



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
DECEMBER 11, 2024
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM**

Steven Raspe, Chair
Emily Thomas, Vice Chair
Jeffrey Barnett, Commissioner
Susan Burnett, Commissioner
Melanie Hanssen, Commissioner
Vacant, 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.

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/83118490373?pwd=9MOERHNOJkmgOcmWlg00rQaJ9V95ow.3P0k18eYpQFP_Ix3. Passcode: 998041. You can also type in 831 1849 0373 in the “Join a Meeting” page on the Zoom website at <https://zoom.us/join> and use passcode 998041.

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) 336-1839 US Toll-free or (636) 651-0008 US Toll. (Conference code: 686100). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

In-Person: 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 to planning@losgatosca.gov the subject line “Public Comment Item #__” (insert the item number relevant to your comment) or “Verbal Communications – Non-Agenda Item.” All comments received will become part of the record.

(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 must submit the presentation electronically to 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 any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the public 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 November 13, 2024 Planning Commission Meeting
2. Annual Review of an Approved Conditional Use Permit for an Existing Private School (Hillbrook School) on Property Zoned HR-1. **Located at 300 Marchmont Drive.** APNs 532-10-001 and 532-11-011. Conditional Use Permit Application U-12-002. Applicant/Property Owner: Mark Silver/Hillbrook School. Project Planner: Jocelyn Shoopman.

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

3. Requesting Approval for Modification of Planned Development Ordinance 1412, Subdivision of One Lot into Two Lots, Construction of a Single-Family Residence, and Site Work Requiring a Grading Permit on Property Zoned O:PD. **Located at 120 Oak Meadow Drive.** APN 529-10-131. Subdivision Application M-20-011, Planned Development Application PD-20-002, Architecture and Site Application S-22-021. Categorically Exempt Pursuant to CEQA Guidelines Sections 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land. Property Owner: Marty and Penny McFarland. Applicants: Terence J. Szewczyk (M-20-011 and PD-20-002) and Jay Plett, Architect (S-22-021). Project Planner: Sean Mullin.
4. Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Parking Standards, Pursuant to Implementation Program AA of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in that it can be Seen with Certainty that it will not Impact the Environment. Town Code Amendment Application A-24-009. **Project Location: Town Wide.** Applicant: Town of Los Gatos.

5. Forward a Recommendation to the Town Council on Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Considerations for an Architecture and Site Application, Findings for a Conditional Use Permit, Manufactured Housing, and Private Open Space and Community Recreation Space Requirements, Pursuant to Implementation Program AQ of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that it Will not Impact the Environment. Town Code Amendment Application A-24-008. **Project Location: Town Wide.** Applicant: Town of Los Gatos.

OTHER BUSINESS

6. 2025 Planning Commission Meeting Calendar

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]

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

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/11/2024

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
NOVEMBER 13, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, November 13, 2024, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Steve Raspe, Vice Chair Emily Thomas, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, and Commissioner Melanie Hanssen

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Chris Constantin, Los Gatos Town Manager

It is an honor to be back home after 14 years of serving other cities. Part of the reason Los Gatos is so fabulous is the work of the Planning Commission, now even more important with the changes in law, so thank you for the hard work you do.

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

1. Approval of Minutes – October 23, 2024

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 15411 National Avenue

Architecture and Site Application S-23-033

APN 424-12-140

Applicant: Jose Rama

Property Owner: Vyankatesh and Rammy Muddada

Project Planner: Erin Walters

Requesting approval for construction of a single-family residence and site improvements requiring a Grading Permit on a vacant property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction.

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Jose Rama, Architect

We are following all the design guidelines except for the belly band, because it would interrupt the surround of the perimeter of the building. To break up the elevation we are proposing to have the roofline hit the wall. The front elevation of the house has a very straightforward stone accent wall. We implemented an overhang on the bay area into the plans. We also changed the standing seam metal roof element to architectural shingles. We have met the Town of Los Gatos massing requirements. We followed all the design guideline requirements regarding height, density, and setbacks.

Ramya Muddada, Property Owner

This is a beautiful single-family, two-story home with a sophisticated design. It is a transitional home; we are surrounded by office buildings, with different setbacks, and different styles of homes. Our home is the largest, but as the family grows we will need a larger space, and we have accommodated that into the house.

Hellen Martinez, Neighbor

I am here as an adjacent neighbor on the Blackwell Drive north/northwest side. I also represent three other neighbors here and on Zoom. You have been given photos of my view from my property onto the subject lot. Our four concerns with this proposal are size, privacy, landscaping, and maintenance as it relates to the history of the last seven years with our neighbors.

Venkat Vuppunutula

I live behind the subject site and have the same concerns as Ms. Martinez. My only concern is privacy; we cannot use our back yard because of the proposed large windows. The balcony is directly looking towards both my neighbor's properties and my property. Based on

previous history with the applicants and a large oak tree I do not believe the applicant will maintain the five trees on the site.

David Ratsabonyuh

I live at 369 Blackwell Drive and am here to express my privacy and safety concerns regarding the project. The second floor windows and balcony overlook my master bedroom, bathroom, and backyard, creating a direct sight line into sensitive areas of my home. The frosted windows or trees suggested for screening may not fully address my concerns. I suggest the windows be relocated or use skylights.

Jose Rama, Architect

The laundry area has a two-foot window at eight feet, six inches, and they would not be frosted. The windows facing the north portion are egress windows, as required. The two bay windows will be frosted, but must be operable. The south portion window is not frosted, but is at eight feet and six feet at the sill. The oak tree that is in great condition and the applicant has clarified that the tree must stay. The proposed Cypress tree is a 48-inch box, fully grown at eight to ten feet, the owners will maintain it, it is within their property, and there is no dripline. A new privacy fence was installed a few months ago. There is no square footage limitation for a cellar, and we are much lower in height than allowed, so it is not considered a third story.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett to deny an Architecture and Site Application for 15411 National Avenue. Seconded by Commissioner Burnett.**

VOTE: **Motion failed 2-3 with Chair Raspe, Vice Chair Thomas, and Commissioner Hassen dissenting.**

MOTION: **Motion by Chair Raspe to approve an Architecture and Site Application for 15411 National Avenue with the addition of the following conditions: The tree species shall be mutually agreed upon by the neighbors that they are at a minimum protective of privacy and non-allergenic to any of the neighbors; and 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.**

Commissioner Hassen requested the motion be amended to state that the privacy windows shall utilize obscured glass and privacy film should not be used.

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

Seconded by Commissioner Hanssen.

VOTE: Motion passed 3-2 with Commissioner Barnett and Commissioner Burnett dissenting.

3. 110 Wood Road

Planned Development Application PD-20-001

Environmental Impact Report EIR-21-002

APN 510-47-038

Applicant: Frank Rockwood

Property Owner: Front Porch Communities

Project Planner: Sean Mullin

Requesting approval of a Planned Development for demolition of a senior living community, construction of a new senior living community, removal of large protected trees, and site improvements requiring a Grading Permit on property zoned R:PD. An Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program, and modified CEQA Checklist has been prepared for this project.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Frank Rockwood, Applicant

After prior efforts were shelved in 2008, the owner of Los Gatos Meadows restarted the planning process for rebuilding the community in 2018. We are hearing support for a senior living community at this location from the broader community, and appreciation of the project's improved fire safety attributes. Community members' primary focus of concern has been related to building mass and the potential impacts on view lines.

Dave Hovlan with Perkins Eastman, Project Architect

The Los Gatos Meadows redesign was inspired by the nature and live oaks on the property. The materials are metal siding, precast concrete, and stone cladding over a fire-resistant concrete structure. The materials and colors are organic and darker in nature than the existing buildings, with the intent to blend more into the hillside. The proposed design creates a village feel with eight villa buildings and a total of 187 units. The villas' underground base contains adequate parking, services, and community space, and from which the villas rise three stories in the front and up to six stories in the rear. At the Planning Commission's suggestion, we went back and looked at expanding the building development area, but the options destroyed the existing tree cover, brought the development closer to neighbors, created access issues, extensive retaining walls, and compromised fire safe. We strongly believe that retaining the existing development pad is critical. We have shifted and tucked more of the development

into the hillside and tried to balance the neighbors' concerns while creating a financially sustainable community.

Mary McMullin, Chief Advancement Officer, Front Porch

Front Porch is a strong community neighbor involved for the long run and for broader community benefit as we continue to invest in Los Gatos. In addition to this site, Front Porch has purchased 142 South Santa Cruz Avenue for additional programs that benefit the entire Town. Our current plan for the senior community is the minimum scale we need to make it work financially.

Rob Stump

Since 2019, I have worked with the Town of Los Gatos on wildfire preparation and prevention. I met with the developer of the project twice to give my input on their efforts to make this project wildfire resistant. The building is constructed of concrete instead of wood and will be fire resistant. Building materials are far superior to ones used when this project was originally developed in 1967. 192 trees will be removed for fire safety and public safety in general, but the landscape plan calls for more trees to be planted than will be removed, and they will be better species for development in the Wildfire Urban Interface. I strongly encourage the applicant to aggressively manage the five acres of forest.

Julie Southern

Impact on her view, Buildings F and A are now 5-6 stories in front of her house. Preservation and enhancement of the screening trees would be great. Proper handling of harmful chemicals and materials, is the responsibility of the builder. Traffic management during construction needs to be addressed, coming off Wood Road is bad.

Clair Southern

The building mass is large and there are requests for a height reduction. Story poles are useful in understanding the mass and impact, but in lieu of that we have had visualizations of varying quality and a little bit misleading. There are traffic and fire safety concerns regarding being able to evacuate from this secluded location.

Tom Picrow

I am president of the Los Gatos Foundation for Older Adults to Thrive Foundation. Our Executive Committee and members have met with Front Porch and Rockwell Properties and discussed the use of the developer's other property at 142 South Santa Cruz Avenue for community events and meetings, and a proposal to bring Home Match into Los Gatos, which we have advocated for. From my personal perspective, this is an excellent development that I support for our increasing senior population, which has nearly doubled in the last decade.

Teri Hope

As a lifelong resident of Los Gatos, a downtown business owner, and board member of the Los Gatos Foundation for Older Adults to Thrive, the Los Gatos Meadows project is of utmost importance to me and to the community, and I ask the Planning Commission to recommend to Town Council approval of the rebuild proposal. The project would address several key issues also important to Los Gatos including housing, supporting older adults in the community, wildfire safety, and the housing shortage for seniors who wish to remain in Los Gatos. Front Porch has a track record of providing exemplary care to seniors for over 50 years.

Andy Ghofrani

I live directly behind the Meadows and am the most visually impacted neighbor. The increased height in the back would add one or two stories in front of me and cut off half my view. I have a large deck in front of my house and we bought the property for the unobstructed view we can see from there. I am not against the construction, but hope to find a way that the project is less impactful to us, perhaps by rebalancing the mass. Traffic during construction would be 24,000 trucks in and out of the project site in the nine months of excavation, a truck every minute-and-a-half, which would stop the traffic at Santa Cruz Avenue.

Grant Sedgwick

I'm a real estate developer with 50 years' experience, and I spent seven years as a consultant to one of the leading developers and operators of continuing care retirement communities in the world. I want to confirm the architect's statement that the 1,400-square foot size of these units is typical for California, are 75 percent larger than the 800-square foot units in the original Meadows design, and meet a huge market demand. I also support the accuracy of the applicant's statements regarding the challenges to the financial feasibility of the project and confirm that they cannot make this project any smaller.

Matthew Southern

I have concerns about the development due to potential habitat destruction and the impact on the very animals Los Gatos is named for. The town was originally called La Rinconada de Los Gatos ("The Corner of the Cats"), after the wildcats of the Santa Cruz Mountains, which are now at risk through threats of habitat loss and urban development. I support the Meadows, but tripling the current floor plan would significantly infringe on this wildcat habitat. I implore the Planning Commission to limit the size of this development.

Sean Kelly, Front Porch CEO

I thank the Planning Commission, Town Staff, and the public for their input; the project we have now is much better than what we brought it to you in first place. Though not every accommodation can be met, or agreements always reached on what we hope to do, the discussion doesn't end. We intend to build a community that is part of a bigger community. My hope is we can move ahead with your support, and to continue to listen and dialogue until we can break ground.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Thomas** to recommend approval of a Planned Development Application and Environmental Impact Report, Mitigation and Monitoring and Reporting Program, and Modified CEQA Checklist for 110 Wood Road. **Seconded by Commissioner Hanssen.**

VOTE: **Motion passed unanimously.**

4. 108 Westchester Drive

Fence Height Exception Application FHE-24-003

APN 523-36-037

Property Owner/Applicant/Appellant: Parul Upadhyaya and Deepak Pandey

Project Planner: Suray Nathan

Consider an Appeal of a Community Development Director's decision to deny a Fence Height Exception request for construction of a six-foot tall fence with a required street-side setback and traffic view area on property zoned R-1:8. Categorically exempt pursuant to the adopted guidelines for the implementation of the California Environmental Quality Act, Section 15303; New Construction or Conversion of Small Structures

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Parul Upadhyaya, Property Owner

We are here to appeal the denial of our fence. It was an honest mistake; we did not know that there were regulations in place when we considered buying this property. After we bought our home, we realized there were quite a few houses on Westchester Drive and Camino del Cerro with lots like ours where they had made use of their side yards by fencing them in, and we thought we could do the same. Our reasons for wanting the fence are most of our outdoor space is in the front and side yards, the side yard is very close to our neighbor's side yard, our back yard is very narrow, and we would like visual privacy from heavy pedestrian traffic.

Robert Meyers

I live across the street from the subject site and this fence has not impeded my use of the court in any way. I understand the applicant's desire to keep animals out of their yard so their kids can play safely, and all us neighbors have high fences for similar reasons. I support my neighbors and hope you can come to a resolution for this fence.

Parul Upadhyaya, Property Owner

I want to thank everyone involved in this process.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Thomas** to grant an appeal of a Community Development Director’s Decision to Deny a Fence Height Exception Request for 108 Westchester Drive. **Seconded by Commissioner Hanssen.**

Commissioners discussed the matter.

VOTE: **Motion passed unanimously.**

5. 228 Bachman Avenue

Request for Review Application PHST-24-017

APN 510-14-053

Property Owner/Applicant/Appellant: James Wood

Project Planner: Sean Mullin

Consider an Appeal of a Community Development Director decision determining that the residence remain a contributor to the Historic District for property located in the Almond Grove Historic District zoned O:LHP. Exempt pursuant to CEQA Section 15061(b)(3)

Chair Raspe reported that the applicant had requested the public hearing for 228 Bachman Avenue be continued to a date certain of January 8, 2025.

MOTION: **Motion by Chair Raspe** to continue the public hearing for 228 Bachman Avenue to a date certain of January 8, 2025. **Seconded by Vice Chair Thomas.**

VOTE: **Motion passed unanimously.**

6. State Mandated Density Bonus

Town Code Amendment A-24-005

Project Location: Town Wide

Applicant: Town of Los Gatos

Make a recommendation to the Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding the State Mandated Density Bonus, pursuant to Implementation Program R of the 2023-2031 Housing Element. Adoption of the ordinance is exempt pursuant to CEQA, Section 15061(b)(3) in that it can be seen with certainty that it will not impact the environment, because the Town is already subject to Government Code Sections 65915 and following.

Gabrielle Whelan, Town Attorney, presented the staff report.

Opened Public Comment.

There was no Public Comment.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hanssen** to recommend approval to Town Council of an ordinance amending Chapter 29 of the Town Code regarding the State Mandated Density Bonus pursuant to Implementation Program R of the newly adopted 2023-2031 Housing Element, and with the additional recommendation to consider additional density bonus incentives for developers. **Seconded by Commissioner Barnett.**

VOTE: **Motion passed unanimously.**

7. Low Barrier Navigation Centers

Town Code Amendment Application A-24-006

Project Location: Town Wide

Applicant: Town of Los Gatos

Make a recommendation to the Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code to add Low Barrier Navigation Centers as a by-right use in Mixed-Use and Nonresidential zones, pursuant to Implementation Program AD of the 2023-2031 Housing Element. Adoption of this ordinance is exempt pursuant to CEQA, Section 15061(b)(3) in that it can be seen with certainty that it will not impact the environment, because the Town is already subject to Government Code Sections 65660-65668.

Gabrielle Whelan, Town Attorney, presented the staff report.

Opened Public Comment.

Lee Fagot

This issue is concerning, because who is going to pay for these two facilities? Los Gatos' homeless population is approximately 20 people, and the Town provides hotel vouchers for them, and less than half the people offered these vouchers use them. For the Town to burden itself with these low barrier navigation centers makes no sense.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Chair Raspe** to recommend approval to Town Council of an ordinance amending Chapter 29 of the Town Code to add Low Barrier Navigation Centers as a by-right use in Mixed-Use and Nonresidential zones pursuant to Implementation Program AD of the 2023-2031 Housing Element, with the added provision that the ordinance shall expire upon the expiration or earlier termination of the mandating government code.
Seconded by Commissioner Barnett.

VOTE: **Motion passed unanimously.**

- 8. Replacement Units Ordinance & Guidelines**
Town Code Amendment Application A-24-007
Project Location: Town Wide
Applicant: Town of Los Gatos

Make a recommendation to the Town Council on Adoption of a Replacement Units Ordinance and Adoption of a Resolution Adopting Replacement Units Guidelines, pursuant to Implementation Program AU of the 2023-2031 Housing Element. Adoption of this ordinance is exempt pursuant to CEQA, Section 15061(b)(3) in that it can be seen with certainty that it will not impact the environment, because the Town is already subject to State law.

Gabrielle Whelan, Town Attorney, presented the staff report.

Opened Public Comment.

No Public Comment.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hansen** to recommend approval to Town Council of adoption of a Replacement Units ordinance and Replacement Units Guidelines. **Seconded by Barnett.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Community Development Director
There is nothing to report.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 11:14 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 13, 2024 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/11/2024

ITEM NO: 2

DATE: December 6, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Annual Review of an Approved Conditional Use Permit for an Existing Private School (Hillbrook School) on Property Zoned HR-1. **Located at 300 Marchmont Drive.** APNs 532-10-001 and 532-11-011. Conditional Use Permit Application U-12-002. Applicant/Property Owner: Mark Silver/Hillbrook School. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Accept this report for the annual review of the Conditional Use Permit (CUP) for an existing private school (Hillbrook School) on property zoned HR-1, located at 300 Marchmont Drive.

