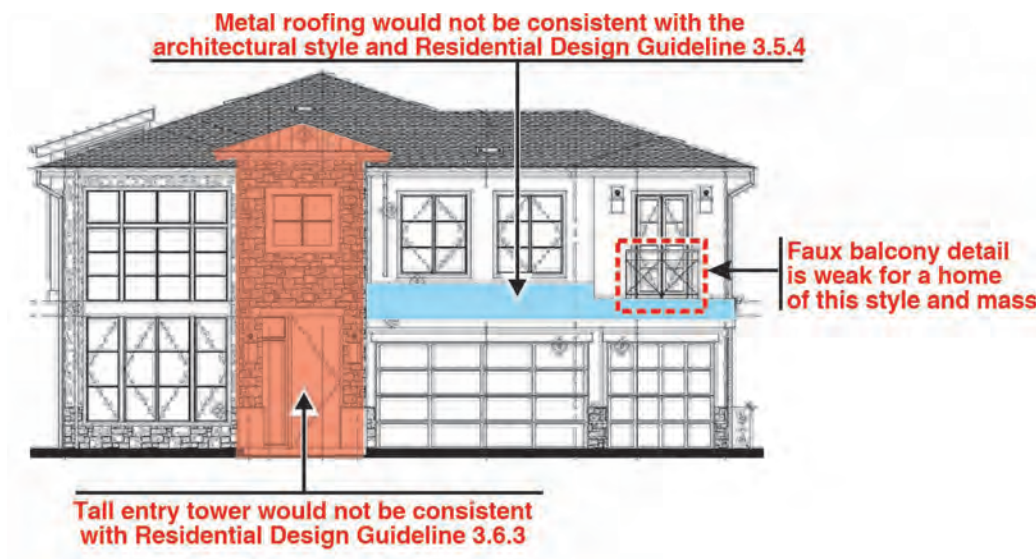
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style*

Some specific issues include the following:

1. The tall home entry is not the norm of the immediate neighborhood and would not be consistent with Residential Design Guideline 3.6.3.

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

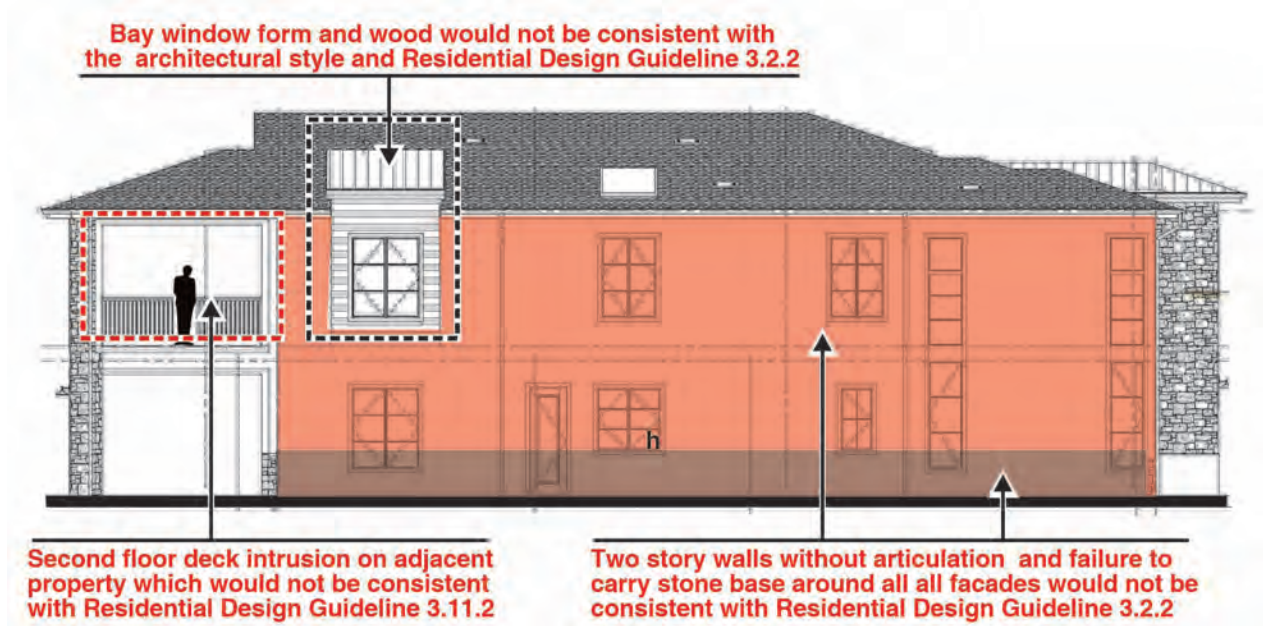
- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*
2. The proposed metal roofing would not be consistent with the proposed architectural style and Residential Design Guideline 3.6.3.
  3. The faux balcony detail on the front facade is weak for a home of this style and mass.





3. The forms and wood siding on the second story bay windows on the side elevations would not be consistent with the architectural style

**3.5.4 Design dormers with attention to the architectural style and the neighborhood**



4. The two story wall on the left side facade lacks articulation and would not be consistent with Residential Design Guidelines 3.3.3.

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

*Some techniques include:*

- *Belly bands (see photo below left)*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

5. The failure to carry the building base around on all four facades would not be consistent with Residential Design Guidelines 3.2.2.

**3.2.2 Design for architectural integrity**

- *Carry wall materials, window types and architectural details around all sides of the house.*
- Avoid side and rear elevations that are markedly different from the front elevation.*

6. The stair entry to the second floor on the right side elevation is very much out of character with the proposed architectural style and size, and it is poorly integrated into the overall design.



7. The large second floor deck probably does not pose a privacy intrusion impact on nearby properties at present, but could in the future if the large adjacent property were to be developed in a similar manner with a home at the rear of the property.

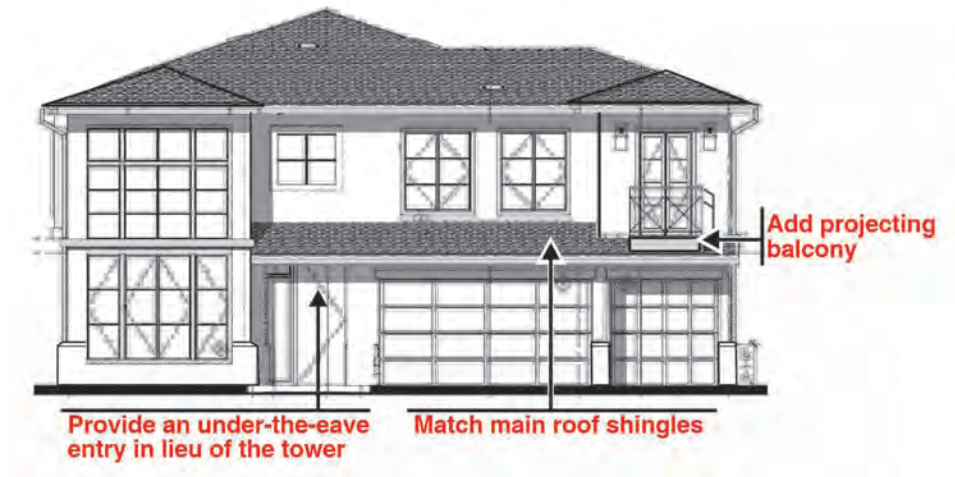




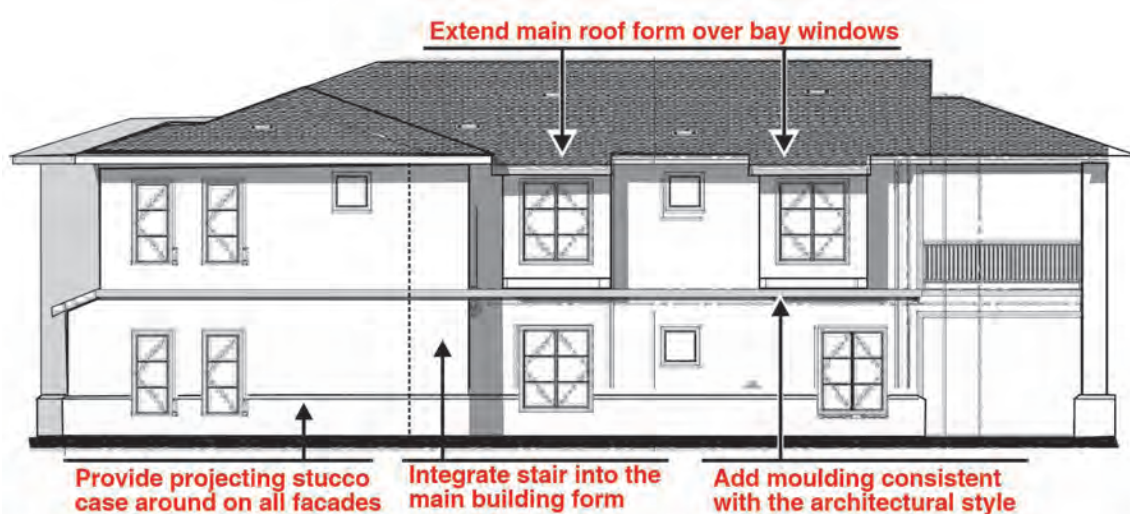
## RECOMMENDATIONS

The following recommendations are intended to simplify the design and bring it into a greater compliance with the Town's Residential Design Guidelines.

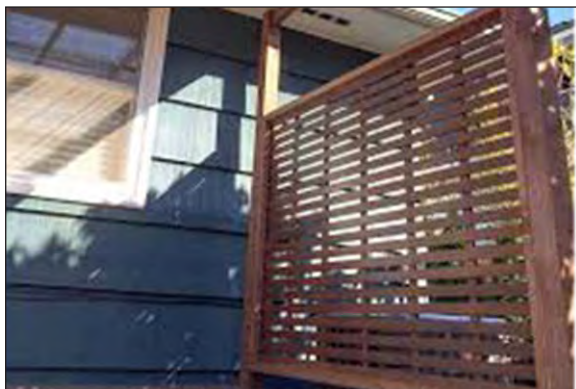
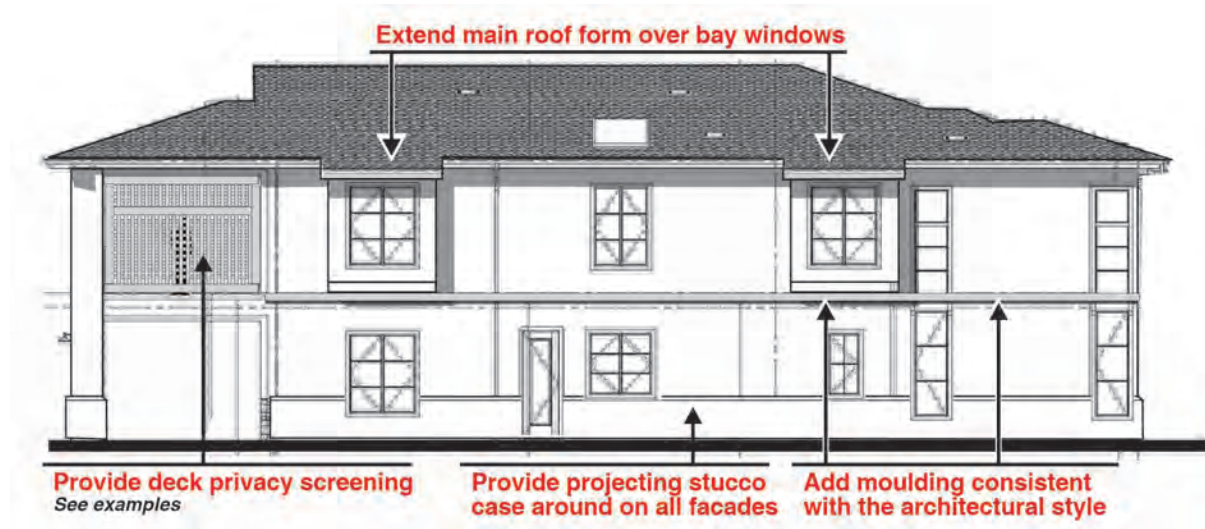
1. Provide an under-the-eave entry in lieu of the proposed stone tower.
2. Match the lower first floor roofing to the shingles on the main roof.
3. Add a projecting balcony at the second floor on the front elevation.



4. Extend the main roof form over the bay windows on the side elevations and use stucco in lieu of the proposed wood siding.
5. Provide projecting trim at the second floor line around all sides of the home.
6. Provide a projecting stucco base around on all facades.
7. Integrate the stair on the right side elevation into the main building form.



8. Provide a visual screen on the deck side nearest the adjacent property line - some photo examples are shown below.



Erin, 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

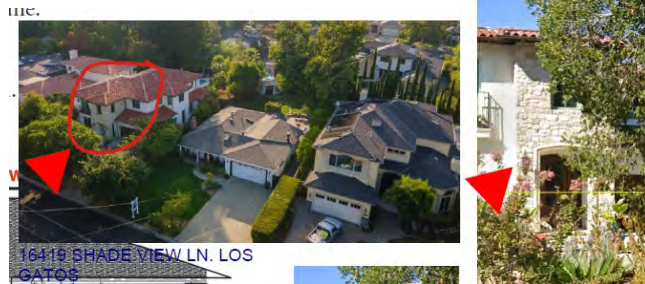


## 15411 NATIONAL AVENUE

### RESPONSE TO TOWN'S CONSULTING ARCHITECT'S REPORT RECOMMENDATIONS

**1. Provide an under-the-eave entry in lieu of the proposed stone tower.**

*REVISED THE ENTRY WAY FROM LARGE TOWER TO SMALLER STONE ENTRY WAY - INVESTIGATED MULTIPLE HOMES IN THE SURROUNDING THAT HAVE BEEN APPROVED BY THE ARCHITECTURAL BOARD, THAT HAVE A STONE TOWER AS AN ENTRY WAY, HAVE PROVIDED PICTURES AND ADDRESS FOR REFERENCE BELOW*

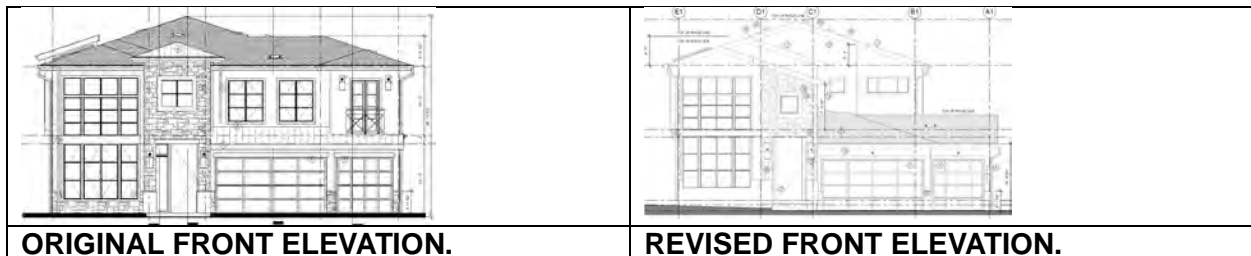


**2. Match the lower first floor roofing to the shingles on the main roof.**

*LOWER FIRST FLOOR ROOFING REVISED TO MATCH THE SINGLES ON THE MAIN ROOF.*

**3. Add a projecting balcony at the second floor on the front elevation.**

*REVISED FRONT ELEVATION BY REMOVING THE JADU FROM THE SECOND FLOOR OVER THE GARAGE, REDUCING THE BULKY DESIGN AND REDESIGNED THE ROOF LINE TO ACCOMMODATE A SMOOTHER TRANSITION.*

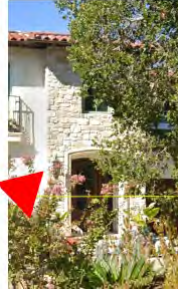
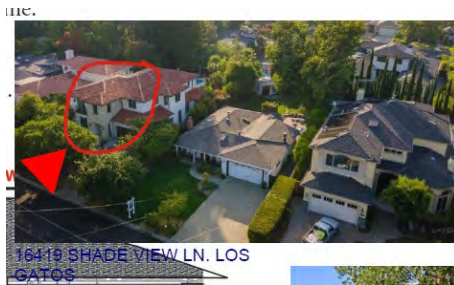


**4. Extend the main roof form over the bay windows on the side elevations and use stucco in lieu of the proposed wood siding.**

*REVISED NORTH ELEVATION BY RELOCATING THE JADU TO THE BASEMENT LEVEL THAT ALSO REDUCES THE MASSING AND BLENDS THE JADU ENTRANCE WITH THE FAÇADE. EXTENDED MAIN ROOF FORM OVER BAY WINDOWS ON SIDE ELEVATIONS AND USE STUCCO IN LIEU OF THE PROPOSED WOOD SIDING. REVISED THE ROOF LINE TO ACCOMMODATE THE EXTENSION OF THE BAY WINDOWS AT ALL LOCATIONS.*

**5. Provide projecting trim at the second-floor line around all sides of the home.**

*INVESTIGATED MULTIPLE HOMES IN THE SURROUNDING THAT HAVE BEEN APPROVED BY THE ARCHITECTURAL BOARD, THAT DO NOT HAVE A BELLY BAND TRIM AT THE BREAK OF THE FIRST AND SECOND FLOORS AND ALSO THE FRONT ENTRANCE DESIGN. HAVE PROVIDED PICTURES AND ADDRESS FOR REFERENCE BELOW.*



**6. Provide a projecting stucco base around on all facades.**  
*REVISED THE BASE TO PROJECT FROM WALL WITH A WAINSCOT PROFILE.*

**7. Integrate the stair on the right-side elevation into the main building form.**  
*Stairs removed.*



**ORIGINAL NORTH SIDE ELEVATION.**



**REVISED NORTH SIDE ELEVATION.**

**8. Provide a visual screen on the deck side nearest the adjacent property line.**  
*SECOND STORY DECK REMOVED TO ADDRESS PRIVACY.*



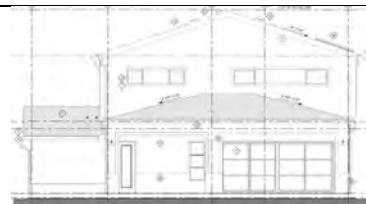
**ORIGINAL SOUTH SIDE ELEVATION.**



**REVISED SOUTH SIDE ELEVATION.**



**ORIGINAL REAR ELEVATION.**



**REVISED REAR ELEVATION.**

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

**15411 National Avenue  
Los Gatos, CA 95032**

**Prepared for:**

**Town of Los Gatos**

**October 22, 2023**

**Prepared By:**



**Monarch Consulting Arborists**

Richard Gessner  
P.O. Box 1010 - Felton, CA 95018  
1 831 331 8982  
[www.monarcharborists.com](http://www.monarcharborists.com)

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## Summary

The applicant is requesting approval to construct a new single-family residence on a vacant property zoned R-1:8. APN 424-12-140. Categorically exempt pursuant to CEQA guidelines section 15303: new construction.

The inventory contains twelve (12) trees comprised of seven (7) different species. There is one Large Protected coast live oak (*Quercus agrifolia*) #72, none are Exempt fruit trees or species listed in 29.10.0970 subsection (2) and there are no Street Trees.

Five trees are in good condition, two fair, two poor, and three very poor including mulberries (*Morus alba*) #61, #62, and pepper (*Schinus molle*) #71.

Four trees will be highly impacted, one moderate, and seven not affected. The applicant will be required to replace four protected trees.

There were twelve trees (12) protected trees appraised for a rounded depreciated value of \$120,330.00.

Two trees need access to assess on the adjacent property. There should be an attempt to retain deodar cedar (*Cedrus deodara*) #67 by modifying the alignment of the walkway and the joint trench.

## 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 October 20, 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	2023	TM2	Yes	JER Group
Proposed Site Plan	2023	A1.0	Yes	JER Group
Erosion Control			No	
Grading and Drainage			No	
Utility Plan and Hook-up locations			No	
Exterior Elevations			No	
Landscape Plan			No	
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

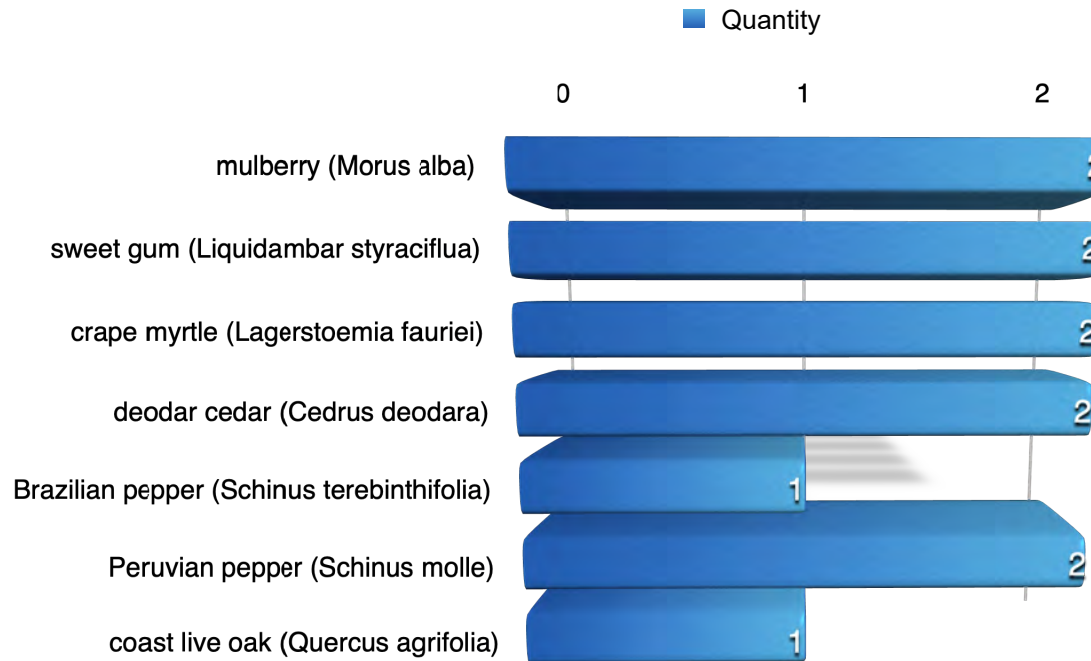
### Tree Inventory

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).



The inventory contains twelve (12) trees comprised of seven (7) different species (Chart 1). There is one Large Protected<sup>1</sup> coast live oak #72, none are Exempt<sup>2</sup> fruit trees or species listed in 29.10.0970 subsection (2) and there are no Street Trees<sup>3</sup>. There are potentially two more coast live oaks that were inaccessible to the south of the site.

Chart 1: Species Distribution



<sup>1</sup> 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).

<sup>2</sup> A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference). Species listed in 29.10.0970 subsection (2).

<sup>3</sup> Street tree means a tree in a public place, or along or within a public street or right-of-way.



## 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 twelve trees (12) protected trees appraised for a rounded depreciated value of \$120,330.00.

Appraisal worksheets are available upon request.



## Discussion

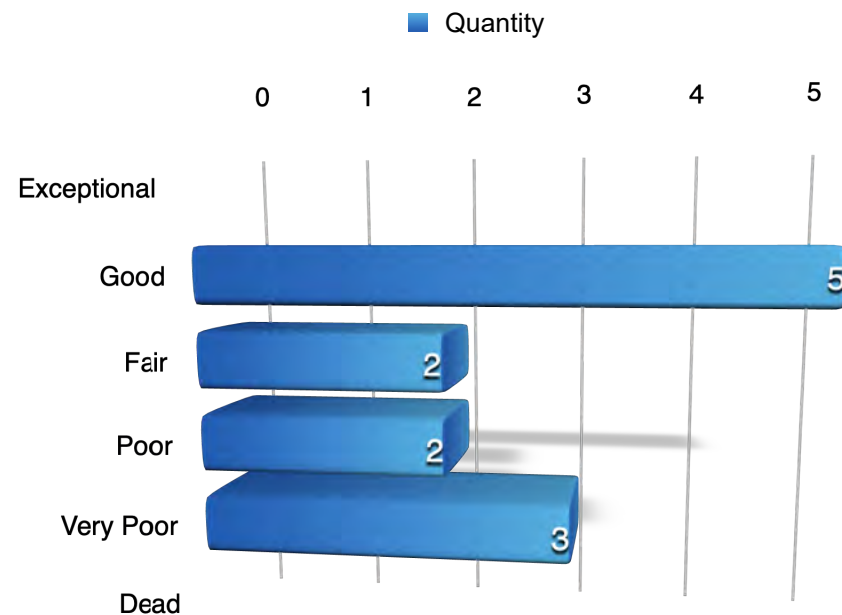
### Condition Rating

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, two fair, two poor, and three very poor including mulberries #61, #62, and pepper #71 (Chart 2).

Chart 2: Condition Ratings



## 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.

Based on the plans and the tree conditions mulberries #61 and #62, and pepper #71 should be removed and replaced regardless.

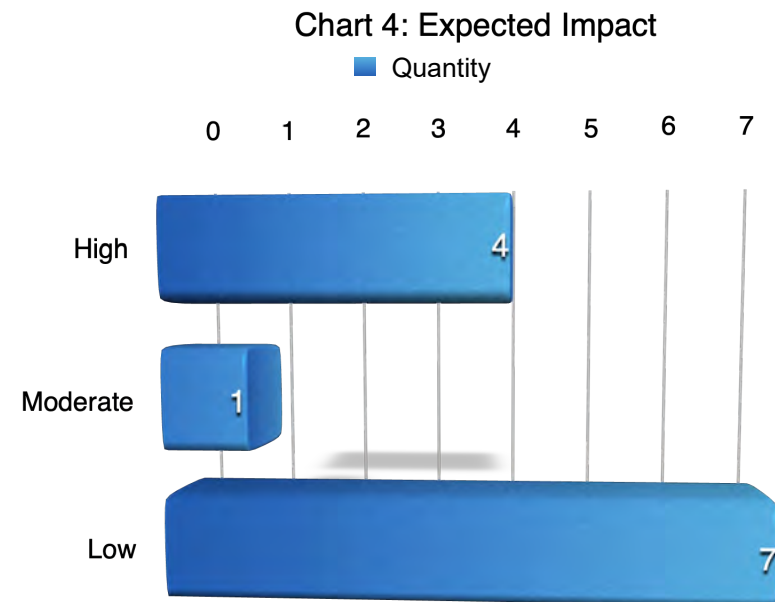
The most significant tree indicated for removal is deodar cedar #67. Deodar cedar #67 is proposed for removal to accommodate improvements along the road frontage including the extension of the footpath and a joint trench. In this instance it would appear public works is requiring the removal of this tree somewhat unrelated to the proposed plan by the applicant.

There are at least two coast live oaks along the south side of the property which could be on the adjacent site or on the property line. However, I could not assess these trees because the only

access is through the adjacent property, which I do not have permission to enter. It would appear based on the existing building locations and infrastructure the proposed plan could go forward without further damaging these trees because the new structures are actually farther away.

Coast live oak #72 is large and near the proposed ADU. The plans do not actually provide enough detail to determine what the impacts could be, including exact location and foundation design.

Four trees will be highly impacted, one moderate, and seven not affected.



## Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). The applicant will be required to replace four protected trees. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not indicate any replacement trees.

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

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

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

<sup>2</sup>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.

<sup>3</sup>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.

<sup>4</sup>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. The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree and should encompass the critical root zone. There are two tree protection zones determined which include the “calculated” and “specified” tree protection zones. The “calculated” tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter (Table 3). The “specified” tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This “specified” zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

Tree protection will consist primarily of protection around the coast live oak #72 because there is already fence around deodar cedar #68. Once plans indicated building and infrastructure proximities more clearly a better specified tree protection plan can be developed.



## Conclusion

The applicant is requesting approval to construct a new single-family residence on a vacant property zoned R-1:8. APN 424-12-140. Categorically exempt pursuant to CEQA guidelines section 15303: new construction.

The inventory contains twelve (12) trees comprised of seven (7) different species. There is one Large Protected coast live oak #72, none are Exempt fruit trees or species listed in 29.10.0970 subsection (2) and there are no Street Trees. There are potentially two more coast live oaks that were inaccessible to the south of the site.

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Four trees will be highly impacted, one moderate, and seven not affected. The applicant will be required to replace four protected trees.

There were twelve trees (12) protected trees appraised for a rounded depreciated value of \$120,330.00.



## Recommendations

1. Place tree numbers on all the plans including the Grading and Drainage plans. Make sure the plans and tree removals are consistent between the plan sets. Provide access to trees not assessed through the property on the south side.
2. Re-review plans once greater detail is provided. Consider realigning or reconfiguring the walkway and joint trench to preserve deodar cedar #67.
3. Place 4-6 inches of mulch inside the tree protection zone. Install temporary irrigation or soaker hoses in the TPZ. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.
4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.
6. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."
7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. 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.

Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. *Managing trees during construction*, Third edition. Champaign, IL: International Society of Arboriculture, 2023.

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.

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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

**calculated tree protection zone:** A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

**critical root zone:** a conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

**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.

**specified tree protection zone (specified TPZ):** a TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy conformation, visible root orientation, size, condition, maturity, and species response to construction.

**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.

**structure:** 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.

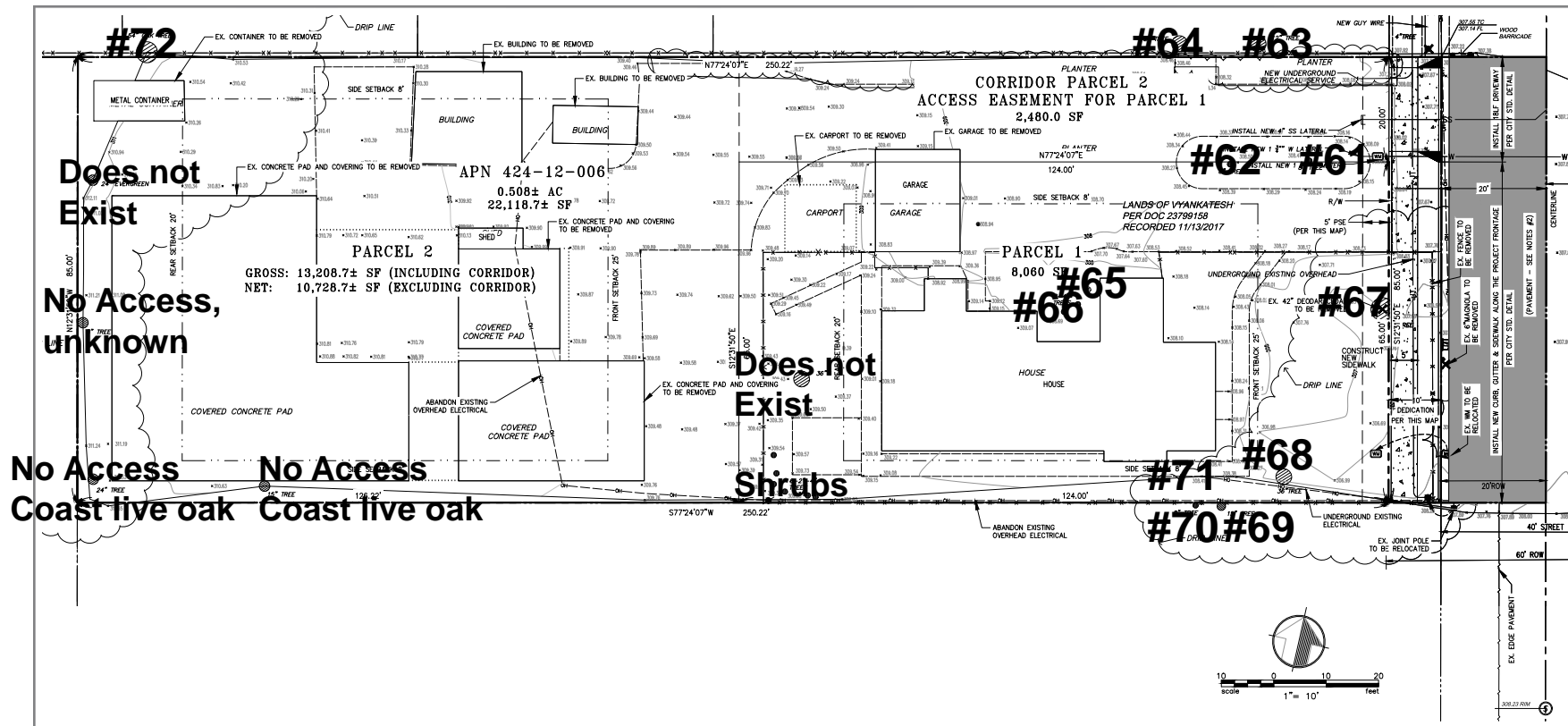
**Trunk Formula Technique:** Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation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

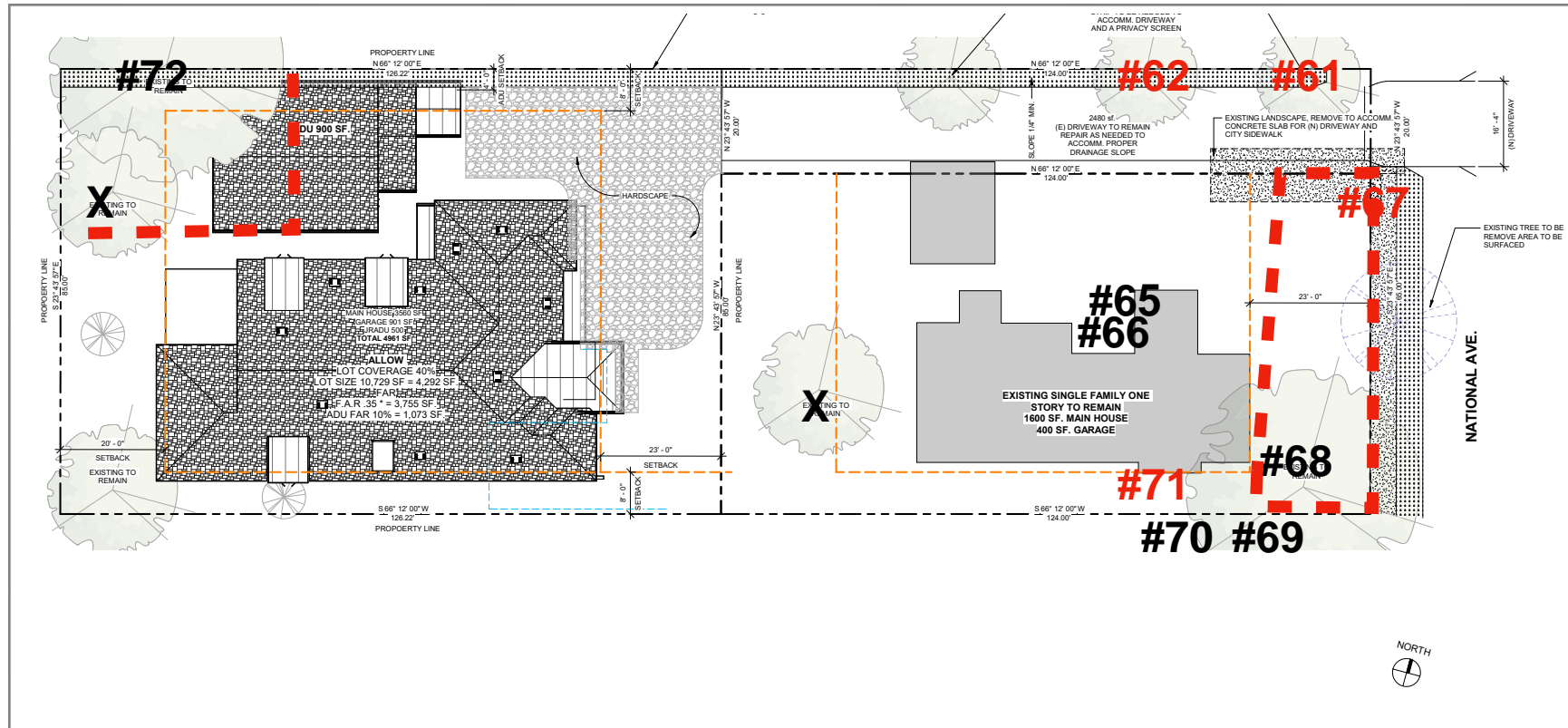
**volunteer:** A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. 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 Site Plan and Tree Locations



**A2: Propose Site Plan and Tree Protection Configuration**



## Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
mulberry ( <i>Morus alba</i> )	61	9	8	Very poor	High	Protected	\$130.00	8
mulberry ( <i>Morus alba</i> )	62	9	10	Very poor	High	Protected	\$200.00	8
sweet gum ( <i>Liquidambar styraciflua</i> )	63	12	15	Poor	Low	Protected	\$1,210.00	10
sweet gum ( <i>Liquidambar styraciflua</i> )	64	12	10	Poor	Low	Protected	\$1,210.00	10
crape myrtle ( <i>Lagerstoemia fauriei</i> )	65	2, 2, 3, 3, 3	8	Fair	Low	Protected	\$980.00	5
crape myrtle ( <i>Lagerstoemia fauriei</i> )	66	2, 2, 2, 3, 3	8	Fair	Low	Protected	\$980.00	5
deodar cedar ( <i>Cedrus deodara</i> )	67	46	45	Good	High	Protected	\$34,400.00	38
deodar cedar ( <i>Cedrus deodara</i> )	68	42	35	Good	Low	Protected	\$28,700.00	35
Brazilian pepper ( <i>Schinus terebinthifolia</i> )	69	12, 10	15	Good	Low	Protected	\$3,260.00	13
Peruvian pepper ( <i>Schinus molle</i> )	70	10	15	Good	Low	Protected	\$1,160.00	8
Peruvian pepper ( <i>Schinus molle</i> )	71	18	8	Very poor	High	Protected	\$0.00	15
coast live oak ( <i>Quercus agrifolia</i> )	72	48	55	Good	Moderate	Large Protected	\$48,100.00	40



## Appendix C: Photographs

### C1: Trees #61, #62, #65, #66, #67, #68





## C2: Coast live oak #72





### C3: Peppers #69, #70, and #71



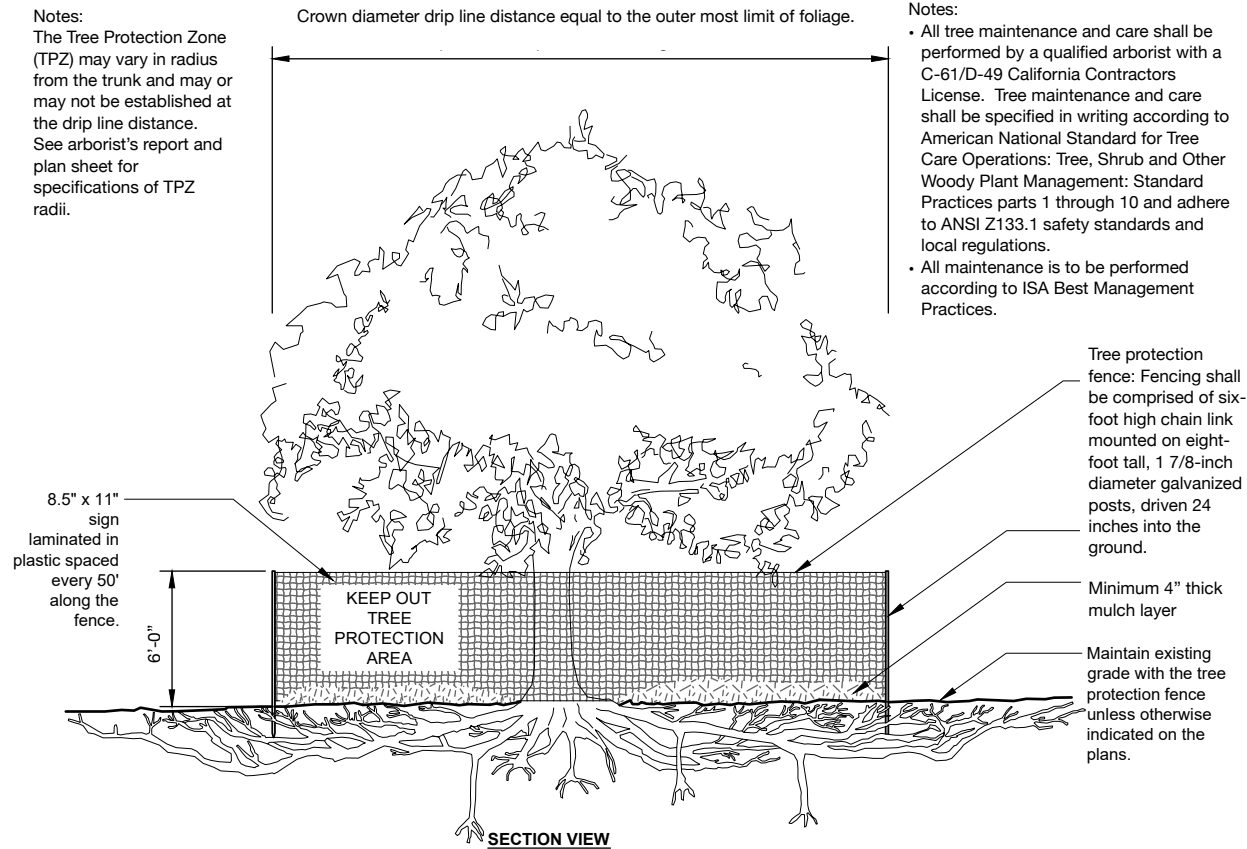


## C4: Sweetgums #63 and #64



## Appendix D: Tree Protection Guidelines

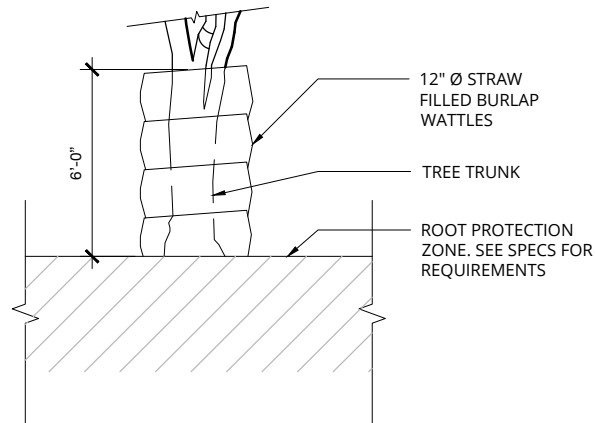
### D1: Plan Sheet Detail S-X (Type I)



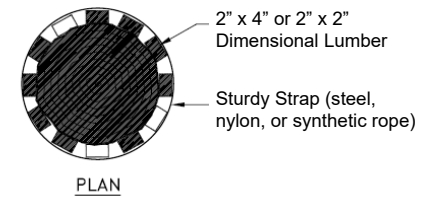
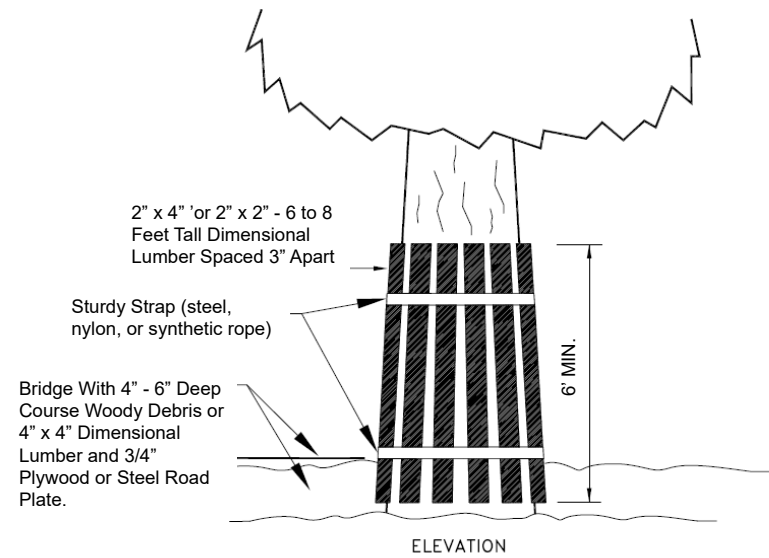
#### TREE PROTECTION

URBAN TREE FOUNDATION © 2014  
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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.

**PLAN****ELEVATION****Trunk Protection Vertical Timber  
Detail**

## D3: Section 29.10.1005. - Protection of Trees During Construction

### Tree Protection Zones and Fence Specifications

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





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

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

**Prohibited Activities**

The following are prohibited activities within the TPZ:

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



## Monitoring

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

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

## Root Pruning

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

## Boring or Tunneling

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

## Tree Pruning and Removal Operations

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



**Appendix E: Tree Protection Signs**  
**E1: English**

# **Warning**

# **Tree Protection Zone**

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



**E2: Spanish**

# **Cuidado Zona De Arbol Pretejido**

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



## Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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



## Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner



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



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## **Summary of the privacy concerns from the neighbors**

Hello Erin,

Below are the 2 major concerns for privacy from the neighbors,

1. Balcony facing Leila Ct.
2. The 2 windows facing Blackwell Dr.

After multiple email communications and lot of discussion, we have proceeded to address the concerns as below,

1. Removing the balcony from the plans, which eliminates all privacy concerns from 113 Leila Ct as there are no major windows facing Leila Ct.
2. Adding 5 Leyland trees along the fence facing Blackwell Dr., these trees are known to create privacy, they are evergreen and doesn't have a canopy for drip issues.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines), updated the plans showing the change.
4. The existing large Oak tree has been trimmed and should be considered as an instrument which provides privacy.
5. The distance between the 2 windows and the neighboring property windows on Blackwell Dr is between 80ft to 120ft, which should be considered while discussing privacy.

EXHIBIT 10

## Summary of the privacy concerns from the neighbors

All the comments addressing privacy concerns were sent to below address,

377 Blackwell Dr – Owner [REDACTED]

373 Blackwell Dr – Owner [REDACTED]

369 Blackwell Dr – Owner [REDACTED]

113 Leila Ct – Owner [REDACTED]

Please let me know if you have any more questions or concerns,

Best,

Ramya Muddada

[REDACTED]



Correspondence with 369 Blackwell Drive

**From:** Ramya Muddada [REDACTED] >  
**Sent:** Wednesday, July 31, 2024 4:06 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>; Vyankatesh B <[REDACTED]>; Jose (Architect) rama [REDACTED]  
**Subject:** Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Email sent to 369 Blackwell Drive,

Best,

Ramya

--- Forwarded Message ----

**From:** Ramya Muddada <[REDACTED]>  
**To:** [REDACTED]  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Sent:** Wednesday, July 31, 2024 at 01:45:51 PM PDT  
**Subject:** Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Sunday, May 12, 2024 at 03:13:18 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

We have decided to take more steps to mitigate the privacy concerns by adding a privacy layer to cover line of sight of the window, this is one of the mitigations that can be used according to the city housing development guidelines - please see the attached (please note this is reference only not exact).

Below are all the things done/available to address privacy concerns of the neighbors with regards to the two windows and balcony:

1. Adding 3-4 Leyland trees – Known as best trees to create privacy.
2. Privacy layer to cover line of sight of the window – mentioned in the housing development guidelines.
3. Adding permanent privacy screens to the balcony.
4. Current Oak tree – which will be trimmed and would be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

I would like to request your contact (phone #) again - as we need to coordinate with regards to Oak tree trimming,

Please let me know if you have any more concerns,

Best,

Ramya

On Tuesday, May 7, 2024 at 01:43:31 AM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

Thank you for the response. We thought we would talk to you last Saturday, as per the email received on 05.02.24, but unfortunately, it couldn't happen; please share your phone number so we can communicate better,



As mentioned in my last email, we have been getting quotes from different arborist teams to trim the big oak tree. Since we need access to your property, please provide us with your number so we can communicate the trimming dates/times.

Your additional comments/concerns/suggestions are addressed below and highlighted in Green:

Leyland trees are known to be used for blocking out unwanted noise, shield a view of a busy street, and also act as a privacy shield from neighbors as they are evergreen trees that do not shade in winter and grow up to 40-60 feet in height and 3-4 feet in width,

**1. Window Adjustment:** Would it be possible to consider removing or relocating the windows that directly overlook my master bedroom and bathroom? Installing the windows on a different side of the house could help mitigate privacy issues while still allowing for natural light and ventilation. - The Windows will not be directly looking into your property due to the big oak tree in the back and also due to privacy trees that will be planted; even after a good trim, the tree canopy will act as a privacy screen. Unfortunately, the windows can not be moved to another side of the property as we have 2 windows there, too. The window closer to you can not be moved to the back of the property as the sunlight during summer (after 3 PM) will be so strong that the room will become a sauna; I have been enduring it for the past 3 years, as my office window is exactly in the same position and it gets unbearably hot during summer, it is one of the main reasons to have a much smaller window and nearer to the ceiling at the back of the property, with regards to the small window in between-its too high (over 6ft) to consider as privacy issue, please also consider the distance between properties (the estimated distance is about 100 ft for one window and over 100 on the other).

**2. Skylights:** Instead of traditional windows, could we explore the possibility of installing skylights for ventilation in the affected areas? Skylights would allow for ample natural light without compromising privacy, as they are typically positioned high on the ceiling and do not provide direct sightlines into neighboring properties. - The rooms with windows facing Blackwell Drive are very small, and Skylights will make them super hot during summer.

**3. Improved Privacy Screen:** If a permanent privacy screen is deemed necessary, could we explore options for a screen that offers better coverage and privacy? Perhaps a solid black filter without any holes would be more effective in blocking visibility from your balcony while still allowing for airflow. Yes, we can add black insect netting/mesh to our chosen privacy screen.

I have CCed our designer/architect to this email so he can provide insight if needed,

As always, all suggestions/concerns regarding the project are most welcome and open for further discussion,

Best,

Ramya

[REDACTED]

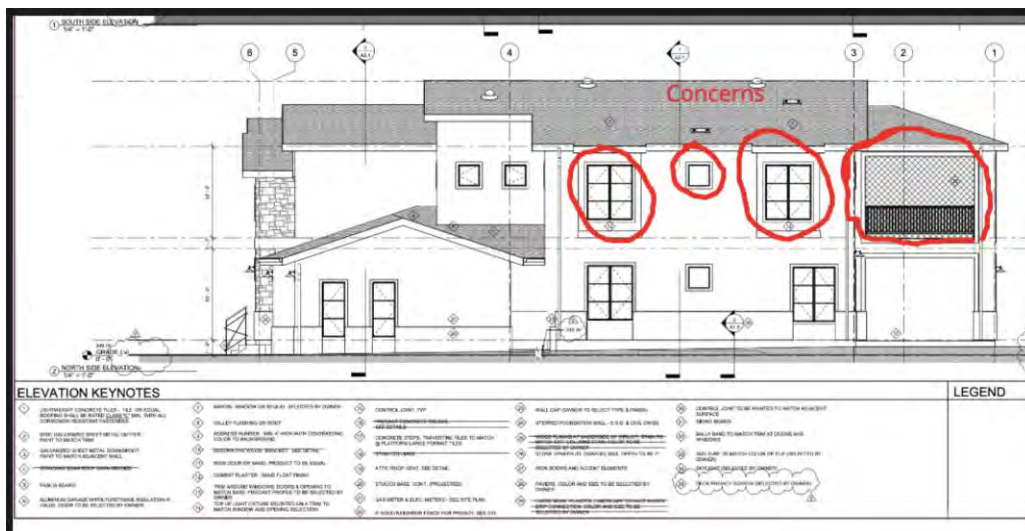
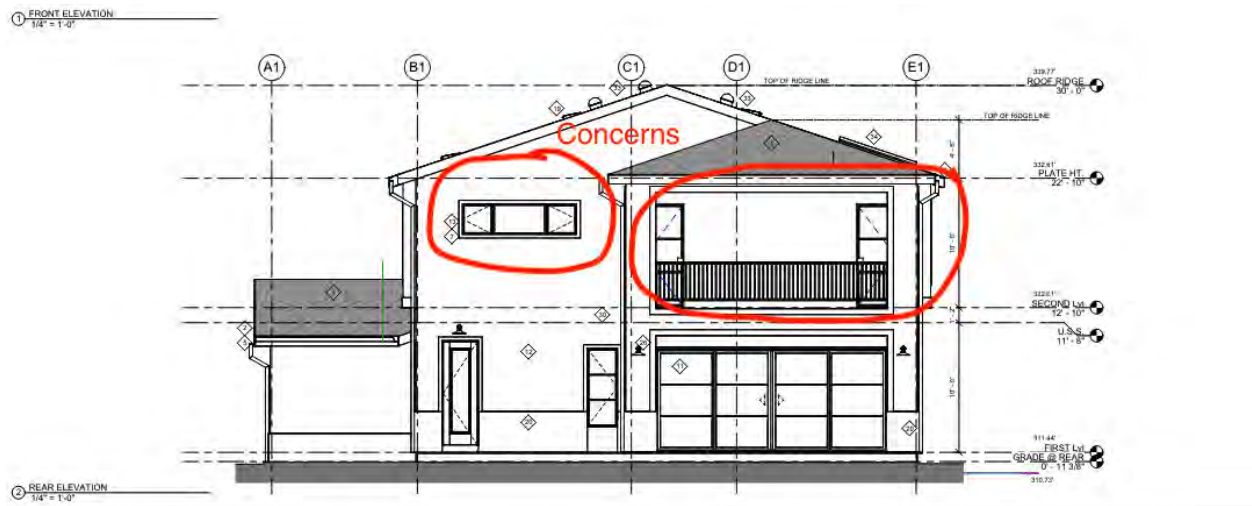
(Please leave a voice mail - if I don't pick up, I may be driving or in a meeting)

On Monday, May 6, 2024 at 02:22:37 PM PDT, [REDACTED] > wrote:

Hi Ramya and Venkat,

Thank you for your response and for considering my concerns regarding the privacy implications of your construction plans. I appreciate your efforts to address the issue by adding a permanent privacy screen to the balcony and planting Leyland Cypress Trees for additional privacy.

However, after carefully reviewing the proposed solutions and the attached renderings, I still have some reservations about the effectiveness of these measures in ensuring our privacy. Upon closer inspection, it seems that the permanent privacy screen may not provide adequate coverage, as there are visible gaps that could allow for sightlines into my **master bedroom and bathroom**. Additionally, the placement of the privacy trees may not fully block the view from your balcony and windows, especially during certain times of the year when foliage is sparse.



Considering these concerns, I would like to explore alternative options that could better address our privacy needs. Here are a few suggestions:

1. **Window Adjustment:** Would it be possible to consider removing or relocating the windows that directly overlook my master bedroom and bathroom? Installing the windows on a different side of the house could help mitigate privacy issues while still allowing for natural light and ventilation.
2. **Skylights:** Instead of traditional windows, could we explore the possibility of installing skylights for ventilation in the affected areas? Skylights would allow for ample natural light without compromising privacy, as they are typically positioned high on the ceiling and do not provide direct sightlines into neighboring properties.
3. **Improved Privacy Screen:** If a permanent privacy screen is deemed necessary, could we explore options for a screen that offers better coverage and privacy? Perhaps a solid black filter without any holes would be more effective in blocking visibility from your balcony while still allowing for airflow.

I understand that making changes to the construction plans may require additional time and resources, but I believe that finding a mutually satisfactory solution is important for maintaining positive relationships within our neighborhood.

I am open to further discussion and collaboration to find the best possible solution that respects the rights and privacy of both parties. Please let me know your thoughts on the proposed alternatives, and if there are any other ideas you would like to explore.

Thank you for your understanding and cooperation.

Best regards,  
Dev

On Mon, 6 May 2024 at 11:14, Vyankatesh B [REDACTED] > wrote:

Hello [REDACTED]

Please share your contact phone number so that we can connect in person as well.

Regards,

Venky  
[REDACTED]

On Saturday, May 4, 2024, 12:18 AM, Ramya Muddada [REDACTED] wrote:

Hello [REDACTED]



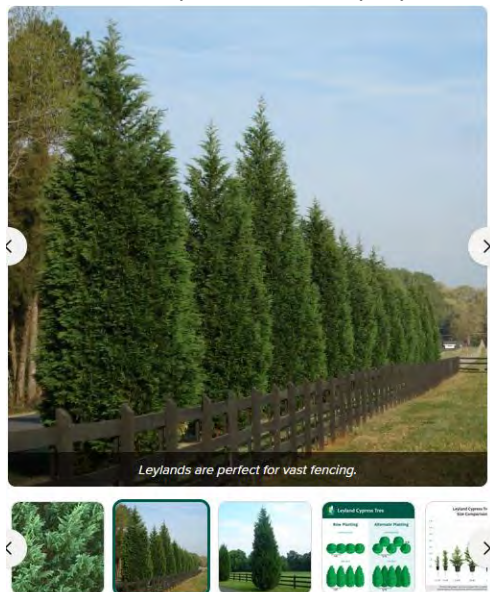
My sincere apology to have missed your email - I think it went into spam by accident,

We appreciate you bringing your concerns to our attention; we take the privacy concerns of all our neighbors very seriously,

We are doing a few things to mitigate this issue, like adding a permanent privacy screen to the balcony and planting a minimum of 3-4 privacy trees ( Leyland Cypress Trees) where the windows are currently situated.

We have also done some rendering of the proposed building, which I have attached to show where the trees would be placed (please note that the trees in the rendering and the proposed screen trees are different),

Below are the pictures of the proposed screening trees/material to be used,



EVERGREEN TREES

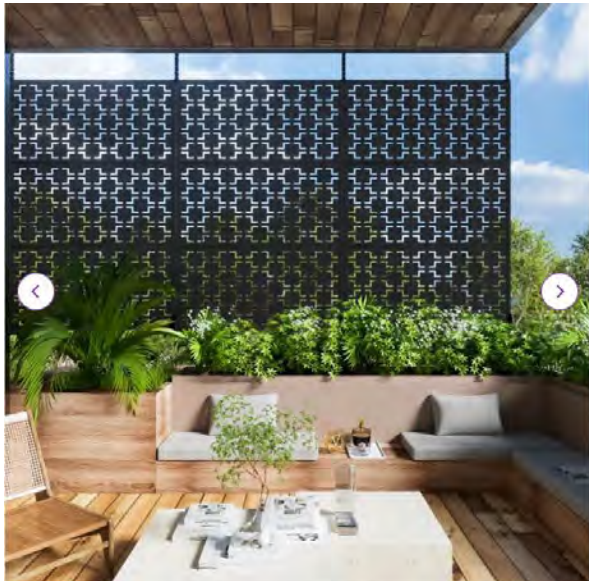
# Leyland Cypress Tree

*Cupressus × leylandii*

★★★★★ 593 reviews

Reaching impressive heights of 40 to 60 feet, the Leyland Cypress Tree is an ideal privacy screen.

- ✓ Thick foliage ensures a dense screen for any space around your home.
- ✓ This hardy tree will stay green and strong down to temperatures as low as 0 degrees.



Per our conversation when we met last time, we also know you have concerns about the big oak tree in the back, which will be trimmed very soon (we are in the process of getting a few quotes).

Please feel free to reach out if you have any questions or additional concerns, your patience and cooperation is highly appreciated.

Looking forward to talking to you,

Best,  
Ramya



On Thursday, May 2, 2024 at 07:55:43 AM PDT, [REDACTED] wrote:

Hi Venky,

I hope this email finds you well. Thank you for reaching out, and I appreciate your willingness to discuss the concerns I've raised regarding the construction project.

It's unfortunate that my original email didn't reach you. I've attached a PDF copy of the email for your reference. Please let me know if you encounter any issues accessing it.

I'm glad to hear that you're open to discussing the concerns further. I agree that a conversation would be beneficial to address any questions or issues that may arise. I'm available to chat this Saturday, and I'll give you a call on your phone to discuss in more detail.

Looking forward to our conversation.

Best regards,

[REDACTED]

On Wed, 1 May 2024 at 10:13, Vyankatesh B [REDACTED] wrote:

Hi [REDACTED]

Hope, everything is going well with you! I received email from Erin about the concern you have. Unfortunately, your original email to us, we never received it. Not sure, if you have the correct email.

We would like to discuss with you on your concerns and would be happy to provide you more details.

Let's connect when you have time. You can call me anytime and/or we can meetup in person. Thank you!

Best,

Venky

[REDACTED]

Correspondence with 373 Blackwell Drive

**From:** Ramya Muddada <[REDACTED]>  
**Sent:** Wednesday, July 31, 2024 4:11 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>; Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Subject:** Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Email chain sent to 373Blackwell Drive,

Best,

Ramya

----- Forwarded Message -----

**From:** Ramya Muddada <[REDACTED]>  
**To:** [REDACTED]  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Sent:** Wednesday, July 31, 2024 at 01:49:03 PM PDT  
**Subject:** Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Sunday, May 12, 2024 at 02:48:07 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

Thank you for the comments sent to the planning, we take privacy concerns of 15411 and all immediate neighborhood very seriously as mentioned on the email sent to you early morning of May 7th,

Below are the responses to the comments sent (**bold**):

1. Concerned about the privacy due to a big two storied building. As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

***We are mitigating the privacy concern by planting 3-4 Leyland trees which are commonly used to create privacy, this would cover all of the view from the 2 windows you see in the plan- These are evergreen trees with minimal maintenance, in addition to the Leyland trees we are going put privacy layer to cover line of sight of the window please see the attached (please note this reference only not exact). I would also bring to your attention that the proposed structure of 15411 is similar to your two storied structure, but due to the placement of site location the house might look big.***

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

***All most all the mountain viewing is obstructed by the tree in your backyard or trees on my other side of my property and with regards to claustrophobic - your neighboring house which is of same height as yours's much closer to you (appro.10ft) then 15411 structure (over 80ft in distance from your structure to the purposed structure).***

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward. Looking at the situation now, we are concerned about the maintenance.

***As mentioned in my previous email and above Leyland trees are evergreen trees with minimal maintenance, and as we are going to be living on that property, we would be maintaining the Leyland trees. With regards to balcony - 80 % of the view from balcony will be blocked by the huge oak tree we share in the back yard and then for the remaining % we are going to install privacy screen on the balcony mentioned in my previous email. (please see the attached for the balcony screening)***

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern. Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

***As we are proposing to build a beautiful house replacing all the sheds there wouldn't be any flying barns roofs - this proposal would improve/enhance the neighborhood and also increase the value of the properties in the immediate neighborhood, with regards to bobcats and snakes - was the animal control called as this is first time I am hearing about it, please let me know immediately when you see any sighting of either bobcats or snakes as we all have kids and pets and need immediate attention, but all of this wouldn't be problem once the purposed plan comes to fruition results.***

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

***This shouldn't be a concern - as you and I are working on getting a new fence on a different email, the only request I had made was that we trim the Oak tree we share first.***

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...This situation gives rise to considerable privacy concerns for my family.

***Addressed on Comment # 3.***

Correspondence with 377 Blackwell Drive

**From:** Ramya Muddada [REDACTED]  
**Sent:** Wednesday, July 31, 2024 4:02 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>; Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Subject:** Fw: Your neighbor at 15411 National Ave - New construction

[EXTERNAL SENDER]

Hello Erin,

Please see the email chain for the emails sent/corresponded with our neighbors (377 Blackwell Drive)

please let me know if you have questions or concerns,

Best,

Ramya

----- Forwarded Message -----

**From:** Ramya Muddada [REDACTED]  
**To:** [REDACTED]  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Sent:** Wednesday, July 31, 2024 at 01:53:05 PM PDT  
**Subject:** Re: Your neighbor at 15411 National Ave - New construction

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Tuesday, May 7, 2024 at 02:14:56 AM PDT, Ramya Muddada [REDACTED] wrote:

Hello [REDACTED]

I emailed you the proposed plans in February 2024 and was hoping you would reach out to us with any questions or concerns; my husband had also tried to reach you via text but didn't get any feedback.

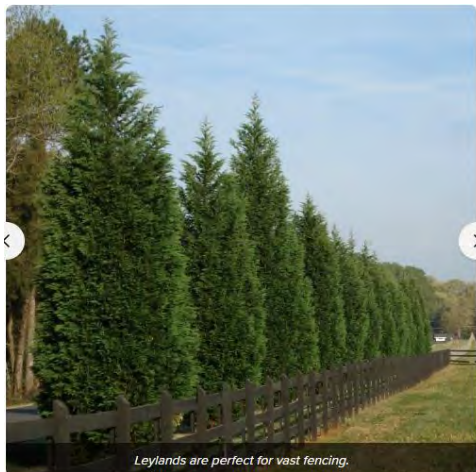
However, the other 2 neighbors made some comments on privacy issues, and we are trying to address them, as we take the privacy concerns of all our neighbors very seriously.

We are doing a few things to mitigate this issue, like adding a permanent privacy screen to the balcony and planting a minimum of 3-4 privacy trees ( Leyland Cypress Trees) where the windows are currently situated.

We have also done some rendering of the proposed building, which I have attached to show where the trees would be placed (please note that the trees in the rendering and the proposed screen trees are different; we are working on getting the correct trees on to the rendering),

Below are the pictures of the proposed screening trees/material to be used,





## EVERGREEN TREES

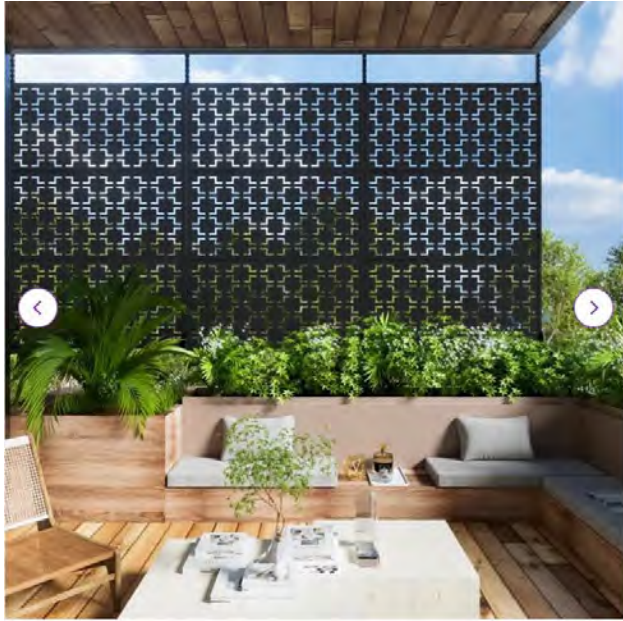
# Leyland Cypress Tree

*Cupressus × leylandii*

★★★★★ 593 reviews

Reaching impressive heights of 40 to 60 feet, the Leyland Cypress Tree is an ideal privacy screen.

- ✓ Thick foliage ensures a dense screen for any space around your home.
- ✓ This hardy tree will stay green and strong down to temperatures as low as 0 degrees.



Please feel free to ask questions or express any additional concerns; your patience and cooperation are highly appreciated. I have also CCed my designer/architect so he can add to the discussion when needed,

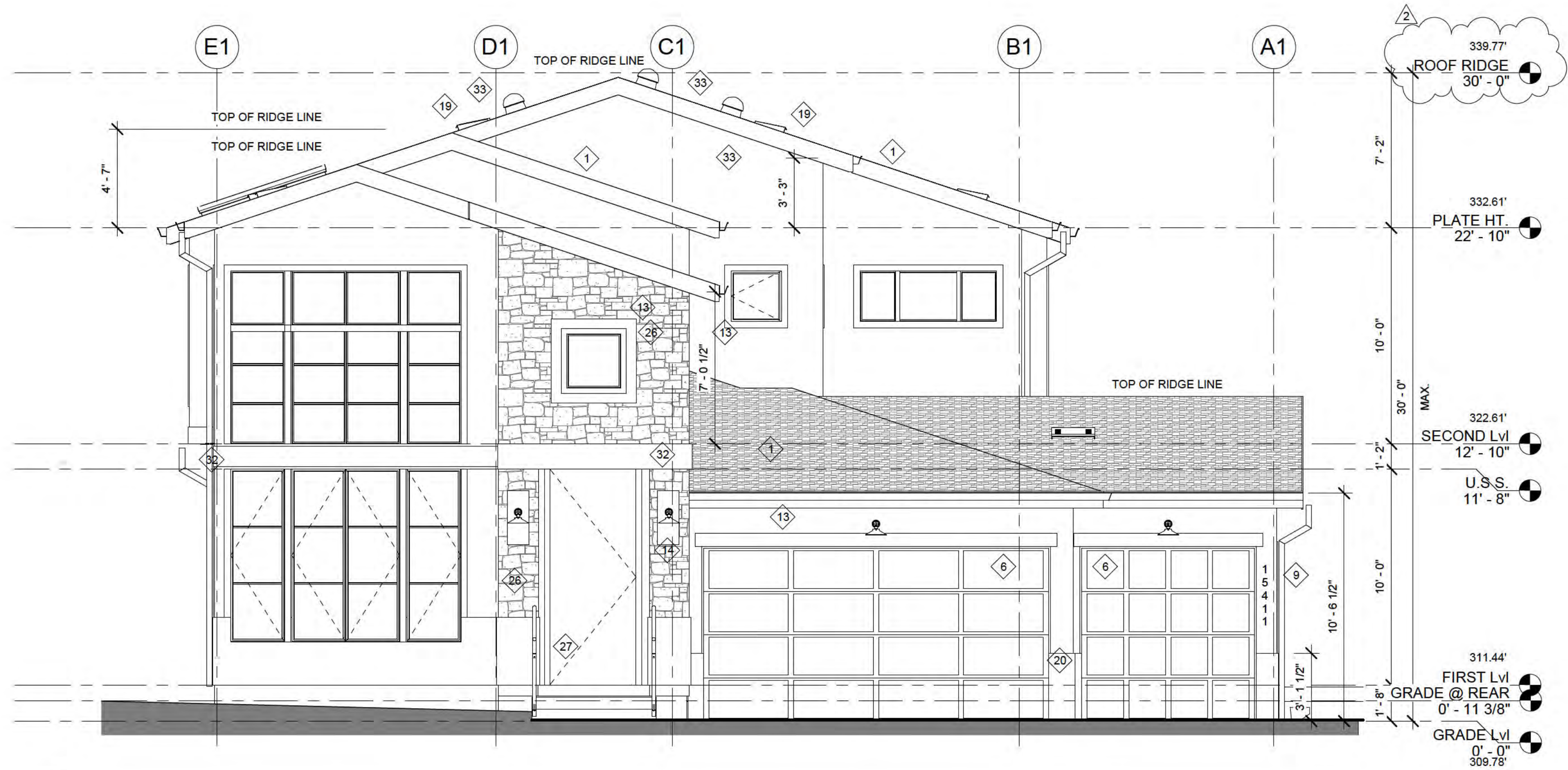
Looking forward to talking to you,

Best,  
Ramya

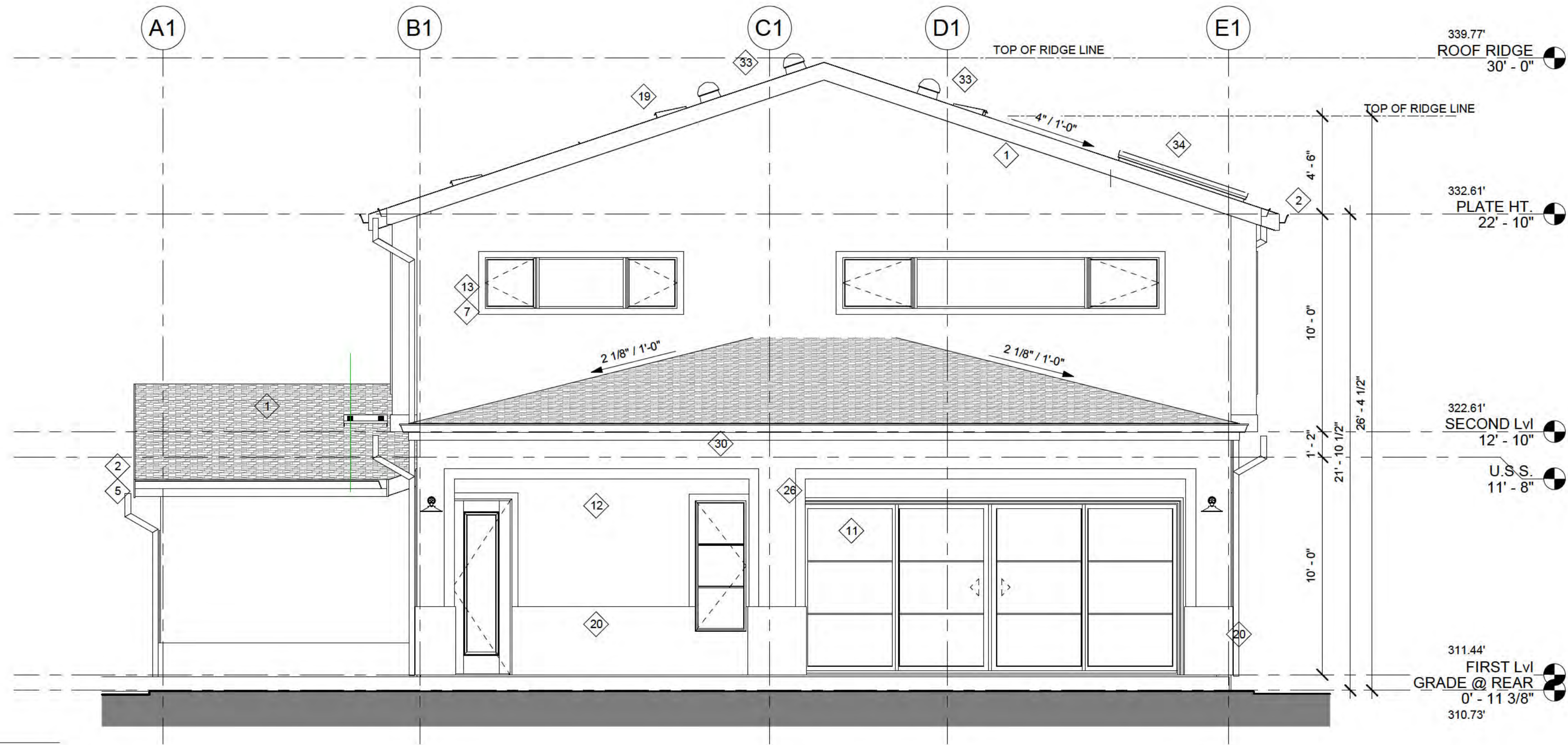
[Redacted signature]

(Please leave a voice mail - if I don't pick up, I may be driving or in a meeting)





1 FRONT ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"

ELEVATION KEYNOTES

- 1 LIGHTWEIGHT CONCRETE TILES - TILE OR EQUAL. ROOFING SHALL BE RATED CLASS "C" MIN., WITH ALL CORROSION RESISTANT FASTENERS
- 2 WIDE GALVANIZED SHEET METAL GUTTER. PAINT TO MATCH TR M
- 3 GALVANIZED SHEET METAL DOWNSPOUT. PAINT TO MATCH ADJACENT WALL
- 4 ~~STANDING SEAM ROOF DARK BRONZE~~
- 5 FASCIA BOARD
- 6 ALUMINUM GARAGE W/POLYURETHANE INSULATION R-VALUE.

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- 15 CONTROL JOINT, TYP.
- 16 ~~PRECAST CONCRETE TREADS. SEE DETAILS~~
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- 19 ATTIC ROOF VENT. SEE DETAIL
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- 33 SUN TUBE TO MATCH COLOR OF TILE (SELECTED BY OWNER)
- 34 SKYLIGHT (SELECTED BY OWNER)

LEGEND



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*[Signature]*

OWNER

VYANKATESH B. & RAMYA  
MUDDADA RES.  
15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140  
PROPOSED BUILDING ELEVATIONS

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO: 424-12-140  
CAD DWG FILE: Y:\Shared\Project\sl15411  
National Ave. Los  
DRAWN BY: Author\WG\S1240610 - Rev.  
CHK'D BY: Ramya Resl.rvt-  
Checker  
COPYRIGHT: 2023  
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SHEET OF

07/02/2024





ELEVATION KEYNOTES

- 1

LIGHTWEIGHT CONCRETE TILES - TILE OR EQUAL. ROOFING SHALL BE RATED CLASS "C" MIN., WITH ALL CORROSION RESISTANT FASTENERS
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MARVIN WINDOW OR SEQUEL SELECTED BY OWNER
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VALLEY FLASHING ON ROOF
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ADDRESS NUMBER. MIN. 4" HIGH WITH CONTRASTING COLOR TO BACKGROUND
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TRIM AROUND WINDOWS, DOORS & OPENING TO MATCH BASE, PRECAST PROFILE TO BE SELECTED BY OWNER
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- 19

ATTIC ROOF VENT. SEE DETAIL
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STUCCO BASE CONT. (PROJECTED)
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GAS METER & ELEC. METERS - SEE SITE PLAN
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6" GOOD NEIGHBOR FENCE FOR PRIVACY, SEE DTL
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SKYLIGHT (SELECTED BY OWNER)

LEGEND



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OWNER

**VYANKATESH B. & RAMYA**  
**MUDDADA RES.**  
15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140  
**PROPOSED BUILDING ELEVATIONS**

MARK	DATE	DESCRIPTION
2	01/09/24	PLANNING 2

PROJECT NO: 424-12-140  
CAD DWG FILE: Y:\Shared\Project\sl15411 National Ave. Los  
DRAWN BY: Author\WG\S1240610 - Rev.  
CHK'D BY: Ramya Resl.rvt-Checker  
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SHEET TITLE

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SHEET OF

07/02/2024



Correspondence with 113 Lelia Ct

**From:** Ramya Muddada <[REDACTED]>  
**Sent:** Wednesday, July 31, 2024 4:38 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>; Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Subject:** Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Email sent to 113 Leila Ct

----- Forwarded Message -----

**From:** Ramya Muddada <[REDACTED]>  
**To:** [REDACTED]  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Sent:** Wednesday, July 31, 2024 at 02:03:33 PM PDT  
**Subject:** Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hello [REDACTED],

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 4 Leyland trees in the back – Know as the best trees to create privacy; they are evergreen, so this mitigates the issue of foliage dripping onto your property.
3. The current oak tree will be trimmed, and the privacy screen will be the best even after the trim.
4. There are currently NO big windows that would look into your side of the property, which should be considered when discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Tuesday, May 7, 2024 at 01:07:33 PM PDT, Ramya Muddada [REDACTED] wrote:

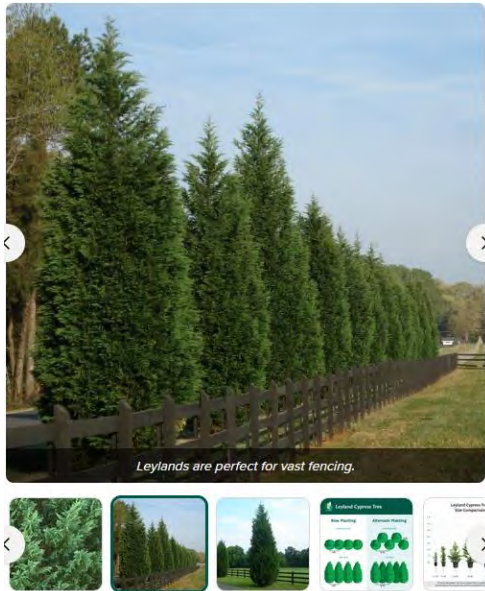
Hello [REDACTED],

I visited your house and emailed you the proposed plans for 15411 National Ave (APN 424-12-40 Site application S-23-033). I was hoping you would contact us with any questions or concerns; we received your concerns through the city and are trying to address them, as we take the privacy concerns of all our neighbors very seriously.

We are doing a few things to mitigate the privacy issue, like adding a permanent privacy screen to the balcony and planting a minimum of 3-4 privacy trees ( Leyland Cypress Trees) where the 2nd-floor porch is situated.

We have also done some rendering of the proposed building, which I have attached to show where the trees would be placed (please note that the trees in the rendering and the proposed screen trees are different; we are working on getting the correct trees on to the rendering),

Below are the pictures of the proposed screening trees/material to be used,



EVERGREEN TREES

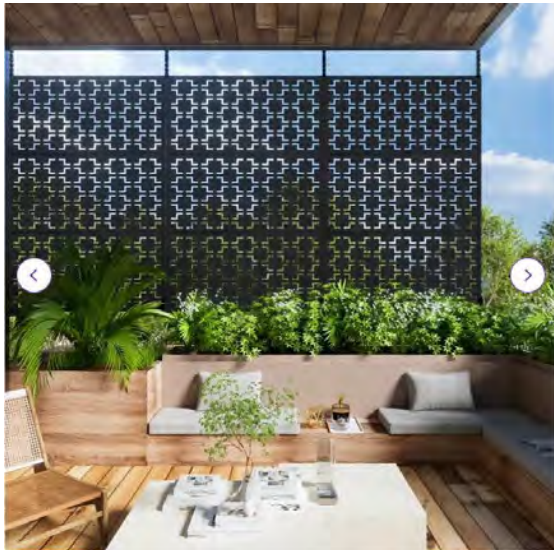
# Leyland Cypress Tree

*Cupressus × leylandii*

★★★★★ 593 reviews

Reaching impressive heights of 40 to 60 feet, the Leyland Cypress Tree is an ideal privacy screen.

- ✓ Thick foliage ensures a dense screen for any space around your home.
- ✓ This hardy tree will stay green and strong down to temperatures as low as 0 degrees.