PROJECT DATA:

General Plan Designation: Hillside Residential and Low Density Residential
Zoning Designation: HR-1, Hillside Residential
Applicable Plans & Standards: General Plan
Parcel Size: 14 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8, R-1:10, and R-1:20
South	Residential	Low Density Residential & Agriculture	R-1:10, R-1:12, and RC
East	Residential	Hillside Residential & Open Space	R-1:10, R-1:12, and RC
West	Residential	Low Density Residential	R-1:8 and R-1:10

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

CEQA:

An Environmental Impact Report (EIR) was certified by the Planning Commission on October 6, 2014, and no further environmental review is required.

FINDINGS:

- An EIR was prepared for the CUP and was certified by the Planning Commission on October 6, 2014, and no further environmental review is required; and
- Compliance with CUP U-12-002.

ACTION:

Accept this report for the annual review of the CUP as required by Condition 25 (Exhibit 3).

BACKGROUND:

On October 6, 2014, the Planning Commission certified the EIR and approved a request to modify a CUP to increase school enrollment and modify the operations of Hillbrook School.

On October 8, 2014, the Town received an appeal of the decision of the Planning Commission from the applicant, Mark Silver. On October 17, 2014, the Town also received an appeal of the decision of the Planning Commission from Elliot et al. The appeal was considered by the Town Council on January 13, 2015, February 17, 2015, and March 17, 2015.

On March 17, 2015, the Town Council adopted Resolution 2015-018 approving the request to modify the CUP to incrementally increase school enrollment and modify the operations of Hillbrook School subject to modified Conditions of Approval (Exhibit 3).

On November 3, 2015, the Town Council held a public hearing for the initial six-month review of the CUP to determine whether there was merit to increase the number of students based on Hillbrook School's compliance with the maximum number of daily trips. The Town Council approved the initial review and request to increase the school enrollment by 33 students for a maximum of 348 students for the 2016-2017 school year. On August 31, 2016, Hillbrook School vested their CUP by increasing the number of students by an additional 23 students for the 2016-2017 school year as allowed by Condition 2 (Exhibit 3).

On October 17, 2016, the Planning Commission held a public hearing for the annual review of the CUP as required by Condition 25 (Exhibit 3) to determine whether there was merit to increase the number of students based on Hillbrook School's compliance with the maximum number of daily trips. The Planning Commission approved the annual review and request to

BACKGROUND (continued):

increase the school enrollment by an additional 33 students for a maximum of 381 students for the 2017-2018 school year.

On September 27, 2017, the Planning Commission held a public hearing for the annual review of the CUP as required by Condition 25 (Exhibit 3) to determine whether there was merit to increase the number of students based on Hillbrook School's compliance with the maximum number of daily trips. The Planning Commission approved the annual review and final request to increase the school enrollment by an additional 33 students for a maximum of 414 students for the 2018-2019 school year. Additionally, the Planning Commission provided the following recommendations for inclusion in future annual reviews:

1. Urge Hillbrook School to be diligent about ascertaining the operation of the monitoring systems and to that end to incorporate suggestions made by W Trans for calibration;
2. Urge Hillbrook School to follow the updated Data Collection Workflow from W Trans; and
3. Select three sporadic, non-consecutive days, including at least one sports event day, and conduct future counts in a 24-hour day period.

On October 24, 2018, and November 13, 2019, the Planning Commission held public hearings for the annual reviews of the CUP as required by Condition 25 (Exhibit 3). The Planning Commission found Hillbrook School to be in compliance with the CUP and approved the annual review in both cases.

On March 16, 2020, Hillbrook School closed for in-person learning due to the Santa Clara County Public Health Office order and began distance learning. Hillbrook School resumed in-person learning on September 23, 2020, until the end of the school year on May 28, 2021. Due to the Santa Clara County Public Health Office order, an annual review of the CUP by the Planning Commission did not take place in the fall of 2020.

On November 10, 2021, November 9, 2022, the Planning Commission held public hearings for the annual reviews of the CUP as required by Condition 25 (Exhibit 3). The Planning Commission found Hillbrook School to be in compliance with the CUP and approved the annual review in both cases.

On December 13, 2023, the Planning Commission held a public hearing for the annual review of the CUP as required by Condition 25 (Exhibit 3). The Planning Commission found Hillbrook School to be in compliance with their CUP with the exception of the maximum number of vehicle trips, which was addressed through payment of required penalties. In addition, the Planning Commission approved a request to modify Condition 17(c) and Condition 27 to allow Hillbrook School more flexibility in managing the 10 exception days, as allowed by Condition 17 (Exhibit 3).

BACKGROUND (continued):

Lastly, at the December 13, 2023, meeting, the Planning Commission suggested that Hillbrook School have a representative from Sensys visit the school to audit the sensors. Hillbrook School and the Town's Traffic Engineer both confirmed that a representative from Sensys visited the school to perform an audit of the sensors.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The project is located at 300 Marchmont Drive (Exhibit 1), at the east end of Marchmont Drive, south of Shannon Road and east of Los Gatos Boulevard.

B. Zoning Compliance

The zoning designation, Hillside Residential (HR), allows a school pursuant to the approved CUP.

DISCUSSION:

A. Conditional Use Permit Annual Review

The applicant, Hillbrook School, has provided a letter of justification (Exhibit 7) describing the actions taken to comply with the CUP (Exhibit 3) as outlined below:

- Posted a list of the School's exception days and evening events on their publicly accessible website as required by Condition 27;
- No athletic competitions were held on campus as discussed in Condition 5 (Exhibit 3);
- Maintained a mandatory Traffic Demand Management Plan (TDM) as required by Condition 18;
- Installed and monitored the traffic count monitoring system as required by Condition 19;
- Worked with the Parks and Public Works Department to ensure approval of existing and proposed bus stops (Exhibit 6) as required by Condition 20;
- Enrolled no more than the maximum of 414 students for the 2023-2024 school year as required by Condition 15 (as of December 5, 2023, 353 students were enrolled); and
- Reduced the School's summer programs as required by Condition 11.

DISCUSSION (continued):

B. Traffic – Fall 2023 Semester

On December 3, 2024, the Town's traffic consultant, W Trans, submitted the Traffic Monitoring Report for the fall 2023 semester (Exhibit 4). The consultant completed a video review of the traffic count for December 12, December 14, and December 20, 2023, as required by Condition 19. On December 20, 2023, Hillbrook School held their "Middle School Winter Concert" during the evening, an exception day as noted by Hillbrook School's calendar. December 12, 2023, and December 14, 2023, were both typical school days. As detailed in the report, on December 12 and December 14, 2023, the vehicle trips (811 and 798, respectively) did not exceed the maximum of 880 daily vehicle trips as allowed by Condition 17, and on December 20, 2023, the vehicle trips (797) did not exceed the maximum of 960 daily vehicle trips for an exception day as allowed by Condition 17. The average difference between the video count and Sensys data for the three-day period was 3.75 percent.

Due to Hillbrook School being found to have exceeded the maximum number of vehicle trips as part of the December 13, 2024, annual review of the CUP, pursuant to Condition 17 an additional one-week mechanical (hose) traffic count was conducted to verify the traffic counts. The Town Traffic Engineer reviewed the mechanical (hose) traffic data and found Hillbrook School to be in compliance with Condition 17.

C. Traffic – Spring 2024 Semester

On December 3, 2024, the Town's traffic consultant, W Trans, submitted the Traffic Monitoring Report for the spring 2024 semester (Exhibit 5). The consultant completed a video review of the traffic count for May 7, May 9, and May 15, 2024, as required by Condition 19. On May 9, 2024, Hillbrook School held their "JK/K New Family Admissions Reception" event and on May 15 Hillbrook School held their "8th Grade Musical" event, both exception days as noted by Hillbrook School's calendar. May 7, 2024, was a typical school day. As detailed in the report, on May 7, 2024, the vehicle trips (843) did not exceed the maximum of 880 daily vehicle trips as allowed by Condition 17, and on May 9, 2024, and May 15, 2024, the vehicle trips (851 and 834, respectively) did not exceed the maximum of 960 daily vehicle trips for an exception day as allowed by Condition 17. The average difference between the video count and Sensys data for the three-day period was 3.55 percent.

Due to Hillbrook School being found to have exceeded the maximum number of vehicle trips as part of the December 13, 2024, annual review of the CUP, pursuant to Condition 17 an additional one-week mechanical (hose) traffic count was conducted to verify the traffic

PROJECT DESCRIPTION (continued):

counts. The Town Traffic Engineer reviewed the mechanical (hose) traffic data and found Hillbrook School to be in compliance with Condition 17.

To ensure accuracy of readings and reduce discrepancies between the two embedded Sensys sensors located in the pavement of the exit lane outside the school's gate, the Town's traffic consultant, W Trans is recommending that both Sensys Sensors be calibrated or checked by technicians to produce more consistent results. W Trans will be available at the meeting to answer any questions from the Planning Commission.

D. CEQA Determination

An EIR was previously certified by the Planning Commission on October 6, 2014, and no further environmental review is required.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 500 feet of the property.

CONCLUSION:

A. Conclusion

Based on the information in this report, staff has determined that Hillbrook School is in compliance with their CUP.

B. Recommendation

Based on the analysis above, staff recommends accepting this report for the annual review of the CUP. If the Planning Commission finds merit with the request, it should:

1. Find that no further environmental analysis is required (Exhibit 2); and
2. Find that Hillbrook School is in compliance with their CUP (Exhibit 2).

C. Alternatives

Alternatively, the Commission can:

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

PAGE 7 OF 7

SUBJECT: 300 Marchmont Drive/U-12-002

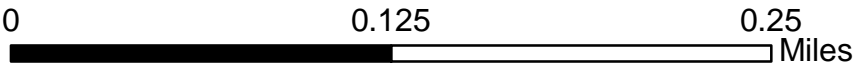
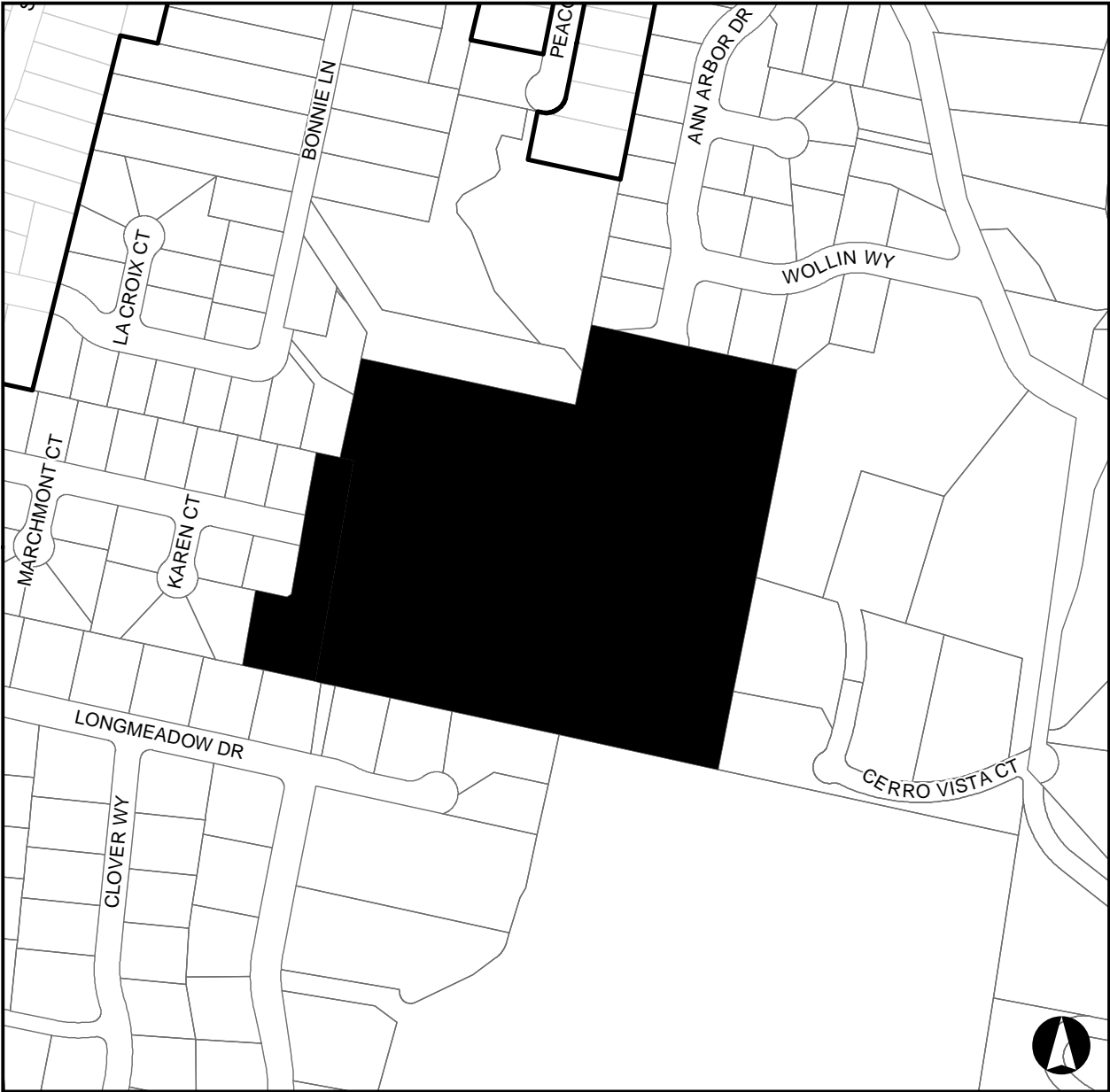
DATE: December 6, 2024

EXHIBITS:

1. Location Map
2. Required Findings
3. Conditional Use Permit U-12-002
4. Fall 2023 Traffic Monitoring Report
5. Spring 2024 Traffic Monitoring Report
6. Hillbrook School Bus Stops for 2024-2025 School Year
7. Hillbrook School Letter of Justification

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300 Marchmont Drive



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PLANNING COMMISSION – December 11, 2024
REQUIRED FINDINGS:

300 Marchmont Drive
Conditional Use Permit Application U-12-002

Annual Review of an Approved Conditional Use Permit for an Existing Private School (Hillbrook School) on Property Zoned HR-1. APNS 532-10-001 and 532-11-011.
APPLICANT/PROPERTY OWNER: Hillbrook School/Mark Silver

FINDINGS

Required finding for CEQA:

- An Environmental Impact Report (EIR) was prepared for the Conditional Use Permit and was certified by the Planning Commission on October 6, 2014, and no further environmental review is required.

Required findings for compliance with Conditional Use Permit (U-12-002):

- Find that Hillbrook School is in compliance with their Conditional Use Permit.

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CONDITIONS OF APPROVAL – March 17, 2015

300 Marchmont Drive

Conditional Use Permit U-12-002

Environmental Impact Report EIR-13-001

Requesting approval to modify a Conditional Use Permit to increase school enrollment and modify operations of an existing private school (Hillbrook School) on property zoned HR-1. It has been determined that this matter may have a significant impact on the environment and an Environmental Impact Report (EIR) has been prepared as required by the California Environmental Quality Act (CEQA). APNs 532-10-001 and 532-11-011.

PROPERTY OWNER/APPLICANT: Hillbrook School/Mark Silver

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval listed below.
2. **EXPIRATION:** The Master Plan approved May 7, 2001 (Resolution 2011-048) is vested. The Conditional Use Permit modification will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested. Pursuant to Town Code Section 29.20.335 an approval is vested when the activity approved is commenced in a substantial, as distinguished from tentative or token, manner. For this Conditional Use Permit, substantial shall mean any increase in student enrollment above 315.
3. **USE:** The approved use is a junior kindergarten (JK) through eighth (8th) grade educational institution/private school, with ancillary after school activities, after school care, and after school sports.
 - a. **HOURS:** STUDENTS and their families may be on campus Monday through Friday, 7:30 a.m. to 6:00 p.m., during the academic calendar year (mid-August through mid-June).
 - b. **EXTENDED HOURS:** Up to 10 times per year, hours may be extended past 6:00 p.m. up to 9:30 p.m. The school's management and maintenance staff do not count towards the 10 times per year for extended hours.
4. **AFTER SCHOOL ACTIVITIES:** Enrichment programs including but not limited to arts, mechanics, engineering, and language for the school's students are permitted, up to 6:00 p.m., Monday through Friday, mid-August through mid-June.
5. **AFTER SCHOOL SPORTS AND COMPETITIONS:** Any sports, competitive or not, and other competitions with at least one participating team from this approved school are permitted up to 6:00 p.m., Monday through Friday, mid-August through mid-June. These competitions are permitted to occur a maximum 3 days per week, up to 2 days per week outdoors.
6. **AFTER SCHOOL CARE:** Childcare for the school's students is permitted up to 6:00 p.m., Monday through Friday, mid-August through mid-June.
7. **VOLLEYBALL AND BASKETBALL TOURNAMENTS:** A tournament is a series of contests/matches/games between two or more schools/teams one of which must be the approved school. Tournament hours are 7:30 a.m. to 3:30 p.m. Monday through Friday,

and Saturday. Vehicles must be off campus by 4:00 p.m. on Saturdays. These tournaments may occur up to 2 Saturdays, mid-August through mid-June.

8. EVENING/NIGHTTIME AND WEEKEND EVENTS: Evening/nighttime events are events that occur between 6:00 p.m. and 9:00 p.m. Evening/nighttime and weekend events are permitted up to 10 times per academic year, mid-August through mid-June. These events must be listed by August 1st on a publicly accessible online School Calendar.
9. OPEN HOUSE: One weekend Open House per calendar year is permitted 7:30 a.m. to 3:30 p.m. (vehicles off campus by 4:00 p.m.), Saturday only (not Sunday), mid-August through mid-June. This event does not count as one of the 10 exception days from the maximum number of daily vehicle trips.
10. DELIVERY HOURS: Deliveries shall only occur between 7:00 a.m. and 7:00 p.m., Monday through Friday.
11. SUMMER SESSION: A summer program is permitted between mid-June and mid-August for six contiguous weeks. Summer hours are limited to 8:30 a.m. to 1:00 p.m., Monday through Friday.
12. PROFESSIONAL DEVELOPMENT/CONFERENCES: Training for the parents of enrolled students and/or the school's faculty only is permitted from 7:30 a.m. to 6:00 p.m., unless designated as a nighttime exception, Monday through Friday, mid-August through mid-June. No other conferences are permitted.
13. THIRD PARTY USE/RENTAL/LEASE: Third party use is allowed. A third party use is defined as a school program run by an entity that is under a contractual partnership agreement with the school, payments for participation in the activity are paid directly to the school, and the school has control of the operations of the activity. Any such third party use will be subject to all of the conditions contained in this Conditional Use Permit.
14. ADDITIONAL ACTIVITIES: Any activity that is not expressly identified in this Permit is prohibited.
15. NUMBER OF STUDENTS: The maximum number of students shall be limited to 414 students over the life of the Conditional Use Permit with an increase over 315 students of up to 33 in year 2016-2017, up to an additional 33 in year 2017-2018, and up to an additional 33 in year 2018-2019. The right to add any additional students is contingent on the school's compliance with the traffic count requirements. The maximum number of students during the summer session is 150.
16. INITIAL REVIEW: Six months after the date of this approval, the Town Council shall review the school's compliance with the maximum number of daily vehicle trips. At a publicly noticed hearing, Town Council will consider whether there is merit to increase the number of students from 315 based on compliance with the maximum number of daily vehicle trips. This review shall be completed at the school's expense.
17. MAXIMUM NUMBER OF DAILY VEHICLE TRIPS: The maximum number of daily vehicle trips shall not exceed 880 pursuant to the following:
 - a. The school may designate 10 days per year that can be removed from the maximum calculation, which shall be referred to as "exception days."
 - b. Exception days shall not exceed 960 maximum daily vehicle trips.
 - c. Exception days must be identified on a publicly accessible online School Calendar for each semester of the academic calendar year.
 - d. The maximum number of daily vehicle trips shall not exceed 300 during the summer session as defined in condition 11.

18. **MANDATORY TRAFFIC DEMAND MANAGEMENT PLAN:** The school shall implement, at its expense, a Mandatory Traffic Demand Management Plan consisting of any of the following means to limit daily vehicle trips: carpools, busing, shuttle buses, traditional school buses, bicycling, walking management plans, or other methods submitted by the school. The school must inform persons and entities, covered by the plan, that pickup and drop-offs are prohibited on public streets in the immediate vicinity of the school. The school is solely responsible for enforcement of and compliance with a Mandatory Traffic Demand Management Plan.
19. **TRAFFIC COUNT MONITORING:** The school shall monitor its compliance using the existing embedded counter and by installing tube counters as a backup. The data from the counters will be used to determine whether the school has complied with the traffic requirements contained in condition 17. The Town shall conduct ongoing traffic data validation by contracting for a random manual traffic count for three days, each semester. The data shall be compared with Sensys data (i.e, the embedded counter data) and results provided to the Town Traffic Engineer. If the Town Traffic Engineer finds the school out of compliance, the Town shall contract for additional data collection, with a one week mechanical (hose) traffic count to verify the counts. The school shall be considered out of compliance if any mechanical readings exceed the Sensys counts by more than five percent and where the readings are above the maximum number of daily vehicle trips. If the Sensys data continues to demonstrate ongoing non-compliance, the discrepancy shall trigger the compliance proceedings portion of the CUP. The school is required to reimburse the Town for all staff and contract services associated with this condition.
20. **BUS STOPS:** The school may continue to use bus stop locations negotiated with private businesses. Any existing or new bus stop must be approved by the Los Gatos Parks and Public Works Department as a suitable and safe place for a bus stop.
21. **PARKING:** All parking shall be accommodated onsite.
22. **PICK-UP AND DROP-OFF AREA:** A pick-up and drop-off area shall be maintained on school grounds.
23. **EMERGENCY ACCESS ROAD:** The emergency access road to Ann Arbor Drive shall not be opened up at any time to public or school use. The road may be opened for construction access only if it is part of an approved construction plan for an Architecture and Site application.
24. **CURFEW AND NOISE:** The school shall comply with the Town Code governing curfew and noise levels with the exception of one amplified DJ event, mid-August through mid- June (not summer).
25. **ONGOING COMPLIANCE REVIEW:** Upon completion of the six-month initial review set forth in condition 16, the Planning Commission shall conduct an annual review to determine if the school is in compliance with this Conditional Use Permit. If, at any reviews, the Planning Commission finds that the school is in violation of this Conditional Use Permit or that new or more effective data collection methods are available to compute traffic counts, then the Conditional Use Permit may be modified and/or revoked as allowed under the Town Code. Compliance review shall be completed at the school's expense.
26. **PENALTIES FOR EXCEEDANCES OF THE MAXIMUM DAILY TRIP CAP:**
 - a. If the Town's Traffic Consultant's review of the trip cap monthly monitoring reports reveals that the number of trips exceeds the maximum daily trip cap, the applicant shall pay a penalty of \$1,000 per day and \$100 per excess trip.

- b. If the Town's Traffic Consultant's review of the trip cap monthly monitoring reports reveals that the number of trips exceeds the maximum daily trip cap for a second consecutive monitoring period, the applicant shall pay a penalty of \$2,500 per day and \$250 per excess trip.
 - c. If the Town's Traffic Consultant's review of the trip cap monthly monitoring reports reveals that the number of trips exceeds the maximum daily trip cap for a third consecutive monitoring period, the applicant shall pay a penalty of \$5,000 per day and \$500 per excess trip.
 - d. Penalty money shall be paid to the Town and used towards neighborhood traffic/pedestrian improvements as approved by the Town's Parks and Public Works Director.
 - e. The school is not subject to fines in the first six months after the date of this approval.
27. NEIGHBORHOOD COORDINATION: The school shall post a schedule of events on a website accessible to the public at the beginning of each semester of academic calendar year.
28. GYMNASIUM DOORS AND WINDOWS: The loading doors on the Ann Arbor side shall be closed at all times whenever activities are being held inside the gymnasium. The other doors and windows in the gymnasium shall be allowed to remain open during activities.
29. SQUARE FOOTAGE: The maximum structural square footage is 55,715 square feet as approved by the Master Plan on May 7, 2001 (Resolution 2011-048). The existing campus is currently 52,683 square feet and an additional 3,032 square feet is permitted in the library and cafeteria/art classrooms with an approved Architecture and Site application.
30. BUILDING FOOTPRINTS: The footprints of the future buildings may be required to be modified during the Architecture and Site approval process to reduce tree impacts.
31. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.



December 3, 2024

Mr. Michael Vroman, PE
Senior Traffic Engineer
Town of Los Gatos
41 Miles Avenue
Los Gatos, CA 95030

Hillbrook School 2023-2024 School Year, Fall Trimester Monitoring

Dear Mr. Vroman;

As requested, W-Trans has prepared a summary of the Fall Trimester traffic monitoring of Hillbrook School in Los Gatos for the 2023-2024 school year. The purpose of this letter is to summarize the 2023 Fall Trimester daily vehicle trips and to note any discrepancies in the data collection. Based on the collected data, Hillbrook School has not exceeded the maximum number of daily trips during the Fall Trimester.

Existing Conditions

The Hillbrook School is located at 300 Marchmont Drive in the Town of Los Gatos. According to Condition 17 of the school's Conditional Use Permit, "the maximum number of daily vehicle trips shall not exceed 880." The school can identify up to ten exception days where they are permitted to exceed the maximum number of daily trips, however, the total number of trips on these exception days shall not exceed 960. The school maintains two Sensys magnetometer traffic counters embedded in the pavement of the exit lane outside the school's gate, approximately thirty feet apart. These magnetometers are calibrated to detect the presence of vehicles and motorcycles, but not bicycles or other non-motorized means of transportation.

Hillbrook School and Sensys staff continuously monitor the functionality of the system. The magnetometers are self-calibrating, self-tuning, and are upgraded remotely as new software is released. The sensors are to be calibrated and validated each trimester. Sensys staff have previously conducted an independent validation of the count system and concluded the daily counts show between 97% and 99.75% accuracy. Hillbrook School has implemented traffic control measures to improve the flow of vehicles over the sensors in order to maintain data accuracy, such as lane delineators along Marchmont Drive.

Hillbrook School has only one vehicular access point, and because of this it is assumed that all exit trips also made an entrance trip through this location. For reporting purposes, the maximum of either Exit A or Exit B is used to determine the number of daily trips. It is noted that the normal daily vehicle trips from the houses located adjacent to Hillbrook School on Marchmont Drive have the potential to also be detected by the Sensys counters. The trips have the potential to be detected by one or both sensors, and thus could possibly increase in the number of days where the difference between sensors is larger than five percent.

The Conditional Use Permit also outlines the requirements of manual data collection in Condition 19 and "the school shall be considered out of compliance if any mechanical readings exceed the Sensys counts by more than five percent and where the readings are above the maximum number of daily vehicle trips."

A permanent backup pneumatic tube counter, a MetroCount MC56000 Vehicle Classifier System, is located in both the entrance and exit lanes just outside of the school's gate. Pneumatic tube systems utilize rubber tubes placed across traffic lanes in specific configurations. When a vehicle travels over the tube the air pressure in the tube is compressed and this compression triggers an event recording. The system is

programed to classify vehicles based on the distance between the front and rear axle. The school's MetroCount system counts the total number of trips, both entrance and exit trips. While the Sensys system can be accessed remotely online, the MetroCount system is local to the school's network. The school has agreed to, and continues to, actively provide W-Trans with backup data directly from the MetroCount system when necessary.

24-hour Manual Counts and Observations

For the 2023 Fall Trimester, traffic counts were obtained on Marchmont Drive on December 12, 14, and 20, 2023. These dates were selected to cover a variety of on-campus activities. Wednesday, December 20 was an exception day as a "Middle School Winter Concert" event was scheduled on this day. The 24-hour Video and Sensys traffic counts for the selected dates are enclosed.

The traffic counts based on video taken by W-Trans represent the total sum of entrance and exit trips for 24-hours, broken down into 15-minute intervals. The Sensys counts represent the exit trips for the same 24-hour period. In order to convert exit trips to both entrance and exit trips, the maximum count from either Exit A or Exit B was determined and then doubled (assuming one trip in is equivalent to one trip out). The raw Sensys data and video counts are enclosed. The manual counts were then compared to the Sensys data for the same time period in Table 1.

Table 1 – Summary of 24-Hour Counts for Fall Trimester 2023					
Date	Day of the Week	Counts (# of Vehicles)		Summary of Counts	
		Video	Sensys	Percent Difference	Difference in Trips
12/12/23	Tuesday	811	828	2.07%	17
12/14/23	Thursday	798	840	5.13%	42
12/20/23	Wednesday	797	830	4.06%	33
Average		802	833	3.75%	31

Note: **Red Text** = value exceeds conditional use permit threshold

The manually counted video counts were reviewed to ensure accuracy. The Sensys counts were higher than the video counts on all three count collection days, resulting in an average percent difference of 3.75 percent. None of the data points exceeded the Conditional Use Permit daily trip cap of 880 daily trips for normal school days or 960 daily trips for an exception day, and the average difference between the Sensys counts and the video counts was less than five percent.

Seven-Day Tube Counts

Hillbrook School was out of compliance with the Conditional Use Permit during the 2022 Fall Trimester. Because of this, additional week-long tube counts were obtained during the 2023 Fall Trimester. These counts were collected between Friday, December 8 and Thursday, December 14. Table 2 provides a comparison of the tube counts and the Sensys data for the same time period.

Table 2 – Summary of Seven-Day Tube Counts for Fall Trimester 2023

Date	Day of the Week	Counts (# of Vehicles)		Summary of Counts	
		Tube	Sensys	Percent Difference	Difference in Trips
12/8/23	Friday	790	808	2.25%	18
12/9/23	Saturday	16	50	103.03%	34
12/10/23	Sunday	13	0	200%	13
12/11/23	Monday	847	802	5.46%	45
12/12/23	Tuesday	827	828	0.12%	1
12/13/23	Wednesday	832	852	2.38%	20
12/14/23	Thursday	794	840	5.63%	46
Average		588	597	45.55%	25
School Day Average		818	826	3.17%	26

Note: Red Text = value exceeds conditional use permit threshold

The Sensys counts were higher than the tube counts on five of the seven collection days, resulting in an average percent difference of 3.17 percent on school days. The large percentage differences between the weekend tube counts and Sensys counts were due to overall low volumes. As the difference in trips between the tube and Sensys counts are not significantly higher than the average, it is unlikely that either system had major errors. With lower volumes, higher variances among the different types of counts are more likely to occur. Also, a representative from Sensys confirmed that their system is designed to continuously auto-calibrate and that the diagnostics platform regularly monitors the health and functionality of all components. Based on this, Sensys considers these ongoing processes to satisfy the audit requirement.

None of the data points exceeded the Conditional Use Permit daily trip cap of 880 daily trips for normal school days or 960 daily trips for an exception day. The average difference between the Sensys counts and the tube counts for school days was also less than the five percent limit set in the Conditional Use Permit.

2023 Fall Trimester Summary

- During the 2023 Fall Trimester, Hillbrook School did not exceed the maximum number of 880 daily trips. Enclosed, in Table 3, is the daily summary of Sensys counts for the 2023 Fall Trimester. There were three traffic exception days during the 2023 Fall Trimester. The number of daily trips did not exceed the maximum number of daily trips (960) for an exception day or the maximum number of daily trips (880) for a regular school day.
- The highest number of daily vehicle trips was 852 trips and occurred on Wednesday December 13, 2023.
- The average number of school day vehicle trips for the 2023 Fall Trimester was approximately 766 trips, which is fewer trips than the daily maximum of 880 trips allowed by the Conditional Use Permit.

- Excluding weekends and school holidays, there were no instances where the difference between Sensor A and Sensor B was greater than five percent. The average difference between the Sensor A and Sensor B counts was 5 vehicles.
- The cumulative percent difference between Sensor A and Sensor B for the 2023 Fall Trimester was 0.74 percent, which is less than the threshold of five percent outlined in the Conditional Use Permit.
- The largest daily difference between Sensor A and Sensor B was 14 vehicles on September 25, 2023. In August 2023, the average daily difference between Sensor A and Sensor B was one vehicle. The difference was approximately six vehicles in September 2023, five vehicles in October 2023, four vehicles in November 2023, and five vehicles in December 2023.

Conclusions

Overall, Hillbrook School was in compliance with Condition 17 of the school's Conditional Use Permit for the school year 2023-2024 Fall Trimester; the average number of school day vehicle trips was approximately 766 trips. The average difference in traffic counts between the two Sensys Sensors was less than the five percent threshold in the Conditional Use Permit, and the cumulative percent difference for the Fall Trimester was 0.74%. Further, the Sensys counts were within the five percent threshold on average when compared to count data collected via video and tubes.

The next scheduled monitoring report will be the 2024 Spring Trimester Manual Counts, which is anticipated to be completed in June 2024 prior to the conclusion of Hillbrook School's Spring Trimester. We will continue to provide monthly downloads of Sensys data during the first week of each month.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,



Mark Spencer, PE (Traffic)
Senior Principal

MES/ngb/vh/LGA900-3.L1-4

Enclosures: Fall Trimester Count Summary, 24-Hour Traffic Counts, Seven-Day Tube Counts



Table 3 – Daily Sensys Count Summary – 2023 Fall Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
08/31/23	Thursday	396	395	0.3%	792	First Day of School
09/01/23	Friday	368	376	2.2%	752	
09/02/23	Saturday	11	11	0.0%	22	Labor Day (No School)
09/03/23	Sunday	13	15	14.3%	30	
09/04/23	Monday	9	8	11.8%	18	
09/05/23	Tuesday	379	375	1.1%	758	
09/06/23	Wednesday	359	353	1.7%	718	
09/07/23	Thursday	377	376	0.3%	754	Family Fun Night
09/08/23	Friday	413	415	0.5%	830	
09/09/23	Saturday	24	21	13.3%	48	
09/10/23	Sunday	5	6	18.2%	12	
09/11/23	Monday	360	364	1.1%	728	
09/12/23	Tuesday	362	375	3.5%	750	Back to School Night
09/13/23	Wednesday	354	351	0.9%	708	
09/14/23	Thursday	411	418	1.7%	836	
09/15/23	Friday	374	374	0.0%	748	
09/16/23	Saturday	15	16	6.5%	32	
09/17/23	Sunday	8	7	13.3%	16	
09/18/23	Monday	362	371	2.5%	742	
09/19/23	Tuesday	404	401	0.7%	808	
09/20/23	Wednesday	373	372	0.3%	746	
09/21/23	Thursday	426	418	1.9%	852	
09/23/23	Friday	400	397	0.8%	800	
09/23/23	Saturday	10	10	0.0%	20	
09/24/23	Sunday	14	13	7.4%	28	
09/25/23	Monday	394	408	3.5%	816	
09/26/23	Tuesday	375	378	0.8%	756	
09/27/23	Wednesday	344	355	3.1%	710	
09/28/23	Thursday	339	341	0.6%	682	
09/29/23	Friday	346	349	0.9%	698	
09/30/23	Saturday	14	15	6.9%	30	
10/01/23	Sunday	11	11	0.0%	22	