Please feel free to ask questions or express any additional concerns; your patience and cooperation are highly appreciated. I have also CCed my designer/architect so he can add to the discussion when needed,

I would like to bring to your attention that we are getting quotes to trim the big oak tree in the back and will contact you in a separate email as we will need access to your property when the date is fixed,

Looking forward to talking to you,

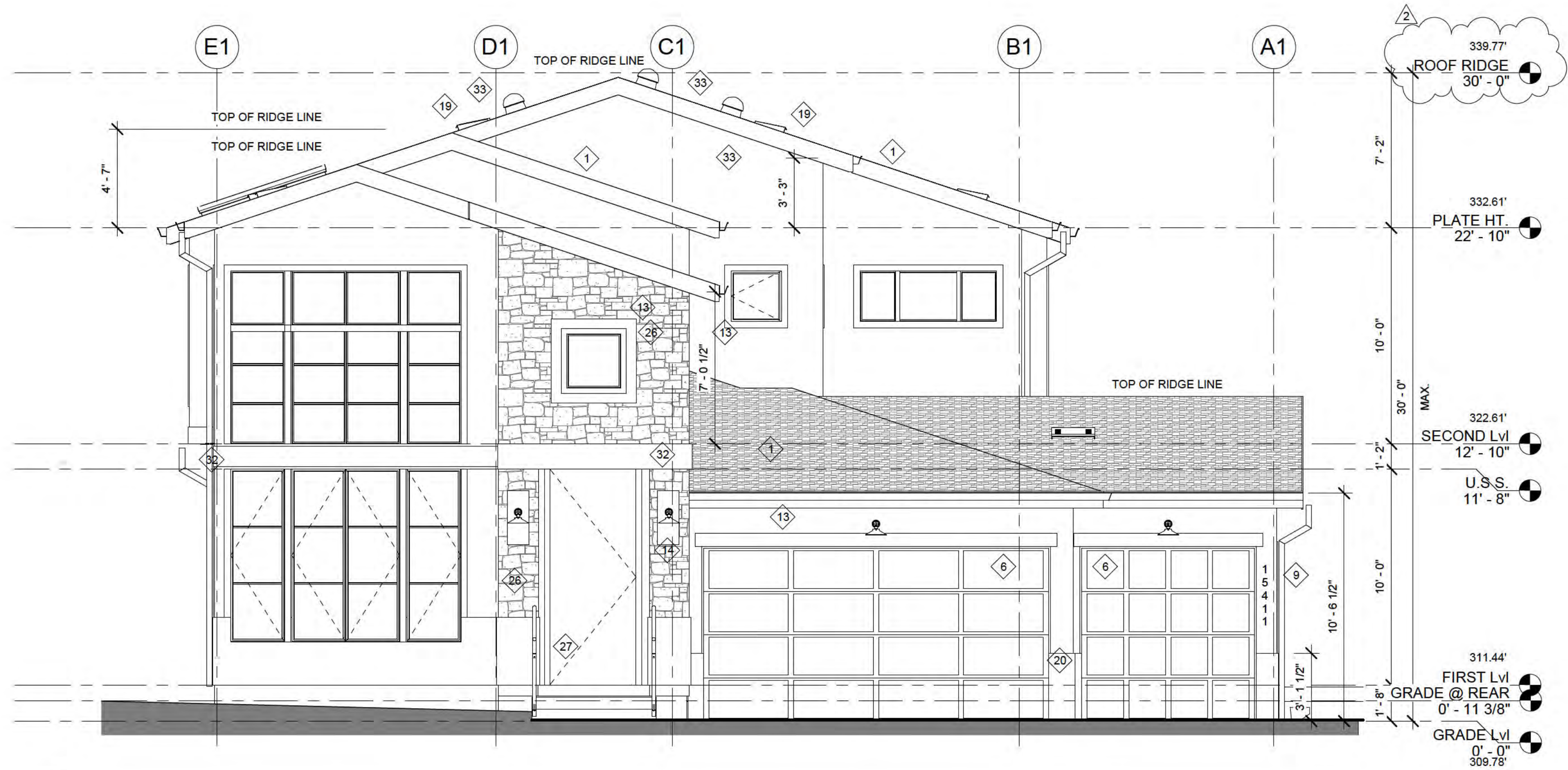


Best,  
Ramya

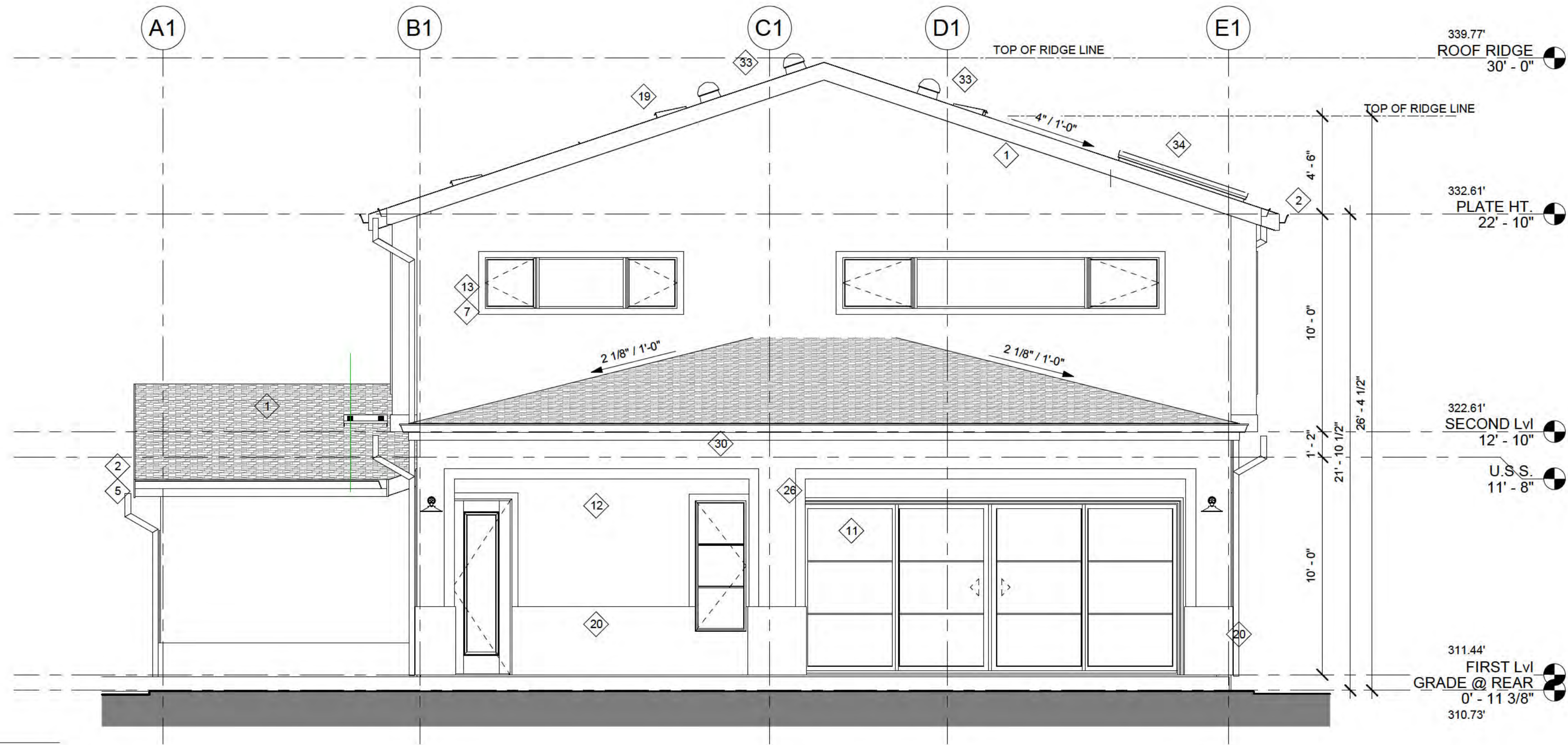
[REDACTED]

(Please leave a voice mail - if I don't pick up, I may be driving or in a meeting)





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LEGEND



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*[Signature]*

OWNER

**VYANKATESH B. & RAMYA**  
**MUDDADA RES.**  
15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140  
**PROPOSED BUILDING ELEVATIONS**

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

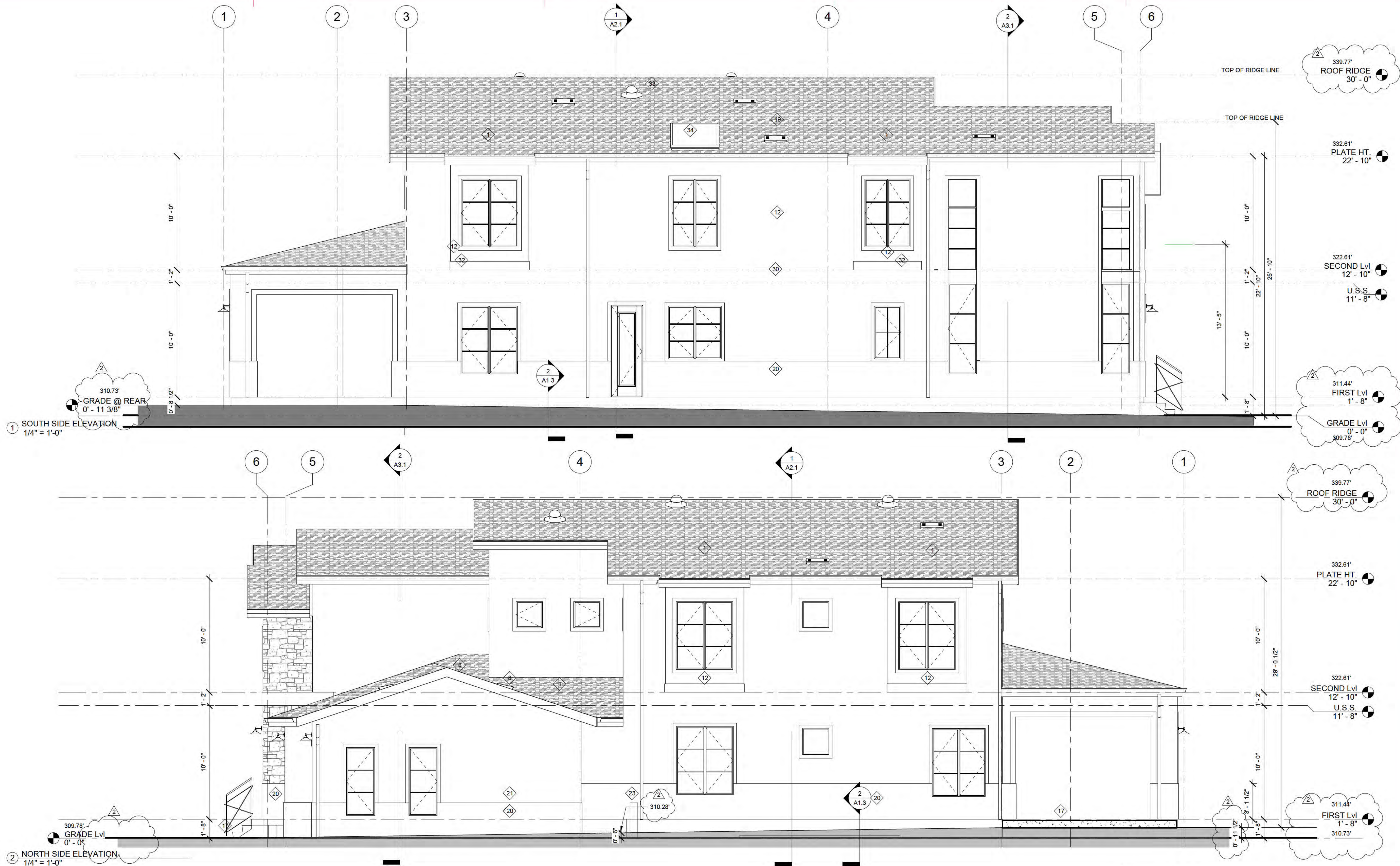
PROJECT NO: 424-12-140  
CAD DWG FILE: Y:\Shared\Project\sl15411 National Ave. Los  
DRAWN BY: Author\WG\S1240610 - Rev.  
CHK'D BY: Ramya Resl.rvt-Checker  
COPYRIGHT: 2023  
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SHEET TITLE

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SHEET OF

07/02/2024





ELEVATION KEYNOTES

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LEGEND

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OWNER

**VYANKATESH B. & RAMYA**  
**MUDDADA RES.**  
15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140

PROPOSED BUILDING ELEVATIONS

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO: 424-12-140

CAD DWG FILE: Y:\Shared\Project\sl15411 National Ave. Los

DRAWN BY: Author\WG\S1240610 - Rev.

CHK'D BY: Ramya Resl.rvt-Checker

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SHEET TITLE

**A4.1**

SHEET OF

07/02/2024



**From:** Ramya Muddada [REDACTED]  
**Sent:** Thursday, November 7, 2024 9:35 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Subject:** Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

[REDACTED]-Blackwell Dr - a response was sent to neighbors based on emails received from the city.

Best,

Ramya

----- Forwarded Message -----

**From:** Ramya Muddada [REDACTED]  
**To:** [REDACTED]  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>  
**Sent:** Tuesday, November 5, 2024 at 08:45:17 PM PST  
**Subject:** Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hi [REDACTED]

This email addresses the concerns/comments sent to the city on 10.29.24

The image on the architectural drawing may not provide an accurate picture of the tree; it just shows the placement of the trees. The proposed privacy trees can easily grow in a 4x4 area and will grow within our property line; said that the photos you shared show plants near the fence. Will you also ensure the drip line of those plants, when grown, is within your property

Our first-floor windows shouldn't be a concern due to the fence. Still, I think you meant 2nd floor - The two windows combined on our property are smaller than the combined two windows on your home; even though you have more windows than us,

However, we've ensured we provide additional privacy, which was addressed in my 07.31.24 email. I am also repeating them below

1. Removing the balcony from the plans.
2. Adding five non-deciduous trees – Know the best trees to create privacy (less debry as they are non-deciduous trees)

3. A privacy layer (blurred windows) covers the window's line of sight (mentioned in the housing development guidelines).
4. The current giant oak tree will be the best privacy screen.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

I would like to point out that one of your neighbors, who is also two-story, has a clear view of your bedrooms and backyard through their side window, which is less than 20 feet in distance.

So, as you know, ADUs are not part of this application.

Again, I think you meant two-story and not three. I also want to point out that our property is just a little over 500 sqft larger than your property, which doesn't qualify as gigantic.

Please let me know if you have any additional questions or concerns.

Best,

Ramya

On Wednesday, July 31, 2024 at 01:49:03 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

Please let me know if you have any more questions or concerns,

Best,

Ramya

On Sunday, May 12, 2024 at 02:48:07 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

Thank you for the comments sent to the planning, we take privacy concerns of 15411 and all immediate neighborhood very seriously as mentioned on the email sent to you early morning of May 7th,

Below are the responses to the comments sent (**bold**):

1. Concerned about the privacy due to a big two storied building. As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

***We are mitigating the privacy concern by planting 3-4 Leyland trees which are commonly used to create privacy, this would cover all of the view from the 2 windows you see in the plan- These are evergreen trees with minimal maintenance, in addition to the Leyland trees we are going put privacy layer to cover line of sight of the window please see the attached (please note this refence only not exact). I would also bring to your attention that the proposed structure of 15411 is similar to your two storied structure, but due to the placement of site location the house might look big.***

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

***All most all the mountain viewing is obstructed by the tree in your backyard or trees on my other side of my property and with regards to claustrophobic - your neighboring house which is of same height as yours's much closer to you (appro.10ft) then 15411 structure (over 80ft in distance from your structure to the purposed structure).***

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward. Looking at the situation now, we are concerned about the maintenance.

***As mentioned in my previous email and above Leyland trees are evergreen trees with minimal maintenance, and as we are going to be living on that property, we would be maintaining the Leyland trees. With regards to balcony - 80 % of the view from balcony will be blocked by the huge oak tree we share in the back yard and then for the remaining % we are going to install privacy screen on the balcony mentioned in my previous email. (please see the attached for the balcony screening)***

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern. Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

***As we are proposing to build a beautiful house replacing all the sheds there wouldn't be any flying barns roofs - this proposal would improve/enhance the neighborhood and also increase the value of the properties in the immediate neighborhood, with regards to bobcats and snakes - was the animal control called as this is first time I am hearing about it, please let me know immediately when you see any sighting of either bobcats or snakes as we all have kids and pets and need immediate attention, but all of this wouldn't be problem once the purposed plan comes to fruition results.***

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

***This shouldn't be a concern - as you and I are working on getting a new fence on a different email, the only request I had made was that we trim the Oak tree we share first.***

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...This situation gives rise to considerable privacy concerns for my family.

***Addressed on Comment # 3.***

From: Ramya Muddada [REDACTED]  
Sent: Thursday, November 7, 2024 9:32 AM  
To: Erin Walters <EWalters@losgatosca.gov>  
Cc: Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]  
Subject: Fw: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033) - Comments received in Oct-2024

[EXTERNAL SENDER]

113 LEILA CT - a response was sent to neighbors based on emails received from the city.

Best,  
Ramya

----- Forwarded Message -----

From: Ramya Muddada [REDACTED]  
To: [REDACTED]  
Cc: Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]  
Sent: Monday, November 4, 2024 at 11:36:16 AM PST  
Subject: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033) - Comments received in Oct-2024

Hello [REDACTED]

We got your comments sent to the city; thank you for your concerns/comments.

We will not have any new trees in the back, and we haven't had a chance to revise the landscape design yet as we have not finalized the landscaping.

Regarding the cellar/basement, we have proposed it based on the city code. The proposed basement is almost 50 feet away from your garage wall, so this should not affect your foundation.

Please let me know if you have any additional questions or concerns,

Best,  
Ramya

From: Ramya Muddada [REDACTED]  
Sent: Thursday, November 7, 2024 9:33 AM  
To: Erin Walters <EWalters@losgatosca.gov>  
Cc: Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]  
Subject: Fw: 15411 National Ave. - Addressing comments received on 10.29.24

[EXTERNAL SENDER]

369 Blackwell Dr - a response was sent to neighbors based on emails received from the city.

----- Forwarded Message -----

From: Ramya Muddada [REDACTED]  
To: Devavrath S. [REDACTED]  
Cc: Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]



Sent: Monday, November 4, 2024 at 11:02:14 AM PST  
Subject: 15411 Nationa Ave. - Addressing comments received on 10.29.24

Good Morning [REDACTED]

Thank you for the comments/concerns sent to the city, which will be addressed below:

**1. Privacy: The current design of the second-floor windows, based on the story poles, continues to present a privacy issue. The placement and height of the windows appears to allow direct visibility into my master bedroom, bathroom (particularly the shower area), and backyard. Given the proximity, this remains a significant concern for my family's privacy. Additionally, the proposed new trees do not adequately shield the second-floor view. I've attached a few pictures below from my bathroom to illustrate this issue:**

Thank you for the picture - which clearly shows that the Oak tree branch obstructs the bedroom window from 15411. The only clear structure visible from your photo is the garage; we have also addressed the privacy concern in the email sent on 07.31.2024

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. A privacy layer (blurred windows) covers the window's line of sight (mentioned in the housing development guidelines).
4. The giant oak tree will be the best privacy screen.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

I also want to add that you have a neighbor with a two-story building with three windows facing your property, and the distance between the windows is less than 20f

### **3. Neighborhood Comparisons:**

We need not replicate any construction style in the neighborhood as it is not a community-based construction; we have used our neighbors on Blackwell Dr as an example to propose the 2-story (one of them is your neighbor).

### **4. Tree Placement:**

The image on the architectural drawing may not provide an accurate image of the tree; it just shows the placement of the trees. The proposed privacy trees can easily grow in a 4x4 area. Adequacy of privacy is also addressed in my first point and on my 07.31.2024 email.

### **3. Basement Impact:**

The basement/cellar is proposed according to town codes.

Please let me know if you have any additional questions or concerns,

Best,  
Ramya

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MUDDADA RESIDENCE  
ARCHITECTURE & SITE APPLICATION ONLY



SHEET INDEX

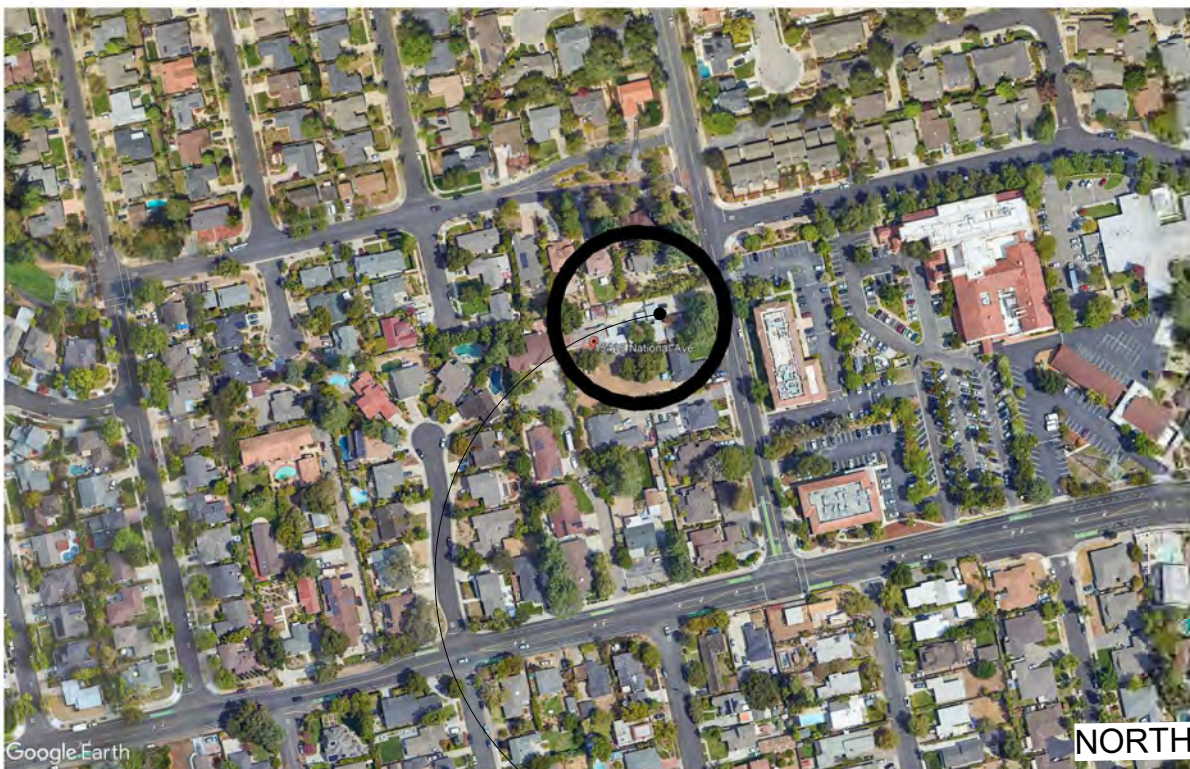
ARCHITECTURE	
-CS	COVER SHEET
A0.1	GENERAL NOTES
A0.3A	ARIEL VIEWPOINTS
A0.6	3D VIEWS
A0.7	SHADOW STUDY
A0.8	SITE PLAN DIAGRAM
A0.9	DIAGRAM BUILDING STRUCTURE'S ADJACENT
A0.10	STREETSCAPE
A0.11	EXISTING SITE & DEMO
A0.12	CONCEPTUAL LANDSCAPE
A0.13	EROSION CONTROL
ARCHITECTURE	
A1.0	SITE PLAN
A1.1	FIRST Lvl - FLOOR PLAN
A1.2	SECOND Lvl - FLOOR PLAN
A1.3	BASEMENT Lvl
A1.4	MAIN STRUCT - ROOF PLAN
A2.1	BUILDING SECTIONS
A3.1	SITE SECTION
A4.0	PROPOSED BUILDING ELEVATIONS
A4.1	PROPOSED BUILDING ELEVATIONS
A4.3	COURTYRD ELEVATIONS / MAT.
A8.0	DETAILS - SITE
A8.2	WINDOW DETAILS

PROJECT INFORMATION

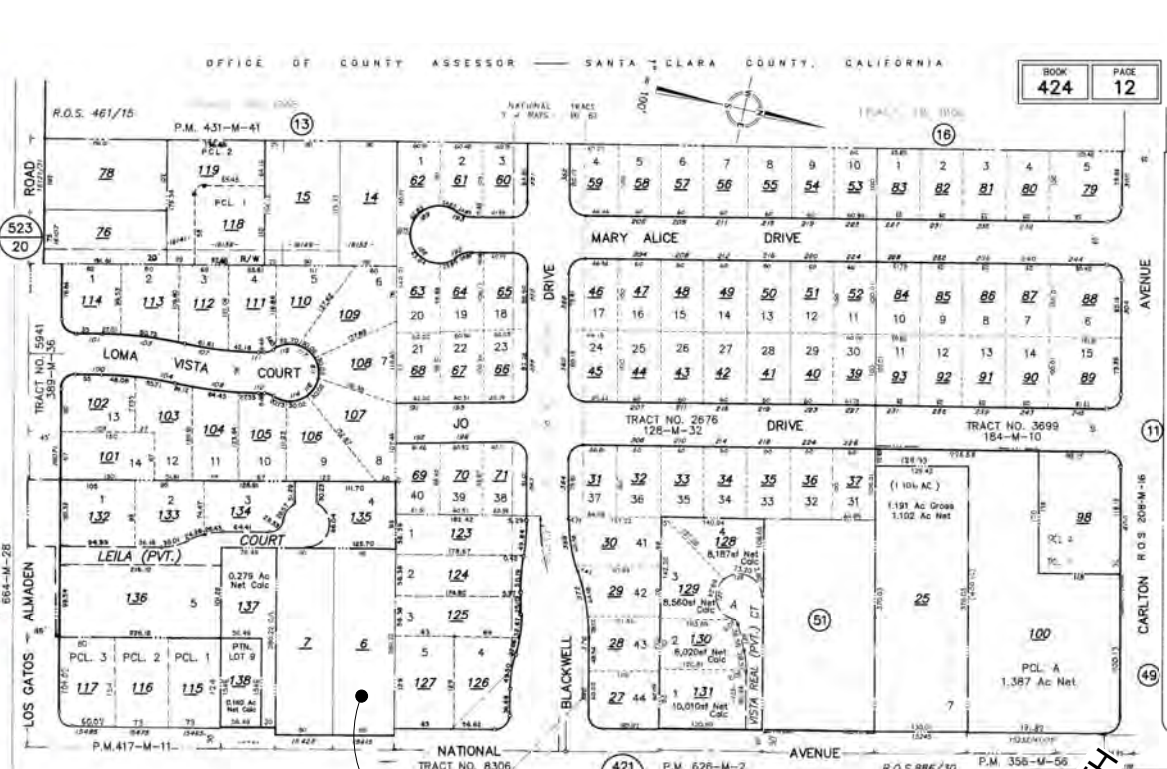
APN#:	424 12 140
ADDRESS:	15411 NATIONAL AVE. LOS GATOS, CA.
ZONING:	R-1:8 MAX. ALLOWABLE
FLOOD ZONE:	D
LOT COVERAGE:	40% 5,283 SF. (LOT SIZE 13,209 SF.)
FAR:	(.35 - (10.7 - 5)/25 x .20) = .3044 (3,263 SF. FAR)
OCCUPANCY GROUP:	R3 AND U
FIRE SPRINKLER:	YES
TYPES OF CONSTRUCTION:	VB

15411 NATIONAL AVENUE - NEW SINGLE - FAMILY RESIDENCE APN: 424-12-140			
	EXISTING	PROPOSED	MAXIMUM ALLOWABLE
GP LAND USE DESIGNATION	Low Density Res.	SAME	Same
Zoning	R-1:8	SAME	Same
Gross Lot Size	13,209	SAME	Same
Net Lot size	10,729	SAME	Same
Average Slope	10% less	SAME	Same
Use	Flag Lot W/ Accessory Struct.	Single Family Residence	
Floor Area			
Attic Non-Habitable	0	0	
2nd. Floor	0	1,518	
1st. Floor	0	1,722	
Total Countable FAR - Sub	N/A	3,240	3263 Max. Allowable FAR
Garage Attached	0	901	901 SF. Max.
Coverage Porche Front		36	
Covered Porche Rear	0	570	
Total - Sub		1,507	
Total		4,747	
Below Grade		1200	Exempt
Below Grade JADU, SEPARATE PERMIT, NOT PART OF THIS APP.		500	Exempt Max. 500 SF. (FAR)
Detached ADU, SEPARATE PERMIT, NOT PART OF THIS APP.		900	1,073 SF. Max. 10% FAR Bump
Lot coverage			
Porches, First Floor, & Garage		3,229	5,284
		24%	40%
Struct. Height			
Main Structure Height	N/A	30 SF.	30 SF.
Main Struct. Setback			
Front		25'	25'
Side		8'	8'
Rear		20'	20'
Tree Removal		#61,62, 2 additional trees at rear = Total 4	Tree Removal Permit
Tree Replacement		2,3,3 = Total 8	Per Tree Removal Permit

VICINITY MAP



APN MAP



APPLICABLE CODE

2022 CBC	CALIFORNIA BUILDING CODE
2022 CRC	CALIFORNIA RESIDENTIAL CODE
2022 CEC	CALIFORNIA ELECTRICAL CODE
2022 CPC	CALIFORNIA PLUMBING CODE
2022 CMC	CALIFORNIA MECHANICAL CODE
2022 CEMC	CALIFORNIA ENERGY CODE
2022 CALG	CALIFORNIA GREEN BUILDING STANDARD CODE
2022 ASCE	MINIMUM DESIGN LOADS FOR BUILDING
2022 SDPWS	SPACEIAL DESIGN PROVISIONS FOR WIND & SEISMIC
2019 CFC	CALIFORNIA FIRE CODE

DEFERRED SUBMITTAL

FIRE SPRINKLER SYSTEM  
PV SYSTEM '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 finalized prior to issuance of Certificate of Occupancy'.

CONTACTS

OWNER RESIDENCE	DESIGNER	T-24
YYANKATESH B. & RAMYA MUDDADA 15415 NATIONAL AVE. LOS GATOS, CA. 95032 c 408.382.1170 e ramyamuddada@yahoo.com	JER DESIGN GROUP 15919 VILLAGE WAY MORGAN HILL, CA. 95037 JOSE RAMA c 408-843-8067 e jer@jerdesigngroup.com	NRG SOLUTIONS,LLC
CIVIL ENG.		
V&H ENG.	GPM Eng. 3340 WALNUT AVE. II STE. 292 FREMONT, CA. 94538	
DAVE VORRHIES, PE c 408.472.5222 e dave@vandheng.com	MOHAMED S. GENIDY, PE m: 510.377.7866 e: 650.331.7264 e: mgenidy@gpmengineers.com	

SCOPE OF WORK

**LOT SIZE AND DRIVEWAY:** VACANT LOT IS APPROXIMATELY 13,209 SQUARE FEET, WITH 2,480 SQUARE FEET DESIGNATED FOR THE PROPOSED DRIVEWAY TO ACCOMMODATE ENTRANCES FOR BOTH PROPERTIES.

**MAIN STRUCTURE:** THE MAIN STRUCTURE WILL BE A TWO-FLOOR SINGLE-FAMILY RESIDENCE. THE FIRST FLOOR WILL HAVE 1,722 SQUARE FEET OF LIVING SPACE AND A GARAGE TOTALING 901 SQUARE FEET. THE SECOND FLOOR WILL HAVE THREE BEDROOMS AND THREE FULL BATHROOMS, INCLUDING A MASTER BEDROOM SUITE. LIVING SPACE ON THE SECOND FLOOR WILL BE 1,518 SQUARE FEET. THE TOTAL FLOOR AREA RATIO (FAR) WILL BE 3,240 SQUARE FEET.

**BASEMENT AND JADU:** THE MAIN STRUCTURE WILL HAVE A BASEMENT BELOW GRADE AND AN ATTACHED JUNIOR ACCESSORY DWELLING UNIT (JADU) OF 500 SQUARE FEET NOT PART OF THIS APPLICATION. WITH WINDOWS MEETING ALL REQUIREMENTS FROM THE RESIDENTIAL BUILDING CODE (RBC). THE BASEMENT WILL ALSO INCLUDE A CELLAR OF 1,200 SQUARE FEET FOR WINE, DRY FOOD, AND GENERAL STORAGE.

**TREE PRESERVATION AND REPLACEMENT:** SIX TREES IDENTIFIED IN THE ARBORIST REPORT WILL BE REPLACED, AND THE OWNER WILL FOLLOW REPLACEMENT REQUIREMENTS MANDATED BY CITY ORDINANCES.

OVERALL, THE SCOPE OF WORK INCLUDES (UNDER SEPERATE PERMIT), GRADING, CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND JADU, PRESERVATION AND REPLACEMENT OF TREES

THE PROJECT MEETS' SETBACKS, LOT COVERAGE, HEIGHT, PARKING AND IS LESS THAN THE MAXIMUM ALLOWABLE FAR AND SQUARE FOOTAGE ALLOWED BY TOWN CODE FOR A R1:8 ZONED PARCEL.

NOTE:: THIS RESIDENCE WILL COMPLY WITH TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE.



email: jer@jerdesigngroup.com  
408.843.8067 c

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

YYANKATESH B. & RAMYA  
MUDDADA RES.  
15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140

COVER SHEET

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2
PROJECT NO: 424-12-140		
CAD DWG FILE: Y:\Shared\Project\15411		
National Ave. Los		
DRAWN BY: Author\WG\S\240610 - Rev.		
Ramya Resi.rvt		
CHK'D BY: Checker		
COPYRIGHT: 2023		
JER DESIGN GROUP		
SHEET TITLE		
-CS		
SHEET OF		

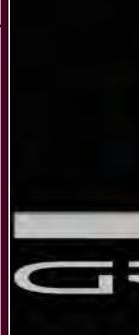
EXHIBIT 1109/03/2024



A.B.	AMPERES	DR.	DOOR	INCL.	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL.	INSULATION	R.D.L.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J-BOX	JUNCTION BOX	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or R/W	RIGHT OF WAY
ABC	AGGREGATE BASE COURSE	E.W.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	EA	EACH	JT.	JOINT	REF	REFERENCE
ABV.	ABOVE	EL	ELEVATION	K-D	KNOCK DOWN	REINF.	REINFORCED
ACB	ASBESTOS-CEMENT BOARD	ELECT.	"ELECTRIC, ELECTRICAL"	KD	KILN DRIED	REQ'D.	REQUIRED
ACOU.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RET.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.F.T.	LINEAR FEET	RM	ROOM
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE
AHJ	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	S.C.	SOLID CORE
AL. or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	ESTIMATE	LD.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN	LINEAR	S/L	SKYLIGHT
ASPH.	ASPHALT	EWC	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHED.	SCHEDULE
∠	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION
B.M.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION
B.N.	BOUNDARY NAILING	F.A.	FIRE ALARM	M.H.	MANHOLE	SH	SHEET
B.O.	BOTTOM OF	F.C.	FAN COIL	M.I.	MALLEABLE IRON	SHTG.	SHEATHING
B.O.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SIM.	SIMILAR
B.U.	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SPA	SPACE
B/C	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPECS	SPECIFICATIONS
BD.	BOARD	F.N.	FIELD NAILING	MATL	MATERIAL	SPKR	SPEAKER
BLDG	BUILDING	F.O.	FACE OF	MAX.	MAXIMUM	SQ. FT.	SQUARE FEET
BLK.	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. IN.	SQUARE INCHES
BLKG.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	STC	SOUND TRANSMISSION CLASS
BM.	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STD.	STANDARD
BR	BRASS	FACP	FIRE ALARM CONTROL PANEL	MFR.	MANUFACTURER	STL.	STEEL
BRG.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	SUSP.	SUSPENDED
BRZ	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SW	SWITCH
C.A.P.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SYM	SYMMETRICAL
C.D.	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MTL	METAL	SYS.	SYSTEM
C.I.P.	CAST IN PLACE	FL	FLOOR	MUL	MULLION	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T.B.	THROUGH BOLT
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.M.B.	TELEPHONE MOUNTING BOARD
C.T.	CERAMIC TILE	FP	FIRE PROOF	NCM	NON-CORROSIVE METAL	T.O.	TOP OF
CAB	CABINET	FTG.	FOOTING	NFC	NOT FOR CONSTRUCTION	T.O.B.	TOP OF BEAM
CAM.	CAMBER	FURN.	FURNISH	NLR.	NAILER	T.O.C.	TOP OF CURB
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.F.	TOP OF FOOTING
CEM.	CEMENT	GA.	GAUGE	NOM.	NOMINAL	T.O.J.	TOP OF JOIST
CER	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
Ch or C	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CKT. or BKR.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.I.	ORNAMENTAL IRON	T.S.	TUBE STEEL
Cl. or C	CENTERLINE	GL	GLASS	O.R.	OUTSIDE RADIUS	T.V.	TELEVISION OUTLET
CLG.	CEILING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	TEL.	TELEPHONE
CLKG.	CAULKING	GM	GRADE MARK	OH	OVER HEAD	TH.	THRESHOLD
CLO.	CLOSET	GM	GATE VALVE	OPNG.	OPENING	THD.	THREADED
CLR.	CLEAR	GRC	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THK.	THICK
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSUM	P.C.	PRECAST CONCRETE	THRU	THROUGH
CNTRD.	CENTERED	GYP. BD.	GYPSUM BOARD	P.L. or P	PROPERTY LINE	TLT.	TOILET
COL.	COLUMN	H.B.	HOSE BIBB	P.LAM.	PLASTIC LAMINATE	TRANS.	TRANSFORMER
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TYP.	TYPICAL
CONC.	CONCRETE	H.M.	HOLLOW METAL	PERF.	PERFORATED	UNF.	UNFINISHED
CONST.	CONSTRUCTION	H/C	HANDICAPPED	PERP. or ⊥	PERPENDICULAR	UR	URNAL
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PH or ∅	PHASE	V.B.	VAPOR BARRIER
CONTR.	CONTRACTOR	HDW	HARDWARE	PL.	PLASTER	V.I.F.	VERIFY IN FIELD
CU	COPPER	HGT.	HEIGHT	PL. or P	PLATE	VA	VOLT AMPERE
d	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.			

	NORTH ARROW INDICATES REFERENCE NORTH		REVISION CLOUD AROUND REVISION
	COLUMN OR GRID LINE POINT OF CIRCLE QUAD TO COLUMN LINE. LETTERS LEFT TO RIGHT. NUMBERS TOP TO BOTTOM		WORK POINT. CONTROL POINT OR DATUM POINT
	BUILDING SECTIONS SECTION IDENTIFICATION (LETTERS) SHEET WHERE SECTION IS SHOWN		REFERENCE ELEVATION DIMENSION ABOVE FLOOR
	SECTION CUT SECTION IDENTIFICATION (LETTERS)		WALL TYPE
	ELEVATION ELEVATION IDENTIFICATION (NUMBERS)		ROOF ACCESS HATCH
	DETAIL REFERENCE DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN		GUTTER AND DOWNSPOUT FOR MTL. AWNING ON FRONT FACADE ONLY. PAINT DS TO MATCH EXTERIOR WALL
	DETAIL REFERENCE DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN		
	INTERIOR ELEVATION		
	KEY NOTE CORRESPONDING NUMBER		
	OPENING INDICATIONS DOOR OPENING DOOR MARK		
	WINDOW OPENING		
	DIMENSION TO CENTER		
	DIMENSION TO ROUGH FACE		

<p>1. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE SUBCONTRACTOR'S WORK. THE CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH THAT OF SUBCONTRACTORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH PLANS &amp; SPECS.xxxx</p>	<p>2. ALL MATERIALS, LABOR, INSTALLATION, FABRICATIONS, ETC. SHALL CONFORM TO ALL APPLICABLE CODES &amp; REGULATIONS INCLUDING BUT NOT LIMITED TO THOSE LISTED UNDER PROJECT DATA IN THESE DRAWINGS, AND ALL LOCAL CODES. CONTRACTOR SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY LOCAL &amp; STATE AUTHORITIES AND THE LANDLORD.</p>	<p>3. ALL CONSTRUCTION SHALL COMPLY WITH ENERGY STANDARDS IN TITLE 24 OF THE CALIFORNIA STATE BUILDING CODE AS OUTLINED IN THE ENERGY CERTIFICATES PROVIDED BY THE ENERGY CONSULTANT.</p>	<p>4. ALL MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, FIRE-PROTECTION ENGINEERING TO BE "DESIGN BUILD" BY OTHERS. OTHERS RESPONSIBLE FOR ENGINEERING, PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES. SUCH DESIGN SHALL BE FULLY COORDINATED WITH ALL INFORMATION PROVIDED IN THIS DRAWSET.</p>	<p>5. ALL "DESIGN-BUILD" SUBCONTRACTORS SHALL OBTAIN PERMITS AND PAY PERMIT FEES FOR THEIR RESPECTIVE FIELDS OF WORK.</p>	<p>6. EXAMINATIONS OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THEY SHALL ASCERTAIN AND</p>	<p>7. CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT, AND ALL CONDITIONS DURING CONSTRUCTION WHICH MAY AFFECT THEIR WORK. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO THE DESIGNER BEFORE BIDDING OR PROCEEDING WITH ANY WORK.</p>	<p>8. ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.</p>	<p>9. DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. DETAILS SHALL TAKE PRECEDENCE OVER GENERAL FLOOR PLANS.</p>	<p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGNER AND TENANTS IMMEDIATELY OF ANY POTENTIAL DELAYS.</p>	<p>11. CERTAIN MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AT LEAST TWO WEEKS PRIOR TO ORDERING OR INSTALLATION. REQUESTS WILL BE CONSIDERED ONLY IF A BETTER PRODUCT, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH CREDIT TO THE TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS NOT EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTE MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THE DESIGNER'S WRITTEN APPROVAL.</p>	<p>12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUESTED FOR FABRICATION ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION. BY APPROVING AND</p>	<p>13. SUBMITTAL HAS BEEN CHECKED AND COORDINATED WITH CONTRACTOR'S RESPONSIBILITY FOR THE ACCURACY OF SHOP DRAWINGS, PROPER FITTINGS, COORDINATION OF WORK, CONSTRUCTION TECHNIQUES, MATERIALS, AND WORK REQUIRED BY CONTRACT DOCUMENTS. SUBMITTALS WILL BE REQUIRED FOR: - PAINT.</p>	<p>14. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OR DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION; NOR WILL PRESENCE OF INSPECTORS ON WORK RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK, AS REQUIRED BY CONTRACT. DEFECTIVE WORK SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUCTED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS. CONTRACTOR SHALL PROTECT WORK AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC.. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/ OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST.</p>	<p>15. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS.</p>	<p>16. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOBSITE.</p>	<p>17. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. ONE SET OF RECORD DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AT COMPLETION.</p>	<p>19. CONTRACTOR SHALL PROVIDE ALL CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY THE AIR CONDITIONING, PLUMBING, AND ELECTRICAL SYSTEM. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN RATED CONSTRUCTION.</p>	<p>20. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.</p>	<p>21. ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR MINIMUM CLEARANCES AND MUST BE FIELD VERIFIED AND STRICTLY MAINTAINED.</p>	<p>22. ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCES SHOULD BE REPORTED TO THE ADSEIGNER IMMEDIATELY FOR RESOLUTIONS.</p>	<p>23. ABBREVIATIONS USED ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY QUESTIONS.</p>	<p>24. ALL ELECTRICAL OUTLETS &amp; CONTROLS SHALL COMPLY WITH ARTICLES 3-210 &amp; 3-380 OF THE STATE ELECTRICAL CODE.</p>
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<p>OWNER</p> <div><div><p><b>VYANKATESH B. &amp; RAMYA</b> <b>MUDDADARES.</b> 15411 NATIONAL AVE. LOS GATOS, CA. 424-12-140</p></div><div><p>GENERAL NOTES</p></div></div>		
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CAD DWG FILE: Y:\Shared\Project's\15411 National Ave. Los		
DRAWN BY: Author\WG'S\1240610 - Rev. Ramya Resi.rvt		
CHK'D BY: Checker		
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SHEET OF		

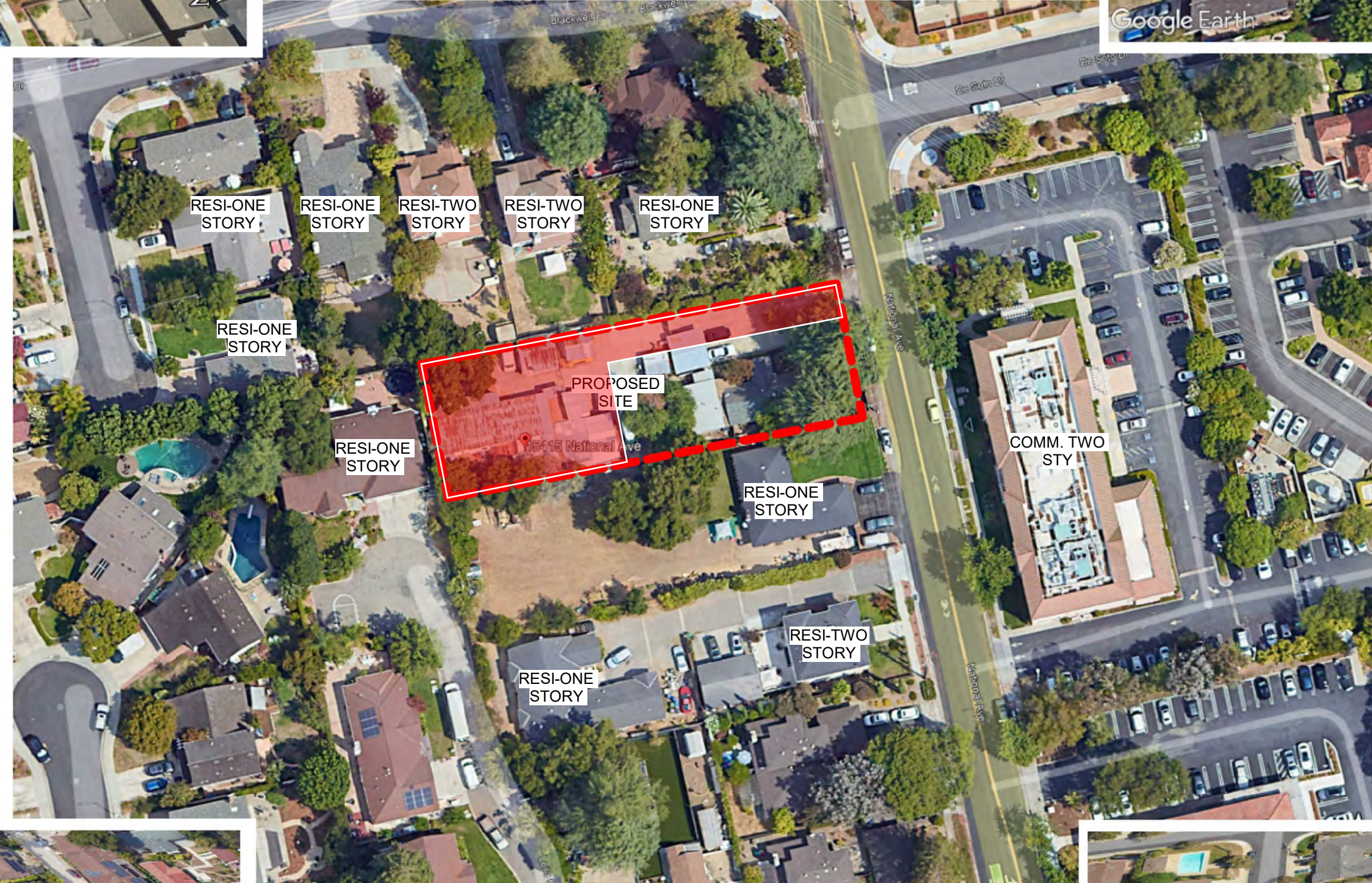




## WEST ISOMETRIC VIEWPOINT



## NORTH ISOMETRIC VIEWPOINT



## EAST ISOMETRIC VIEWPOINT



### SOUTH ISOMETRIC VIEWPOINT



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424-12-140

---

ARIEL VIEWPOINTS

[illegible]

A0.3A





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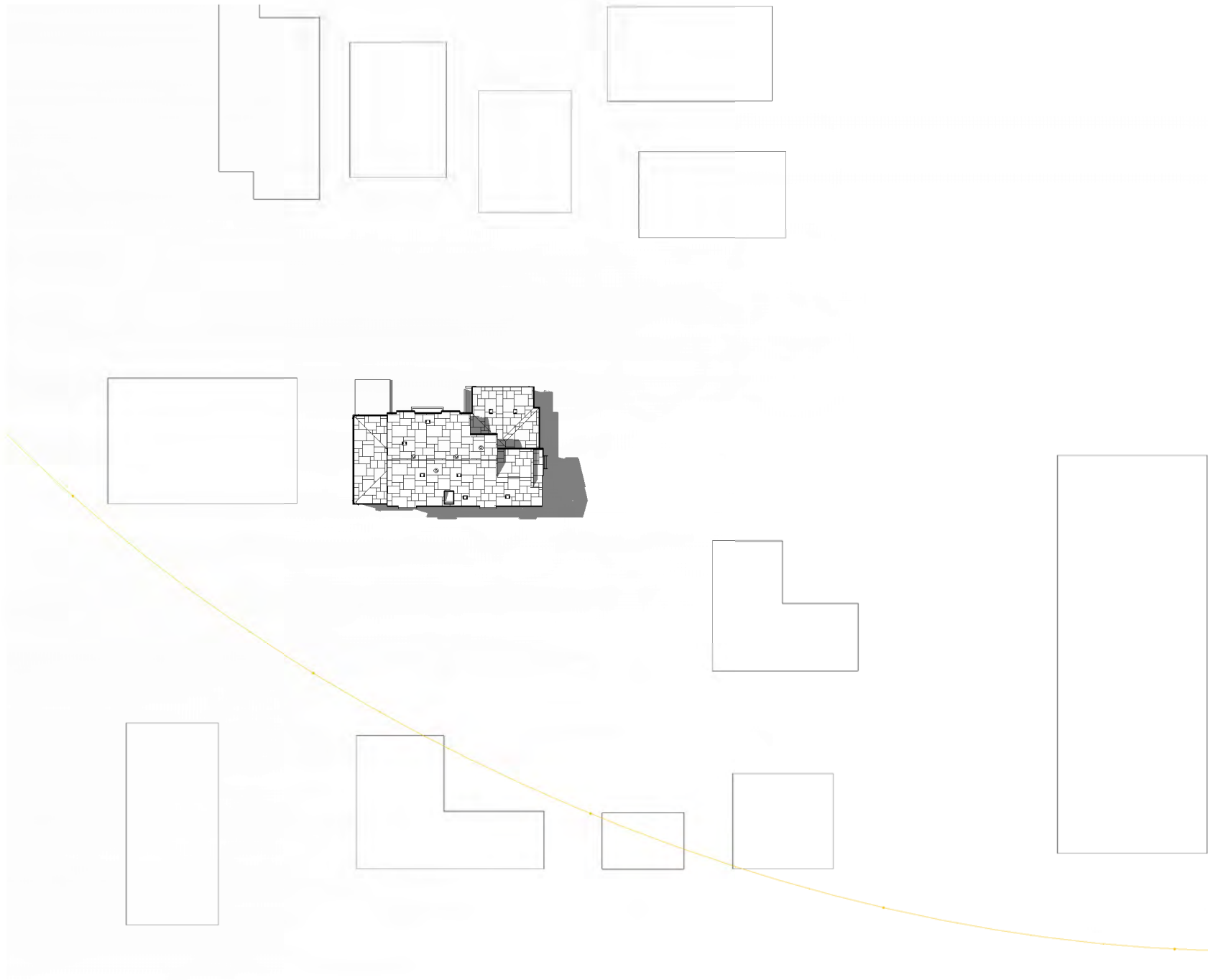
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MUDDADA RES.**  
15411 NATIONAL AVE. LOS GATOS, CA.  
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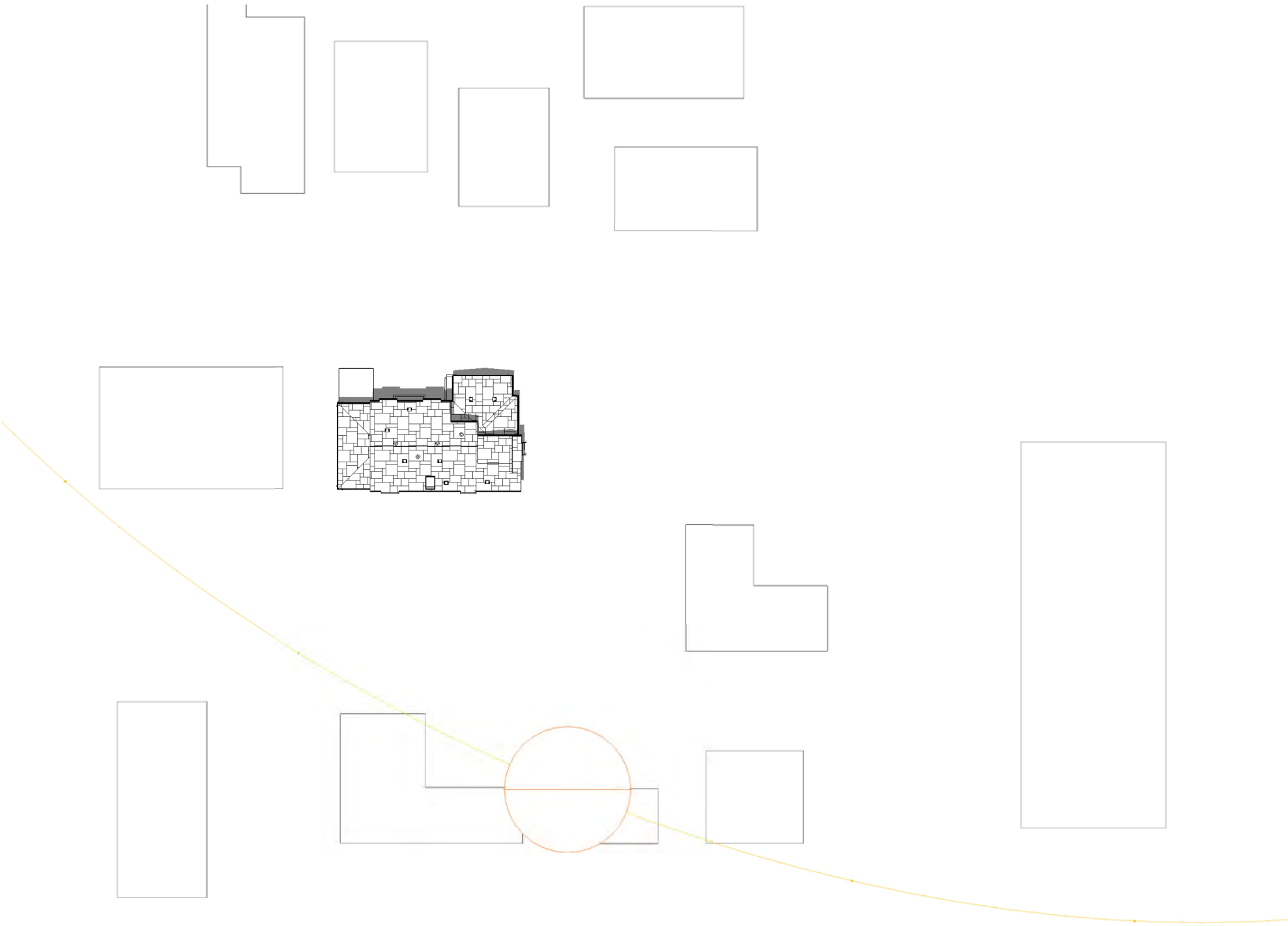
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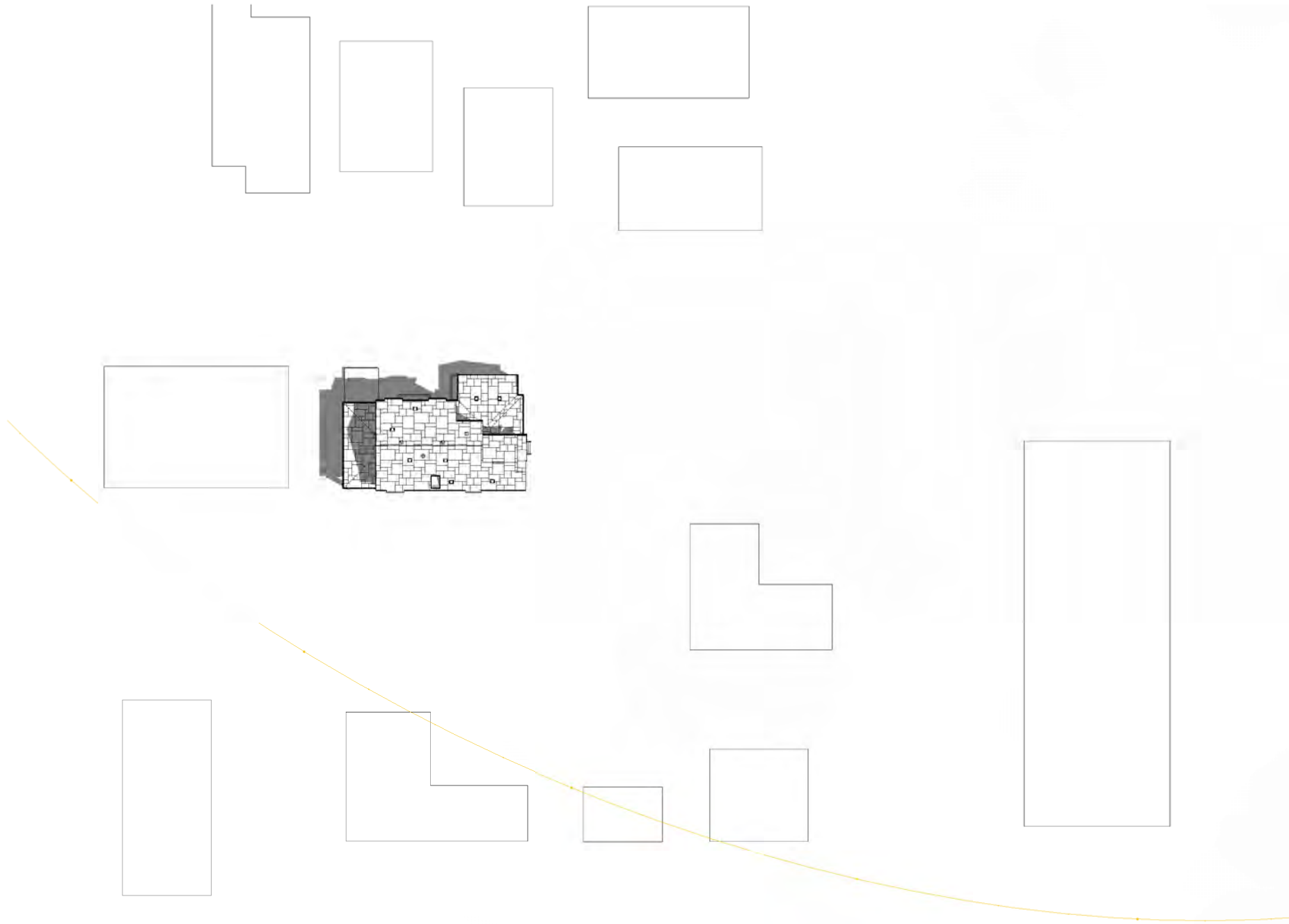
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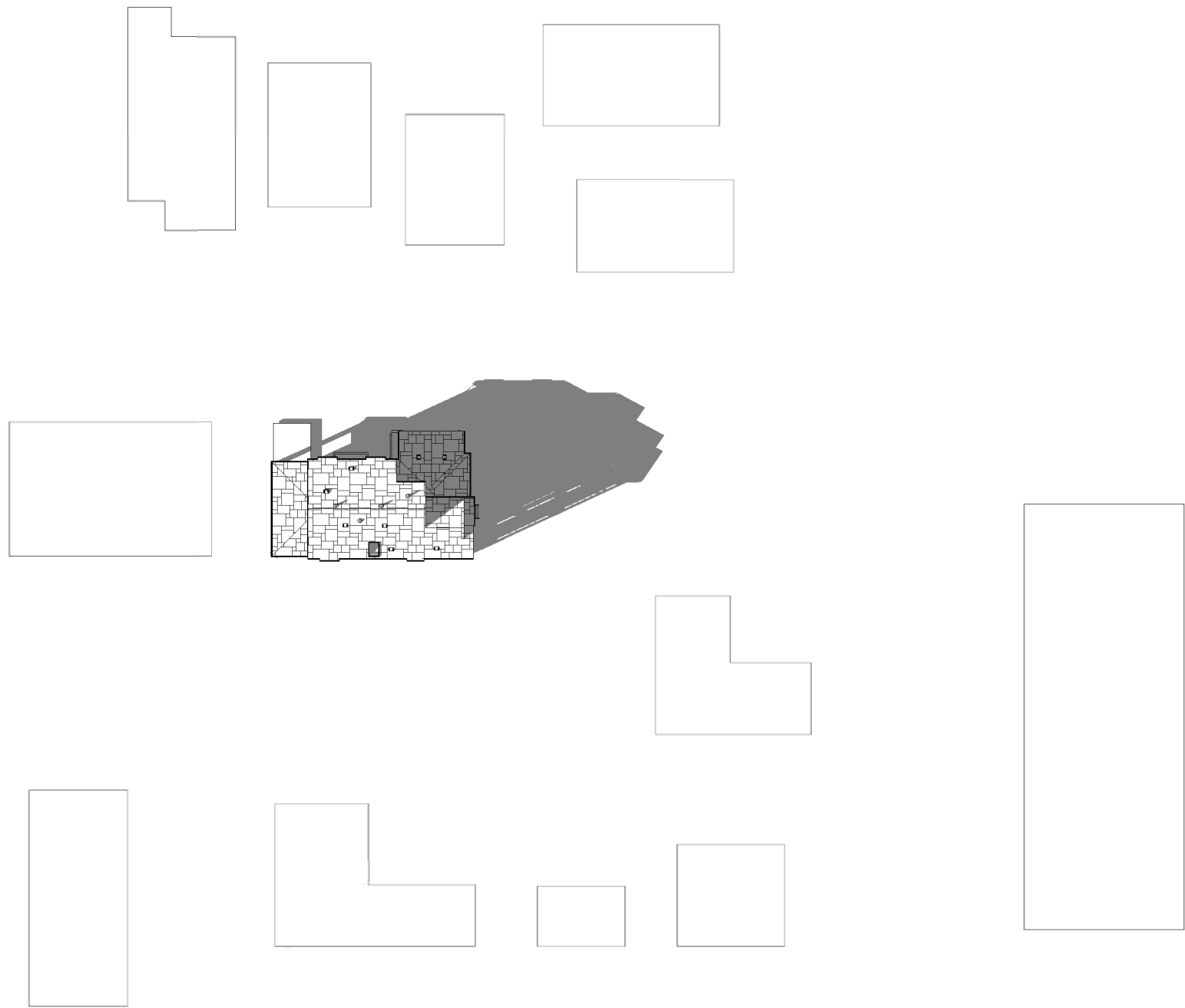
③ SUMMER- JUNE -3PM



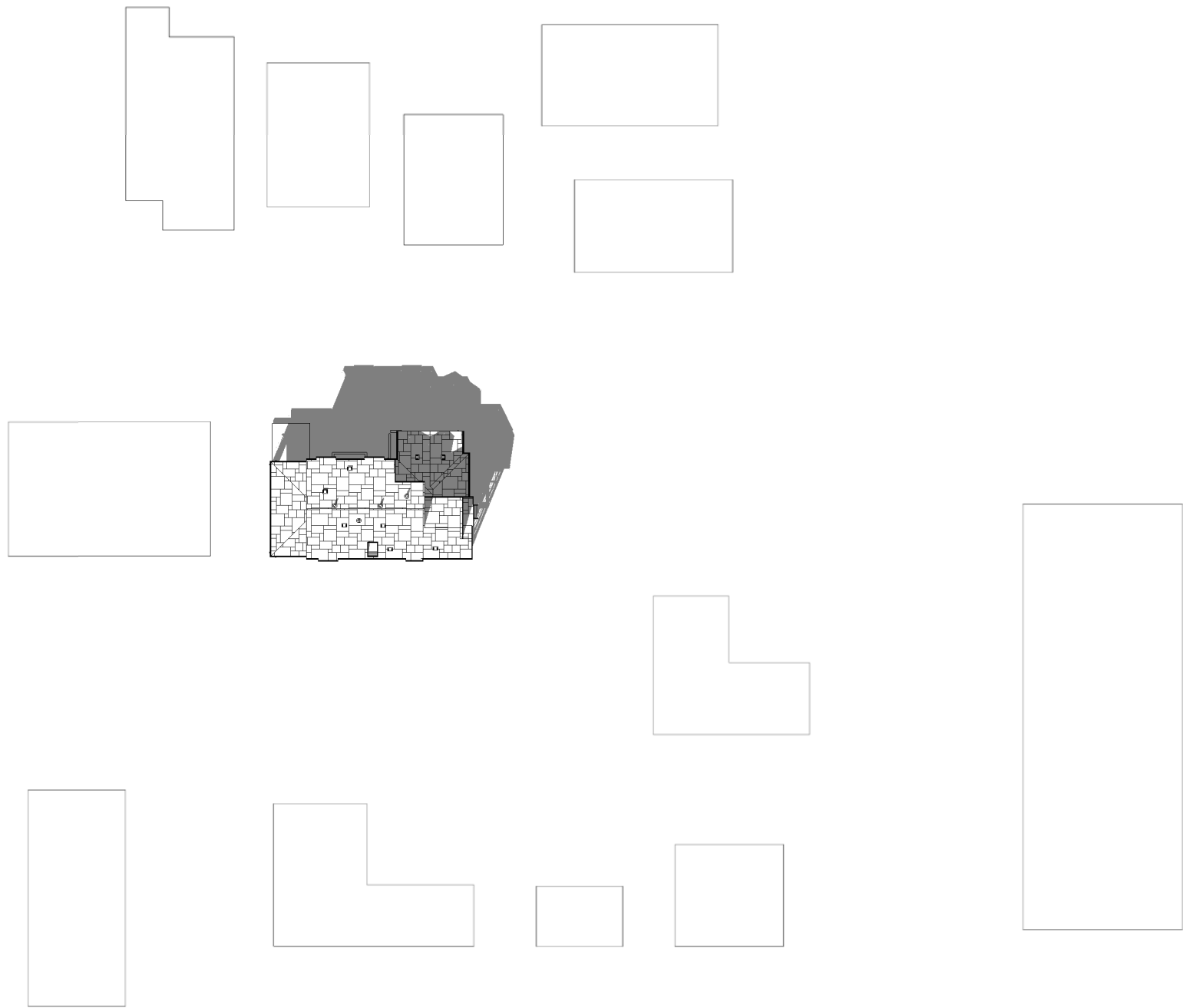
② SUMMER- JUNE -12PM



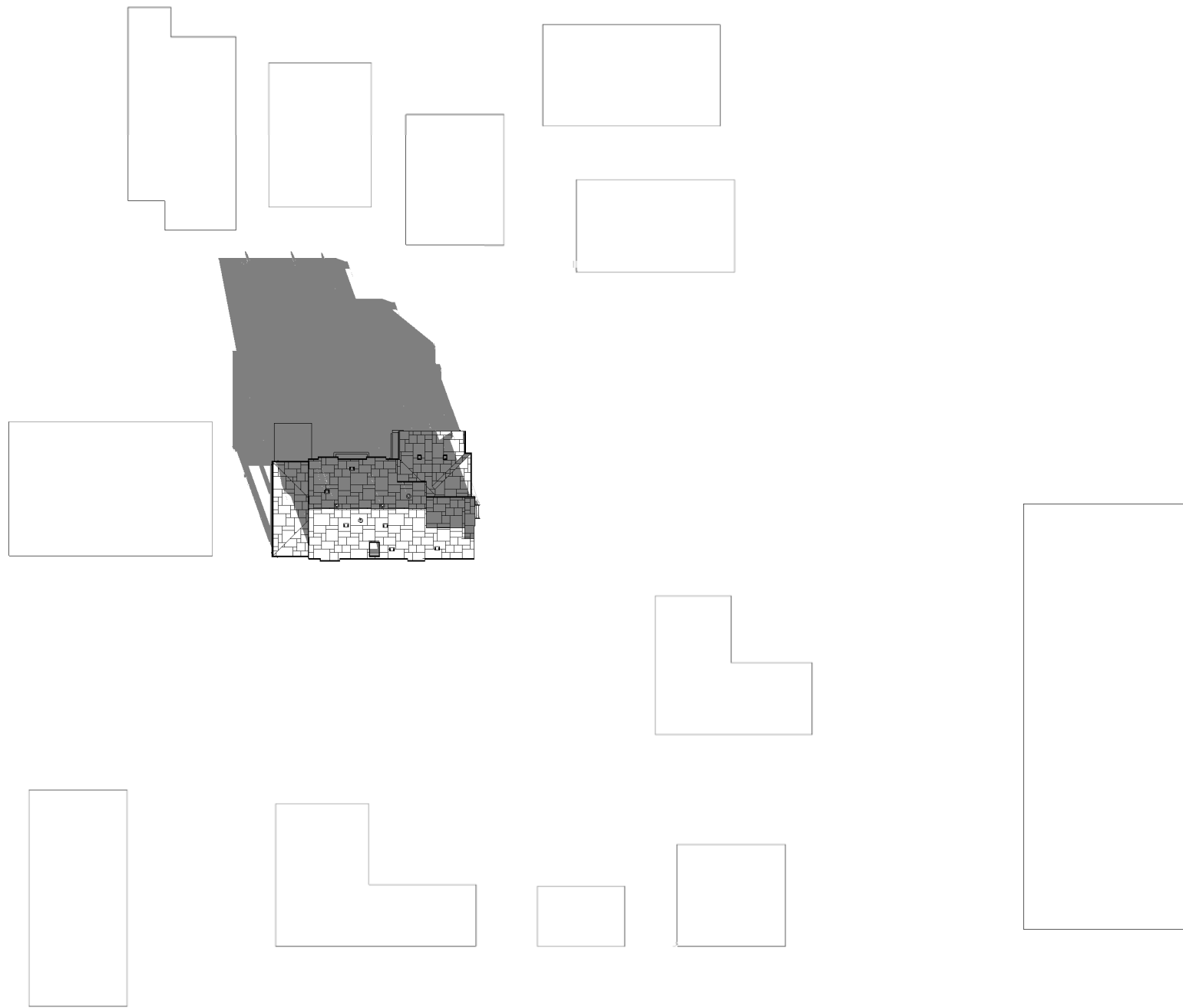
① SUMMER- JUNE - 9AM



⑥ WINTER - DECE - 3PM



⑤ WINTER - DECE - 12PM



④ WINTER - DECE - 9AM



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15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140  
SHADOW STUDY

MARK	DATE	DESCRIPTION

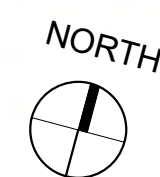
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CHK'D BY: Ramya Resi.rvt  
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424-12-140

---

**DIAGRAM BUILDING STRUCTURE'S ADJACENT**

[illegible]

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CAD DWG FILE: Y:\Shared\Project's\15411  
National Ave. Los  
DRAWN BY: Author\WG'S\240610 - Rev.  
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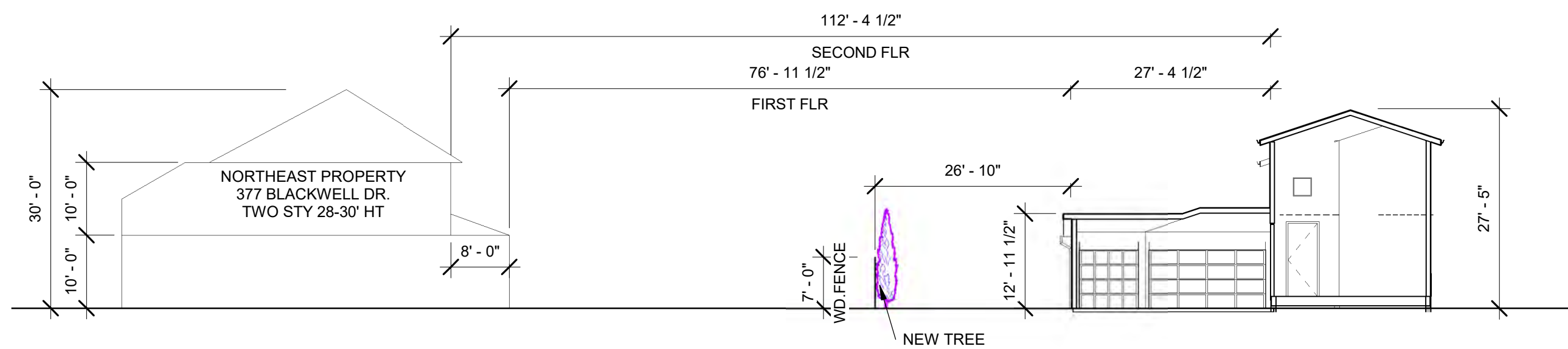
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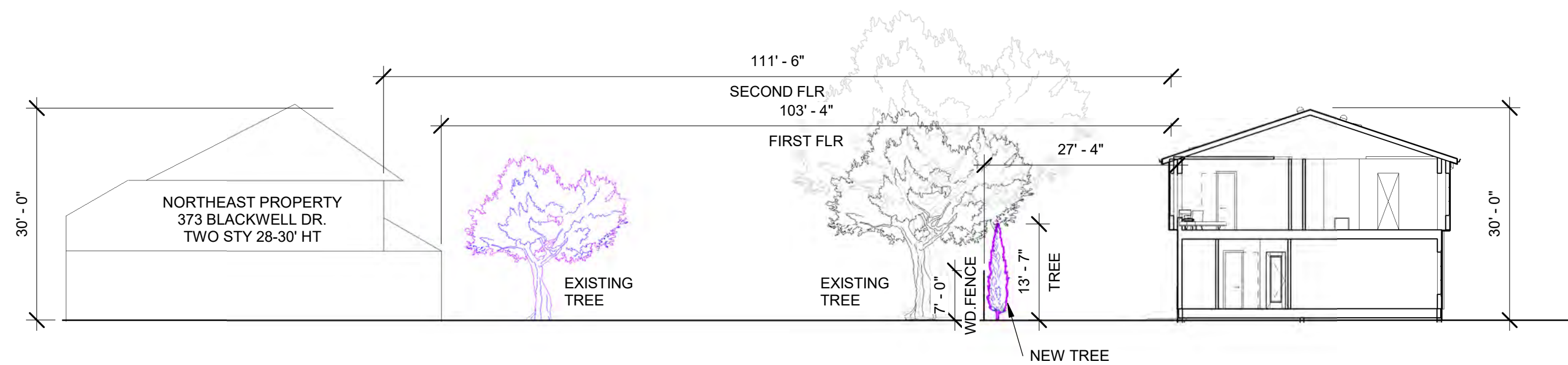
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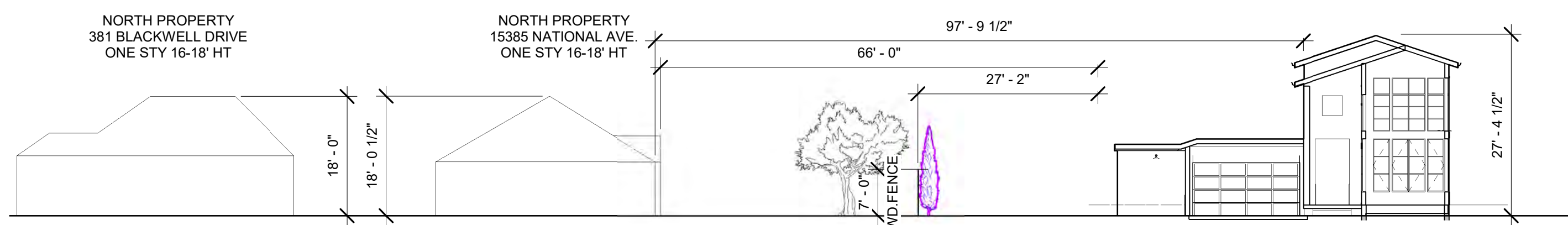
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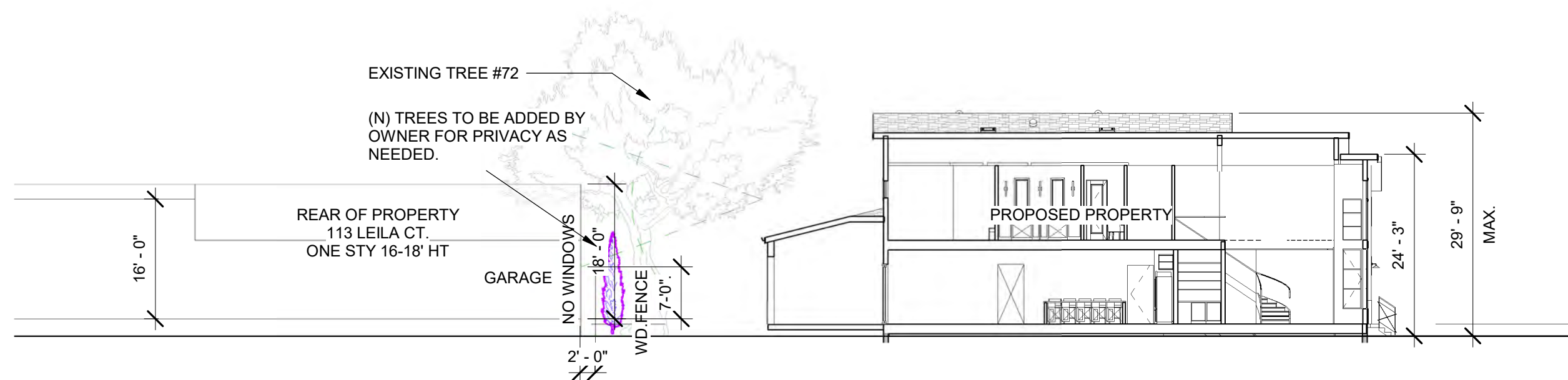
2 BUILDING DIAGRAM 02  
1/16" = 1'-0"



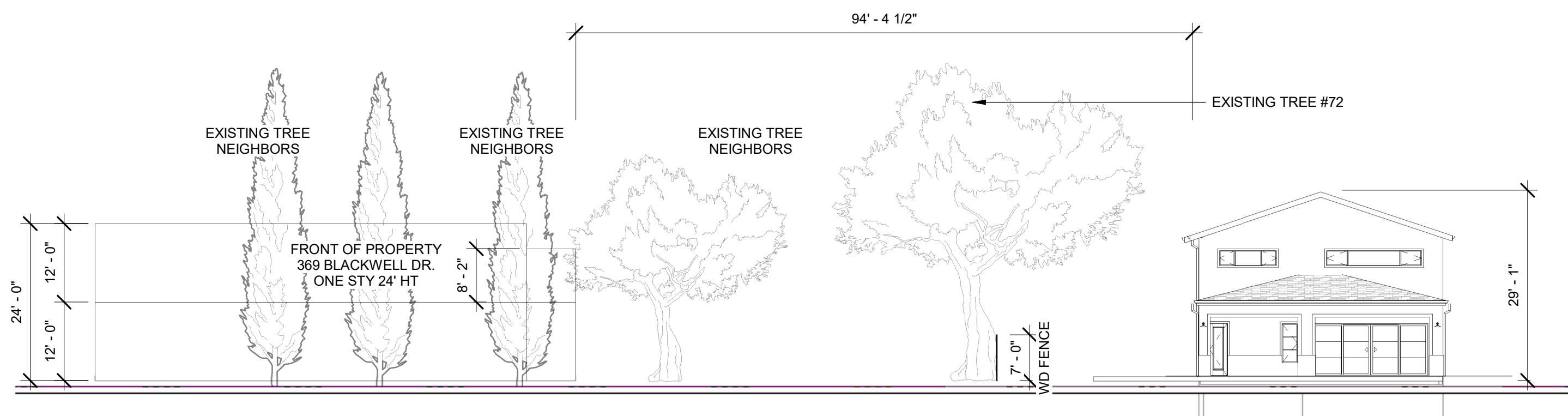
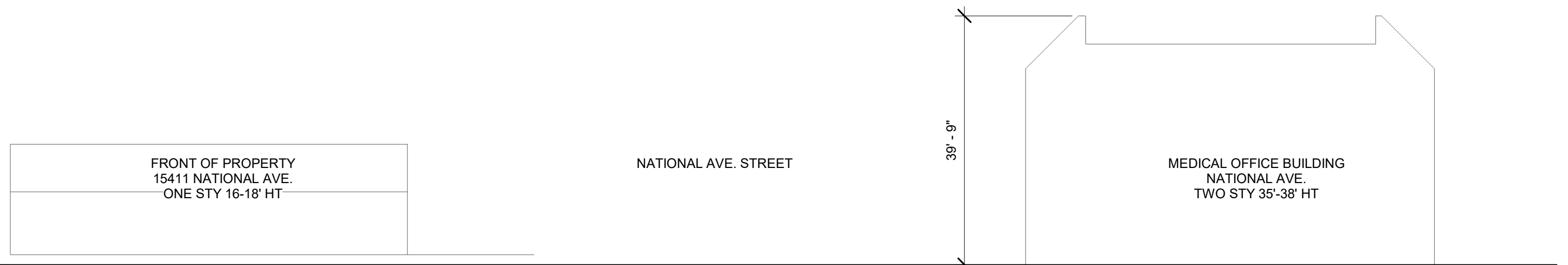
1 BUILDING DIAGRAM 01  
1/16" = 1'-0"



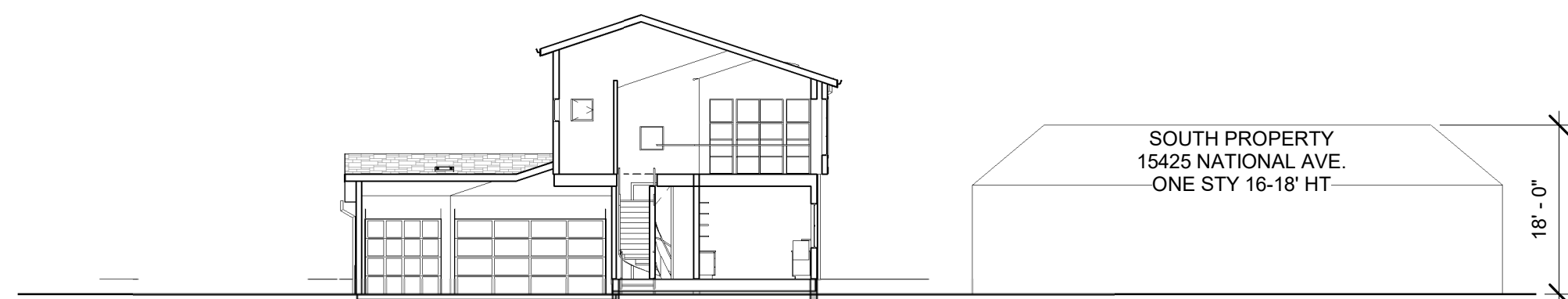
3 BUILDING DIAGRAM 03  
1/16" = 1'-0"



4 BUILDING DIAGRAM 04  
1/16" = 1'-0"



6 BUILDING DIAGRAM 06  
1/16" = 1'-0"

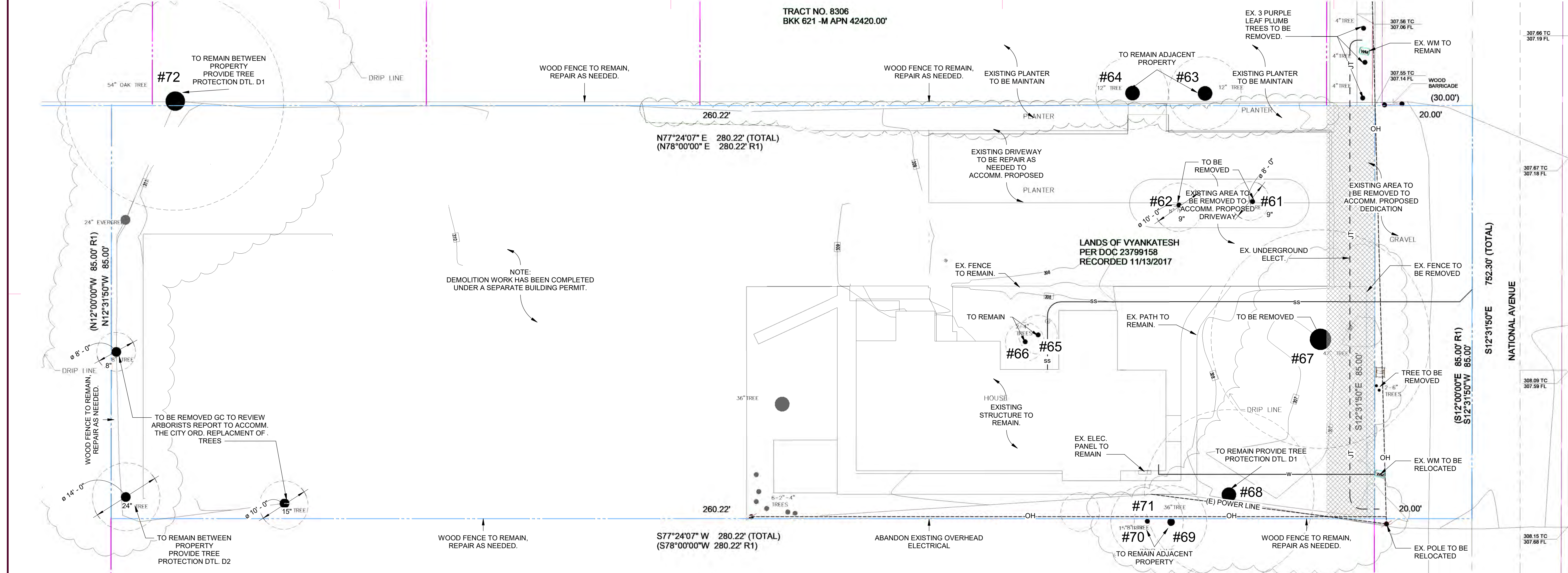


5 BUILDING DIAGRAM 05  
1/16" = 1'-0"









GENERAL DEMOLITION NOTES

1. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER.
2. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.
4. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS. ALL EXISTING PERSONAL PROPERTY TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION. ALL REMAINING ITEMS ARE THE PROPERTY OF THE OWNER. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF FIXTURES, FURNISHINGS, DOORS & MISCELLANEOUS EQUIPMENT.
5. WHILE AN ATTEMPT HAS BEEN MADE TO SHOW THE ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH THE COMPLETE REMOVAL OF THE EXISTING BUILDING, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO THE OWNER.
6. CARE SHOULD BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
7. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC. SUCH AS BUT NOT LIMITED TO: BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE RULES AND REGULATIONS.
8. CONTRACTOR SHALL TAKE PRECAUTIONS AS TO MINIMIZE DAMAGE TO ITEMS TO REMAIN, INCLUDING ALL UTILITIES. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL THAT ARE DAMAGED, SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. COORDINATE CONSTRUCTION TIMING, MOVEMENT OF CONSTRUCTION MATERIALS AND STORAGE OF REFUSE CONTAINERS WITH THE OWNER.
9. DEMOLISH ENTIRE BUILDING INCLUDING CONCRETE SLAB, ELECTRICAL AND PLUMBING GENERAL CONT. TO CAP ALL LINES THAT ARE NOT IN USE, COORD WITH OWNER.
- 10.
- 11.

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 downspouts) 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 Signs:** 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.

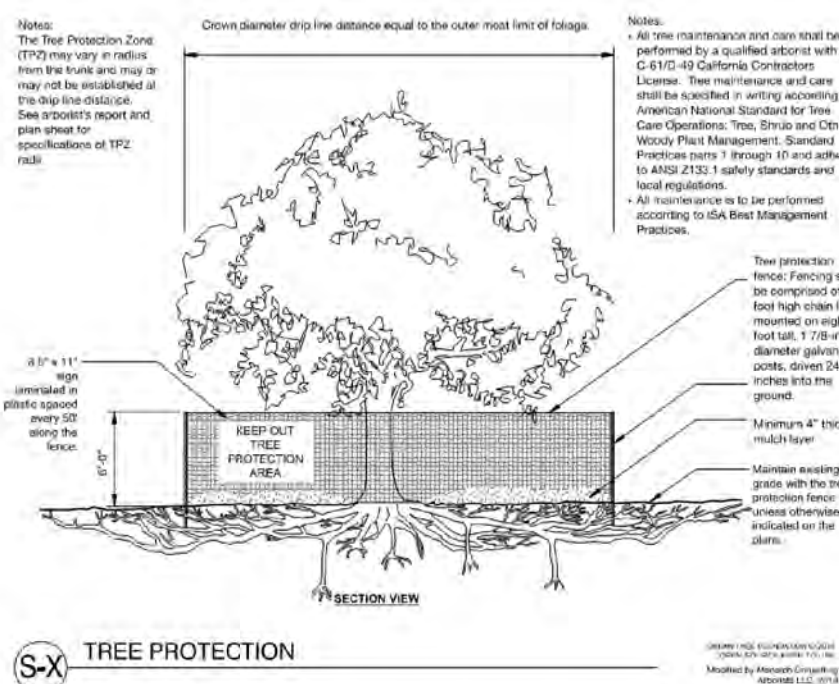
Prohibited Activities

The following are prohibited activities within the TPZ:

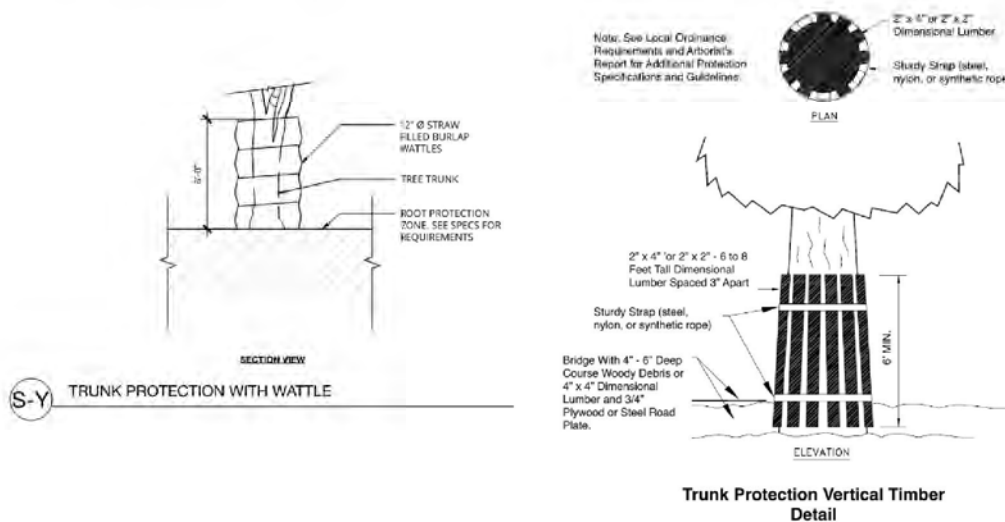
- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building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

Appendix D: Tree Protection Guidelines

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



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



- EXISTING CONCRETE PAVING / SIDEWALK TO BE REMOVED
- EXISTING STRUCTURE/BUILDING/FOUNDATION TO BE REMOVED

NOTE: A SEPARATE PERMIT IS REQUIRED FOR THE OFF-SITE IMPROVEMENTS PLAN, AND AN ADDITIONAL TREE REMOVAL PERMIT IS ALSO REQUIRED.

SCOPE OF WORK

LOT SIZE AND DRIVEWAY: THE LOT IS APPROXIMATELY 10,729 SQUARE FEET

- GRADING: GRADING LEVELING BASIC ACCOMMODATION NOT TO EXCEED (CUT&FILL) 50 CUBIC YARDS, FINAL GRADE UNDER A SEPARATE SITE PERMIT
- PROTECTION THROUGHOUT: ENSURE THAT TREE PROTECTION MEASURES REMAIN IN PLACE THROUGHOUT THE ENTIRE DEMOLITION AND GRADING PROCESS. THIS INCLUDES MONITORING THE WORK SITE REGULARLY. REFER TO DETAIL SHOWN ON SHEET A0.11
- TREE REMOVAL PERMITS PENDING AND NOT PART OF THIS APPLICATION.

OWNER RESIDENCE

VYANKATESH B. & RAMYA MUDDADA  
15415 NATIONAL AVE.  
LOS GATOS, CA. 95032  
c408.382.1170  
e ramyamuddada@yahoo.com

DESIGNER

JER DESIGN GROUP  
15919 VILLAGE WAY  
MORGAN HILL, CA. 95037  
JOSE RAMA  
c 408-843-8067  
e jer@jerdesigngroup.com

TREE SPECIES	I.D.#	TRUNK DIAM.	CANOPY DIAM.	HEIGHT	CONDUCTION	SAVE OR REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	72	48"	55'	N/A	GOOD	SAVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	NO ACCESS	24"	14'	NO ACCESS	NO ACCESS	SAVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	NO ACCESS	15"	10'	NO ACCESS	NO ACCESS	REMOVE
NO ACCESS	NO ACCESS	8"	8'	NO ACCESS	NO ACCESS	REMOVE

JER GROUP

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424-12-140

EXISTING SITE & DEMO

MARK	DATE	DESCRIPTION

PROJECT NO: 424-12-140  
CAD DWG FILE: Y:\Shared\Project\sl15411  
DRAWN BY: National Ave. Los  
CHK'D BY: Author\WG\S1240610 - Rev.  
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424-12-140

**SITE PLAN**

MARK	DATE	DESCRIPTION

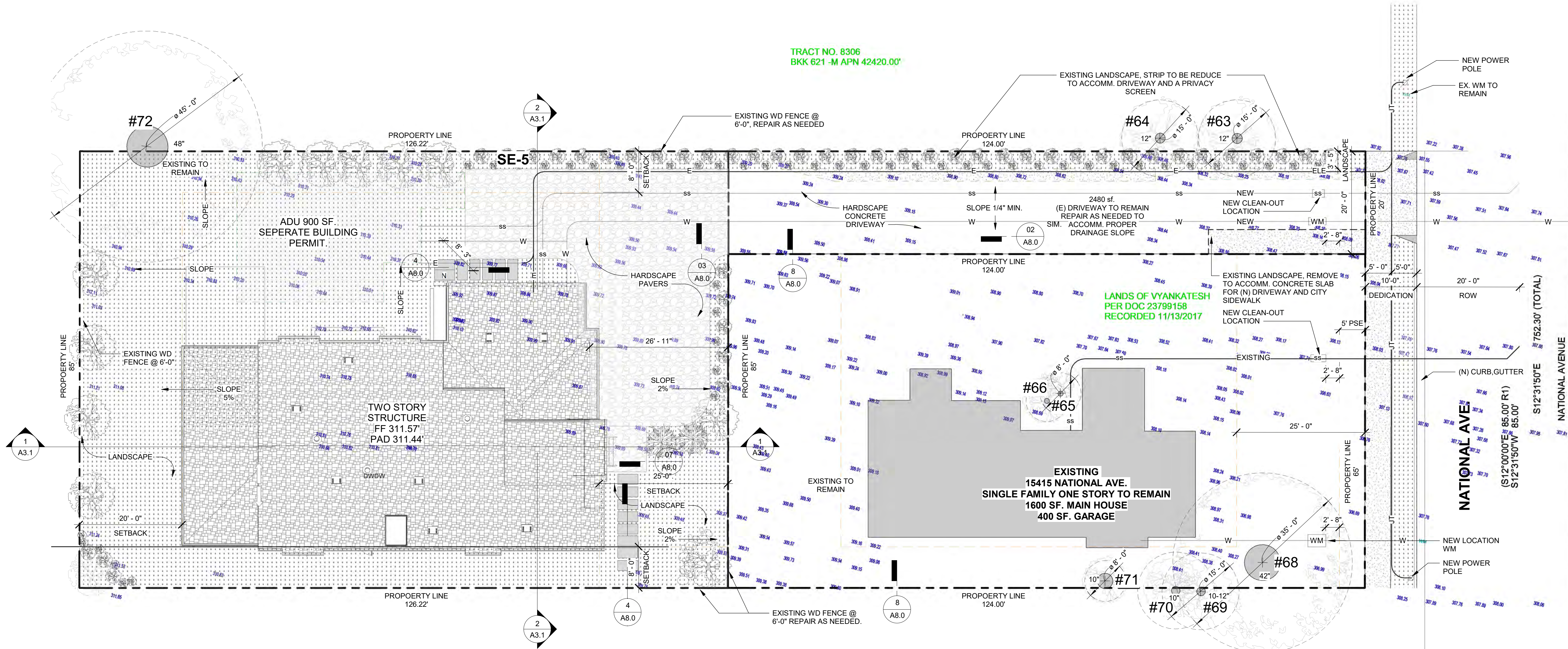
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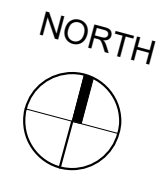
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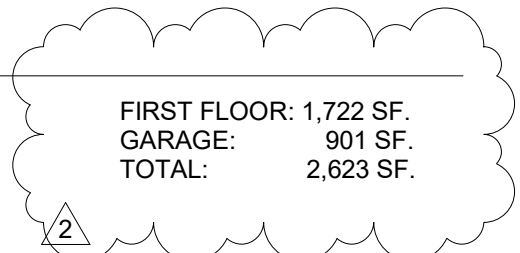
**1 SITE PROJECT PROPOSED**

3/32" = 1'-0"

Total Site Area (SF) = 10,729	Total Site Area Disturbed (SF) = 10,729		Total Area Post-Project (sf)	
	Existing Area	Proposed Area	Replaced	New
IMPERVIOUS AREA	4,315		N/A	2,305
TOTAL NEW & REPLACED IMPERVIOUS AREA	4,315			2,305
PERVIOUS AREA				
Average Slope:	Earthwork (CY)		Max Cut/Fill Depth (ft)	
Site Element	Cut	Fill	Cut	Fill
Driveway/Parking	44		8"	
House Footprint				
Porch/Patio	14		8"	
Garage				
Landscape				
Misc. Hardscape	8		8"	
Basement/Cellar	155		10"	
Pool				
Total	221			



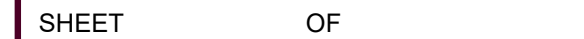




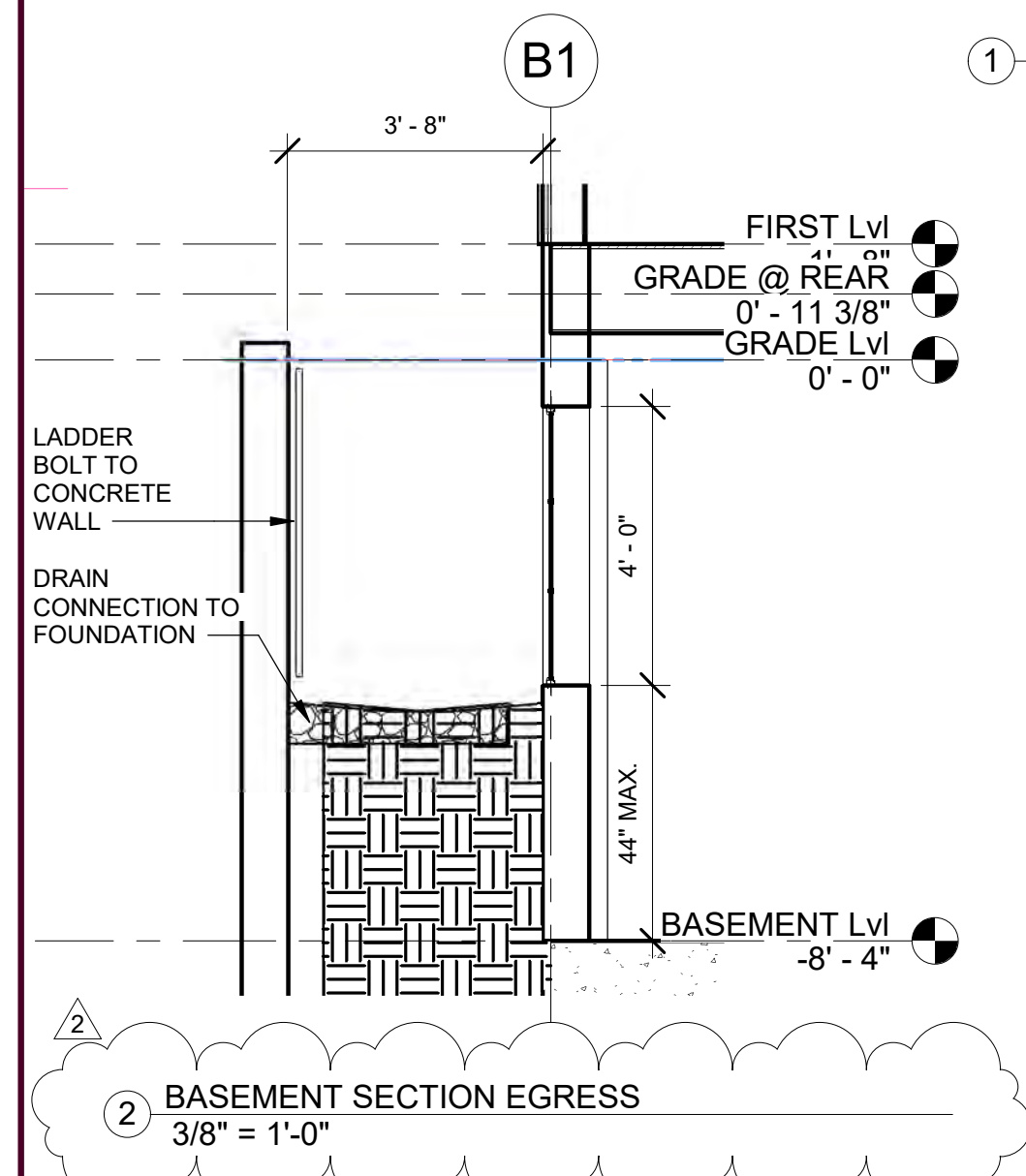




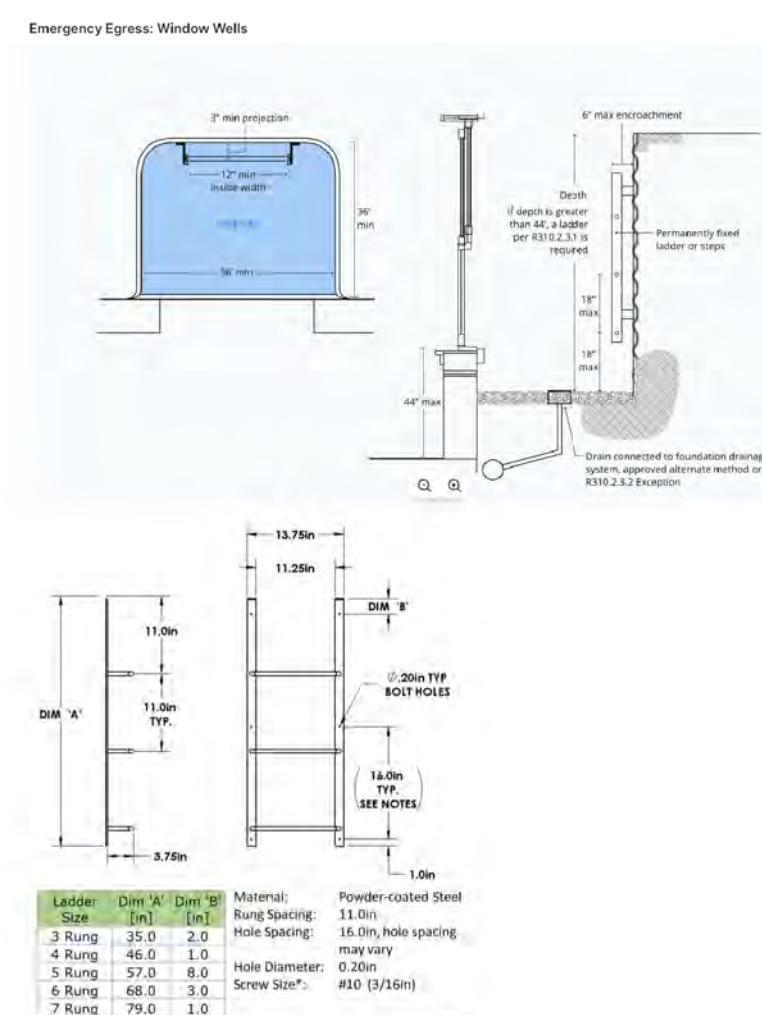
- |    |   |
|----|---|
| 27 | CLOTHES WASHER - PROVIDE PLUMBING & GALVANIZED FLASHING PAN<br>UNDER UNIT & RECESSED VALVE AND DRAIN BOX IN WALL          |
| 28 | PROVIDE NEW TEMPERED SHOWER GLASS DOOR WITH TOWEL BAR   |
| 29 | CABINET SYSTEMS - N.I.C. TO BE PROVIDED & INSTALLED BY OWNER  |
| 30 | DOWNSPOUT   |
| 31 | BUILT-IN MICROWAVE & OVEN - SELECTED BY OWNER   |
| 32 | UNDERCOUNTER LAZY SUSAN UNIT  |
| 33 | TEMPER GLASS PANEL DOOR   |
| 34 | BUILT-IN CABINET FOR TELEVISION   |
| 35 | LAUNDRY SINK - SELECTED BY OWNER  |
| 36 | PROVIDE HOT & COLD WATER ROUGH-IN FOR N.I.C.<br>WATER SOFTENER  |
| 37 | CLOTHES ROD WITH 12" DEEP FIXED SHELF ABOVE, SEE DTL.   |
| 38 | HANDRAIL - SEE DTL.   |
| 39 | BUILT-IN MILLWORK - SEE INTERIOR ELEVATIONS. REFER TO MILLWORK<br>DESIGN  |
| 40 | COLUMNS MDO WITH STONE VENEER BASE, SEE DTL.  |
| 41 | ROOF LINE ABOVE   |
| 42 | LINEN CLOSET - PROVIDE 5-20" DEEP SHELVES - DETERMINE<br>SPACING ON JOB WITH ARCHITECT & CLIENT.                          |
| 43 | PANTRY SHELVES - PROVIDE ADJUSTABLE SHELVES   |
| 44 | CRAWL SPACE VENTILATION AREAWAY - EXISTING LOCATION   |
| 45 | PATIO DECK CONCRETE OR COMPOSITE ASSEMBLY BY TREX OR EQUAL<br>COLOR TO BE SELECTED BY OWNER. (TO BE DETERMINED BY OWNER). |
| 46 | ROOF VENT (VENTILATION) OHAGIN 72 SQ.IN. NFVA. OR EQUAL,<br>SEE DTL.  |
| 47 | CONCRETE SLAB   |
| 48 | PRE-FABRICATED COLUMN COVER, SEE DTL.   |







AN EGRESS LADDER OR STEP MAY ENCR OACH INTO WELL UP TO 6". STEPS AND/OR DISTANCE BETWEEN RUNGS OF THE LADDER CAN'T EXCEED 18". THE RUNGS OF AN EGRESS LADDER MUST BE 12" WIDE OR GREATER AND MUST PROJECT A MINIMUM OF 3" AWAY FROM THE BACK WALL, BUT CAN'T EXCEED 6" FROM THE BACK OF THE WALL.



CELLAR : 1,200 SF  
JADU : 500 SF

1. ALL FLOOR PLAN DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.O.N. WHERE CLEAR DIMENSION IS INDICATED, IT SHALL BE FROM FACE OF FINISH TO FACE OF FINISH. WHERE CENTERLINE DIMENSION IS INDICATED, IT SHALL BE FROM CENTERLINE OF OBJECT NOTED.
2. CONTRACTOR TO PROVIDE RECESSED BOXES BEHIND ALL REFRIGERATORS ICE-MAKERS & WATER LINE AND WASHER/DRYER. CAULKING ALL AROUND RECESSED BOXES
3. REFER TO PROJECT INFORMATION SHEET FOR ROOF/ATTIC & UNDERFLOOR VENTILATION CALCULATIONS.
4. PROVIDE FLOORING TRANSITION STRIP BETWEEN DISSIMILAR MATERIALS.
5. MECHANICAL & PLUMBING VENTS THROUGH EXTERIOR WALLS SHALL BE EQUIPPED WITH WALL CAP, BUILT-IN BACKDRIFT DAMPER & BIRD SCREEN.  
**WILLLAND URBAN INTERFACE FIRE HAZARD AREA**  
**A. EXTERIOR WALL COVERING ARE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.**  
**B. EXTERIOR WALL VENTS (CRAWL SPACE VENTS, COMBUSTION AIR VENTS, ETC.) SPECIFY SUCH OPENING SHALL BE COVERED W/ CORROSION-RESISTANT NON-COMBUSTIBLE FIRE MESH WITH MESH OPENINGS OF 1/8 INCH MAX. PER CRC R337.6.2.**
6. FOR ROOM FINISHES, SEE ROOM FINISH SCHEDULE SHEET
7. SEE INTERIOR ELEVATION SHEETS FOR MOUNTING HEIGHTS OF BATHROOM ACCESSORIES, COUNTERTOP HEIGHTS.
8. SEE SHEET A-0.1 FOR ABBREVIATIONS, LEGENDS, SYMBOLS.
9. WHERE DOOR LOCATIONS ARE NOT SPECIFIED, CENTER IN WALL OR INSTALL 4" FROM FACE OF ADJACENT WALL FRAMING.
10. ALL INTERIOR WALLS TO BE WALL TYPE C U.O.N. - SEE WALL LEGEND.
11. EACH BEDROOM AND OUTSIDE SLEEPING AREA, PROVIDED WITH A SMOKE AND CARBON MONOXIDE DETECTORS INSTALLED IN A ACCORDANCE WITH CRC. R.315 CARBON MONOXIDE DETECTORS COMBINED WITH SMOKE DETECTORS, COMPLY WITH SECTION R315, ALL APPLICABLE STANDARD, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARM

01	TOILET- SELECTED BY OWNER
02	TOILET-PAPER HOLDER - SELECTED BY OWNER
03	PEDESTAL SINK - SELECTED BY OWNER
04	MIRROR - SEE INTERIOR ELEVATIONS FOR DIMENSIONS
05	TOWEL BAR TO BE SELECTED - PROVIDE BLKG IN WALL
06	COUNTER TOP - SELECTED BY OWNER
07	SHOWER, SEE DTL. AND , SHOWER SURROUND - SELECTED BY OWNER
08	SHOWER SHELF - SELECTED BY OWNER
09	SHOWER HEAD - SELECTED BY OWNER
10	PULL DOWN ATTIC ACCESS, SEE DTL.
11	LAVATORY AND FAUCET - SELECTED BY OWNER
12	GAS FIREPLACE - SELECTED BY OWNER
13	ADJUSTABLE SHOWER HEAD W/HANDSHOWER - SELECTED BY OWNER
14	WALK-IN BATH TUB EQUIPPED WITH EXTENSION BOX TO FIT OPENING, SEE DTL.
15	DISHWASHER - SEE APPLIANCE & EQUIPMENT SCHEDULE
16	REFRIGERATOR SPACE, PROVIDE RECESSED BOX FOR WATERLINE & SHUT-OFF VALVE IN WALL FOR ICE MAKER - SEE APPLIANCE & EQUIPMENT SPEC.
17	UNDERMOUNT FARM SINK, KITCHEN SINK WITH GARBAGE DISPOSAL - SELECTED BY OWNER
18	GAS RANGE COOKTOP - SEE APPLIANCE & EQUIPMENT SCHEDULE
19	KITCHEN ISLAND
20	WINE COOLER - SELECTED BY OWNER
21	MILLWORK FINISH TO BE SELECTED BY OWNER - SEE INTERIOR ELEVATIONS
22	UNDERMOUNT VANITY SINK - SELECTED BY OWNER
23	BAR SINK - SELECTED BY OWNER, SEE DTL.
24	WALL-MOUNTED RANGE HOOD - SEE APPLIANCE & EQUIPMENT SCHEDULE
25	TEMPERED GLASS SHOWER SCREEN & DOOR
26	CLOTHES DRYER - PROVIDE VENT TO EXTERIOR WITH BACKDRAFT DAMPER IN ACCORDANCE WITH CMC 504.3.2 - SEE APPLIANCE & EQUIPMENT SCHEDULE

### A1.3





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OWNER

**VYANKATESH B. & RAMYA  
MUDDADA RES.**  
15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140

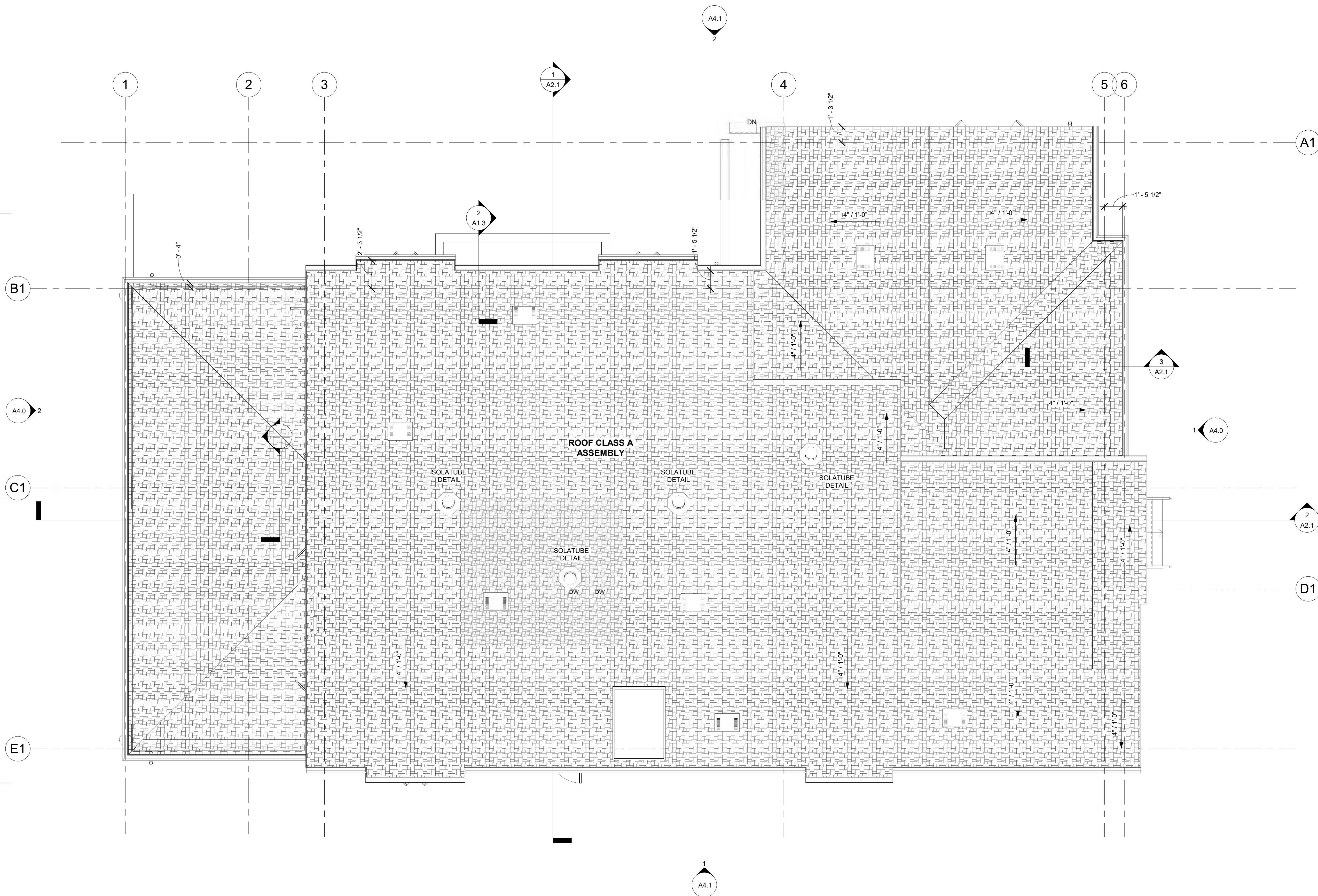
## MAIN STRUCT - ROOF PLAN

[illegible]

## A1.4

SHEET OF

09/03/2024



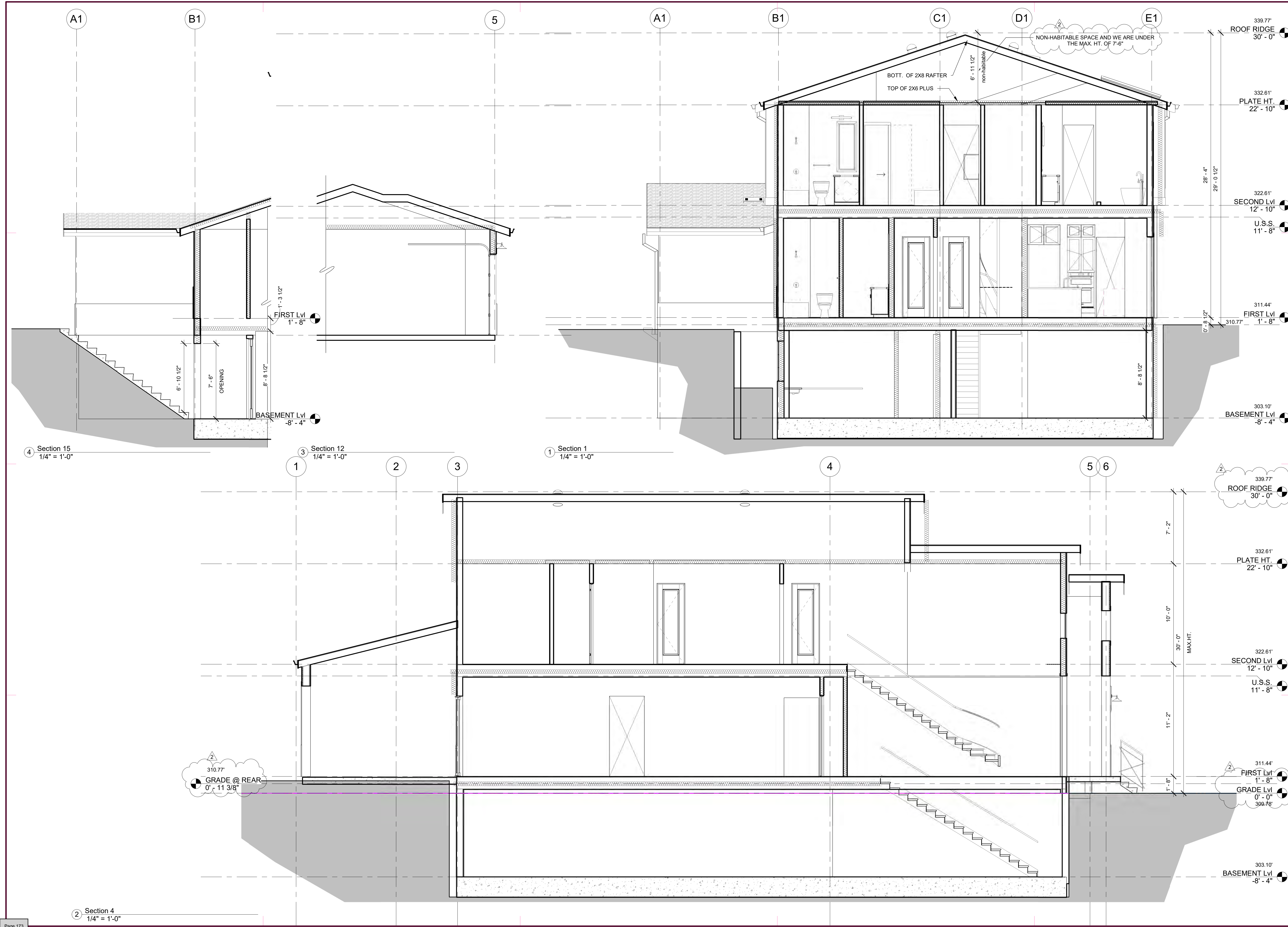
① PLATE HT.  
1/4" = 1'-0"





OWNER

SHEET OF







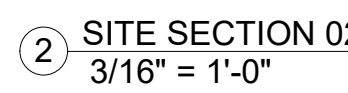
OWNER

# SITE SECTION

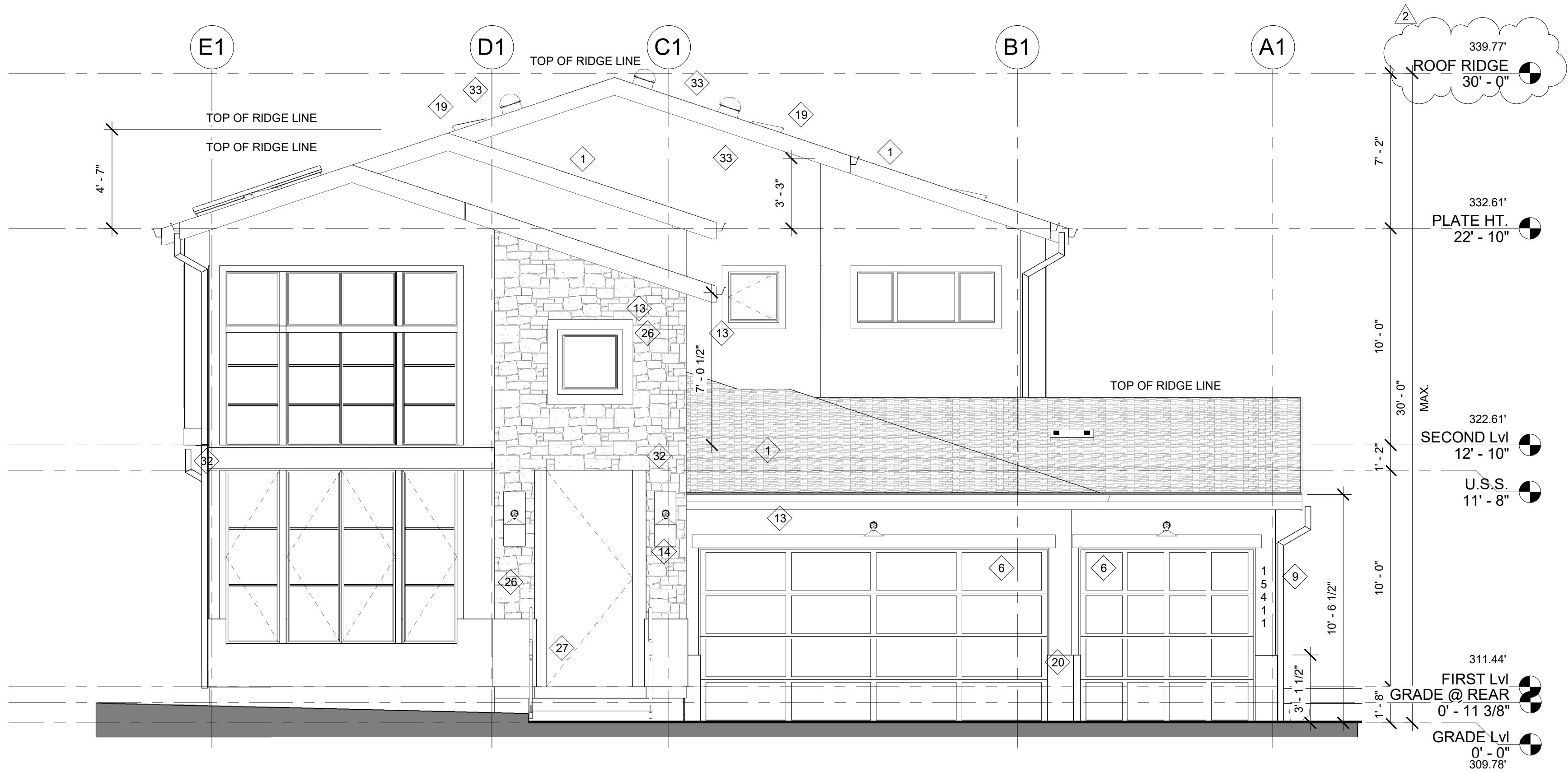
<b>PROJECT NO:</b>	424-12-140
<b>CAD DWG FILE:</b>	Y:\Shared\Project's\15411 National Ave. Los
<b>DRAWN BY:</b>	Author\WG\S\240610 - Rev. Ramva Resi.rvt
<b>CHK'D BY:</b>	Checker

### A3.1

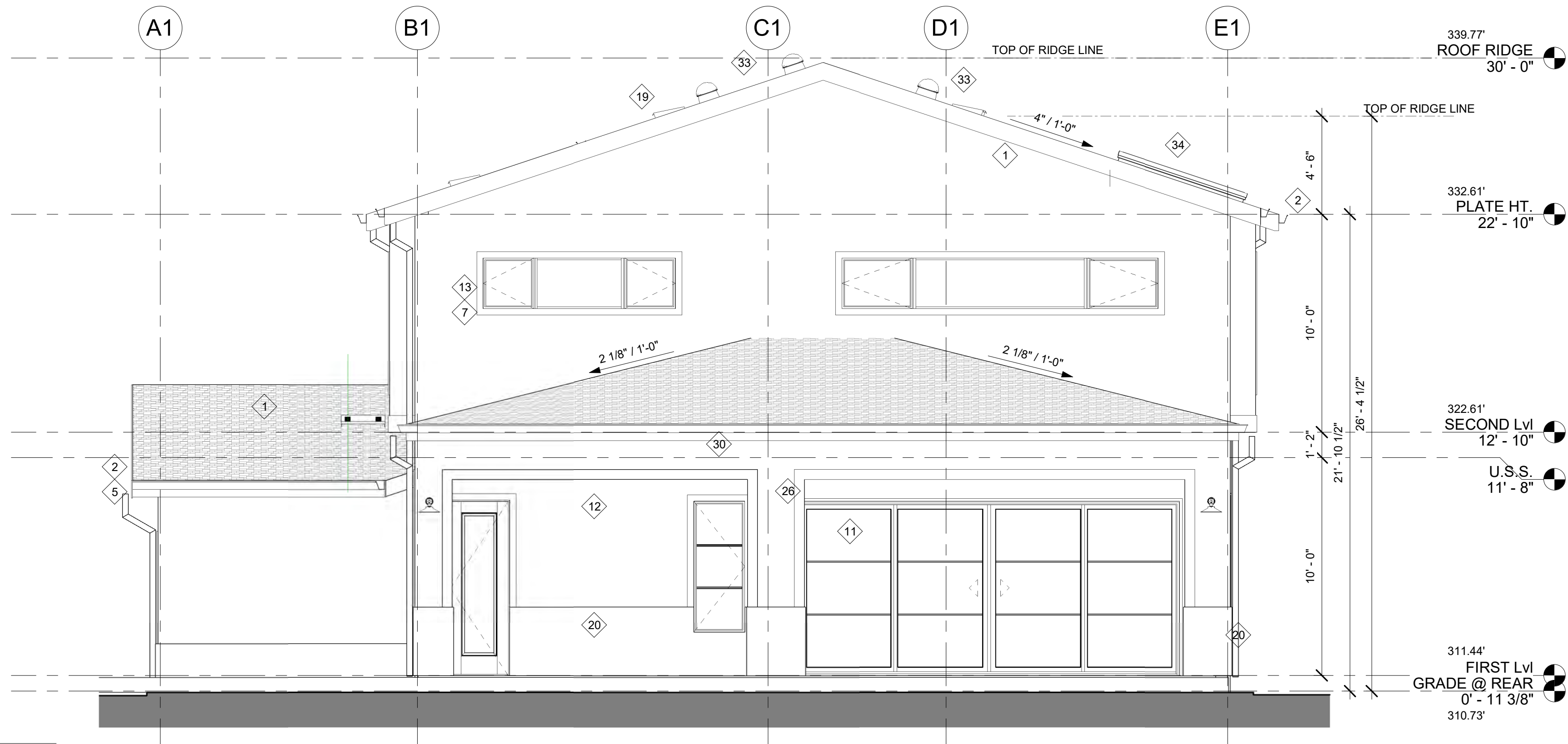
SHEET OF







1 FRONT ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"

ELEVATION KEYNOTES

- 1 LIGHTWEIGHT CONCRETE TILES - TILE OR EQUAL. ROOFING SHALL BE RATED CLASS "C" MIN., WITH ALL CORROSION RESISTANT FASTENERS
- 2 WIDE GALVANIZED SHEET METAL GUTTER. PAINT TO MATCH TRIM
- 3 GALVANIZED SHEET METAL DOWNSPOUT. PAINT TO MATCH ADJACENT WALL
- 4 ~~STANDING SEAM ROOF DARK BRONZE~~
- 5 FASCIA BOARD
- 6 ALUMINUM GARAGE W/POLYURETHANE INSULATION R-VALUE. DOOR TO BE SELECTED BY OWNER

- 7 MARVIN WINDOW OR SEQUEL SELECTED BY OWNER
- 8 VALLEY FLASHING ON ROOF
- 9 ADDRESS NUMBER. MIN. 4" HIGH WITH CONTRASTING COLOR TO BACKGROUND
- 10 ~~DECORATIVE WOOD BRACKET. SEE DETAIL~~
- 11 IRON DOOR OR NANO, PRODUCT TO BE EQUAL
- 12 CEMENT PLASTER : SAND FLOAT FINISH
- 13 TRIM AROUND WINDOWS, DOORS & OPENING TO MATCH BASE, PRECAST PROFILE TO BE SELECTED BY OWNER
- 14 TOP OF LIGHT FIXTURE MOUNTED ON A TRIM TO MATCH WINDOW AND OPENING SELECTION

- 15 CONTROL JOINT, TYP.
- 16 ~~PRECAST CONCRETE TREADS. SEE DETAILS~~
- 17 CONCRETE STEPS, TRAVERTINE TILES TO MATCH @ PLATFORM LARGE FORMAT TILES
- 18 ~~STAIN COLUMNS~~
- 19 ATTIC ROOF VENT. SEE DETAIL
- 20 STUCCO BASE CONT. (PROJECTED)
- 21 GAS METER & ELEC. METERS - SEE SITE PLAN
- 22 6' GOOD NEIGHBOR FENCE FOR PRIVACY, SEE DTL

- 23 WALL CAP (OWNER TO SELECT TYPE & FINISH)
- 24 STEPPED FOUNDATION WALL - S.S.D. & CIVIL DWGS
- 25 ~~WOOD PLANKS AT UNDERSIDE OF STRUCT. STAIN TO MATCH EXT. COLUMNS STAIN COLOR TO BE SELECTED BY OWNER~~
- 26 STONE VENEER (EL DORADO) MAX. DEPTH TO BE 1"
- 27 IRON DOORS AND ACCENT ELEMENTS
- 28 PAVERS, COLOR AND SIZE TO BE SELECTED BY OWNER
- 29 ~~LARGE BOWL PLANTER, LANDSCAPE TO HAVE WATER DRAIN CONNECTION. COLOR AND SIZE TO BE SELECTED BY OWNER~~

- 30 CONTROL JOINT TO BE PAINTED TO MATCH ADJACENT SURFACE
- 31 SIDING BOARD
- 32 BALLY BAND TO MATCH TRIM AT DOORS AND WINDOWS
- 33 SUN TUBE TO MATCH COLOR OF TILE (SELECTED BY OWNER)
- 34 SKYLIGHT (SELECTED BY OWNER)
- 35 PLAIN FROSTED, LIGHT DIFFUSE & ETCHED WINDOW FILM

LEGEND



PLANNING-DESIGN-RENDERING  
email: jer@jerdesigngroup.com  
408.843.8067 c

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OWNER

VYANKATESH B. & RAMYA  
MUDDADA RES.  
15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140  
PROPOSED BUILDING ELEVATIONS

MARK	DATE	DESCRIPTION
2	010924	PLANNING 2

PROJECT NO:	424-12-140
CAD DWG FILE:	Y:\Shared\Project\sl15411 National Ave. Los
DRAWN BY:	Author\WG\S240610 - Rev.
CHK'D BY:	Ramya Resi.rvt - Checker
COPYRIGHT:	2023
JER DESIGN GROUP	
SHEET TITLE	

A4.0

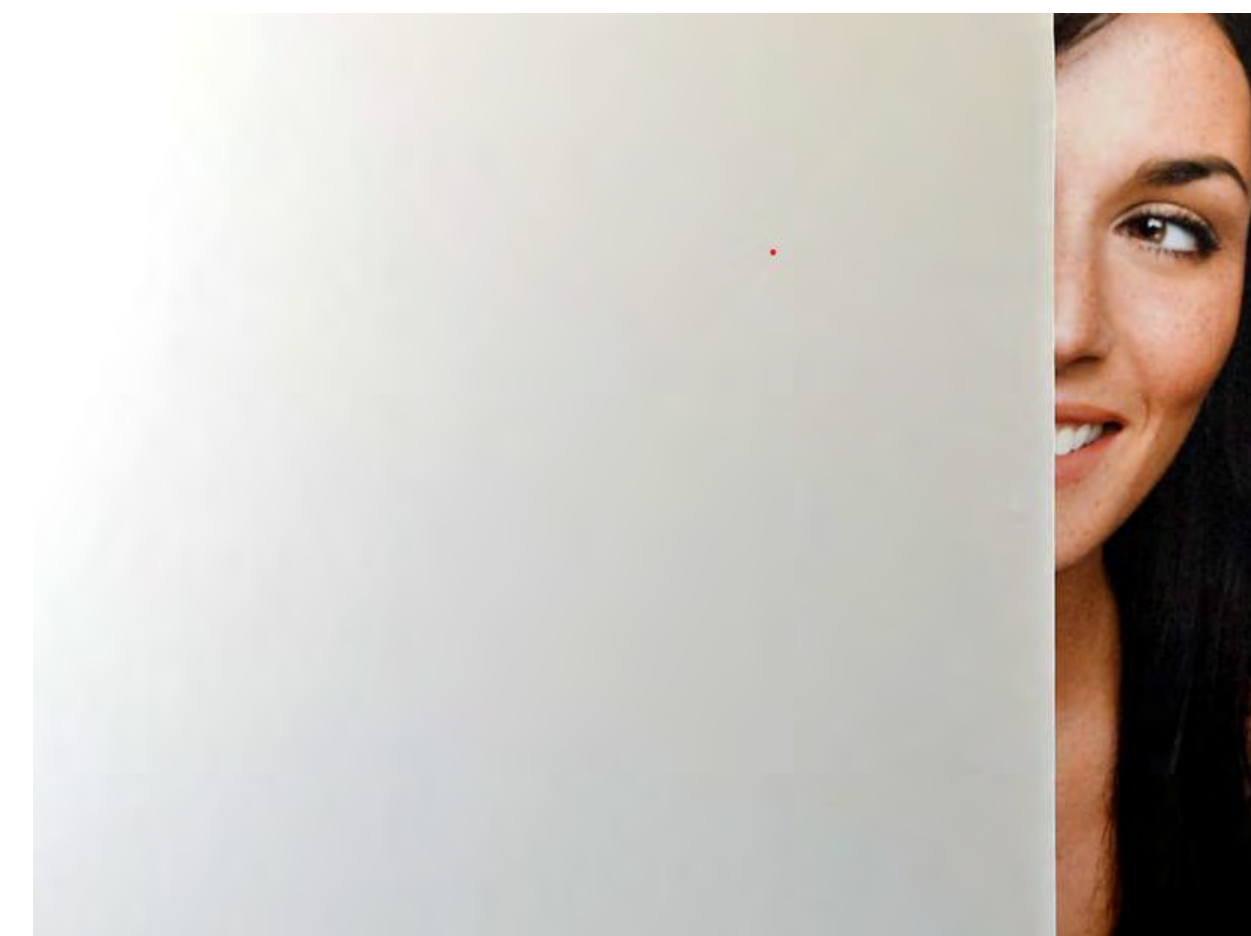
SHEET OF

09/03/2024









email: [jer@jerdesigngroup.com](mailto:jer@jerdesigngroup.com)  
408.843.8067 c

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OWNER

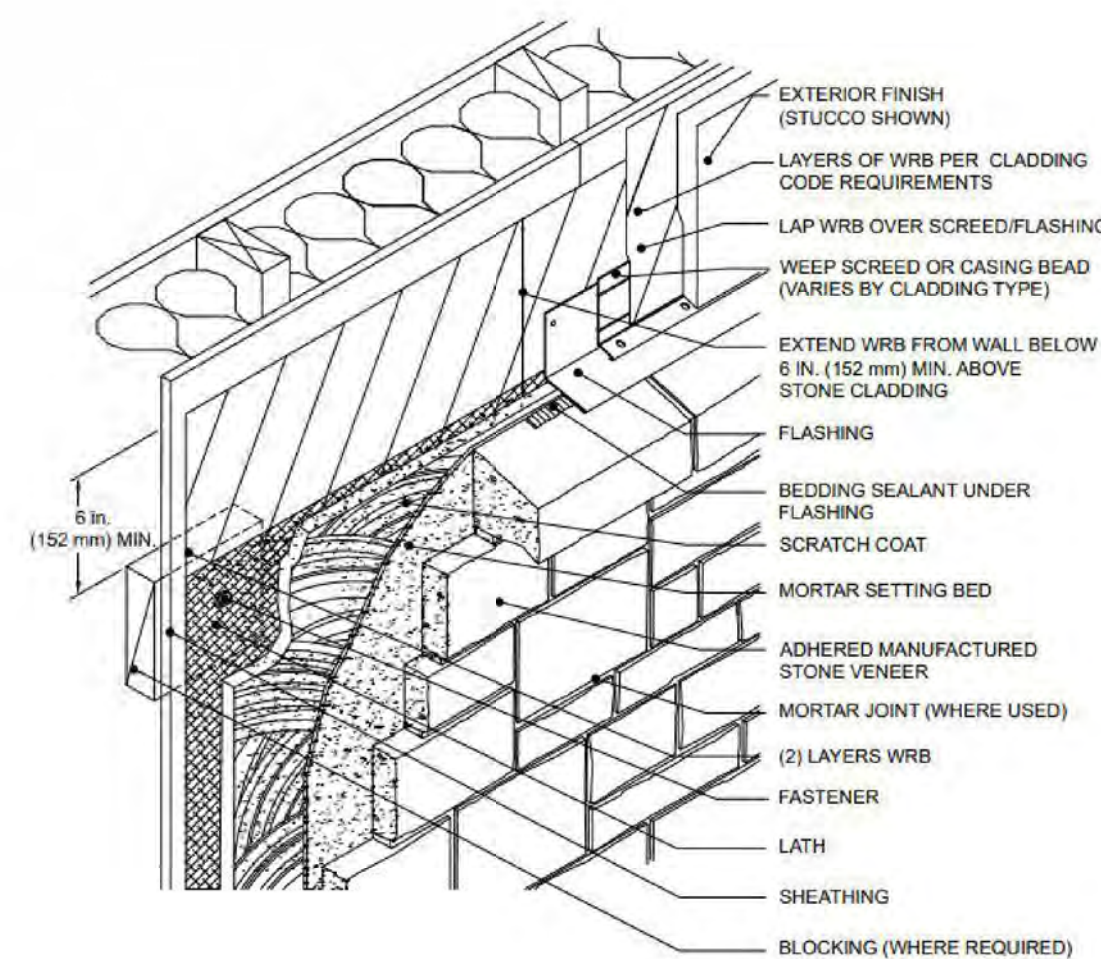
**VYANKATESH B. & RAMYA  
MUDDADA RES.**  
15415 NATIONAL AVE. LOS GATOS, CA.  
424-12- **140**  
COURTYRD ELEVATIONS / MAT.

[illegible]









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OF THE DESIGNER.**

OWNER

**VYANKATESH B. & RAMYA  
MUDDADA RES.**  
15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140

## WINDOW DETAILS

[illegible]

## A8.2

SHEET OF

09/03/2024



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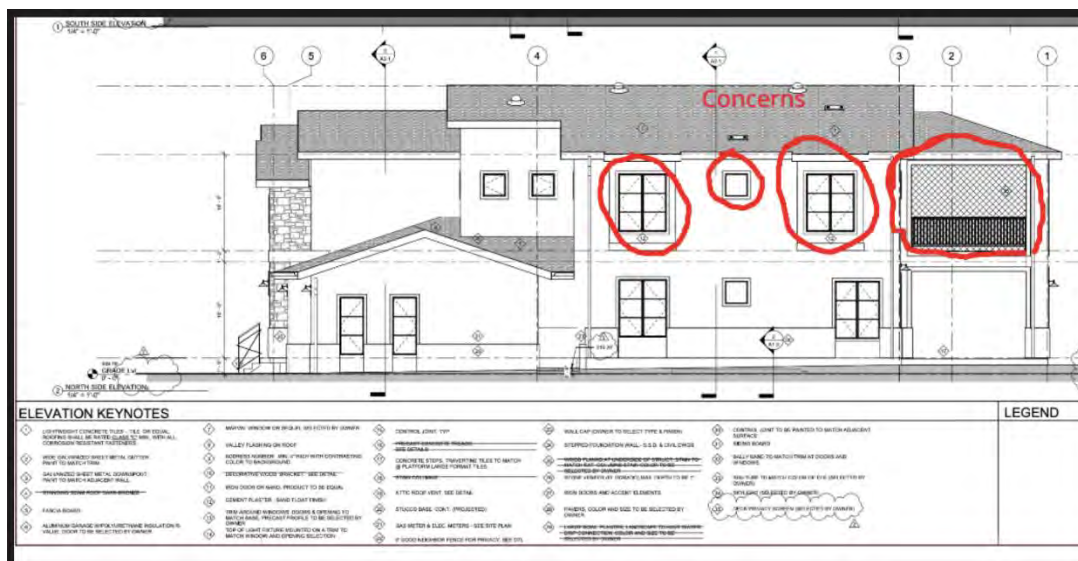
**From:** [REDACTED]  
**Sent:** Wednesday, May 1, 2024 8:23 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Concerns Regarding Construction Project at 15411 National Avenue, Los Gatos

[EXTERNAL SENDER]

Hi Erin,

I hope this email finds you well. I am writing to formally express my concerns regarding the construction project at 15411 National Avenue, Los Gatos.

Upon reviewing the architectural plans for the project, I noticed that the placement of windows and balcony on the second floor directly overlooks my master bedroom and master bathroom. As a result, my family's privacy is significantly compromised by this design.



Concerns marked in red

I have attempted to address this matter directly with the applicants, but unfortunately, I have not received a response to my previous communication. I reached out to them via email on 9th April, 2024 (attached email PDF), outlining my concerns and expressing my willingness to discuss potential adjustments to the design to mitigate the privacy implications for my family. However, I have not received any acknowledgement or response from them.

I believe that open communication and mutual consideration are essential in addressing neighborhood concerns and ensuring positive outcomes for all parties involved. Therefore, I am providing this email as part of the public comment for the project file and public hearing, as requested by your office.

I am hopeful that this email will prompt the applicant's team to engage in constructive dialogue to find a mutually satisfactory solution that respects the rights and privacy of both parties.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

[REDACTED]  
[REDACTED], Los Gatos – 95032





## Respectful Request Regarding Privacy Concerns

9 April 2024 at 05:34

Hi Ramya and Venkat,

I hope this email finds you well. I am writing to you with a matter of mutual consideration and respect in mind regarding the construction plans for your upcoming house.

While I understand the excitement and importance of your new project, I wanted to raise a concern that directly impacts my family's privacy. Upon reviewing the architectural plans, I noticed that the placement of windows and balcony on the second floor directly overlooks my master bedroom and master bathroom. As you can imagine, this prospect raises some privacy concerns for us.

I believe that open communication is key to maintaining positive relationships within our neighborhood, which is why I wanted to bring this matter to your attention early on. I am hopeful that we can find an amicable solution that addresses both our needs and respects each other's privacy.

Would it be possible to discuss potential adjustments to the design that could mitigate the privacy implications for my family?

I want to emphasize that my intention in reaching out is not to hinder your construction plans but rather to find a mutually satisfactory resolution that respects the rights and privacy of both parties. I am open to discussing this matter further and finding a solution that works for everyone involved.

Thank you for taking the time to consider my concerns. I look forward to hearing from you and discussing this matter further.

Best regards,

Los Gatos - 95032

**From:** LLL <[REDACTED]>  
**Sent:** Monday, May 6, 2024 10:22 PM  
**To:** Erin Walters <EWalters@osgatosca.gov>  
**Cc:** [REDACTED]  
**Subject:** re: APN424-12-40 Architecture site application S-23-033

[EXTERNAL SENDER]

Hello Erin,

We, Valeria Simets and Leo Rabinovich – owners of the property at [REDACTED] (APN 424-12-135) neighboring the parcel APN 424-12-40 have looked at the proposed building development plan site application S-23-033 and are concerned about the 2<sup>nd</sup> story porch overlooking the east side our property. The 2nd story porch is looking directly into our backyard with the family room and bathroom windows impeding on our privacy.

The trees proposed to be planted along the property line to create privacy will take years to mature, and when they do, the drip line will fall onto our property creating lots foliage like the existing oak trees from that property that we have to pay for to trim and constantly clean after. We propose to not build the 2<sup>nd</sup> story porch at all, or if it must be built, completely cover the West and North West facing sides of the porch.

We also propose for the trees to be planted further away from the property line fence so that the drip line is inside the property line of APN 424-12-40.

Thank you for your consideration,

[REDACTED]

Sent from [Mail](#) for Windows



**From** [REDACTED]  
**Sent:** Tuesday, May 7, 2024 10:45 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>  
**Subject:** Privacy Concerns Regarding Construction Project at Backside of [REDACTED] Blackwell., Los Gatos, CA - 95032

[EXTERNAL SENDER]

Dear Erin Walters,

I hope this email finds you well. I am writing to formally express concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032

After examining the architectural plans for the project, my family is

1. Concerned about the privacy due to a big two storied building.  
As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.
2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.
3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward.  
Looking at the situation now, we are concerned about the maintenance.
4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern.  
Another concern about the flying barn roof iron sheets during the storm and not maintaining them.
5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.
6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...  
<https://www.losgatosca.gov/2380/N>  
Development-Plans---15411-National-Avenue-PDF (03/29/2024)



This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,  
Venkat and Sahithi

Ph: [REDACTED]  
[REDACTED] Blackwell., Los Gatos, CA - 95032

— [REDACTED]  
[REDACTED]



**From:** [REDACTED]  
**Sent:** Monday, October 28, 2024 11:34 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** APN424-12-40 Architecture site application S-23-033

[EXTERNAL SENDER]

Helow Erin,

After our first letter, see blow, our neighbors removed a balcony from plans and in our direct conversation promised to remove trees, however

I looked at existing plans and noticed that all trees are still present. If it is a plan to keep them, trees need to be move them from a fence, so all dripping area would be inside neighbor's yard.

Also, we would like to see engineering justification for prosed basement. We have concern that it can affect structural integrity of our house foundation.

Thank you for your consideration,

[REDACTED]

[REDACTED]

**From:** LLL <[REDACTED]>  
**Sent:** Monday, May 6, 2024 10:22 PM  
**To:** [EWalters@losgatosca.gov](mailto:EWalters@losgatosca.gov)  
**Cc:** [REDACTED]  
**Subject:** re: APN424-12-40 Architecture site application S-23-033

Hello Erin,

We, Valeria Simets and Leo Rabinovich – owners of the property at [REDACTED] (APN 424-12-135) neighboring the parcel APN 424-12-40 have looked at the proposed building development plan site application S-23-033 and are concerned about the 2<sup>nd</sup> story porch overlooking the east side our property. The 2nd story porch is looking directly into our backyard with the family room and bathroom windows impeding on our privacy.

The trees proposed to be planted along the property line to create privacy will take years to mature, and when they do, the drip line will fall onto our property creating lots foliage like the existing oak trees from that property that we have to pay for to trim and constantly clean after. We propose to not build the 2<sup>nd</sup> story porch at all, or if it must be built, completely cover the West and North West facing sides of the porch.

We also propose for the trees to be planted further away from the property line fence so that the drip line is inside the property line of APN 424-12-40.

Thank you for your consideration,

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows



**From:** [REDACTED] >

**Sent:** Tuesday, October 29, 2024 9:26 AM

**To:** [REDACTED]

**Cc:** Erin Walters <EWalters@losgatosca.gov>

**Subject:** Re: Privacy Concerns Regarding Construction Project at Backside of [REDACTED] Blackwell., Los Gatos, CA - 95032

[EXTERNAL SENDER]

Dear Erin Walters,

I am writing again to rise our concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032 about the following issues after looking at the plans and letter with my neighbors.

My concern are

1. Privacy trees is a concerns as they are in our property. Rain water is going to drip into my property and it's a concern about the dry leaves(debris).
2. Privacy with the first floor gigantic 2 windows looking directly at my bedrooms is a big concern. We can't have any kind of privacy in backyard with these big windows.
3. We are concerned about the ADU on the plan next to my fence and the space space is very limited.
4. We are concerned about the underground ADU that is on the plan.
5. Overall having this gigantic 3 storied gigandintc structure between us (talking to neighbors also as they are also concerned).

I'm also attaching the pictures after they have this high preview from my bedrooms and backyard.













This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

[Redacted signature]

[REDACTED]  
[REDACTED] Blackwell., Los Gatos, CA - 95032

On May 7, 2024, at 10:44 AM, [REDACTED] > wrote:

Dear Erin Walters,

I hope this email finds you well. I am writing to formally express concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032

After examining the architectural plans for the project, my family is

1. Concerned about the privacy due to a big two storied building.

As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward.

Looking at the situation now, we are concerned about the maintenance.

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern.

Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...

<https://www.losgatosca.gov/2380/N>

Development-Plans---15411-National-Avenue-PDF (03/29/2024)

<image001.png>

This situation gives rise to considerable privacy concerns for my family.



Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED] Blackwell., Los Gatos, CA - 95032

— [REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, October 29, 2024 11:44 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Re: Concerns Regarding Construction Project at 15411 National Avenue, Los Gatos

[EXTERNAL SENDER]

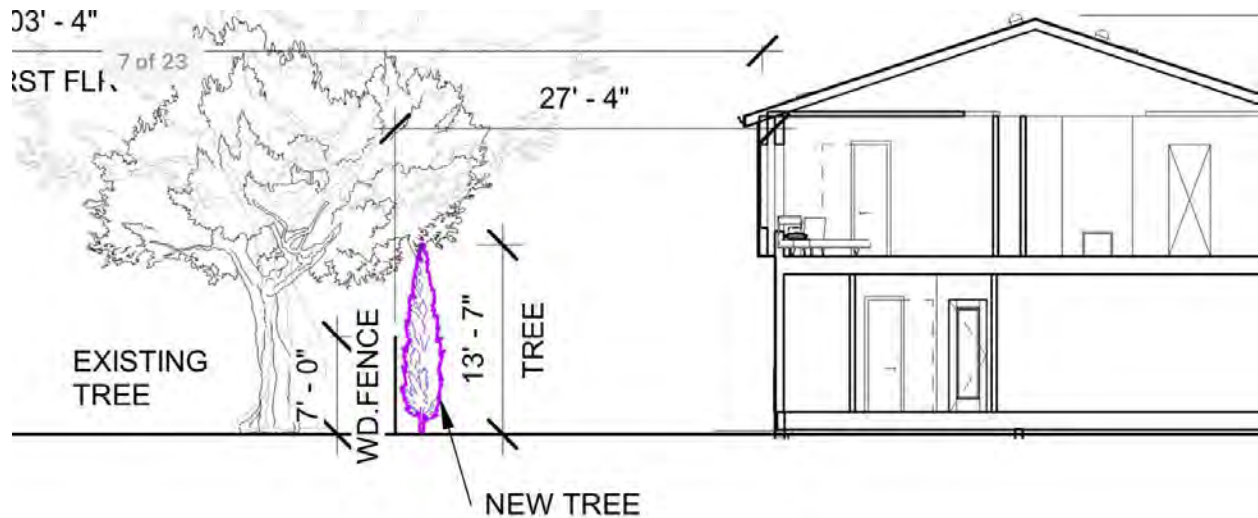
Hi Erin,

I hope you're well. I'm following up regarding my concerns on the construction project at 15411 National Avenue. I appreciate that story poles have been added to help visualize the structure's impact on the surrounding properties. However, after further assessment, I still have several concerns I'd like to raise:

**1. Privacy:** The current design of the second-floor windows, based on the story poles, continues to present a privacy issue. The placement and height of the windows appears to allow direct visibility into my master bedroom, bathroom (particularly the shower area), and backyard. Given the proximity, this remains a significant concern for my family's privacy. Additionally, the proposed new trees do not adequately shield the second-floor view. I've attached a few pictures below from my bathroom to illustrate this issue:







**2. FAR Justification:** The [justification letter](#) for this project refers to a few structures in the area to support the construction of a two-story building with a basement. However, I believe the examples used are not fully comparable. While the letter references Mission Oaks Medical Plaza (15400 National Ave) as an example of nearby multi-story construction, the plaza is a large hospital with a significantly different use case and footprint. The construction project at 15411 National is behind the front lot with no direct relation to the hospital, so quoting it as a basis for building a two-story structure plus a basement doesn't align with the property's context.



**3. Neighborhood Comparisons:** A more fitting comparison is with nearby flag lot properties. For example:

- 15439 National Avenue (Behind Lot): Constructed as a single-story, respecting the privacy of surrounding properties.
- 15461 National Avenue (Lot Facing National Avenue): Constructed as a two-story building, positioned in a more suitable location that aligns with the neighboring two-story medical plaza.

This example demonstrates a balanced approach in terms of height and placement for properties in similar configurations. It would be beneficial if the plans for 15411 National Avenue could similarly consider the neighborhood's layout and aim to maintain harmony in both design and privacy.









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**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 11/13/2024

ITEM NO: 2

ADDENDUM

---

DATE: November 12, 2024

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. **Located at 15411 National Avenue.** APN 424-12-140. Architecture and Site Application S-23-033. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owner: Vyankatesh and Rammy Muddada. Applicant: Jose Rama. Project Planner: Erin Walters.

REMARKS:

Exhibit 13 includes correspondence with neighbors provided by the applicant.

Exhibit 14 includes public comments received between 11:01 a.m., Friday, November 8, 2024, and 11:00 a.m., Tuesday, November 12, 2024.

EXHIBITS:

Previously Received with the November 8, 2024, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Scope of Work
5. Letter of Justification
6. Photographs of Site
7. Consulting Architect's Report
8. Applicant's Response to Consulting Architect
9. Consulting Arborist's Report
10. Applicant's Summary of Neighborhood Outreach
11. Development Plans
12. Public Comments received by 11:00 a.m., Friday, November 8, 2024

PREPARED BY: Erin Walters  
Associate Planner

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Reviewed by: Planning Manager and Community Development Director

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PAGE 2 OF 2

SUBJECT: 15411 National Avenue/S-23-033

DATE: November 12, 2024

Received with this Addendum Report:

13. Applicant's Correspondence with Neighbors

14. Public Comments received by 11:01 a.m., Friday, November 8, 2024, and 11:00 a.m.,  
Tuesday, November 12, 2024

**From:** Ramya Muddada [REDACTED]  
**Sent:** Tuesday, November 12, 2024 9:50 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED] >  
**Subject:** Fw: 15411 Naciona Ave. - Addressing comments received on 10.29.24

[EXTERNAL SENDER]

Additional responses were received from neighbors, and I have also included the response sent to them,  
Best,  
Ramya

----- Forwarded Message -----

**From:** Ramya Muddada [REDACTED]  
**To:** [REDACTED]  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama [REDACTED]  
**Sent:** Monday, November 11, 2024 at 10:46:24 PM PST  
**Subject:** Re: 15411 Naciona Ave. - Addressing comments received on 10.29.24

Hello [REDACTED],

It is sad and disheartening that you are not willing to acknowledge the steps we have already taken and the additional efforts we are making to protect the privacy of our neighbors.

But I want to reiterate the following:

1. We have removed the whole balcony from the back of our property, and there are no windows with a line of sight to our backyard or our neighbors property.
2. The two-story bedroom windows on the north elevation face the Blackwell Drive rear yards, and they will have obscure/frosted glass—which would result in we not having a view of our side yard that would mean we don't have a view to your bathroom either.
3. We are also adding 5 Leyland trees to add more privacy.

And with regards to your shower area:

The only clear view in this photo is an area where our garage roof would be situated.





Lastly - we need not copy/imitate the same design as the other flag lot (please note the design, style, and requirements of the build are two decades old).

But I still want to provide a bit of history on the 15439 National Ave property. The house in the back was first built, and the subdivision was made later. The only space to split was the front, which resulted in a significantly higher FAR than the city's allowed FAR. In my case, we have a property in the front and subdivided the back, where we are proposing a two-story single-family residence.

Hope this helps,

Best,

Ramya

On Saturday, November 9, 2024 at 03:42:28 PM PST, [REDACTED] > wrote:

Hi Ramya,

Thank you for your response. I appreciate your consideration of the privacy concerns. However, I still have some reservations regarding the effectiveness of the giant tree in fully covering the view of my bathroom shower. The suggestion that visibility isn't an issue due to the distance (>100 feet) doesn't entirely address the privacy risk, as visibility remains a concern even with this distance.

Additionally, I believe the comparison to the neighbor's two-story building on Blackwell Drive is not fully aligned with the context of your project. There are notable differences:

1. The neighboring property on Blackwell Drive is not a flagpole lot, whereas your construction is.
2. Their house was constructed before I purchased my current property, and its windows do not directly overlook sensitive areas of my home, like the bathroom shower.

As such, I believe this comparison is less relevant than the example I shared in my previous email. A closer and more appropriate comparison would be with the property at "15439 National Avenue", which, like yours, is a flagpole lot.

I appreciate your understanding and consideration of these points and look forward to working toward a resolution that respects the privacy needs of all parties.

Best regards,

[REDACTED]

On Mon, 4 Nov 2024 at 11:02, Ramya Muddada [REDACTED] wrote:

> Good Morning [REDACTED],

>

> Thank you for the comments/concerns sent to the city, which will be addressed below:

>

> 1. Privacy: The current design of the second-floor windows, based on the story poles, continues to present a privacy issue. The placement and height of the windows appears to allow direct visibility into my master bedroom, bathroom (particularly the shower area), and backyard. Given the proximity, this remains a significant concern for my family's privacy. Additionally, the proposed new trees do not adequately shield the second-floor view. I've attached a few pictures below from my bathroom to illustrate this issue:

>



> Thank you for the picture - which clearly shows that the Oak tree branch obstructs the bedroom window from 15411. The only clear structure visible from your photo is the garage; we have also addressed the privacy concern in the email sent on 07.31.2024

> 1. Removing the balcony from the plans (please see the revised attached plans)

> 2. Adding 5 Leyland trees – Know the best trees to create privacy.

> 3. A privacy layer (blurred windows) covers the window's line of sight (mentioned in the housing development guidelines).

> 4. The giant oak tree will be the best privacy screen.

> 5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

> I also want to add that you have a neighbor with a two-story building with three windows facing your property, and the distance between the windows is less than 20f

>

> 3. Neighborhood Comparisons:

>

> We need not replicate any construction style in the neighborhood as it is not a community-based construction; we have used our neighbors on Blackwell Dr as an example to propose the 2-story (one of them is your neighbor).

>

>

> 4. Tree Placement:

>

> The image on the architectural drawing may not provide an accurate image of the tree; it just shows the placement of the trees. The proposed privacy trees can easily grow in a 4x4 area.

> Adequacy of privacy is also addressed in my first point and on my 07.31.2024 email.

>

> 3. Basement Impact:

>

> The basement/cellar is proposed according to town codes.

>

> Please let me know if you have any additional questions or concerns,

>

> Best,

> Ramya

>

---

**From:** Ramya Muddada <[REDACTED]>  
**Sent:** Tuesday, November 12, 2024 12:42 AM  
**To:** [REDACTED]  
**Cc:** Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]; Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Hello [REDACTED],

Unfortunately, you are unwilling to acknowledge the steps and additional efforts we have taken to protect our neighbors' privacy.

But I want to reiterate the following:

1. We have removed the whole balcony from the back of our property, and there are no windows with a line of sight to our backyard or neighbor's property.
2. The two-story bedroom windows on the north elevation face the Blackwell Drive rear yards, and they will have obscure/frosted glass.

This would result in us not having a view of our side yard, which would mean we don't have a view of your bedrooms either.

3. We are also adding 5 Leyland trees to add more privacy.

Best,

Ramya

On Thursday, November 7, 2024 at 04:16:43 PM PST, [REDACTED] > wrote:

Hi Ramya,

The concerns we raised with the city and also we are asking the city and you about the same concerns.



You are saying in this email, the privacy or other concerns we mentioned to the city are not going to resolve.

We will ask during the city hall meeting on Nov. 13th and see what city is going to say.

Privacy, Hazard from the trees, Building such a huge structure inside in the backyard very risky.

Thanks

— [REDACTED]

On Nov 5, 2024, at 8:45 PM, Ramya Muddada [REDACTED] wrote:

Hi [REDACTED]

This email addresses the concerns/comments sent to the city on 10.29.24

The image on the architectural drawing may not provide an accurate picture of the tree; it just shows the placement of the trees. The proposed privacy trees can easily grow in a 4x4 area and will grow within our property line; said that the photos you shared show plants near the fence. Will you also ensure the drip line of those plants, when grown, is within your property

Our first-floor windows shouldn't be a concern due to the fence. Still, I think you meant 2nd floor - The two windows combined on our property are smaller than the combined two windows on your home; even though you have more windows than us,

However, we've ensured we provide additional privacy, which was addressed in my 07.31.24 email. I am also repeating them below

1. Removing the balcony from the plans.
2. Adding five non-deciduous trees – Know the best trees to create privacy (less debry as they are non-deciduous trees)
3. A privacy layer (blurred windows) covers the window's line of sight (mentioned in the housing development guidelines).
4. The current giant oak tree will be the best privacy screen.

5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.

I would like to point out that one of your neighbors, who is also two-story, has a clear view of your bedrooms and backyard through their side window, which is less than 20 feet in distance.

So, as you know, ADUs are not part of this application.

Again, I think you meant two-story and not three. I also want to point out that our property is just a little over 500 sqft larger than your property, which doesn't qualify as gigantic.

Please let me know if you have any additional questions or concerns.

Best,

Ramya

On Wednesday, July 31, 2024 at 01:49:03 PM PDT, Ramya Muddada [REDACTED] wrote:

Hello [REDACTED]

After reviewing all the neighbors' comments and concerns, we have decided to take more steps to mitigate the privacy concerns.

Below are all the things done/available to address the privacy concerns of the neighbors about the two windows and balcony:

1. Removing the balcony from the plans (please see the revised attached plans)
2. Adding 5 Leyland trees – Know the best trees to create privacy.
3. Privacy layer to cover the line of sight of the window (mentioned in the housing development guidelines).
4. The current oak tree will be trimmed and will be the best privacy screen even after the trim.
5. The distance between windows (yours and proposed) is over 100ft, which should be considered while discussing privacy.



Please let me know if you have any more questions or concerns,

Best,

Ramya

On Sunday, May 12, 2024 at 02:48:07 PM PDT, Ramya Muddada <[REDACTED]> wrote:

Hello [REDACTED]

Thank you for the comments sent to the planning, we take privacy concerns of 15411 and all immediate neighborhood very seriously as mentioned on the email sent to you early morning of May 7th,

Below are the responses to the comments sent (**bold**):

1. Concerned about the privacy due to a big two storied building. As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

***We are mitigating the privacy concern by planting 3-4 Leyland trees which are commonly used to create privacy, this would cover all of the view from the 2 windows you see in the plan- These are evergreen trees with minimal maintenance, in addition to the Leyland trees we are going put privacy layer to cover line of sight of the window please see the attached (please note this reference only not exact). I would also bring to your attention that the proposed structure of 15411 is similar to your two storied structure, but due to the placement of site location the house might look big.***

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

***All most all the mountain viewing is obstructed by the tree in your backyard or trees on my other side of my property and with regards to claustrophobic - your neighboring house which is of same height as***

***yours's much closer to you (appro.10ft) then 15411 structure (over 80ft in distance from your structure to the purposed structure).***

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward. Looking at the situation now, we are concerned about the maintenance.

***As mentioned in my previous email and above Leyland trees are evergreen trees with minimal maintenance, and as we are going to be living on that property, we would be maintaining the Leyland trees. With regards to balcony - 80 % of the view from balcony will be blocked by the huge oak tree we share in the back yard and then for the remaining % we are going to install privacy screen on the balcony mentioned in my previous email. (please see the attached for the balcony screening)***

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern. Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

***As we are proposing to build a beautiful house replacing all the sheds there wouldn't be any flying barns roofs - this proposal would improve/enhance the neighborhood and also increase the value of the properties in the immediate neighborhood, with regards to bobcats and snakes - was the animal control called as this is first time I am hearing about it, please let me know immediately when you see any sighting of either bobcats or snakes as we all have kids and pets and need immediate attention, but all of this wouldn't be problem once the purposed plan comes to fruition results.***

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

***This shouldn't be a concern - as you and I are working on getting a new fence on a different email, the only request I had made was that we trim the Oak tree we share first.***

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...This situation gives rise to considerable privacy concerns for my family.

***Addressed on Comment # 3.***



— [REDACTED]

[REDACTED]

November 12, 2024

Town Planning Division

Ms. Erin Walters  
110 E. Main Street  
Los Gatos, CA 95030

Subject: Objection to Building Proposal at **15411 National Avenue**

Dear Members of the Town Planning Division,

We are writing to formally express our strong objection to the proposed building plans for the flag lot located at 15411 National Avenue. As adjacent neighbors, we are deeply concerned about the scale, mass, and bulky design of the proposed structure, which we believe is out of character with the surrounding neighborhood. After careful consideration of the plans, we feel that this proposal is not only inappropriate for the area, but that it will have negative and long-lasting consequences on the quality of life, as well as property values, views, and privacy, for those of us who live in close proximity to the site.

First and foremost, the proposed three-level, sprawling building is far too large and voluminous in relation to the surrounding homes, specially given that it is located in a rear/flag lot in the middle of a city block. The sheer mass and positioning of the structure, towering over our backyards, as well as the blunt design will overshadow neighboring properties, creating an unharmonious and unbalanced feeling. This level of bulk is neither consistent with the existing homes nor appropriate for the size and position of the flag lot.

In addition, the immense size and the flag lot positioning of the proposed building will block sunlight from neighboring yards, creating shadows and darkening what were once sunny spaces enjoyed on a daily basis by adjacent families.

Moreover, the scale of the project will likely lead to undue increased noise and disruption after its construction, which will negatively impact the peaceful and residential nature of the area. The excessive size of the building and the stated intent to build multiple dwelling structures in the same flag lot as well as the adjacent one on the front of the property is likely to result in much higher traffic volume, disrupting the balance of the neighborhood. In evaluating the size of the proposed single family residence, it is important to factor all the proposed dwellings

The fact that this proposed house is in the middle of the city block, makes its enormous size clash with the surrounding area, but even if it were on the street, it would still be too massive, bulky and not in line with the rest of the residential neighborhood.

Additionally, the proposal does not adequately address important concerns about privacy, light and landscaping for neighboring properties. More specific concerns about this as well as proposed solutions are included in separate, individual letters from each of the neighboring property owners listed below.



Another critical concern is the potential decrease in property values. With such an out-of-scale development in such close proximity overlooking all our backyards, we fear that the alteration of the neighborhood's character will make our properties less attractive to future buyers. Homes of this size, especially when they disrupt the overall harmony of the area, tend to have a detrimental effect on surrounding property values.

We kindly ask that you carefully consider the above concerns and that you take into account the potential adverse impact this proposal could have on the character, environment, and quality of life of our harmonious community. We strongly believe that the applicants need to scale back the design to something more appropriate for the neighborhood.

Thank you for your time and consideration.