Table 3 – Daily Sensys Count Summary – 2023 Fall Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
10/02/23	Monday	373	378	1.3%	756	
10/03/23	Tuesday	364	367	0.8%	713	
10/04/23	Wednesday	346	352	1.7%	704	
10/05/23	Thursday	403	403	0.0%	806	
10/06/23	Friday	390	395	1.3%	790	
10/07/23	Saturday	47	50	6.2%	100	
10/08/23	Sunday	3	3	0.0%	6	
10/09/23	Monday	44	38	14.6%	88	Fall Break No School
10/10/23	Tuesday	401	403	0.5%	806	
10/11/23	Wednesday	352	354	0.6%	708	
10/12/23	Thursday	365	362	0.8%	730	
10/13/23	Friday	361	359	0.6%	722	
10/14/23	Saturday	11	12	8.7%	24	
10/15/23	Sunday	13	12	8.0%	26	
10/16/23	Monday	385	390	1.3%	780	
10/17/23	Tuesday	385	392	1.8%	784	
10/18/23	Wednesday	382	388	1.6%	776	
10/19/23	Thursday	359	369	2.7%	738	
10/20/23	Friday	380	380	0.0%	760	
10/21/23	Saturday	14	12	15.4%	28	
10/23/23	Sunday	8	5	46.2%	16	
10/23/23	Monday	400	408	2.0%	816	
10/24/23	Tuesday	405	403	0.5%	810	
10/25/23	Wednesday	379	387	2.1%	774	
10/26/23	Thursday	425	426	0.2%	852	
10/27/23	Friday	367	374	1.9%	748	
10/28/23	Saturday	21	24	13.3%	48	
10/29/23	Sunday	16	16	0.0%	32	
10/30/23	Monday	334	334	0.0%	668	
10/31/23	Tuesday	263	269	2.3%	538	
11/01/23	Wednesday	373	381	2.1%	762	
11/02/23	Thursday	405	416	2.7%	832	
11/03/23	Friday	375	380	1.3%	760	
11/04/23	Saturday	30	32	6.5%	64	
11/05/23	Sunday	12	12	0.0%	24	

Table 3 – Daily Sensys Count Summary – 2023 Fall Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
11/06/23	Monday	398	400	0.5%	800	
11/07/23	Tuesday	402	407	1.2%	814	
11/08/23	Wednesday	381	381	0.0%	762	
11/09/23	Thursday	389	396	1.8%	792	
11/10/23	Friday	404	404	0.0%	808	
11/11/23	Saturday	18	15	18.2%	36	
11/12/23	Sunday	16	16	0.0%	32	
11/13/23	Monday	395	397	0.5%	794	
11/14/23	Tuesday	397	398	0.3%	794	
11/15/23	Wednesday	392	387	1.3%	784	
11/16/23	Thursday	415	414	0.2%	830	
11/17/23	Friday	398	405	1.7%	810	
11/18/23	Saturday	23	20	14.0%	46	
11/19/23	Sunday	16	16	0.0%	32	
11/20/23	Monday	26	27	3.8%	54	Thanksgiving Week (No School)
11/21/23	Tuesday	15	16	6.5%	32	Thanksgiving Week (No School)
11/23/23	Wednesday	13	12	8.0%	26	Thanksgiving Week (No School)
11/23/23	Thursday	4	4	0.0%	8	Thanksgiving Week (No School)
11/24/23	Friday	8	8	0.0%	16	Thanksgiving Week (No School)
11/25/23	Saturday	10	8	22.2%	20	
11/26/23	Sunday	13	12	8.0%	26	
11/27/23	Monday	383	387	1.0%	774	
11/28/23	Tuesday	376	377	0.3%	754	
11/29/23	Wednesday	363	363	0.0%	726	
11/30/23	Thursday	407	403	1.0%	814	
12/01/23	Friday	286	290	1.4%	580	
12/02/23	Saturday	0	0	0.0%	0	
12/03/23	Sunday	0	0	0.0%	0	
12/04/23	Monday	239	237	0.8%	478	
12/05/23	Tuesday	392	404	3.0%	808	
12/06/23	Wednesday	358	366	2.2%	732	
12/07/23	Thursday	383	385	0.5%	770	
12/08/23	Friday	404	404	0.0%	808	
12/09/23	Saturday	25	24	4.1%	50	
12/10/23	Sunday	0	0	0.0%	0	

Hillbrook School Driveway In and Out
 Tuesday, December 12, 2023
 IDAX Data Solutions

Lights		
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
3:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	0	0
5:00	1	0
5:15	1	0
5:30	0	0
5:45	0	0
6:00	0	0
6:15	3	0
6:30	1	0
6:45	4	0
7:00	4	0
7:15	13	0
7:30	30	9
7:45	91	67
8:00	40	42
8:15	10	18
8:30	5	3
8:45	8	1
9:00	2	3
9:15	4	4
9:30	4	5
9:45	3	1
10:00	0	4
10:15	4	3
10:30	3	1
10:45	3	0
11:00	2	1
11:15	0	1

Heavies		
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
3:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	0	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	0	0
6:00	0	0
6:15	0	0
6:30	0	0
6:45	0	0
7:00	0	0
7:15	1	1
7:30	0	0
7:45	4	2
8:00	0	2
8:15	0	0
8:30	0	0
8:45	0	0
9:00	0	0
9:15	0	0
9:30	0	0
9:45	0	0
10:00	0	0
10:15	0	0
10:30	0	0
10:45	0	0
11:00	1	1
11:15	0	0

11:30	4	5
11:45	3	2
12:00	2	2
12:15	2	5
12:30	0	0
12:45	1	0
13:00	3	1
13:15	2	1
13:30	1	4
13:45	0	1
14:00	3	3
14:15	6	6
14:30	17	4
14:45	36	6
15:00	16	52
15:15	12	21
15:30	13	19
15:45	11	24
16:00	5	14
16:15	9	16
16:30	2	16
16:45	2	4
17:00	1	4
17:15	1	1
17:30	1	8
17:45	0	2
18:00	0	0
18:15	0	0
18:30	0	0
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	1
19:45	0	0
20:00	0	0
20:15	0	0
20:30	1	0
20:45	0	1
21:00	0	0
21:15	0	0
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	2
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
Total	390	388

11:30	0	1
11:45	1	1
12:00	0	0
12:15	0	0
12:30	0	0
12:45	0	0
13:00	1	0
13:15	0	1
13:30	0	0
13:45	0	0
14:00	0	0
14:15	3	0
14:30	0	0
14:45	0	0
15:00	0	3
15:15	0	0
15:30	0	0
15:45	1	0
16:00	1	2
16:15	0	0
16:30	1	1
16:45	1	1
17:00	1	1
17:15	0	0
17:30	0	0
17:45	0	0
18:00	0	0
18:15	0	0
18:30	0	0
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	0
19:45	0	0
20:00	0	0
20:15	0	0
20:30	0	0
20:45	0	0
21:00	0	0
21:15	0	0
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
Total	16	17

Results for Sensor Zone 'ExitA' in AP: 'APEG 9545'

Start Date: 12/12/2023 00:00 PST

End Date: 12/13/2023 00:00 PST

Reporting interval: 15 minutes, Speed Average: Averaged by car

Time (Beginning of Interval)	Occup (%)	Volume	Median Speed (mph)	Avg Speed (mph)	Avg Gap (sec)	Avg Headway (sec)	Avg Length (ft)
12/12/2023 00:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 00:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 00:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 00:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 01:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 01:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 01:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 01:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 02:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 02:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 02:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 02:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 03:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 03:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 03:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 03:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 04:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 04:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 04:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 04:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 05:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 05:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 05:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 05:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 06:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 06:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 06:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 06:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 07:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 07:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 07:30:00	0.67	7	n/a	n/a	135.49	136.21	n/a
12/12/2023 07:45:00	11.04	72	n/a	n/a	11.30	12.68	n/a
12/12/2023 08:00:00	6.09	46	n/a	n/a	17.42	18.61	n/a
12/12/2023 08:15:00	1.31	18	n/a	n/a	37.24	37.94	n/a
12/12/2023 08:30:00	0.36	3	n/a	n/a	383.55	384.46	n/a
12/12/2023 08:45:00	0.04	1	n/a	n/a	250.19	251.20	n/a
12/12/2023 09:00:00	0.30	3	n/a	n/a	435.14	435.85	n/a
12/12/2023 09:15:00	0.48	4	n/a	n/a	259.31	260.35	n/a
12/12/2023 09:30:00	0.58	3	n/a	n/a	311.20	312.60	n/a
12/12/2023 09:45:00	0.23	2	n/a	n/a	420.20	421.51	n/a
12/12/2023 10:00:00	0.54	5	n/a	n/a	163.78	164.81	n/a
12/12/2023 10:15:00	0.45	3	n/a	n/a	200.84	202.13	n/a
12/12/2023 10:30:00	0	0	n/a	n/a	n/a	n/a	n/a

12/12/2023 10:45:00	0.08	1 n/a	n/a	1,412.81	1,414.18	n/a
12/12/2023 11:00:00	0.90	3 n/a	n/a	470.15	471.50	n/a
12/12/2023 11:15:00	0.13	1 n/a	n/a	1,052.18	1,056.98	n/a
12/12/2023 11:30:00	1.22	8 n/a	n/a	99.33	100.76	n/a
12/12/2023 11:45:00	0.78	4 n/a	n/a	300.37	302.10	n/a
12/12/2023 12:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 12:15:00	0.74	7 n/a	n/a	197.85	198.78	n/a
12/12/2023 12:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 12:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 13:00:00	0.10	1 n/a	n/a	2,799.23	2,800.23	n/a
12/12/2023 13:15:00	0.16	3 n/a	n/a	358.18	358.76	n/a
12/12/2023 13:30:00	0.43	4 n/a	n/a	249.18	249.93	n/a
12/12/2023 13:45:00	0.04	1 n/a	n/a	280.30	281.84	n/a
12/12/2023 14:00:00	0.34	3 n/a	n/a	457.46	458.33	n/a
12/12/2023 14:15:00	0.74	6 n/a	n/a	131.30	132.29	n/a
12/12/2023 14:30:00	0.72	4 n/a	n/a	260.28	261.93	n/a
12/12/2023 14:45:00	1.07	8 n/a	n/a	106.01	107.29	n/a
12/12/2023 15:00:00	8.05	56 n/a	n/a	16.86	18.12	n/a
12/12/2023 15:15:00	2.48	21 n/a	n/a	44.42	45.56	n/a
12/12/2023 15:30:00	1.89	17 n/a	n/a	51.96	53	n/a
12/12/2023 15:45:00	2.73	24 n/a	n/a	36.41	37.43	n/a
12/12/2023 16:00:00	1.48	13 n/a	n/a	66.01	67	n/a
12/12/2023 16:15:00	2	15 n/a	n/a	58.89	60.02	n/a
12/12/2023 16:30:00	2.50	14 n/a	n/a	60.81	62.47	n/a
12/12/2023 16:45:00	0.48	6 n/a	n/a	144.90	145.69	n/a
12/12/2023 17:00:00	0.42	4 n/a	n/a	183.21	184.13	n/a
12/12/2023 17:15:00	1.79	4 n/a	n/a	239.23	241.88	n/a
12/12/2023 17:30:00	0.55	5 n/a	n/a	169.43	171.61	n/a
12/12/2023 17:45:00	0.64	5 n/a	n/a	76.90	77.98	n/a
12/12/2023 18:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 18:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 18:30:00	0.29	1 n/a	n/a	2,581.90	2,582.76	n/a
12/12/2023 18:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 19:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 19:15:00	0.34	1 n/a	n/a	2,696.42	2,699.04	n/a
12/12/2023 19:30:00	0.07	1 n/a	n/a	1,092.36	1,095.43	n/a
12/12/2023 19:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 20:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 20:15:00	0.80	1 n/a	n/a	3,249.46	3,250.13	n/a
12/12/2023 20:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 20:45:00	0.13	1 n/a	n/a	1,197.73	1,204.97	n/a
12/12/2023 21:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 21:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 21:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 21:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 22:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 22:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 22:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 22:45:00	1.81	4 n/a	n/a	1,915.52	1,919.58	n/a
12/12/2023 23:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/12/2023 23:15:00	0	0 n/a	n/a	n/a	n/a	n/a

12/12/2023 23:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/12/2023 23:45:00	0	0	n/a	n/a	n/a	n/a	n/a
Grand Total	0.60	414	---	n/a	133.16	134.42	n/a

Hillbrook School Driveway In and Out
 Thursday, December 14, 2023
 IDAX Data Solutions

Lights		
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
3:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	1	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	1	0
6:00	2	0
6:15	1	0
6:30	3	0
6:45	1	0
7:00	8	0
7:15	14	3
7:30	35	6
7:45	77	60
8:00	37	43
8:15	6	8
8:30	6	4
8:45	6	4
9:00	3	1
9:15	1	1
9:30	3	5
9:45	3	1
10:00	0	1
10:15	4	2
10:30	0	0
10:45	4	3
11:00	2	4
11:15	5	4

Heavies		
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
3:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	0	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	0	0
6:00	1	1
6:15	0	0
6:30	0	0
6:45	0	0
7:00	0	0
7:15	0	0
7:30	0	0
7:45	4	4
8:00	0	1
8:15	1	0
8:30	1	1
8:45	0	1
9:00	0	0
9:15	0	0
9:30	0	0
9:45	0	0
10:00	0	0
10:15	0	0
10:30	0	0
10:45	0	0
11:00	0	0
11:15	1	1

11:30	4	3
11:45	1	1
12:00	2	4
12:15	3	0
12:30	3	5
12:45	0	1
13:00	2	0
13:15	1	3
13:30	1	1
13:45	1	2
14:00	1	3
14:15	4	2
14:30	15	3
14:45	26	6
15:00	19	53
15:15	13	18
15:30	15	17
15:45	14	28
16:00	10	17
16:15	5	17
16:30	11	6
16:45	3	17
17:00	0	5
17:15	1	2
17:30	1	3
17:45	2	8
18:00	0	0
18:15	0	1
18:30	1	1
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	1
19:45	0	0
20:00	0	0
20:15	0	0
20:30	0	0
20:45	0	0
21:00	0	0
21:15	0	0
21:30	0	2
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
total	382	380

11:30	0	0
11:45	1	0
12:00	0	1
12:15	0	0
12:30	0	0
12:45	0	0
13:00	1	1
13:15	0	0
13:30	0	0
13:45	0	0
14:00	0	0
14:15	0	0
14:30	2	0
14:45	0	0
15:00	0	2
15:15	1	0
15:30	0	1
15:45	0	0
16:00	1	0
16:15	2	2
16:30	0	1
16:45	2	1
17:00	0	0
17:15	0	0
17:30	0	0
17:45	0	0
18:00	0	0
18:15	0	0
18:30	0	0
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	0
19:45	0	0
20:00	0	0
20:15	0	0
20:30	0	0
20:45	0	0
21:00	0	0
21:15	0	0
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
Total	18	18

Results for Sensor Zone 'ExitB' in AP: 'APEG 9545'

Start Date: 12/14/2023 00:00 PST

End Date: 12/15/2023 00:00 PST

Reporting interval: 15 minutes, Speed Average: Averaged by car

Time (Beginning of Interval)	Occup (%)	Volume	Median Speed (mph)	Avg Speed (mph)	Avg Gap (sec)	Avg Headway (sec)	Avg Length (ft)
12/14/2023 00:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 00:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 00:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 00:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 01:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 01:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 01:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 01:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 02:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 02:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 02:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 02:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 03:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 03:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 03:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 03:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 04:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 04:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 04:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 04:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 05:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 05:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 05:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 05:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 06:00:00	0.33	1	n/a	n/a	n/a	n/a	n/a
12/14/2023 06:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 06:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 06:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 07:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 07:15:00	0.49	3	n/a	n/a	1,547.98	1,550.12	n/a
12/14/2023 07:30:00	0.99	6	n/a	n/a	179.88	181.37	n/a
12/14/2023 07:45:00	13.25	66	n/a	n/a	11.90	13.67	n/a
12/14/2023 08:00:00	5.99	46	n/a	n/a	18.21	19.43	n/a
12/14/2023 08:15:00	1.34	9	n/a	n/a	90.94	92.24	n/a
12/14/2023 08:30:00	0.67	5	n/a	n/a	183.49	184.69	n/a
12/14/2023 08:45:00	1.52	5	n/a	n/a	183.44	186.21	n/a
12/14/2023 09:00:00	0.09	1	n/a	n/a	666.55	667.59	n/a
12/14/2023 09:15:00	0.32	2	n/a	n/a	544.22	545.41	n/a
12/14/2023 09:30:00	0.71	6	n/a	n/a	144.75	145.91	n/a
12/14/2023 09:45:00	0.11	1	n/a	n/a	302.08	302.84	n/a
12/14/2023 10:00:00	0.28	3	n/a	n/a	415.76	416.59	n/a
12/14/2023 10:15:00	0.20	2	n/a	n/a	491.24	492.20	n/a
12/14/2023 10:30:00	0.09	1	n/a	n/a	391.51	392.30	n/a