Sincerely,

Concerned neighbors at

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

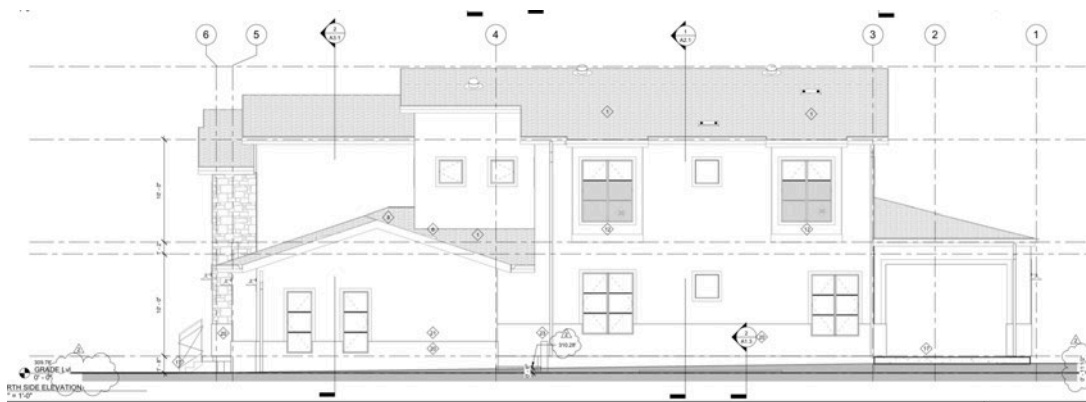
Ms. Erin M. Walters  
Los Gatos Community Development Department

Dear Ms. Walters,

As the owners of the property located at [REDACTED] in Los Gatos, we are writing to you to express our various concerns about the current application and intent to build on the flag lot at 15411 National Avenue, Los Gatos.

**1) Size and position of the proposed structure:** We believe the proposed structure's large massing and bulky style does not harmonize with the other houses in the neighborhood surround it, including ours, especially given its position in the flag lot, in the middle of the city block. The very large size of the side of the structure facing NNW into our property (see Fig.1 below) is not shown in the provided 3D views (see Fig.2) but it can be appreciated better by the (sagging) story poles. Decreasing the size of the structure to achieve a massing which is more harmonious with all the single-family houses surrounding it (see Fig.) is our first suggestion. We feel it is important to note that this flag lot at 15411 National Avenue is a recent subdivision created in 2020 from the lot at 15415 National Avenue by the applicants, who now own both (sub)lots. We believe the size of the original lot at 15415 National Avenue (before the subdivision) would have been more adequate for the dimensions of the proposed structure and the intended additional structures (ADUs) to be built to form a multi-dwelling complex, and it would have allowed for greater flexibility in their positioning to alleviate our privacy concerns (see section #2 below).

Note also in Figure that the hospital building located at 15400 National Ave is completely outside the view from any of the surrounding houses and thus does not contribute to the area around this flag lot, contrary to one of the arguments in the project approval request in favor of such a large structure.



*Figure 1 – Side of the house facing NNW into our property*





*Figure 2 – 3D views of the proposed house (NNW-facing side not shown)*



*Figure 6 – Aerial view of all the single-family houses around the proposed house. General area. Lot not precise.*

**2) Privacy concerns:** The proposed three level structure raises serious various privacy concerns for us. Our houses face back. Since it is positioned in the center of the city block and given its very large size, it has numerous windows on its second and first floors facing our backyard, with direct visibility into three of our bedrooms and other outdoor and lower-level indoor living areas (family room). Additionally, we are concerned that the privacy concerns will worsen in the future due to the owners' stated intent of converting their flag lot into a multi-dwelling complex by subsequently adding (at least) two ADUs. The numerous windows facing upper- and lower-level indoor living spaces in our property in the proposed design correspond to two upstairs bedrooms, one upstairs bathroom, an upstairs storage room, and the downstairs garage, as shown in Figure 7.

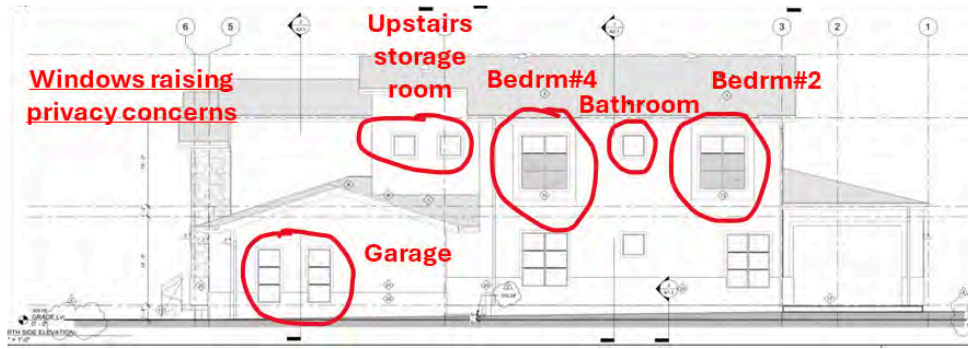
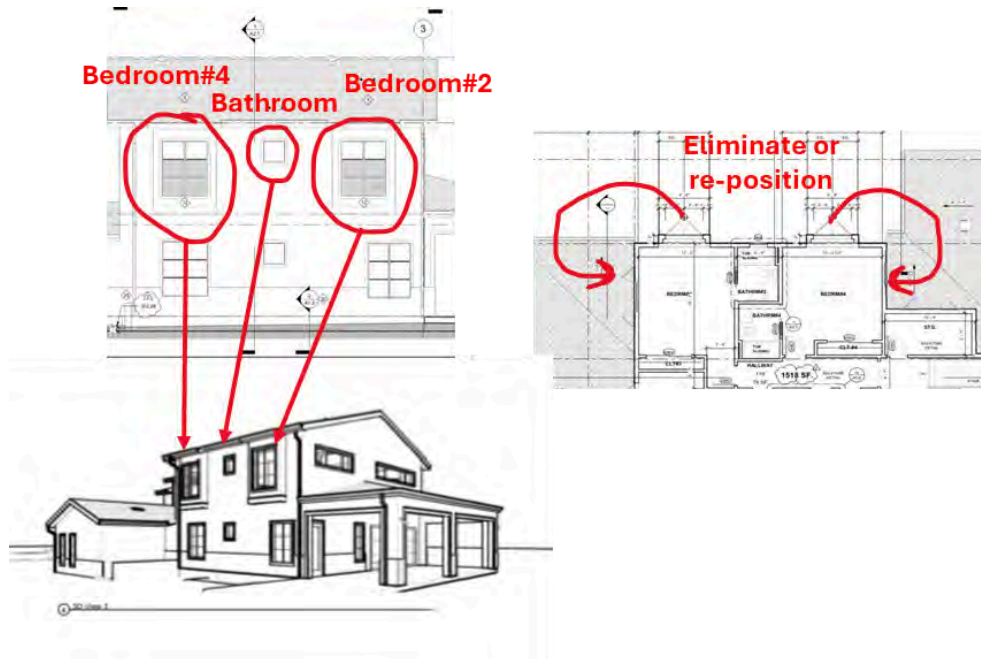


Figure 7 – Windows in the structure raising privacy concerns

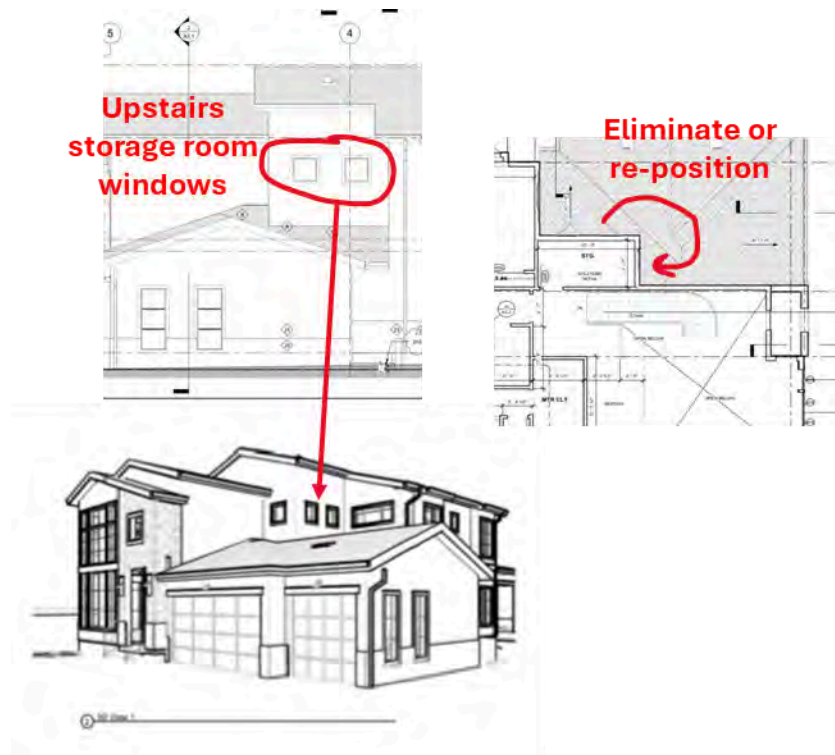
The most optimum solution to address our privacy concerns would be to move Bedrooms #2 and #4 to the downstairs space directly below, currently shown as a “guest room” and as a very large “garage storage room.” This would also decrease the size of the upstairs level and partially address our strong concerns about the size and massing of the structure described in section #1 above. Alternatively, these windows could either be eliminated or re-positioned. The details of our privacy concerns are as follows:

- A. The windows in Bedroom #2, Bedroom #4, and the upstairs bathroom currently facing NNW have a direct line of sight into our master bedroom & bathroom upstairs, our bedroom upstairs, our bedroom downstairs, and our kitchen/family room.

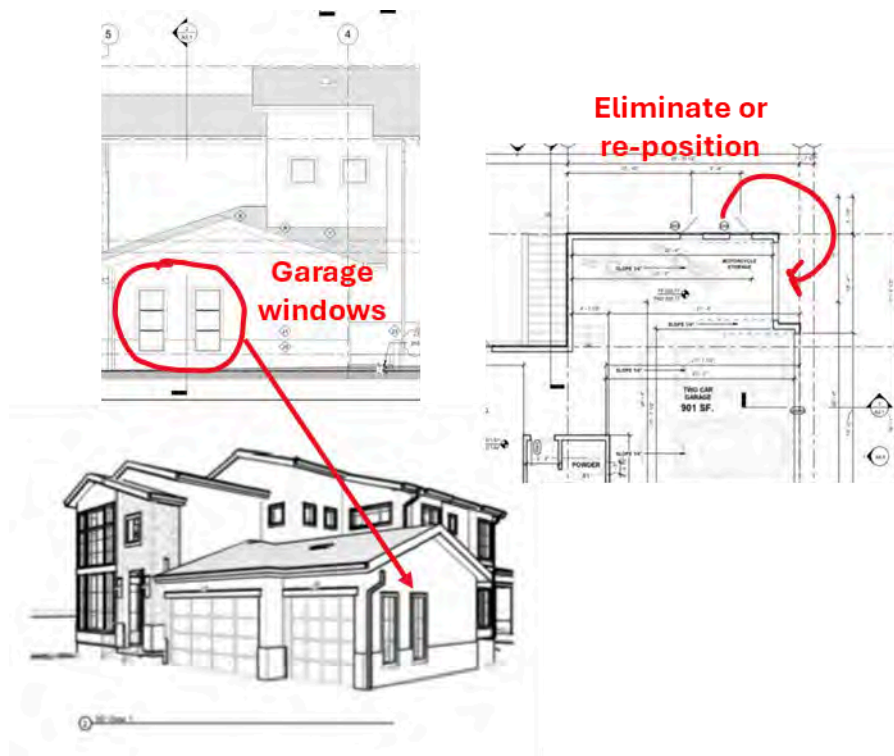


- B. The two windows facing NNW in the upstairs Storage Room have a direct line of sight into our master bedroom & bathroom upstairs, our bedroom upstairs, our bedroom downstairs, and our kitchen/family room.





- C. The two windows currently facing NNW in the garage downstairs have a direct line of sight into our bedroom downstairs, and our kitchen/family room.



**3) New trees:** The current application shows the intent to plant privacy trees along the fence facing the property at [REDACTED], but not facing our property at [REDACTED]. Additionally, note that the drawing included on the application shown in Figure 8 below is erroneous since it shows our [REDACTED] property with “existing trees,” although we currently have no trees in our backyard. We request that privacy trees of the appropriate type and height be added to the applicant’s side of the lot, with their drip lines fully on their property and thus with no maintenance requirements for us. Such trees should be high enough to address privacy concerns, but not too high in order to minimize blocking sunlight into our backyard. We would like to ensure that the location and the type of these privacy trees be enforceable, regardless of any future application for an additional ADU, which is the applicant’s stated intent. Additionally, we would like to ensure that the maintenance of such trees by our neighbors be consistent and enforceable, given some concerns raised by past interactions while repairing our common fence and the generally poor state of maintenance by the current owners of the former structures on the flag lot (see Fig. 9).

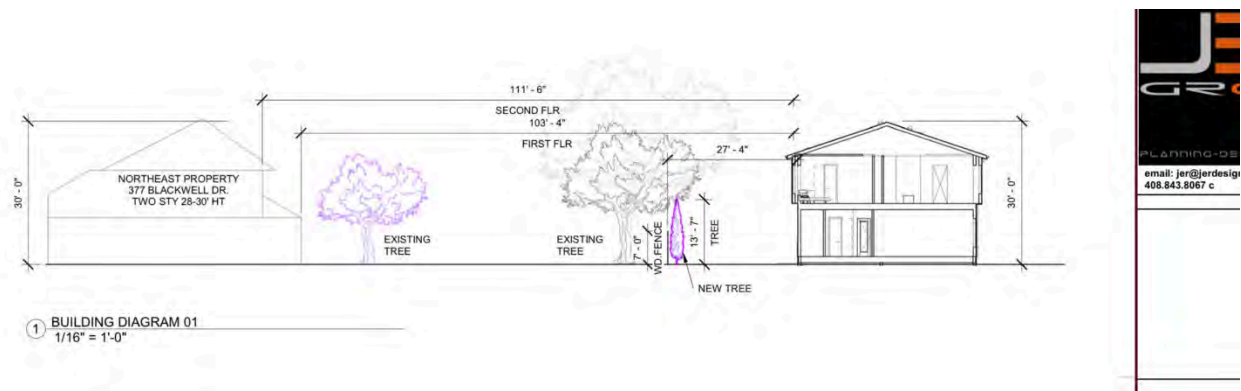


Figure 8 – Drawing erroneously showing existing trees on our property at [REDACTED]



Figure 9 – View of the prior structures at 15411 National Avenue from our master bedroom (photo taken in May 2024, showing unrepaired storm damage on the roof from February 2024)



We thank you for your attention to this matter and are available to provide any further information or clarification.

Best regards,

Christian Urricariet and Hellen Martinez-Visbal

[REDACTED]

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A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Steve Raspe, Chair Emily Thomas, Vice Chair Jeffrey Barnett Susan Burnett Melanie Hanssen
Town Manager:	Chris Constantin
Community Development Director:	Joel Paulson
Town Attorney:	Gabrielle Whelan
Transcribed by:	Vicki L. Blandin (619) 541-3405



1  
2 P R O C E E D I N G S:

3  
4 CHAIR RASPE: We'll now move to the Public  
5 Hearings portion of the agenda, and we have a number of  
6 items tonight.

7 The first item is Item #2, requesting approval  
8 for construction of a single-family residence and site  
9 improvements requiring a Grading Permit on a vacant  
10 property zoned R-1:8, located at 15411 National Avenue, APN  
11 424-12-140, Architect and Site Application S-23-033.  
12 Categorically exempt pursuant to CEQA Guidelines 15303 for  
13 New Construction. Property owner Vyankatesh and Rammy  
14 Muddada, and Applicant is Jose Rama.

15  
16 First by a show of hands, Commissioners, can I  
17 see those who have visited the property? Thank you, and are  
18 there any disclosures this evening? Seeing none, Ms.  
19 Walters, I believe you have a Staff Report for us.

20 ERIN WALTERS: Good evening, Planning  
21 Commissioners. The project before you this evening proposes  
22 a two-story, single-family home on a vacant rear flag lot  
23 located at 15411 National Avenue. The site is approximately  
24 1,300 square feet. The site is located in a transitional  
25 neighborhood along National Avenue. Single-family

1 residential development surrounds the property with a  
2 combination of one- and two-story homes. Office and multi-  
3 family development is located across the street along  
4 National Avenue.

5           The proposed single-family residence is  
6 approximately 3,240 square feet and has a 901 square foot  
7 three-car garage. The proposed residence and garage meet  
8 the maximum allowable square footage and the maximum  
9 allowable floor area ratio per Town Code.

10           The proposed project would result in the largest  
11 residence in the immediate neighborhood by 511 square feet.  
12 The proposed garage would result in the largest garage in  
13 the immediate neighborhood by 124 square feet. The  
14 Applicant has provided justification for being the largest  
15 in the immediate neighborhood, and that can be found in  
16 Exhibit 5.

17           The proposed residence does meet all required  
18 setbacks, height, lot coverage, and parking requirements  
19 for the zone.

20           The project was reviewed by the Town's consulting  
21 architect who provided eight different recommendations. The  
22 Applicant responded to all the recommendations through  
23 design revisions, with the exception of meeting two  
24 recommendations, which was Recommendation #1 and #5. The  
25



1 Applicant has provided justification for not meeting those  
2 two recommendations in Exhibit 5.

3           The property owners have been in communication  
4 with the surrounding neighbors regarding this project, and  
5 a summary of their outreach can be found in Exhibit 10.

6           Neighbors have provided public comment and raised  
7 concerns regarding neighborhood compatibility, privacy, and  
8 landscaping, and that can be found in Exhibit 12.

9           To address the neighbors' concerns and address  
10 the consulting architect's recommendations the Applicant  
11 modified the project by reducing the second-floor massing,  
12 removing the second-story rear balcony, using obscured  
13 glass on the two-story bedroom windows facing the Blackwell  
14 Drive rear yards, proposing to plant evergreen trees for  
15 privacy screening, and providing large setbacks between the  
16 subject property and the existing two-story rear elevation  
17 along the Blackwell rear yard properties.

18           Development plans can be found in Exhibit 11, and  
19 then yesterday Planning Commission did receive an addendum  
20 report that had additional public comment.

21           Staff recommends denial of the project based on  
22 the concerns related to size, neighborhood compatibility,  
23 and consistency with the Residential Design Guidelines.

24           However, if Planning Commission is able to make the  
25

1 required findings for approval, the findings can be found  
2 in Exhibit 2.

3 This concludes the Staffs report and Planning  
4 Staff as well as Public Works Staff is available for  
5 questions.

6 CHAIR RASPE: Thank you, Ms. Walters. Commission,  
7 any members have questions for Staff, either Ms. Walters or  
8 any other members? Commissioner Burnett.

9 COMMISSIONER BURNETT: Yes, I do have a question.  
10 The response from the Applicant regarding the response to  
11 our architect's Recommendation #4, my reading is that he  
12 did not want to extend the main roof form over the bay  
13 windows. I don't see that on the revised front elevation.  
14

15 ERIN WALTERS: Through the Chair, is it #4?

16 COMMISSIONER BURNETT: Yes. Well, it's Exhibit 8,  
17 and I'm talking about #4. It was the response from our  
18 architect's suggestion, and I don't see that in his revised  
19 front elevation.

20 ERIN WALTERS: Number Four says extend the main  
21 roof form over the bay windows on the side elevations.

22 COMMISSIONER BURNETT: Correct.

23 ERIN WALTERS: So, I think the Exhibit that is  
24 right above #4 is showing the front elevation, but the  
25 Applicant did respond to modifying the bay windows along



1 the side elevations. The elevation that is shown underneath  
2 #8 shows that. The south side elevation, and the north side  
3 elevation as well.

4 COMMISSIONER BURNETT: Okay, thank you.

5 CHAIR RASPE: Thank you. Any other questions for  
6 Staff? Seeing none, I believe the Applicant this evening  
7 is represented by their architect, Jose Rama. Mr. Rama, if  
8 you would approach the podium, and you have up to five  
9 minutes to speak on behalf of the entire team.

10 JOSE RAMA: My name is Jose Rama; I represent JER  
11 Design Group. I'm going to share my five minutes with the  
12 ownership.

13 Just echoing Erin's communication basically. We  
14 are following all the design guidelines with the exception  
15 of the belly band. That would be interrupting the  
16 surrounding of the perimeter of the building. It is a  
17 breakup element that we are providing by just having the  
18 roofline hitting the wall, and by having that belly band it  
19 would interrupt the actual aesthetic of the design.

20 The front aspect of the house is very  
21 straightforward. (Inaudible) accent wall accommodated by  
22 stone. Commissioner Burnett, regarding that overhang on the  
23 bay area, we implemented that into that set. We also  
24 changed the standing seam element to just straightforward  
25

1 architectural shingles. Basically, those two elements were  
2 very minor. We did one of them. The other one is the belly  
3 band that is interruption.

4           Regarding massing of the requirements of the Town  
5 of Los Gatos, we meet those requirements. The formula is  
6 pretty clear. We are actually less than 23 square feet of  
7 the total sum of the maximum requirements.

8           We did follow all the requirements that are  
9 implementing into the design guidelines regarding height,  
10 density, setbacks; there is no exception to that at all.

11           The garage itself, it's 901 as per the Los Gatos  
12 requirement.

13           Regarding the density overall on the formula, we  
14 are following a guideline, and the formula is pretty clear.  
15 You follow the guidelines, you give that formula, and we  
16 implement that into the set of plans.

17           There is another tier in your sheet on Design  
18 Guideline #12, sheet #12. Refer to sheet #11 as well, that  
19 because of the fact that we have an old, outdated design  
20 guideline narrative, direction of the design guidelines in  
21 general is a little bit outdated. Some of those homes on  
22 adjacent properties are 30 years old. I don't know if they  
23 have followed that formula or limited themselves to build  
24 to a much smaller density within the site itself.  
25

1           The formula is pretty clear. The smaller the  
2 property, the bigger the house. Using the formula in our  
3 sense, the bigger the site, the smaller the house. It  
4 should actually be the opposite of that. Just FYI on that.

5           Now I'm going to give it to the ownership to  
6 discuss a little bit further in detail.

7           CHAIR RASPE: Yes, if you could approach the  
8 podium and state your name for the record, and you'll have  
9 about one-and-one-half minutes.

10          RAMMY MUDDADA: (Inaudible) increased time?

11          CHAIR RASPE: No, but we can ask you questions if  
12 we need to, and at the end there is an opportunity after  
13 the public speaks for you to speak. Thank you.

14          RAMMY MUDDADA: Good evening, Chair,  
15 Councilmembers, and Staff. Thank you for the opportunity to  
16 present my case. I have shared a PowerPoint if (inaudible)  
17 that would be great. But I'll start my (inaudible).

18          This is a single-family, two-story (inaudible)  
19 sophisticated (inaudible) design and it (inaudible). I  
20 think it's beautiful. It's a transitional home, so please  
21 keep in mind (inaudible) and we are surrounded by--like my  
22 architect said--office buildings, different setbacks,  
23 different styles of homes and everything.  
24  
25



1           We are also saying that yes, we are the largest,  
2 but please keep in mind that as the family grows, we need a  
3 larger space. Me and my husband come from a multi-  
4 generational style of living, and we have our in-laws  
5 coming in to stay with us. We think our kids will stay  
6 longer with us, so we have accommodated that into the  
7 house. That is one of the points I would like to bring in.

8           CHAIR RASPE: Thank you. As you can see, the time  
9 goes quickly, so we apologize for that. But please don't  
10 sit. Commission members, any questions for the Applicant?  
11 Yes, Commissioner Barnett.

12           COMMISSIONER BARNETT: Your architect referred to  
13 a reluctance to change the entry, which was objected to by  
14 Mr. Cannon, the consulting architect, and also the belly  
15 band. Can you explain why that's important to you?

16           RAMMY MUDDADA: Belly band, I'm sorry to say, it  
17 doesn't fit with the design. If you see the design, the  
18 belly band around it, because of the bay windows it doesn't  
19 jibe with the design; that's why we don't want it.

20           But we also provide an example that Los Gatos did  
21 approve homes without belly bands. The most recent  
22 construction was on 16030 Escobar Avenue; even that doesn't  
23 have a belly band. And not just that, my neighbor's home  
24 that is two stories has stucco and doesn't have a belly  
25

1 band. I have multiple examples to say Los Gatos did approve  
2 two-story structures without belly bands, and because my  
3 design doesn't look good, that's why I am hoping for that.

4 And with regard to your first question where you  
5 said we did not comply, I don't have the Exhibit in front  
6 of me, but if you see the comparisons, we did change the  
7 tower. We had a huge tower in front of the entryway and we  
8 actually reduced it massively and blended it in it make  
9 sure the whole front is a plain one structure and not  
10 sticking out like a huge tower. So, we did implement it; we  
11 did not implement it fully.

12  
13 COMMISSIONER BARNETT: Thank you so much for your  
14 comments.

15 CHAIR RASPE: Commissioner Hanssen.

16 COMMISSIONER HANSSEN: You were talking about the  
17 tower, and I wanted to go to your point about the belly  
18 band thing as well. Have you and you architect read our  
19 Residential Design Guidelines?

20 RAMMY MUDDADA: Yes, we did.

21 COMMISSIONER HANSSEN: I'll first talk about the  
22 size. I don't know if you saw the statement in there that  
23 the maximum FAR is not a goal, it's a maximum for a reason,  
24 and while you're not exceeding it, it is also not a goal to  
25 become the largest house in the neighborhood. I know that

1 you weren't purposely trying that and you're trying to  
2 build a multi-generational home for your family, but not  
3 every lot is well suited to being that kind of home. I'm  
4 glad you've read the design guidelines, but that's one of  
5 the reasons that this has come to the Planning Commission,  
6 that if it's a compelling kind of thing that you have to  
7 give a good explanation for it.

8           As far as the tower is concerned, if I heard your  
9 response to Commissioner Barnett correctly, you have  
10 modified the design since the consulting architect.

11           RAMMY MUDDADA: Yes.

12           COMMISSIONER HANSSEN: And the picture that you  
13 showed here is the revision of that?

14           RAMMY MUDDADA: That's the one. Before, it was a  
15 huge one, I mean literally huge, sticking out; it is  
16 classified as a tower. This one, I would say, cannot be  
17 classified as a tower because it's just blending in, but  
18 the main structure before the corrected one was sticking  
19 out and it was a tower.

20           COMMISSIONER HANSSEN: So, the response is that  
21 even though it wasn't in your written response to the  
22 consulting architect, you had actually partially addressed  
23 your point.  
24  
25



1           RAMMY MUDDADA: Yes, it is there in the design,  
2 before and after, in that exhibit—I forgot which one—where  
3 it shows the original and revised. The picture clearly  
4 shows that it was a tower first and now it is revised.

5           COMMISSIONER HANSSEN: I was looking at the  
6 response that said that we don't need to deal with that,  
7 because there are other houses in Los Gatos that have that.

8           RAMMY MUDDADA: Yes, that's the example I  
9 provided; I think it was 16419 Shady View Lane. That had a  
10 tower, and we could have kept it but I wanted to blend it  
11 into the house, so we revised it not to have the tower, so  
12 we did revise it.

13           COMMISSIONER HANSSEN: So, even though your  
14 response in our packet indicated otherwise, you did go  
15 ahead and at least partially address it. Okay, thank you.

16           RAMMY MUDDADA: I do want to say more about the  
17 511 square feet which you brought up again. It seems huge,  
18 511 square feet, it seems huge. I know we cannot compare  
19 with the offices in front of my house, which I look at  
20 every day. I mean you guys have visited (inaudible), and  
21 you have seen it; it's right in front of me; it's a huge  
22 structure. There is no telling about it. But, again,  
23 discounting that 511 after two decades, if you see the  
24  
25

1 overall homes, it's a minimum of two decades old home; it's  
2 old homes.

3           Requirements have changed. Even now, I wouldn't  
4 discount it, I'm just laying it out, more of nuclear  
5 families, but in the past decades are staying a lot more  
6 time. The in-laws are coming in to help. It's because of  
7 the economic conditions, it's because of inflation and  
8 everything, and we as parents want to address it ahead. I  
9 have seen my own friends whose kids go to college, come  
10 back, and work from their parents' homes, so I just want to  
11 address that.  
12

13           COMMISSIONER HANSSEN: Thank you for that. I  
14 think you answered my question.

15           CHAIR RASPE: Thank you for those comments.  
16 Commissioners, any other questions for the Applicant? Let  
17 me just ask one quick question. A large portion of this  
18 application addressed privacy issues with the neighbors.  
19 Can you tell me what your current understanding is of the  
20 privacy issues with the neighbors?  
21

22           RAMMY MUDDADA: They say that our windows, not  
23 side windows, are looking into their windows. But I  
24 personally feel we have addressed all their concerns,  
25 because we are frosting the windows.

1           We have addressed multiple things. We had a  
2 balcony before. Our neighbor who lives on Leila Court said  
3 make sure you put privacy trees, make sure the dripline is  
4 inside your space and the dripline doesn't go to their  
5 space, and you are fine. They were okay with a smaller  
6 balcony, but having seen so many questions about the  
7 balcony, we removed it. We didn't even add line of sight  
8 windows for our back side property. That means technically  
9 we don't have a set of windows for our own back yard to  
10 address our neighbor's privacy concerns.

12           Not just that. On our side yard, which is  
13 in the north, we have frosted our windows, which means  
14 frosted our windows for the line of sight. Anything line of  
15 sight, we have frosted it. That means we ourselves don't  
16 have a side yard view either. So, two sides, even though we  
17 could have had windows, we don't line of sight windows, we  
18 don't have a view for back yard and for our side yard.

19           CHAIR RASPE: So, is it fair to say then that you  
20 think you've addressed all the neighbors' privacy concerns  
21 to the best...

22           RAMMY MUDDADA: To the best. And on top of that,  
23 not just that, we are saying we'll put evergreen trees with  
24 dripline in our property. We also said that from our window  
25 to their window is 100 feet distance; that should play into



1 the picture too. I understand you can't say window-to-  
2 window, you have to say side yard, even the yard is 40 feet  
3 away.

4 CHAIR RASPE: I appreciate the insight. I just  
5 wanted to confirm your understanding.

6 RAMMY MUDDADA: If you think I missed anything,  
7 please let me know.

8 CHAIR RASPE: I appreciate that. Commissioner  
9 Barnett.

10 COMMISSIONER BARNETT: I don't want to beat this  
11 to death, but on the issue of the entry height, is it  
12 correct or incorrect that Mr. Cannon reviewed the final  
13 plan where you reduced the tower, removed the tower, but  
14 you still left a large entry?  
15

16 JOSE RAMA: There was a tower as a foyer entry,  
17 double space; it's been entirely reduced. The height that  
18 you see is only 17 feet. There is not much of an entry  
19 anymore, it's just a little, small, just a percent of an  
20 entrance.

21 The stone accommodates the hierarchy portion of  
22 the building itself. There is not even a porch area there.

23 COMMISSIONER BARNETT: But what I'm trying to get  
24 to is with Mr. Cannon's comment, which was adverse to the  
25 entry. Was that in relation to the final plan?

1 JOSE RAMA: Yes, we reduced that. That's been  
2 entirely redefined and revised. There's not a tower there  
3 anymore; that's part of the house.

4 COMMISSIONER BARNETT: I understand about the  
5 tower. But I'm trying to understand if Mr. Cannon's comment  
6 about the entry was made *after* you reduced the size of the  
7 tower.

8 JOSE RAMA: Oh, no. That was in the beginning.

9 COMMISSIONER BARNETT: His comment was related to  
10 the tower?  
11

12 JOSE RAMA: Yes, sir.

13 COMMISSIONER BARNETT: And not the revision?

14 JOSE RAMA: No, sir.

15 COMMISSIONER BARNETT: Okay, thank you.

16 CHAIR RASPE: Thank you. Commissioner Burnett.

17 COMMISSIONER BURNETT: Yes, thank you. When you  
18 purchased this property, being a flag lot adds a lot, there  
19 are a lot of issues connected with that. Did you look at  
20 other flag lot properties in the area? I did, and I noticed  
21 that those homes that were built on the flag lots blended  
22 in with the present neighborhood much better, where your  
23 project is in the very middle of a block, so many different  
24 homes are affected by its mass and density, and I'm  
25 wondering when you wanted to do this project if you weren't

1 thinking that maybe this would be too large for that flag  
2 lot in the middle of neighborhood, that most of the homes  
3 there are just one story, smaller, so I was just wondering  
4 what your thoughts were?

5 JOSE RAMA: The diagram of the adjacent property  
6 on Blackwell, the secondary perimeter is much wider, like  
7 10', than ours is 36'. We are following the requirements.  
8 The flag lot is a narrow space, because the back becomes  
9 wider. We kept the setback, all the requirements.

10  
11 On the north side on the properly line we have  
12 80'; that's a big number we're discussing here. The width  
13 of the house itself on the first floor, it's 48'. The  
14 second story is only 36' max, and narrows to 20' only, so  
15 we did put that in the equation there. It's a fitted lot,  
16 so we are accommodating the size of the lot: narrow,  
17 elongated.

18 COMMISSIONER BURNETT: Thank you for that.

19 RAMMY MUDDADA: If you don't mind, I want to add  
20 some more context.

21 CHAIR RASPE: Before you do, was your question  
22 answered, Commissioner Burnett?

23 COMMISSIONER BURNETT: Yes.

24 CHAIR RASPE: Okay, then the question has been  
25 answered. Commissioners, any other question for the



1 Applicant? Seeing none, you may be seated, but at the end  
2 you'll have another three minutes opportunity to speak.

3 RAMMY MUDDADA: But if you don't mind.

4 CHAIR RASPE: At the end you'll have three  
5 minutes, please. Thank you.

6 I now open the matter to members of the public  
7 who wish to be heard on this matter. I don't have any  
8 yellow cards from anybody in the chambers, but if there is  
9 somebody in chambers... Yes, I see somebody approaching. If  
10 you could provide Staff with the cards.  
11

12 All right, I have two cards here. The first card  
13 is Helen M. If you would approach the podium, please, and  
14 you'll have three minutes.

15 HELEN MARTINEZ: Good evening, Mr. Chairman. Good  
16 evening, Vice Chair. Good evening, members of the Council,  
17 Staff, members of the public and fellow neighbors.

18 My name is Helen Martinez. I am here as an  
19 adjacent neighbor on the north/northwest side, the  
20 Blackwell side, of the property.

21 I am here also with two other neighbors, present  
22 physically as well as on Zoom, and tonight we want to  
23 discuss four concerns that we have with this proposal.  
24 Ideally, we'll try not to repeat ourselves for everybody's  
25 sake; we'll give it our best shot.

1 I have two posters of the properties I will refer  
2 to in a moment. You have files of these photos in your  
3 packet. Those are the views from my property onto the lot.

4 The four issues that we want to address are the  
5 size of the house, the size of the proposal, the size of  
6 the building. The second is privacy; we all have very  
7 serious concerns about that. The third is landscaping, and  
8 the fourth is maintenance as it relates to the history over  
9 the last seven years with these neighbors.

10 When it comes to the size of the house, yes, this  
11 is a very special location. This would be a beautiful  
12 house, a great house, for another neighborhood, not for the  
13 middle of our back yards.

14 It is a rear lot, and it's not a rear lot that  
15 was purchased as a rear lot, it's a rear lot that was  
16 chosen to be a rear lot. The owners purchased the single  
17 lot that went all the way from National Avenue to Leila  
18 Court. They chose to subdivide this lot, which they have  
19 every right to do.

20 At the time, in October 2020, corridor lots were  
21 not very popular here in Los Gatos, and it was approved  
22 because ideally, as the then-architect, Kurt Anderson, said  
23 in a justification letter as to why this should be  
24 approved, to make sure that the residences that were built,  
25

1 one in the back and one in the front, would match what was  
2 in their neighborhood so that there wouldn't be an overly  
3 large, towering house proposed, and sure enough, that's  
4 what we ended up getting anyway.

5 Our houses that are on the north/northwest have  
6 the special architectural feature that our living areas all  
7 face the back; they all face this property. For two of us  
8 three of the bedrooms face that side, and the areas that  
9 most people use most in their house, our kitchen, family  
10 room, and that downstairs bedroom and area, so it's the  
11 spaces that we occupy the most in our house.

12  
13 CHAIR RASPE: Thank you, your time is up. Before  
14 you sit down though, Commissioners, any questions for this  
15 speaker?

16 COMMISSIONER BARNETT: Do we have a better  
17 representation of the photo, a better location so we can  
18 actually see better. Maybe toward the front? Thanks.

19 CHAIR RASPE: While they're doing that,  
20 Commissioners, any other questions for this speaker? I  
21 think the Vice Chair has a question.

22 VICE CHAIR THOMAS: You said that size is a  
23 concern for you, and privacy, landscaping, and maintenance  
24 over the last seven years, so with regard to the size, can  
25 you explain very concisely what your main concern is?



1           HELEN MARTINEZ: The main concern is that it just  
2 doesn't fit in the area. It doesn't go along. It completely  
3 disrupts the landscape from our homes. It's bulky, it  
4 doesn't blend in, it's massive. Even though there is a  
5 cellar or a basement that's been added of 12 to 700 square  
6 feet, the whole point was to reduce the volume, and you can  
7 see in the picture the size; it just does not blend in at  
8 all.

9  
10           The owners have plenty of space. They have 22,000  
11 square feet, and now they have over 10,000, almost 11,000  
12 square feet of space for their dreams and realization.

13           Our lots are 10,000 square feet and we value  
14 landscaping, we value space. It's okay that they're  
15 prioritizing something else, but it just cannot come at the  
16 cost of our privacy.

17           VICE CHAIR THOMAS: Thank you. So, then your  
18 second point was privacy. Can you just state your main  
19 concern from your specific lot and your ownership, or where  
20 you live? Thank you.

21           HELEN MARTINEZ: Sure. As you can see in the  
22 pictures that are there, we have direct sight line pretty  
23 much from the entire area facing us. Of course, the windows  
24 upstairs that are two proposed bedrooms, that bathroom, and  
25 then they even have a storage room that has windows

1 directly, directly, facing our house, our bedrooms, our  
2 living areas, and even the garage doors on the bottom.  
3 Because our house is at a certain height you have to take a  
4 few steps to get into it and then the fence is lower, you  
5 can completely see, even from downstairs, so those are the  
6 main concerns from our house.

7 VICE CHAIR THOMAS: With regard to those two  
8 things, is there any type of development on this lot that  
9 you would be okay with?

10 HELEN MARTINEZ: Of course. Yes, of course. We've  
11 addressed that there's a very similar lot nearby, but it's  
12 towering, and they have a very unique...

13 VICE CHAIR THOMAS: You answered my question.  
14 Thank you.

15 HELEN MARTINEZ: Oh, sorry.

16 VICE CHAIR THOMAS: And then also your last  
17 concern was landscaping. Can you just state what your  
18 concern with landscaping is?

19 HELEN MARTINEZ: Yes, they have offered some  
20 Leyland Cypress trees. All the neighbors have had serious  
21 issues with the maintenance of trees currently. They are to  
22 be in a 4'x4' area squinched together. First, they don't  
23 resolve all my privacy issues; more trees would be needed.  
24 But specifically, that type of tree, when they're together  
25

1 they're not maintained, which has been a big issue. They're  
2 not kept up. They're a fire danger, and they're going to  
3 overlap over our fence.

4 VICE CHAIR THOMAS: So, what type of landscaping  
5 would you be happy with?

6 HELEN MARTINEZ: We would like different types of  
7 trees that do not grow to be 60' tall that cover more than  
8 the house already requires. And by the way, my son is  
9 allergic to cypress trees, so that also is a concern.

10 VICE CHAIR THOMAS: Okay, great. Thank you.

11 CHAIR RASPE: Thank you. Commissioner Hanssen.

12 COMMISSIONER HANSSEN: Following on our Vice  
13 Chair's line of questions, the Applicant has stated in a  
14 number of responses in our report from Staff about all the  
15 things that they've done to try to address privacy.  
16 Specifically, on your concerns of privacy, if as they have  
17 stated they would have frosted windows on the back and the  
18 side, what would be your additional concern about them  
19 being able to see if they have frosted windows? Is there  
20 something else?

21 HELEN MARTINEZ: Yes. Thank you for the question.  
22 The windows they they're proposing are not the only ones  
23 that directly face my property, it includes the storage  
24 room on the right. But frosted windows have to be  
25



1 maintained. They don't block the entire view, and these  
2 owners have had the opportunity to face towards the street,  
3 the front, to face toward the back. That neighbor has no  
4 second floor, has no windows, there's an attic. They've had  
5 the opportunity to face diagonal. There is a one-story  
6 house, to face the entire span of that very low lot where  
7 there is nothing, to face diagonal towards Leila where  
8 there is a cul de sac and even a basketball court. They've  
9 had all these opportunities to position as much density as  
10 they value, and they've put it directly in front of our  
11 bedrooms, in front of our living area, and in front of our  
12 yards. Frosted windows need to be maintained.

14 I've wrestled with how much to share in writing  
15 or even in presentation with the problems that we've had  
16 with maintenance. You can get a sneak peek of that in sheet  
17 A0.8, the pictures on the right. Fences blowing off and  
18 holes being there and not a willingness to resolve that. I  
19 won't bore you with all the details, but it's been  
20 extremely difficult, and this is an experience across the  
21 board with neighbors that in fact didn't even come up  
22 because when we get together, which is regularly. It's a  
23 very harmonious neighborhood, we don't discuss this and it  
24 came up when this proposal came up, so it's a concern to  
25

1 have those windows directly facing us when they had so many  
2 choices.

3           Even in the current design they have choices to  
4 move those windows to the side. It seems that they have  
5 this concern, they're not facing their yard. We invite  
6 them, we encourage them, we would love for them to face  
7 their own back yard or their own front yard and not have  
8 those windows looking over ours. They chose to have a  
9 higher density; they have an intention to add two  
10 additional units. Please don't make our private back yards  
11 where we spend every day with our child, our dog, our  
12 families, be like the public square that the high-density  
13 buildings get to overlook.

15           COMMISSIONER HANSSEN: I think I hear and  
16 understand you. I would like to just go back to the frosted  
17 windows for a moment. In my home—I live in Los Gatos, of  
18 course—we do have one frosted window in the back of our  
19 house in one of the bathrooms, and I don't know why it was  
20 frosted; when we bought the house it was already 20 years  
21 old. It overlooks the deck that's attached to our house. I  
22 can't even see the deck from my frosted window, so I'm just  
23 trying to understand how frosted windows wouldn't do it. I  
24 understand that you would prefer that they have the windows  
25 in other places, but if they can't see you and they had it,

1 say, on the storage area too, I'm still trying to  
2 understand what the concern would be other than you wish  
3 that they had put them in other places.

4 HELEN MARTINEZ: Excellent question. Right now,  
5 they don't have a plan for them to be in that storage area  
6 that directly overlooks... Right now, they don't have a plan  
7 for that, and they don't have a plan for putting it on the  
8 middle bathroom window, so there are two bedrooms upstairs  
9 and a middle window. They have no plan to put it on the  
10 garage windows that for some reason are facing my property,  
11 the garage, when there is all this space.

12 But frosted windows need to be maintained.

13 We also don't know the level of opacity, the  
14 obscurity level. We cannot enforce that; we don't know it.  
15 Big size windows, different size windows from my  
16 understanding—I'm going to reveal that I'm not an architect  
17 or a designer or in any way involved in this—the film  
18 doesn't fully put the edge; there are still areas. It  
19 truly, truly makes us so uncomfortable to have those  
20 windows directly, and not just me and my property, but an  
21 adjacent neighbor, and the neighbor even diagonal to that  
22 who you will hear from.

23 COMMISSIONER HANSSEN: Okay, thank you.



1 CHAIR RASPE: Commissioners, any other questions  
2 for the speaker? Seeing none, thank you so much. Our next  
3 speaker then is Venkat Vonitla (phonetic). You'll have  
4 three minutes, sir.

5 VENKAT VONITLA: My name is Venkat Vonitla and I  
6 have the same concerns as Helen Martinez; I am next to her.  
7 I'm behind the construction.

8  
9 The only concern is privacy. We cannot use the  
10 back yard. The big windows that they are going to have,  
11 it's going to kill us. We cannot go to the back yard with  
12 those windows. They need to do something about those  
13 windows and the privacy.

14 And balcony, they took care of on the side, it's  
15 directly looking towards mine and my neighbor's property.

16 They are saying five trees, but it's not going  
17 to... With the previous history, like a big oak tree and  
18 flying sheets, I don't believe what they are saying like  
19 five trees, we are going to maintain those trees, it's not  
20 going to happen looking at the past history.

21 So, I'm worried about my privacy and that's all I  
22 want to say.

23 CHAIR RASPE: Thank you for those comments.  
24 Before you sit, Commissioner, questions for this speaker?  
25 Commissioner Hanssen.

1 COMMISSIONER HANSSEN: What kind of house would  
2 not affect your privacy?

3 VENKAT VONITLA: I just want to go for being a  
4 family like us, like what we have, not a big house with  
5 multiple families living there, so I just want to have a  
6 single-family, less windows, less construction. It's not  
7 private. Privacy is a big concern.

8 COMMISSIONER HANSSEN: I'm not sure I understand  
9 your comment about multi-family versus single-family. I  
10 mean, the Applicant has made testimony that this is their  
11 extended family living in their home, which I don't know  
12 why that would constitute a multi-family. If you're  
13 referring to the ADUs that are proposed...

14 VENKAT VONITLA: Yes.

15 COMMISSIONER HANSSEN: ...we can say nothing about  
16 those. Every home in Los Gatos and all of California is  
17 entitled to build at least one detached ADU and a Junior  
18 ADU and it is a ministerial permit. They have to comply  
19 with size requirements, but we can say nothing about it;  
20 it's California law, so we can't really take that into  
21 consideration with regard to this house, because everyone  
22 in California can do the same thing and it's law. So, while  
23 I appreciate what you're saying, it's not this family and  
24 they can't change.  
25

1 CHAIR RASPE: Thank you. The Vice Chair has a  
2 question for you, I believe.

3 VICE CHAIR THOMAS: Thank you, and thank you for  
4 that question, and thank you for coming tonight. My  
5 question is just about what additional changes would you be  
6 happy with regarding privacy?

7 VENKAT VONITLA: Single-family, smaller size, not  
8 a huge building, I mean like not (inaudible) construction  
9 (inaudible).  
10

11 VICE CHAIR THOMAS: Okay, thank you.

12 CHAIR RASPE: Thank you. Any other questions for  
13 the speaker? Seeing none, I have no more yellow cards for  
14 speakers this evening, so thank you for those in the  
15 chambers speaking on this matter. Do we have anybody on  
16 Zoom for this matter?

17 DIRECTOR PAULSON: Thank you, Chair. I'm going to  
18 allow "iPad 3" to speak.

19 CHAIR RASPE: iPad 3, if you're speaking on Item  
20 #2, please state your name for the record and you'll have  
21 three minutes to speak.

22 DAVID RATSABONYAH (Phonetic): My name is David  
23 Ratsabonyuh. Good evening, everyone. And good morning to  
24 me; it's 5:00am here.  
25



1 I live at 369 Blackwell Drive, and I'm here to  
2 express my privacy and safety concerns regarding the  
3 construction plans at 15411 National Avenue. I understand  
4 the desire to build, but the current design has significant  
5 issues that I believe could be better addressed.

6 I think firstly, privacy. The second-floor  
7 windows and balcony all look at my master bedroom,  
8 bathroom, shower area, and back yard, creating a direct  
9 sight line into sensitive areas of my home.

10 I think frosted windows or trees have been  
11 proposed as privacy solutions; these may not fully address  
12 my concerns. Frosted windows can still be opened and I  
13 don't know what is the level of obscurity that they have.

14 I respectfully suggest design adjustments like  
15 relocating the windows or using skylights that can prevent  
16 this privacy invasion more (inaudible).

17 I think the second thing I wanted to mention was  
18 like the justification letter that compares this project to  
19 nearby structures, including a large hospital and two-story  
20 building. However, these examples don't reflect the unique  
21 nature of this flag lot. I think one of the Commissioners  
22 pointed that out exactly. A more fitting comparison would  
23 be nearby (inaudible) properties like 15439 National  
24 Avenue, which maintain the neighborhood character by  
25

1 building a single-story structure on its rear lot; that is  
2 what the current neighbors are trying to do.

3 In summary, I am requesting adjustments that  
4 protect my family's privacy and property, while allowing  
5 sensitive development. Thank you for considering these  
6 concerns, and I'm happy to work with the Applicants toward  
7 a more mutually respectful solution. Thank you, folks.

8 CHAIR RASPE: Thank you so much, and before you  
9 disconnect, Commissioners, any questions for this speaker?  
10 Seeing none, thank you, sir.

11 Any other callers on Zoom?

12 DIRECTOR PAULSON: Thank you, Chair. I do not see  
13 any other hands on Zoom.

14 CHAIR RASPE: Thank you so much. Then I'll ask  
15 the Applicant. You have up to three minutes if you wish to  
16 address any of the comments that you've heard today, and at  
17 least from my own perspective, I encourage you to focus on  
18 some of the privacy concerns.

19 JOSE RAMA: Right. Basically, they're talking  
20 about windows. The laundry area has a 2' rear view window  
21 at a height of 8'-6", a peek-a-boo up there to oversee  
22 that. They're not going to be frosted.

23 The two windows that are facing the north  
24 portion, they are egress windows. We are under the  
25

1 requirement of the 5.1 square feet as the minimum we have.  
2 The two bays will be frosted, diffused, they can't see in,  
3 they can't see out, but it is an operable window; it has to  
4 be. The south portion is also (inaudible) window is not  
5 frosted, but it's a height of 8', 6' of seal.

6           Regarding concerns about trees and the  
7 maintenance of the trees, the only tree they have there is  
8 an oak tree that is in great condition that is dividing  
9 that tree on 669 Blackwell Drive; it's in the center of the  
10 property, and they provided a clarification that that tree  
11 has to stay.  
12

13           Also, the owner has retrofit the privacy fence, a  
14 brand-new fence, that was just been installed maybe a  
15 couple of months ago.

16           Regarding the cypress, we are keeping a full  
17 height of 48" box with a full grown of 8-10'. It is a  
18 cypress; they will maintain it. It's within his property.  
19 There is not a dripline.

20           Regarding the cellar, we are under the  
21 requirement, so there is no square footage limitation for a  
22 cellar there. There is a limitation of height, and we are  
23 much lower than what we're supposed to be, so it is not  
24 considered to be a third story.  
25



1           Second, the window facing the north portion on  
2 that cellar, it's much lower. From grade to top it's only  
3 2', so there is not really a concern of privacy there.

4           We could try to see if we could relocate the  
5 windows, but that's the only egress we have. The pitch of  
6 the slope does not clarify a relocation of those windows,  
7 so basically it would be a full redesign.

8           CHAIR RASPE: Thank you, and before you sit down,  
9 Commissioners, any questions? I just have one.

10           I think one of the speakers indicated that a  
11 family member had perhaps an allergy to the proposed trees.  
12 Would you be willing to use alternatives?

13           JOSE RAMA: Of course. Yes, sir.

14           CHAIR RASPE: Okay, thank you so much. Seeing  
15 none, I'll close the public portion of this matter and  
16 invite my fellow commissioners to pose questions of Staff,  
17 of each other, make comments, and/or if appropriate, make a  
18 motion. Commissioner Barnett.

19           COMMISSIONER BARNETT: I have two questions of  
20 Staff.

21           The first question is if this project were  
22 approved a condition could be a covenant for maintenance of  
23 the trees. Could it be imposed or not?

24           ATTORNEY WHELAN: Yes, that would be defensible.

1 COMMISSIONER BARNETT: Okay, thank you. And I  
2 wonder if Staff can comment on the issue of the efficacy of  
3 frosted windows. I know that's been used in the past.

4 ERIN WALTERS: It has been used in the past; it's  
5 actually in our Residential Design Guidelines. We do use  
6 them for conditions like this often.

7 COMMISSIONER BARNETT: Thank you.

8 CHAIR RASPE: Thank you. Vice Chair.

9 VICE CHAIR THOMAS: I have a couple of questions  
10 about the consulting architect's comments.

11  
12 The first recommendation was about the tower, and  
13 we've already discussed that. The architect's actual  
14 comments said, "Specific issues include the following," and  
15 then it notes that it should, "Avoid large and formal  
16 entries unless the norm of nearby homes."

17 I'm sorry, maybe you should come back to me. I  
18 need to find my page again.

19 CHAIR RASPE: Very good, we will come back to  
20 you. Commissioner Hanssen.

21 COMMISSIONER HANSSEN: Also a question for Staff.  
22 On the frosted windows, I was surprised, because I can tell  
23 you I've never done anything in the 22 years of owning my  
24 home to maintain the frosted window that we have. We might  
25 have washed it one time. So, is that a common thing with

1 frosted windows that maybe I'm not aware of that you must  
2 do something special to maintain them so they remain  
3 frosted?

4 ERIN WALTERS: I think there are a couple of ways  
5 to frost a window. One would be with a film which might  
6 deteriorate, as I can (inaudible) my house. However, if the  
7 glass is actually obscure, that's just a pane of glass and  
8 it will not change.

9 COMMISSIONER HANSSEN: So, if we were to specify  
10 that they must have obscured glass, then there wouldn't be  
11 a maintenance issue, is that what I'm hearing?  
12

13 ERIN WALTERS: That's correct.

14 COMMISSIONER HANSSEN: Okay, thank you.

15 CHAIR RASPE: Thank you. Vice Chair, are you  
16 ready?

17 VICE CHAIR THOMAS: Yes. For the design  
18 requirements, basically it says to, "Avoid large and formal  
19 entries unless this is a norm for nearby homes..." and then  
20 it says, "e.g. projecting or under-eave porch." Like it's  
21 best to start with that type of entry. Obviously, this  
22 project, they weren't going back to the start, so they made  
23 an adjustment, and I see how it doesn't comply, but we  
24 don't have our consulting architects go back and look at  
25 the reapplication. I'm just curious what my fellow



1 commissioners think, and if you have any information, Ms.  
2 Walters, about if this was semi-addressed or not in Staff's  
3 opinion.

4 ERIN WALTERS: I can start. It is semi-addressed.  
5 They did modify. Obviously, you can see they modified the  
6 front elevation, the side elevation, and it did modify the  
7 full tower and it is integrated into that front plane.

8 VICE CHAIR THOMAS: Okay, thank you. Then I guess  
9 as a follow-up, when we're saying e.g., these are just  
10 examples of how to change it?

11 ERIN WALTERS: (Nods head yes.)

12 VICE CHAIR THOMAS: Okay, thank you.

13 CHAIR RASPE: Thank you. Commissioner Burnett.

14 COMMISSIONER BURNETT: Yes, thank you. I'm having  
15 problems with this project after reading our architect's  
16 comments that basically it would be not consistent with the  
17 Town's Residential Design Guidelines, basically 3.2.1 and  
18 3.2.2. There were other guidelines that were suggested and  
19 they were followed, but there were some that were not.

20 I feel that basically it does not fit in the  
21 surrounding neighborhood, which is 3.2.1, which is our  
22 design guideline, and I think it's a very important one  
23 being a flag lot and where this home is situated. I mean,  
24  
25

1 it has great prominence and I think it does affect the rest  
2 of the neighborhood there.

3 I think the massing and the size of it is what  
4 I'm having a real issue with. I appreciate that there were  
5 some efforts to go along with some of the recommendations  
6 by our architect, but I think the major...the tower. I see  
7 the redesign, but I think his designs are really an  
8 improvement, and actually I think the architectural  
9 features of his designs basically would fit better in the  
10 neighborhood if it wasn't so large of a house.  
11

12 The other issue I have with it is that noticing  
13 the photos that were shown, the mountains were eliminated  
14 from view from many of the homes there, as well as I don't  
15 know if some of the homes in the area have solar panels, so  
16 I don't know if that would be effected by the height of  
17 this home, and I think it's quite large.

18 Those would be my basic concerns. Thank you.

19 CHAIR RASPE: Thank you for those comments.  
20 Commissioners, any other questions or comments? I have one  
21 for Staff.

22 I just wanted to confirm--and we discussed this in  
23 other projects--the Town of Los Gatos does not currently  
24 protect, at least in our written codes, light or view  
25 easements. Is that correct?

1           ATTORNEY WHELAN: That's correct.

2           CHAIR RASPE: As part of our discussions we take  
3 into consideration privacy concerns, generally speaking,  
4 correct?

5           ERIN WALTERS: That is correct.

6           CHAIR RASPE: Thank you. Commissioner Hanssen.

7           COMMISSIONER HANSEN: I have one more question  
8 for Staff. Based on being at the site with only story poles  
9 you don't really know, but it seemed to me--and I'm asking  
10 Staff for your opinion' I'll leave the back neighbors  
11 aside--do you feel that the front of the house where the  
12 tower is, because it's in a flag lot and the way it is  
13 oriented and that there are trees in front, it didn't seem  
14 to me like it would be visible from the street, so I'm  
15 asking for your opinion on that, and I'm leaving the back  
16 neighbors aside for the moment.

17  
18           ERIN WALTERS: That's correct, you can't see it  
19 behind the house that's in front of it.

20           COMMISSIONER HANSEN: I wanted to add on a  
21 comment to that, if it's okay, Chair? Because that was my  
22 thought on this, I do think that we have to delve in a  
23 little bit more with the back neighbors, but if you  
24 consider this project on the whole, while we don't  
25



1 encourage the largest house in the neighborhood, it's not  
2 that much larger than the next largest house.

3           It also won't be visible from the street—and  
4 again, I'm leaving the back neighbors aside from that—it  
5 also meets most aspects of our code, so it's really just a  
6 neighborhood compatibility issue, because it doesn't  
7 violate any parts of our code.

8           I wondered if the place to go might be to try to  
9 make some additional adjustments to satisfy the back  
10 neighbors, but I suspect that the only one that would  
11 really work for them is making it a single story. I also  
12 think that it wouldn't be reasonable to ask them to reduce  
13 to single-story, because several other homes in that  
14 neighborhood and throughout Los Gatos have two stories, and  
15 this is something we see pretty commonly.

16           I'd be curious what the other Commissioners have  
17 to say, but I do think that other than trying to do more  
18 for the neighbors behind, that this project doesn't push  
19 any other boundaries.

20           CHAIR RASPE: Thank you for those comments. Vice  
21 Chair.

22           VICE CHAIR THOMAS: Thank you. I would like to  
23 echo Commissioner Hanssen's comments. I also did recognize  
24 that the entryway adjustment didn't completely provide an  
25

1 under the eave entry in lieu of the proposed stone tower or  
2 anything, however, I also figured that this is not  
3 necessarily viewable from the street, and I do think that  
4 the other recommendations by the consulting architect were  
5 taken into account and I do appreciate that.

6 I feel the same way, that I think that it is  
7 difficult to address the privacy issue in so many of these  
8 hearings that we have and agenda items that we often have  
9 when it is a two-story situation, however, as a body we  
10 don't have the authority to just tell someone that they  
11 can't build a second story, especially when they're  
12 complying with all of the aspects of code and not asking  
13 for any variances with regard to setbacks and height and  
14 everything like that.

16 I agree with Commissioner Hanssen and I think  
17 that moving forward hopefully we can try to make some sort  
18 of recommendations to address some of the privacy issues  
19 while hopefully moving this project forward, and I do think  
20 that the changes to the landscape trees, that's a place to  
21 start.

22 One other thing I wanted to say about windows. We  
23 can't require anyone to have windows that don't open,  
24 because you must be able to get in and out of them, so I  
25 think the frosted windows is the best option for moving

1 forward, and so I am curious to hear what my fellow  
2 commissioners have to say.

3 CHAIR RASPE: Thank you for those comments.  
4 Commissioners, any further comments? Commissioner Barnett.

5 COMMISSIONER BARNETT: I strongly support the  
6 recommendation of Staff to deny the Architecture and Site  
7 Application based on concerns of size, neighborhood  
8 compatibility, and consistency with the Residential Design  
9 Guidelines.

10  
11 One that we haven't talked about so far is 2.1 of  
12 the General Neighborhood Design Principles, which says,  
13 "Residential development shall be similar in mass, bulk,  
14 and scale to the immediate neighborhood, although  
15 consideration will be given to the existing FAR,  
16 residential square footage, and lot size." I recognize this  
17 is a very large lot and consideration should be given to  
18 that, but nevertheless I think the bulk and mass are  
19 unacceptable.

20 CHAIR RASPE: Thank you for those comments. I'll  
21 go ahead and chime in then. I would echo, I think, largely  
22 the comments of Commissioner Hanssen and Vice Chair Thomas.  
23 It seems to me we have two issues, that is compliance with  
24 the Design Guidelines and the privacy issue.  
25



1           On the Design Guidelines, the home—I think we’ve  
2 discussed—is within all legal standards: within FAR, within  
3 the building envelope, within height, setbacks, and they’re  
4 not asking for any variances. So, then we are left with is  
5 the building compatible within the neighborhood? We’ve seen  
6 this issue many times before. The first two-story home in a  
7 neighborhood is always disruptive and it’s difficult for  
8 the neighbors, and we understand that.

9  
10           Nevertheless, I think it is inevitable that as  
11 this town grows older, homes will be removed. Newer, larger  
12 homes will take their place and many times it will be  
13 second-story homes, and so I think we cannot stop that line  
14 of progression. The best I think we can do as a planning  
15 Commission is trying to mitigate that process a little bit.

16           That raises the second concern, and that is  
17 privacy. In this case I think there are privacy concerns.  
18 The builder has done some efforts in that regard. They’ve  
19 agreed to remove the balcony, they’ve agreed to tint the  
20 windows. I think there’s more that can be done. Certainly,  
21 we’ve discussed the trees, and I would argue that one of  
22 the conditions of approval would be the non-allergic style  
23 trees to be determined between the two neighbors.

24           I think maybe one last ask that I would have, and  
25 the architect mentioned it, and I suspect it would be

1 expensive and I'm sorry to do this, but if there is a way  
2 to relocate the actual location of those windows, the  
3 sizing of the windows, something that would help ameliorate  
4 the privacy of the back yards and still provide this  
5 Applicant with egress rights and view rights, that's a  
6 project I could accept. Those are my thoughts.

7 Commissioner Hanssen.

8 COMMISSIONER HANSSEN: I just wanted to add a  
9 clarifying comment, because you mentioned about the first  
10 two-story house. Maybe you didn't mean to say it that way,  
11 but it sounded to me like this might be the first two-story  
12 house in the neighborhood. It is not. On page 12 we have  
13 the neighborhood analysis that is defined in the  
14 Residential Design Guidelines and there are clearly three  
15 other two-story homes, including on Blackwell, which is  
16 behind them.

18 CHAIR RASPE: Thank you.

19 COMMISSIONER HANSSEN: So, I don't think that  
20 that's a hurdle that they need to overcome like if they  
21 were the first two-story house in the neighborhood. Bulk  
22 and mass could be addition to that, but not the two  
23 stories.

24 CHAIR RASPE: No. I stand corrected. Thank you.  
25 Yes, Commissioner Burnett.

1           COMMISSIONER BURNETT: Thank you. I do agree with  
2 our Chair's comments about a new second-story home; it's  
3 not the first second-story in this neighborhood, however, I  
4 think you can build a two-story home in the neighborhood  
5 that would be more congruent and more acceptable to the  
6 neighbors, reducing the size and the mass, and that would  
7 be my comment. I don't think you have to have this large of  
8 a home that impedes and has issues in quite a large, whole  
9 block basically, and it's in the very middle so it's very  
10 prominent. I think it could be architecturally designed as  
11 a two-story but would be more compatible and meet the needs  
12 of the neighbors that have been there for years. That's  
13 just my thoughts. Thank you.

15           CHAIR RASPE: Thank you. Commissioner Barnett.

16           COMMISSIONER BARNETT: I have the concept of  
17 making a motion to deny the request to make further efforts  
18 to address the privacy concerns and suggestions of the  
19 neighbors, and potentially to request but not require  
20 consultation with Mr. Cannon regarding the entry as  
21 revised, and that I cannot make the findings required,  
22 something along those lines.

23           CHAIR RASPE: Is there a motion pending, or do  
24 you wish to make a motion?  
25

          COMMISSIONER BURNETT: I'll second that motion.



1 COMMISSIONER BARNETT: It wasn't really a motion.

2 CHAIR RASPE: That's what I thought.

3 COMMISSIONER BARNETT: It wasn't a motion, but  
4 it's a promotion.

5 CHAIR RASPE: If you'd like to make that a  
6 formalized motion, then we can take a tally and see where  
7 we sit.

8 COMMISSIONER BARNETT: Okay, then. My motion is  
9 to deny the requested approval for construction of a  
10 single-family residence and site improvements requiring a  
11 Grading Permit on vacant property zoned R-1:8 located at  
12 15411 National Avenue, APN 424-12-140, Architecture and  
13 Site Application S-23-033, on the basis that I cannot make  
14 the findings that the project meets the objective standards  
15 of the Zoning Code and the Residential Design Guidelines.

16 No other considerations in Section 29.21.50 of  
17 the Town Code for granting approval of Architecture and  
18 Site Applications and would recommend that the Applicant  
19 come back to us with revised plans after consideration of  
20 the neighbors' concerns and potential changes, and a  
21 request, but not a requirement, that Mr. Cannon be  
22 consulted with respect to the adequacy of the changes on  
23 the entry.  
24  
25

1 CHAIR RASPE: Thank you for that motion. Do I  
2 have a second? Commissioner Burnett.

3 COMMISSIONER BURNETT: I'll second that motion.

4 CHAIR RASPE: Thank you. I have a first and a  
5 second. Discussion? All right, by a show of hands, all  
6 those in favor the motion, please raise your hands. I see  
7 two. All those opposed. Three, and the motion fails.

8 Let's try a different format. Commissioners,  
9 shall I give it a try? Or Commissioner Hanssen, do you have  
10 an idea?

11 COMMISSIONER HANSSEN: If you would like to go  
12 ahead and make a motion, Chair, that's fine, or I can do  
13 it.

14 CHAIR RASPE: I move to approve construction of a  
15 single-family residence and site improvements requiring a  
16 Grading Permit on vacant property zoned R-1:8 located at  
17 15411 National Avenue, APN 424-12-140, Architecture and  
18 Site Application S-23-033. Property owner Muddada and  
19 Applicant Jose Rama. Subject to all the findings required  
20 in our Staff Report with two additional conditions of  
21 approval, that is first with respect to plantings, that  
22 they be mutually agreed up by the neighbors such that they  
23 are at a minimum protective of privacy and non-allergenic  
24 to any of the neighbors; and second, that the Applicant  
25

1 meet in good faith to relocate the offending windows such  
2 that they are the least offensive to the privacy interests  
3 of the neighbors.

4 Do I have a second? Commissioner Hanssen.

5 COMMISSIONER HANSSEN: I'll second the motion,  
6 but I would ask for one amendment to the motion.

7 CHAIR RASPE: Please.

8 COMMISSIONER HANSSEN: That would be the windows  
9 that need to be frosted have the obscured glass, not the  
10 film that has to be maintained.

11 CHAIR RASPE: The motion is so amended.

12 COMMISSIONER HANSSEN: And so, I will second.

13 CHAIR RASPE: Thank you for the second. Is there  
14 any discussion? Then by a show of hands, all those in favor  
15 of the motion. Thank you. And all those opposed. And the  
16 motion carries 3-2. Are there any appeal rights?

17 DIRECTOR PAULSON: Thank you, Chair. Yes, there  
18 are appeal rights. Anyone who is not satisfied with the  
19 decision of the Planning Commission can file an appeal to  
20 the Town Council. Forms are available online and in the  
21 Community Development and Clerk Office. There is a fee for  
22 filing the appeal, and the appeal must be filed within ten  
23 days.  
24  
25

CHAIR RASPE: Thank you so much.

LOS GATOS PLANNING COMMISSION 11/13/2024  
Item #2, 15411 National Avenue



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

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

November 15, 2024

Vyankatesh and Rammy Muddada  
15415 National Avenue  
Los Gatos, CA 95032  
Via Email

**RE:** 15411 National Avenue  
Architecture and Site Application S-23-033

Requesting Approval to Construct a Single-Family Residence, and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. APN 424-12-140. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.

PROPERTY OWNER: Vyankatesh and Rammy Muddada

APPLICANT: Jose Rama

At its meeting of November 13, 2024, the Town of Los Gatos Planning Commission approved the above referenced application with additional conditions:

- The tree species shall be mutually agreed upon by the neighbors that they are a minimum protective of privacy and non-allergenic to any of the neighbors.
- The applicant shall meet in good faith to relocate the offending windows such that they are the least offensive to the privacy interests of the neighbors.
- The privacy windows shall utilize obscured glass. Privacy film shall not be used.

The attached draft modified conditions of approval will not be final until the Planning Commission has approved the November 13, 2024, meeting minutes at their next meeting, confirming any additional or modified conditions of approval for the project in the underlined font. You will be notified in writing once the Planning Commission has approved the minutes.

PLEASE NOTE: Pursuant to Section 29.20.275 of the Town Code, this approval may be appealed to the Town Council within 10 days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, you may contact me by email at [ewalters@losgatosca.gov](mailto:ewalters@losgatosca.gov).

Sincerely,

Erin Walters  
Associate Planner

Cc: Jose Rama, [jer@jerdesigngroup.com](mailto:jer@jerdesigngroup.com)

N:\DEV\PC\PC ACTION Letters\2023\01-11-23 [400 Surmont Drive - Item#2; approved].docx

**PLANNING COMMISSION – November 13, 2024**  
**CONDITIONS OF APPROVAL**

**15411 National Avenue**  
**Architecture and Site Application S-23-033**

**Requesting Approval for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. APN 424-12-140. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.**

**Property Owner: Vyankatesh and Rammy Muddada.**

**Applicant: Jose Rama.**

**Project Planner: Erin Walters.**

TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR:

*Planning Division*

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report 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 consistent with Section 29.10.1005 of the Town Code shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
10. TREE SPECIES: The tree species shall be mutually agreed upon by the neighbors that they



are a minimum protective of privacy and non-allergenic to any of the neighbors.

11. **PRIVACY TREE PLANTING:** Prior to obtaining a building final the property owner must plant five 24-gallon ~~Leyland Cypress~~ trees along the northern fence line. Privacy trees must be maintained by the property owner.
12. **WINDOW LOCATION** – The applicant shall meet in good faith to relocate the offending windows such that they are the least offensive to the privacy interests of the neighbors.
13. **FROSTED/OBSCURE PRIVACY WINDOWS** – The two second floor bedroom windows located on the northern elevation of the residence shall have frosted or obscure glass to provide privacy between properties.
14. **OBSCURE GLASS** – The privacy windows shall utilize obscured glass. Privacy film shall not be used.
15. **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.
16. **STORY POLES/PROJECT IDENTIFICATION SIGNAGE:** Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the Architecture & Site application.
17. **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.

18. **COMPLIANCE MEMORANDUM:** A memorandum shall be prepared and submitted with the

building plans detailing how the Conditions of Approval will be addressed.

*Building Division*

19. PERMITS REQUIRED: A Building Permit is required for the construction of the new single-family residence and attached garage. An additional Building Permit will be required for the PV System that is required by the California Energy Code.
20. 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 Reach Codes.
21. 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.
22. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
23. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
24. 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.
25. 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.
26. 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: Building pad elevation
  - a. Finish floor elevation
  - b. Foundation corner locations
  - c. Retaining wall(s) locations and elevations
27. 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.
28. 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.
- 29. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.40.020. 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.
- 30. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
- 31. 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](http://www.losgatosca.gov/building).
- 32. 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](http://www.losgatosca.gov/building).
- 33. 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*

- 34. 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.

35. PAYMENT OPTIONS:

- a. All payments regarding fees and deposits can be mailed to:

Town of Los Gatos PPW – Attn: Engineering Dept  
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.

36. 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.
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. 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.
39. 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.
40. 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.
41. 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.

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. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
44. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
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, Applicant and/or Developer.
47. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. 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.
48. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.
49. 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.
50. 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. For sites greater than four (4) acres in area:

- a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
  - b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
  - c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - d. Replant vegetation in disturbed areas as quickly as possible.
  - e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
51. **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.
52. **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.
53. **COVERED TRUCKS:** All trucks transporting materials to and from the site shall be covered.
54. **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
55. **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.



56. CONSTRUCTION HOURS: All improvements and 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.
57. 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.
58. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.
59. WATER METER: Water meters currently in public right-of-way shall be relocated within the property in question, within 30" of the property line / 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.
60. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts currently in public 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.
61. 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, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector [echristianson@losgatosca.gov](mailto:echristianson@losgatosca.gov) (408) 354-6824 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.
62. 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.
63. FOR PLANTERS: The Owner, Applicant and/or Developer shall apply for an encroachment permit for the proposed planters within the public sidewalk and/or Town's right-of-

way. The Owner, Applicant and/or Developer shall work with Parks and Public Works Department staff to arrive at a mutually agreeable solution that addresses safety and aesthetic issues. If no solution is reached, the vegetative screening requirement shall be waived. A Private Improvements in the Public Right-of-Way (formerly Indemnity) Agreement will be required if planters are proposed to be located within the Town's right-of-way. A copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any grading or building permits.

64. 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.
65. 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.
66. 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). All grading work taking place with this application and related applications /projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Plan check fees (determined after initial submittal) shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. 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.
67. SECURITY OF PERFORMANCE: Prior to approval of the grading permit, the applicant shall provide security for the performance of the work described and delineated on the approved grading plans, encroachment plans and or public improvement plans. The form of security shall be one (1) or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney

- Bond or bonds issued by one (1) or more duly authorized corporate sureties on a form approved by the Town.
  - Deposit, with the Town, money, negotiable bonds of the kind approved for securing deposits of public monies, or other instrument of credit from one (1) or more financial institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment.
68. DRIVEWAY: The driveway conform to existing pavement on National Avenue shall be constructed in a manner such that the existing drainage patterns will not be obstructed. The Owner, Applicant 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.
  69. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner, Applicant and/or Developer to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
  70. DRAINAGE STUDY: Prior to the issuance of any grading or building permits, the following drainage studies shall be submitted to and approved by the Town Engineer: a drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; a drainage study evidencing that the proposed drainage patterns will not overload the existing storm drain facilities; and detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
  71. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary. Please contact Tammy Robnett-Illges, Engineering Administrative Assistant [trobnett-illges@losgatosca.gov](mailto:trobnett-illges@losgatosca.gov) (408) 399-5771 for more information.
  72. DEDICATIONS: The following shall be dedicated by separate instrument. The dedications shall be recorded before any grading or building permits are issued:
    - a. A 10-foot street right-of-way shall be dedicated in fee.
    - b. A 5-foot Public Service Easement.
  73. 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 number (#) 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.

74. 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. An electronic copy (PDF) 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.
75. JOINT TRENCH PLANS: Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will be by Rule LS2A, and that private lights shall be metered with billing to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
76. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
  - a. National Avenue: New curb, gutter, sidewalk, streetlights, tie-in paving, signing, striping, utility pole relocation, as required.
  - b. National Ave: 2" overlay from the centerline to the edge of pavement, or alternative pavement restoration measure as approved by the Town Engineer.
77. 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.
78. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
79. PARKING LOTS: Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping

areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and adhering to the Town's [Parking Development Standards](#). The use of permeable paving for parking surfaces is encouraged to reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.

80. 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.
81. TRENCHING MORATORIUM: Trenching within a newly paved street will be allowed subject to the following requirements:
  - a. The Town standard "T" trench detail shall be used.
  - b. A Town-approved colored controlled density backfill shall be used.
  - c. All necessary utility trenches and related pavement cuts shall be consolidated to minimize the impacted area of the roadway.
  - d. The total asphalt thickness shall be a minimum of three (3) inches, meet Town standards, or shall match the existing thickness, whichever is greater. The final lift shall be 1.5-inches of one-half (½) inch medium asphalt. The initial lift(s) shall be of three-quarter (¾) inch medium asphalt.
  - e. The Contractor shall schedule a pre-paving meeting with the Town Engineering Construction Inspector the day the paving is to take place.
  - f. A slurry seal topping may be required by the construction inspector depending their assessment of the quality of the trench paving. If required, the slurry seal shall extend the full width of the street and shall extend five (5) feet beyond the longitudinal limits of trenching. Slurry seal materials shall be approved by the Town Engineering Construction Inspector prior to placement. Black sand may be required in the slurry mix. All existing striping and pavement markings shall be replaced upon completion of slurry seal operations. All pavement restorations shall be completed and approved by the Inspector before occupancy.
82. 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.

83. BICYCLE FACILITIES: Bicycle facilities including, but may not be limited to, bike lanes and bike boxes will be provided in all directions and approaches of improved streets and intersections as directed by Town Engineer.
84. TRAFFIC STUDY: Any development of land use that generates greater traffic impacts than those assumed in the traffic study report may require an updated traffic study in accordance with the Town's traffic impact policy. Applicant can receive proposals from vendors through the Town or submit studies from other consultants and pay for peer review. For more information please contact Mike Vroman, Senior Traffic Engineer [MVroman@losgatosca.gov](mailto:MVroman@losgatosca.gov) (408) 399-5777.
85. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building or grading 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. The amount based on the current resolution is **\$10,457.76**.
86. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
87. 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.
88. 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.
89. 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.

90. 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:

- 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.
- 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.
- All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
- As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
- 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.
- All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
- 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.
- 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).
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
- 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.

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

**TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:**

92. **GENERAL 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.
93. **FIRE SPRINKLERS REQUIRED:** (As Noted on Sheet CS) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. 1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows: a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area. b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area. c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following: i. Noncombustible construction. ii. Maximum 5,000 square feet in building area. iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter. iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying.
94. **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.

95. 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.
96. 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.
97. FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: 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.
98. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]





NOV 25 2024

CLERK DEPARTMENT

**Town of Los Gatos**  
**Office of the Town Clerk**  
**110 E. Main St., Los Gatos CA 95030**

**APPEAL OF PLANNING COMMISSION DECISION**

I, the undersigned, do hereby appeal a decision of the Planning Commission as follows: (PLEASE TYPE OR PRINT NEATLY)

DATE OF PLANNING COMMISSION DECISION November 13, 2024PROJECT / APPLICATION NO: S-23-033ADDRESS LOCATION: 15411 National Avenue, Los Gatos

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

**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.

Section 29.20.275 The notice of appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Commission or wherein its decision is not supported by substantial evidence in the record.

1. There was an error or abuse of discretion by the Planning Commission:  
Project is inconsistent with neighborhood compatibility Residential Design Guidelines. Incorrect assumption that neighbors would only accept a single-story development. The condition of approval are vague and difficult to enforce. OR
2. The Planning Commission's decision is not supported by substantial evidence in the record:

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS.

**IMPORTANT:**

1. **Appellant is responsible for fees for transcription of minutes. A \$500.00 deposit is required at the time of filing.**
2. Appeal must be filed within ten (10) calendar days of Planning Commission Decision accompanied by the required filing fee. Deadline is 4:00 p.m. on the 10<sup>th</sup> day following the decision. If the 10<sup>th</sup> day is a Friday, the appeal must be filed by 1:00 P.M. If the 10<sup>th</sup> day is a Saturday, Sunday, or Town holiday, then it may be filed on the workday immediately following the 10<sup>th</sup> day, usually a Monday.
3. The Town Clerk will set the hearing within 56 days of the date of the Planning Commission Decision (Town Ordinance No. 1967).
4. Once filed, the appeal will be heard by the Town Council.
5. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

PRINT NAME: Hellen MartinezSIGNATURE: DATE: November 25, 2024ADDRESS: PHONE: EMAIL: **\*\*\* OFFICIAL USE ONLY \*\*\***DATE OF PUBLIC HEARING: Pending Planning Department Confirmation

DATE TO SEND PUBLICATION: \_\_\_\_\_

DATE OF PUBLICATION: \_\_\_\_\_

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December 4, 2024

Town of Los Gatos  
*Via Email*

## **RE: Appeal of the Planning Commission's Decision on the Proposed Structure at 15411 National Avenue**

We the neighbors respectfully ask that an appeal be granted due to the following reasons:

- 1) The project is inconsistent with neighborhood compatibility, sizing, massing, and scale Residential Design Guidelines.
- 2) Clarification on neighbors' request on the size of the proposed structure.
- 3) Clarification needed on the condition of approval to relocate windows.
- 4) Clarification needed on the condition of approval regarding trees.
- 5) Ongoing tree maintenance covenant.
- 6) Unaddressed significant privacy and quality of life concerns given the intended use by the applicants.
- 7) Clarification regarding visibility of the proposed house from the street.

### **1) The project is inconsistent with neighborhood compatibility, sizing, massing and scale Residential Design Guidelines.**

The proposed two-story, three level structure, with 3240 sq ft, a 901 sq ft oddly distributed garage, a 1700 sq ft basement, a 570 sq ft covered patio, and a 36 sq ft front porch coverage, **totalling 6,447 sq ft of gross square footage**, plus an attic, is massive. The project maximizes the allowable size, which as one of the commissioners put it, "is a maximum, not a goal", and would be *by far* the largest structure among the surrounding single-family, residential homes. It is **over twice the structural size of the largest adjacent** two-story and single-story **houses**, which also lie on similarly sized lots of approximately 10,000 sq ft. One of the commissioners said the proposed structure is "not that much larger than the next largest house" and that is incorrect.

The size, massing, scale, bulk and style of the proposed structure does not harmonize with the houses in the immediate neighborhood, including ours, and it stands out even more so by its location in the middle of the city block (in a flag lot / corridor lot), which causes it to overlook all the neighboring backyards from every side. This is not in line with the Residential Design Guidelines.

Furthermore, approving such a large structure sets an undesirable precedent and new size standard for the South side parcel, that is also over 22,000 sq ft with a single-story, single family home on the National Ave side, with an expansive empty rear area, to build a similarly large development in a potential rear flag lot. This will completely disturb and negatively impact the peaceful, private, quiet nature of the immediate neighborhood along the entire city block, multiple streets, especially private Leila Court, whose entire block of neighbors originally opposed the subdivision of the 15415 National Avenue to subdivide the flag lot of this application at 15411 National Avenue, in fear of the impact of their quiet, exceptionally private settings. We ask that the impact or setting a precedent for another possible subdivision and development on a rear flag lot, on all the long standing residents and the established neighborhood, be considered when making an exception to approve this exceptionally large project.

An important background point to note is that the applicants were not forced to build such a massive structure in the rear flag lot. They chose to do so by subdividing the 15415 National Avenue lot in 2020 and creating the 15411 National Avenue flag lot (they currently own both lots). This subdivision was originally opposed by all the neighbors on Leila Court at the time, and in the letter of justification the applicants stated that a reason to approve would be that ***splitting the lot would allow for two smaller structures to be developed (one in each lot), versus a large single one*** in a larger lot, more in line with the sizing and scale of the neighborhood. We believe the current application contradicts that argument.