12/14/2023 10:45:00	0.42	3 n/a	n/a	521.64	522.57	n/a
12/14/2023 11:00:00	0.53	4 n/a	n/a	210.20	211.38	n/a
12/14/2023 11:15:00	0.71	5 n/a	n/a	209.41	210.82	n/a
12/14/2023 11:30:00	0.47	3 n/a	n/a	166.68	168.04	n/a
12/14/2023 11:45:00	0.12	1 n/a	n/a	588.13	589.46	n/a
12/14/2023 12:00:00	1.20	5 n/a	n/a	319.90	321.83	n/a
12/14/2023 12:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 12:30:00	1.31	5 n/a	n/a	326.18	328.78	n/a
12/14/2023 12:45:00	0.82	3 n/a	n/a	252.38	254.80	n/a
12/14/2023 13:00:00	0.19	1 n/a	n/a	911.90	912.92	n/a
12/14/2023 13:15:00	0.37	3 n/a	n/a	303.50	304.98	n/a
12/14/2023 13:30:00	0.13	1 n/a	n/a	1,091.13	1,091.73	n/a
12/14/2023 13:45:00	0.24	2 n/a	n/a	440.67	441.76	n/a
12/14/2023 14:00:00	0.39	3 n/a	n/a	143.82	144.98	n/a
12/14/2023 14:15:00	0.49	2 n/a	n/a	604.08	606.30	n/a
12/14/2023 14:30:00	0.59	3 n/a	n/a	356.89	358.24	n/a
12/14/2023 14:45:00	0.77	5 n/a	n/a	186.74	188.11	n/a
12/14/2023 15:00:00	9.05	61 n/a	n/a	13.94	15.30	n/a
12/14/2023 15:15:00	2.46	18 n/a	n/a	46.67	47.90	n/a
12/14/2023 15:30:00	2.95	18 n/a	n/a	50.27	51.75	n/a
12/14/2023 15:45:00	3.28	28 n/a	n/a	31	32.06	n/a
12/14/2023 16:00:00	2.55	17 n/a	n/a	46.68	48.05	n/a
12/14/2023 16:15:00	3.33	20 n/a	n/a	44.51	45.98	n/a
12/14/2023 16:30:00	0.97	7 n/a	n/a	121.31	122.49	n/a
12/14/2023 16:45:00	2.68	19 n/a	n/a	48.47	49.76	n/a
12/14/2023 17:00:00	0.93	5 n/a	n/a	169.95	171.60	n/a
12/14/2023 17:15:00	1.31	3 n/a	n/a	276.07	277.30	n/a
12/14/2023 17:30:00	0.39	3 n/a	n/a	192.68	196.70	n/a
12/14/2023 17:45:00	0.98	8 n/a	n/a	157.84	158.96	n/a
12/14/2023 18:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 18:15:00	0.34	2 n/a	n/a	915.34	916.80	n/a
12/14/2023 18:30:00	0.12	1 n/a	n/a	878.13	879.02	n/a
12/14/2023 18:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 19:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 19:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 19:30:00	3.40	1 n/a	n/a	2,891.88	2,892.98	n/a
12/14/2023 19:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 20:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 20:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 20:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 20:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 21:00:00	0.45	1 n/a	n/a	5,384.80	5,415.38	n/a
12/14/2023 21:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 21:30:00	0.24	2 n/a	n/a	1,059.05	1,061.49	n/a
12/14/2023 21:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 22:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 22:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 22:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 22:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 23:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/14/2023 23:15:00	0	0 n/a	n/a	n/a	n/a	n/a

12/14/2023 23:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/14/2023 23:45:00	0	0	n/a	n/a	n/a	n/a	n/a
Grand Total	0.73	420	---	n/a	131.39	132.90	n/a

Hillbrook School Driveway In and Out
 Wednesday, December 20, 2023
 IDAX Data Solutions

Lights		
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
3:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	0	0
5:00	0	0
5:15	1	0
5:30	0	0
5:45	1	0
6:00	3	0
6:15	0	0
6:30	2	0
6:45	1	1
7:00	2	1
7:15	7	2
7:30	24	9
7:45	79	61
8:00	38	40
8:15	12	12
8:30	4	5
8:45	5	4
9:00	3	0
9:15	3	5
9:30	2	1
9:45	3	3
10:00	2	1
10:15	2	1
10:30	1	1
10:45	3	1
11:00	5	3
11:15	2	2

Heavies		
Time	In	Out
0:00	0	0
0:15	0	0
0:30	0	0
0:45	0	0
1:00	0	0
1:15	0	0
1:30	0	0
1:45	0	0
2:00	0	0
2:15	0	0
2:30	0	0
2:45	0	0
3:00	0	0
3:15	0	0
3:30	0	0
3:45	0	0
4:00	0	0
4:15	0	0
4:30	0	0
4:45	0	0
5:00	0	0
5:15	0	0
5:30	0	0
5:45	0	0
6:00	0	0
6:15	0	0
6:30	0	0
6:45	0	0
7:00	0	0
7:15	1	1
7:30	0	0
7:45	4	4
8:00	0	0
8:15	0	0
8:30	0	0
8:45	0	0
9:00	0	0
9:15	0	0
9:30	1	1
9:45	0	0
10:00	0	0
10:15	0	0
10:30	0	0
10:45	0	0
11:00	0	0
11:15	0	0

11:30	1	3
11:45	1	3
12:00	0	2
12:15	1	1
12:30	4	1
12:45	2	2
13:00	1	0
13:15	2	4
13:30	0	1
13:45	1	1
14:00	1	1
14:15	6	2
14:30	28	6
14:45	32	8
15:00	21	59
15:15	8	28
15:30	6	9
15:45	4	10
16:00	3	11
16:15	0	6
16:30	2	3
16:45	2	3
17:00	1	1
17:15	3	1
17:30	5	7
17:45	8	0
18:00	5	0
18:15	5	2
18:30	5	0
18:45	1	1
19:00	2	2
19:15	0	0
19:30	2	13
19:45	0	18
20:00	0	2
20:15	0	0
20:30	0	0
20:45	0	0
21:00	0	0
21:15	0	0
21:30	1	0
21:45	0	0
22:00	0	0
22:15	0	3
22:30	0	1
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
total	369	368

11:30	1	1
11:45	0	0
12:00	0	0
12:15	0	0
12:30	0	0
12:45	1	0
13:00	0	1
13:15	0	0
13:30	1	0
13:45	1	2
14:00	0	0
14:15	2	0
14:30	1	0
14:45	0	0
15:00	0	2
15:15	0	1
15:30	0	0
15:45	1	1
16:00	1	1
16:15	1	0
16:30	1	1
16:45	0	1
17:00	1	0
17:15	0	0
17:30	1	1
17:45	0	1
18:00	2	2
18:15	3	3
18:30	3	1
18:45	0	0
19:00	0	0
19:15	0	0
19:30	0	1
19:45	2	2
20:00	1	2
20:15	0	0
20:30	0	0
20:45	0	0
21:00	0	0
21:15	0	0
21:30	0	0
21:45	0	0
22:00	0	0
22:15	0	0
22:30	0	0
22:45	0	0
23:00	0	0
23:15	0	0
23:30	0	0
23:45	0	0
Total	30	30

Results for Sensor Zone 'ExitB' in AP: 'APEG 9545'

Start Date: 12/20/2023 00:00 PST

End Date: 12/21/2023 00:00 PST

Reporting interval: 15 minutes, Speed Average: Averaged by car

Time (Beginning of Interval)	Occup (%)	Volume	Median Speed (mph)	Avg Speed (mph)	Avg Gap (sec)	Avg Headway (sec)	Avg Length (ft)
12/20/2023 00:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 00:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 00:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 00:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 01:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 01:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 01:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 01:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 02:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 02:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 02:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 02:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 03:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 03:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 03:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 03:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 04:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 04:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 04:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 04:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 05:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 05:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 05:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 05:45:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 06:00:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 06:15:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 06:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 06:45:00	0.16	1	n/a	n/a	n/a	n/a	n/a
12/20/2023 07:00:00	0.14	1	n/a	n/a	1,169.03	1,170.50	n/a
12/20/2023 07:15:00	0.84	5	n/a	n/a	194.61	195.86	n/a
12/20/2023 07:30:00	0.98	8	n/a	n/a	131.31	132.60	n/a
12/20/2023 07:45:00	9.81	67	n/a	n/a	12.18	13.49	n/a
12/20/2023 08:00:00	4.33	39	n/a	n/a	21.84	22.85	n/a
12/20/2023 08:15:00	1.09	13	n/a	n/a	58.69	59.47	n/a
12/20/2023 08:30:00	0.47	4	n/a	n/a	177.09	178.08	n/a
12/20/2023 08:45:00	0.43	4	n/a	n/a	261.96	262.87	n/a
12/20/2023 09:00:00	0.08	1	n/a	n/a	794.30	795.41	n/a
12/20/2023 09:15:00	0.49	4	n/a	n/a	235.81	236.85	n/a
12/20/2023 09:30:00	0.30	3	n/a	n/a	280.12	280.88	n/a
12/20/2023 09:45:00	0.29	3	n/a	n/a	389.52	390.61	n/a
12/20/2023 10:00:00	0.11	1	n/a	n/a	632.45	633.20	n/a
12/20/2023 10:15:00	0.11	2	n/a	n/a	289.49	290.02	n/a
12/20/2023 10:30:00	0.09	2	n/a	n/a	514.45	514.98	n/a

12/20/2023 10:45:00	0.13	1 n/a	n/a	684.05	684.70	n/a
12/20/2023 11:00:00	0.29	3 n/a	n/a	450.37	451.35	n/a
12/20/2023 11:15:00	0.31	2 n/a	n/a	319.81	320.90	n/a
12/20/2023 11:30:00	0.29	2 n/a	n/a	491.46	492.86	n/a
12/20/2023 11:45:00	0.65	4 n/a	n/a	244.25	245.77	n/a
12/20/2023 12:00:00	0.45	2 n/a	n/a	555.28	556.61	n/a
12/20/2023 12:15:00	0.17	1 n/a	n/a	962.25	964.67	n/a
12/20/2023 12:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 12:45:00	0.29	2 n/a	n/a	835.92	837.40	n/a
12/20/2023 13:00:00	0.18	1 n/a	n/a	509.93	511.06	n/a
12/20/2023 13:15:00	1.29	5 n/a	n/a	260.65	263.08	n/a
12/20/2023 13:30:00	0.08	1 n/a	n/a	425.82	426.92	n/a
12/20/2023 13:45:00	0.22	3 n/a	n/a	321.42	322.10	n/a
12/20/2023 14:00:00	0.13	1 n/a	n/a	847.22	847.91	n/a
12/20/2023 14:15:00	0.48	3 n/a	n/a	482.50	483.92	n/a
12/20/2023 14:30:00	0.83	6 n/a	n/a	135.21	136.40	n/a
12/20/2023 14:45:00	0.90	6 n/a	n/a	170.93	172.37	n/a
12/20/2023 15:00:00	8.09	61 n/a	n/a	13.54	14.74	n/a
12/20/2023 15:15:00	4.35	30 n/a	n/a	25.84	27.11	n/a
12/20/2023 15:30:00	0.93	8 n/a	n/a	101.99	103.18	n/a
12/20/2023 15:45:00	1.79	12 n/a	n/a	84.65	85.76	n/a
12/20/2023 16:00:00	1.24	11 n/a	n/a	81.61	82.88	n/a
12/20/2023 16:15:00	1.26	10 n/a	n/a	79.35	80.30	n/a
12/20/2023 16:30:00	0.96	5 n/a	n/a	180.07	182.11	n/a
12/20/2023 16:45:00	0.60	4 n/a	n/a	250.55	251.46	n/a
12/20/2023 17:00:00	0.12	1 n/a	n/a	835.85	838.70	n/a
12/20/2023 17:15:00	0.20	1 n/a	n/a	532.35	533.43	n/a
12/20/2023 17:30:00	1.33	8 n/a	n/a	109.29	110.83	n/a
12/20/2023 17:45:00	0.79	1 n/a	n/a	640.14	641.60	n/a
12/20/2023 18:00:00	1.02	2 n/a	n/a	575.77	581.22	n/a
12/20/2023 18:15:00	2.29	6 n/a	n/a	187.98	191.12	n/a
12/20/2023 18:30:00	2.59	7 n/a	n/a	126.05	129.94	n/a
12/20/2023 18:45:00	0.11	1 n/a	n/a	947.11	951.08	n/a
12/20/2023 19:00:00	0.11	1 n/a	n/a	105.02	106.04	n/a
12/20/2023 19:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 19:30:00	2.07	14 n/a	n/a	188.92	190.11	n/a
12/20/2023 19:45:00	3.10	20 n/a	n/a	40.56	42.03	n/a
12/20/2023 20:00:00	1.65	7 n/a	n/a	106.04	108.01	n/a
12/20/2023 20:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 20:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 20:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 21:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 21:15:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 21:30:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 21:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 22:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 22:15:00	0.48	3 n/a	n/a	2,761.30	2,763.18	n/a
12/20/2023 22:30:00	0.49	1 n/a	n/a	186.53	187.76	n/a
12/20/2023 22:45:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 23:00:00	0	0 n/a	n/a	n/a	n/a	n/a
12/20/2023 23:15:00	0	0 n/a	n/a	n/a	n/a	n/a

12/20/2023 23:30:00	0	0	n/a	n/a	n/a	n/a	n/a
12/20/2023 23:45:00	0	0	n/a	n/a	n/a	n/a	n/a
Grand Total	0.65	415	---	n/a	134.96	136.30	n/a

Table 3 – Daily Sensys Count Summary – 2023 Fall Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
12/11/23	Monday	394	401	1.8%	802	
12/12/23	Tuesday	414	413	0.2%	828	
12/13/23	Wednesday	426	422	0.9%	852	
12/14/23	Thursday	416	420	1.0%	840	
12/15/23	Friday	400	399	0.3%	800	
12/16/23	Saturday	3	3	0.0%	6	
12/17/23	Sunday	9	9	0.0%	18	
12/18/23	Monday	390	392	0.5%	784	
12/19/23	Tuesday	401	414	3.2%	828	
12/20/23	Wednesday	414	415	0.2%	830	Middle School Winter Concert
12/21/23	Thursday	376	376	0.0%	752	

Note: Allowable percent difference less than five percent; daily trip cap 880 trips during school year. Red = value exceeds conditional use permit threshold

Location: Marchmont Dr, W/O Entrance Gate
 Date Range: 12/8/2023 - 12/14/2023
 Site Code: 01

Time	Friday 12/8/2023			Saturday 12/9/2023			Sunday 12/10/2023			Monday 12/11/2023			Tuesday 12/12/2023			Wednesday 12/13/2023			Thursday 12/14/2023			Mid-Week Average				
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:00 AM	0	0	0	0	0	0	0	0	0	1	1	2	0	0	0	1	1	2	0	0	0	0	0	0	1	
3:00 AM	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:00 AM	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	
5:00 AM	2	0	2	2	0	2	0	0	0	2	1	3	2	0	2	1	0	1	1	0	1	1	0	1	1	
6:00 AM	7	0	7	0	2	2	0	0	0	9	0	9	8	0	8	9	0	9	8	2	10	8	1	9	9	
7:00 AM	147	54	201	0	0	0	0	0	0	145	59	204	145	87	232	138	80	218	132	80	212	138	82	221	221	
8:00 AM	53	64	117	1	1	2	0	0	0	68	72	140	69	63	132	61	66	127	55	65	120	62	65	126	126	
9:00 AM	11	23	34	0	0	0	1	1	2	11	13	24	12	13	25	8	10	18	11	9	20	10	11	21	21	
10:00 AM	13	12	25	1	1	2	1	0	1	11	10	21	12	9	21	10	16	26	8	6	14	10	10	20	20	
11:00 AM	9	11	20	0	0	0	0	0	0	4	9	13	11	13	24	5	4	9	13	13	26	10	10	20	20	
12:00 PM	11	9	20	1	1	2	2	3	5	9	9	18	5	7	12	7	11	18	8	12	20	7	10	17	17	
1:00 PM	11	9	20	0	0	0	0	1	1	11	11	22	7	8	15	11	12	23	6	7	13	8	9	17	17	
2:00 PM	44	20	64	0	0	0	0	0	0	64	20	84	59	17	76	64	25	89	46	13	59	56	18	75	75	
3:00 PM	59	103	162	2	2	4	1	1	2	54	115	169	54	122	176	61	87	148	60	116	176	58	108	167	167	
4:00 PM	28	52	80	0	0	0	0	0	0	36	74	110	23	56	79	26	83	109	33	61	94	27	67	94	94	
5:00 PM	7	19	26	0	0	0	0	0	0	7	17	24	4	16	20	8	16	24	3	19	22	5	17	22	22	
6:00 PM	2	3	5	1	1	2	1	0	1	0	0	0	0	0	0	1	4	5	1	2	3	1	2	3	3	
7:00 PM	0	0	0	0	0	0	0	1	1	0	1	1	0	1	1	1	2	3	0	1	1	0	1	2	2	
8:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	1	1	2	0	0	0	0	0	0	0	0	1	1	
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	1	1	1	
10:00 PM	0	2	2	0	0	0	0	0	0	0	3	3	0	2	2	0	3	3	0	0	0	0	2	2	2	
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	406	384	790	8	8	16	6	7	13	432	415	847	412	415	827	412	420	832	386	408	794	403	414	818	818	
Percent	51%	49%		50%	50%		46%	54%		51%	49%		50%	50%		50%	50%		49%	51%		49%	51%			
AM Peak	07:00	08:00	07:00	05:00	06:00	05:00	09:00	09:00	09:00	07:00	08:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00	
Vol.	147	64	201	2	2	2	1	1	2	145	72	204	145	87	232	138	80	218	132	80	212	138	82	221	221	
PM Peak	15:00	15:00	15:00	15:00	15:00	15:00	12:00	12:00	12:00	14:00	15:00	15:00	14:00	15:00	15:00	14:00	15:00	15:00	15:00	15:00	15:00	15:00	15:00	15:00	15:00	
Vol.	59	103	162	2	2	4	2	3	5	64	115	169	59	122	176	64	87	148	60	116	176	58	108	167	167	

1. Mid-week average includes data between Tuesday and Thursday.



December 3, 2024

Mr. Michael Vroman, PE
Senior Traffic Engineer
Town of Los Gatos
41 Miles Avenue
Los Gatos, CA 95030

Hillbrook School 2023-2024 School Year, Spring Trimester Monitoring

Dear Mr. Vroman;

As requested, W-Trans has prepared a summary of the Spring Trimester traffic monitoring of Hillbrook School in Los Gatos for the 2023-2024 school year. The purpose of this letter is to summarize the 2024 Spring Trimester daily vehicle trips and to note any discrepancies in the data collection. Based on the collected data, Hillbrook School has not exceeded the maximum number of daily trips during the Spring Trimester. However, the manual count data collected exceeded the Sensys counts by more than five percent, on average.

Existing Conditions

The Hillbrook School is located at 300 Marchmont Drive in the Town of Los Gatos. According to Condition 17 of the school's Conditional Use Permit, "the maximum number of daily vehicle trips shall not exceed 880." The school can identify up to ten exception days where they are permitted to exceed the maximum number of daily trips, however, the total number of trips on these exception days shall not exceed 960. The school maintains two Sensys magnetometer traffic counters embedded in the pavement of the exit lane outside the school's gate, approximately thirty feet apart. These magnetometers are calibrated to detect the presence of vehicles and motorcycles, but not bicycles or other non-motorized means of transportation.