Note also that the hospital building located at 15400 National Ave is completely outside the view from any of the surrounding houses, and thus does not contribute to the area around this flag lot, contrary to one of the applicant arguments in the justification for such a large structure. What's in front, across, of the applicant's proposed dwelling is not this hospital building, but their own single-story house on the front lot. The only part of 15411 National Ave that faces the hospital is the narrow street entrance to the very long corridor to get to the far away rear lot.

There is a joint letter of opposition on this matter from four neighbors on Blackwell Dr and Leila Ct and this concern has not been addressed.

***Request:***

Decrease the size of the proposed two-story structure to one that is less massive, more harmonious and in scale, bulk, and size with the surrounding structures and its positioning in the middle of the city block, by following the Residential Design Guidelines.

**2. Clarification on neighbors' request on the size of the proposed structure.**

Based on various comments made by some of the Commissioners during the hearing, we believe they incorrectly assumed that we the neighbors were asking that the application be changed from a two-story house to a one-story house. This is inaccurate – In fact, two of our properties are two-story houses (373 Blackwell Dr and 377 Blackwell Dr), so we have no fundamental opposition to another two-story structure. Our request is that the size of the proposed two-story structure be reduced to one that is less massive and more harmonious with the surrounding structures, especially given its location in the middle of the city block (flag lot), which causes it to overlook all the neighboring backyards from every side, as described in point #1 above.

***Request:*** Decrease the size of the proposed two-story structure to one that is less massive, more harmonious and in scale with the surrounding structures and its positioning in the middle of the city block, by following the Residential Design Guidelines.

**3. Clarification needed on the condition of approval to relocate windows.**



One of the Commission's conditions for approval is that, in order to address the strong privacy concerns brought up by multiple neighbors before and during the hearing, "the applicants shall meet in good faith to relocate the offending windows such that they are the least offensive to the privacy interest of the neighbors." We feel that this language is vague and does not specifically state that the windows shall be relocated, or encompass all the windows brought up as an issue during the hearing. In multiple neighbor letters, there have been requests to relocate these windows and/or bedrooms due to privacy concerns. And in our own latest letter, we provided specific suggestions on how those offending windows might be moved to face East and West instead of North to address our primary privacy concerns. We also mentioned in the letter and hearing that there are other windows that are of significant concern to our property specifically and it is unclear, and open to interpretation, which and how many the approval of condition applies to. The Planning Commission tried to address the privacy concerns with this condition of approval, but it in effect does not. We believe that given the specific directive to address these concerns, the owners and architects can come up with a design that solves this.

**Request:** The condition of approval be amended to require redesign that all the offending windows shall be repositioned to a location that addresses the neighbors' privacy interests.

#### **4. Clarification needed on the condition of approval regarding trees**

One of the Commission's conditions for approval is that "the [privacy] tree species shall be mutually agreed upon by the neighbors that they are a minimum protective of privacy and non-allergenic to any of the neighbors." While we appreciate and value this condition, we believe it's insufficient to address the concerns we expressed before and during the hearing, given that the proposed plan includes planting privacy trees by the section of the North fence facing 373 Blackwell Drive only, but not the section facing our property at 377 Blackwell Drive.

**Request:** The condition of approval be amended to require that both the species and also the number and location of the privacy trees shall be mutually agreed upon by the neighbors.

#### **5. Ongoing tree maintenance covenant.**

All the adjacent neighbors have experienced difficulties with the applicants during the

last seven years since their ownership of the two lots, with multiple maintenance and repair and maintenance issues, specifically with respect to the level and speed of responsiveness even when dealing with severe damage caused by storms, for instance.

We all have severe concerns about their level of commitment to perform the adequate level and frequency of maintenance to the privacy trees (which will be on their property).

**Request:** Add as a condition of approval that an enforceable covenant of ongoing maintenance be established.



**6.Unaddressed significant privacy and quality of life concerns given the intended use by the applicants.**

We have significant privacy and quality of life concerns given the intended use of the flag lot by the applicants as a high-density multi-dwelling complex. This includes the

massive proposed 3-level structure, which could easily be subdivided at any time to be partially/totally used as multi-family dwellings, as well as their stated intent to build two ADUs in the future (which we understand is allowed by California law). While the applicant claims the proposed structure is a single-family residence, its size, design and layout suggest it could be easily converted into a multi-family dwelling or house several tenants. This would introduce an unacceptable level of density to an area that is not designed to handle such congestion. Increased numbers of occupants would increase the level of car traffic and noise in the middle of the city block (flag lot), and additionally place strain on resources such as street parking and street traffic. What may appear as a single-family home could, in reality, become a high-occupancy structure, putting further pressure on our infrastructure and the quality of life for current surrounding residents, by circumventing current zoning laws which are intended to prevent such overdevelopment. Our community has been thoughtfully designed to maintain the aesthetic and functional integrity of single-family residential zones. Approving a structure that will not align with the typical size, footprint, or use of single-family homes in the area sets a troubling precedent for future developments that could dramatically change the neighborhood's character.

**Request:** We respectfully encourage the Town Council/Planning Commission to reject this proposal. Allowing what is likely a multi-family unit to be disguised as a single-family home would not only be a violation of the zoning regulations but would also undermine the very fabric of our neighborhood. We ask that the size of the proposed two-story structure be reduced to one that is less massive, more harmonious and in scale with the surrounding structures and its positioning in the middle of the city block.

#### **7. Clarification regarding visibility of the proposed house from the street.**

Inaccurate information regarding the visibility from the street of the proposed development, given that one of the very large trees (#67) blocking the structure from the street shows as 'to be removed' in the development plans, and upon further inquiry continues to be in question as to whether it will remain or not. This was a stated key clarifying point for one Commissioner as she considered the applicant's not meeting one of the consulting architect's recommendations.

=====



We humbly and respectfully ask that this appeal is granted so that the applicants may submit a proposal that addressed all the issues listed above and they can move on to build an appropriate single family house, (two-stories is fair) for single family use in this single family residential area, taking into account the privacy, safety and neighborhood character interests.

Thank you for your time and consideration.

Sincerely,

Hellen Martinez

■ Blackwell Dr

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Dear Council,

This letter is to address the additional comments sent by the Appellant,  
Please note the numbering in this letter follows the numbers in the Appellant's letter.

1. The Appellant's calculation of total livable square feet is incorrect and bogus; we have worked with the staff for over a year to make sure we are
  - a. Following all the Town codes and guidelines
  - b. Not exceed the FAR calculated by the staff.
  - c. Meet almost all suggestions mentioned by the Town architect
  - d. Plan a multi-generational home while still adhering to the FAR provided to us

Our proposed plan is not visible from any street corner; you can only see it if you are standing right across 15415 National Ave. The top of the front façade is only visible to the 15400 which is an office space and 15385 National Ave (who has no objection to the project), As National Ave is large, the pictures below are only taken near the intersections where the project is located.







I would like to point out that the current project has no bearing on the lot split, but I would like to set the record straight as the appellant told more lies and bogus statements in the letter,

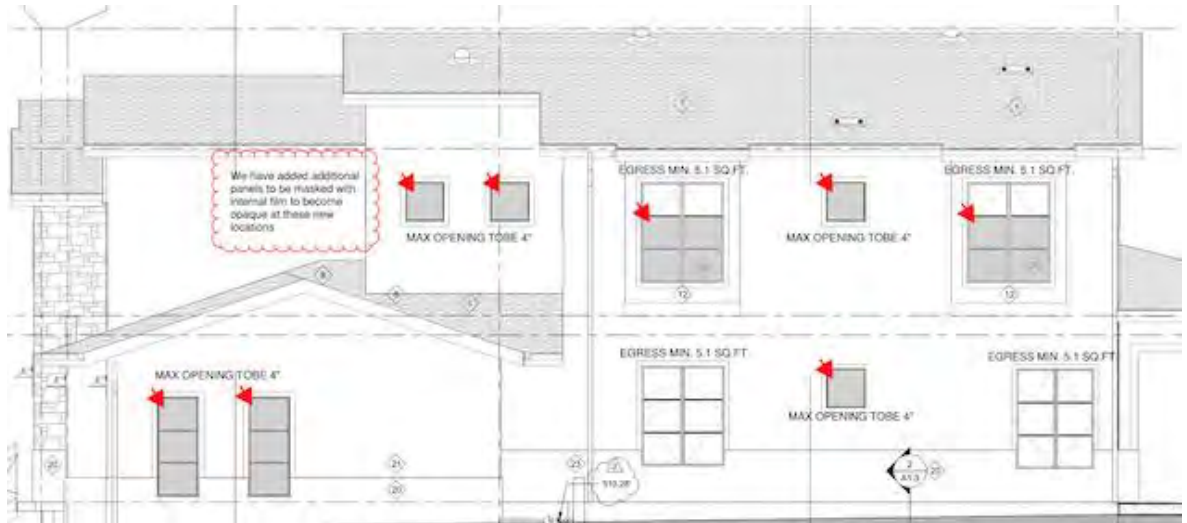
- a. There was no actual opposition to the lot split from Leila Ct. There was confusion about which lot was on the application, and as soon as we confirmed we did not have any access to Leila Ct, they corrected their statement, all of which was recorded in a public hearing.
- b. The justification letter provided doesn't say we will build a smaller house; it states we will adhere to the FAR. Again, this is in the public records.

Currently, all three homes on Leila Ct have no objections and want to stand neutral in the matter of the purposed construction; this includes 113 Leila Ct,

Please note that the proposed lot does not affect any houses facing National Ave, Blackwell Drive, and Leila Ct as it's on the flag lot and more towards the south of the property; we have also obtained either no objection letters or a verbal statement saying they would like to stand neutral on this matter. This includes some immediate neighbors and people surrounding them.



Our garage windows, storage windows and bathroom windows will have 4inch opening, please note none of these windows are in the line of site and they are non-offending. Please see the picture below.



Unfortunately, we cannot move our egress windows facing Blackwell Drive.

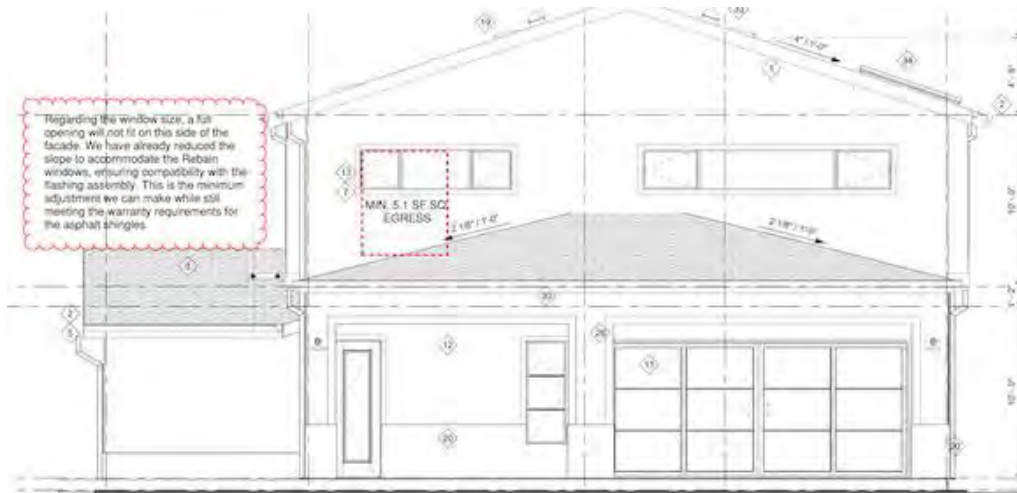
The first window, the suggestion to move to the front, will affect my neighbor, 15385 National Ave; we had assured him that there would be no egress window on the front side of the property facing his, and going against it would be more offensive. The suggestion will not address the privacy concern as I can still look at 377 Blackwell Dr's backyard and see the whole house on 15385 National Ave. There won't be privacy trees to address this issue here due to the driveway; please see the picture below.





The second egress window has multiple issues due to which this cannot be moved.

- a. We had assured 113 Leila Ct neighbor that there would be no egress window on the back side of the property facing their property, this discussion is in the staff report as part of neighborhood reach out.
- b. Our current patio roof design doesn't allow for an egress window in the back, please see the picture below.



Please note, the current big oak tree provides an additional privacy screen, please see the picture (marked in Red for the placement of the window)



Please see some of the neighborhood pictures provided to the staff where the egress windows are not clearly visible due to the existing trees

This is from 369 Blackwell Dr – Both the egress windows are obscured by the gigantic oak tree, the only thing clearly visible from this side view is my garage.



The next one is from 373 Blackwell Dr- Both the egress windows are either obscured by the gigantic oak tree or the trees in their own backyard





5. and 6. The maintenance of the fence and gigantic oak tree that sits between two properties is the responsibility of all the property owners who share them, and this was never an issue before 2024 (We shared the project plans with our neighbors in early 2024).

I have never backed out of a commitment to have a new fence or pay my share. The same goes for the trimming of the Oak tree (I did request additional time as there was an access issue at my end of the property).

Currently, the fences for both properties are new, and the Oak tree is trimmed; please see the pictures below.





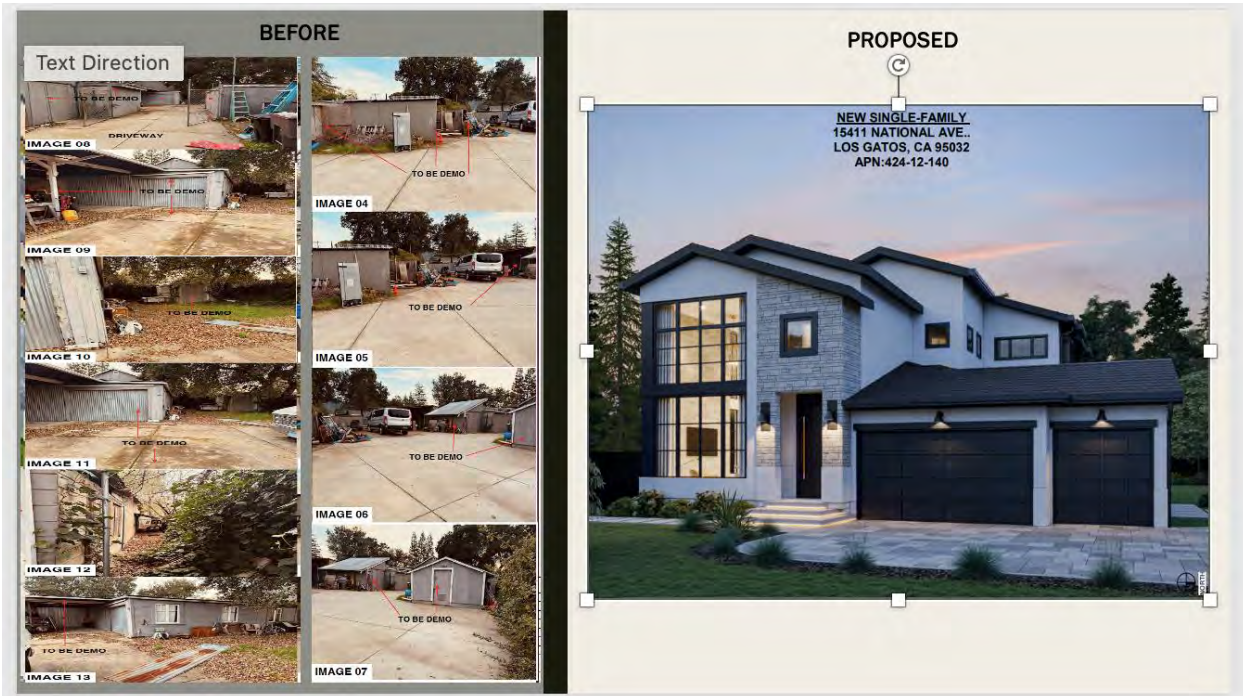
**With regards to point #6 on the appellant's letter - I would like to point out to the council that the appellant is accusing of something we have no intentions to do and assuming wide verity of cooked up theories without any proof which has no foundation.**

The appellant had never contacted us, even after we tried to initiate a dialogue using multiple avenues. The neighborhood outreach started early this year, and I could form an open/ongoing dialogue with all my neighbors either via email or in person other than the appellant (377 Blackwell Dr, Which I currently feel was deliberate on their part). The allergies mentioned by the appellant to the cypress trees were never in any of the letters sent to staff.

I would also like to point out to the Council that the quality of life should have been bad before the demolition as we had bought and inherited a space filled with junk storage sheds and looked more like a dump, with people constantly going in and out of the storage sheds, working in that area late into the night which caused a lot of noise, by bringing in this project we will, improve the quality of life, and increase the property value and also make it



beautiful, please see before and after (future) pictures



**The letter provided by the appellant contained a lot of incorrect, misleading, and misinformation. It is riddled with unfounded accusations that have no proof and is made with a sole intent of undermining our project and question our character.**

I would humbly request the council to disregard all the incorrect, misleading and misinformation and deny the appeal,

Thank you,

Best regards,

Vyankatesh Bhattulla and Ramya Muddada

██████████ National Ave.



## DRAFT RESOLUTION

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS  
DENYING AN APPEAL OF THE DECISION OF THE PLANNING COMMISSION  
APPROVING A REQUEST FOR CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE  
AND SITE IMPROVEMENTS REQUIRING A GRADING PERMIT ON VACANT PROPERTY  
ZONED R-1:8.**

**APN 424-12-140  
ARCHITECTURE AND SITE APPLICATION: S-23-033  
PROPERTY LOCATION: 15411 NATIONAL AVENUE  
APPELLANT: HELLEN MARTINEZ  
PROPERTY OWNERS: VYANKATESH AND RAMYA MUDDADA  
APPLICANT: JOSE RAMA**

**WHEREAS**, on November 13, 2024, the Planning Commission held a public hearing and considered a request to construct a new single-family residence and site improvements requiring a grading permit on vacant property zoned R-1:8. The Planning Commission approved the Architecture and Site application subject to modified conditions of approval;

**WHEREAS**, on November 25, 2024, the appellant, an interested person, filed a timely appeal of the decision of the Planning Commission approving the request for construction of a new single-family residence and site improvements requiring a grading permit on vacant property zoned R-1:8;

**WHEREAS**, this matter came before the Town Council for public hearing on December 17, 2024, and was regularly noticed in conformance with State and Town law; and

**WHEREAS**, the Town Council received testimony and documentary evidence from the appellant and all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on December 17, 2024, along with any and all subsequent reports and materials prepared concerning this application; and

**WHEREAS**, the Town Council was unable to make the findings required to grant an appeal of a decision of the Planning Commission.

ATTACHMENT 8

**NOW, THEREFORE, BE IT RESOLVED:**

In accordance with Town Code section 29.20.275, the Town Council finds that:

1. There was not an error or abuse of discretion by the Planning Commission in approving the Architecture and Site application, because:
  - a. The application complies with all Zoning Code requirements; and
  - b. The Planning Commission made the finding that the project complies with the Residential Design Guidelines; and
  - c. The Planning Commission approved the Architecture and Site application with modified conditions of approval.
2. The Planning Commission decision is supported by substantial evidence in the record.
3. The appeal of the decision of the Planning Commission approving a request for construction of a new single-family residence and site improvements requiring a grading permit on vacant property zoned R-1:8 is denied and the application approval is upheld.
4. The decision constitutes a final administrative decision pursuant to Code of Civil Procedure section 1094.6 as adopted by section 1.10.085 of the Town Code of the Town of Los Gatos. Any application for judicial relief from this decision must be sought within the time limits and pursuant to the procedures established by Code of Civil Procedure section 1094.6, or such shorter time as required by state and federal Law.

**PASSED AND ADOPTED** at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

\_\_\_\_\_  
MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

ATTEST:

\_\_\_\_\_  
TOWN CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

From: Venkat V [REDACTED]  
Sent: Thursday, December 12, 2024 10:30 AM  
To: Erin Walters <EWalters@losgatosca.gov>  
Subject: Re: Privacy Concerns Regarding Construction Project at Backside of 373 Blackwell., Los Gatos, CA - 95032

[EXTERNAL SENDER]

Hi Erin

I support the appeal to the Town Council of the Planning Commission Approval of the 15411 National Avenue project. The large size of the house, and the windows facing my home will have a significant impact on my property and my family's privacy in our daily life.

Thanks

Venkat

On Oct 29, 2024, at 9:26 AM, Venkat V [REDACTED] wrote:

Dear Erin Walters,

I am writing again to rise our concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032 about the following issues after looking at the plans and letter with my neighbors.

My concern are

1. Privacy trees is a concerns as they are in our property. Rain water is going to drip into my property and it's a concern about the dry leaves(debris).
2. Privacy with the first floor gigantic 2 windows looking directly at my bedrooms is a big concern. We can't have any kind of privacy in backyard with these big windows.
3. Overall having this gigantic 3 storied gigandintc structure between us (talking to neighbors also as they are also concerned).

ATTACHMENT 9



I'm also attaching the pictures after they have this high preview from my bedrooms and backyard.

This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

Venkat and Sahithi

[REDACTED]

[REDACTED] Blackwell., Los Gatos, CA - 95032

On May 7, 2024, at 10:44 AM, Venkat V [REDACTED] > wrote:

Dear Erin Walters,

I hope this email finds you well. I am writing to formally express concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032

After examining the architectural plans for the project, my family is

1. Concerned about the privacy due to a big two storied building.

As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward.

Looking at the situation now, we are concerned about the maintenance.

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern.

Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...

<https://www.losgatosca.gov/2380/N>

Development-Plans---15411-National-Avenue-PDF (03/29/2024)

<image001.png>

This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

Venkat and Sahithi

[REDACTED]

[REDACTED] Blackwell., Los Gatos, CA - 95032

**From:** Devavrath S [REDACTED]  
**Sent:** Thursday, December 12, 2024 9:53 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Support for appeal : 15411 National Avenue

[EXTERNAL SENDER]

Hi Erin,

I would like to express my support of the appeal of the approval decision for the proposed residence at 15411 National Avenue as my concerns on its size and the loss of privacy for my family remain unresolved. Preferably I would want the windows facing Blackwell drive to be moved towards Los Gatos Almaden Road.

Thanks,

Devavrath Subramanyam





**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 12/17/2024

ITEM NO: 18

ADDENDUM

---

DATE: December 16, 2024  
TO: Town Council  
FROM: Chris Constantin, Town Manager  
SUBJECT: Consider an Appeal of a Planning Commission Decision to Approve an Architecture and Site Application for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned R-1:8. **Located at 15411 National Avenue.** APN 424-12-140. Architecture and Site Application S-23-033. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owners: Vyankatesh and Ramya Muddada. Applicant: Jose Rama. Appellant: Hellen Martinez. Project Planner: Erin Walters.

**REMARKS:**

Attachment 10 includes public comments received between 11:01 a.m., Thursday, December 12, 2024, and 11:00 a.m., Monday, December 16, 2024.

**ATTACHMENTS:**

**Previously Received with the December 12, 2024, Staff Report:**

1. November 13, 2024 Planning Commission Staff Report, with Exhibits 1 through 12
2. November 12, 2024 Planning Commission Addendum, with Exhibits 13 and 14
3. November 13, 2024 Planning Commission Verbatim Minutes
4. November 15, 2024 Planning Commission Action Letter with Modified Conditions of Approval
5. Appeal of the Planning Commission Decision, received January 22, 2024
6. Supplemental Correspondence from the Appellant, received December 4, 2024
7. Applicant's Response to Appeal, Received December 10, 2024
8. Draft Resolution to Deny Appeal and Approve Project

**PREPARED BY:** Erin Walters  
Associate Planner

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

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PAGE 2 OF 2

SUBJECT: 15411 National Avenue/S-23-033

DATE: December 17, 2024

9. Public comments received between 11:01 a.m., Wednesday, November 13, 2024, and 11:00 a.m., Thursday, December 12, 2024

Received with this Addendum:

10. Public Comments received by 11:01 a.m., Thursday, December 12, 2024, and 11:00 a.m., Monday, December 16, 2024

**From:** Ramya Muddada [REDACTED]  
**Sent:** Monday, December 16, 2024 9:51 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama [REDACTED]  
**Subject:** Support Letters from National Ave neighbor's

[EXTERNAL SENDER]

Hello Erin,

Support letters from National Ave neighbors,

Best,  
Ramya



Dear Council Members,

I Iurii Semikhatskii

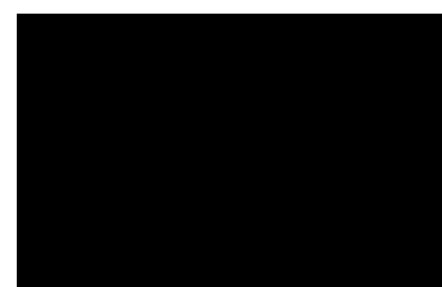
the neighbor of Vyankatesh Bhattulla and Ramya Muddada would like to express my support for constructing a new house on their vacant lot at 15411 National Ave and I attest that I have no objection.

Architecture and Site Application S-23-033

Signed:



Address:



National Ave, Los Gatos, CA

Dear Council Members,

I *Natallia Shechayrov*

the neighbor of Vyankatesh Bhattulla and Ramya Muddada would like to express my support for constructing a new house on their vacant lot at 15411 National Ave and I attest that I have no objection.

Architecture and Site Application S-23-033

Signed: *Natallia Shechayrov*

Address:  *National Ave*

Dear Council Members,

I

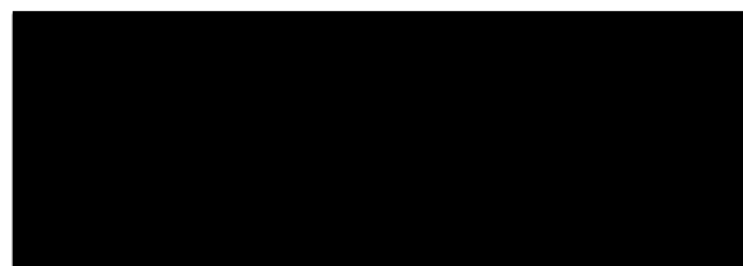
the neighbor of Vyankatesh Bhattulla and Ramya Muddada would like to express my support for constructing a new house on their vacant lot at 15411 National Ave and I attest that I have no objection.

Architecture and Site Application S-23-033

Signed: Hossein John SHENASA . *W. Alams*  
Mojgan Bina Moghaddam *[Signature]*

12/8/  
24

Address:




National Ave  
LOS GATOS, CA, 95032




Dear Council Members,

I Amos Boaron the  
neighbor of Vyankatesh Bhattulla and Ramya  
Muddada would like to express my support for  
constructing a new house on their vacant lot at  
15411 National Ave and I attest that I have no  
objection.

Architecture and Site Application S-23-033

Signed: 

Address:  National ave Los Gatos  
CA 95032

**From:** Ramya Muddada [REDACTED]  
**Sent:** Monday, December 16, 2024 9:54 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Vyankatesh B [REDACTED] Jose (Architect) rama [REDACTED] >  
**Subject:** Letter for Egress window - [REDACTED] National Ave

[EXTERNAL SENDER]

Hello Erin,

Attached is the letter from my neighbor, with regards to egress window,

Best,

Ramya

Dear Vyankatesh and Ramya,

We had made a verbal agreement during the initial review of your site application S-23-033 not to have an Egress window on the north-east side direction facing my house at [REDACTED] National Ave, but after the planning commission meeting, I am concerned that you will try to go back on your word about not having an Egress window on your north-east side front facade facing my house.

I want to remind you that in the Planning Commission's condition of approval, they requested that you make the windows "least offensive to the privacy interests of the neighbors." Going back on what was agreed upon between us from the beginning of the plans would make it more offensive. Hence, please make sure there is no Egress window on your front north-east side direction facade facing my house.

Best Regards,

Hossein Jom Shenara MD

WShenaraMD

12/12/2024

[REDACTED] National Ave  
LOS Gatos. CA  
95032.



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**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 12/17/2024

ITEM NO: 18

DESK ITEM

---

DATE: December 17, 2024  
TO: Town Council  
FROM: Chris Constantin, Town Manager  
SUBJECT: Consider an Appeal of a Planning Commission Decision to Approve an Architecture and Site Application for Construction of a Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned R-1:8. **Located at 15411 National Avenue.** APN 424-12-140. Architecture and Site Application S-23-033. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. Property Owners: Vyankatesh and Ramya Muddada. Applicant: Jose Rama. Appellant: Hellen Martinez. Project Planner: Erin Walters.

**REMARKS:**

Attachment 11 includes public comments received between 11:01 a.m., Monday, December 16, 2024, and 11:00 a.m., Tuesday, December 17, 2024.

Attachment 12 includes the Appellant's Town Council presentation.

Attachment 13 includes the Applicant's Town Council presentation.

**ATTACHMENTS:**

**Previously Received with the December 12, 2024, Staff Report:**

1. November 13, 2024 Planning Commission Staff Report, with Exhibits 1 through 12
2. November 12, 2024 Planning Commission Addendum, with Exhibits 13 and 14
3. November 13, 2024 Planning Commission Verbatim Minutes
4. November 15, 2024 Planning Commission Action Letter with Modified Conditions of Approval
5. Appeal of the Planning Commission Decision, received January 22, 2024

**PREPARED BY:** Erin Walters  
Associate Planner

---

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

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PAGE 2 OF 2

SUBJECT: 15411 National Avenue/S-23-033

DATE: December 17, 2024

6. Supplemental Correspondence from the Appellant, received December 4, 2024
7. Applicant's Response to Appeal, Received December 10, 2024
8. Draft Resolution to Deny Appeal and Approve Project
9. Public comments received between 11:01 a.m., Wednesday, November 13, 2024, and 11:00 a.m., Thursday, December 12, 2024

Previously Received with the December 16, 2024, Addendum:

10. Public Comments received by 11:01 a.m., Thursday, December 12, 2024, and 11:00 a.m., Monday, December 16, 2024

Received with this Desk Item:

11. Public Comments received by 11:01 a.m., Monday, December 16, 2024, and 11:00 a.m., Tuesday, December 17, 2024
12. Appellant's Town Council Presentation, received December 17, 2024
13. Applicant's Town Council Presentation, received December 17, 2024



**From:** Hellen [REDACTED]  
**Sent:** Monday, December 16, 2024 11:01 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Fwd: Fw: 15411 National Ave project

[EXTERNAL SENDER]

Dear Erin,

Below is an email from the Applicants on December 2 where they proposed looking to the feasibility of moving their second story egress window from the North wall to the front (East) wall, if we agreed to drop our Appeal to the Town Council.

We do not believe that this proposal is acceptable in order to meet all our privacy concerns given that it does not address moving the second egress window in the second story, or the other offending windows in the garage, and upstairs storage room. And it does not address the issue with the size being out scale.

Thank you,  
Hellen

---

**From:** Vyankatesh B [REDACTED]  
**Sent:** Monday, December 2, 2024 12:50 PM  
**To:** [REDACTED] Christian (National Ave Nieghbore) U.  
[REDACTED]  
**Cc:** Ramya Muddada <[REDACTED]>; Jose Rama <[REDACTED]>  
**Subject:** 15411 National Ave project

Hello Hellen and Christian,

We are looking into the feasibility of moving the second story first egress window location, to the front wall.

The second egress window already has enough privacy currently with the big oak tree and its not in the direct line of sight for you. Also, we cannot technically move it to the rare wall since there is not enough space on that wall and also it will be more closer to the rear neighbor.

If you are OK with this arrangement, you can consider pulling back your appeal.

Let me know at your earliest convenience.

Regards,

Vyankatesh (Venky)

**From:** Ramya Muddada [REDACTED]  
**Sent:** Monday, December 16, 2024 12:51 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Fw: 15411 National Ave project

[EXTERNAL SENDER]

Hello Erin,

Below is the communication with the appellant, I think this should be part of the support,

Best,

Ramya

----- Forwarded Message -----

**From:** Ramya Muddada <[REDACTED]>  
**To:** [REDACTED] Christian (National Ave Nieghbore) U.  
<[REDACTED]>; Vyankatesh B [REDACTED]  
**Cc:** Jose Rama [REDACTED]  
**Sent:** Monday, December 16, 2024 at 12:45:56 PM PST  
**Subject:** Re: 15411 National Ave project

Hello, Hellen and Christian,

We looked into the feasibility of moving the second-story first egress window location to the front wall, but after speaking to my other neighbor on National, it will not be possible to move it.

Best,

Ramya

On Monday, December 2, 2024 at 12:50:27 PM PST, Vyankatesh B [REDACTED] > wrote:

Hello Hellen and Christian,

We are looking into the feasibility of moving the second story first egress window location, to the front wall.



The second egress window already has enough privacy currently with the big oak tree and its not in the direct line of sight for you. Also, we cannot technically move it to the rear wall since there is not enough space on that wall and also it will be more closer to the rear neighbor.

If you are OK with this arrangement, you can consider pulling back your appeal.

Let me know at your earliest convenience.

Regards,

Vyankatesh (Venky)

**From:** Ramya Muddada [REDACTED]  
**Sent:** Tuesday, December 17, 2024 9:31 AM  
**To:** [REDACTED] 'Jose Rama' [REDACTED]; Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Re: Public Comments - 15411 National Avenue - 12-16-24

[EXTERNAL SENDER]

Hello Erin,

Please see the attached letter in response to the appellant's letter received by the staff on 12.16.24,

Please let me know if you have any questions or concerns,

Best,

Ramya

On Monday, December 16, 2024 at 12:31:18 PM PST, Erin Walters <[ewalters@losgatosca.gov](mailto:ewalters@losgatosca.gov)> wrote:

Hello Jose, Venky, and Ramya,

Please see the attached public comment regarding the proposed 15411 National Avenue project. The comments will be included in a Desk Item report for tomorrow's Town Council report.

All comments received by 11:00 a.m., Tuesday, December 17<sup>th</sup> will be included a Desk Item.

Sincerely,



**Erin Walters • Associate Planner**

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

Ph: 408.354.6867 • 408-354-6872

[www.losgatosca.gov](http://www.losgatosca.gov) • [ewalters@losgatosca.gov](mailto:ewalters@losgatosca.gov)

**COMMUNITY DEVELOPMENT HOURS:**

**Counter Hours:** 8:00 AM – 1:00 PM, Monday – Friday

**Phone Hours:** 8:00 AM – 5:00 PM, Monday – Friday

***TOWN CLOSURE NOTICE: Town offices will be closed from December 24, 2024, through January 1, 2025. Town offices will resume normal business hours on Thursday, January 2, 2025.***

All permit submittals are to be done online via our Citizen's Portal platform. All other services can be completed at the counter. For more information on permit submittal, resubmittal, and issuance, please visit the [Building](#) and [Planning](#) webpages.

**Confidentiality Disclaimer**

*This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.*

P Think Green, please consider the environment before printing this e-mail.



Dear Erin,

This letter is to address the appellants letter received by staff on 12.16.24

1. We definitely worked on the feasibility of moving the first egress window, but my other neighbor at 15385 National Ave is not willing to the change and sent a letter on 12/12/2024 reminding us of the assurance we had given him that we would not put a window on our front façade on the NE side.

Below are a few reasons why it is not feasible:

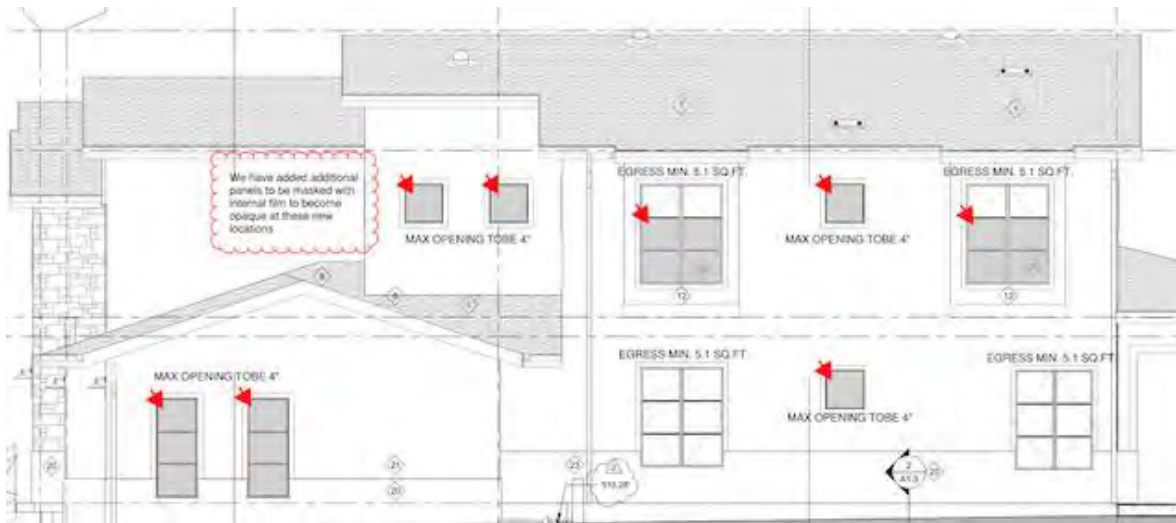
- Due to the driveway curve in that area, we can't add privacy trees that would block the window's view.
- We are not willing to Obscure/frost the windows on our front façade as it compromises our design element.
- Moving the window will not solve the issue of privacy, as we would still be able to see 377 Blackwell Dr.'s backyard and at least one window, and we would add one more neighbor to this mix.



2. Due to architectural reasons, we cannot move the second egress window. There is not enough space to put an egress window due to the patio roof, and we had assured 113 Leila Ct neighbors that there wouldn't be an egress window in the back of our property (staff has this communication as part of neighborhood reach-out).

The rest of the windows are non-offensive. The windows in the bathrooms and storage are not in the line-of-sight area as they start at 8ft and end at 6ft, and the garage window is non-living space and at ground level.

Even though the garage, storage, and bathroom windows are non-offensive, we have decided to obscure them and have an opening of only 4 inches.



3. With regards to the size and scale of the house – We are at a standard size for a multi-generational home.

**From:** Hellen [REDACTED]  
**Sent:** Tuesday, December 17, 2024 10:27 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Fwd: 15411 National Ave - Tower Visible from Street

[EXTERNAL SENDER]

Hello Erin,

Could you kindly include this desk item?

Thank you,

Hellen

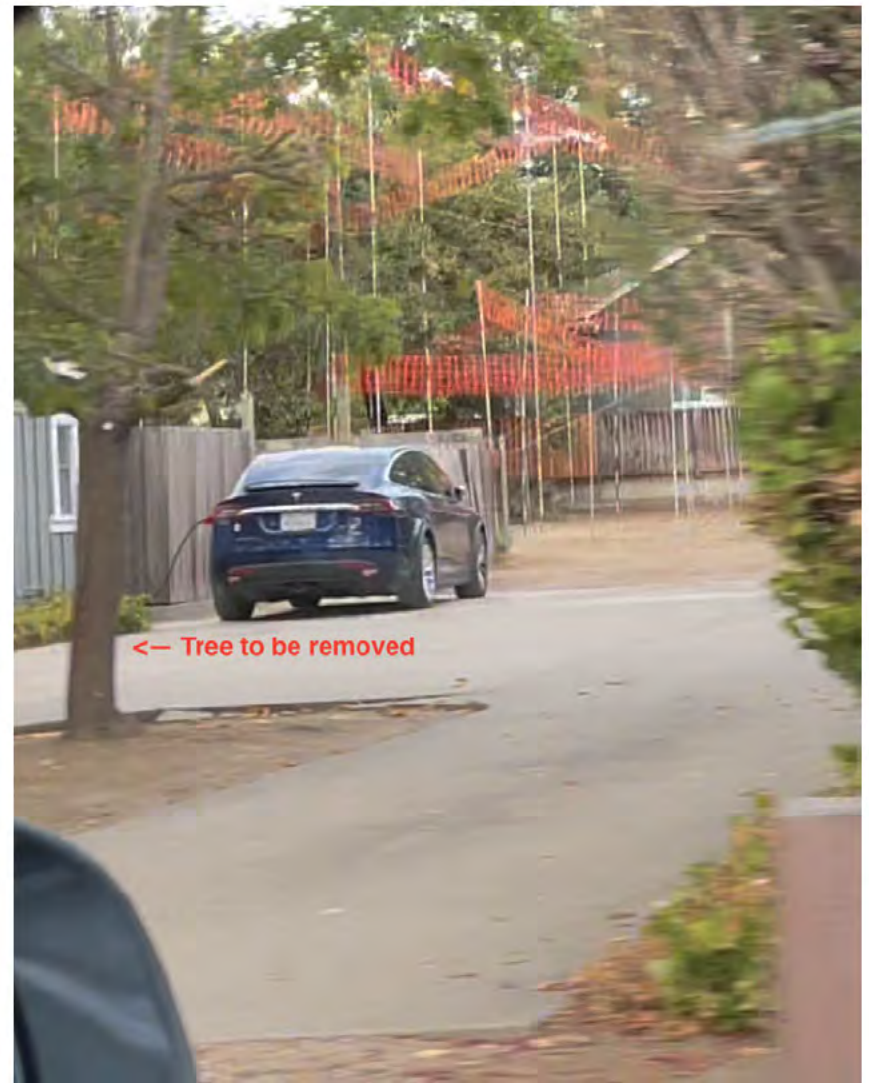
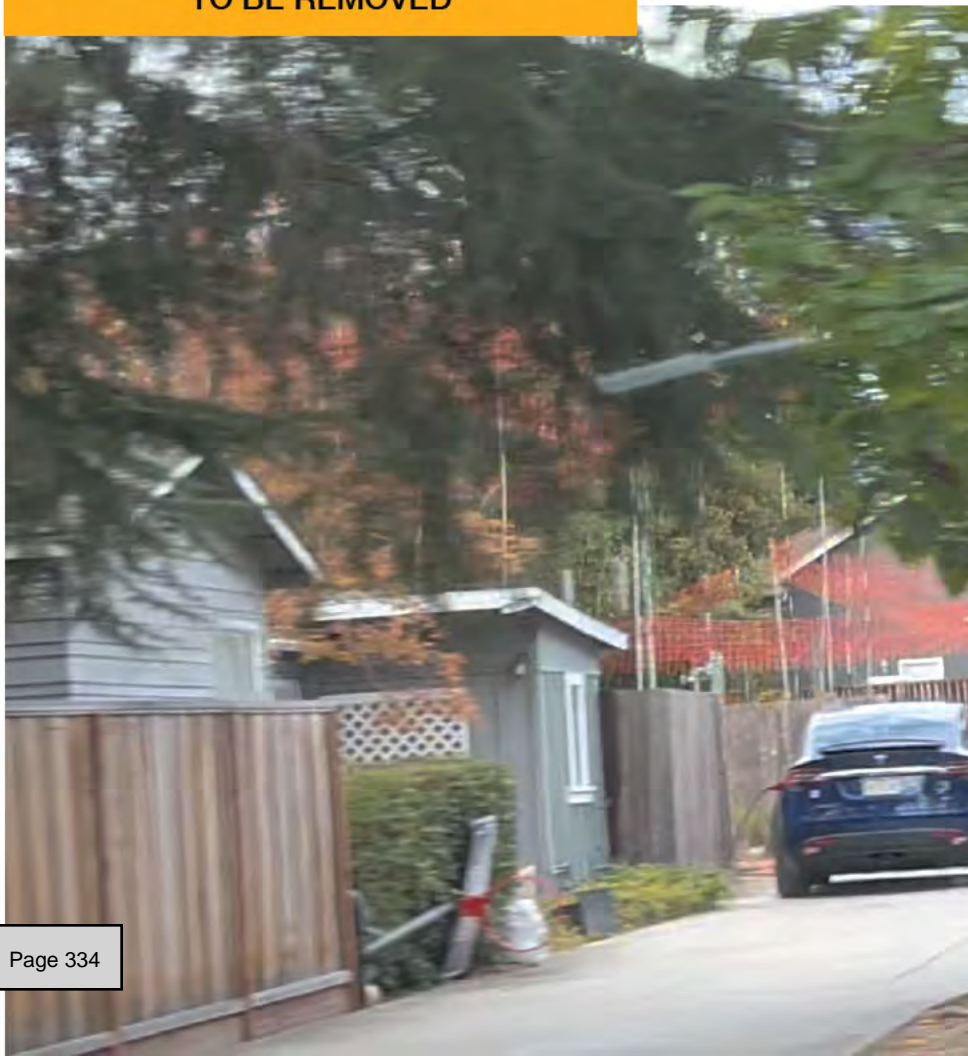


## TOWER VISIBLE FROM THE STREET

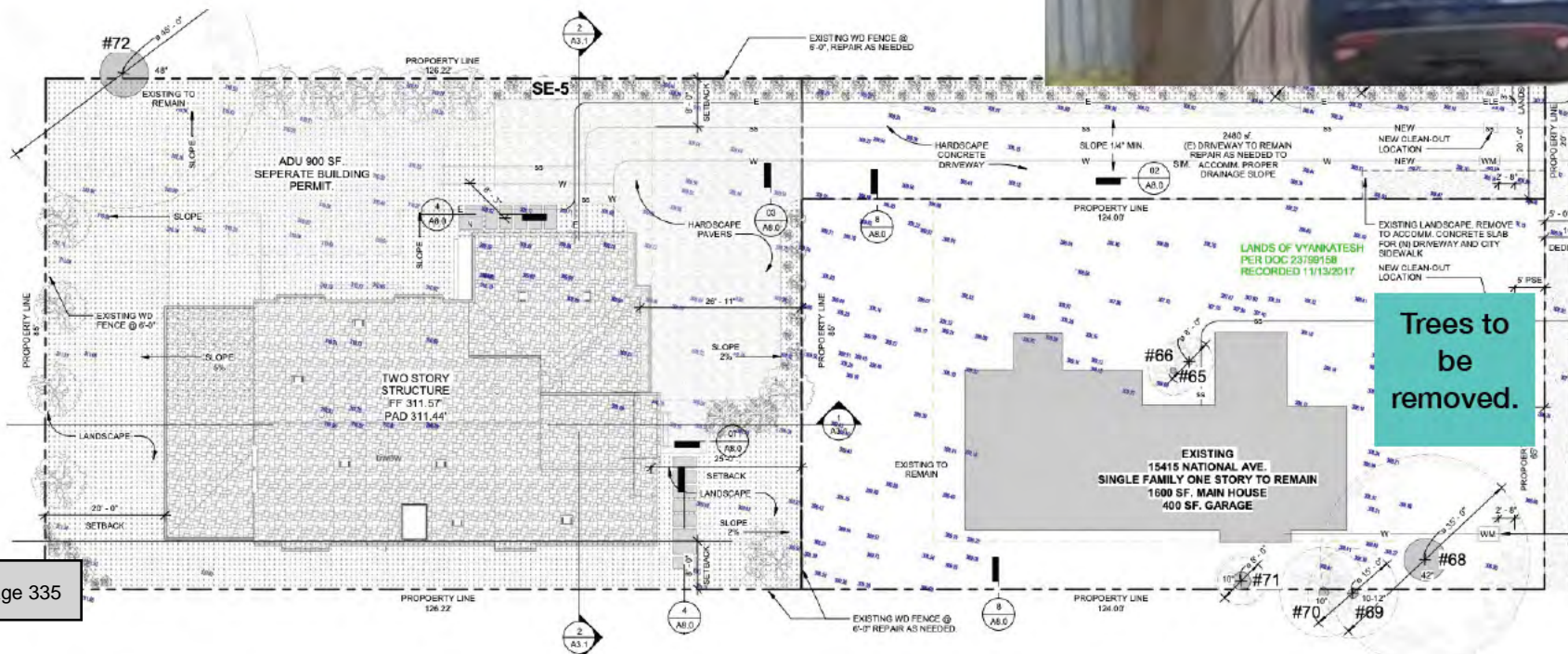
In deliberation about one of the recommendations of the Town's consulting architect not being met, and the project not meeting the Design Guidelines on this point, a Commissioner asked if the tower would be visible from the street. The answer was "no". But it seems that once the trees that are to be removed are removed, it would indeed be visible from the street.

As a side note, the house itself is visible from the street it's on (National Avenue), as well as from another street (Blackwell Dr) between the houses.

### TREE (CANOPY BLOCKING TOWER) TO BE REMOVED







**From:** [REDACTED]  
**Sent:** Tuesday, December 17, 2024 11:00 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** appelants letter

[EXTERNAL SENDER]



December 17, 2024

Los Gatos Town Council  
*Via Email*

Dear Council,

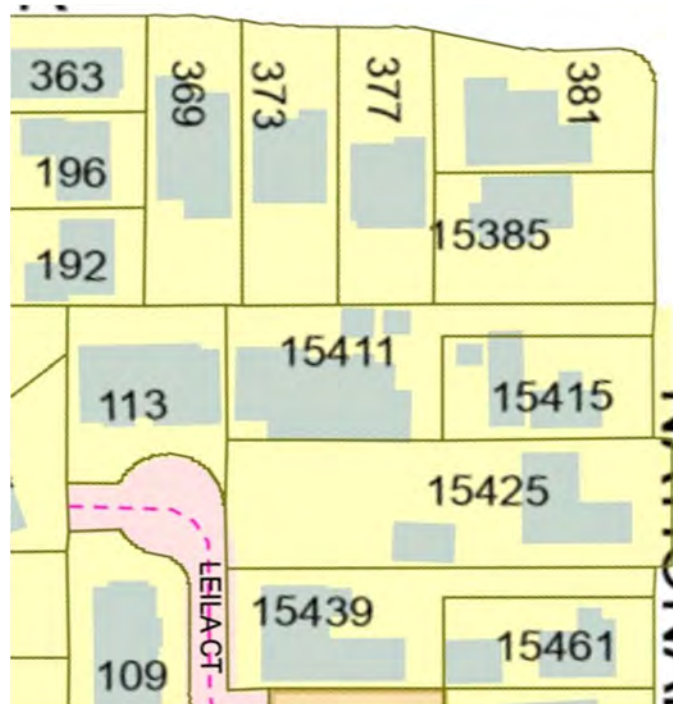
This letter intends to provide additional information and comments to our original letter sent on December 4, 2024.

### **Appeal of the Planning Commission's Decision on the Proposed Structure at 15411 National Avenue**

While we recognize and accept that the Applicants have the right to build a two-story structure in this flag lot, the following are the reasons which prompted this Appeal:

- The structure is inconsistent with neighborhood compatibility, sizing, massing and scale per section 2.1 of the General Neighborhood Design Principles.
- The position of numerous windows in the structure raises severe privacy concerns resulting in our loss of quality of life and need to be re-positioned. We find the Conditions of Approval as written are inadequate on this requirement.
- The proposed landscaping is inadequate to protect our privacy. The Conditions of Approval address only the type but not the number of trees required

Our house on 377 Blackwell Drive as well as several of the adjacent houses in the immediate neighborhood were built in such a way to maximize privacy, minimizing adjacent windows, offsetting the ones that exist, and facing the primary living areas towards our respective backyards instead of each other. The houses surrounding this rear lot have a high level of privacy by design.



**The project is inconsistent with neighborhood compatibility, sizing, massing and scale per the General Neighborhood Design Principles.**

The size, massing, scale, bulk and style of the proposed structure does not harmonize with the adjacent houses, including ours, and it stands out even more so by its location in the middle of the city block (in a flag lot / corridor lot), which causes it to overlook the neighboring backyards and most private indoor living areas. We believe this is not in line with section 2.1 of the General Neighborhood Design Principles which states that “residential development shall be similar in mass, bulk and scale to the immediate neighborhood.”

A look at its Square Footage (SF) of the structure provides an indication of its bulk and scale in relation to neighboring properties, especially given its location in the middle of the city block (flag lot):

First Floor	1,722 sq ft	Countable space
Second Floor	1,518 sq ft	Countable space
Garage	901 sq ft	<b>Maximum Allowed: 901 sq ft</b>
<b>TOTAL SQUARE FOOTAGE</b>	<b>4,141 sq ft</b>	
Basement	1700 sq ft	Not countable

Covered patio: 570 sq ft

Covered porch: 36 sq ft

For comparison, below are the

TOTAL Square Footage of several adjacent properties, per the Planning Staff report. None of the properties have a basement so this is also their gross square footage.

373 Blackwell Dr	2693 + 489 = 3,182 sq ft
377 Blackwell Dr	2693 + 468 = 3,161 sq ft
381 Blackwell Dr	2173 + 411 = 2,584 sq ft

We are not disputing that the proposed structure (exactly) meets the maximum allowed FAR of 0.30. We are stating the fact that its total size significantly exceeds the neighboring properties.

Despite the applicants having **partially** met the Town's Consulting Architect recommendations, we believe the structure still does not appear to be consistent with section 2.1 of the General Neighborhood Design Principles due to its very large mass, bulk and scale, especially given its location in the middle of the city block (flag lot).

Town Code Section 29.40.072 states that "The use of below grade square footage is allowed in residential zones as a means to provide 'hidden' square footage in lieu of visible mass."

The proposed structure includes a very large basement but also maximizes its FAR (0.30), its allowable garage size (901 sq ft) and its basement size (1700 sq ft, similar to the first floor). This does not follow the intent of Sec. 29.40.072 of using a basement to decrease visible mass and thus creating a more harmonious design with its surroundings, given its location in a flag lot.

Note that the project maximizes all the allowable size per the Town Code, which as one of the commissioners put it during the hearing, "a maximum is a maximum, not a goal". It is ***much larger than any of the adjacent*** two-story and single-story residential houses, which also lie on similarly sized lots of approximately 10,000 sq ft. Another commissioner during the hearing stated that the proposed structure is "not that much larger than the next largest house" and that statement is incorrect.

A joint letter of opposition on this matter from four neighbors was sent to the Planning Department on November 12 and we believe this concern has not been fully addressed.

One additional point of clarification: Based on various comments made by some of the Commissioners during the hearing, we believe they incorrectly assumed that all the



Blackwell neighbors who spoke that day were asking that the application be changed from a two-story house to a one-story house. This is inaccurate – In fact, two of our properties are two-story houses (373 Blackwell Dr and 377 Blackwell Dr), so we have no fundamental opposition to another two-story structure. Our request is that the size of the proposed two-story structure be reduced to one that is less massive and more harmonious with the surrounding structures, especially given its location in the middle of the city block (flag lot), which causes it to overlook all the neighboring backyards and many indoor living areas on every side, as we have already stated.

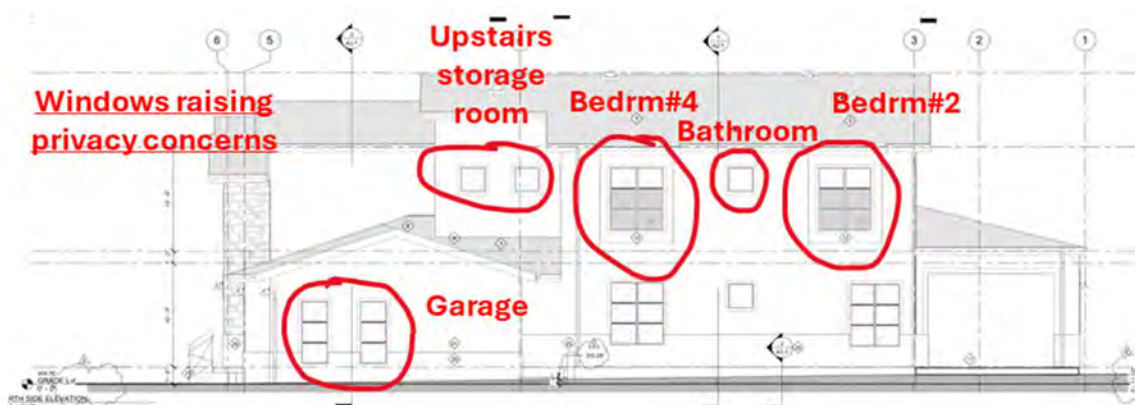
**Request:**

Decrease the size of the proposed structure to one that is less massive, more harmonious and in scale, bulk, and size with the surrounding structures and its positioning in the middle of the city block, by following point 2.1 in the General Neighborhood Design Principles.

**Modification needed on the condition of approval to relocate windows**

Our main privacy concerns, shared with two other neighbors on Blackwell, are related to various windows on the proposed structure which have line of sight to our various primary living spaces and backyards. Our house on 377 Blackwell Drive as well as several of the adjacent houses in the immediate neighborhood were built in such a way to maximize privacy, minimizing adjacent windows and facing the primary living areas towards our respective backyards. The proposed structure, given its large massing and flag lot position, will overlook all our backyards and interior living spaces (unobstructed by trees, in the case of our property at 377 Blackwell Drive), severely affecting the expectations of privacy and quality of life that has been a part of this neighborhood for decades.

There are various windows in the proposed structure that have a line of sight into our private living areas, including various windows upstairs as well as the proposed garage windows, which have a line of sight into our upstairs bedrooms given that they have not planned for privacy trees next to our common fence (see photo below).



It is important to note that, given the current level of privacy we've had for the past 15 years, it is not only a DIRECT line of sight that raises our concerns.

Below are a few photos of how the proposed structure would look from our master bedroom (with also a direct view into our master bathroom located behind the photographer), upstairs bedroom and downstairs bedroom. **The current proposal does not include planting any privacy trees next to our common fence** (only trees next to the common fence with 373 Blackwell Drive are planned), so **these photos truly show how unobstructed the line of sight will be.**



*View of structure from master bedroom window*



*View of structure from upstairs bedroom #2*

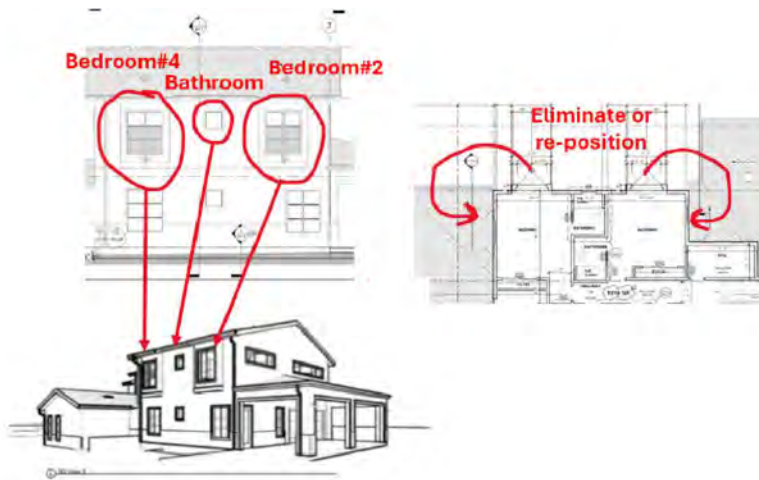


*View of structure from downstairs bedroom*

One of the Commission’s conditions for approval is that, in order to address the strong privacy concerns brought up by multiple neighbors before and during the hearing, “the applicants shall meet in good faith to relocate the offending windows such that they are the least offensive to the privacy interest of the neighbors.” We feel that this language is vague and does not specifically state that the windows shall be relocated, nor encompass all the windows brought up as an issue during the hearing. In multiple neighbor letters since early 2024, there had been requests to relocate these windows and/or bedrooms due to privacy concerns. And in our letter to the Planning Department on November 11 (attached below), we provided specific suggestions on how those offending windows might be moved to face East and West instead of North to address our primary privacy concerns. We also mentioned in the letter and the Planning Commission hearing that there are other windows that are of significant concern to our property specifically and it is unclear, and open to interpretation, which and how many the approval of condition applies to. The Planning Commission tried to address the privacy concerns with this condition of approval, but it in effect does not.

Our proposed relocation of one of the offending windows from the North wall to the East wall would provide significant improvement to privacy, given that it would only have a very partial view of our backyard from its new location (and no view into our rooms). Here is a drawing from our letter to the Planning Department on November 11 proposing this repositioning:





Additionally, we sent an email to the Applicants before the Planning Commission hearing summarizing our ongoing concerns with the proposed structure. It was NOT our intended strategy not to communicate with the Applicants before that date.

On December 2, the Applicants wrote to us stating that they were looking into the feasibility of moving just one of the second-floor offending windows (egress window #1) from the North side to the East side if we would consider dropping this appeal. They also stated that they think upstairs egress #2 already would not be moved and that it “already has enough privacy”. This proposal unfortunately would not address all our privacy concerns. It is clear that the egress window #2 placement (and others) infringes on our privacy, even if it's not directly within the sightline. The design and layout of our home places a high premium on private outdoor spaces, and the current design directly contradicts that. The statement that “there is already enough privacy” feels dismissive of the very real concerns that we and other neighbors have raised.

On December 10 the Applicant stated in their letter to this Council that they did not intend to reposition the offending windows above. In the case of egress window #1, they use a new privacy argument with a different neighbor on 15385 National Avenue. This would severely impact our privacy and quality of life on several of our primary living areas and our backyard, especially since the Applicants do not intend to add additional privacy trees on the section of the North fence (their proposal only includes planting privacy trees on their common fence with 373 Blackwell Drive).

If the offending windows truly cannot be repositioned, we believe that there are ways they can work with their architect to address our privacy concerns, for example by moving some of the problematic living areas from the North-facing side to the South-facing side (where a “sitting area” and “master closet” are shown in the current design, which could be repositioned), and by eliminating the large windows from the “garage storage room” and the “garage.” Alternatively, one of the upstairs bedrooms could be moved downstairs where the large “garage storage room” is now. These options seem to be dismissed

without due consideration, even though they could easily address the privacy issues with a bit of creativity from the architect.

The use of obscure glass does not fully address our privacy concerns since it can be bypassed by opening the egress windows much of the time, especially in the good Los Gatos weather. Note that on their December 10 letter, the Applicants state that “to address the planning commission councils’ [sic] conditions of approval [they] have decided to obscure additional windows”. However, the drawing under that statement states “we have marked additional panels to be masked with **internal film** to become **opaque** at these new locations.” Note that using glass with internal film (which just darkens the image - opaque) is not the same as using **obscure glass** (which distorts the image for privacy), and it is explicitly stated as not an allowed solution per the conditions of approval.

**Request:**

The condition of approval be amended to require redesign that all the offending windows shall be repositioned to a location that addresses the neighbors’ privacy interests.

**Modification needed on the condition of approval regarding trees**

One of the Commission’s conditions for approval is that “the [privacy] tree species shall be mutually agreed upon by the neighbors that they are a minimum protective of privacy and non-allergenic to any of the neighbors.” While we appreciate and value this condition, we believe it’s insufficient to address the concerns we expressed before and during the hearing, given that the proposed plan includes planting of privacy trees by the section of the North fence facing 373 Blackwell Drive only, but **there would be no privacy trees by the section facing our property at 377 Blackwell Drive.**

On December 10 the Applicant stated in their letter to this Council that they did not intend to reposition the offending windows as mentioned above. This would severely impact our privacy and quality of life in several of our primary living areas and backyard, which makes adding additional privacy trees on the section of the North fence facing our property much more important.

Additionally, the allergy condition to various types of trees by one of our family members which we brought up verbally during the hearing is not something we would proactively communicate in writing, as with any medical condition.



**Request:**

The condition of approval be amended to require that both the species and also the number and location of the privacy trees shall be mutually agreed upon by the neighbors.

We humbly and respectfully ask that this appeal be granted so that the applicants may submit a proposal which addresses all the issues listed above and they can move on to building an appropriate two-story house, considering the privacy of all neighbors and maintaining our quality of life and neighborhood character.

Thank you for your time and consideration.

Sincerely,

Hellen Martinez

377 Blackwell Dr



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# Appeal of Planning Commission's Project Approval of 15411 National Avenue

Los Gatos Town Council, December 17, 2024



# Appeal to Planning Commission Building Plan Approval of 15411 National Avenue

Appellant's Opening Presentation  
Los Gatos Town Council  
December 17, 2024

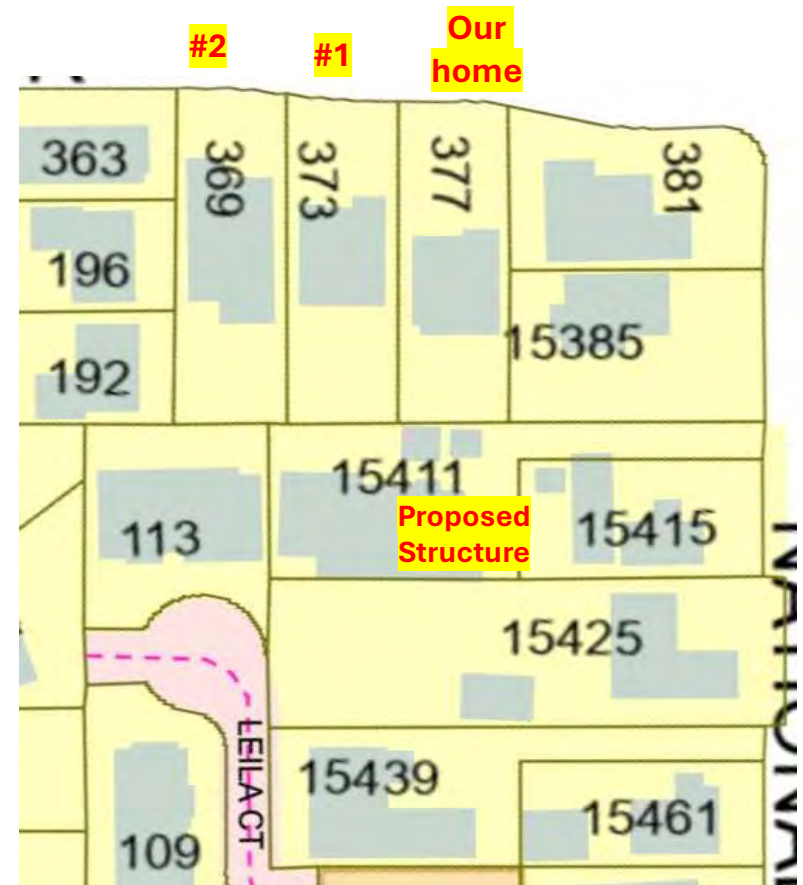


# Reasons for our Appeal

- While we recognize and accept that the Applicants have the right to build a two-story structure in this flag lot, the following are the reasons which prompted this Appeal:
  - The structure is inconsistent with neighborhood compatibility, sizing, massing and scale per section 2.1 of the General Neighborhood Design Principles.
  - The position of numerous windows in the structure raises severe privacy concerns resulting in our loss of quality of life and need to be re-positioned. We find the Conditions of Approval as written are inadequate on this requirement.
  - The proposed landscaping is inadequate to protect our privacy. The Conditions of Approval address only the type but not the number of trees required.

# Our Immediate Neighborhood

- Our home as well as several of the adjacent houses in the immediate neighborhood were built in such a way to maximize privacy, minimizing adjacent windows and facing the primary living areas towards our respective backyards.
- They comprise a mix of one-story and two-story houses, all under 2,729 sq ft and with no basements. All garages on Blackwell are under 490 sq ft. (on National, all are under 777 sq ft)
- Emails supporting this Appeal were sent to the Town by our neighbors #1 and #2, who are also directly impacted by the proposed structure and have similar concerns.



# Size and Location of the Proposed Structure

- The structure's large massing and bulky style do not harmonize with the multiple single-family homes around it, including ours.
- Its location in a flag lot in the center of the city block causes it to look over the backyards of several neighboring properties, negatively impacting those neighbors' privacy, quality of life, sunlight, and property values.
- It is not in line with section 2.1 of the General Neighborhood Design Principles which states that *“residential development shall be similar in mass, bulk and scale to the immediate neighborhood.”*
- The structure includes a very large basement allowed by Town Code Section 29.40.072, but **without its intended use to decrease the above-ground visible mass.**

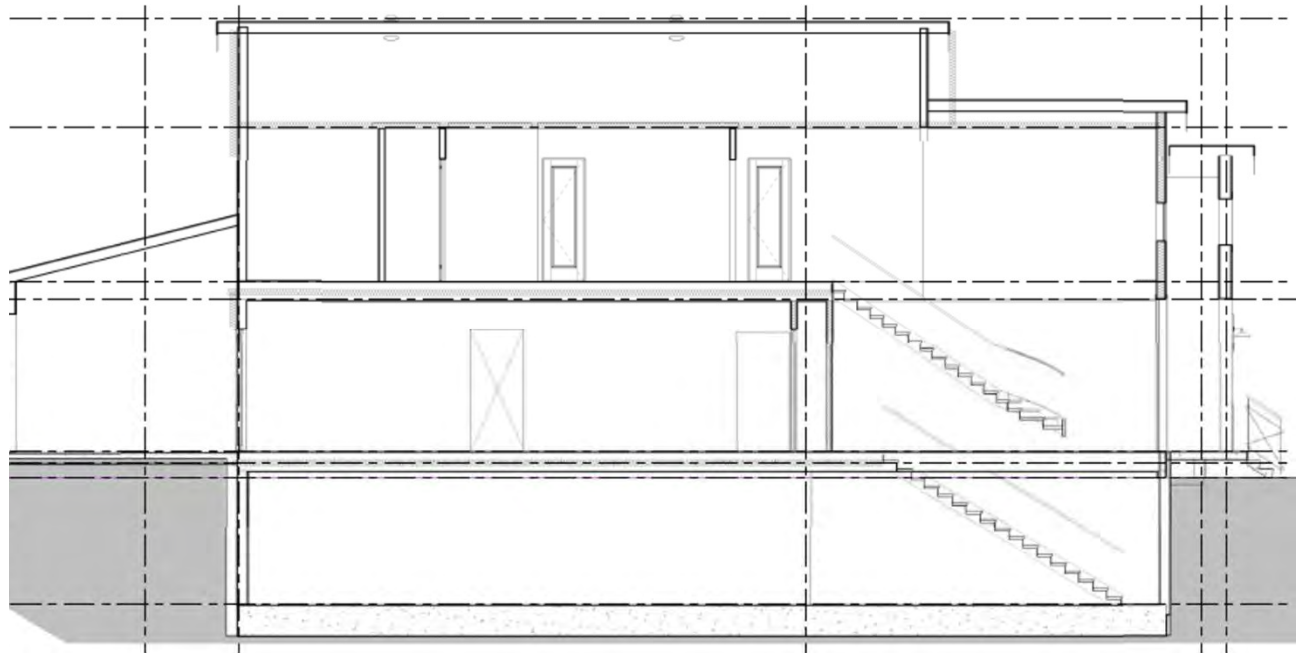




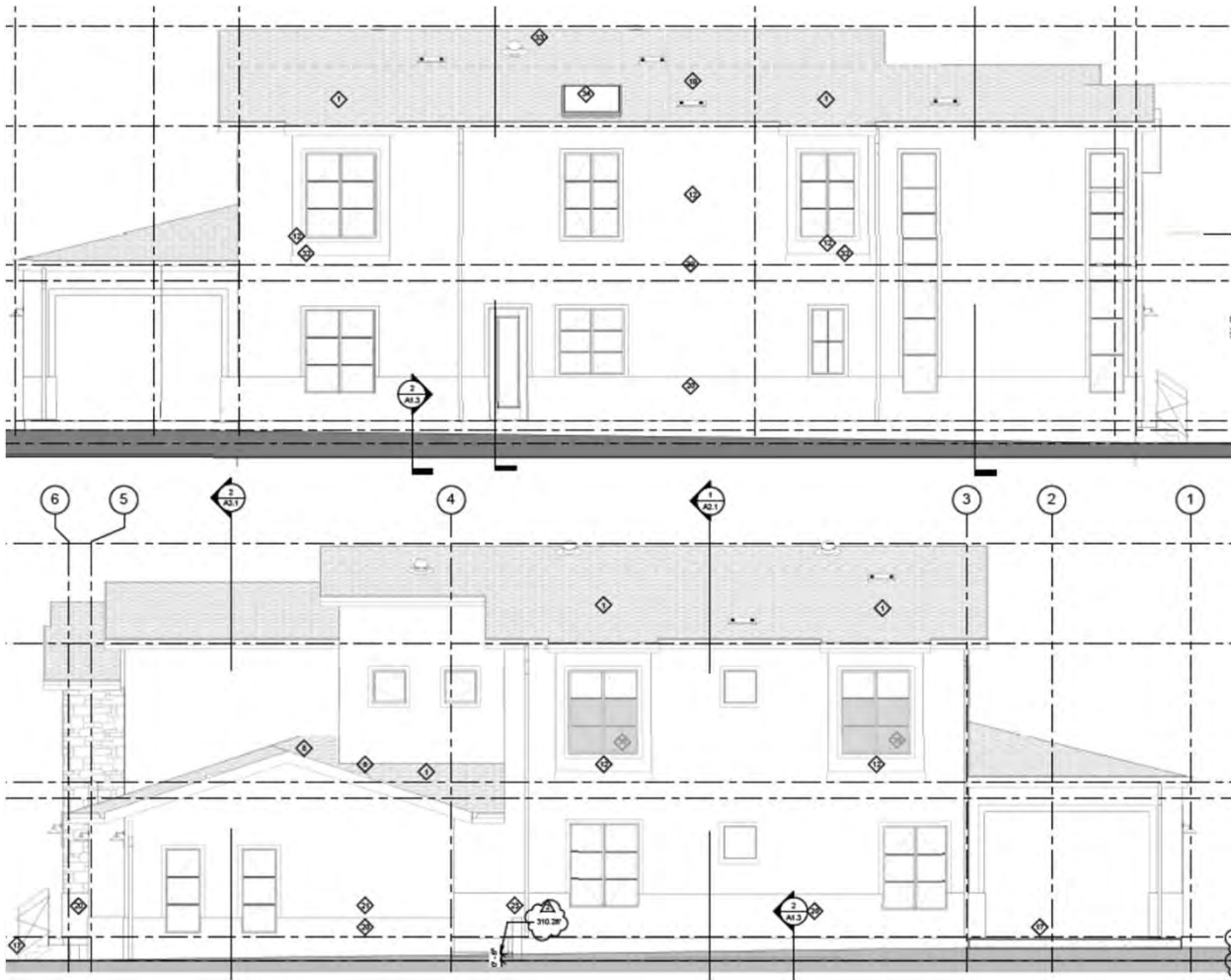
“A maximum is a maximum, not a goal”

# Intended Use of Basements/Cellars

- Town Code Section 29.40.072 states that *“The use of below grade square footage is allowed in residential zones as a means to provide ‘hidden’ square footage in lieu of visible mass.”*
- The proposed structure includes a very large basement but also **maximizes** its FAR (0.30), its allowable garage size (901 sq ft) and its basement size (1700 sq ft, similar to the first floor). **This does not follow the intent of Sec. 29.40.072 of using a basement to decrease visible mass and thus creating a more harmonious design with its surroundings, given its location in a flag lot.**



# Size of the Proposed Structure



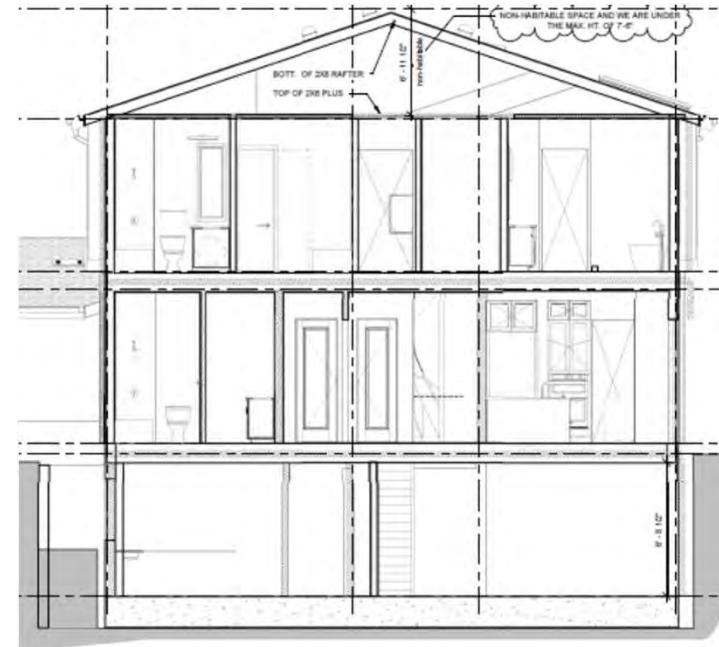
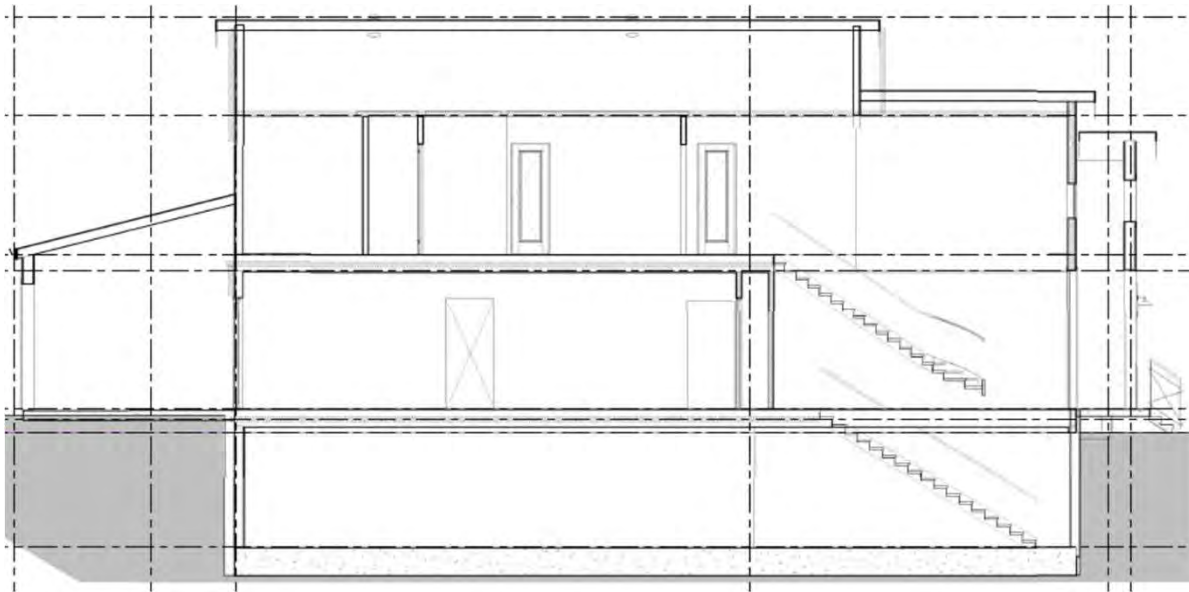
- House: 3,240 sq ft (countable)
- Garage: 901 sq ft (countable)
- Basement: 1,700 sq ft (not countable)
- **TOTAL GROSS SQUARE FOOTAGE: 5,841 sq ft**

- Covered patio: 570 sq ft (not countable)
- Covered porch: 36 sq ft (not countable)
- Attic (not countable)

- All numbers are within allowed limits.
- This calculation shows the complete massing and volume of the structure.

373 Blackwell Dr	2693 + 489 = 3,182 sq ft
377 Blackwell Dr	2693 + 468 = 3,161 sq ft
381 Blackwell Dr	2173 + 411 = 2,584 sq ft

# Size of the Proposed Structure



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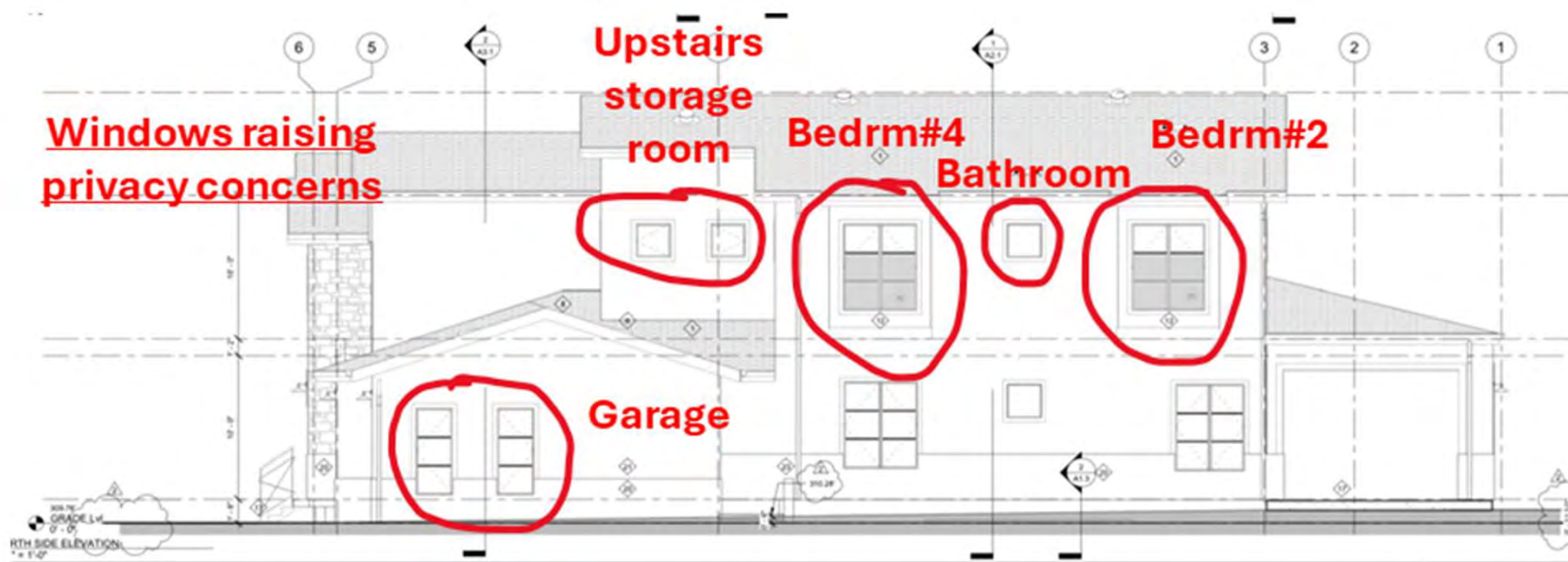






# Significant Privacy Concerns

- Given its location in the center of the flag lot, the proposed structure has numerous second-floor and first-floor windows facing our property, with line of sight into our most private living spaces, bedrooms, bathroom and backyard.