Hillbrook School and Sensys staff continuously monitor the functionality of the system. The magnetometers are self-calibrating, self-tuning, and are upgraded remotely as new software is released. The sensors are to be calibrated and validated each trimester. Sensys staff have previously conducted an independent validation of the count system and concluded the daily counts show between 97 percent and 99.75 percent accuracy. Hillbrook School has implemented traffic control measures to improve the flow of vehicles over the sensors in order to maintain data accuracy, such as lane delineators along Marchmont Drive.

Hillbrook School has only one vehicular access point, and because of this it is assumed that all exit trips also made an entrance trip through this location. For reporting purposes, the maximum of either Exit A or Exit B is used to determine the number of daily trips. It is noted that the normal daily vehicle trips from the houses located adjacent to Hillbrook School on Marchmont Drive have the potential to also be detected by the Sensys counters. The trips have the potential to be detected by one or both sensors, and thus could possibly increase in the number of days where the difference between sensors is larger than five percent.

The Conditional Use Permit also outlines the requirements of manual data collection in Condition 19 and "the school shall be considered out of compliance if any mechanical readings exceed the Sensys counts by more than five percent and where the readings are above the maximum number of daily vehicle trips."

A permanent backup pneumatic tube counter, a MetroCount MC56000 Vehicle Classifier System, is located in both the entrance and exit lanes just outside of the school's gate. Pneumatic tube systems utilize rubber

tubes placed across traffic lanes in specific configurations. When a vehicle travels over the tube the air pressure in the tube is compressed and this compression triggers an event recording. The system is programmed to classify vehicles based on the distance between the front and rear axle. The school's MetroCount system counts the total number of trips, both entrance and exit trips. While the Sensys system can be accessed remotely online, the MetroCount system is local to the school's network. The school has agreed to, and continues to, actively provide W-Trans with backup data directly from the MetroCount system when necessary.

24-hour Manual Counts and Observations

For the 2024 Spring Trimester, traffic counts were obtained on Marchmont Drive on May 7, 9, and 15, 2024. These dates were selected to cover a variety of on-campus activities. Thursday, May 9 and Wednesday, May 15 were exception days for "JK/K New Family Admissions Reception" and "8th Grade Musical" events which were scheduled on these days, respectively. The 24-hour Video and Sensys traffic counts for the selected dates are enclosed.

The traffic counts based on video taken by W-Trans represent the total sum of entrance and exit trips for 24-hours, broken down into 15-minute intervals. The Sensys counts represent the exit trips for the same 24-hour period. In order to convert exit trips to both entrance and exit trips, the maximum count from either Exit A or Exit B was determined and then doubled (assuming one trip in is equivalent to one trip out). The raw Sensys data and video counts are enclosed. The manual counts were then compared to the Sensys data for the same time period in Table 1.

Table 1 – Summary of 24-Hour Counts for Spring Trimester 2024					
Date	Day of the Week	Counts (# of Vehicles)		Summary of Counts	
		Video	Sensys	Percent Difference	Difference in Trips
5/7/24	Tuesday	843	798	5.48%	45
5/9/24	Thursday	851	826	2.98%	25
5/15/24	Wednesday	834	816	2.18%	18
Average		843	813	3.55%	29

Note: Red Text = value exceeds conditional use permit threshold

The manually counted video counts were reviewed to verify accuracy of the Sensys counts. The Sensys counts were lower than the video counts on all three count collection days, resulting in an average percent difference of 3.55 percent. None of the data points exceeded the Conditional Use Permit daily trip cap of 880 daily trips for normal school days or 960 daily trips for an exception day, and the average difference between the Sensys counts and the video counts was less than five percent.

Seven-Day Tube Counts

Last year, Hillbrook School was out of compliance with the Conditional Use Permit during the 2023 Spring Trimester. Because of this, additional week-long tube counts were obtained during the 2024 Spring Trimester. These counts were collected between Friday, February 9 and Thursday, February 15. Table 2 provides a comparison of the tube counts and the Sensys data for the same time period.

Table 2 – Summary of Seven-Day Tube Counts for Spring Trimester 2024

Date	Day of the Week	Counts (# of Vehicles)		Summary of Counts	
		Tube	Sensys	Percent Difference	Difference in Trips
2/9/24	Friday	790	738	6.81%	52
2/10/24	Saturday	8	8	0.00%	0
2/11/24	Sunday	0	2	200.00%	2
2/12/24	Monday	792	748	5.71%	44
2/13/24	Tuesday	821	713	14.08%	108
2/14/24	Wednesday	800	750	6.45%	50
2/15/24	Thursday	793	726	8.82%	67
Average		572	526	34.55%	46
School Day Average		799	735	8.37%	64

Note: Red Text = value exceeds conditional use permit threshold

The tube counts were higher than the Sensys counts on six of the seven collection days, resulting in an average percent difference of 8.37 percent on school days. The large percentage difference between the Sunday tube counts and Sensys counts were due to overall low volumes. As the difference in trips between the tube and Sensys counts only differ by two trips, with tube counts showing zero and Sensys showing two, it is unlikely that either system had major errors. With lower volumes, higher variances among the different types of counts are more likely to occur. Also, a representative from Sensys confirmed that their system is designed to continuously auto-calibrate and that the diagnostics platform regularly monitors the health and functionality of all components. Based on this, Sensys considers these ongoing processes to satisfy the audit requirement.

None of the data points exceeded the Conditional Use Permit daily trip cap of 880 daily trips for normal school days or 960 daily trips for an exception day. However, the average difference between the Sensys counts and the tube counts for school days was greater than the five percent limit set in the Conditional Use Permit.

Backup Pneumatic Tube Counts

On February 29, 2024, 912 daily trips were recorded via the Sensys magnetometers. This exceeds the daily threshold of 880 trips for a regular school day specified in the school's Conditional Use Permit. To verify the accuracy of the data for this day, backup counts were subsequently requested from the school's pneumatic tube counter. The pneumatic tube data showed that a total of 874 trips accessed the school campus on February 29, 2024. The pneumatic tube counters are generally considered more accurate than the Sensys counts, and therefore the tube count was used for a more accurate determination of counts on the one day that the total trips recorded trips per the Sensys counts exceeded the 880-trip threshold. When applying the tube count of 874 daily trips, the school did not exceed the maximum number of trips on any day in the Spring Trimester.

2024 Spring Trimester Summary

- During the 2024 Spring Trimester, Hillbrook School did not exceed the maximum number of 880 daily trips. Enclosed, in Table 3, is the daily summary of Sensys counts for the 2024 Spring Trimester. There were seven traffic exception days during the 2024 Spring Trimester. The number of daily trips did not exceed the maximum number of daily trips (960) for an exception day or the maximum number of daily trips (880) for a regular school day.
- The highest number of daily vehicle trips was 876 trips and occurred on Thursday, May 16, 2024.
- The average number of school day vehicle trips for the 2024 Spring Trimester was approximately 748 trips, which is fewer trips than the daily maximum of 880 trips allowed by the Conditional Use Permit.
- Excluding weekends and school holidays, there were 68 instances where the difference between Sensor A and Sensor B was greater than five percent. The average difference between the Sensor A and Sensor B counts was 28 vehicles.
- The cumulative percent difference between Sensor A and Sensor B for the 2024 Spring Trimester was 7.5 percent.
- The largest daily difference between Sensor A and Sensor B was 56 vehicles on Mar 6, 2024 and May 31, 2024. In January 2024, the average daily difference between Sensor A and Sensor B was 12 vehicles. The difference was approximately 15 vehicles in February 2024, 36 vehicles in March 2024, 38 vehicles in April 2024, 37 vehicles in May 2024, and 20 vehicles in June 2024.

Conclusions

Hillbrook School was in compliance with Condition 17 of the school's Conditional Use Permit for the school year 2023-2024 Spring Trimester; the average number of school day vehicle trips was approximately 748 trips. The average difference in traffic counts between the collected counts and the Sensys counts was greater than the five percent threshold specified in Condition 19 of the Conditional Use Permit, though none of the manual counts were in excess of the 880 daily trip limit. However, Condition 19 states that the school is out of compliance if the tube counts exceed the Sensys counts by more than five percent *and* the counts exceed the maximum number of daily trips. Therefore, Hillbrook School was in compliance with the Conditional Use Permit since the counts did not exceed the maximum number of daily trips.

Between the two Sensys sensors there was a cumulative percent difference for the Spring Trimester of 7.5 percent. To ensure accuracy of readings and reduce these discrepancies below the five percent threshold, it is recommended that both Sensys Sensors be calibrated or checked by technicians to produce more consistent results.

The next scheduled monitoring report will be the 2024-2025 Fall Trimester Manual Counts, which is anticipated to be completed in January 2025 prior to the conclusion of Hillbrook School's Fall Trimester. We will continue to provide monthly downloads of Sensys data during the first week of each month.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mark Spencer". The signature is written in a cursive, flowing style.

Mark Spencer, PE (Traffic)
Senior Principal

MES/ngb/vh/LGA900-3.L4

Enclosures: Spring Trimester Count Summary, 24-Hour Traffic Counts, Seven-Day Tube Counts, February 29 Pneumatic Tube Count



Table 3 – Daily Sensys Count Summary – 2024 Spring Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes	
		Exit A	Exit B	Percent Difference	Daily Trips		
01/08/24	Monday	375	379	1.1%	758	First Day of Trimester	
01/09/24	Tuesday	374	373	0.3%	748		
01/10/24	Wednesday	376	381	1.3%	762		
01/11/24	Thursday	427	437	2.3%	874		
01/12/24	Friday	409	410	0.2%	820		
01/13/24	Saturday	10	11	9.5%	22		
01/14/24	Sunday	8	8	0.0%	16		
01/15/24	Monday	24	23	4.3%	48		MLK Jr Day (No School)
01/16/24	Tuesday	411	422	2.6%	844		
01/17/24	Wednesday	418	405	3.2%	836		
01/18/24	Thursday	378	407	7.4%	814		
01/19/24	Friday	378	400	5.7%	800		
01/20/24	Saturday	195	201	3.0%	402		
01/21/24	Sunday	6	5	18.2%	12		
01/22/24	Monday	390	400	2.5%	800		
01/23/24	Tuesday	353	369	4.4%	738		
01/24/24	Wednesday	384	403	4.8%	806		
01/25/24	Thursday	368	388	5.3%	776		
01/26/24	Friday	330	349	5.6%	698		
01/27/24	Saturday	22	20	9.5%	44		
01/28/24	Sunday	9	7	25.0%	18		
01/29/24	Monday	386	403	4.3%	806		
01/30/24	Tuesday	401	396	1.3%	802		
01/31/24	Wednesday	394	403	2.3%	806		
02/01/24	Thursday	399	388	2.8%	798		
02/02/24	Friday	401	399	0.5%	802		
02/03/24	Saturday	7	7	0.0%	14		
02/04/24	Sunday	0	0	0.0%	0		
02/05/24	Monday	393	402	2.3%	804		
02/06/24	Tuesday	397	411	3.5%	822		
02/07/24	Wednesday	357	376	5.2%	752		
02/08/24	Thursday	375	396	5.4%	792		

Table 3 – Daily Sensys Count Summary – 2024 Spring Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
02/09/24	Friday	340	369	8.2%	738	
02/10/24	Saturday	3	4	28.6%	8	
02/11/24	Sunday	1	1	0.0%	2	
02/12/24	Monday	351	374	6.3%	748	
02/13/24	Tuesday	360	389	7.7%	713	8th Grade SIL Impact Summit
02/14/24	Wednesday	347	375	7.8%	750	
02/15/24	Thursday	351	363	3.4%	726	
02/16/24	Friday	375	392	4.4%	784	
02/17/24	Saturday	3	3	0.0%	6	
02/18/24	Sunday	4	4	0.0%	8	
02/19/24	Monday	10	12	18.2%	24	February Break (No School)
02/20/24	Tuesday	37	36	2.7%	74	February Break (No School)
02/21/24	Wednesday	44	47	6.6%	94	February Break (No School)
02/22/24	Thursday	40	42	4.9%	84	February Break (No School)
02/23/24	Friday	28	25	11.3%	56	February Break (No School)
02/24/24	Saturday	3	3	0.0%	6	
02/25/24	Sunday	5	5	0.0%	10	
02/26/24	Monday	382	378	1.1%	764	
02/27/24	Tuesday	409	418	2.2%	836	
02/28/24	Wednesday	381	384	0.8%	768	
02/29/24	Thursday	456	455	0.2%	912	Tube counts show 874 trips
03/01/24	Friday	325	378	15.1%	756	
03/02/24	Saturday	6	6	0.0%	12	
03/03/24	Sunday	3	3	0.0%	6	
03/04/24	Monday	315	340	7.6%	680	
03/05/24	Tuesday	365	389	6.4%	778	
03/06/24	Wednesday	322	378	16.0%	756	
03/07/24	Thursday	310	363	15.8%	726	
03/08/24	Friday	336	370	9.6%	740	
03/09/24	Saturday	8	7	13.3%	16	
03/10/24	Sunday	8	7	13.3%	16	
03/11/24	Monday	349	376	7.4%	752	
03/12/24	Tuesday	343	375	8.9%	750	
03/13/24	Wednesday	327	351	7.1%	702	
03/14/24	Thursday	352	390	10.2%	780	

Table 3 – Daily Sensys Count Summary – 2024 Spring Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
03/15/24	Friday	337	371	9.6%	742	
03/16/24	Saturday	3	4	28.6%	8	
03/17/24	Sunday	8	8	0.0%	16	
03/18/24	Monday	308	353	13.6%	706	
03/19/24	Tuesday	377	405	7.2%	810	
03/20/24	Wednesday	329	353	7.0%	706	
03/21/24	Thursday	54	63	15.4%	126	
03/22/24	Friday	202	233	14.3%	466	
03/23/24	Saturday	10	9	10.5%	20	
03/24/24	Sunday	0	0	0.0%	0	
03/25/24	Monday	319	362	12.6%	724	
03/26/24	Tuesday	343	373	8.4%	686	
03/27/24	Wednesday	351	390	10.5%	780	
03/28/24	Thursday	388	412	6.0%	824	
03/29/24	Friday	316	354	11.3%	708	
03/30/24	Saturday	0	0	0.0%	0	
03/31/24	Sunday	0	0	0.0%	0	
04/01/24	Monday	138	171	21.4%	342	
04/02/24	Tuesday	246	279	12.6%	558	
04/03/24	Wednesday	261	285	8.8%	570	
04/04/24	Thursday	263	300	13.1%	600	
04/05/24	Friday	244	286	15.8%	572	
04/06/24	Saturday	2	2	0.0%	4	
04/07/24	Sunday	3	3	0.0%	6	
04/08/24	Monday	23	23	0.0%	46	Spring Break (No School)
04/09/24	Tuesday	18	18	0.0%	36	Spring Break (No School)
04/10/24	Wednesday	37	34	8.5%	74	Spring Break (No School)
04/11/24	Thursday	13	14	7.4%	28	Spring Break (No School)
04/12/24	Friday	13	11	16.7%	26	Spring Break (No School)
04/13/24	Saturday	0	0	0.0%	0	
04/14/24	Sunday	3	3	0.0%	6	
04/15/24	Monday	349	377	7.7%	754	
04/16/24	Tuesday	325	380	15.6%	760	
04/17/24	Wednesday	317	357	11.9%	714	
04/18/24	Thursday	331	379	13.5%	758	

Table 3 – Daily Sensys Count Summary – 2024 Spring Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
04/19/24	Friday	336	375	11.0%	750	
04/20/24	Saturday	5	6	18.2%	12	
04/21/24	Sunday	4	3	28.6%	8	
04/22/24	Monday	318	365	13.8%	730	
04/23/24	Tuesday	331	369	10.9%	738	
04/24/24	Wednesday	350	373	6.4%	746	
04/25/24	Thursday	324	372	13.8%	744	
04/26/24	Friday	308	346	11.6%	692	Identity Food Festival & Cultural Performances
04/27/24	Saturday	6	5	18.2%	12	
04/28/24	Sunday	2	3	40.0%	6	
04/29/24	Monday	346	381	9.6%	762	
04/30/24	Tuesday	343	378	9.7%	756	
05/01/24	Wednesday	336	361	7.2%	722	
05/02/24	Thursday	366	400	8.9%	800	
05/03/24	Friday	341	376	9.8%	752	
05/04/24	Saturday	9	9	0.0%	18	
05/05/24	Sunday	3	4	28.6%	8	
05/06/24	Monday	398	408	2.5%	816	
05/07/24	Tuesday	369	399	7.8%	798	
05/08/24	Wednesday	348	379	8.5%	758	
05/09/24	Thursday	370	413	11.0%	826	JK/K New Family Admissions Reception
05/10/24	Friday	358	391	8.8%	782	
05/11/24	Saturday	8	9	11.8%	18	
05/12/24	Sunday	3	5	50.0%	10	
05/13/24	Monday	350	379	8.0%	758	
05/14/24	Tuesday	349	394	12.1%	788	
05/15/24	Wednesday	366	408	10.9%	816	8th Grade Musical
05/16/24	Thursday	403	438	8.3%	876	8th Grade Musical
05/17/24	Friday	366	396	7.9%	792	
05/18/24	Saturday	3	4	28.6%	8	
05/19/24	Sunday	4	5	22.2%	10	
05/20/24	Monday	313	347	10.3%	694	
05/21/24	Tuesday	330	377	13.3%	754	

Table 3 – Daily Sensys Count Summary – 2024 Spring Trimester

Date	Day of the Week	Sensys Counts (# of Vehicles)		Summary of Sensys Counts		Notes
		Exit A	Exit B	Percent Difference	Daily Trips	
05/22/24	Wednesday	302	347	13.9%	694	
05/23/24	Thursday	331	376	12.7%	752	
05/24/24	Friday	321	363	12.3%	726	Lower School Exhibition of Learning
05/25/24	Saturday	7	6	15.4%	14	
05/26/24	Sunday	4	6	40.0%	12	
05/27/24	Monday	13	11	16.7%	26	Memorial Day (No School)
05/28/24	Tuesday	362	403	10.7%	806	
05/29/24	Wednesday	346	394	13.0%	788	
05/30/24	Thursday	359	381	5.9%	762	
05/31/24	Friday	368	424	14.1%	848	Alumni Celebration
06/01/24	Saturday	7	7	0.0%	14	
06/02/24	Sunday	5	5	0.0%	10	
06/03/24	Monday	330	364	9.8%	728	
06/04/24	Tuesday	275	280	1.8%	560	Last Day of Trimester