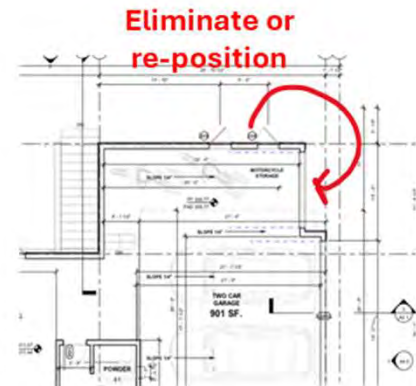
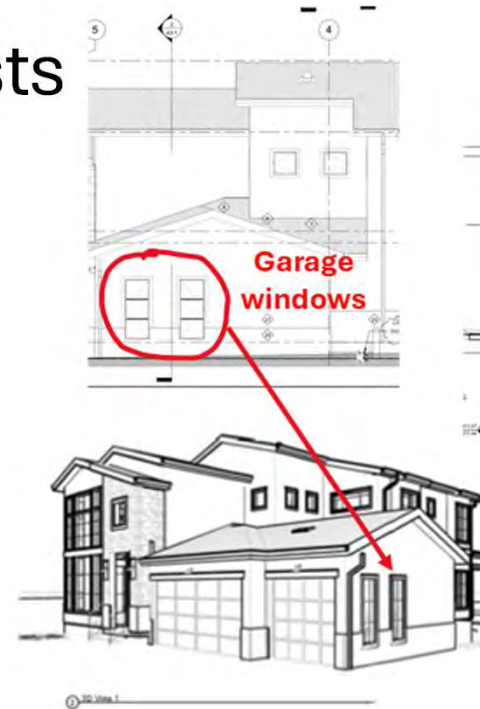
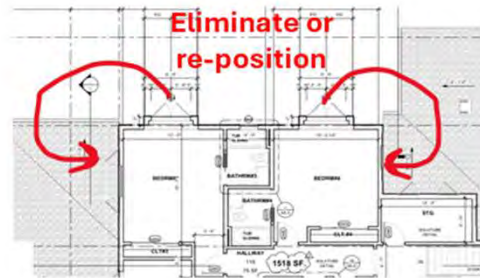
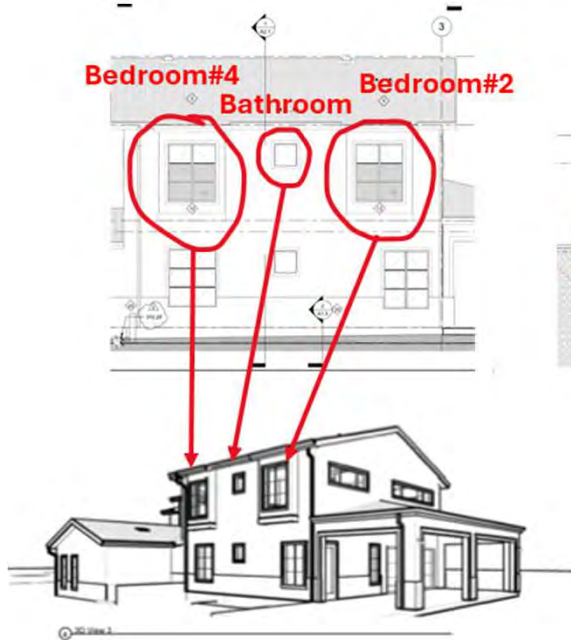
11



# Window Repositioning Request

- To address our privacy concerns, we had proposed to the Planning Commission that these windows be either removed or relocated.
  - Only using obscure glass is not sufficient since it can be bypassed by opening the windows, especially given our good Los Gatos weather.
  - Only planting additional privacy trees is not sufficient to fully address concerns.
- Changing the location of the rooms with these windows could also be a solution.

# Our Window Repositioning Requests



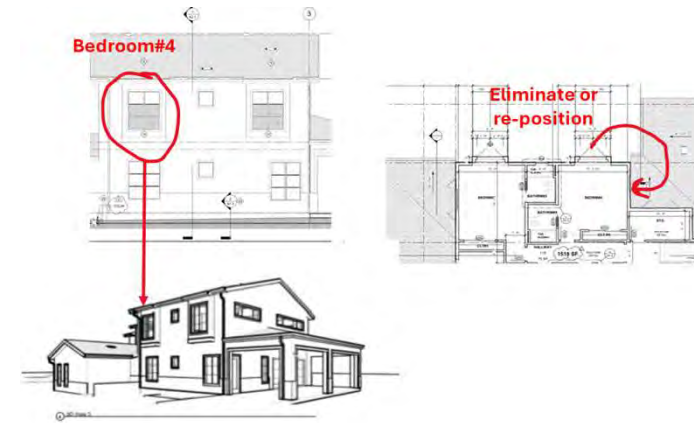
# Addressing Privacy Concerns

- The Commission's condition of approval for the **“applicant to meet in *good faith* to relocate the offending windows”** tried to address our privacy, but we find it is too vague and not suited to address our primary concerns, which was one reason for our Appeal.
- Concerns about several of these windows have been raised in letters from multiple neighbors since early 2024, with no action taken by the Applicants



# Second Story NE Egress Window

- On December 16 the Applicants claimed for the first time to have an early verbal agreement with a neighbor on National Ave to avoid egress windows on the NE wall.
- However, on December 2 the Applicants had written to us offering an arrangement to look into moving one of the offending egress windows from the NW to the NE wall as we had suggested, in exchange of dropping this Appeal.
- It would be reasonable to relocate this window to the NE wall, since it would only have direct line of sight to the property on the front lot home owned by the Applicants. **Note that its line of sight to the neighbor on National Ave is similar in either position.**

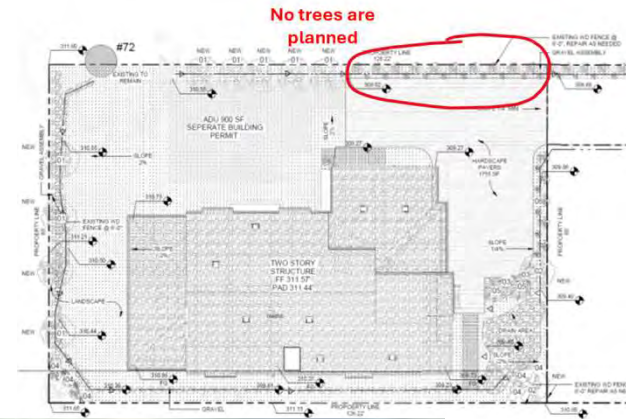


# Use of Obscured Glass

- A Condition of Approval states that “***the privacy windows shall utilize obscured glass. Privacy film shall not be used.***”
- Obscure glass is insufficient since it can be bypassed by opening the egress windows.
- On their December 10 letter, the Applicants state that “*to address the planning commission councils’ [sic] conditions of approval we have decided to obscure additional windows.*”
- However, the drawing under that statement states “*we have marked additional panels to be masked **with internal film to become opaque** at these new locations.*”
- Glass with internal film is not allowed per the Conditions of Approval. **Any window that faces our property needs to have obscured glass, not privacy film.**

# Inadequacy of Adjacent Landscaping

- The conditions of approval state that the neighbors shall agree to the type of privacy trees to be planted, but not the quantity.
- The current plan does not include privacy trees directly facing our property.
- Trees to address privacy, traffic, noise, and pollution





# Photos of the Structure from inside our Residence



Master bedroom,  
second upstairs  
bedroom, downstairs  
bedroom

- These photos show how unobstructed the line of sight would be, given the lack of trees planned next to our common fence.
- Note that the garage windows (above lattice) can be seen from our master bedroom.

# In Conclusion

- We respectfully ask that this Appeal be approved, based on:
  - The structure is inconsistent with neighborhood compatibility, sizing, massing and scale.
  - Significant privacy issues caused by multiple windows, which are not fully and adequately addressed by the current Conditions of Approval.
  - Inadequacy of the proposed landscaping to protect our privacy, which is not fully addressed by the current Conditions of Approval.

# Thank you



## Proposal for single family residence

The proposed residence is a transitional home that executes a mix of elegance and sophistication

promotes and uplifts surrounding area by value and scenery

The proposed house is on a 13,209 vacant flag lot with a proposed build area of 3,240 sf

The expanded size of the house is necessitated by the specific requirements of our family structure, including multi-generational living arrangements that demand additional space for storage, comfort and functionality.



When the property was bought, we inherited the dump with storage structures.

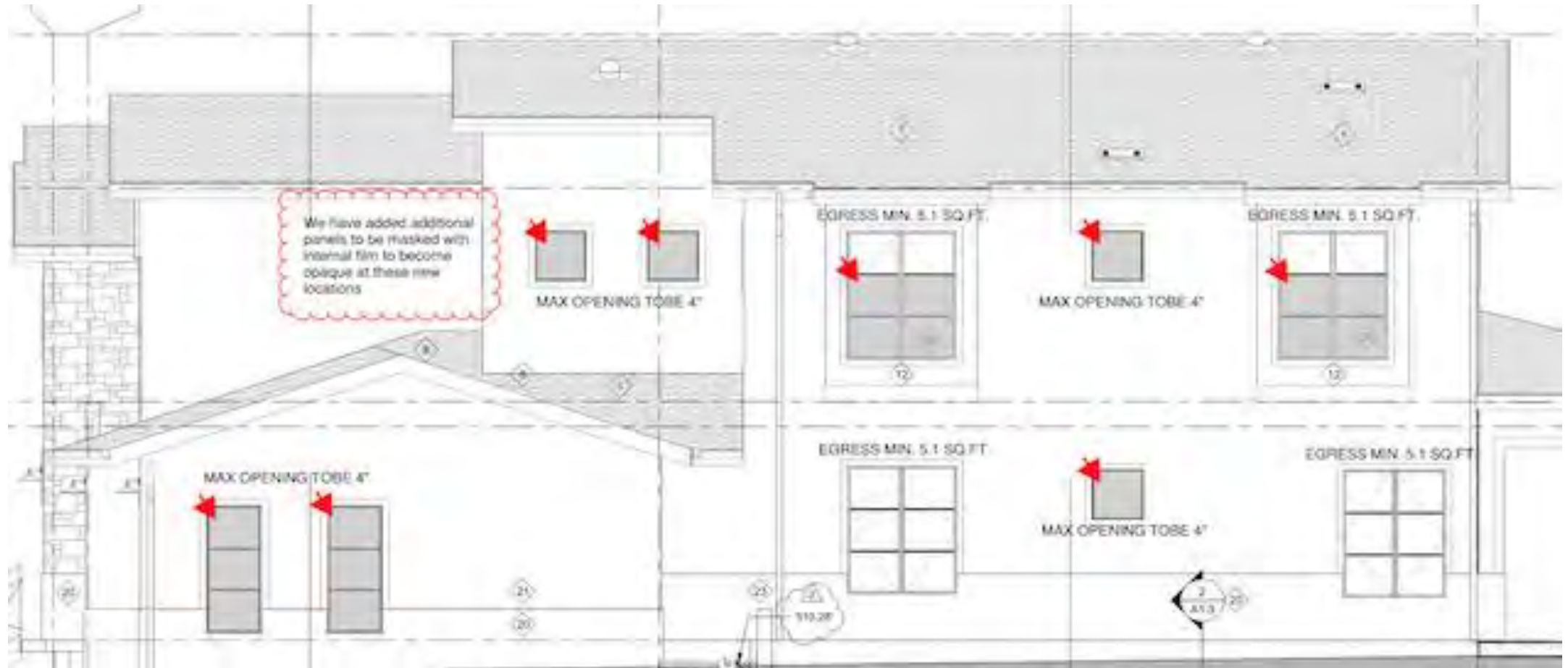
# Before Demolition



# Addressed Neighborhood concerns at best of our abilities.

- The Initial plan for the proposed house was to have it on the north side, where the Blackwell neighbor would have had three windows with the more extended façade facing them. However, we moved the project to the south after conducting the shadow study and to minimizing shadow impacts on adjacent properties.
- Made sure the façade facing Blackwell is smaller.
- Removed balcony and windows with a line of sight from our proposed design to provide more privacy to our Leila Ct and Blackwell Dr neighbors.
- Obscure/frosted glass on the two-story bedroom egress windows on the north elevation facing the Blackwell Drive rear yards.
- Made adequate setbacks (almost 40ft) on the proposed north side of the building to ensure distance b/w proposed two-story windows and two stories of current neighbors on Blackwell Dr is over 100 feet.
- The current giant oak tree at the rear of the proposed site, shared with the Blackwell neighbor, provides a considerable privacy screen.
- We are planting 5 Privacy trees to add additional privacy from the egress windows for the Blackwell neighbors.





The Windows for storage, bathrooms, and garage are non-offensive, but we have addressed even these by obscuring and having only a 4inch opening











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**RESOLUTION 2025-010**

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS  
GRANTING AN APPEAL OF THE DECISION OF THE PLANNING COMMISSION  
APPROVING A REQUEST FOR CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE  
AND SITE IMPROVEMENTS REQUIRING A GRADING PERMIT  
ON VACANT PROPERTY ZONED R-1:8 AND  
REMANDING THE APPLICATION BACK TO PLANNING COMMISSION  
WITH SPECIFIC DIRECTION**

**APN 424-12-140  
ARCHITECTURE AND SITE APPLICATION: S-23-033  
PROPERTY LOCATION: 15411 NATIONAL AVENUE  
APPELLANT: HELLEN MARTINEZ  
PROPERTY OWNERS: VYANKATESH AND RAMYA MUDDADA  
APPLICANT: JOSE RAMA**

**WHEREAS**, on November 13, 2024, the Planning Commission held a public hearing and considered a request to construct a new single-family residence and site improvements requiring a grading permit on vacant property zoned R-1:8. The Planning Commission approved the Architecture and Site application subject to modified conditions of approval;

**WHEREAS**, on November 25, 2024, the appellant, an interested person, filed a timely appeal of the decision of the Planning Commission approving the request for construction of a new single-family residence and site improvements requiring a grading permit on vacant property zoned R-1:8;

**WHEREAS**, this matter came before the Town Council for a public hearing on December 17, 2024, and was regularly noticed in conformance with State and Town law; and

**WHEREAS**, the Town Council received testimony and documentary evidence from the appellant and all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on December 17, 2024, along with any and all subsequent reports and materials prepared concerning this application; and

**WHEREAS**, the Town Council directed staff to prepare a resolution granting the appeal of a decision of the Planning Commission and remanding the application back to the Planning Commission with specific direction including the following:

1. Reduce the second floor massing;



2. The number, location, and species of the privacy trees shall be mutually agreed upon by the neighbors;
3. Work with the neighbors and Town staff to minimize and relocate windows to mitigate privacy impacts on the neighbors; and
4. Use obscure glass to address privacy at impacted locations.

**WHEREAS**, the Town Council directed staff to return to the Town Council with an updated resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

In accordance with Town Code Section 29.20.275, the Town Council finds that:

1. There was an error or abuse of discretion by the Planning Commission in approving the Architecture and Site application, because:
  - a. The Planning Commission's decision was not supported by substantial evidence;
  - b. The application does not comply with the Residential Design Guidelines, including Section 2.1 of the Residential Design Guidelines, which states residential development shall be similar in mass, bulk, and scale to the immediate neighborhood and consideration will be given to the existing FARs, residential square footages and lot size in the neighborhood, as described by Commissioner Barnett at the November 13, 2024, Planning Commission public hearing; and
  - c. Staff's recommended denial of the application.
2. The appeal of the decision of the Planning Commission approval of a request for construction of a new single-family residence and site improvements requiring a grading permit on vacant property zoned R-1:8 is granted and the application has been remanded back to the Planning Commission with specific direction.
3. The decision constitutes a final administrative decision pursuant to Code of Civil Procedure section 1094.6 as adopted by Section 1.10.085 of the Town Code of the Town of Los Gatos. Any application for judicial relief from this decision must be sought within the time limits and pursuant to the procedures established by Code of Civil Procedure section 1094.6, or such shorter time as required by state and federal Law.

**PASSED AND ADOPTED** at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 21st day of January 2025, by the following vote:

**COUNCIL MEMBERS:**

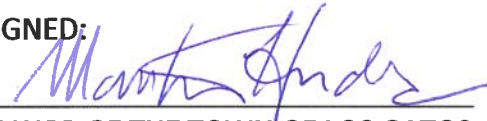
**AYES:**

**NAYS:**

**ABSENT:**

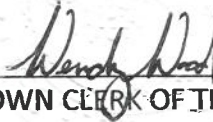
**ABSTAIN:**

**SIGNED:**



**MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA**

**ATTEST:**

  
  
\_\_\_\_\_  
**TOWN CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA**

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15411 NATIONAL AVE  
(APN 424-12-40 SITE  
APPLICATION S-23-033)  
Resubmittal

***Thank you for the opportunity to resubmit our application.***

This resubmittal ensures that all the changes requested by the Town Council is addressed.

***1. Reduce the second-floor massing.***

The second-floor massing is reduced by almost 100 feet; this would change our total FAR from 3,240 to 3,156 which would be **107 sq feet lower than max allowable FAR of 3,263**. The total height on the residence is **changed from 30 feet to 27.8 feet a total of 2.2 feet reduction**.

***2. The number, location, and species of the privacy trees shall be mutually agreed upon by the neighbors.***

Email Communication was made with our neighbors regarding the number, location, and species of the privacy trees. We also worked with city arborists to ensure proper spacing of the privacy trees.

***3. Work with the neighbors and Town staff to minimize and relocate windows to mitigate privacy impacts on the neighbors.***

Removed all egress windows and made sure all windows on the second floor facing Blackwell Drive are now non-operable.

The egress windows have been moved to the front and back of the property, and both homeowners were contacted via email and in person, resulting in positive feedback/acceptance.

***4. Use obscure glass to address privacy at impacted locations.***

All windows on the second floor facing Blackwell drive are now non-operable and will be fitted with Obscure glass. The egress window on the back of the property will also have Obscure glass.

Before change picture

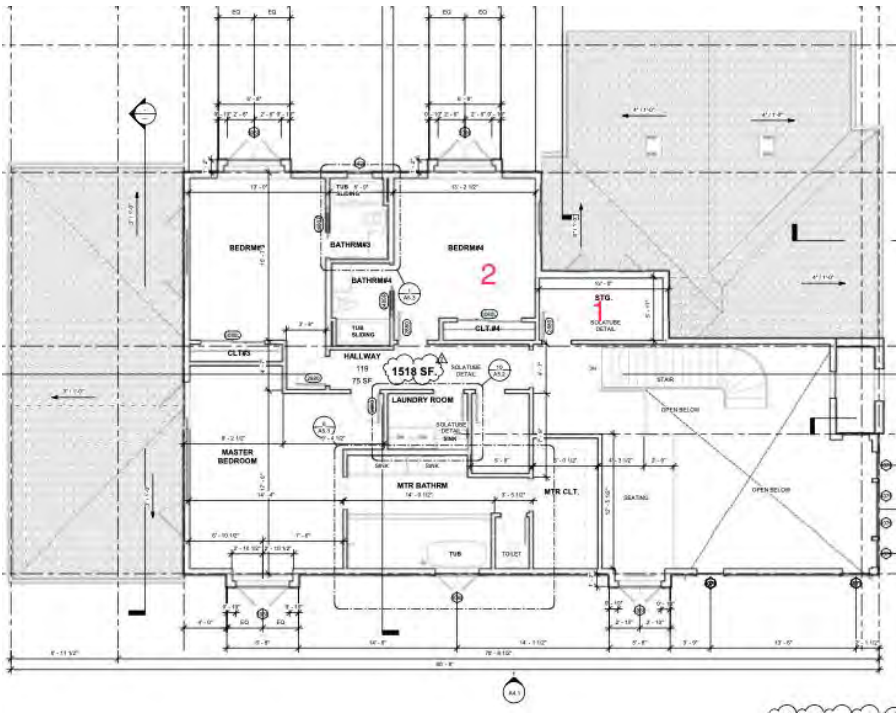


1. Removed Storage area of 61.32 sq feet from second floor.
2. Moved Egress window from North to Northeast on the second floor.

With changes as of 02.11.2025



Before change picture

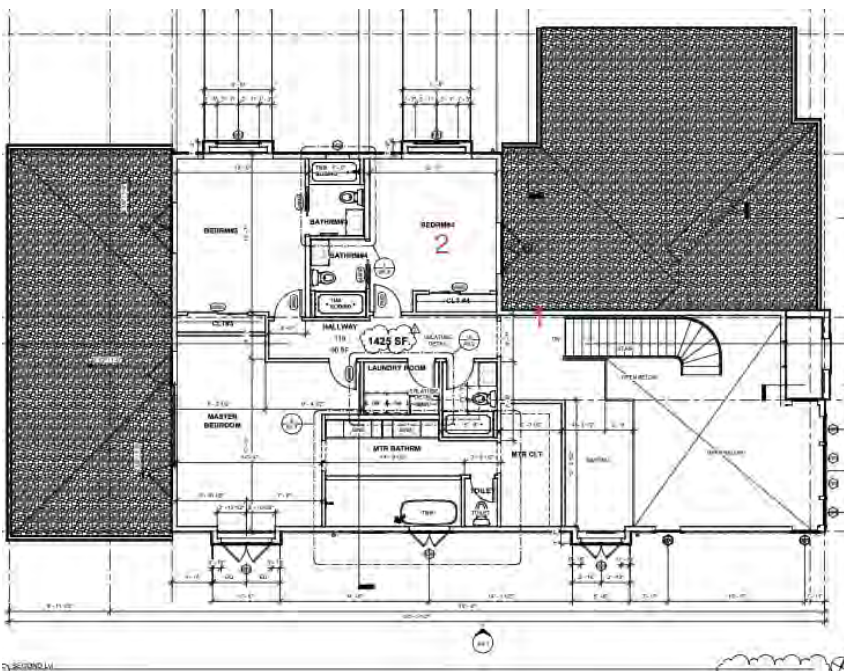


1. Removed Storage area of 61.35 sq feet from second floor.

2. Reduced sq feet of 31.65 from bedroom#4

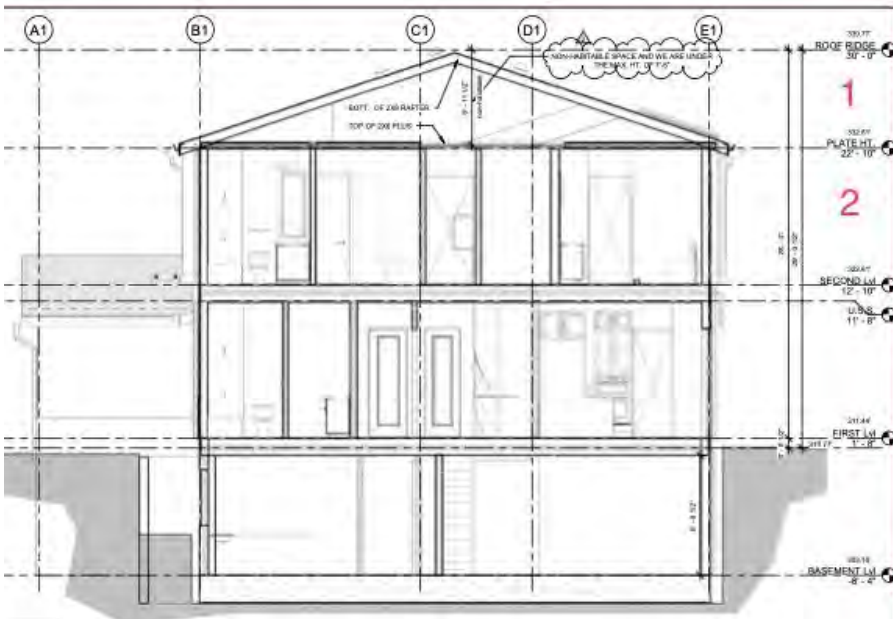
Total second floor reduction is 93 sq feet, total change from 1,518 to 1,425 sq feet

With changes as of 02.11.2025



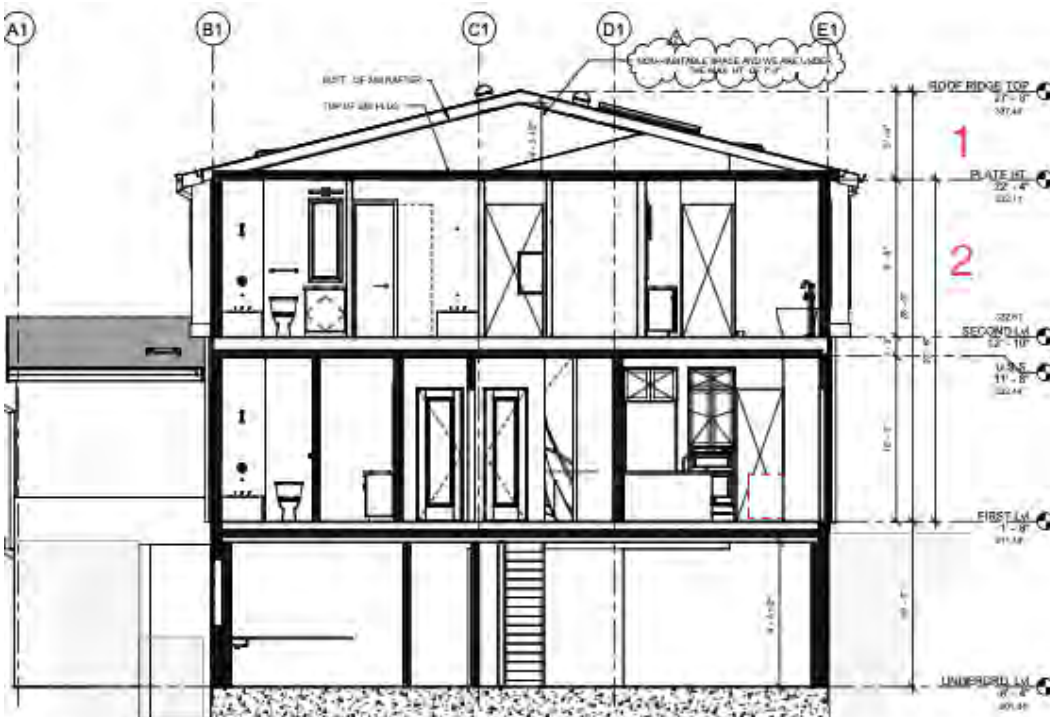


Before change picture

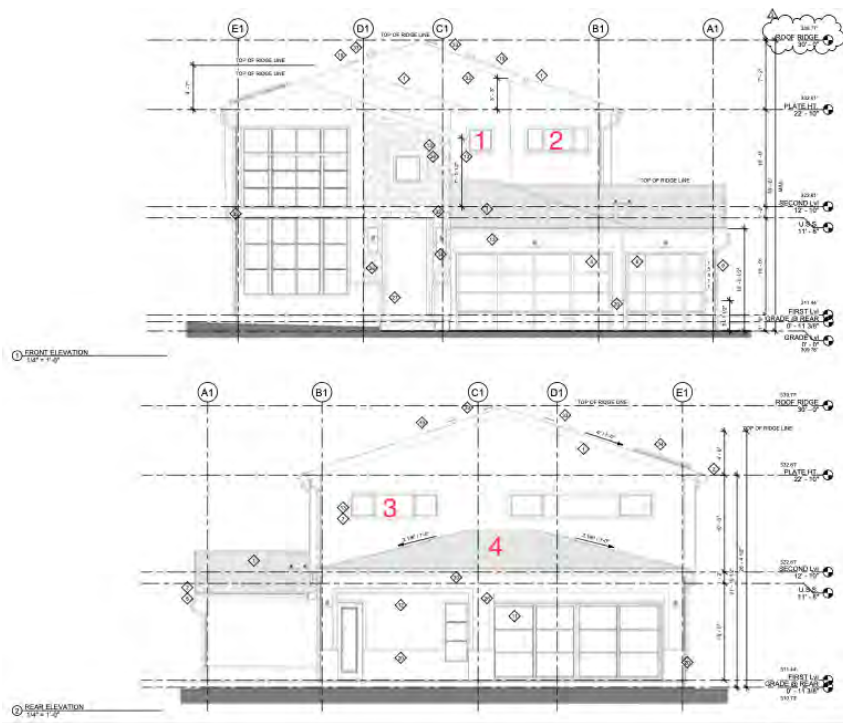


1. Reduced Mass on "Top of roof ridge line" from 30 feet to 27.8 feet
2. Reduced Mass by reducing Second floor plate height from 22.10 feet to 22.4 feet

With changes as of 02.11.2025



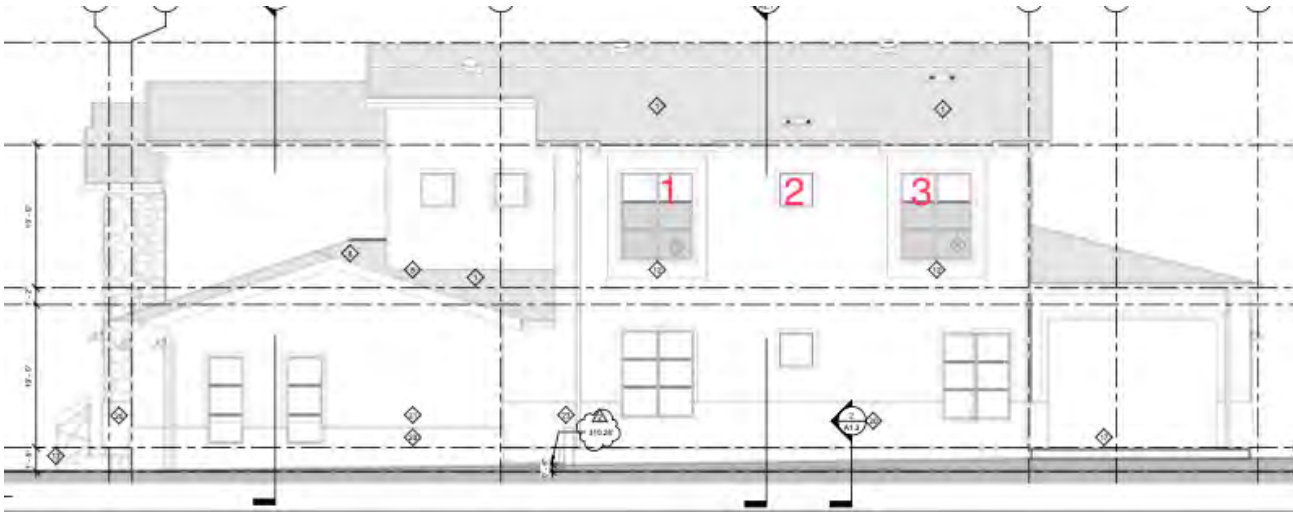
Before change picture



1. Removed storage area from second floor.
2. Moved Egress window of first bedroom on the second floor from North to Northeast.
3. Moved Egress window of second bedroom on the second floor from North to Southwest, the two lower panels on the egress window on the Southwest side will have obscure glass.
4. Rear Covered Porch roof incline changed from 2. 1/8" to 1. 3/4" to accommodate egress window on Southwest side of the bedroom.



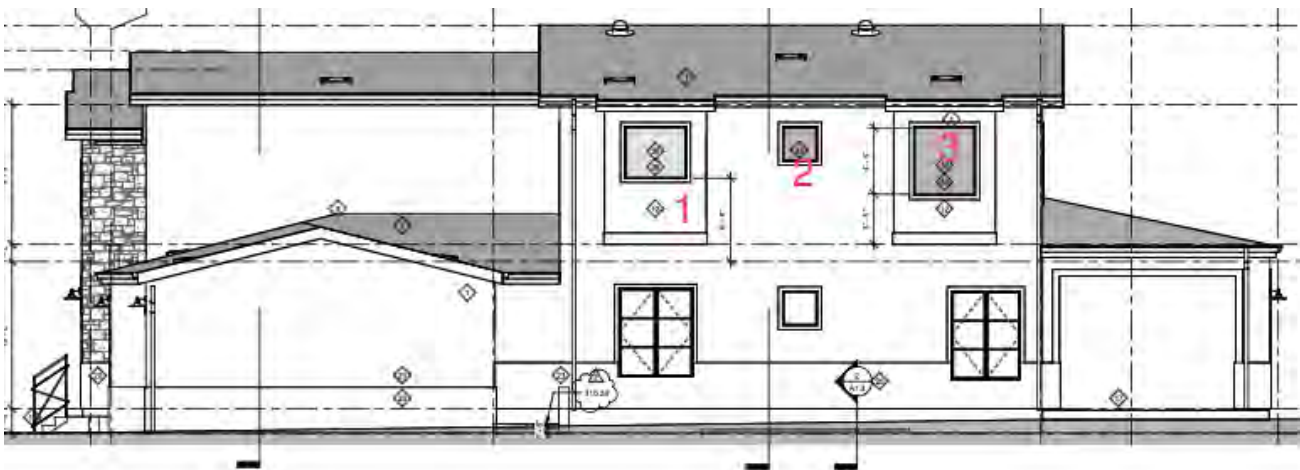
Before change picture



1. Moved egress window of the second-floor bedroom#4 facing North to Northeast.
2. Bathroom window changed from 4inch operable to non-operable.
3. Moved egress window of the second-floor bedroom#3 facing North to Southwest.

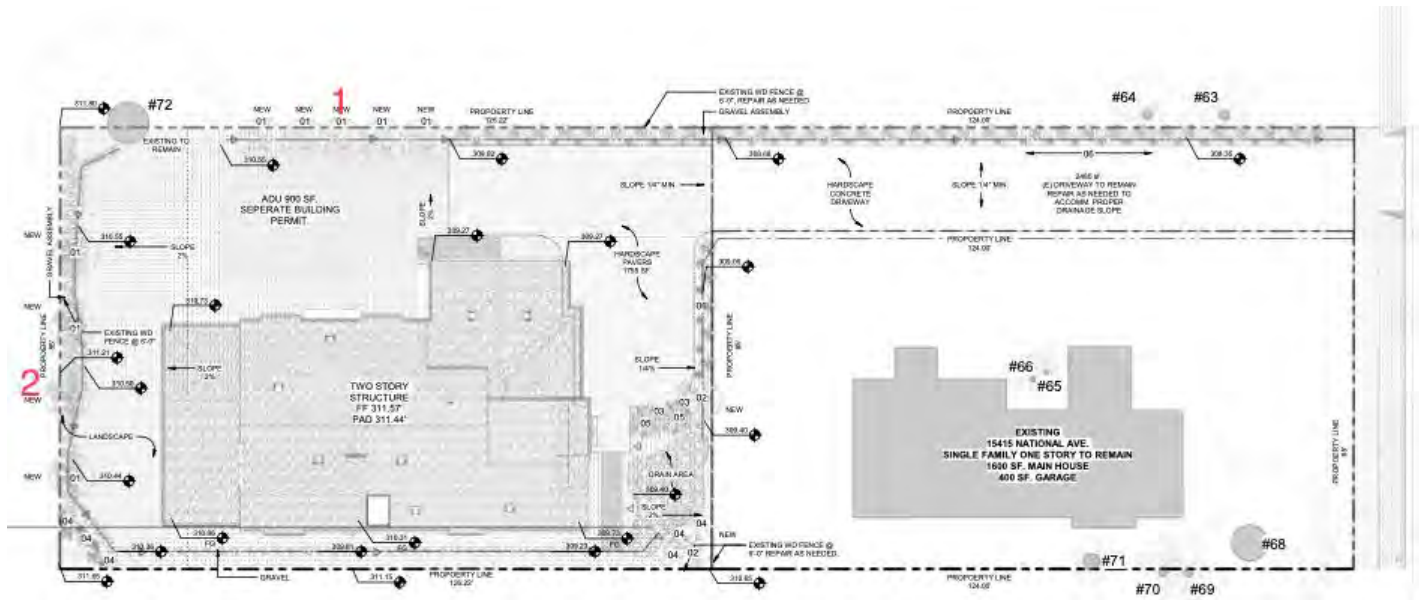
Current windows facing North are non-operable and will be obscured with obscured glass.

With changes as of 02.11.2025



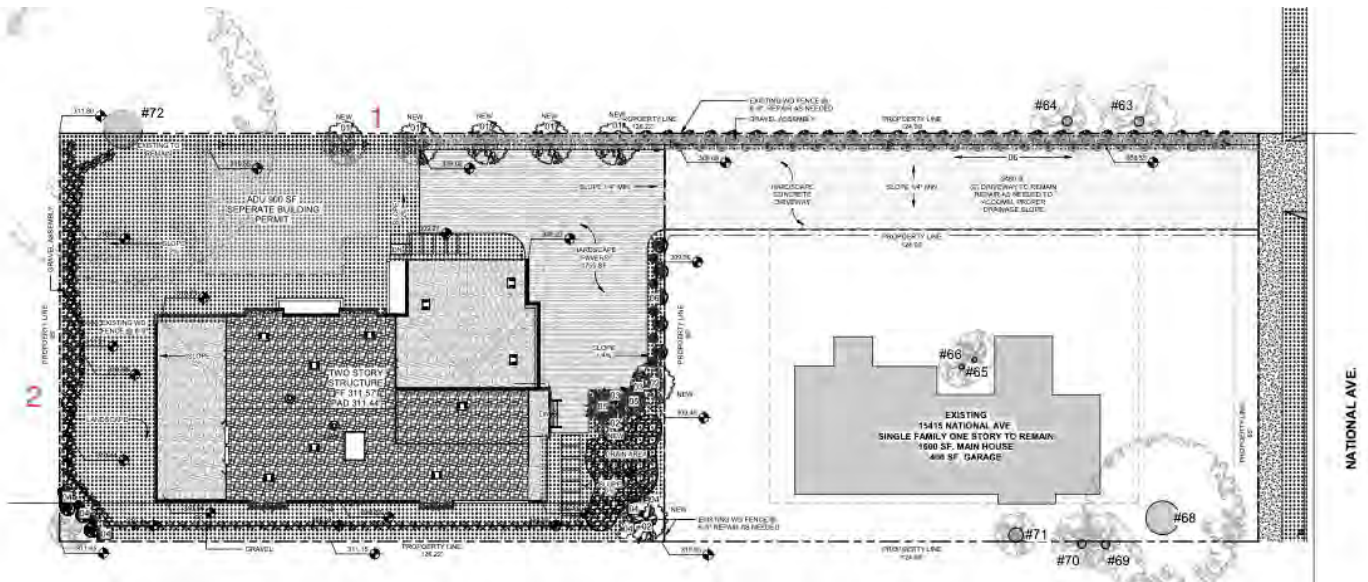


Before change picture

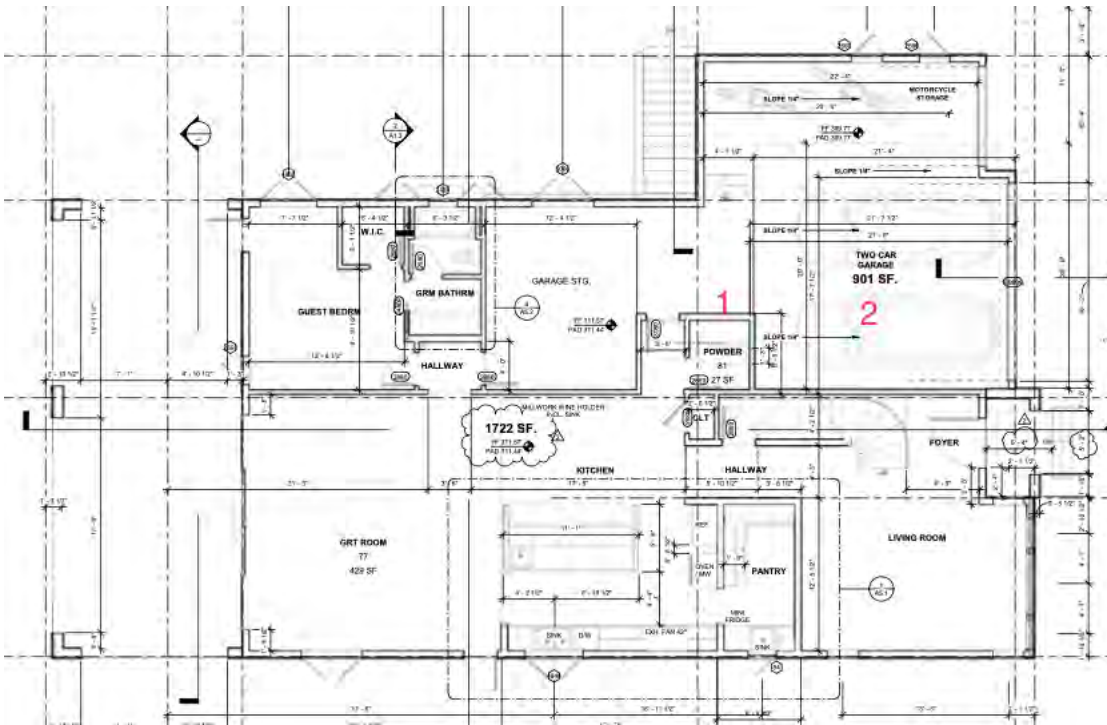


1. Moved privacy trees per the city arborists suggestion to provide enough space for proper growth on the north side facing Blackwell drive.
2. Removed all additional privacy trees from Southwest of the property after consulting with the neighbor.

With changes as of 02.11.2025



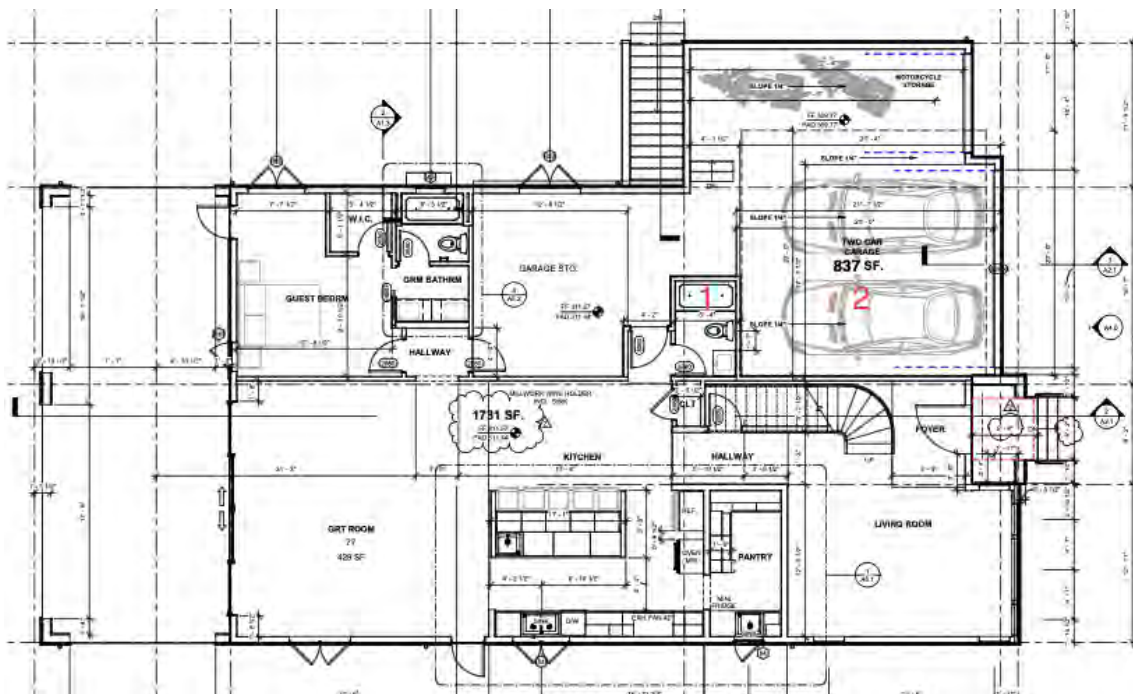
Before change picture



1. Added 9 sq feet to the half-bath making it a full bath.

2. Garage had wrong sq feet it should have been 846 sq feet, after change as of 02.11.2025 the garage sq feet is 837.

With changes as of 02.11.2025



## Summary:

1. Reduced Mass on “Top of roof ridge line” from 30 feet to 27.8 feet
2. Reduced Mass by reducing Second floor plate height from 22.10 feet to 22.4 feet
3. Removed Storage and reduced sq feet on bedroom #4 by 95 sq feet from second floor.
4. Moved Egress window of first bedroom on the second floor from North to Northeast.
5. Moved Egress window of second bedroom on the second floor from North to Southwest.
6. Current windows facing North are non-operable and will be obscured with obscured glass
7. Rear Covered Porch roof incline changed from 2. 1/8” to 1. 3/4” to accommodate egress window on Southwest side of the bedroom.
8. The two lower panels on the egress window on the Southwest side will have obscure glass.
9. Moved privacy trees per the city arborists suggestion to provide enough space for proper growth on the north side facing Blackwell drive.
10. Removed all additional privacy trees from Southwest of the property after consulting with the neighbor.
11. Added 9 sq feet to the half-bath making it a full bath.
12. Total sq feet change on first floor - old 1722 sq feet and new 1731 sq feet.
13. Total sq feet change on second floor - old 1518 and new 1425 sq feet.
14. Total sq feet change for garage – old 901 Sq feet and new 837 sq feet.
15. Total sq feet change – old 3,240 Sq feet and new 3,156, 107 sq feet lower than max allowable FAR of 3,263.



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### **Summary of Communication provide to neighbors**

**1. 113 Leila Ct. ( [REDACTED] )**

Sent email on Jan 22<sup>nd</sup>, 2025, for the revisions made for egress window and had a Zoom call on Feb 1<sup>st</sup>, 2025, to discuss the changes.

**2. 15385 National Ave ( [REDACTED] )**

Meet with the neighbors personally at their residence on Feb 17<sup>th</sup>, 2025, for the revisions made for egress window.

**3. 373 & 377 Blackwell Drive ( [REDACTED] )**

Email sent out on Jan 23<sup>rd</sup>, Jan 29<sup>th</sup>, Feb 6<sup>th</sup>, and Mar 4<sup>th</sup>, 2025, for the revisions made for windows and to discuss privacy trees.

**From:** Ramya Muddada [REDACTED]  
**Sent:** Friday, April 4, 2025 9:33 AM  
**To:** LLL [REDACTED]  
**Cc:** Vyankatesh B [REDACTED] Jose (Architect) rama [REDACTED] Erin Walters <[REDACTED]> Sean Mullin [REDACTED]  
**Subject:** Re: Updated window design - Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Hi Leo and Valeria,

Please follow the link for the complete plans of 15411 National Ave (APN 424-12-40 Site application S-23-033),

Summary of changes:

1. Reduced sqft by almost 100 sqft.
2. Reduced the structure's height from 30ft to 27.8, a total of 2.4 feet height reduction.
3. Moved Egress windows and added an obscure glass for the egress window facing Leila Ct.
4. Add privacy trees on the side facing Blackwell Drive, following the Town's suggestion (provided on 03/03/25) of the type and placement of the trees.

[250104 - V3 Rev. Ramya Resi.pdf](#)



**250104 - V3 Rev. Ramya Resi.pdf**

Best,

Ramya



On Wednesday, January 22, 2025 at 11:19:47 AM PST, Ramya Muddada [REDACTED] wrote:

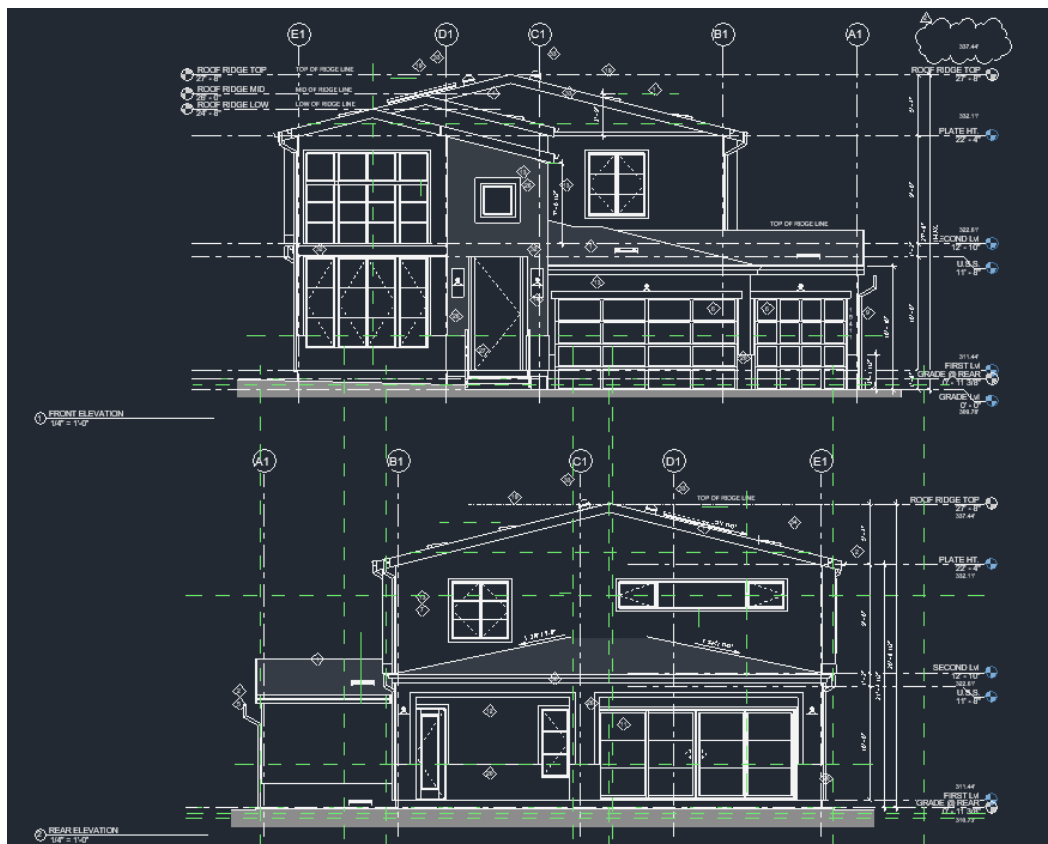
Hello Leo and Valeria,

We had to move the windows per the Town Council if you have some time, we can go over it with you, please let me know your availability.

please note this is a draft and request you not to share it.

Best,

Ramya



**From:** Ramya Muddada <[REDACTED]>  
**Sent:** Friday, April 4, 2025 9:42 AM  
**To:** Venkat V. <[REDACTED]>  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) <[REDACTED]> Erin Walters <EWalters@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033) - Revised Plans

[EXTERNAL SENDER]

Hello Venkat,

Please follow the link for the complete plans of 15411 National Ave (APN 424-12-40 Site application S-23-033),

Summary of changes:

1. Reduced sqft by almost 100 sqft.
2. Reduced the structure's height from 30ft to 27.8, a total of 2.4 feet height reduction.
3. Moved two Egress windows facing Blackwell Dr. to Leila Ct. and National Ave., added an obscure glass for the egress window facing Leila Ct., The glass panels facing Blackwell Dr. are non-operable and will have obscure glass.
4. Add privacy trees on the side facing Blackwell Drive, following the Town's suggestion (provided on 03/03/25) of the type and placement of the trees.

[250104 - V3 Rev. Ramya Resi.pdf](#)



**250104 - V3 Rev. Ramya Resi.pdf**

Best,

Ramya

**From:** Ramya Muddada <[REDACTED]>  
**Sent:** Friday, April 4, 2025 9:43 AM  
**To:** Christian (National Ave Nieghbore) U. [REDACTED]; Hellen [REDACTED]  
**Cc:** Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED] Erin Walters [REDACTED]; Sean Mullin <[REDACTED]>  
**Subject:** Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033) - Revised plans

[EXTERNAL SENDER]

Hello Christian and Hellen,

Please follow the link for the complete plans of 15411 National Ave (APN 424-12-40 Site application S-23-033),

Summary of changes:

1. Reduced sqft by almost 100 sqft.
2. Reduced the structure's height from 30ft to 27.8, a total of 2.4 feet height reduction.
3. Moved two Egress windows facing Blackwell Dr. to Leila Ct. and National Ave., added an obscure glass for the egress window facing Leila Ct., The glass panels facing Blackwell Dr. are non-operable and will have obscure glass.
4. Add privacy trees on the side facing Blackwell Drive, following the Town's suggestion (provided on 03/03/25) of the type and placement of the trees.

[250104 - V3 Rev. Ramya Resi.pdf](#)



250104 - V3 Rev. Ramya Resi.pdf



Best,

Ramya

**From:** Ramya Muddada <[REDACTED]>  
**Sent:** Friday, April 4, 2025 10:07 AM  
**To:** Devavrath S. <[REDACTED]>  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>; Erin Walters <[REDACTED]>; Sean Mullin <[REDACTED]>  
**Subject:** Re: Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)-Revised plans

[EXTERNAL SENDER]

Hello Devarath,

Please ignore my previous email,

Please follow the link for the complete plans of 15411 National Ave (APN 424-12-40 Site application S-23-033),

Summary of changes:

1. Reduced sqft by almost 100 sqft.
2. Reduced the structure's height from 30ft to 27.8, a total of 2.4 feet height reduction.
3. Moved two Egress windows facing Blackwell Dr. to Leila Ct. and National Ave., added an obscure glass for the egress window facing Leila Ct., The glass panels facing Blackwell Dr. are non-operable and will have obscure glass.
4. Add privacy trees on the side facing Blackwell Drive, following the Town's suggestion (provided on 03/03/25) of the type and placement of the trees.

[250104 - V3 Rev. Ramya Resi.pdf](#)



**250104 - V3 Rev. Ramya Resi.pdf**

Best,

Ramya

On Friday, April 4, 2025 at 09:40:51 AM PDT, Ramya Muddada [REDACTED] > wrote:

Hi Leo and Valeria,

Please follow the link for the complete plans of 15411 National Ave (APN 424-12-40 Site application S-23-033),

Summary of changes:

1. Reduced sqft by almost 100 sqft.
2. Reduced the structure's height from 30ft to 27.8, a total of 2.4 feet height reduction.
3. Moved two Egress windows facing Blackwell Dr. to Leila Ct. and National Ave., added an obscure glass for the egress window facing Leila Ct., The glass panels facing Blackwell Dr. are non-operable and will have obscure glass.
4. Add privacy trees on the side facing Blackwell Drive, following the Town's suggestion (provided on 03/03/25) of the type and placement of the trees.

[250104 - V3 Rev. Ramya Resi.pdf](#)



**250104 - V3 Rev. Ramya Resi.pdf**

Best,

Ramya



**From:** Ramya Muddada [REDACTED]  
**Sent:** Tuesday, March 4, 2025 11:38 PM  
**To:** [REDACTED] Venkat V. <[REDACTED]> Hellen <[REDACTED]>  
**Cc:** Vyankatesh B [REDACTED]; Jose (Architect) rama <[REDACTED]>; Erin Walters <[EWalters@losgatosca.gov](mailto:EWalters@losgatosca.gov)>; Sean Mullin <[SMullin@losgatosca.gov](mailto:SMullin@losgatosca.gov)>  
**Subject:** Re: Privacy Trees -Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

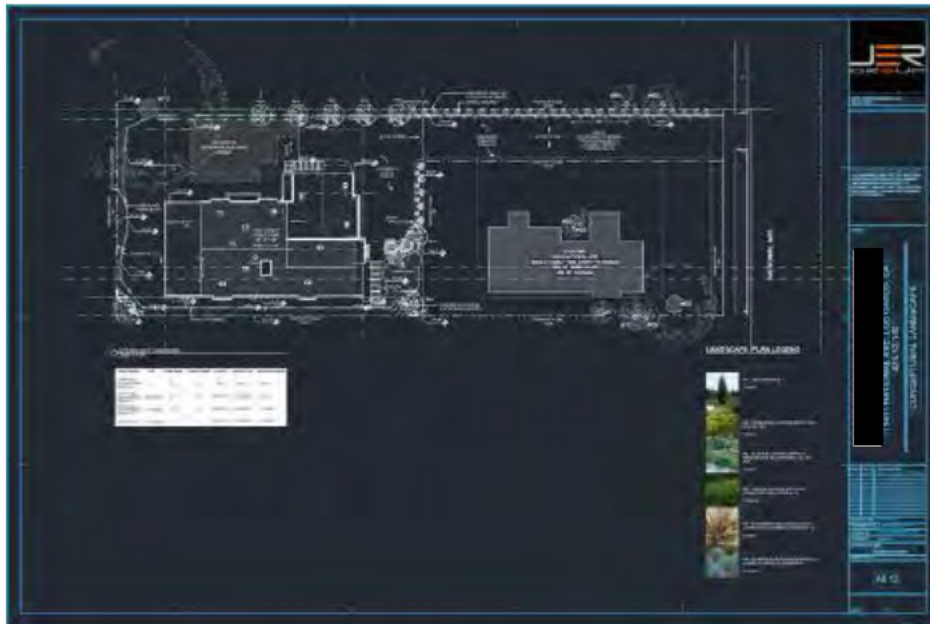
[EXTERNAL SENDER]

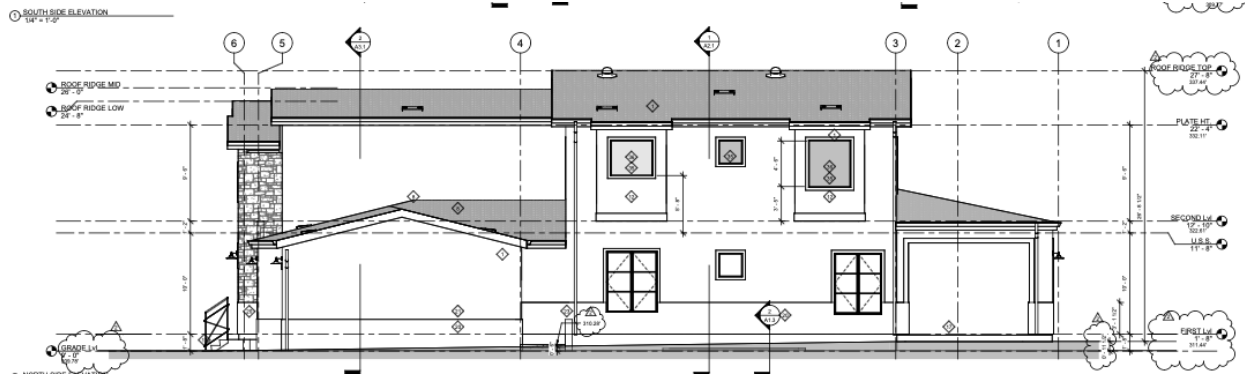
Hello Christian and Venkat,

The City arborists and Erin had visited the site on 03/03/25 to determine the area to be avoided for privacy trees due to the Oak Trees' canopy, which would deter the growth of privacy trees planted,

Attached is the revised landscape plan, the city also recommended a privacy tree, "Pittosporum tenuifolium 'Silver Sheen'".

Please let me know if you have any questions or concerns,





Best,

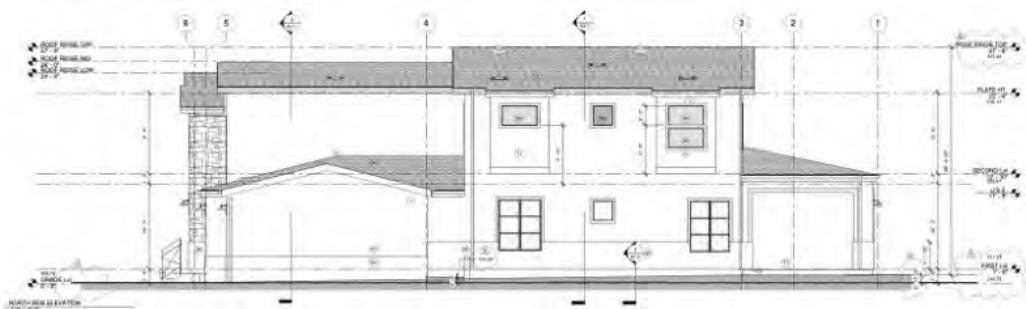
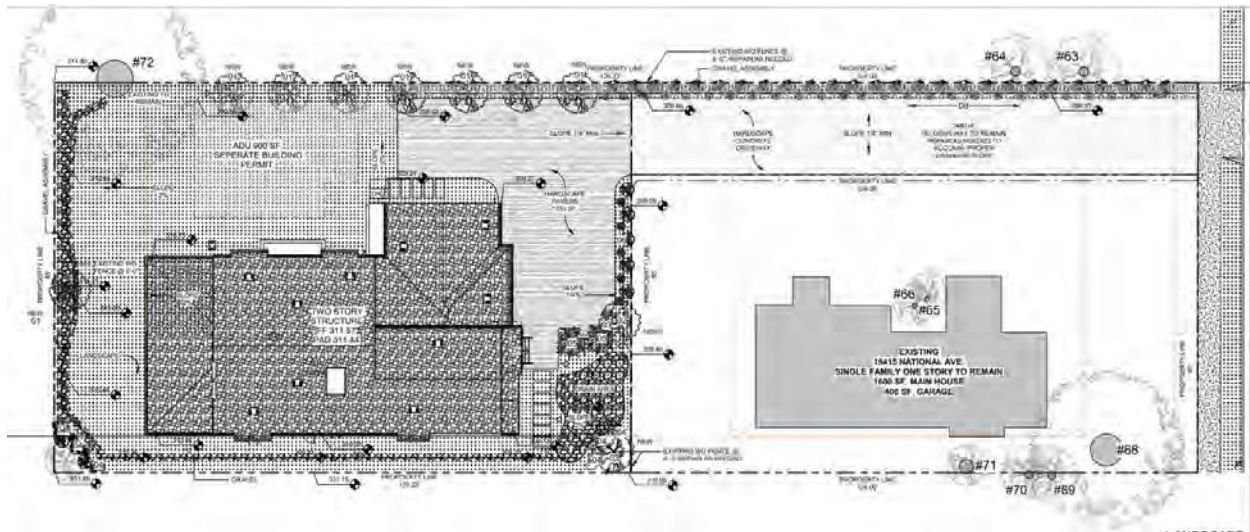
Ramya

On Thursday, February 6, 2025 at 10:40:05 AM PST, Ramya Muddada <[REDACTED]> wrote:

Hello Christian,

I would suggest you provide the names of a few privacy trees, too

Below are the screenshots requested,



➤ Show original message

All the windows on the second floor facing Blackwell Dr. are non-operatable and will have obscure glass.

Best,

Ramya

On Thursday, January 30, 2025 at 12:04:05 AM PST, [REDACTED] wrote:

Hello Ramya,

Thank you for providing your proposed tree selections.



Upon review, we regret to inform you that both the Thuja Green Giant and the American Pillar Arborvitae belong to the Cupressaceae family, which includes cypress and juniper species. These trees are highly allergenic, particularly for children with sensitivities. Given our existing allergy to trees within this family, we cannot agree to either of these types.

Furthermore, before we can engage in discussions regarding the number and specific placement of the trees, it is essential that we have a clear understanding of the full scope of the modifications to the project plan directed by the Town. This includes the reduction in the size of the second story and the relocation of the windows facing our property. We would need to review the complete revised plans — encompassing both the structural design and the landscaping—before proceeding with any discussions and final decisions about the number and placement of the trees. Understanding the full context is crucial, as the design and landscaping elements are closely interrelated.

Lastly, we would appreciate receiving a full rendering of the property that includes the entire shared property line. While the zoomed-in rendering provided was helpful, a broader view would allow for a more accurate evaluation.

We respectfully request to receive the updated project plan before any final decisions are made.

Thank you for your attention to this matter.

Regards,

Christian and Hellen Urricariet

cc: Erin Walters, Venkat V.

---

**From:** Ramya Muddada <[REDACTED]>  
**Sent:** Wednesday, January 29, 2025 1:46 PM  
**To:** Christian (National Ave Nieghbore) U. [REDACTED] Venkat V. [REDACTED]  
**Cc:** Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]; Erin Walters <[ewalters@losgatosca.gov](mailto:ewalters@losgatosca.gov)>  
**Subject:** Re: Privacy Trees -Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hello Christian and Venkat,

Can you please respond to the email with regards to Privacy Tree selections,

Best,

Ramya

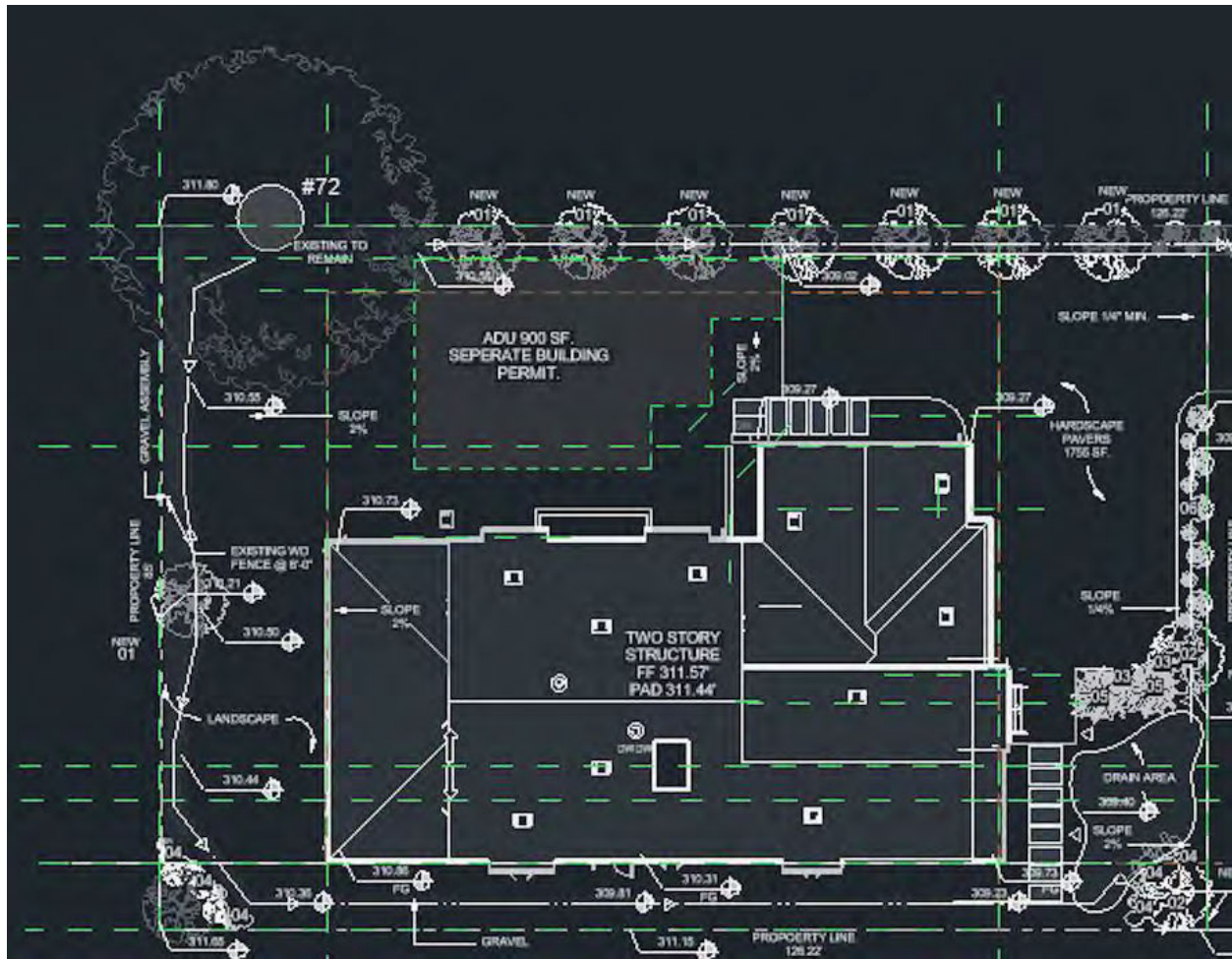
On Thursday, January 23, 2025 at 10:20:55 AM PST, Ramya Muddada [REDACTED] wrote:

Hello Christian and Venkat,

Below are our proposed Privacy Tree selections; please let me know which one you prefer.

1. Thuja Green Giant Arborvitae
2. American Pillar Arborvitae

Please look at the attached for the placement of the trees adjoining the Blackwell Drive property.



Best,

Ramya

----- Forwarded Message -----

**From:** Ramya Muddada [REDACTED]

**To:** LLL [REDACTED]

**Cc:** Vyankatesh B [REDACTED]; Jose (Architect) rama [REDACTED]

**Sent:** Wednesday, January 22, 2025 at 11:19:47 AM PST

**Subject:** Updated window design - Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)



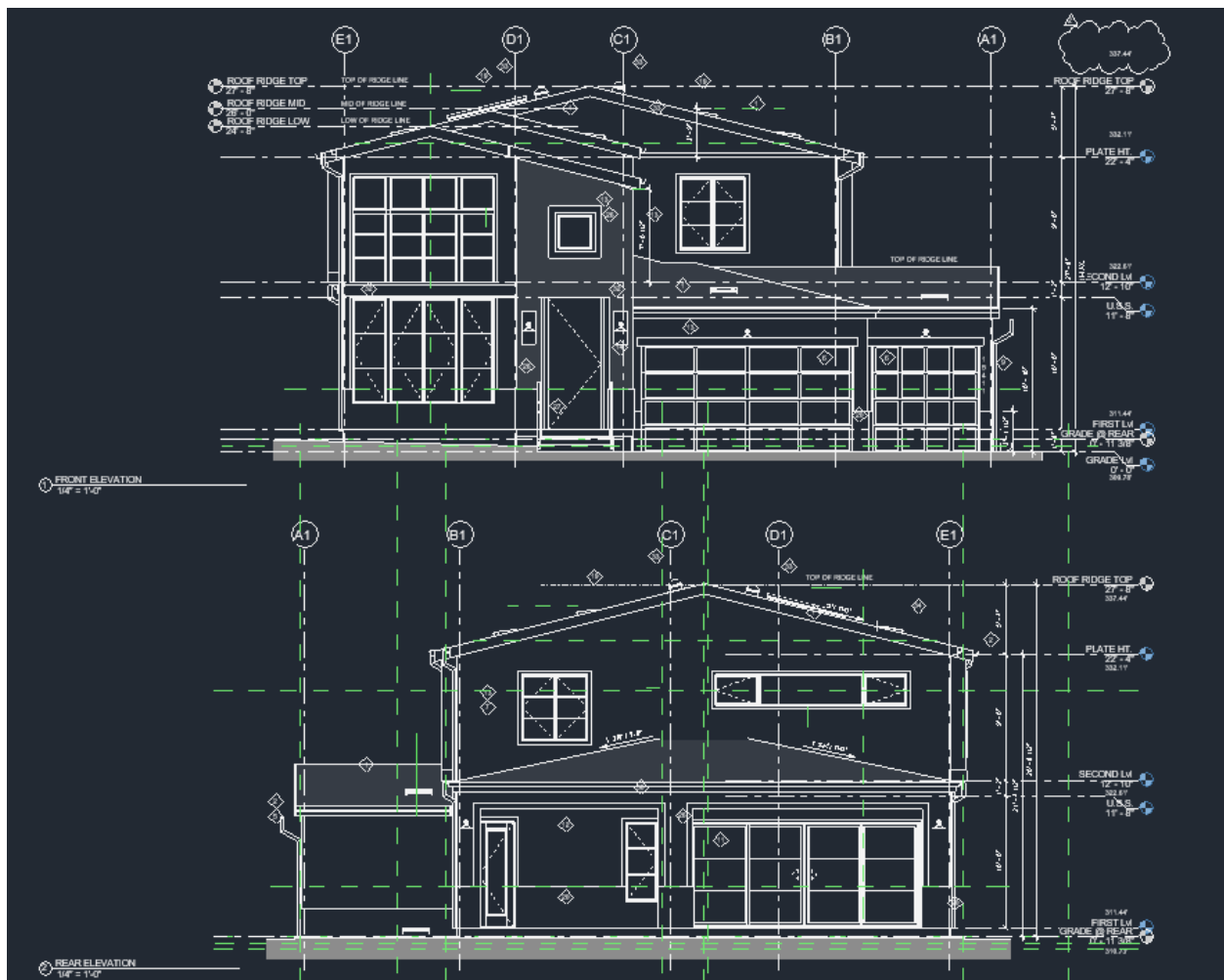
Hello Leo and Valeria,

We had to move the windows per the Town Council if you have some time, we can go over it with you, please let me know your availability.

please note this is a draft and request you not to share it.

Best,

Ramya



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**From:** Christian U. [REDACTED]  
**Sent:** Friday, April 4, 2025 10:02 AM  
**To:** Ramya Muddada [REDACTED]; Hellen <[REDACTED]>  
**Cc:** Vyankatesh B <[REDACTED]>; Jose (Architect) rama <[REDACTED]>; Erin Walters <[EWalters@losgatosca.gov](mailto:EWalters@losgatosca.gov)>; Sean Mullin <[SMullin@losgatosca.gov](mailto:SMullin@losgatosca.gov)>; Venkat V. [REDACTED]  
**Subject:** Re: Privacy Trees -Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

[EXTERNAL SENDER]

Dear Ramya,

Thank you for your patience.

**SPECIES:** The allergy department at our medical center has finally confirmed that the "Pittosporum tenuifolium 'Silver Sheen' would not have an allergenic impact on our family. That species would thus be acceptable to us.

**NUMBER:** We are however concerned about the gaps shown between the trees as well as the amount of coverage along the fence in your latest proposed design. We request that the number of trees be increased from 5 to at least 8, in order to avoid any such gaps and to provide continuous coverage towards our property.

As a side comment, note that Sheet Title A0.9 in your revised plan contains an error. It shows a drawing of our property at [REDACTED] Blackwell Dr with existing trees on our side of the fence, and a drawing of our neighboring house at [REDACTED] Blackwell Dr with no trees. Those two drawings are reversed, as we have no existing trees in our backyard.

Thank you,

Christian and Hellen  
[REDACTED]

On 3/4/2025 23:37, Ramya Muddada wrote:

Hello Christian and Venkat,

The City arborists and Erin had visited the site on 03/03/25 to determine the area to be avoided for privacy trees due to the Oak Trees' canopy, which would deter the growth of privacy trees planted,

Attached is the revised landscape plan, the city also recommended a privacy tree, "Pittosporum tenuifolium 'Silver Sheen'".

Please let me know if you have any questions or concerns,

Best,

Ramya

On Thursday, February 6, 2025 at 10:40:05 AM PST, Ramya Muddada [REDACTED] wrote:

Hello Christian,

I would suggest you provide the names of a few privacy trees, too

Below are the screenshots requested,

All the windows on the second floor facing Blackwell Dr. are non-operatable and will have obscure glass.

Best,

Ramya



On Thursday, January 30, 2025 at 12:04:05 AM PST, [REDACTED]  
wrote:

Hello Ramya,

Thank you for providing your proposed tree selections.

Upon review, we regret to inform you that both the Thuja Green Giant and the American Pillar Arborvitae belong to the Cupressaceae family, which includes cypress and juniper species. These trees are highly allergenic, particularly for children with sensitivities. Given our existing allergy to trees within this family, we cannot agree to either of these types.

Furthermore, before we can engage in discussions regarding the number and specific placement of the trees, it is essential that we have a clear understanding of the full scope of the modifications to the project plan directed by the Town. This includes the reduction in the size of the second story and the relocation of the windows facing our property. We would need to review the complete revised plans — encompassing both the structural design and the landscaping—before proceeding with any discussions and final decisions about the number and placement of the trees. Understanding the full context is crucial, as the design and landscaping elements are closely interrelated.

Lastly, we would appreciate receiving a full rendering of the property that includes the entire shared property line. While the zoomed-in rendering provided was helpful, a broader view would allow for a more accurate evaluation.

We respectfully request to receive the updated project plan before any final decisions are made.

Thank you for your attention to this matter.

Regards,

Christian and Hellen Urricariet

cc: Erin Walters, Venkat V.

---

**From:** Ramya Muddada [REDACTED]

**Sent:** Wednesday, January 29, 2025 1:46 PM

**To:** Christian (National Ave Nieghbore) U. [REDACTED]; Venkat V. [REDACTED]

**Cc:** Vyankatesh B [REDACTED] Jose (Architect) rama [REDACTED]; Erin Walters <[ewalters@losgatosca.gov](mailto:ewalters@losgatosca.gov)>

**Subject:** Re: Privacy Trees -Your neighbor at 15411 National Ave (APN 424-12-40 Site application S-23-033)

Hello Christian and Venkat,

Can you please respond to the email with regards to Privacy Tree selections,

Best,

Ramya

On Thursday, January 23, 2025 at 10:20:55 AM PST, Ramya Muddada [REDACTED] wrote:

Hello Christian and Venkat,

Below are our proposed Privacy Tree selections; please let me know which one you prefer.

1. Thuja Green Giant Arborvitae
2. American Pillar Arborvitae

Please look at the attached for the placement of the trees adjoining the Blackwell Drive property.

Best,

Ramya

**PLANNING COMMISSION – April 4, 2025**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**15411 National Avenue**  
**Architecture and Site Application S-23-033**

**Consider a Request for Approval to Construct a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. APN 424-12-140. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.**

**Property Owner: Vyankatesh and Rammy Muddada.**

**Applicant: Jose Rama.**

**Project Planner: Erin Walters.**

**FINDINGS**

**Required findings for CEQA:**

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

**CONSIDERATIONS**

**Required considerations in review of Architecture and Site applications:**

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

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**PLANNING COMMISSION – April 9, 2025**  
**CONDITIONS OF APPROVAL**

**15411 National Avenue**  
**Architecture and Site Application S-23-033**

**Consider a Request for Approval to Construct a Single-Family Residence and Site Improvements Requiring a Grading Permit on a Vacant Property Zoned R-1:8. APN 424-12-140. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.**

**Property Owner: Vyankatesh and Rammy Muddada.**

**Applicant: Jose Rama.**

**Project Planner: Erin Walters.**

TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR:

*Planning Division*

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **OUTDOOR LIGHTING:** Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. **TREE REMOVAL PERMIT:** A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. **EXISTING TREES:** All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. **ARBORIST REQUIREMENTS:** The developer shall implement, at their cost, all recommendations identified in the Arborist's report 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 consistent with Section 29.10.1005 of the Town Code shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
8. **TREE STAKING:** All newly planted trees shall be double-staked using rubber tree ties.
9. **FRONT YARD LANDSCAPE:** Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
10. **PRIVACY TREE PLANTING:** Prior to obtaining a building final/Certificate of Occupancy, the

property owner shall plant five 24-inch box Pittosporum tenuifolium 'Silver Sheen' along the northern fence line per approved development plans to address privacy between the properties and that the species is non-allergenic for the neighbor. The privacy screening must be maintained by the property owner in perpetuity. Should any of these trees fail, they shall be replaced.

11. OBSCURE PRIVACY WINDOWS: The second-story windows located on the northern elevation and the second-story bedroom window on the rear elevation shall have obscure glass to provide privacy between properties per approved development plans. Privacy film shall not be used.
12. 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.
13. STORY POLES/PROJECT IDENTIFICATION SIGNAGE: Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the Architecture & Site application.
14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("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.

15. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

## *Building Division*

16. **PERMITS REQUIRED:** A Building Permit is required for the construction of the new single-family residence and attached garage. An additional Building Permit will be required for the PV System that is required by the California Energy Code.
17. **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 Reach Codes.
18. **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.
19. **BUILDING & SUITE NUMBERS:** Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
20. **SIZE OF PLANS:** Minimum size 24" x 36", maximum size 30" x 42".
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: Building pad elevation
  - a. Finish floor elevation
  - b. Foundation corner locations
  - c. 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 6.40.020. 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](http://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](http://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. 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. PAYMENT OPTIONS:

- a. All payments regarding fees and deposits can be mailed to:

Town of Los Gatos PPW – Attn: Engineering Dept  
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.

33. 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.
34. 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](#).
35. 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.
36. 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.
37. 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.
38. 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.

39. 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.
40. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
41. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
42. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
43. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
44. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. 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.
45. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.
46. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
47. 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. For sites greater than four (4) acres in area:

- a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
  - b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
  - c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - d. Replant vegetation in disturbed areas as quickly as possible.
  - e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
48. **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.
49. **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.
50. **COVERED TRUCKS:** All trucks transporting materials to and from the site shall be covered.
51. **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
52. **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.

53. CONSTRUCTION HOURS: All improvements and 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.
54. 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.
55. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.
56. WATER METER: Water meters currently in public right-of-way shall be relocated within the property in question, within 30" of the property line / 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.
57. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts currently in public 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.
58. 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, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector [echristianson@losgatosca.gov](mailto:echristianson@losgatosca.gov) (408) 354-6824 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.
59. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
60. FOR PLANTERS: The Owner, Applicant and/or Developer shall apply for an encroachment permit for the proposed planters within the public sidewalk and/or Town's right-of-



way. The Owner, Applicant and/or Developer shall work with Parks and Public Works Department staff to arrive at a mutually agreeable solution that addresses safety and aesthetic issues. If no solution is reached, the vegetative screening requirement shall be waived. A Private Improvements in the Public Right-of-Way (formerly Indemnity) Agreement will be required if planters are proposed to be located within the Town's right-of-way. A copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any grading or building permits.

61. 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.
62. 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.
63. 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). All grading work taking place with this application and related applications /projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Plan check fees (determined after initial submittal) shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. 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.
64. SECURITY OF PERFORMANCE: Prior to approval of the grading permit, the applicant shall provide security for the performance of the work described and delineated on the approved grading plans, encroachment plans and or public improvement plans. The form of security shall be one (1) or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney

- Bond or bonds issued by one (1) or more duly authorized corporate sureties on a form approved by the Town.
  - Deposit, with the Town, money, negotiable bonds of the kind approved for securing deposits of public monies, or other instrument of credit from one (1) or more financial institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment.
65. DRIVEWAY: The driveway conform to existing pavement on National Avenue shall be constructed in a manner such that the existing drainage patterns will not be obstructed. The Owner, Applicant 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.
  66. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner, Applicant and/or Developer to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
  67. DRAINAGE STUDY: Prior to the issuance of any grading or building permits, the following drainage studies shall be submitted to and approved by the Town Engineer: a drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; a drainage study evidencing that the proposed drainage patterns will not overload the existing storm drain facilities; and detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
  68. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary. Please contact Tammy Robnett-Illges, Engineering Administrative Assistant [trobnett-illges@losgatosca.gov](mailto:trobnett-illges@losgatosca.gov) (408) 399-5771 for more information.
  69. DEDICATIONS: The following shall be dedicated by separate instrument. The dedications shall be recorded before any grading or building permits are issued:
    - a. A 10-foot street right-of-way shall be dedicated in fee.
    - b. A 5-foot Public Service Easement.
  70. 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 number (#) 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.

71. **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. An electronic copy (PDF) 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.
72. **JOINT TRENCH PLANS:** Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will be by Rule LS2A, and that private lights shall be metered with billing to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
73. **PUBLIC IMPROVEMENTS:** The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
  - a. National Avenue: New curb, gutter, sidewalk, streetlights, tie-in paving, signing, striping, utility pole relocation, as required.
  - b. National Ave: 2" overlay from the centerline to the edge of pavement, or alternative pavement restoration measure as approved by the Town Engineer.
74. **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.
75. **FRONTAGE IMPROVEMENTS:** The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
76. **PARKING LOTS:** Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping

areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and adhering to the Town's [Parking Development Standards](#). The use of permeable paving for parking surfaces is encouraged to reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.

77. 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.
78. TRENCHING MORATORIUM: Trenching within a newly paved street will be allowed subject to the following requirements:
- a. The Town standard "T" trench detail shall be used.
  - b. A Town-approved colored controlled density backfill shall be used.
  - c. All necessary utility trenches and related pavement cuts shall be consolidated to minimize the impacted area of the roadway.
  - d. The total asphalt thickness shall be a minimum of three (3) inches, meet Town standards, or shall match the existing thickness, whichever is greater. The final lift shall be 1.5-inches of one-half ( $\frac{1}{2}$ ) inch medium asphalt. The initial lift(s) shall be of three-quarter ( $\frac{3}{4}$ ) inch medium asphalt.
  - e. The Contractor shall schedule a pre-paving meeting with the Town Engineering Construction Inspector the day the paving is to take place.
  - f. A slurry seal topping may be required by the construction inspector depending their assessment of the quality of the trench paving. If required, the slurry seal shall extend the full width of the street and shall extend five (5) feet beyond the longitudinal limits of trenching. Slurry seal materials shall be approved by the Town Engineering Construction Inspector prior to placement. Black sand may be required in the slurry mix. All existing striping and pavement markings shall be replaced upon completion of slurry seal operations. All pavement restorations shall be completed and approved by the Inspector before occupancy.
79. 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.