Note: Allowable percent difference less than five percent: daily trip cap 880 trips during school year. Red = value exceeds conditional use permit threshold



Date: 5/7/24
 Location: Marchmont Dr, W-O Entrance Gate
 Site Code: 1
 Time: 24 Hour

Lights					Heavies				
Time	IN	OUT	IN	OUT	Time	IN	OUT	IN	OUT
0:00	0	0			0:00	0	0		
0:15	0	0			0:15	0	0		
0:30	0	0	0	0	0:30	0	0	0	0
0:45	0	0			0:45	0	0		
1:00	0	0			1:00	0	0		
1:15	0	0	0	0	1:15	0	0	0	0
1:30	0	0			1:30	0	0		
1:45	0	0			1:45	0	0		
2:00	0	0			2:00	0	0		
2:15	0	0	0	0	2:15	0	0	0	0
2:30	0	0			2:30	0	0		
2:45	0	0			2:45	0	0		
3:00	0	0	0	0	3:00	0	0	0	0
3:15	0	0			3:15	0	0		
3:30	0	0			3:30	0	0		
3:45	0	0			3:45	0	0		
4:00	0	0			4:00	0	0		
4:15	0	0	0	0	4:15	0	0	0	0
4:30	0	0			4:30	0	0		
4:45	0	0			4:45	0	0		
5:00	0	0			5:00	0	0		
5:15	0	0	3	0	5:15	0	0	1	1
5:30	1	0			5:30	0	0		
5:45	2	0			5:45	1	1		
6:00	1	0			6:00	0	0		
6:15	4	0	6	0	6:15	0	0	0	0
6:30	0	0			6:30	0	0		
6:45	1	0			6:45	0	0		
7:00	4	0			7:00	1	0		
7:15	10	0	142	74	7:15	1	2	6	5
7:30	35	5			7:30	1	1		
7:45	93	69			7:45	3	2		
8:00	38	49			8:00	0	1		
8:15	11	11	59	65	8:15	0	0	0	1
8:30	5	3			8:30	0	0		
8:45	5	2			8:45	0	0		
9:00	0	0			9:00	0	0		
9:15	1	1	6	5	9:15	0	0	0	0
9:30	3	2			9:30	0	0		
9:45	2	2			9:45	0	0		
10:00	0	0			10:00	0	0		
10:15	4	3	8	4	10:15	0	0	0	0
10:30	2	1			10:30	0	0		
10:45	2	0			10:45	0	0		
11:00	3	1			11:00	0	0		
11:15	0	1	7	9	11:15	0	0	0	0
11:30	3	5			11:30	0	0		
11:45	1	2			11:45	0	0		
12:00	2	4			12:00	0	0		
12:15	4	1	12	9	12:15	0	0	1	0
12:30	5	3			12:30	0	0		
12:45	1	1			12:45	1	0		
13:00	1	2			13:00	0	1		

13:15	2	3	8	9	13:15	0	0	0	1
13:30	3	1			13:30	0	0		
13:45	2	3			13:45	0	0		
14:00	4	5	51	15	14:00	0	0	5	1
14:15	3	4			14:15	3	0		
14:30	16	3			14:30	1	1		
14:45	28	3			14:45	1	0		
15:00	26	49	71	113	15:00	0	4	1	4
15:15	16	21			15:15	0	0		
15:30	9	20			15:30	1	0		
15:45	20	23			15:45	0	0		
16:00	4	37	18	65	16:00	1	1	5	5
16:15	5	17			16:15	2	2		
16:30	6	8			16:30	1	1		
16:45	3	3			16:45	1	1		
17:00	2	6	11	26	17:00	0	1	0	1
17:15	5	6			17:15	0	0		
17:30	2	9			17:30	0	0		
17:45	2	5			17:45	0	0		
18:00	0	1	0	1	18:00	0	0	0	0
18:15	0	0			18:15	0	0		
18:30	0	0			18:30	0	0		
18:45	0	0			18:45	0	0		
19:00	0	2	0	3	19:00	0	0	0	0
19:15	0	0			19:15	0	0		
19:30	0	1			19:30	0	0		
19:45	0	0			19:45	0	0		
20:00	1	1	1	2	20:00	0	0	0	0
20:15	0	1			20:15	0	0		
20:30	0	0			20:30	0	0		
20:45	0	0			20:45	0	0		
21:00	0	0	0	0	21:00	0	0	0	0
21:15	0	0			21:15	0	0		
21:30	0	0			21:30	0	0		
21:45	0	0			21:45	0	0		
22:00	0	0	0	2	22:00	0	0	0	0
22:15	0	0			22:15	0	0		
22:30	0	0			22:30	0	0		
22:45	0	2			22:45	0	0		
23:00	0	0	0	0	23:00	0	0	0	0
23:15	0	0			23:15	0	0		
23:30	0	0			23:30	0	0		
23:45	0	0			23:45	0	0		
Total:	403	402	805		Total:	19	19	38	

Results for Sensor Zone 'ExitB' in AP: 'APEG 9545'

Start Date: 05/07/2024 00:00 PDT

End Date: 05/08/2024 00:00 PDT

Reporting interval: 15 minutes, Speed Average: Averaged by car

Time (Beginning of Interval)	Occup (%)	Volume	Median Speed (mph)	Avg Speed (mph)	Avg Gap (sec)	Avg Headway (sec)	Avg Length (ft)
05/07/2024 00:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 00:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 00:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 00:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 01:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 01:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 01:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 01:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 02:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 02:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 02:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 02:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 03:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 03:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 03:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 03:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 04:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 04:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 04:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 04:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 05:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 05:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 05:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 05:45:00	2.55	1	n/a	n/a	n/a	n/a	n/a
05/07/2024 06:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 06:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 06:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 06:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 07:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 07:15:00	0.55	3	n/a	n/a	1,823.16	1,831.58	n/a
05/07/2024 07:30:00	0.62	6	n/a	n/a	179.49	180.75	n/a
05/07/2024 07:45:00	10.58	74	n/a	n/a	11.30	12.57	n/a
05/07/2024 08:00:00	7.17	52	n/a	n/a	15.93	17.18	n/a
05/07/2024 08:15:00	0.89	9	n/a	n/a	77.19	78.09	n/a
05/07/2024 08:30:00	0.31	3	n/a	n/a	245.38	246.30	n/a
05/07/2024 08:45:00	0.23	2	n/a	n/a	622.75	623.82	n/a
05/07/2024 09:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 09:15:00	0.10	1	n/a	n/a	1,179.66	1,180.60	n/a
05/07/2024 09:30:00	0.28	2	n/a	n/a	423.45	424.84	n/a
05/07/2024 09:45:00	0.03	1	n/a	n/a	1,569.40	1,570.09	n/a
05/07/2024 10:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 10:15:00	0.06	1	n/a	n/a	1,474.66	1,474.94	n/a
05/07/2024 10:30:00	0.09	1	n/a	n/a	1,127.08	1,127.64	n/a

05/07/2024 10:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 11:00:00	0.13	1 n/a	n/a	1,804.13	1,804.91	n/a
05/07/2024 11:15:00	0.06	1 n/a	n/a	783.50	784.63	n/a
05/07/2024 11:30:00	0.51	4 n/a	n/a	262.39	263.21	n/a
05/07/2024 11:45:00	0.18	1 n/a	n/a	955.19	957.02	n/a
05/07/2024 12:00:00	0.36	3 n/a	n/a	116.78	117.96	n/a
05/07/2024 12:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 12:30:00	0.26	2 n/a	n/a	952.08	953.50	n/a
05/07/2024 12:45:00	0.04	1 n/a	n/a	773.03	773.88	n/a
05/07/2024 13:00:00	0.81	5 n/a	n/a	295.13	296.46	n/a
05/07/2024 13:15:00	0.17	1 n/a	n/a	457.67	458.66	n/a
05/07/2024 13:30:00	0.06	1 n/a	n/a	658.27	659.79	n/a
05/07/2024 13:45:00	0.25	3 n/a	n/a	517.08	517.69	n/a
05/07/2024 14:00:00	0.46	5 n/a	n/a	109.11	109.94	n/a
05/07/2024 14:15:00	0.45	4 n/a	n/a	249.64	250.71	n/a
05/07/2024 14:30:00	0.20	2 n/a	n/a	558.90	559.61	n/a
05/07/2024 14:45:00	0.22	2 n/a	n/a	156.60	157.88	n/a
05/07/2024 15:00:00	6.31	49 n/a	n/a	29.19	30.34	n/a
05/07/2024 15:15:00	2.37	20 n/a	n/a	45.07	46.15	n/a
05/07/2024 15:30:00	2.50	21 n/a	n/a	42.68	43.75	n/a
05/07/2024 15:45:00	1.90	19 n/a	n/a	43.59	44.45	n/a
05/07/2024 16:00:00	3.56	36 n/a	n/a	25.99	26.90	n/a
05/07/2024 16:15:00	1.94	14 n/a	n/a	60.41	61.65	n/a
05/07/2024 16:30:00	1.26	8 n/a	n/a	98.89	100.25	n/a
05/07/2024 16:45:00	0.66	5 n/a	n/a	89.81	91.02	n/a
05/07/2024 17:00:00	0.95	7 n/a	n/a	151.26	152.49	n/a
05/07/2024 17:15:00	0.61	6 n/a	n/a	172.66	173.62	n/a
05/07/2024 17:30:00	0.79	8 n/a	n/a	122.19	123.14	n/a
05/07/2024 17:45:00	0.90	5 n/a	n/a	151.23	152.51	n/a
05/07/2024 18:00:00	0.25	1 n/a	n/a	367.05	368.99	n/a
05/07/2024 18:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 18:30:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 18:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 19:00:00	3.01	2 n/a	n/a	1,915.61	1,917.82	n/a
05/07/2024 19:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 19:30:00	2.54	1 n/a	n/a	1,898.78	1,923.74	n/a
05/07/2024 19:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 20:00:00	2.62	2 n/a	n/a	1,049.02	1,061.07	n/a
05/07/2024 20:15:00	2.56	1 n/a	n/a	645.77	668.06	n/a
05/07/2024 20:30:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 20:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 21:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 21:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 21:30:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 21:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 22:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 22:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 22:30:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 22:45:00	3.08	2 n/a	n/a	4,621.81	4,635.54	n/a
05/07/2024 23:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/07/2024 23:15:00	0	0 n/a	n/a	n/a	n/a	n/a

05/07/2024 23:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/07/2024 23:45:00	0	0	n/a	n/a	n/a	n/a	n/a
Grand Total	0.68	399	---	n/a	152.80	154.22	n/a



Date: 5/9/24
 Location: Marchmont Dr, W-O Entrance Gate
 Site Code: 1
 Time: 24 Hour

Lights					Heavies				
Time	IN	OUT	IN	OUT	Time	IN	OUT	IN	OUT
0:00	0	0			0:00	0	0		
0:15	0	0			0:15	0	0		
0:30	0	0	0	0	0:30	0	0	0	0
0:45	0	0			0:45	0	0		
1:00	0	0			1:00	0	0		
1:15	0	0	0	0	1:15	0	0	0	0
1:30	0	0			1:30	0	0		
1:45	0	0			1:45	0	0		
2:00	0	0			2:00	0	0		
2:15	0	0	0	0	2:15	0	0	0	0
2:30	0	0			2:30	0	0		
2:45	0	0			2:45	0	0		
3:00	0	0	0	0	3:00	0	0	0	0
3:15	0	0			3:15	0	0		
3:30	0	0			3:30	0	0		
3:45	0	0			3:45	0	0		
4:00	0	0			4:00	0	0		
4:15	0	0	1	1	4:15	0	0	0	0
4:30	1	1			4:30	0	0		
4:45	0	0			4:45	0	0		
5:00	0	0			5:00	0	0		
5:15	1	1	2	1	5:15	0	0	1	1
5:30	0	0			5:30	1	1		
5:45	1	0			5:45	0	0		
6:00	2	0			6:00	0	0		
6:15	0	0	5	0	6:15	0	0	0	0
6:30	1	0			6:30	0	0		
6:45	2	0			6:45	0	0		
7:00	2	2			7:00	0	0		
7:15	8	1	123	73	7:15	1	1	5	2
7:30	23	5			7:30	0	0		
7:45	90	65			7:45	4	1		
8:00	36	44			8:00	0	3		
8:15	6	12	54	63	8:15	0	0	1	4
8:30	5	5			8:30	1	1		
8:45	7	2			8:45	0	0		
9:00	4	2			9:00	0	0		
9:15	3	3	9	7	9:15	0	0	1	1
9:30	0	2			9:30	1	1		
9:45	2	0			9:45	0	0		
10:00	3	0			10:00	0	0		
10:15	0	1	7	1	10:15	0	0	1	0
10:30	1	0			10:30	0	0		
10:45	3	0			10:45	1	0		
11:00	0	1			11:00	1	1		
11:15	0	2	2	8	11:15	1	1	2	3
11:30	1	3			11:30	0	1		
11:45	1	2			11:45	0	0		
12:00	3	1			12:00	0	0		
12:15	3	0	15	8	12:15	0	0	0	0
12:30	5	2			12:30	0	0		
12:45	4	5			12:45	0	0		
13:00	2	2			13:00	0	0		

13:15	2	3	6	9	13:15	0	0	0	0
13:30	2	1			13:30	0	0		
13:45	0	3			13:45	0	0		
14:00	1	3	60	25	14:00	0	0	4	0
14:15	6	5			14:15	2	0		
14:30	16	6			14:30	2	0		
14:45	37	11			14:45	0	0		
15:00	17	57	67	106	15:00	0	4	2	5
15:15	14	11			15:15	0	0		
15:30	18	30			15:30	1	0		
15:45	18	8			15:45	1	1		
16:00	23	7	45	39	16:00	2	2	5	5
16:15	12	9			16:15	0	1		
16:30	3	17			16:30	1	1		
16:45	7	6			16:45	2	1		
17:00	3	3	9	37	17:00	0	1	0	1
17:15	2	11			17:15	0	0		
17:30	2	13			17:30	0	0		
17:45	2	10			17:45	0	0		
18:00	0	14	0	18	18:00	0	0	0	0
18:15	0	1			18:15	0	0		
18:30	0	3			18:30	0	0		
18:45	0	0			18:45	0	0		
19:00	0	3	0	4	19:00	0	0	0	0
19:15	0	0			19:15	0	0		
19:30	0	1			19:30	0	0		
19:45	0	0			19:45	0	0		
20:00	0	0	0	0	20:00	0	0	0	0
20:15	0	0			20:15	0	0		
20:30	0	0			20:30	0	0		
20:45	0	0			20:45	0	0		
21:00	0	0	0	0	21:00	0	0	0	0
21:15	0	0			21:15	0	0		
21:30	0	0			21:30	0	0		
21:45	0	0			21:45	0	0		
22:00	0	0	0	0	22:00	0	0	0	0
22:15	0	0			22:15	0	0		
22:30	0	0			22:30	0	0		
22:45	0	0			22:45	0	0		
23:00	0	0	0	2	23:00	0	0	0	0
23:15	0	0			23:15	0	0		
23:30	0	2			23:30	0	0		
23:45	0	0			23:45	0	0		
Total:	405	402	807		Total:	22	22	44	

Results for Sensor Zone 'ExitB' in AP: 'APEG 9545'

Start Date: 05/09/2024 00:00 PDT

End Date: 05/10/2024 00:00 PDT

Reporting interval: 15 minutes, Speed Average: Averaged by car

Time (Beginning of Interval)	Occup (%)	Volume	Median Speed (mph)	Avg Speed (mph)	Avg Gap (sec)	Avg Headway (sec)	Avg Length (ft)
05/09/2024 00:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 00:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 00:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 00:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 01:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 01:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 01:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 01:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 02:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 02:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 02:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 02:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 03:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 03:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 03:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 03:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 04:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 04:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 04:30:00	2.59	2	n/a	n/a	0.15	1.27	n/a
05/09/2024 04:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 05:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 05:15:00	2.53	1	n/a	n/a	2,770.01	2,792.20	n/a
05/09/2024 05:30:00	2.66	1	n/a	n/a	855.13	877.93	n/a
05/09/2024 05:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 06:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 06:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 06:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 06:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 07:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 07:15:00	0.36	1	n/a	n/a	6,017.13	6,041.06	n/a
05/09/2024 07:30:00	0.62	5	n/a	n/a	254.19	255.72	n/a
05/09/2024 07:45:00	10.06	69	n/a	n/a	11.85	13.16	n/a
05/09/2024 08:00:00	5.40	49	n/a	n/a	17.42	18.42	n/a
05/09/2024 08:15:00	1.25	11	n/a	n/a	60.61	61.63	n/a
05/09/2024 08:30:00	0.50	6	n/a	n/a	164.28	164.98	n/a
05/09/2024 08:45:00	0.26	3	n/a	n/a	254.53	255.34	n/a
05/09/2024 09:00:00	0.48	2	n/a	n/a	522.54	523.84	n/a
05/09/2024 09:15:00	0.12	1	n/a	n/a	260.35	263.12	n/a
05/09/2024 09:30:00	0.20	3	n/a	n/a	428.81	429.69	n/a
05/09/2024 09:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 10:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/09/2024 10:15:00	0.04	1	n/a	n/a	2,947.84	2,948.20	n/a
05/09/2024 10:30:00	0	0	n/a	n/a	n/a	n/a	n/a