80. BICYCLE FACILITIES: Bicycle facilities including, but may not be limited to, bike lanes and bike boxes will be provided in all directions and approaches of improved streets and intersections as directed by Town Engineer.
81. TRAFFIC STUDY: Any development of land use that generates greater traffic impacts than those assumed in the traffic study report may require an updated traffic study in accordance with the Town's traffic impact policy. Applicant can receive proposals from vendors through the Town or submit studies from other consultants and pay for peer review. For more information please contact Mike Vroman, Senior Traffic Engineer [MVroman@losgatosca.gov](mailto:MVroman@losgatosca.gov) (408) 399-5777.
82. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building or grading 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. The amount based on the current resolution is **\$10,457.76**.
83. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
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. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
86. 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.

87. 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:

- 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.
- 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.
- All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
- As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
- 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.
- All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
- 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.
- 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).
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
- 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.

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

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

89. **GENERAL 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.
90. **FIRE SPRINKLERS REQUIRED:** (As Noted on Sheet CS) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. 1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows: a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area. b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area. c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following: i. Noncombustible construction. ii. Maximum 5,000 square feet in building area. iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter. iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying.
91. **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.

92. 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.
93. 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.
94. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: 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.
95. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]



# RESIDENCE ARCHITECTURE & SITE APPLICATION ONLY

NEW SINGLE-FAMILY  
15411 NATIONAL AVE..  
LOS GATOS, CA 95032  
APN:424-12-140



## SHEET INDEX

ARCHITECTURE	COVER SHEET
-CS	GENERAL NOTES
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A0.02	RES. MANDATORY MEASURES
A0.02	BLUEPRINT FOR A CLEAN BAY
A0.3A	ARIEL VIEWPOINTS
A0.4	CALGREEN
A0.5	CAL GREEN
A0.6	3D VIEWS
A0.7	SHADOW STUDY
A0.8	SITE PLAN DIAGRAM
A0.9	DIAGRAM BUILDING STRUCTURE'S ADJACENT
A0.10	STREETSCAPE
A0.11	EXISTING SITE & DEMO
A0.12	CONCEPTUAL LANDSCAPE
ARCHITECTURE	
A0.13	EROSION CONTROL
A1.0	SITE PLAN
A1.1	FIRST Lvl - FLOOR PLAN
A1.2	SECOND Lvl - FLOOR PLAN
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A4.0	PROPOSED BUILDING ELEVATIONS
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A8.0	DETAILS - SITE
A8.1	DETAILS - WALLS
A8.2	WINDOW DETAILS

## PROJECT INFORMATION

ADDRESS: 15411 NATIONAL AVE. LOS GATOS, CA.  
ZONING: R-18 MAX. ALLOWABLE  
FLOOD ZONE: D  
LOT COVERAGE: 40% 5,283 SF. (LOT SIZE 13,209 SF.)  
FAR: (.35 - (10.7 - 5)/25 x .20) = .3044 (3,266 SF. FAR)

OCCUPANCY GROUP: R3 AND U  
FIRE SPRINKLER: YES

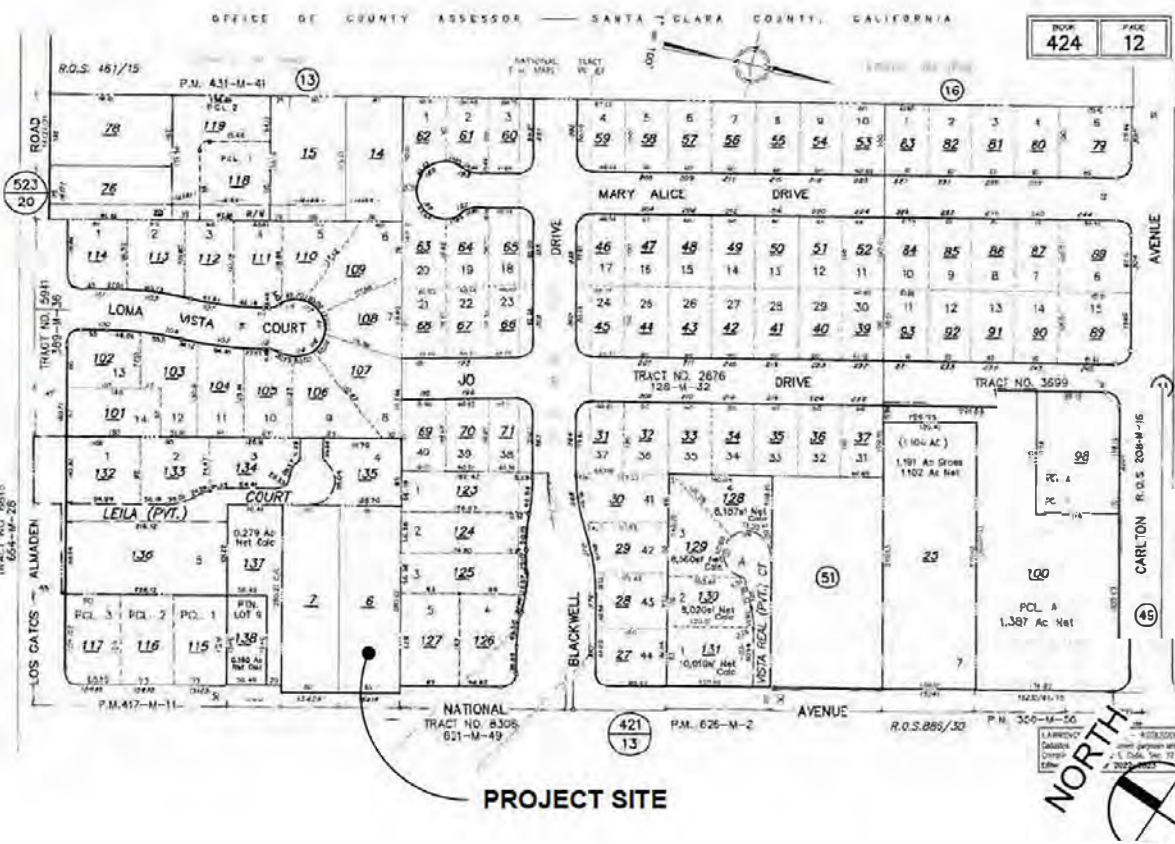
TYPES OF CONSTRUCTION: VB

15411 NATIONAL AVENUE - NEW SINGLE - FAMILY RESIDENCE APN: 424-12-140			
	EXISTING	PROPOSED	MAXIMUM ALLOWABLE
GP LAND USE DESIGNATION	Low Density Res.	SAME	Same
Zoning	R-18	SAME	Same
Gross Lot Size	13,209	SAME	Same
Net Lot size	10,729	SAME	Same
Average Slope	10% less	SAME	Same
Use	Flag Lot W/ Accessory Struct.	Single Family Residence	
Floor Area			
Attic Non-Habitable	0	0	
2nd Floor	0	1,425	
1st Floor	0	1,731	
Total Countable FAR - Sub	N/A	3,156	3263 Max. Allowable FAR
Garage Attached	0	837	901 SF. Max.
Coverage Porche Front	0	36	
Covered Porche Rear	0	570	
Total - Sub		1,443	
Total		4,599	
Below Grade		1200	Exempt
Below Grade IADU, SEPARATE PERMIT, NOT PART OF THIS APP.		500	Exempt Max. 500 SF. (FAR)
Detached ADU, SEPARATE PERMIT, NOT PART OF THIS APP.		900	1,073 SF. Max. 10% FAR Bump
Lot coverage			
Porches, First Floor, & Garage		3,174	5,284
		24%	40%
Struct. Height			
Main Structure Height	N/A	27'8"	30'0"
Main Struct. Setback			
Front		25'	25'
Side		8'	6'
Rear		20'	20'
Tree Removal		#61,62, 2 additional trees at rear = Total 4	Tree Removal Permit
Tree Replacement		2,3,3 = Total 8	Per Tree Removal Permit

## VICINITY MAP



## APN MAP



## APPLICABLE CODE

2022 CBC CALIFORNIA BUILDING CODE  
2022 CRC CALIFORNIA RESIDENTIAL CODE  
2022 CEC CALIFORNIA ELECTRICAL CODE  
2022 CPC CALIFORNIA PLUMBING CODE  
2022 CMC CALIFORNIA MECHANICAL CODE  
2022 CEM CALIFORNIA ENERGY CODE  
2022 CALG CALIFORNIA GREEN BUILDING STANDARD CODE  
2022 ASCE MINIMUM DESIGN LOADS FOR BUILDING  
2022 SDPWS SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC  
2019 CFC CALIFORNIA FIRE CODE

## DEFERRED SUBMITTAL

FIRE SPRINKLER SYSTEM  
PV SYSTEM \*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 finalized prior to issuance of Certificate of Occupancy.

## CONTACTS

### OWNER RESIDENCE

15411 NATIONAL AVE.  
LOS GATOS, CA. 95032

### CIVIL ENG.

V&H ENG.  
DAVE VORRHIES, PE  
c 408.472.5222  
e dave@vandheng.com

### DESIGNER

JER DESIGN GROUP  
15919 VILLAGE WAY  
MORGAN HILL, CA. 95037  
JOSE RAMA  
c 408-843-8067  
e jer@jerdsgroup.com

### STRUCTURE

GPM Eng.  
3340 WALNUT AVE. II STE. 292  
FREMONT, CA. 94538  
MOHAMED S. GENIDY, PE  
m 510.377.7866 e 650.331.7264  
e mgenidy@gpmengineers.com

## SCOPE OF WORK

LOT SIZE AND DRIVEWAY: THE LOT IS APPROXIMATELY 13,209 SQUARE FEET, WITH 2,480 SQUARE FEET DESIGNATED FOR THE PROPOSED DRIVEWAY TO ACCOMMODATE ENTRANCES FOR BOTH PROPERTIES.

DEMOLITION AND GRADING: DEMOLITION INCLUDES REMOVING EXISTING SHED AND CONCRETE SLAB STRUCTURES AT THE REAR OF THE PROPERTY. GRADING WILL BE DONE TO ACCOMMODATE A TWO-FLOOR SINGLE-FAMILY STRUCTURE.

MAIN STRUCTURE: THE MAIN STRUCTURE WILL BE A TWO-FLOOR SINGLE-FAMILY RESIDENCE. THE FIRST FLOOR WILL HAVE 1,731 SQUARE FEET OF LIVING SPACE AND A GARAGE TOTALING 837 SQUARE FEET. THE SECOND FLOOR WILL HAVE THREE BEDROOMS AND THREE FULL BATHROOMS, INCLUDING A MASTER BEDROOM SUITE WITH ACCESS TO A COVERED PATIO. THE LIVING SPACE ON THE SECOND FLOOR WILL BE 1,425 SQUARE FEET. THE TOTAL FLOOR AREA RATIO (FAR) WILL BE 3,156 SQUARE FEET.

BASEMENT AND JADU: THE MAIN STRUCTURE WILL HAVE A BASEMENT BELOW GRADE AND AN ATTACHED JUNIOR ACCESSORY DWELLING UNIT (JADU) OF 500 SQUARE FEET NOT PART OF THIS PACKAGE, WITH WINDOWS MEETING ALL REQUIREMENTS FROM THE RESIDENTIAL BUILDING CODE (RBC). THE BASEMENT WILL ALSO INCLUDE A CELLAR OF 1,200 SQUARE FEET FOR WINE, DRY FOOD, AND GENERAL STORAGE.

DETACHED ADU: UNDER A SEPARATE PERMIT NOT INCLUDED IN THIS SUBMITTAL, A DETACHED ACCESSORY DWELLING UNIT (ADU) WILL BE PROPOSED. THE ADU WILL MEET THE CITY ORDINANCES AND WILL HAVE A TOTAL AREA OF 900 SQUARE FEET.

TREE PRESERVATION AND REPLACEMENT: SIX TREES IDENTIFIED IN THE ARBORIST REPORT WILL BE REPLACED, AND THE OWNER WILL FOLLOW REPLACEMENT REQUIREMENTS MANDATED BY CITY ORDINANCES.

OFF-SITE WORK: THE PROJECT INVOLVES OFF-SITE WORK TO ALIGN PUBLIC WORKS WITH THE APPROVED PROPERTY ALIGNMENT. THE STREET FRONT WILL INCLUDE A SIDEWALK, GRASS BUFFER, AND RELOCATION OF A UTILITY POLE TO ACCOMMODATE STREET DEDICATION.

OVERALL, THE SCOPE OF WORK INCLUDES DEMOLITION, GRADING, CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND JADU, PRESERVATION AND REPLACEMENT OF TREES, AND OFF-SITE WORK TO ALIGN PUBLIC INFRASTRUCTURE WITH THE PROPERTY LAYOUT.

NOTE: THIS RESIDENCE WILL COMPLY WITH TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE.



email: jer@jerdsgroup.com  
408.843.8067 c

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

RES. 15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140

COVER SHEET

MARK	DATE	DESCRIPTION
2	01/09/24	PLANNING 2
PROJECT NO: 424-12-140		
CAD DWG FILE: Y:\Shared\Project\sl15411		
National Ave. Los		
DRAWN BY: Author\WG\S1240610 - Rev.		
CHK'D BY: Ramva Resl.rvt - Checker		
COPYRIGHT: 2023		
JER DESIGN GROUP		
SHEET TITLE		
-CS		
SHEET	OF	



A	AMPERES	DR	DOOR	INCL.	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL	INSULATION	R.D.L.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J-BOX	JUNCTION BOX	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or R/W	RIGHT OF WAY
ABC	AGGREGATE BASE COURSE	E.W.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	EA	EACH	JT.	JOINT	REF	REFERENCE
ABV.	ABOVE	EL	ELEVATION	K-D	KNOCK DOWN	REINF.	REINFORCED
ACB	ASBESTOS-CEMENT BOARD	ELECT.	"ELECTRIC, ELECTRICAL"	KD	KILN DRIED	REQ'D.	REQUIRED
ACOU.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RET.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.F.T.	LINEAR FEET	RM	ROOM
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE
AHU	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	S.C.	SOLID CORE
AL. or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	EST MATE	LD.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	SL	SKYLIGHT
ASPH.	ASPHALT	EW	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHED.	SCHEDULE
✓	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION
B.M.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION
B.N.	BOUNDARY NAILING	F.A.	FIRE ALARM	M.H.	MANHOLE	SH	SHEET
B.O.	BOTTOM OF	F.C.	FAN COIL	M.I.	MALLEABLE IRON	SHGT.	SHEATHING
B.O.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SIM.	SIMILAR
B.U.	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SPA	SPACE
B/C	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPECS	SPECIFICATIONS
BD.	BOARD	F.N.	FIELD NAILING	MATL	MATERIAL	SPKR.	SPEAKER
BLDG	BUILDING	F.O.	FACE OF	MAX.	MAX MUM	SQ. FT.	SQUARE FEET
BLK.	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. IN.	SQUARE INCHES
BLKG.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	STC	SOUND TRANSMISSION CLASS
BM.	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STD.	STANDARD
BR	BRASS	FACP	FIRE ALARM CONTROL PANEL	MFR.	MANUFACTURER	STL.	STEEL
BRG.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	SUSP.	SUSPENDED
BRZ	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SW	SWITCH
C.A.P.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SYM	SYMMETRICAL
C.D.	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MTL	METAL	SYS.	SYSTEM
C.I.P.	CAST IN PLACE	FL	FLOOR	MUL	MULLION	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T.B.	THROUGH BOLT
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.M.B.	TELEPHONE MOUNTING BOARD
C.T.	CERAMIC TILE	FP	FIRE PROOF	NCM	NON-CORROSIVE METAL	T.O.	TOP OF
CAB	CABINET	FTG.	FOOTING	NFC	NOT FOR CONSTRUCTION	T.O.B.	TOP OF BEAM
CAM.	CAMBER	FURN.	FURNISH	NLR.	NAILER	T.O.C.	TOP OF CURB
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.F.	TOP OF FOOTING
CEM.	CEMENT	GA.	GAUGE	NOM.	NOMINAL	T.O.J.	TOP OF JOIST
CER	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
Ch or C	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CKT. or CKR.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.I.	ORNAMENTAL IRON	T.S.	TUBE STEEL
Cl or C	CENTERLINE	GL	GLASS	O.R.	OUTSIDE RADIUS	T.V.	TELEVISION OUTLET
CLG.	CEILING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	TEL.	TELEPHONE
CLKG.	CAULKING	GM	GRADE MARK	OH	OVER HEAD	TH.	THRESHOLD
CLO.	CLOSET	GM	GATE VALVE	OPNG.	OPENING	THD.	THREADED
CLR.	CLEAR	GRC	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THK.	THICK
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSUM	P.C.	PRECAST CONCRETE	THRU	THROUGH
CNTRD.	CENTERED	GYP. BD.	GYPSUM BOARD	P.L. or P	PROPERTY LINE	TLT.	TOILET
COL.	COLUMN	H.B.	HOSE BIBB	P.LAM.	PLASTIC LAMINATE	TRANS.	TRANSFORMER
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TYP.	TYPICAL
CONC.	CONCRETE	H.M.	HOLLOW METAL	PERF.	PERFORATED	UNF.	UNFINISHED
CONST.	CONSTRUCTION	H/C	HANDICAPPED	PERP. or ⊥	PERPENDICULAR	UR	URINAL
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PH or ∅	PHASE	U.B.	VAPOR BARRIER
CONTR.	CONTRACTOR	HDW	HARDWARE	PL.	PLASTER	V.I.F.	VERIFY IN FIELD
CU	COPPER	HGT.	HEIGHT	PL. or P	PLATE	VA	VOLT AMPERE
d	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.			

	NORTH ARROW INDICATES REFERENCE NORTH		REVISION CLOUD AROUND REVISION
	COLUMN OR GRID LINE POINT OF CIRCLE QUAD TO COLUMN LINE. LETTERS LEFT TO RIGHT. NUMBERS TOP TO BOTTOM		WORK POINT, CONTROL POINT OR DATUM POINT
	BUILDING SECTIONS SECTION IDENTIFICATION (LETTERS) SHEET WHERE SECTION IS SHOWN		REFERENCE ELEVATION DIMENSION ABOVE FLOOR
	SECTION CUT SECTION IDENTIFICATION (LETTERS)		WALL TYPE
	ELEVATION ELEVATION IDENTIFICATION (NUMBERS)		ROOF ACCESS HATCH
	DETAIL REFERENCE DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN		GUTTER AND DOWNSPOUT FOR MTL. AWNING ON FRONT FACADE ONLY. PAINT DS TO MATCH EXTERIOR WALL
	DETAIL REFERENCE DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN		
	KEY NOTE CORRESPONDING NUMBER		
	OPENING INDICATIONS DOOR OPENING DOOR MARK		
	WINDOW OPENING		
	DIMENSION TO CENTER		
	DIMENSION TO ROUGH FACE		

1.	ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE SUBCONTRACTOR'S WORK. THE CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH THAT OF SUBCONTRACTORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH PLANS & SPECS.xxxxx	19.	CONTRACTOR SHALL PROVIDE ALL CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY THE AIR CONDITIONING, PLUMBING, AND ELECTRICAL SYSTEM. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN RATED CONSTRUCTION.
2.	ALL MATERIALS, LABOR, INSTALLATION, FABRICATIONS, ETC. SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS INCLUDING BUT NOT LIMITED TO THOSE LISTED UNDER PROJECT DATA IN THESE DRAWINGS, AND ALL LOCAL CODES. CONTRACTOR SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY LOCAL & STATE AUTHORITIES AND THE LANDLORD.	20.	ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
3.	ALL CONSTRUCTION SHALL COMPLY WITH ENERGY STANDARDS IN TITLE 24 OF THE CALIFORNIA STATE BUILDING CODE AS OUTLINED IN THE ENERGY CERTIFICATES PROVIDED BY THE ENERGY CONSULTANT.	21.	ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR MINIMUM CLEARANCES AND MUST BE FIELD VERIFIED AND STRICTLY MAINTAINED.
4.	ALL MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, FIRE-PROTECTION ENGINEERING TO BE "DESIGN BUILD" BY OTHERS. OTHERS RESPONSIBLE FOR ENGINEERING, PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES. SUCH DESIGN SHALL BE FULLY COORDINATED WITH ALL INFORMATION PROVIDED IN THIS DRAWSET.	22.	ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCES SHOULD BE REPORTED TO THE ADESIGNER IMMEDIATELY FOR RESOLUTIONS.
5.	ALL "DESIGN-BUILD" SUBCONTRACTORS SHALL OBTAIN PERMITS AND PAY PERMIT FEES FOR THEIR RESPECTIVE FIELDS OF WORK.	23.	ABBREVIATIONS USED ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY QUESTIONS.
6.	EXAMINATIONS OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THEY SHALL ASCERTAIN AND	24.	ALL ELECTRICAL OUTLETS & CONTROLS SHALL COMPLY WITH ARTICLES 3-210 & 3-380 OF THE STATE ELECTRICAL CODE.
7.	CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT, AND ADEQUACY OF CONDITIONS DURING CONSTRUCTION. THEY MAY AFFECT THEIR WORK. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO THE DESIGNER BEFORE BIDDING OR PROCEEDING WITH ANY WORK.	15.	CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS.
8.	ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.	16.	THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOBSITE.
9.	DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. DETAILS SHALL TAKE PRECEDENCE OVER GENERAL FLOOR PLANS.	17.	THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. ONE SET OF RECORD DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AT COMPLETION.
10.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGNER AND TENANTS IMMEDIATELY OF ANY POTENTIAL DELAYS.	18.	CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/ OR DEMOLITION.
11.	CERTAIN MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AT LEAST TWO WEEKS PRIOR TO ORDERING OR INSTALLATION. REQUESTS WILL BE CONSIDERED ONLY IF A BETTER PRODUCT, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH CREDIT TO THE TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS NOT EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTE MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THE DESIGNER'S WRITTEN APPROVAL.		
12.	THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUESTED FOR FABRICATION ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION. BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, CONTRACTOR REPRESENTS THAT HE DETERMINED AND VERIFIED FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS, AND SIMILAR DATA AND THAT EACH SUBMITTAL		





ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN ARE THE ORIGINAL  
AND UNPUBLISHED WORK OF THE  
DESIGNER, AND MAY NOT BE COPIED OR  
USED WITHOUT THE WRITTEN CONSENT  
OF THE DESIGNER.



OWNER

15411 NATIONAL AVE. LOS GATOS, CA.  
424-12-140

## CONDITIONS OF APPROVAL

[illegible]



PROJECT NO:	424-12-140
CAD DWG FILE:	Y:\Shared\Project's\15411
DRAWN BY:	National Ave. Los Author\WG'S\240610 - Rev.
CHK'D BY:	Ramva Resi.rvt Checker



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
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SHEET OF




 	
<b>RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2017</b> <b>2016 CALGREEN CODE</b>	
<b>SECTION</b>	<b>REQUIREMENTS</b>
<b>4.408.1 continued</b>	<ul style="list-style-type: none"> <li>* Documentation is required per Section 4.408.5. <b>Exceptions:</b> <ol style="list-style-type: none"> <li>1. Excavated soil and land-clearing debris.</li> <li>2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of complying with this item do not exist or are not located reasonably close to the jobsite.</li> <li>3. The enforcing agency may make exceptions to the requirements of this section when designated jobsites are located in areas beyond the haul boundaries of the diversion facility.</li> </ol> </li> </ul>
<b>4.408.2</b>	<b>Construction waste management plan</b> Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
<b>4.408.3</b>	<b>Waste management company</b> Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.4.
<b>4.408.4</b>	<b>Waste stream reduction alternative</b> <ul style="list-style-type: none"> <li>* (L/R) Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</li> <li>* Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 85% construction waste reduction requirement in Section 4.408.1.</li> </ul>
<b>Division 4.4 – MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY (BUILDING MAINTENANCE &amp; OPERATION)</b>	
<b>4.410.1</b>	<b>Operation and maintenance manual</b> At the time of final inspection, a manual, compact disc, web-based reference or other media accessible to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
<b>4.410.2</b>	<b>Recycling by occupants</b> Where 5 or more multifamily-dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, cardboard, glass, plastics, organic waste, and metals or more a lawfully enacted local recycling ordinance, if more restrictive. <b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et. seq. are not required to comply with the organic waste portion of this section.
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<h2 style="text-align: center;">RESIDENTIAL MANDATORY MEASURES</h2> <h3 style="text-align: center;">EFFECTIVE JANUARY 1, 2017</h3> <h4 style="text-align: center;">2016 CALGREEN CODE</h4>	
SECTION	REQUIREMENTS
<b>Division 4.3 – WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)</b>	<b>Water conserving plumbing fixtures and fittings</b>
	Plumbing fixtures and fittings shall comply with the following:
	4.303.1.1 Water Closes: ≤ 2.8 gpm/flush
	4.303.1.2 Wall Mounted Urinals: ≤ 0.125 gal/flush; all other urinals: ≤ 0.5 gal/flush
	4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi
4.303.1	4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve not exceed 2.0 gpm @ 80 psi, or only one shower outlet is to be in operation at a time
	4.303.1.4.1 Residential Lavatory Faucets: Maximum Flow Rate ≤ 1.2 gpm @ 60 psi; Minimum Flow Rate ≤ 0.8 gpm @ 20 psi
	4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi
	4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle
	4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 1.6 gpm; temporary increase to 2.2 gpm allowed for less than 1.5 gpm
4.303.2	<b>Standards for plumbing fixtures and fittings</b>
	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
<b>Division 4.3 – WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)</b>	<b>Outdoor potable water use in landscape areas</b>
	After December 1, 2015, new landscape developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following:
4.304.1	1. A local water efficient landscape ordinance or the current California Department of Water Resources: Mortal Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, or
	2. Projects with aggregate landscape areas less than 2500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.
<b>Division 4.4 – MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY (ENHANCED DURABILITY &amp; REDUCED MAINTENANCE)</b>	<b>Rodent proofing</b>
4.406.1	Annual surveys around walls, electric cables, conduits or other openings in subsoil/tonn places at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
<b>Division 4.4 – MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL &amp; RECYCLING)</b>	<b>Construction waste reduction</b>
	Construction waste reduction of at least 65%:
4.408.1	<ul style="list-style-type: none"> <li>Recycles and/or salvages for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance.</li> </ul>
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<b>RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2017</b> <b>2016 CALGREEN CODE</b>	
<b>SECTION</b>	<b>REQUIREMENTS</b>
<b>4.106.4.2.3</b> <b>continued</b>	<ul style="list-style-type: none"> <li>• Construction documents shall identify the raceway termination point.</li> <li>• The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permanent installation of a branch circuit overcurrent protective device.</li> </ul>
<b>Multiple EV spaces required</b>	
<b>4.106.4.2.4</b>	<ul style="list-style-type: none"> <li>• Construction documents shall indicate raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformers, have sufficient capacity to simultaneously charge all EVs at all required EV spaces at full rated amperage of the EVSE.</li> <li>• Plan design shall be based upon a 40-ampere minimum branch circuit.</li> <li>• Raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</li> </ul>
<b>Identification</b>	
<p>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California.</li> <li>2. Zero-Emission Vehicle Signs and Pavement Markings can be found in the New Policies &amp; Directives Number 12-01.</li> <li>3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses.</li> </ol>	
<p>Website: <a href="http://www.dot.ca.gov/hot/traffics/policy/13-01-01.pdf">http://www.dot.ca.gov/hot/traffics/policy/13-01-01.pdf</a></p> <p>See Vehicle Code Section 22511 for EV charging space signage in off-parking facilities any for use of EV charging spaces.</p> <p>Website: <a href="http://opr.ca.gov/oprc/7CEV_Guidebook.pdf">http://opr.ca.gov/oprc/7CEV_Guidebook.pdf</a></p>	
<b>Division 4.2- ENERGY EFFICIENCY</b>	
<b>Scope</b>	
<b>4.201.1</b> <b>&amp;</b> <b>5.201.1</b>	<ul style="list-style-type: none"> <li>• Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.</li> <li>• Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2016 California Energy Code.</li> </ul>



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<b>RESIDENTIAL MANDATORY REQUIREMENTS EFFECTIVE JANUARY 1, 2017</b>	
<b>2016 CALGREEN CODE</b>	
<b>SECTION</b>	<b>REQUIREMENTS</b>
<b>4.106.4.1 &amp; 4.106.4.1.1 continued</b>	<p>directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".</p> <p><b>EV charging for multifamily dwellings</b></p> <ul style="list-style-type: none"> <li>Applies to buildings sites with 17 or more multifamily dwelling units constructed on the site.</li> <li>3% of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces. (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.</li> </ul> <p><b>Note:</b> Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>
<b>4.106.4.2</b>	<p><b>EV charging space (EV space) locations</b></p> <ul style="list-style-type: none"> <li>Construction documents shall indicate the location of proposed EV spaces. At least 1 EV space shall be located in common use areas and available for use by all residents.</li> <li>When EV chargers are installed, EV charging spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least 1 of the following options:               <ol style="list-style-type: none"> <li>The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.</li> <li>The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.</li> </ol> </li> </ul>
<b>4.106.4.2.1</b>	<p><b>EV charging space (EV space) dimensions</b></p> <p>EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>The minimum length of each EV space shall be 18' feet.</li> <li>The minimum width of each EV space shall be 9' feet.</li> </ol>
<b>4.106.4.2.2</b>	<p>3. One in every 25 EV spaces, but not less than one, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet</p> <p>a) Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.093% slope) in any direction.</p> <p><b>Single EV space required</b></p>
<b>4.106.4.2.3</b>	<p>Install listed raceway capable of accommodating a 208/240 volt dedicated branch circuit.</p> <ul style="list-style-type: none"> <li>The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.</li> </ul>


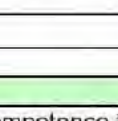
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<b>RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2017</b> <b>2016 CALGREEN CODE</b>					
<b>SECTION</b>	<b>REQUIREMENTS</b>				
<b>Chapter 1 – ADMINISTRATION</b>					
<b>101.3.1</b>	<b>Scope</b> Applies to <u>ALL</u> newly constructed residential buildings: low-rise, high-rise, and hotels/motels.				
<b>Chapter 3 – GREEN BUILDING</b>					
	<b>Additions and alterations</b>				
<b>301.1.1</b>	<ul style="list-style-type: none"> <li>Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.</li> <li>Requirements only apply within the specific area of the addition or alteration.</li> <li>Note: Records refer to City of Code Section 1101.1 et seq., regarding replacement of non-compliant plumbing fixtures.</li> </ul>				
<b>301.2</b>	<b>Low-rise and high-rise buildings</b> Banners identify provisions applying to low-rise only (LR) or high-rise only (HR).				
<b>Division 4.1 – PLANNING AND DESIGN (SITE DEVELOPMENT)</b>					
<b>4.106.2</b>	<b>Storm water drainage and retention during construction</b> Projects which disturb less than 1 acre of soil, and are not part of a larger common plan of development shall manage storm water drainage during construction.				
<b>4.106.3</b>	<b>Grading and paving</b> Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception for additions and alterations which do not alter the existing drainage path.				
<b>4.106.4</b>	<b>Electric vehicle (EV) charging for new construction</b> <ul style="list-style-type: none"> <li>Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV chargers.</li> <li>Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</li> <li>Exceptions on a case-by-case basis as determined by the Local Enforcing Agency:               <ol style="list-style-type: none"> <li>Where there is no commercial power supply.</li> <li>Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400 per dwelling unit.</li> </ol> </li> </ul>				
<b>4.106.4.1 and 4.106.4.1.1</b>	<b>EV charging: 1-2 &amp; 2-family dwellings, townhouses with attached private garages</b> <ul style="list-style-type: none"> <li>Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit.</li> <li>Raceway shall not be less than trade size 1 (nominal 1 1/4-inch inside diameter).</li> <li>Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger.</li> <li>Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces.</li> <li>Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Service panel or subpanel circuit</li> </ul>				

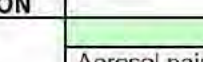
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<b>SECTION</b>	<b>REQUIREMENTS</b>
	<b>Special Inspection</b>
<b>702.2</b>	Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
	<b>Documentation</b>
<b>703.1</b>	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.



		
<b>RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2017</b> <b>2016 CALGREEN CODE</b>		
<b>SECTION</b>	<b>REQUIREMENTS</b>	
<b>Division 4.5 – ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY &amp; EXHAUST)</b>	<b>Bathroom exhaust fans</b>	
<b>4.506.1</b>	Each bathroom shall be mechanically ventilated and shall comply with the following:	
	1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.	
	2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.	
	a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%.	
	b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.	
	<b>Note:</b> For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.	
<b>Division 4.5 – ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)</b>	<b>Heating and air conditioning system design</b>	
<b>4.507.2</b>	Heating and air conditioning system shall be sized, designed, and equipment selected using the following methods:	
	1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.	
	2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.	
	3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.	
	<b>Exception:</b> Use of alternate design temperatures necessary to ensure the systems functions are acceptable.	
<b>CHAPTER 7 – INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATION (QUALIFICATIONS, VERIFICATIONS).</b>	<b>Installer training</b>	
<b>702.1</b>	HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program.	
	Examples of acceptable HVAC training and certification programs include but are not limited to the following:	
	1. State certified apprenticeship programs.	
	2. Public utility training programs.	
	3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.	
	4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.	
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<b>RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2017</b>								
<b>2016 CALGREEN CODE</b>								
<b>SECTION</b>	<b>REQUIREMENTS</b>							
<b>4.504.5 continued</b>	<p>for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17CCR 93120.01, seq.), as shown in Table 4.504.5.</p> <p>Documentation is required per Section 4.504.5.1.</p> <p>• Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardwood, structural plywood, structural panels, structural composite lumber, glulam board, glued laminated timber, prefabricated wood joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(e).</p>							
<b>4.504.5.1</b>	<p><b>Documentation</b></p> <p>Verification of compliance shall be provided as requested by the enforcing agency, and as required in Section 4.504.5.1.</p>							
<b>Division 4.5</b>	<p><b>ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)</b></p>							
	<p><b>Concrete slab foundations</b></p>							
<b>4.505.2</b>	<p>Concrete slab foundations or concrete slab-on-ground floors required to have a vapor barrier for the California Building Code, Chapter 15, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.</p>							
	<p><b>Capillary break</b></p>							
<b>4.505.2.1</b>	<p>A capillary break shall be installed in compliance with at least 1 of the following:</p> <ol style="list-style-type: none"> <li>1. A 4-inch thick base of 1/2-inch or larger clean aggregate shall be provided with a vapor barrier in direct contact with the concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08.</li> <li>2. Other equivalent methods approved by the enforcing agency.</li> <li>3. A slab design specified by a licensed design professional.</li> </ol>							
	<p><b>Moisture content of building materials</b></p>							
	<p>Building materials with visible signs of moisture damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:</p>							
<b>4.505.3</b>	<ol style="list-style-type: none"> <li>1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.6.</li> <li>2. Moisture readings shall be taken at a point 2 to 4 feet from the grade-stamped end of each piece to be verified.</li> <li>3. At least three random moisture readings shall be performed on wall and floor framing with documentation available to the enforcing agency provided at the time of approval to enclose the wall and floor framing.</li> </ol> <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclose in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.</p>							
HCD SH 005 (Rev. 4/16)								
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<b>RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2017</b> <b>2016 CALGREEN CODE</b>	
SECTION	REQUIREMENTS
	<b>Aerosol paints and coatings</b>
4.504.2.3	Aerosol paints and coatings shall meet the Product-Wide/Volatile MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(e)(1) and (f)(1) of the CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 45.
	<b>Carpet systems</b>
	<p>Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following:</p> <ol style="list-style-type: none"> <li>1. Carpet and Rug Institute's Green Label Plus Program</li> <li>2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification D1350)</li> <li>3. NSF/ANSI 140 at the Gold level</li> <li>4. Scientific Certifications Systems Indoor Advantage™ Gold</li> </ol>
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program.
	<b>Carpet adhesive</b>
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.
	<b>Resilient flooring systems</b>
	<p>Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification D1350), certified as CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database</li> <li>2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children &amp; Schools Program)</li> <li>3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program</li> <li>4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification D1350)</li> </ol>
4.504.5	<p><b>Composite wood products</b></p> <ul style="list-style-type: none"> <li>Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements</li> </ul>



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<b>RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2017</b> <b>2016 CALGREEN CODE</b>			
<b>SECTION</b>	<b>4.5</b>	<b>REQUIREMENTS</b>	
<b>Division 4.5 – ENVIRONMENTAL QUALITY (FIREPLACES)</b>		<b>General</b>	
4.503.1		<p>Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.</p>	
<b>Division 4.5 – ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)</b>		<b>Protection during construction</b>	
4.504.1		<p>At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.</p>	
		<b>Adhesives, sealants and caulks</b>	
		<p>Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <ol style="list-style-type: none"> <li>1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules, where applicable, or SCQAMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for certain products as specified in Subsection 2 below.</li> <li>2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standard and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations (CCR), Title 17, commencing with Section 94507.</li> </ol>	
4.504.2.1			
		<b>Paints and coatings</b>	
		<p>Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply.</p> <p>The VOC content limit for the project shall be determined by the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37, of the 2017 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p>	
4.504.2.2			

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 PLANNING-DESIGN-RENDERING email: jer@jerdesigngroup.com 408.843.8067 c		
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OWNER		
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## Contaminated Pooled Stormwater, Groundwater, and Soil Guidance

### Look for pooled stormwater, groundwater, and/or soil contamination

Pooled stormwater, groundwater and soil may become contaminated if exposed to hazardous materials. If any of the following conditions apply, contaminated pooled stormwater, groundwater, and/or soil may be present and pose a potential health and environmental hazard:

- The project site is in an area of previous commercial/industrial activity.
- There is a history of illegal dumping on the site or adjacent properties.
- The construction site is subject to a Superfund, state, or local cleanup order.
- Pooled stormwater, groundwater and/or water generated by dewatering exhibits an oily sheen and/or smells of petroleum.
- Soil appears discolored, smells of petroleum, and/or exhibits other unusual properties.

- Abandoned underground storage tanks, drums, or other buried debris are encountered during construction activities; or
- Spills have occurred on the site or adjacent properties involving pesticides and herbicides, fertilizers, detergents, plaster and other products, petroleum products such as fuel, oil, and grease, or other hazardous chemicals such as acids, lime, glues, paints, solvents, and curing compounds.

### Take appropriate action

Pooled stormwater, groundwater, or water generated by dewatering that is contaminated cannot be discharged to a street, gutter, or storm drain. If contamination is suspected, the water should be contained and held for testing. Call the appropriate local agency and/or the Regional Water Quality Control Board for further guidance. (See reference list on the back cover of this booklet for more information).

**Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.**

## Pollution Control Agencies and Sources of Information

### Storm water quality management programs

Alameda Countywide Clean Water Program  
255 Glaser Drive, Martinez, CA 94530  
(925) 437-1332  
www.alameda-county.org

Contra Costa Clean Water Program  
255 Glaser Drive, Martinez, CA 94530  
(925) 437-1332  
www.contracosta.org

Fairfield Solano Urban Runoff Management Program  
1010 Chaffin Road  
Fairfield, CA 94534 (707) 428-8880

Marin County Stormwater Pollution Prevention Program  
3201 Civic Center Drive, Room 214  
San Rafael, CA 94903 (415) 499-5528  
www.marincounty.org

San Francisco Stormwater Management Program  
3801 Redwood City, Suite 400  
San Francisco, CA 94124 (415) 625-7210  
http://stormwater.sfdnet.org

San Mateo Countywide Stormwater Pollution Prevention Program  
255 County Center, Delta Plaza  
Redwood City, CA 94061  
(650) 364-4330  
www.smcwa.org

Santa Clara Valley Urban Runoff Pollution Prevention Program  
609 Third & County Villages  
San Jose, CA 95128 (408) 734-2482  
www.scvpp.org

Sonoma County Water Agency  
2144 West College Avenue  
Santa Rosa, CA 95401  
(707) 526-3370  
www.somc.org

Vallejo Sanitation and Flood Control District  
400 Ryder Street, Vallejo, CA 94590  
(707) 444-8948  
www.vsfcd.com

### Bay Area Stormwater Management Agencies Association (BASMAA)

1815 Clay Street, Suite 1000  
Oakland, CA 94612 (510) 622-2338  
(888) BayArea www.basmaa.org

### Agencies to call in the event of a spill

You are required by law to report all significant releases or suspected significant releases of hazardous materials, including oil:

- To report a spill, call the following agencies:
- 1. Dial 911 or your local emergency response number.
- 2. Call the Governor's Office of Emergency Services (916) 632-7550 (24 hours).

For spills of "Federal Reportable Quantities" of oil, chemicals, or other hazardous materials in land, air, or water, notify the National Response Center (800) 424-8802. If you are not sure whether the spill is a "reportable quantity," call the Federal Environmental Protection Agency (800) 424-8802 for clarification.

For further information, see *California Hazardous Material Spill Response Notification Guidance* (State Office of Emergency Services, Hazardous Materials Division).

Agencies to call if you find or suspect contaminated soil or groundwater

Regional Water Quality Control Board

San Francisco Bay Region (510) 622-2300

Central Valley Region (916) 532-3000

California Environmental Protection Agency (Cal EPA), Department of Toxic Substances Control (DTSC) (916) 540-3732

### Documents and available resources

From State Water Resources Control Board (SWRCB) (916) 341-5537  
www.swrcb.ca.gov

General Construction Activity Storm Water Permit

From Friends of the San Francisco Estuary (510) 422-2485  
www.aap.ca.gov/bayarea/sfp

Field Manual

Hold On to Your Job - Video

From Association of Bay Area Governments (ABAG) (510) 444-7900  
www.abag.ca.gov

Manual of Standards for Erosion and Sediment Control Measures

From California Stormwater Quality Association (CASQA) (916) 322-3670  
www.casqa.org

THAMES BASMAA adopted this booklet from one originally developed and generously shared by the Santa Clara Valley Nonpoint Source Pollution Control Program.

Illustration by John Pinger

## Best Management Practices

They are thoroughly dry, empty paint cans, used brushes, rags, absorbent materials, and drip dials are no longer hazardous and may be disposed of as garbage.

- Never clean in gutters or in a storm drain.
- Never clean in a ditch or creek.

For water-based paints, paint out brushes to the extent possible, and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as hazardous waste.

Recycle, return to supplier or donate unwanted water-based (latex) paint. You may be able to recycle clean empty dry paint cans as metal (check with the local planning or building department for more information).

- Dried latex paint may be disposed of in the garbage.

Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste.

More and more paint companies are recycling excess latex paint (check with the local planning or building department for more information).

### Keep fresh concrete and cement mortars out of gutters, storm drains, and creeks

Concrete and cement related materials that wash into gutters and storm drains are toxic to fish and the aquatic environment.

Locate mortar/stucco mixers inside bermed areas to avoid discharge to street or storm drains.

- Avoid mixing excess amounts of fresh concrete or cement mortar.

- Store dry and wet materials under cover, protected from rainfall and runoff.

mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or creeks.

- Whenever possible, return contents of mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash.

### Service and maintain portable toilets

Leaking portable toilets are a potential health and environmental hazard.

- Inspect portable toilets for leaks.
- Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed.

- The leasing company must have a permit to dispose of waste to the sanitary sewer.
- Do not place on or near storm drain inlets.

### Dispose of cleared vegetation properly

Cleared vegetation, tree trimmings, and other plant material can cause environmental damage if it gets into creeks. Such "organic" material requires large quantities of oxygen to decompose, which reduces the oxygen available for fish and other aquatic life.

- Do not dispose of plant material in a creek or drainage facility or leave it in a roadway where it can clog storm drain inlets.

Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take to a landfill or other facility that composts yard waste (check with the local planning or building department for more information).

- Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take to a landfill or other facility that composts yard waste (check with the local planning or building department for more information).

- Store dry and wet materials under cover, protected from rainfall and runoff.

## Roadwork and Pavement Construction

### Make sure all demolition waste is properly disposed of

Demolition debris that is left in the street or pushed over a back into a creek bed or drainage facility causes serious problems for flood control, storm drain maintenance, and the health of our environment. Different types of materials have different disposal requirements or recycling options.

- Materials that can be recycled from demolition projects include metal framing, wood, concrete, asphalt, and plate glass.

Materials that can be salvaged for reuse from old structures include doors, windows, floorboards, windows, decks, and other old, dense lumber.

- Unusable, unrecyclable debris should be confined to dumpsters, covered at night and during wet weather, and taken to a landfill for disposal.

Hazardous debris such as asbestos must be handled in accordance with specific laws and regulations and disposed of as a hazardous waste. For more information of asbestos handling and disposal regulations, contact the Bay Area Air Quality Management District.

- Arrange for an adequate debris disposal schedule to ensure that dumpsters do not overflow.

Most local planning or building departments have lists of recycling and disposal services for construction and demolition debris.

- Wash down exposed aggregate concrete only when the wash water can (1) flow into a dirt area; (2) drain into a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.

- Allow aggregate time to settle, and pump the water to the sanitary sewer if allowed by your local wastewater authority.

Never wash sweepings from exposed aggregate concrete into a street or storm drain. Collect and return to aggregate base stockpiles, or dispose with trash.

- Recycle broken concrete and asphalt (check with the local planning or building department for more information).

- Perform major maintenance, repair jobs and vehicle and equipment washing off site when feasible, or in designated and controlled areas on-site.

## Best Management Practices

- Plant vegetation on exposed slopes. Where replanting is not feasible, use erosion control blankets (e.g., lime or straw matting, glass fiber or coir/straw matting, mulch netting).

- Consider slope terracing with cross drains to increase soil stability.

Cover stockpiled soils and landscaping materials with covered plastic sheeting and divert runoff around them.

- As a backup measure, protect drainage courses, creeks, or catch basins with filter rolls, all forces sand/gravel bags, and/or temporary drainage swales.

Once grading is completed, stabilize the disturbed areas using permanent vegetation as soon as possible. Use temporary erosion controls until vegetation is established.

- Conduct routine inspections of erosion control measures especially before and immediately after rainstorms, and repair if necessary.

### Control sediment

Sedimentation is defined as the process of depositing sediments carried away by runoff. Sediments consist of soil particles, clays, sands, and other minerals. The purpose of sediment control practices is to remove sediments from stormwater before they are transported offsite or reach a storm drain inlet or nearby creek. The most effective sediment control practices reduce runoff velocity and trap or detain runoff allowing sediments to settle out.

- Use terracing, rip rap, sand/gravel bags, rocks, filter rolls, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments. Do not use asphalt mulch or other erosion debris for this purpose.

- Use check dams in temporary ditches and swales to reduce runoff velocity and promote sedimentation.

- Protect storm drain inlets from sediment runoff. Storm drain inlet protection devices include sand/gravel bags, wire mesh, filter rolls, and gravel bags.

Drainage swales channel runoff around a construction site. Planting temporary vegetation on landscaped areas and revegetating eroded filter rolls and/or all backfill developments are common techniques for preventing erosion and controlling sediment.

## Best Management Practices

### Plan roadwork and pavement construction to avoid stormwater pollution

Road paving, surfacing, and asphalt removal happen right in the street, with numerous opportunities for stormwater pollution from the asphalt mix, saw cut slurry, or excavated material. Properly proportioned asphalt mix and well-compact pavement avoid a host of water pollution problems.

- Apply concrete, asphalt, and seal coat during dry weather to prevent contaminants from contacting stormwater runoff.

Cover storm drain inlets and manholes when paving or applying seal coat, slurry seal, fog seal, etc.

- Always park paving machines over drip pans or absorbent materials, since they tend to drip continuously.

When making saw cuts in pavement, use a flat water as possible. Cover each catch basin completely with filter fabric during the sawing operation and contain the slurry by placing sand/gravel bags around the catch basin. After the liquid drains or evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.

- Wash down exposed aggregate concrete only when the wash water can (1) flow into a dirt area; (2) drain into a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.

Most local planning or building departments have lists of recycling and disposal services for construction and demolition debris.

- Allow aggregate time to settle, and pump the water to the sanitary sewer if allowed by your local wastewater authority.

Never wash sweepings from exposed aggregate concrete into a street or storm drain. Collect and return to aggregate base stockpiles, or dispose with trash.

- Recycle broken concrete and asphalt (check with the local planning or building department for more information).

- Perform major maintenance, repair jobs and vehicle and equipment washing off site when feasible, or in designated and controlled areas on-site.

Use check dams in temporary ditches and swales to reduce runoff velocity and promote sedimentation.

### Protect storm drain inlets from sediment runoff

Storm drain inlet protection devices include sand/gravel bags, wire mesh, filter rolls, and gravel bags.

### General Site Maintenance

Properly maintained vehicles and heavy equipment looking fuel, oil, antifreeze, or other fluids on the construction site are common sources of stormwater pollution and soil contamination. Construction material spills can also cause serious problems. Careful site planning, preventive maintenance, and good materials handling practices can eliminate most spills and leaks.

- Maintain all vehicles and heavy equipment. Inspect frequently for oil and repair leaks.

Designate specific areas of the construction site, well away from creeks or storm drain inlets, for vehicle and equipment parking and routine maintenance.

- Perform major maintenance, repair jobs and vehicle and equipment washing off site when feasible, or in designated and controlled areas on-site.

Use check dams in temporary ditches and swales to reduce runoff velocity and promote sedimentation.

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- Use terracing, rip rap, sand/gravel bags, rocks, filter rolls, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments. Do not use asphalt mulch or other erosion debris for this purpose.

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fabric fences, block and gravel filters, catch basin filter inserts, excavated drop inlet sediment traps, or a combination of these.

- Collect and detain sediment-baden runoff in sediment traps (not excavated or bermed area or constructed device) to allow sediments to settle out prior to discharge.

Use sediment controls and filtration to remove sediments from dewatering discharges.

- Prevent construction vehicle tires from tracking soil onto adjacent streets by constructing a temporary stone pad with a filter fabric underlain near the site exit where dirt and mud can be removed.

When cleaning sediments from streets, driveways and paved areas on construction sites, use dry sweeping methods where possible. If water must be used to flush pavement, collect runoff to send out sediments and protect storm drain inlets.

- Conduct routine inspections of erosion control measures especially before and immediately after rainstorms, and repair if necessary.

Note: Protection of erosion and sediment controls is dependent on proper installation, routine inspection, and maintenance of the controls. Storm-blast basins are an example of a BMP that has not been an effective as expected due to improper use. Most of the BMPs described above are temporary and will have an impact on the site disposal and/or become ineffective. Routine inspection and maintenance, particularly before and after a storm event, must be part of any erosion and sediment control plan.

The RWQCB's Field Manual, the CASQA Stormwater Best Management Practice Handbook for Construction, and the ABAG Manual of Standards for Erosion and Sediment Control provide specific details and design criteria for erosion and sediment control plans.

Drainage swales channel runoff around a construction site. Planting temporary vegetation on landscaped areas and revegetating eroded filter rolls and/or all backfill developments are common techniques for preventing erosion and controlling sediment.

- Use terracing, rip rap, sand/gravel bags, rocks, filter rolls, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments. Do not use asphalt mulch or other erosion debris for this purpose.

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# Blueprint for a Clean Bay

## Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities



### BASMAA

Bay Area Stormwater Management Agencies Association

The Bay Area Stormwater Management Agencies Association (BASMAA), a consortium of Bay Area municipalities in Alameda, Contra Costa, Marin, San Mateo, Santa Clara, Solano, and Sonoma Counties, developed this booklet as a resource for all general contractors, home builders, and subcontractors working on construction sites.

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Dispose of cleared vegetation properly	
Demolition Waste Management	9
Make sure all demolition waste is properly disposed of	
Roadwork and Pavement Construction	9
Plan roadwork and pavement construction to avoid stormwater pollution	
Contaminated Pooled Stormwater, Groundwater, and Soil Guidance	10
Look for pooled stormwater, groundwater, and/or soil contamination	
Take appropriate action	

## Introduction

Stormwater pollution is a national environmental problem. In California, stormwater runoff is a major source of water pollution. To help combat the problems of stormwater pollution, federal and state governments have developed a program for monitoring and permitting discharges to municipal storm drain systems, creeks, and water bodies such as San Francisco Bay.

Municipalities in the Bay Area are required by the Clean Water Act to





## WEST ISOMETRIC VIEWPOINT



### NORTH ISOMETRIC VIEWPOINT



### EAST ISOMETRIC VIEWPOINT



### SOUTH ISOMETRIC VIEWPOINT



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424-12-140

## ARIEL VIEWPOINTS

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3D VIEWS

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④ 3D View 3



② 3D View 1



① 3D View 5

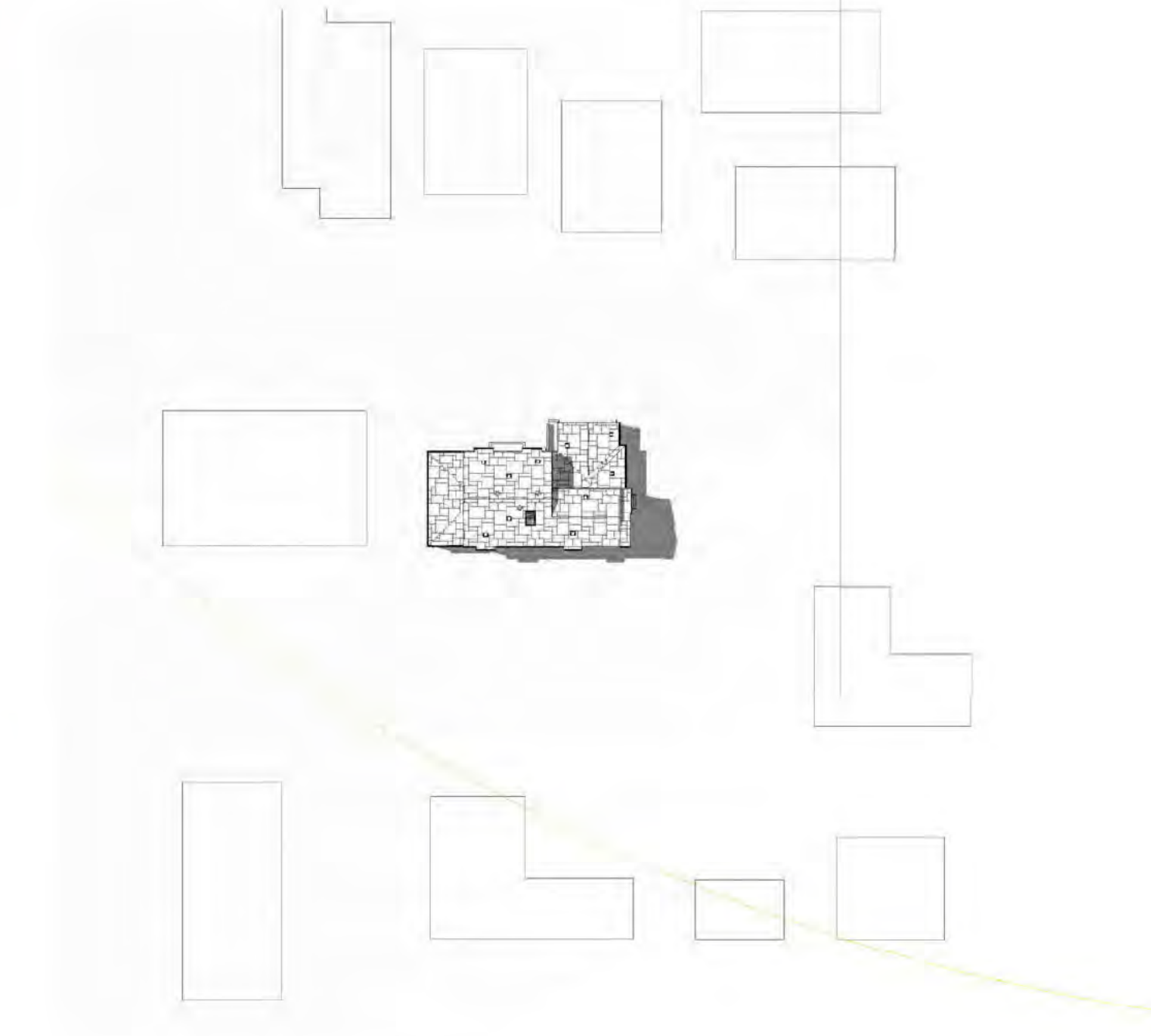


③ 3D View 2

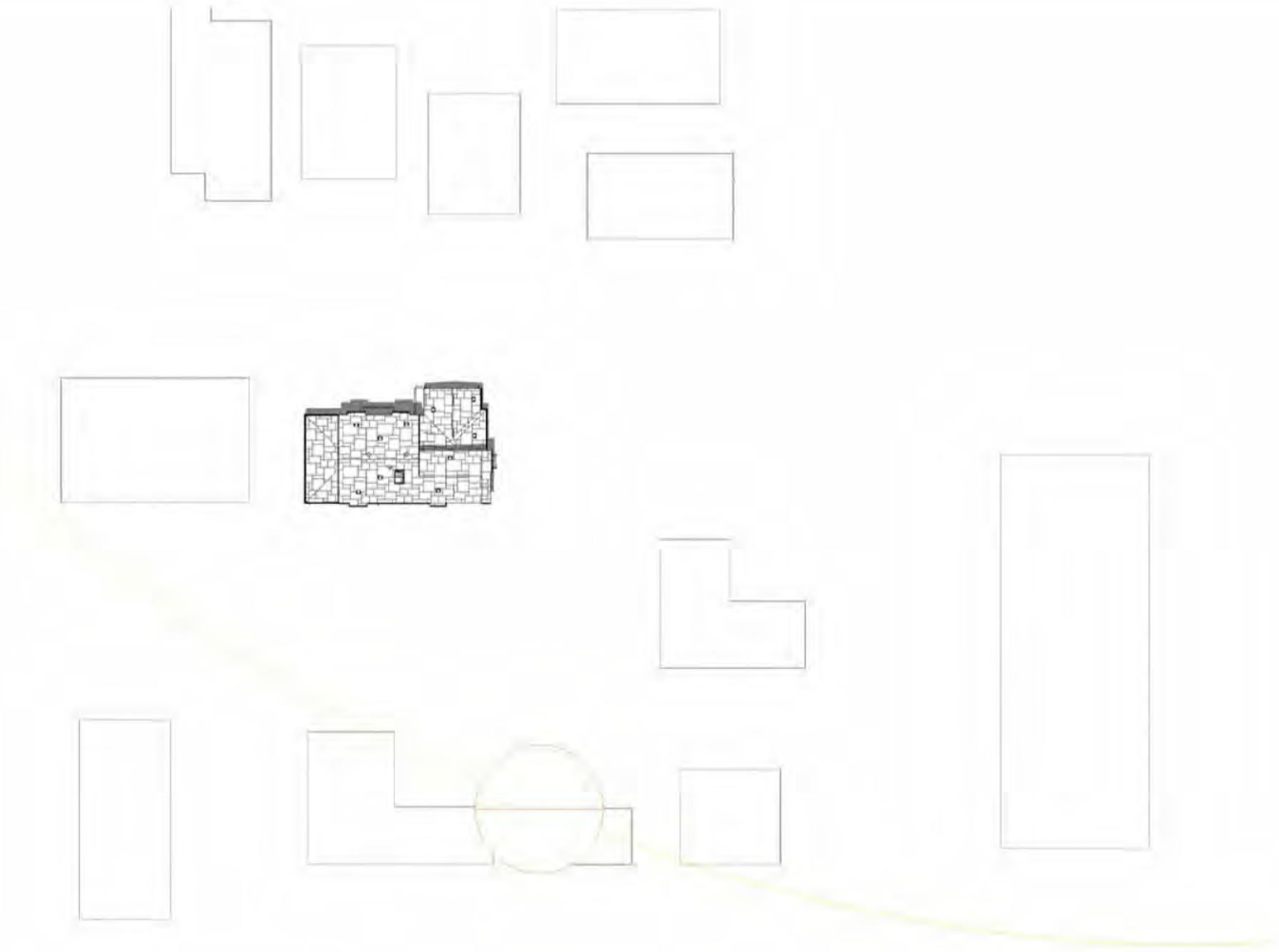


⑤ 3D View 4

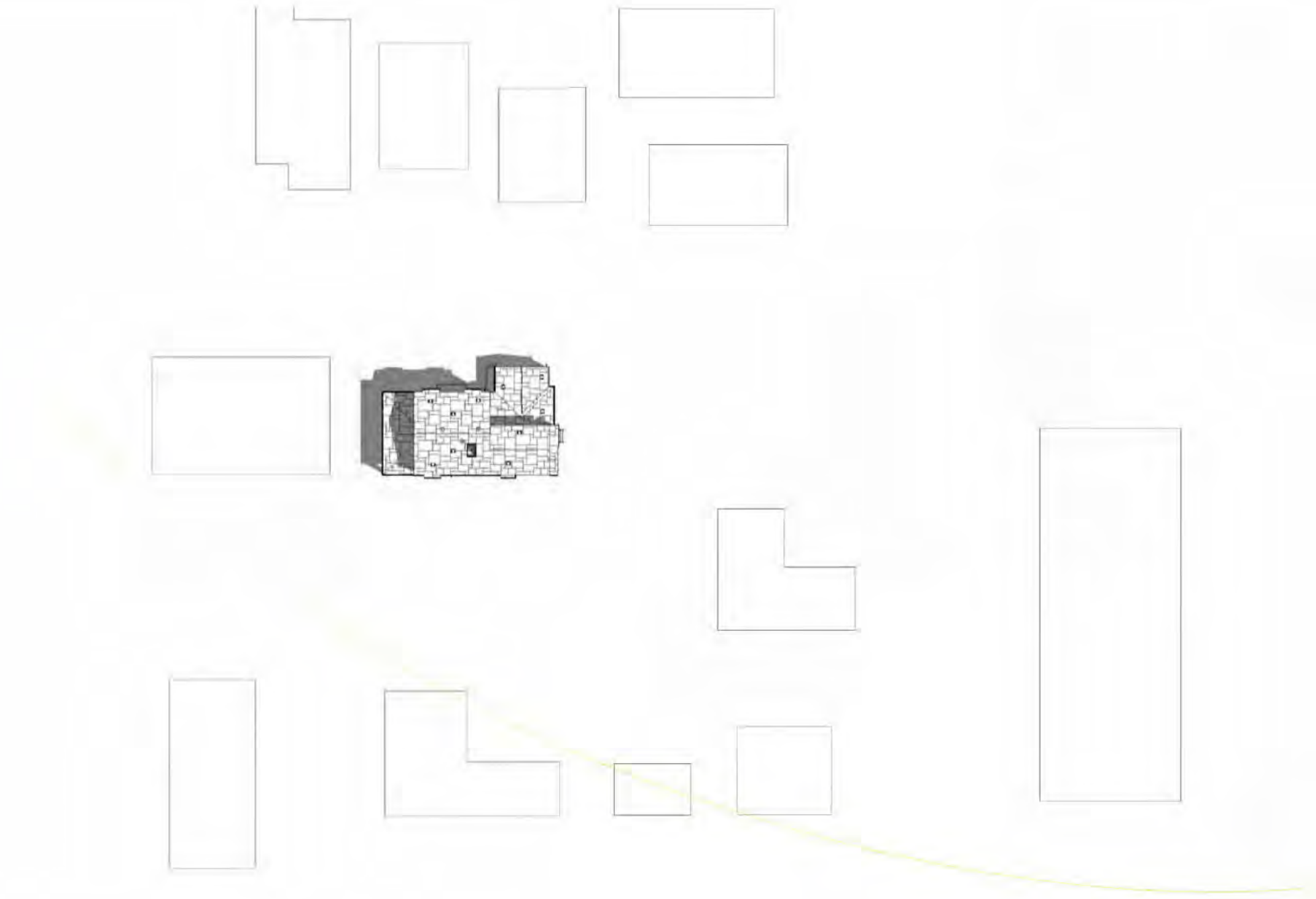




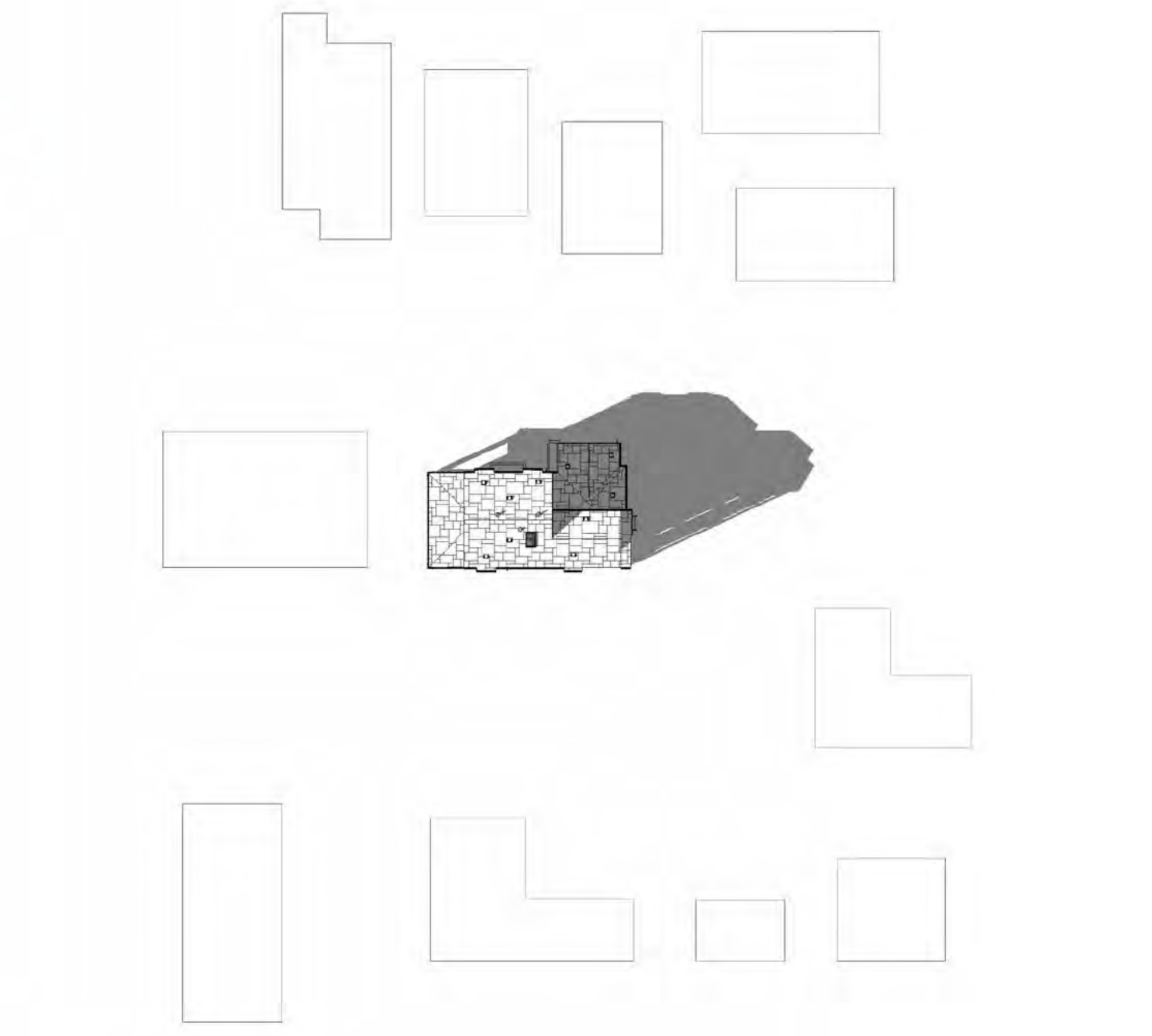
③ SUMMER- JUNE -3PM



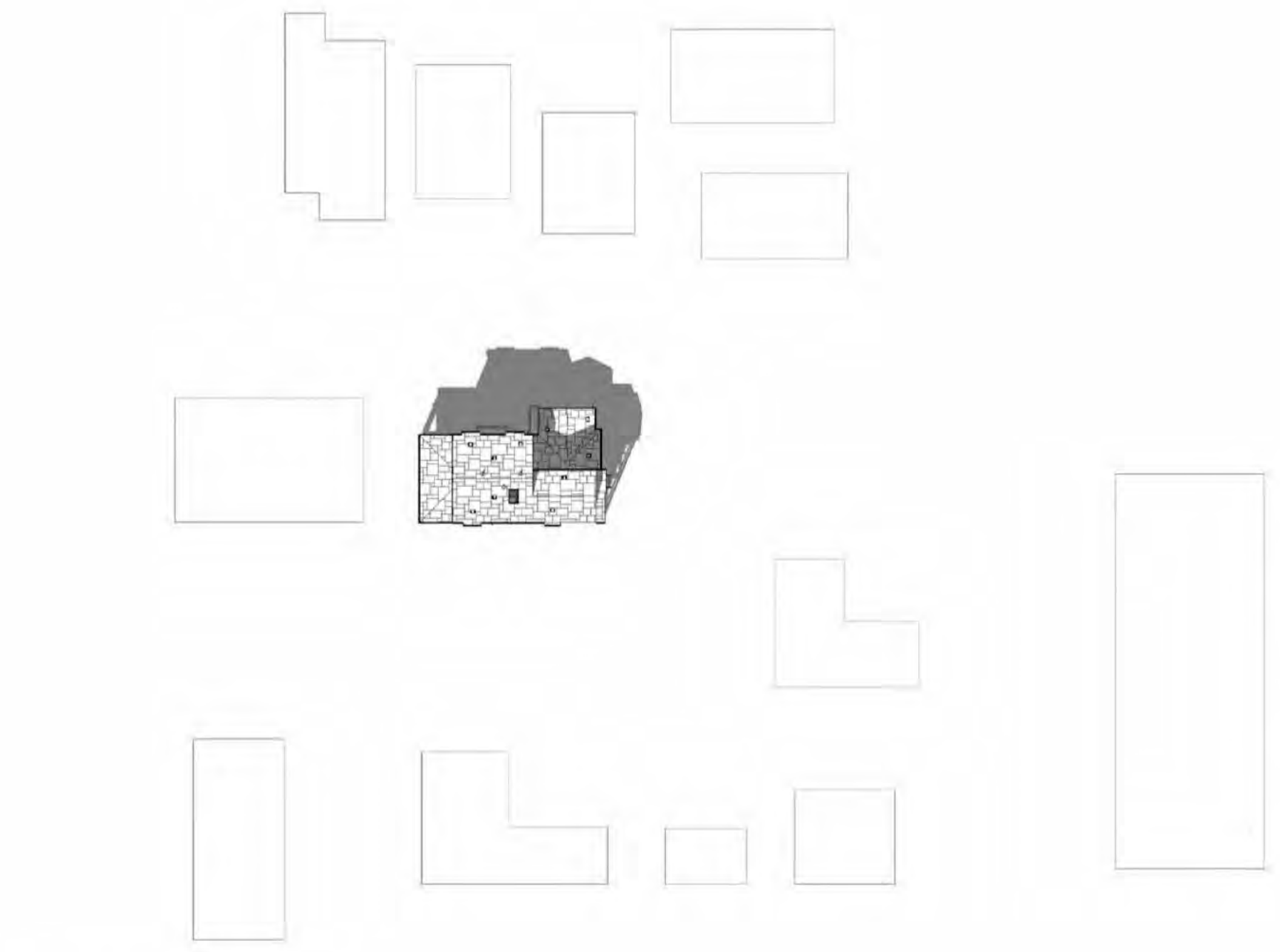
② SUMMER- JUNE -12PM



① SUMMER- JUNE - 9AM



⑥ WINTER - DECE - 3PM



⑤ WINTER - DECE - 12PM



④ WINTER - DECE - 9AM



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SHADOW STUDY

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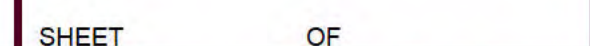
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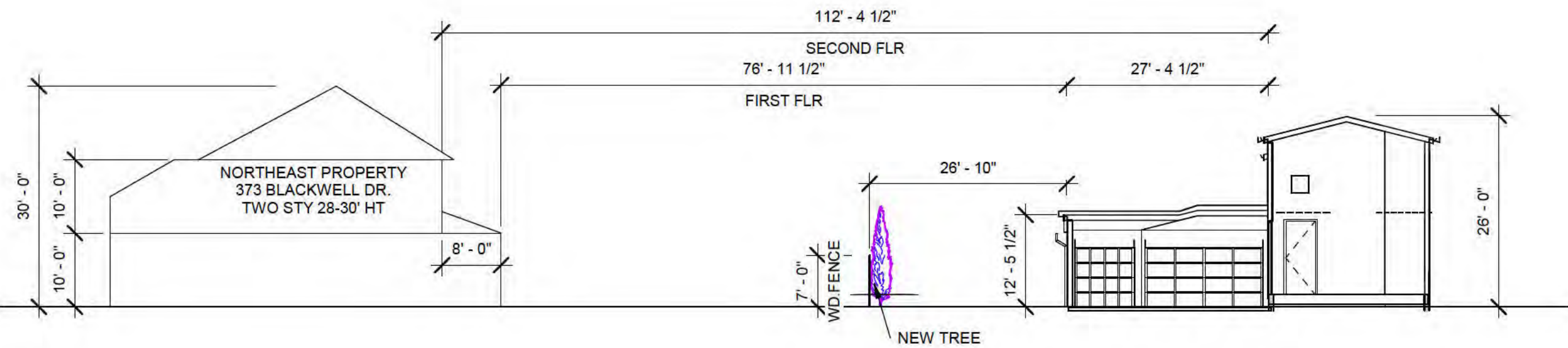


Page 435

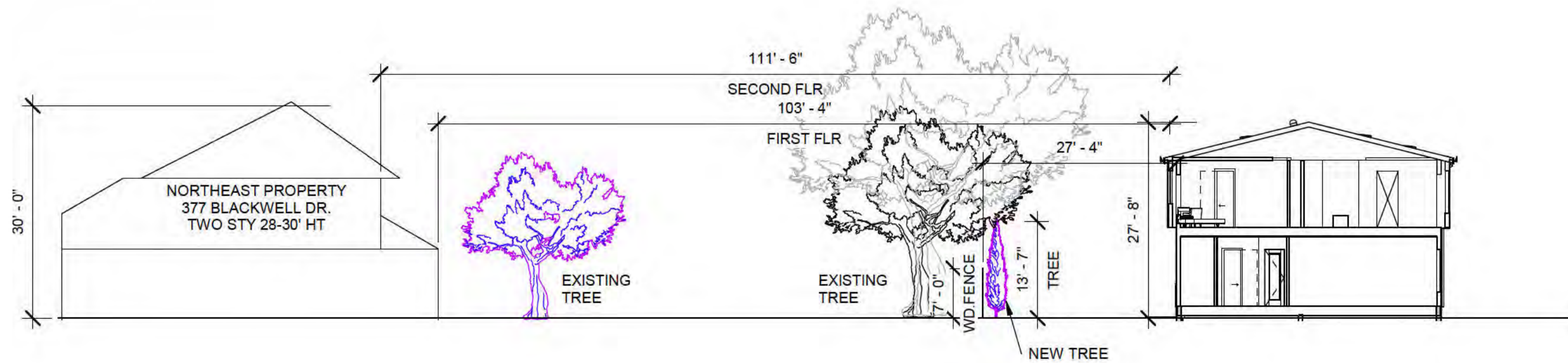


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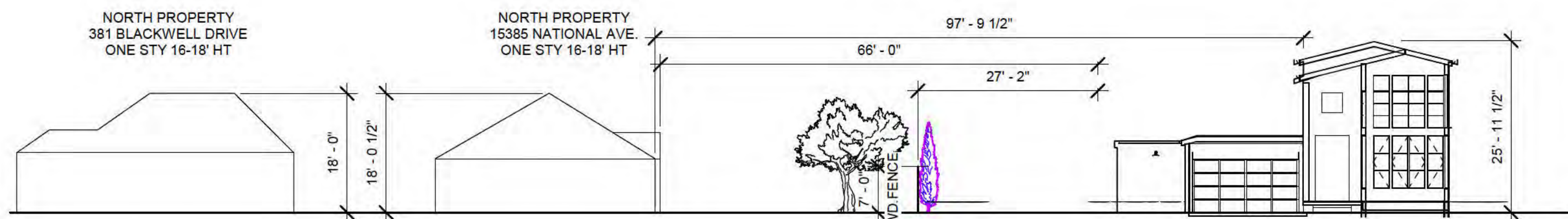




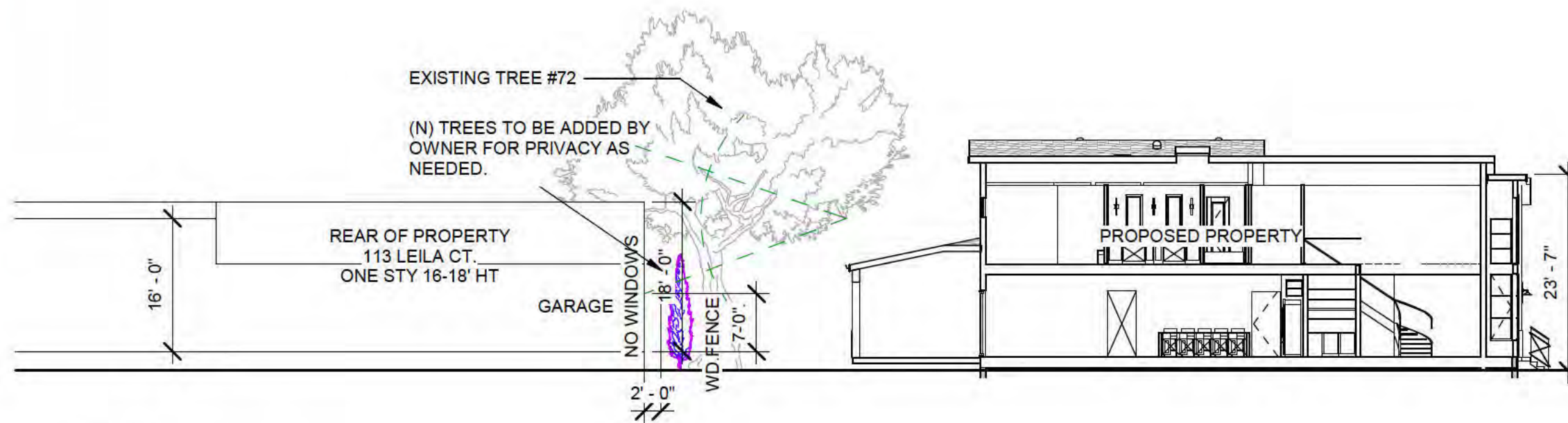
② BUILDING DIAGRAM 02  
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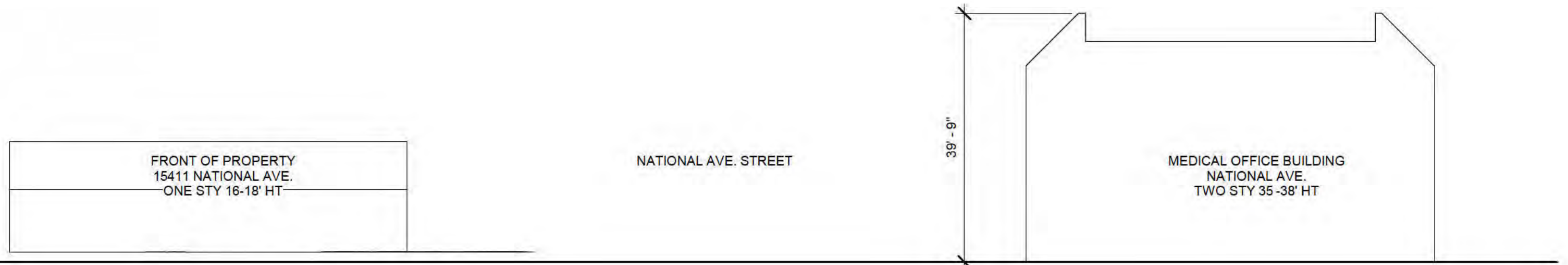
① BUILDING DIAGRAM 01  
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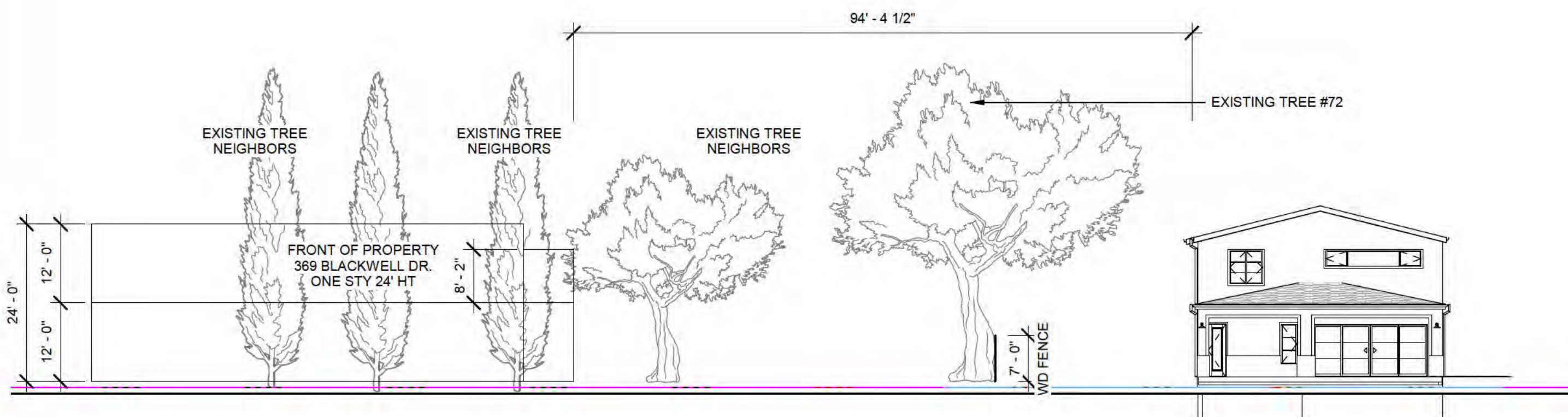
③ BUILDING DIAGRAM 03  
1/16" = 1'-0"



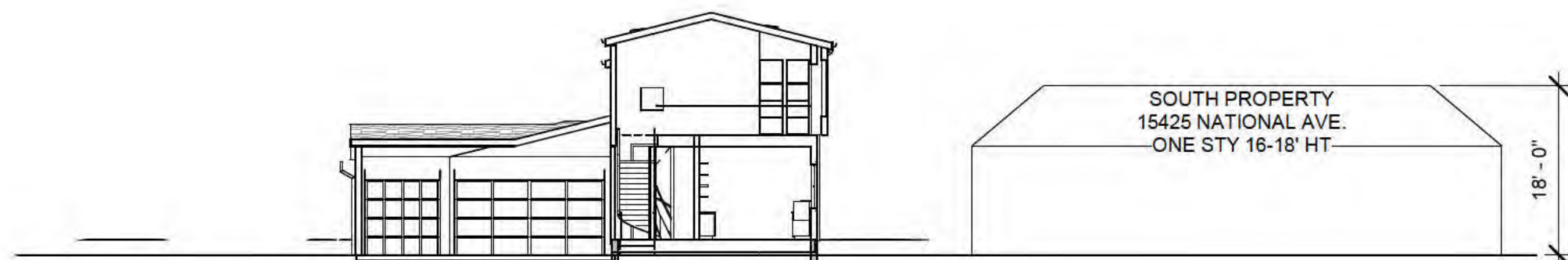
④ BUILDING DIAGRAM 04  
1/16" = 1'-0"



⑤ BUILDING DIAGRAM 05  
1/16" = 1'-0"



⑥ BUILDING DIAGRAM 06  
1/16" = 1'-0"



⑦ BUILDING DIAGRAM 07  
1/16" = 1'-0"

MARK	DATE	DESCRIPTION

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NORTH STREET COMMERCIAL BUILDING  
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SOUTH STREET COMMERCIAL BUILDING  
(NATIONAL AVE.).



SOUTH STREET COMMERCIAL BUILDING  
(NATIONAL AVE.).



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## STREETSCAPE

[illegible]

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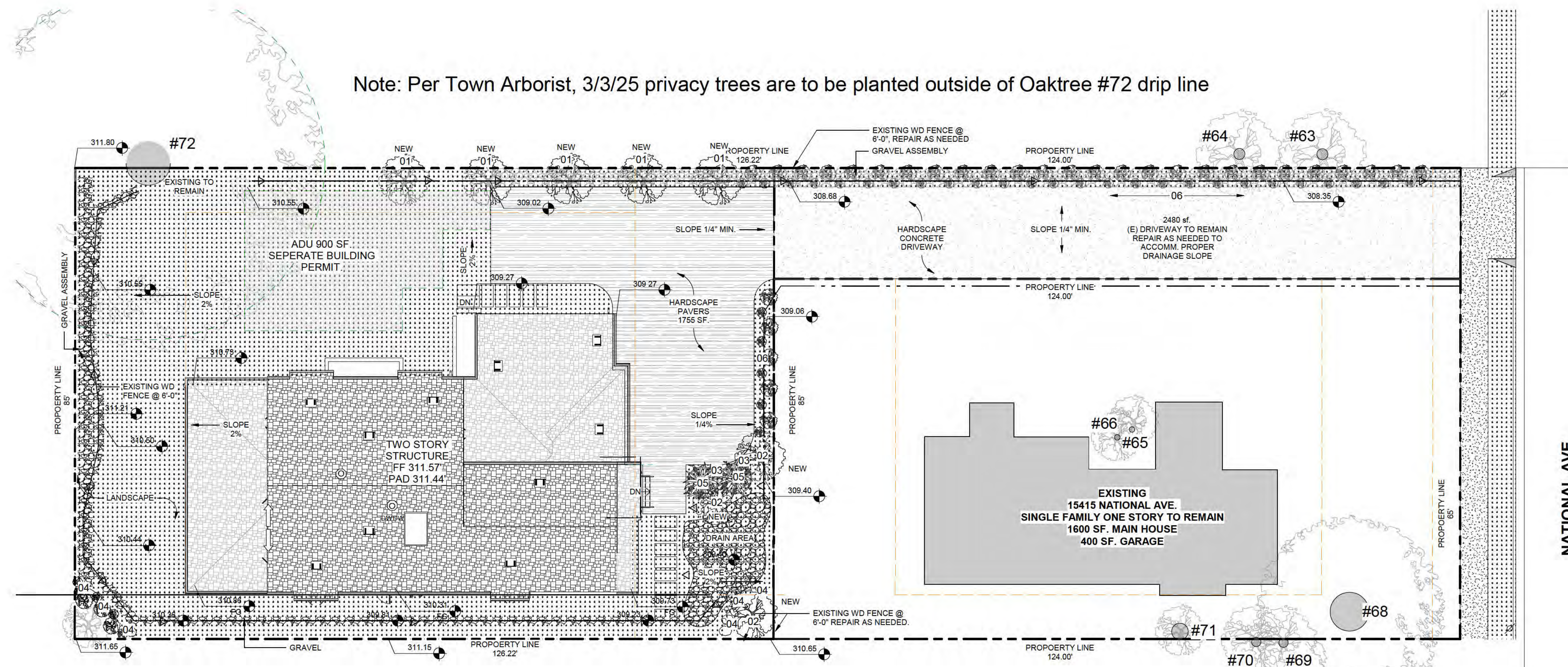
AL AVE. LOS GATOS, CA.  
424-12-140

## CONCEPTUAL LANDSCAPE

[illegible]

A0.12

SHEET OF



① SITE PROJECT LANDSCAPE  
3/32" = 1'-0"

TREE SPECIES	ID#	TRUNK DIAM.	CANOPY DIAM.	HEIGHT	CONDUCTION	SAVE OR REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	72	48"	55'	N/A	GOOD	SAVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	NO ACCESS	24"	14'	NO ACCESS	NO ACCESS	SAVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	NO ACCESS	15"	10'	NO ACCESS	NO ACCESS	REMOVE
NO ACCESS	NO ACCESS	8"	8'	NO ACCESS	NO ACCESS	REMOVE

## LANDSCAPE PLAN LEGEND



#01 - PITTOSPORUM TENUIFOLIUM "SILVER  
SHEEN", ZONES 4-9)- 24" BOX

TOTAL 5



#02 - CORAL BARK JAPANESE MAPLE TREE  
(5-9) - 24" BOX

TOTAL 3



#03 - BLUE RUG JUNIPER JUNIPERUS  
HORIZONTALIS 'WILTONI' ZONE 3-9 - 24"  
BOX

TOTAL 4



#04 - ORANGE NEW ZEALAND SEDGE  
(CAREX TESTACEA, ZONES 6-10)

TOTAL 50



#05 - SUNDOWNER' NEW ZEALAND FLAX  
(PHORMIUM 'SUNDOWNER', ZONES 8B-11)  
TOTAL 6



#06 - ELIJAH BLUE' BLUE FESCUE (FESTUCA  
GLAUCA 'ELIJAH BLUE', ZONES 4-9)

TOTAL 60







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SITE PLAN

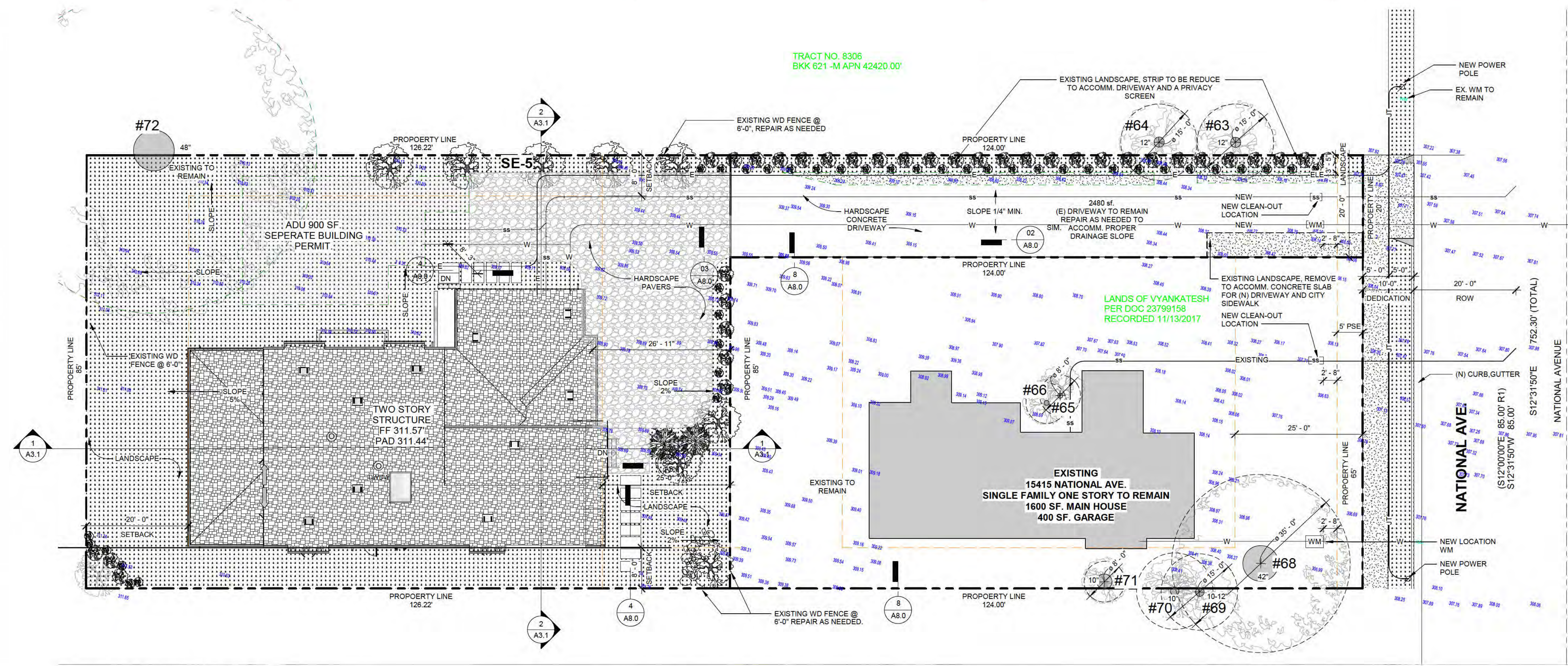
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BKK 621 -M APN 42420 00'

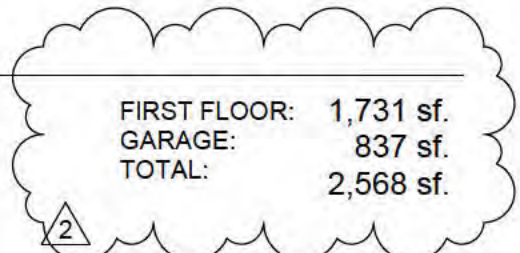


1 SITE PROJECT PROPOSED  
3/32" = 1'-0"

Total Site Area (SF) = 10,729	Total Site Area Disturbed (SF) = 10,729	
Existing Area	Proposed Area	Total Area Post-Project (sf)
	Replaced	New
IMPERVIOUS AREA	4,315	2,305
TOTAL NEW & REPLACED IMPERVIOUS AREA	N/A	2,305
PERVIOUS AREA	4,315	

Average Slope:	Earthwork (CY)	Max Cut/Fill Depth (ft)	(CY)
Site Element	Cut	Fill	Import
Driveway/Parking	44	8'	
House Footprint			
Porch/Patio	14	8'	
Garage			
Landscape			
Misc. Hardscape	8	8'	
Basement/Cellar	155	10'	
Pool			
Total	221		





02/11/2025



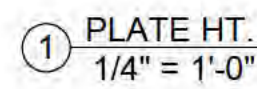


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## BUILDING SECTIONS

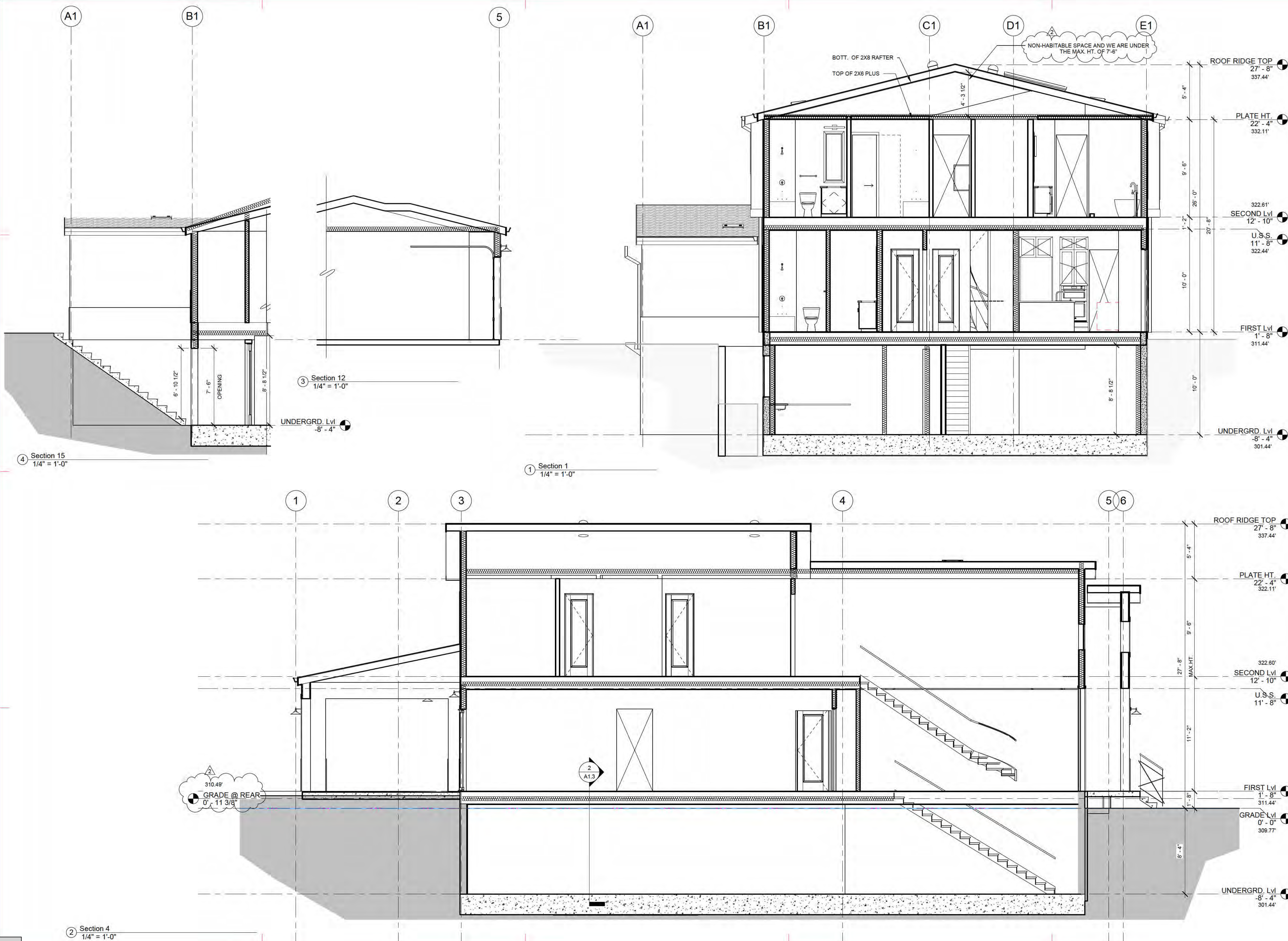
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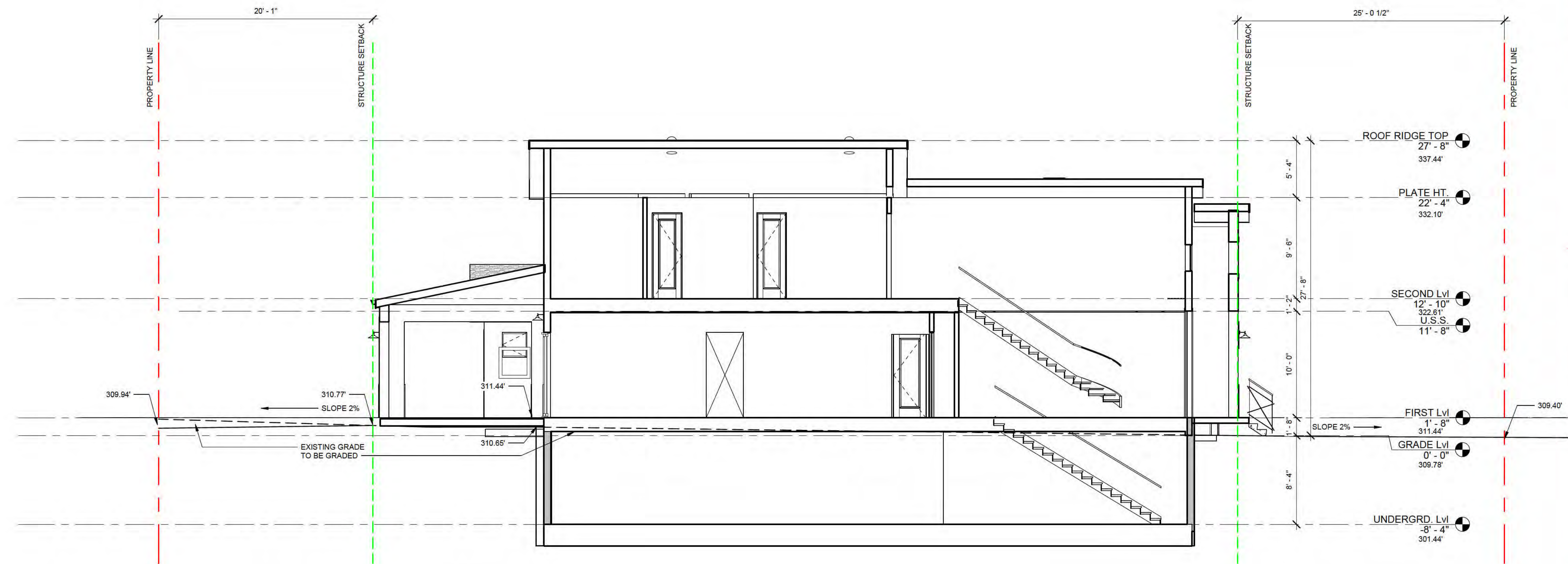
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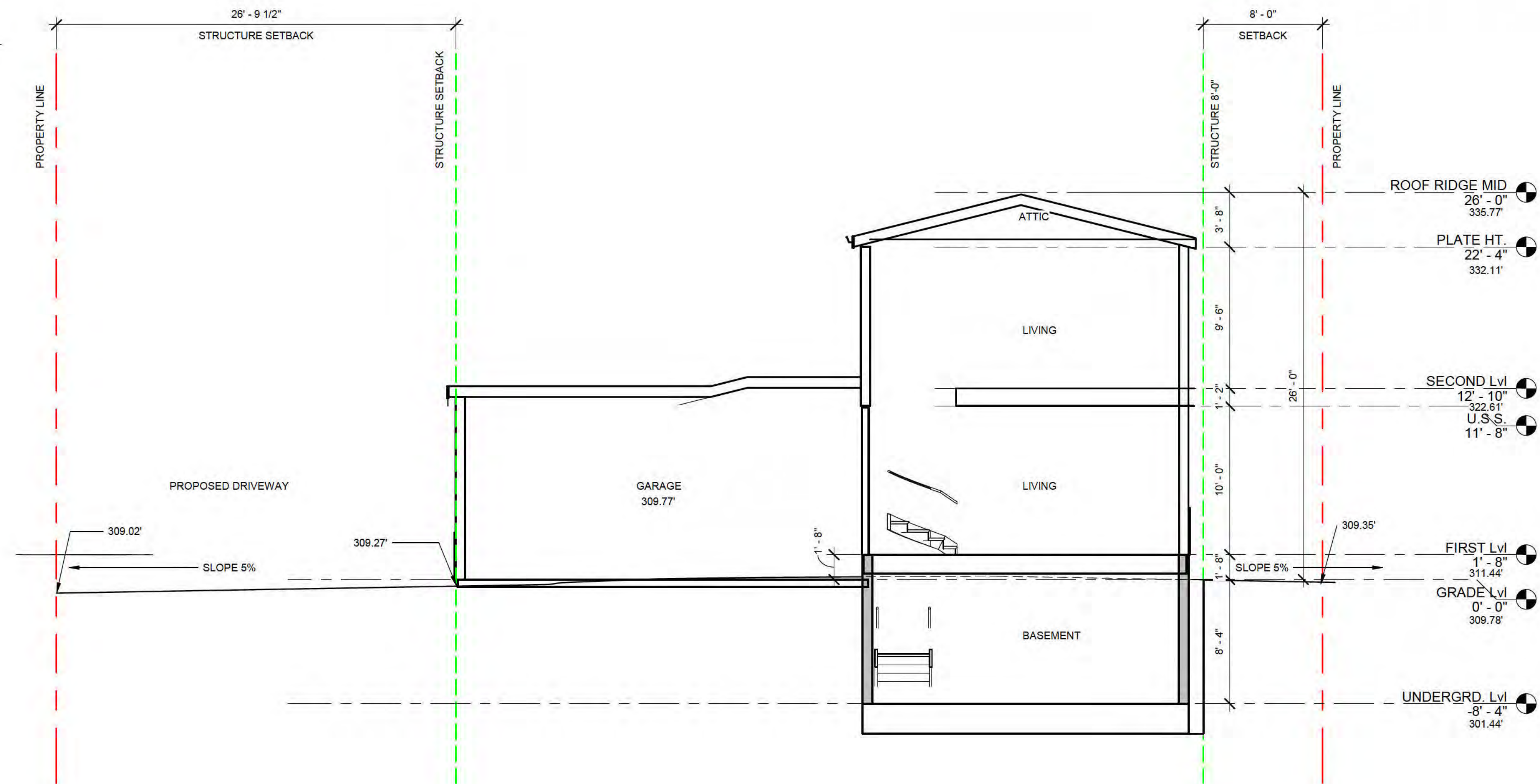
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① SITE SECTION  
3/16" = 1'-0"



② SITE SECTION 02  
3/16" = 1'-0"



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SITE SECTION

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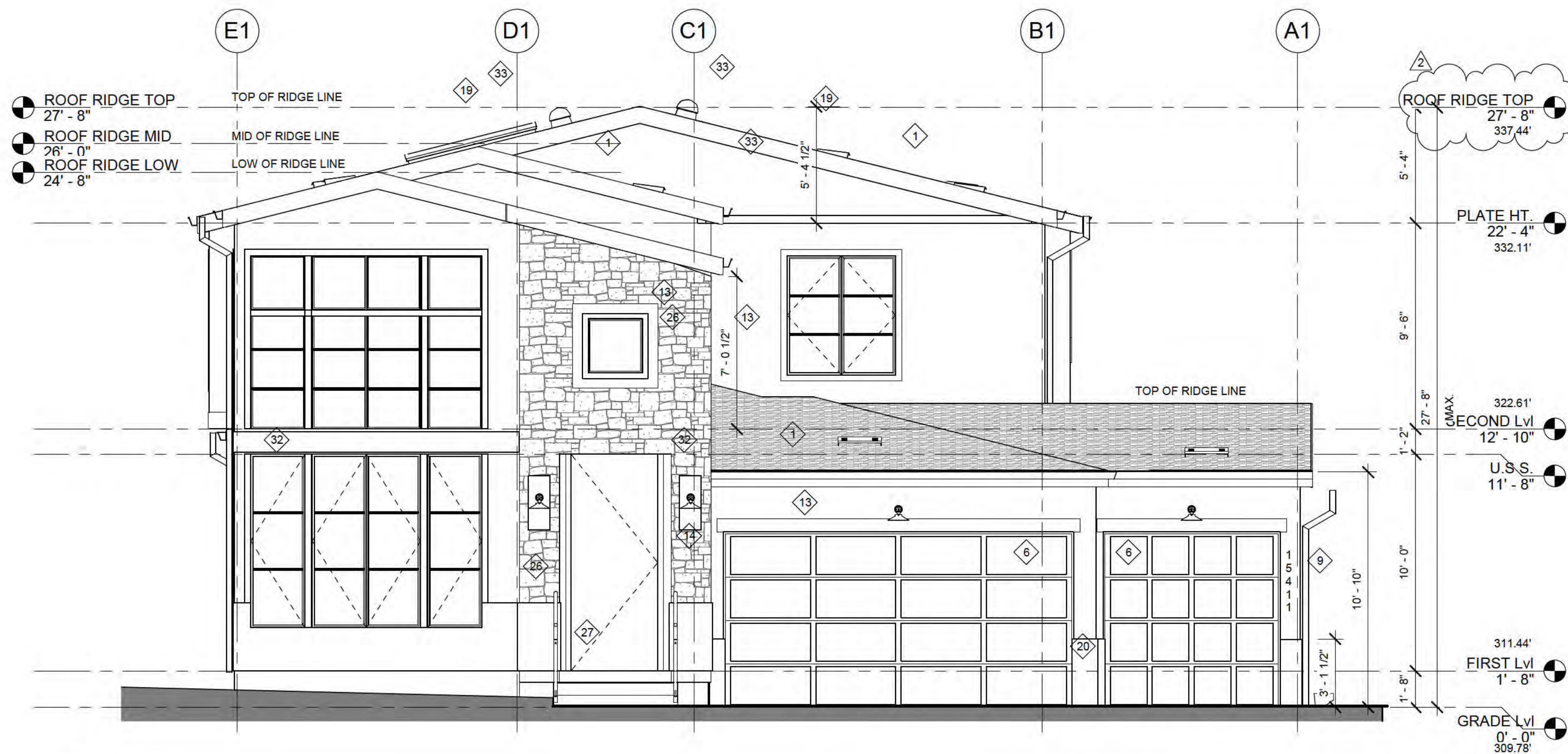
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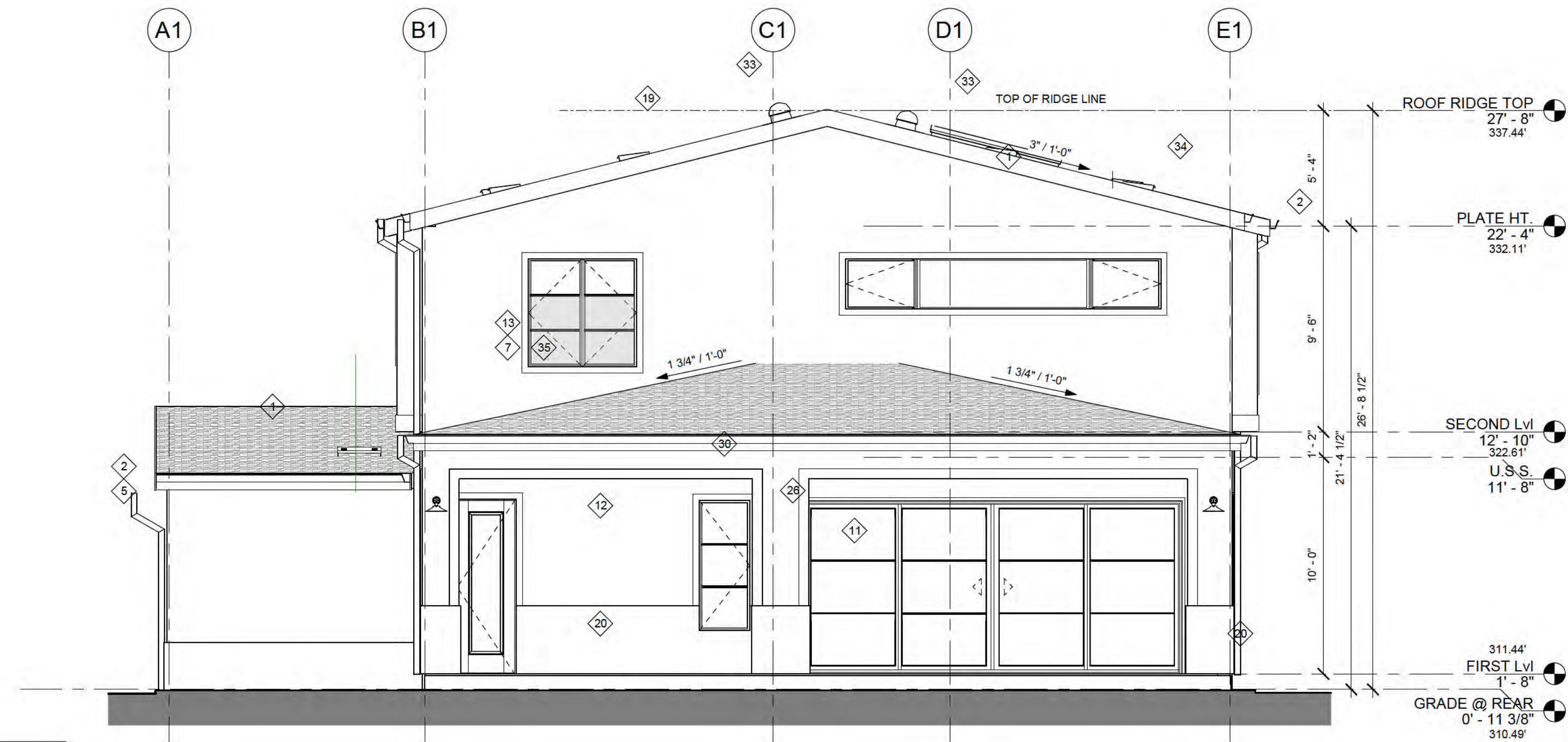
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1 FRONT ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"

### ELEVATION KEYNOTES

- 1 LIGHTWEIGHT CONCRETE TILES - TILE OR EQUAL. ROOFING SHALL BE RATED CLASS "C" MIN., WITH ALL CORROSION RESISTANT FASTENERS
- 2 WIDE GALVANIZED SHEET METAL GUTTER. PAINT TO MATCH TRIM
- 3 GALVANIZED SHEET METAL DOWNSPOUT. PAINT TO MATCH ADJACENT WALL
- 4 ~~STANDING SEAM ROOF DARK BRONZE~~
- 5 FASCIA BOARD
- 6 ALUMINUM GARAGE W/POLYURETHANE INSULATION R-VALUE. DOOR TO BE SELECTED BY OWNER.

- 7 MARVIN WINDOW OR SEQUEL SELECTED BY OWNER
- 8 VALLEY FLASHING ON ROOF
- 9 ADDRESS NUMBER. MIN. 4" HIGH WITH CONTRASTING COLOR TO BACKGROUND
- 10 ~~DECORATIVE WOOD BRACKET. SEE DETAIL~~
- 11 IRON DOOR OR NANO, PRODUCT TO BE EQUAL
- 12 CEMENT PLASTER - SAND FLOAT FINISH
- 13 TRIM AROUND WINDOWS, DOORS & OPENING TO MATCH BASE, PRECAST PROFILE TO BE SELECTED BY OWNER
- 14 TOP OF LIGHT FIXTURE MOUNTED ON A TRIM TO MATCH WINDOW AND OPENING SELECTION

- 15 CONTROL JOINT, TYP.
- 16 ~~PRECAST CONCRETE TREADS. SEE DETAILS~~
- 17 CONCRETE STEPS, TRAVERTINE TILES TO MATCH @ PLATFORM LARGE FORMAT TILES
- 18 ~~STAIN COLUMNS~~
- 19 ATTIC ROOF VENT. SEE DETAIL
- 20 STUCCO BASE CONT. (PROJECTED)
- 21 GAS METER & ELEC. METERS - SEE SITE PLAN
- 22 6" GOOD NEIGHBOR FENCE FOR PRIVACY, SEE DTL

- 23 WALL CAP (OWNER TO SELECT TYPE & FINISH)
- 24 STEPPED FOUNDATION WALL - S.S.D. & CIVIL DWGS
- 25 ~~WOOD PLANKS AT UNDERSIDE OF STRUCT. STAIN TO MATCH EXT. COLUMNS STAIN COLOR TO BE SELECTED BY OWNER~~
- 26 STONE VENEER (EL DORADO) MAX. DEPTH TO BE 1"
- 27 IRON DOORS AND ACCENT ELEMENTS
- 28 PAVERS, COLOR AND SIZE TO BE SELECTED BY OWNER
- 29 ~~LARGE BOWL PLANTER LANDSCAPE TO HAVE WATER DRIP CONNECTION. COLOR AND SIZE TO BE SELECTED BY OWNER~~

- 30 CONTROL JOINT TO BE PAINTED TO MATCH ADJACENT SURFACE
- 31 SIDING BOARD
- 32 BALLY BAND TO MATCH TRIM AT DOORS AND WINDOWS
- 33 SUN TUBE TO MATCH COLOR OF TILE (SELECTED BY OWNER)
- 34 SKYLIGHT (SELECTED BY OWNER)
- 35 PLAIN FROSTED, LIGHT DIFFUSE & ETCHED WINDOW FILM
- 36 PICTURE WINDOW FIXED

### LEGEND



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424-12-140  
PROPOSED BUILDING ELEVATIONS

MARK	DATE	DESCRIPTION
2	01/09/24	PLANNING 2

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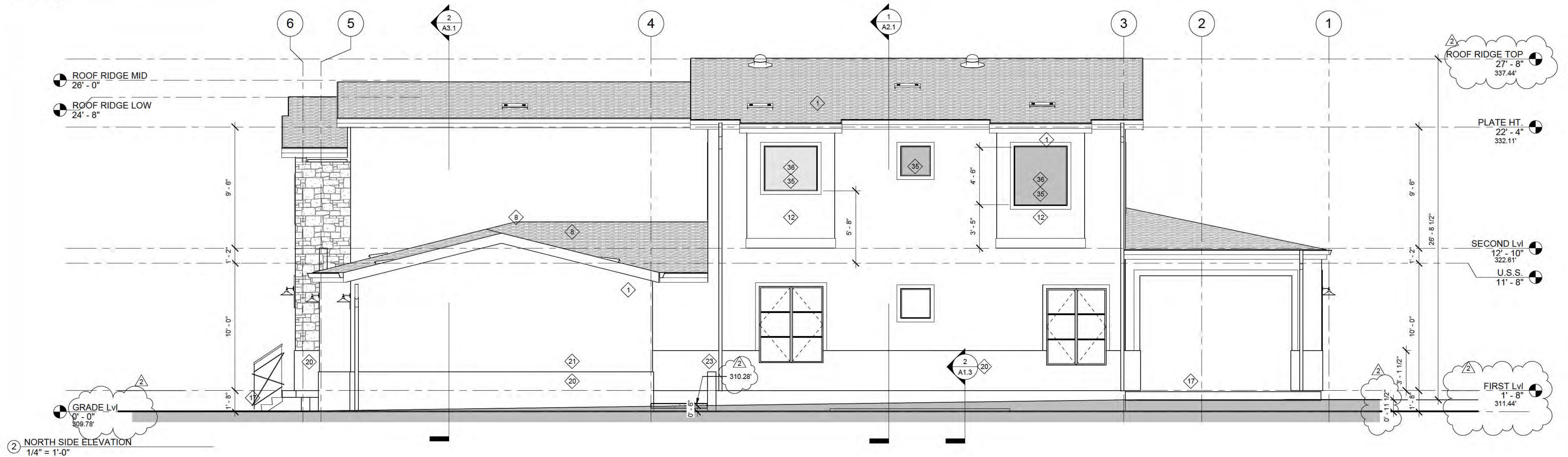
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1 SOUTH SIDE ELEVATION  
1/4" = 1'-0"



2 NORTH SIDE ELEVATION  
1/4" = 1'-0"

## ELEVATION KEYNOTES

- |   |  |  |   |  |
|---|--|--|---|--|
| 1 LIGHTWEIGHT CONCRETE TILES - TILE OR EQUAL. ROOFING SHALL BE RATED CLASS "C" MIN., WITH ALL CORROSION RESISTANT FASTENERS | 7 MARVIN WINDOW OR SEQUEL SELECTED BY OWNER  | 15 CONTROL JOINT, TYP.   | 23 WALL CAP (OWNER TO SELECT TYPE & FINISH)   | 30 CONTROL JOINT TO BE PAINTED TO MATCH ADJACENT SURFACE |
| 2 WIDE GALVANIZED SHEET METAL GUTTER. PAINT TO MATCH TRIM   | 8 VALLEY FLASHING ON ROOF  | 16 <del>PRECAST CONCRETE TREADS. SEE DETAILS</del>                         | 24 STEPPED FOUNDATION WALL - S.S.D. & CIVIL DWGS  | 31 SIDING BOARD  |
| 3 GALVANIZED SHEET METAL DOWNSPOUT. PAINT TO MATCH ADJACENT WALL  | 9 ADDRESS NUMBER. MIN. 4" HIGH WITH CONTRASTING COLOR TO BACKGROUND                            | 17 CONCRETE STEPS, TRAVERTINE TILES TO MATCH @ PLATFORM LARGE FORMAT TILES | 25 <del>WOOD PLANKS AT UNDERSIDE OF STRUCT. STAIN TO MATCH EXT. COLUMNS STAIN COLOR TO BE SELECTED BY OWNER</del> | 32 BALLY BAND TO MATCH TRIM AT DOORS AND WINDOWS         |
| 4 <del>STANDING SEAM ROOF DARK BRONZE</del>   | 10 <del>DECORATIVE WOOD BRACKET. SEE DETAIL</del>  | 18 <del>STAIN COLUMNS</del>  | 26 STONE VENEER (EL DORADO) MAX. DEPTH TO BE 1"   | 33 SUN TUBE TO MATCH COLOR OF TILE (SELECTED BY OWNER)   |
| 5 FASCIA BOARD  | 11 IRON DOOR OR NANO, PRODUCT TO BE EQUAL  | 19 ATTIC ROOF VENT. SEE DETAIL   | 27 IRON DOORS AND ACCENT ELEMENTS   | 34 SKYLIGHT (SELECTED BY OWNER)                          |
| 6 ALUMINUM GARAGE W/POLYURETHANE INSULATION R-VALUE. DOOR TO BE SELECTED BY OWNER.  | 12 CEMENT PLASTER - SAND FLOAT FINISH  | 20 STUCCO BASE CONT. (PROJECTED)   | 28 PAVERS, COLOR AND SIZE TO BE SELECTED BY OWNER   | 35 PLAIN FROSTED, LIGHT DIFFUSE & ETCHED WINDOW FILM     |
|   | 13 TRIM AROUND WINDOWS, DOORS & OPENING TO MATCH BASE, PRECAST PROFILE TO BE SELECTED BY OWNER | 21 GAS METER & ELEC. METERS - SEE SITE PLAN                                | 29 <del>LARGE BOWL PLANTER LANDSCAPE TO HAVE WATER DRAIN CONNECTION. COLOR AND SIZE TO BE SELECTED BY OWNER</del> | 36 PICTURE WINDOW FIXED                                  |
|   | 14 TOP OF LIGHT FIXTURE MOUNTED ON A TRIM TO MATCH WINDOW AND OPENING SELECTION                | 22 6" GOOD NEIGHBOR FENCE FOR PRIVACY, SEE DTL                             |   |  |

## LEGEND

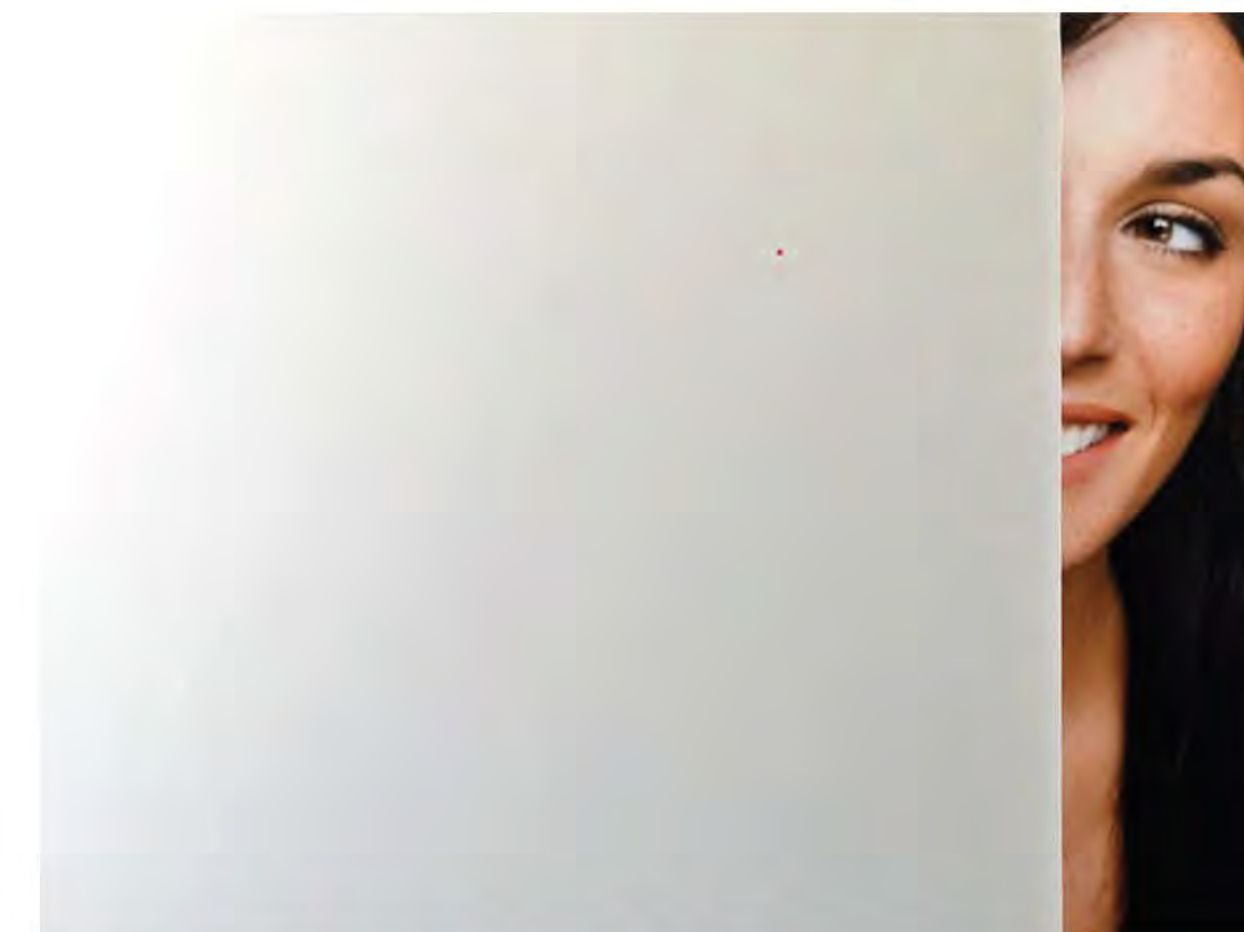
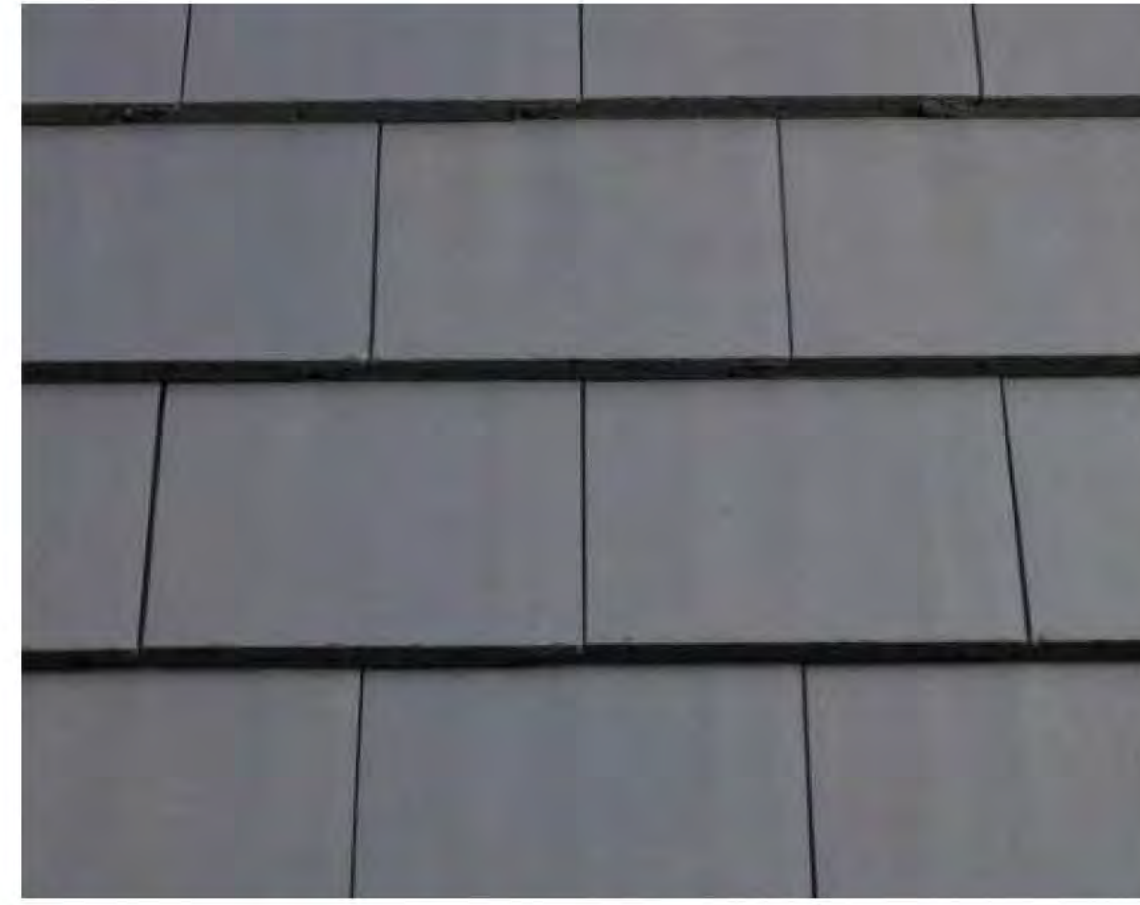
PROJECT NO: 424-12-140  
CAD DWG FILE: Y:\Shared\Project\sl15411 National Ave. Los  
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CHK'D BY: Ramona Resl.rvt - Checker  
COPYRIGHT: 2023  
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SHEET TITLE

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SHEET OF

02/11/2025





email: [jer@jerdesigngroup.com](mailto:jer@jerdesigngroup.com)  
408.843.8067 c

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OWNER

15415 NATIONAL AVE. LOS GATOS, CA.  
424-12-140

COURTYRD ELEVATIONS / MAT.

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### A4.3

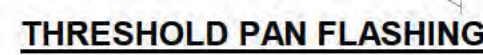
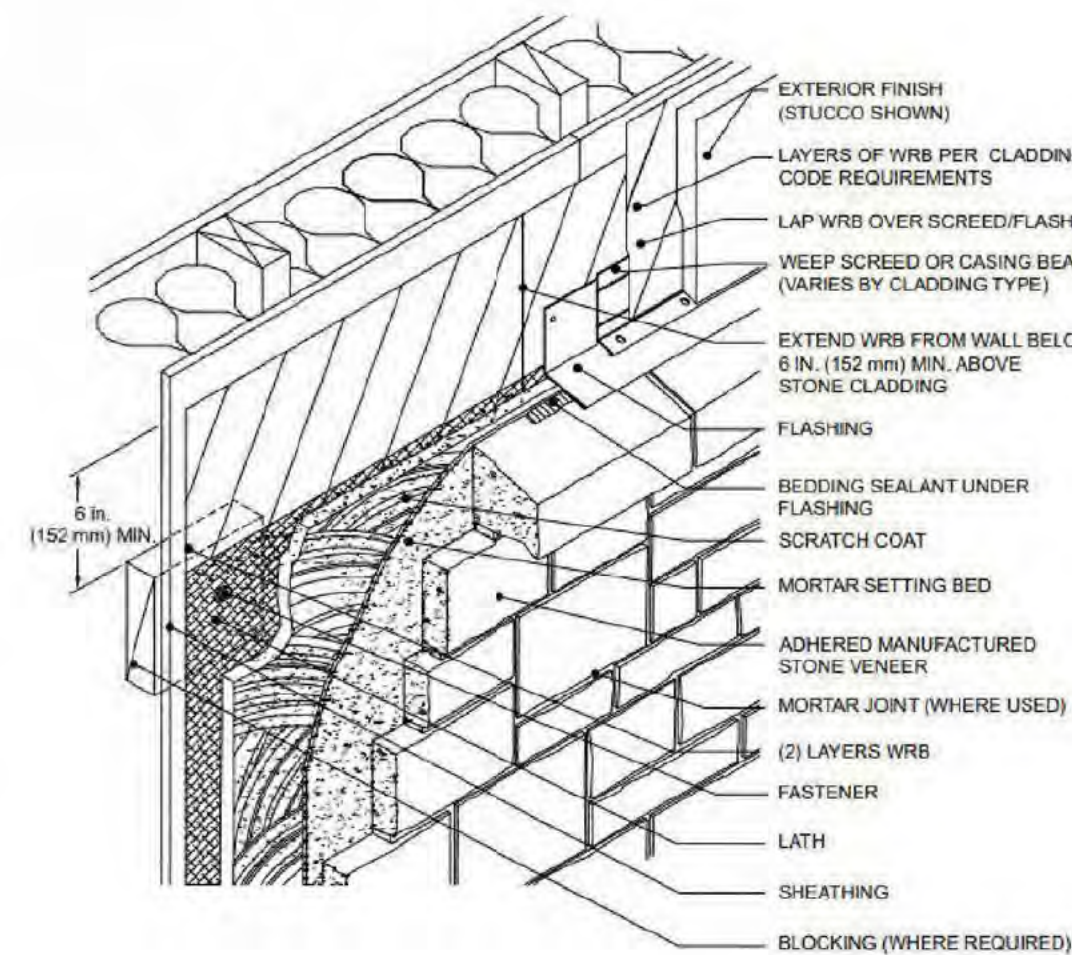
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02/11/2025









## A8.2





**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 04/09/2025

ITEM NO: 4

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DATE: April 4, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider Making a Recommendation to the Town Council to Adopt a Resolution to Amend the General Plan to Allow 100 Percent Affordable Housing Residential Developments as a Permitted Use in the Mixed-Use Commercial General Plan Land Use Designation and Adopt an Ordinance to Amend Chapter 29 (Zoning Regulations) of the Town Code to Add 100 Percent Affordable Residential Developments as a Permitted Use in the Restricted Commercial Highway (CH) Zone, Pursuant to Implementation Program AB of the 2023-2031 Housing Element. Adoption of this Resolution and Ordinance are Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that they Will Not Impact the Environment. General Plan Amendment Application GP-24-004 and Zoning Code Amendment Application A-24-010. **Project Location: Town Wide.** Applicant: Town of Los Gatos.

**RECOMMENDATION:**

Forward a recommendation to the Town Council to adopt a Resolution to amend the General Plan to allow 100 percent affordable residential developments as a permitted use in the Mixed-Use Commercial General Plan Land Use Designation and adopt an Ordinance to amend Chapter 29 (Zoning Regulations) of the Town Code to add 100 percent affordable residential developments as a permitted use in the Restricted Commercial Highway (CH) zone, pursuant to Implementation Program AB of the 2023-2031 Housing Element.

**CEQA:**

The proposed amendments to the General Plan and Chapter 29 of the Town Code are not subject to the California Environmental Quality Act ("CEQA") because the amendment being proposed are not a project under CEQA pursuant to Section 21065 of the Public Resources Code and Section 15378 of the State CEQA Guidelines. Additionally, the proposed amendments are exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with

**PREPARED BY:** Sean Mullin, AICP  
Planning Manager

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Reviewed by: Community Development Director and Town Attorney

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certainty that the action will not have a significant adverse impact on the environment since the proposed amendments to allow 100 percent affordable residential development as a permitted use would occur on lands currently designated and zoned to allow a residential use in a mixed-use development. Finally, any future 100 percent affordable residential developments that include new construction under a discretionary process would be subject to project specific environmental review under CEQA.

FINDINGS:

- The proposed amendments are not a project under CEQA pursuant to Section 21065 of the Public Resources Code and Section 15378 of the State CEQA Guidelines; are exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment; any future 100 percent affordable residential developments that include new construction under a discretionary process would be subject to project specific environmental review under CEQA; and
- The proposed amendments to the General Plan and Chapter 29 of the Town Code are consistent with the General Plan because they would allow a residential use on lands currently designated and zoned to allow a residential use in a mixed-use development of the Town Code.

BACKGROUND:

With certification of the 2023-2031 Housing Element, the Town committed to completing the Implementation Programs contained in the Housing Element. The Town is required to report the progress made on the Housing Element Implementation Programs to the California Department of Housing and Community Development (HCD) to demonstrate compliance with the Housing Element and maintain its certification. Implementation Program AB of the Housing Element requires amendments to the Mixed-Use Commercial Land Use Designation of the General Plan and the CH zone (Chapter 29 of Town Code) to allow for 100 percent affordable residential developments as a permitted use. Specifically, Implementation Program AB states the following:

- Amend the General Plan and the Municipal Code to allow for 100 percent affordable residential development without the requirement of commercial uses.

On February 12, 2025, the General Plan Committee (GPC) considered the proposed amendments and forwarded a recommendation to amend the General Plan to allow 100 percent affordable residential developments as a permitted use in the Mixed-Use Commercial General Plan Land Use Designation and amend Chapter 29 (Zoning Regulations) of the Town Code to add 100 percent affordable residential developments as a permitted use in the CH zone. Included with the GPC's recommendation was a request that maps showing where the



proposed amendments would be applicable be provided to the Planning Commission and the Town Council, and that a discussion of height allowances under State Density Bonus Law (SDBL) also be provided. The February 12, 2025, GPC staff report and minutes are included as Exhibits 4 and 5.

DISCUSSION:

Policy HE-3.1 of the 2023-2031 Housing Element, requires the Town to facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance to remove barriers to the production of housing. Consistent with this policy, Implementation Program AB requires amendments to the General Plan and the Town Code to allow for 100 percent affordable residential developments as a permitted use without a commercial component within the Mixed-Use General Plan Land Use Designation and CH zone.

The following is a summary of the required amendments for consideration by the Planning Commission.

A. Mixed-Use Commercial General Plan Land Use Designation

The Mixed-Use Commercial Land Use Designation within the Town of Los Gatos 2020 General Plan Land Use Element currently permits, among other things, a mixture of retail, office, and residential uses in a mixed-use project. However, a standalone residential use is not permitted unless associated with a commercial use within a mixed-use project.

Housing Element Implementation Program AB requires amending the Mixed-Use Commercial Land Use Designation to also allow a standalone residential use when the development would be 100 percent affordable. The proposed General Plan amendment would affect all Town parcels with a Mixed-Use Commercial Land Use Designation and is not limited to the properties included in the Sites Inventory of the Housing Element. Exhibit 2 provides the draft amendments to the Mixed-Use Commercial General Plan Land Use Designation.

Exhibit 6 shows the locations of the Mixed-Use Commercial General Plan Land Use Designation in the Town. Through Implementation Program AB, these are the areas where a 100 percent affordable residential development would be allowed as a permitted use. These areas are concentrated along Los Gatos Boulevard between Blossom Hill Road and Samaritan Drive, and Los Gatos-Saratoga Road at Alberto Way.

B. Restricted Commercial Highway (CH) Zone

Generally speaking, Town properties with a Mixed-Use Commercial General Plan Land Use Designation are zoned CH, and these properties are located along Los Gatos Boulevard, north of Shannon Road. According to Town Code Section 29.60.415, “the CH or restricted highway commercial zone is intended for development of vehicular-oriented activities and sales along highway frontages, intermingled with compatible retail, service, and administrative activities.”

Housing Element Implementation Program AB would involve amending Town Code Section 29.60.420 (CH Zone – Permitted Uses), adding “100 percent affordable residential developments” as a permitted use in the zone. The proposed Town Code amendment would affect all Town parcels that are zoned CH and is not limited to the properties included in the Sites Inventory of the Housing Element. Exhibit 3 provides the draft amendments to Town Code Section 29.60.420.

Exhibit 7 shows the location of the commercial zones (C-1, C-2, CH, and O) where mixed use developments are allowed with approval of a Conditional Use Permit (CUP).

General Plan Committee

On February 12, 2025, the GPC considered the proposed amendments and forwarded a recommendation to amend the General Plan to allow 100 percent affordable residential developments as a permitted use in the Mixed-Use Commercial General Plan Land Use Designation and amend Chapter 29 (Zoning Regulations) of the Town Code to add 100 percent affordable residential developments as a permitted use in the CH zone. Included with the GPC’s recommendation was a request that maps showing where the proposed amendments would be applicable be provided to the Planning Commission and the Town Council. These maps are included as Exhibits 6 and 7. Additionally, the GPC requested that a discussion of height allowances under SDBL also be provided to the Planning Commission and Town Council. Below is a comparison of the allowances provided for 100 percent affordable residential development submitted under SDBL against other typical projects submitted under SDBL.

State Density Bonus Law

During discussion by the GPC, questions regarding the allowances provided for 100 percent affordable residential developments under SDBL were provided to staff. The following provides a response to the various questions related to SDBL. Staff notes that there are other state laws meant to incentivize and streamline housing production such as SB 35, AB 2011, and SB 6, but SDBL has been the most commonly used in the Town and is evaluated herein.



SDBL created a mechanism to obtain more favorable development requirements for projects with affordable or senior units. To meet the affordable housing goals, developers are entitled to a density bonus that corresponds to specified percentages of units set aside for very-low, low, or moderate-income households. In addition to the density bonus, SDBL provide three provisions that must be granted to qualifying projects:

1. One or more concessions/incentives that provide cost reductions for the development. Under the law, a concession includes a reduction in site development standards and/or regulations when such regulations potentially make the project economically infeasible for the developer to build. These can include a reduction in site development standards or modification of zoning or architectural design requirements that exceed minimum building standards. The number of allowed concessions is determined on a sliding scale based on the percentage of units that will be set aside as affordable units and the household income category of those affordable units.
2. Waivers are reductions or modifications of any development standards and other regulations that would physically preclude the development of a project at the density permitted. Development standards include, but are not limited to, height limitations, setback requirements, FAR, open space requirements, or parking requirement that apply to a residential development pursuant to any ordinance, general plan element, policy, resolution, or regulation. There is no limit in the number of waivers an applicant can request through SDBL.
3. Reductions in parking requirements provided based on the number of bedrooms in each unit.

Under SDBL, a 100 percent affordable residential development is provided the following:

- A density bonus of 80 percent and, when located within one-half mile of a *major transit stop*, no limit on density [65915 (f)(3)(D)(i)];
- Up to five concessions/incentives [65915 (d)(2)(D)];
- Unlimited waivers to development standards [65915 (e)];
- A height increase of three additional stories, or 33 feet, when located within one-half mile of a *major transit stop* [65915 (d)(2)(D)]; and
- Reductions in parking requirements based on the number of bedrooms in each unit [65915 (p)(1)] and, when located within one-half mile of a *major transit stop*, no parking requirement [65915 (p)(3)].

Staff notes that aside from the additional height allowance summarized above, applicants can request waivers from height standards under SDBL. Additionally, Public Resources Code Section 21064.3 defines a *major transit stop*. Staff has analyzed the definition and determined that there are currently no major transit stops within Town boundaries or within one-half mile of the Town boundary.

The following table provides a comparison of projects at different levels of affordability against a 100 percent affordable residential development under SDBL.

<b>State Density Bonus Law Comparison</b>			
	20 Percent Low Income	20 Percent Moderate Income	100 Percent Low Income
Density Bonus	35 percent	15 percent	80 percent
Concessions/Incentives	2	2	5
Waivers	Unlimited	Unlimited	Unlimited

### Objective Design Standards

The proposed amendments allow for a 100 percent affordable residential development as a permitted use. These amendments would not eliminate the need for other approvals that may be required, such as Architecture and Site or Subdivision approval. If a 100 percent affordable residential development is proposed that requires Architecture and Site approval, the Town's Objective Design Standards would apply.

### CEQA DETERMINATION:

The proposed amendments are not a project under CEQA pursuant to Section 21065 of the Public Resources Code and Section 15378 of the State CEQA Guidelines; are exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment; any future 100 percent affordable residential developments that include new construction under a discretionary process would be subject to project specific environmental review under CEQA; and

### CONCLUSION:

#### A. Summary

The proposed amendments to the General Plan and Town Code related to 100 percent affordable housing developments respond to Implementation Program AB of the 2023-2031 Housing Element.

#### B. Recommendation

Staff recommends that the Planning Commission review the information included in the staff report and forward a recommendation to the Town Council for approval of the proposed amendments to General Plan and Chapter 29 of the Town Code (Exhibit 2). The



Planning Commission should also include any comments or recommended changes to the proposed amendments in taking the following actions:

1. Make the required finding that the proposed amendments to the General Plan and Chapter 29 of the Town Code included in Exhibits 2 and 3 are not a project under CEQA pursuant to Section 21065 of the Public Resources Code and Section 15378 of the State CEQA Guidelines; are exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment; and any future 100 percent affordable residential developments that include new construction under a discretionary process would be subject to project specific environmental review under CEQA (Exhibit 1);
2. Make the required finding that the proposed amendments to the General Plan and Chapter 29 of the Town Code included in Exhibits 2 and 3 are consistent with the General Plan because they would allow a residential use on lands currently designated and zoned to allow a residential use in a mixed-use development of the Town Code. (Exhibit 1); and
3. Forward a recommendation to the Town Council for approval of the proposed amendments to the General Plan (Exhibit 2) and Chapter 29 of the Town Code (Exhibit 3).

C. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the proposed amendments to the General plan and Town Code with modifications; or
2. Continue the matter to a date certain with specific direction.

COORDINATION:

This report was coordinated with the Town Attorney's office.

EXHIBITS:

1. Required Findings
2. Draft Amendments to the General Plan
3. Draft Amendments to Chapter 29 of the Town Code
4. General Plan Committee Staff Report, February 12, 2025
5. General Plan Committee Draft Minutes, February 12, 2025
6. Map of Mixed-Use Commercial Land Use Designation
7. Map of Commercial Zones

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**PLANNING COMMISSION – April 9, 2025**  
**REQUIRED FINDINGS FOR:**

**General Plan Amendment Application GP-24-004**

**Zoning Code Amendment Application A-24-010**

Consider Making a Recommendation to the Town Council to Adopt a Resolution to Amend the General Plan to Allow 100 Percent Affordable Housing Residential Developments as a Permitted Use in the Mixed-Use Commercial General Plan Land Use Designation and Adopt an Ordinance to Amend Chapter 29 (Zoning Regulations) of the Town Code to Add 100 Percent Affordable Residential Developments as a Permitted Use in the Restricted Commercial Highway (CH) Zone, Pursuant to Implementation Program AB of the 2023-2031 Housing Element. Adoption of this Resolution and Ordinance are Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that they Will Not Impact the Environment. Project Location: Town Wide. Applicant: Town of Los Gatos.

**FINDINGS**

**Required Findings for CEQA:**

- The proposed amendments are not a project under CEQA pursuant to Section 21065 of the Public Resources Code and Section 15378 of the State CEQA Guidelines; are exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment; any future 100 percent affordable residential developments that include new construction under a discretionary process would be subject to project specific environmental review under CEQA.

**Required Findings for General Plan:**

- The proposed amendments to the General Plan and Chapter 29 of the Town Code are consistent with the General Plan because they would allow a residential use on lands currently designated and zoned to allow a residential use in a mixed-use development of the Town Code.

**EXHIBIT 1**

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## Town of Los Gatos 2020 General Plan - Land Use Element

### 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 Industrial 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.

[...]

- 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, and 100 percent affordable residential developments. Projects developed under this designation shall maintain the smalltown, 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.

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## DIVISION 5. - CH OR RESTRICTED HIGHWAY COMMERCIAL ZONE

[...]

### Sec. 29.60.420. - Permitted uses.

- (a) Activities allowed in the CH or restricted highway commercial zone are those which do not unreasonably interfere with nearby residential uses and which are in the following categories:
- (1) Retailing, including formula retail up to ten thousand (10,000) square feet.
  - (2) Personal service businesses and service businesses necessary for the conduct of households.
  - (3) Office activities.
  - (4) Limited manufacturing activities when a majority of sales are made on site to the ultimate consumer.
  - (5) Group classes.
  - (6) Specialty food retail without alcoholic beverages.
  - (7) 100 percent affordable residential developments.
- (b) Examples of proper CH activities are grocery stores, laundrettes or dry-cleaning agencies, drugstores, barbershops, appliance repair shops, and offices. Examples of activities which are not proper in the CH zone are palmists and soothsayers, manufacturing, wholesaling, or laundry or dry-cleaning plants.

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**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 02/12/2025

ITEM NO: 2

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DATE: February 7, 2025

TO: General Plan Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider Forwarding a Recommendation to the Planning Commission to Amend the General Plan to Allow 100 Percent Affordable Housing Projects as a By-Right Use in the Mixed-Use Commercial General Plan Land Use Designation and Amend Chapter 29 (Zoning Regulations) of the Town Code to Add 100 Percent Affordable Housing Projects as a Permitted Use in the Restricted Commercial Highway (CH) Zone Pursuant to Implementation Program AB of the 2023-2031 Housing Element. Adoption of this Resolution and Ordinance are Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that they Will Not Impact the Environment. General Plan Amendment Application GP-24-004 and Zoning Code Amendment Application A-24-010. Project Location: Town Wide. Applicant: Town of Los Gatos. Project Planner: Ryan Safty.

**RECOMMENDATION:**

Consider forwarding a recommendation to the Planning Commission to amend the General Plan to allow 100 percent affordable housing projects as a by-right use in the Mixed-Use Commercial General Plan Land Use Designation and amend Chapter 29 (Zoning Regulations) of the Town Code to add 100 percent affordable housing projects as a permitted use in the Restricted Commercial Highway (CH) Zone pursuant to Implementation Program AB of the 2023-2031 Housing Element.

**CEQA:**

Adoption of this ordinance and resolution are exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), because it can be seen with certainty that they will not significantly affect the physical environment in that they allow affordable housing as a permitted use in the Mixed-Use Commercial General Plan Land Use Designation and CH zone and residential uses are already allowed in the Mixed-Use Commercial General Plan Land

**PREPARED BY:** Ryan Safty  
Associate Planner

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

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Use Designation with a mixed-use project and residential uses are already allowed with a Conditional Use Permit in the CH zone as a part of a mixed-use project.

BACKGROUND:

With certification of the 2023-2031 Housing Element, the Town committed to completing the Implementation Programs contained in the Housing Element. The Town is required to report the progress made on the Housing Element Implementation Programs to the California Department of Housing and Community Development (HCD) to demonstrate compliance with the Housing Element and maintain its certification. Implementation Program AB of the Housing Element requires amendments to the Mixed-Use Commercial Land Use Designation of the General Plan and the CH zone (Chapter 29 of Town Code) to allow for 100 percent affordable residential development in these areas without the need of a commercial component within the Mixed-Use General Plan Land Use Designation and CH zone (Attachment 1). Specifically, Implementation Program AB states the following:

- Amend the General Plan and the Municipal Code to allow for 100 percent affordable residential development without the requirement of commercial uses.

The role of the General Plan Committee (GPC) is to assist the Planning Commission and Town Council on matters relating to the General Plan or any specific plans. As a legislative item, the Planning Commission will make a recommendation to Town Council on the proposed amendments.

DISCUSSION:

The following is a summary of the required amendments for consideration by the GPC.

A. Mixed-Use Commercial General Plan Land Use Designation

The Mixed-Use Commercial Land Use Designation within the Town of Los Gatos 2020 General Plan Land Use Element currently permits, among other things, a mixture of retail, office, and residential uses in a mixed-use project. However, a residential use is not permitted unless associated with a commercial use within a mixed-use project.

Housing Element Implementation Program AB requires amending this Designation to also allow a standalone residential use when the development would be 100 percent affordable. The proposed General Plan amendment would affect all Town parcels with a Mixed-Use Commercial Land Use Designation and is not limited to the properties included in the Sites Inventory of the Housing Element. Attachment 2 shows the draft amendment to the Mixed-Use Commercial General Plan Land Use Designation.



**B. Restricted Commercial Highway (CH) Zone**

Generally speaking, Town properties with a Mixed-Use Commercial General Plan Land Use Designation are zoned CH, and these properties are located along Los Gatos Boulevard, north of Shannon Road. According to Town Code Section 29.60.415, “the CH or restricted highway commercial zone is intended for development of vehicular-oriented activities and sales along highway frontages, intermingled with compatible retail, service, and administrative activities.”

Housing Element Implementation Program AB would involve amending Town Code Section 29.60.420 (CH Zone – Permitted Uses), adding “100 percent affordable housing developments” as a permitted use in the zone. The proposed Town Code amendment would affect all Town parcels that are zoned CH and is not limited to the properties included in the Sites Inventory of the Housing Element. Attachment 3 shows the draft amendment to Town Code Section 29.60.420.

**PUBLIC NOTIFICATION:**

Public notification included a legal ad in the paper, published on February 7, 2025.

**PUBLIC COMMENTS:**

As of the drafting of this report, no comments from the public have been received.

**CONCLUSION:**

The GPC should consider the draft amendments to the 2020 General Plan Land Use Element and Chapter 29 (Zoning Regulations) of the Town Code regarding 100 percent affordable residential development in the Mixed-Use Commercial General Plan Land Use Designation and the CH Zone of the Town Code, and make a recommendation to the Planning Commission.

**ATTACHMENTS:**

1. Housing Element Implementation Program AB
2. Draft General Plan Amendment
3. Draft Zoning Code Ordinance Amendment

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## 10. Housing Element

Programs	
<p>would result amendments to the Municipal Code, as follows :</p> <ul style="list-style-type: none"> <li>Align parking requirements with the preparation of Objective Design Standards.</li> <li>Reduce parking requirements near transit.</li> <li>Remove guest parking requirements for all residential and mixed-use projects in all zones.</li> <li>Allow parking to be unbundled from residential units.</li> </ul>	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Complete study by January 2025 and implement Town Code changes by June 2025
	Funding Source
	None required
	Quantified Objective
	Zoning Code amendment to reduce parking standards
	Performance Metric(s)
	Zoning Code amendment
<p><b>AB Allow for 100 Percent Affordable Residential Development in Mixed-Use General Plan Designations</b></p> <p>Amend the General Plan and the Municipal Code to allow for 100 percent affordable residential development without the requirement of commercial uses.</p>	Implementation
	HE-3.1 Regulatory Incentives for Affordable Housing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Implement General Plan and Municipal Code changes by June 2024
	Funding Source
	None required
	Quantified Objective
	Amend the General Plan and Zoning Code to allow for 100 percent affordable housing development in Mixed-Use General Plan designations
<p><b>AC SB 35 Process Improvements</b></p> <p>Develop an SB 35 checklist and written procedures for processing SB 35 applications to ensure efficient and complete application processing.</p>	Performance Metric(s)
	Measure the number of mixed-use units entitled annually
	Implementation
	HE-3.3 Efficient Development Processing HE-3.1 Regulatory Incentives for Affordable Housing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Implement by December 2023
	Funding Source
	Staff Time
	Quantified Objective

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## Town of Los Gatos 2020 General Plan - Land Use Element

### 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 Industrial 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.

[...]

- 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, and 100 percent affordable housing developments. Projects developed under this designation shall maintain the smalltown, 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.

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## DIVISION 5. - CH OR RESTRICTED HIGHWAY COMMERCIAL ZONE

[...]

### Sec. 29.60.420. - Permitted uses.

- (a) Activities allowed in the CH or restricted highway commercial zone are those which do not unreasonably interfere with nearby residential uses and which are in the following categories:
- (1) Retailing, including formula retail up to ten thousand (10,000) square feet.
  - (2) Personal service businesses and service businesses necessary for the conduct of households.
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**TOWN OF LOS GATOS  
GENERAL PLAN COMMITTEE  
REPORT**

MEETING DATE: xx/xx/2025

ITEM NO: 1

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**DRAFT  
MINUTES OF THE GENERAL PLAN COMMITTEE MEETING  
FEBRUARY 12, 2025**

The General Plan Committee of the Town of Los Gatos conducted a meeting on February 12, 2025, at 5:30 p.m.

**MEETING CALLED TO ORDER AT 5:30 P.M.**

**ROLL CALL**

Present: Chair Ryan Rosenberg, Vice Chair Emily Thomas, Council Member Maria Ristow, Council Member Rob Rennie, Commissioner Jeffrey Barnett.

Absent: Commissioner Rob Stump.

Chair Rosenberg noted that there are no members of the public in the audience.

**VERBAL COMMUNICATIONS**

None.

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

1. Approval of Meeting Minutes of June 26, 2024.

**MOTION:**                   **Motion by Council Member Ristow to Approve Consent Item. Seconded by Vice Chair Thomas.**

**VOTE:**                   **Motion passes (4-1) with Committee Member Barnett recusing.**

**PUBLIC HEARINGS**

2. Consider Forwarding a Recommendation to the Planning Commission to Amend the General Plan to Allow 100 Percent Affordable Housing Projects as a By-Right Use in the Mixed Use Commercial General Plan Land Use Designation and Amend Chapter 29 (Zoning Regulations) of the Town Code to Add 100 Percent Affordable Housing Projects as a Permitted Use in the Restricted Commercial Highway (CH) Zone Pursuant to Implementation Program AB of the 2023-2031 Housing Element. Adoption of this Resolution and Ordinance are Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that they Will Not Impact the Environment. General Plan

Amendment Application GP-24-004 and Zoning Code Amendment Application A-24-010.  
**Project Location: Town Wide.** Applicant: Town of Los Gatos.

Ryan Safty, Associate Planner, presented the staff report.

Committee members discussed the matter.

Jeffrey Barnett

Are these amendment requests consistent with other jurisdictions?

Gabrielle Whelan, Town Attorney

These amendments are unique to Los Gatos' Housing Element.

Rob Rennie

Are there any mixed-use locations that wouldn't make sense to have 100 percent affordable housing? Are there commercial zones that allow this?

Joel Paulson, Community Development Director

The Implementation Program is specific to the mixed-use General Plan Land Use Designation. There are other commercial zones where mixed-use can be allowed with a Conditional Use Permit.

Emily Thomas

It is suggested to provide a map of the locations this Program would apply to or where we can expand it to, and to see if there are any overlaps with other programs when this goes to Planning Commission.

Maria Ristow

This is in our approved Housing Element, so we cannot scale this back, but I would like to see a map of potential locations.

Rob Rennie

Is there a difference in terms of what a developer is entitled to if they do a 100 percent affordable build?

Gabrielle Whelan

I can speak to Density Bonus Statute: With 100 percent affordable, it is a very generous height restriction compared to regular builds. I will clarify the height restrictions before this item goes to Planning Commission.

Emily Thomas

Would our Objective Standards apply?

Joel Paulson

We will be sure to clarify that.



Maria Ristow

It would be useful to have a comparison or list of what kinds of waivers or concessions can be done between 20 or 100 percent affordable housing.

Emily Thomas

Include information in the next staff report on what the consequences are if we don't accomplish these Implementation Programs.

Open Public Comment.

Lee Fagot

Asking for the maps is very helpful for the public, so getting this is great. The more information the public can receive, the better so that we can engage more with the conversations happening.

Closed Public Comment.

Commissioners continued to discuss the matter.

Maria Ristow

Are there additional incentives to offer for 100 percent affordable housing builds?

Joel Paulson

There is an Implementation Program that asks us to provide incentives for 100 percent affordable housing.

**MOTION:**                    **Motion by Chair Rosenberg** to recommend approval to the Planning Commission for a General Plan Amendment to allow 100 percent affordable housing projects as a by-right use in the Mixed Use Commercial General Plan Land Use designation and amend Chapter 29 (Zoning Regulations) of the Town Code to add 100 percent affordable housing projects as a permitted use in the Restricted Commercial Highway (CH) Zone pursuant to Implementation Program AB of the 2023-2031 Housing Element. Additionally, it is recommended to include a map and to clarify the height allowed for the 100 percent affordable housing builds when this goes to Planning Commission. **Seconded by Council Member Ristow.**

**VOTE:**                    **Motion** passes unanimously.

## **OTHER BUSINESS**

### 3. Election of the Chair and Vice Chair

Chair Nomination:

**MOTION:**      **Motion by Council Member Ristow** to elect Ryan Rosenberg as Chair of the General Plan Committee. **Seconded by Commissioner Barnett.**

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

Vice Chair Nomination:

**MOTION:**      **Motion by Chair Rosenberg** to elect Emily Thomas as Vice Chair of the General Plan Committee. **Seconded by Council Member Rennie.**

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

4. 2025 General Plan Committee Meeting Calendar

**ADJOURNMENT**

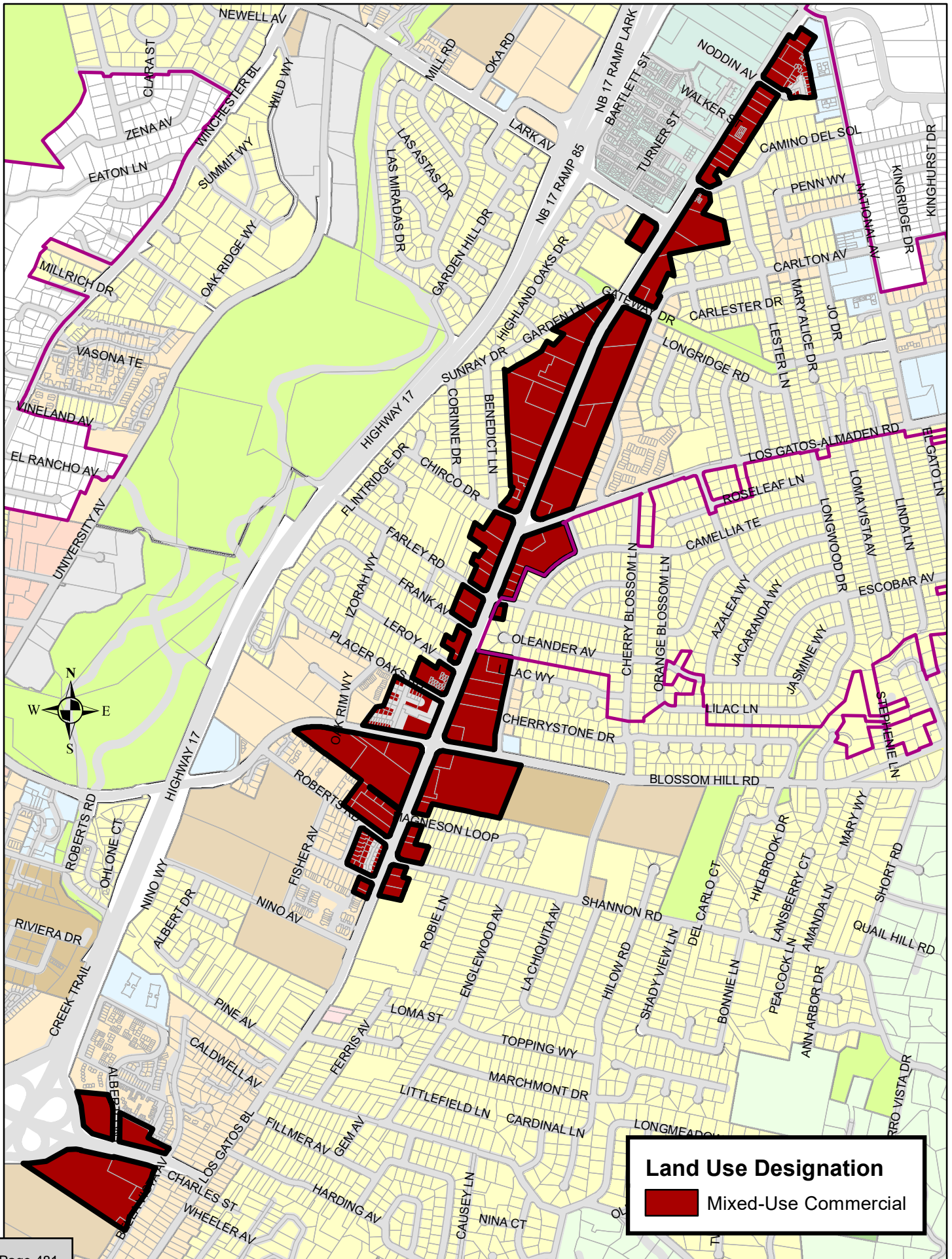
The meeting adjourned at 5:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 12, 2025, meeting as approved by the General Plan Update Advisory Committee.

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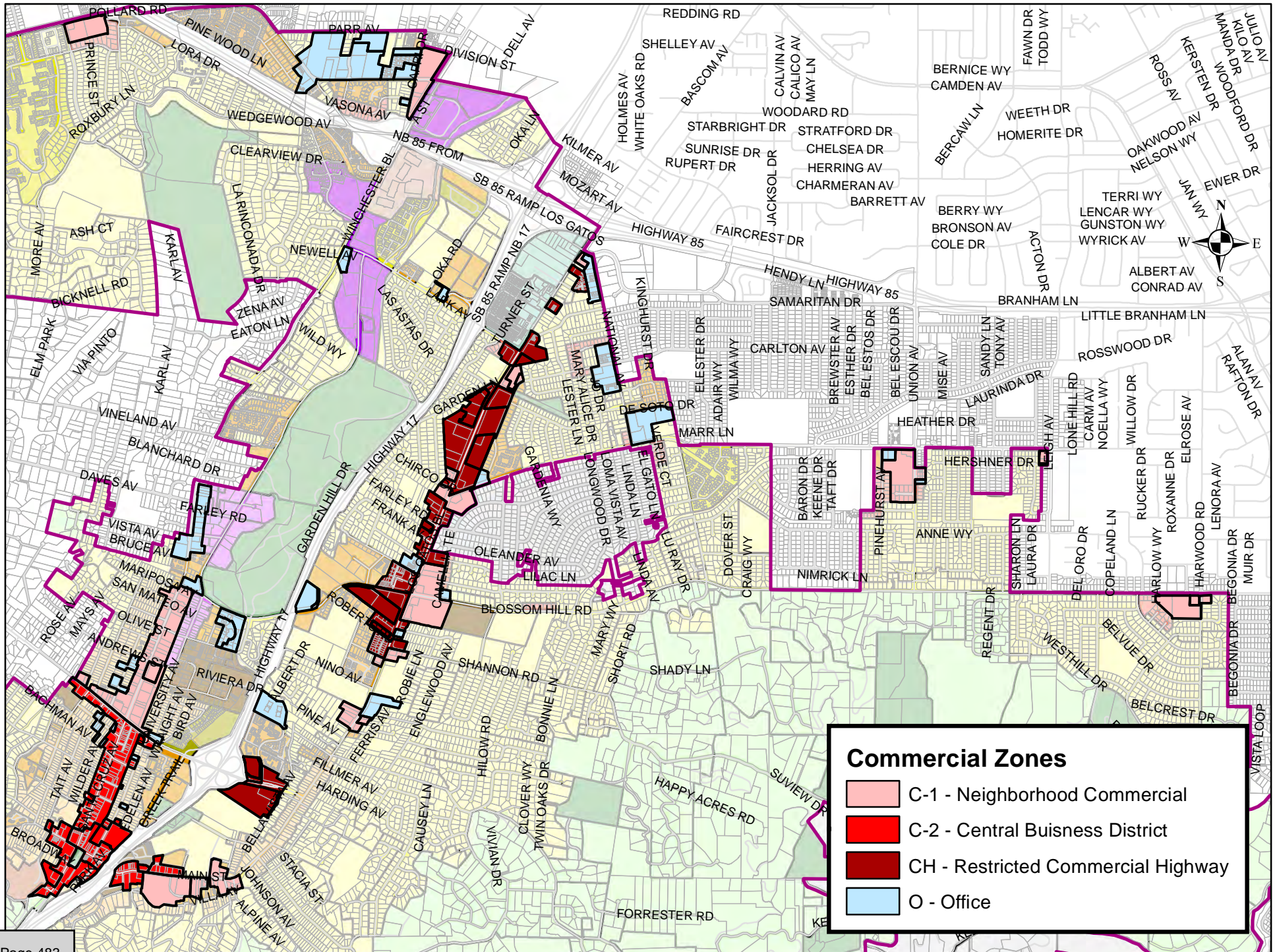
Joel Paulson, Director of Community Development





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**Commercial Zones**

- C-1 - Neighborhood Commercial
- C-2 - Central Buisness District
- CH - Restricted Commercial Highway
- O - Office

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