05/09/2024 10:45:00	0.54	2 n/a	n/a	956.89	957.78	n/a
05/09/2024 11:00:00	0.05	1 n/a	n/a	571.73	575.25	n/a
05/09/2024 11:15:00	0.84	3 n/a	n/a	394.56	396.69	n/a
05/09/2024 11:30:00	0.55	4 n/a	n/a	202.51	203.92	n/a
05/09/2024 11:45:00	0.38	2 n/a	n/a	377.61	378.58	n/a
05/09/2024 12:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 12:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 12:30:00	0.24	3 n/a	n/a	917.46	918.81	n/a
05/09/2024 12:45:00	1.06	3 n/a	n/a	324.64	327.87	n/a
05/09/2024 13:00:00	0.17	1 n/a	n/a	257.08	257.52	n/a
05/09/2024 13:15:00	0.24	3 n/a	n/a	550.43	551.22	n/a
05/09/2024 13:30:00	0.06	1 n/a	n/a	908.85	910.13	n/a
05/09/2024 13:45:00	0.15	1 n/a	n/a	747.77	748.31	n/a
05/09/2024 14:00:00	0.18	2 n/a	n/a	475.49	476.63	n/a
05/09/2024 14:15:00	0.71	4 n/a	n/a	202.81	204.35	n/a
05/09/2024 14:30:00	0.48	4 n/a	n/a	264.09	265.07	n/a
05/09/2024 14:45:00	1.30	11 n/a	n/a	80.71	81.79	n/a
05/09/2024 15:00:00	7.12	57 n/a	n/a	14.93	16.06	n/a
05/09/2024 15:15:00	1.13	9 n/a	n/a	90.07	91.21	n/a
05/09/2024 15:30:00	3.37	29 n/a	n/a	31.91	32.94	n/a
05/09/2024 15:45:00	1.21	9 n/a	n/a	89.54	90.87	n/a
05/09/2024 16:00:00	1.11	10 n/a	n/a	96.45	97.40	n/a
05/09/2024 16:15:00	1.07	10 n/a	n/a	85.08	86.07	n/a
05/09/2024 16:30:00	1.77	14 n/a	n/a	63.53	64.61	n/a
05/09/2024 16:45:00	0.90	7 n/a	n/a	134.69	135.96	n/a
05/09/2024 17:00:00	0.58	5 n/a	n/a	167.36	168.39	n/a
05/09/2024 17:15:00	1.18	12 n/a	n/a	78.97	79.89	n/a
05/09/2024 17:30:00	1.35	14 n/a	n/a	60.27	61.11	n/a
05/09/2024 17:45:00	2.03	10 n/a	n/a	79.06	80.82	n/a
05/09/2024 18:00:00	5.72	15 n/a	n/a	62.26	65.11	n/a
05/09/2024 18:15:00	2.51	1 n/a	n/a	386.27	396.24	n/a
05/09/2024 18:30:00	5.50	4 n/a	n/a	214.42	231.75	n/a
05/09/2024 18:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 19:00:00	5.33	3 n/a	n/a	600.43	609.50	n/a
05/09/2024 19:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 19:30:00	2.56	1 n/a	n/a	1,726.26	1,749.71	n/a
05/09/2024 19:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 20:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 20:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 20:30:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 20:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 21:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 21:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 21:30:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 21:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 22:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 22:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 22:30:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 22:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 23:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/09/2024 23:15:00	0	0 n/a	n/a	n/a	n/a	n/a

05/09/2024 23:30:00	2.88	3	n/a	n/a	4,778.63	4,787.72	n/a
05/09/2024 23:45:00	0	0	n/a	n/a	n/a	n/a	n/a
Grand Total	0.85	413	---	n/a	162.89	164.61	n/a



Date: 5/15/24
 Location: Marchmont Dr, W-O Entrance Gate
 Site Code: 1
 Time: 24 Hour

Lights					Heavies				
Time	IN	OUT	IN	OUT	Time	IN	OUT	IN	OUT
0:00	0	0			0:00	0	0		
0:15	0	0			0:15	0	0		
0:30	0	0	0	0	0:30	0	0	0	0
0:45	0	0			0:45	0	0		
1:00	0	0			1:00	0	0		
1:15	0	0	0	0	1:15	0	0	0	0
1:30	0	0			1:30	0	0		
1:45	0	0			1:45	0	0		
2:00	0	0			2:00	0	0		
2:15	0	0	0	0	2:15	0	0	0	0
2:30	0	0			2:30	0	0		
2:45	0	0			2:45	0	0		
3:00	0	0			3:00	0	0		
3:15	0	0	0	0	3:15	0	0	0	0
3:30	0	0			3:30	0	0		
3:45	0	0			3:45	0	0		
4:00	0	0			4:00	0	0		
4:15	0	0	0	0	4:15	0	0	0	0
4:30	0	0			4:30	0	0		
4:45	0	0			4:45	0	0		
5:00	1	1			5:00	0	0		
5:15	1	1	3	2	5:15	0	0	0	0
5:30	0	0			5:30	0	0		
5:45	1	0			5:45	0	0		
6:00	2	0			6:00	1	0		
6:15	1	0	5	1	6:15	0	1	1	1
6:30	1	1			6:30	0	0		
6:45	1	0			6:45	0	0		
7:00	5	1			7:00	0	0		
7:15	9	3	104	60	7:15	1	1	5	2
7:30	25	7			7:30	0	0		
7:45	65	49			7:45	4	1		
8:00	49	43			8:00	0	2		
8:15	10	13	66	64	8:15	0	0	0	2
8:30	4	4			8:30	0	0		
8:45	3	4			8:45	0	0		
9:00	6	2			9:00	0	1		
9:15	0	1	6	4	9:15	0	0	0	1
9:30	0	1			9:30	0	0		
9:45	0	0			9:45	0	0		
10:00	1	3			10:00	0	0		
10:15	1	2	5	9	10:15	0	0	0	0
10:30	1	0			10:30	0	0		
10:45	2	4			10:45	0	0		
11:00	3	4			11:00	0	0		
11:15	2	3	8	11	11:15	1	1	3	1
11:30	2	1			11:30	0	0		
11:45	1	3			11:45	2	0		
12:00	1	0			12:00	0	2		
12:15	2	1	7	5	12:15	0	0	0	2
12:30	2	3			12:30	0	0		
12:45	2	1			12:45	0	0		
13:00	2	3			13:00	0	0		

13:15	1	2	6	10	13:15	0	0	0	0
13:30	1	3			13:30	0	0		
13:45	2	2			13:45	0	0		
14:00	0	2	54	16	14:00	0	0	4	0
14:15	5	2			14:15	3	0		
14:30	15	2			14:30	0	0		
14:45	34	10			14:45	1	0		
15:00	25	58	44	94	15:00	0	3	2	5
15:15	8	13			15:15	0	1		
15:30	7	19			15:30	1	0		
15:45	4	4			15:45	1	1		
16:00	5	9	25	28	16:00	1	1	4	5
16:15	7	6			16:15	1	1		
16:30	7	8			16:30	1	2		
16:45	6	5			16:45	1	1		
17:00	9	10	18	20	17:00	2	1	6	6
17:15	4	2			17:15	1	2		
17:30	2	4			17:30	2	1		
17:45	3	4			17:45	1	2		
18:00	2	1	18	3	18:00	2	2	9	8
18:15	9	1			18:15	3	2		
18:30	5	1			18:30	1	2		
18:45	2	0			18:45	3	2		
19:00	3	3	6	6	19:00	2	0	2	0
19:15	2	1			19:15	0	0		
19:30	1	2			19:30	0	0		
19:45	0	0			19:45	0	0		
20:00	0	0	3	4	20:00	0	1	1	1
20:15	0	0			20:15	1	0		
20:30	3	1			20:30	0	0		
20:45	0	3			20:45	0	0		
21:00	1	23	1	38	21:00	2	2	2	4
21:15	0	10			21:15	0	2		
21:30	0	5			21:30	0	0		
21:45	0	0			21:45	0	0		
22:00	0	0	0	0	22:00	0	0	0	0
22:15	0	0			22:15	0	0		
22:30	0	0			22:30	0	0		
22:45	0	0			22:45	0	0		
23:00	0	1	0	3	23:00	0	0	0	0
23:15	0	2			23:15	0	0		
23:30	0	0			23:30	0	0		
23:45	0	0			23:45	0	0		
Total:	379	378	757		Total:	39	38	77	

Results for Sensor Zone 'ExitB' in AP: 'APEG 9545'

Start Date: 05/15/2024 00:00 PDT

End Date: 05/16/2024 00:00 PDT

Reporting interval: 15 minutes, Speed Average: Averaged by car

Time (Beginning of Interval)	Occup (%)	Volume	Median Speed (mph)	Avg Speed (mph)	Avg Gap (sec)	Avg Headway (sec)	Avg Length (ft)
05/15/2024 00:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 00:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 00:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 00:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 01:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 01:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 01:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 01:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 02:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 02:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 02:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 02:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 03:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 03:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 03:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 03:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 04:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 04:15:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 04:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 04:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 05:00:00	2.55	1	n/a	n/a	n/a	n/a	n/a
05/15/2024 05:15:00	2.52	1	n/a	n/a	623.29	646.27	n/a
05/15/2024 05:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 05:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 06:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 06:15:00	2.69	2	n/a	n/a	1,849.99	1,861.92	n/a
05/15/2024 06:30:00	2.96	2	n/a	n/a	396.46	408.15	n/a
05/15/2024 06:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 07:00:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 07:15:00	0.51	2	n/a	n/a	1,448.97	1,462.91	n/a
05/15/2024 07:30:00	1.23	9	n/a	n/a	133.46	134.85	n/a
05/15/2024 07:45:00	7.61	54	n/a	n/a	15.41	16.69	n/a
05/15/2024 08:00:00	5.04	45	n/a	n/a	17.37	18.39	n/a
05/15/2024 08:15:00	1.20	13	n/a	n/a	68.15	69	n/a
05/15/2024 08:30:00	0.35	3	n/a	n/a	268.64	269.64	n/a
05/15/2024 08:45:00	0.38	3	n/a	n/a	126.34	127.24	n/a
05/15/2024 09:00:00	0.10	1	n/a	n/a	903.46	904.91	n/a
05/15/2024 09:15:00	0.59	3	n/a	n/a	406.49	408.30	n/a
05/15/2024 09:30:00	0.08	1	n/a	n/a	760.67	761.45	n/a
05/15/2024 09:45:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 10:00:00	0.19	2	n/a	n/a	1,000.57	1,001.45	n/a
05/15/2024 10:15:00	0.08	1	n/a	n/a	592.88	593.55	n/a
05/15/2024 10:30:00	0	0	n/a	n/a	n/a	n/a	n/a

05/15/2024 10:45:00	0.28	3 n/a	n/a	661.77	662.48	n/a
05/15/2024 11:00:00	0.21	2 n/a	n/a	546.71	547.77	n/a
05/15/2024 11:15:00	0.58	4 n/a	n/a	269.21	270.70	n/a
05/15/2024 11:30:00	0.22	1 n/a	n/a	697.13	697.36	n/a
05/15/2024 11:45:00	0.76	3 n/a	n/a	198.70	201.25	n/a
05/15/2024 12:00:00	0.47	2 n/a	n/a	513.03	513.83	n/a
05/15/2024 12:15:00	0.11	1 n/a	n/a	1,227.77	1,231.56	n/a
05/15/2024 12:30:00	0.40	3 n/a	n/a	306.30	307.34	n/a
05/15/2024 12:45:00	0.13	1 n/a	n/a	903.97	905.45	n/a
05/15/2024 13:00:00	0.23	3 n/a	n/a	166.12	166.83	n/a
05/15/2024 13:15:00	0.30	1 n/a	n/a	601.67	602.79	n/a
05/15/2024 13:30:00	0.18	2 n/a	n/a	768.10	769.96	n/a
05/15/2024 13:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/15/2024 14:00:00	0.22	2 n/a	n/a	815.51	816.37	n/a
05/15/2024 14:15:00	0.94	2 n/a	n/a	402.90	407.03	n/a
05/15/2024 14:30:00	0.13	1 n/a	n/a	409.41	410.45	n/a
05/15/2024 14:45:00	1.31	10 n/a	n/a	172.22	173.37	n/a
05/15/2024 15:00:00	7.05	60 n/a	n/a	14.03	15.10	n/a
05/15/2024 15:15:00	1.56	13 n/a	n/a	65.20	66.17	n/a
05/15/2024 15:30:00	1.94	17 n/a	n/a	53.09	54.15	n/a
05/15/2024 15:45:00	0.68	4 n/a	n/a	182.07	183.61	n/a
05/15/2024 16:00:00	1.41	9 n/a	n/a	110.74	112.18	n/a
05/15/2024 16:15:00	0.84	6 n/a	n/a	140.08	141.28	n/a
05/15/2024 16:30:00	1.47	11 n/a	n/a	91.01	92.28	n/a
05/15/2024 16:45:00	0.96	6 n/a	n/a	145.95	147.01	n/a
05/15/2024 17:00:00	1.68	12 n/a	n/a	67.85	69.27	n/a
05/15/2024 17:15:00	0.91	4 n/a	n/a	200.45	202.44	n/a
05/15/2024 17:30:00	1.60	6 n/a	n/a	169.51	171.43	n/a
05/15/2024 17:45:00	2.34	7 n/a	n/a	131.89	135.36	n/a
05/15/2024 18:00:00	1.36	5 n/a	n/a	93.25	95.80	n/a
05/15/2024 18:15:00	1.33	5 n/a	n/a	154.30	156.13	n/a
05/15/2024 18:30:00	1.37	4 n/a	n/a	260.12	262.91	n/a
05/15/2024 18:45:00	1.24	4 n/a	n/a	278.30	282.17	n/a
05/15/2024 19:00:00	0.93	4 n/a	n/a	229.97	231.83	n/a
05/15/2024 19:15:00	0.09	1 n/a	n/a	794.66	795.79	n/a
05/15/2024 19:30:00	0.24	2 n/a	n/a	505.36	506.33	n/a
05/15/2024 19:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/15/2024 20:00:00	0.37	1 n/a	n/a	1,514.96	1,516	n/a
05/15/2024 20:15:00	0.31	1 n/a	n/a	470.46	473.76	n/a
05/15/2024 20:30:00	0.16	1 n/a	n/a	1,320.73	1,323.51	n/a
05/15/2024 20:45:00	0.89	3 n/a	n/a	440.01	441.70	n/a
05/15/2024 21:00:00	3.65	21 n/a	n/a	39.14	40.87	n/a
05/15/2024 21:15:00	1.70	9 n/a	n/a	68.50	70.21	n/a
05/15/2024 21:30:00	5.33	6 n/a	n/a	163.64	171.48	n/a
05/15/2024 21:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/15/2024 22:00:00	0	0 n/a	n/a	n/a	n/a	n/a
05/15/2024 22:15:00	0	0 n/a	n/a	n/a	n/a	n/a
05/15/2024 22:30:00	0	0 n/a	n/a	n/a	n/a	n/a
05/15/2024 22:45:00	0	0 n/a	n/a	n/a	n/a	n/a
05/15/2024 23:00:00	2.56	1 n/a	n/a	4,987.68	4,989.42	n/a
05/15/2024 23:15:00	3.28	1 n/a	n/a	1,395.73	1,418.74	n/a

05/15/2024 23:30:00	0	0	n/a	n/a	n/a	n/a	n/a
05/15/2024 23:45:00	0	0	n/a	n/a	n/a	n/a	n/a
Grand Total	0.85	408	---	n/a	160.31	162.04	n/a

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Location: Marchmont Dr, W/O Entrance Gate
 Date Range: 2/9/2024 - 2/15/2024
 Site Code: 01

Time	Friday 2/9/2024			Saturday 2/10/2024			Sunday 2/11/2024			Monday 2/12/2024			Tuesday 2/13/2024			Wednesday 2/14/2024			Thursday 2/15/2024			Mid-Week Average		
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	1	1	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	4	1	5	0	0	0	-	-	-	1	0	1	2	1	3	2	0	2	2	1	3	2	1	3
6:00 AM	6	0	6	0	0	0	-	-	-	12	0	12	6	1	7	6	0	6	8	2	10	7	1	8
7:00 AM	167	63	230	0	0	0	-	-	-	147	75	222	132	81	213	122	59	181	139	61	200	131	67	198
8:00 AM	58	69	127	2	2	4	-	-	-	57	64	121	62	59	121	80	63	143	57	59	116	66	60	127
9:00 AM	9	21	30	0	0	0	-	-	-	12	12	24	19	11	30	9	37	46	17	9	26	15	19	34
10:00 AM	5	11	16	1	1	2	-	-	-	12	10	22	9	13	22	15	15	30	13	9	22	12	12	25
11:00 AM	6	7	13	0	0	0	-	-	-	5	7	12	6	7	13	9	9	18	10	12	22	8	9	18
12:00 PM	6	8	14	0	0	0	-	-	-	9	10	19	3	5	8	4	7	11	8	12	20	5	8	13
1:00 PM	6	9	15	0	0	0	-	-	-	7	9	16	5	2	7	7	7	14	9	15	24	7	8	15
2:00 PM	60	15	75	0	0	0	-	-	-	55	17	72	58	18	76	71	26	97	50	23	73	60	22	82
3:00 PM	47	121	168	0	0	0	-	-	-	50	96	146	52	116	168	36	95	131	55	111	166	48	107	155
4:00 PM	22	42	64	1	0	1	-	-	-	25	62	87	28	37	65	25	61	86	30	44	74	28	47	75
5:00 PM	7	15	22	0	1	1	-	-	-	8	20	28	20	17	37	10	21	31	8	18	26	13	19	31
6:00 PM	0	0	0	0	0	0	-	-	-	0	4	4	7	12	19	0	0	0	0	4	4	2	5	8
7:00 PM	0	0	0	0	0	0	-	-	-	1	1	2	2	25	27	0	1	1	1	2	3	1	9	10
8:00 PM	0	0	0	0	0	0	-	-	-	0	1	1	0	3	3	0	0	0	1	0	1	0	1	1
9:00 PM	0	2	2	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
10:00 PM	0	2	2	0	0	0	-	-	-	0	3	3	0	0	0	0	3	3	0	2	2	0	2	2
11:00 PM	0	0	0	0	0	0	-	-	-	0	0	0	0	2	2	0	0	0	0	0	0	0	1	1
Total	403	387	790	4	4	8	-	-	-	401	391	792	411	410	821	396	404	800	408	385	793	405	400	805
Percent	51%	49%		50%	50%		-	-		51%	49%		50%	50%		50%	51%		51%	49%		50%	50%	
AM Peak	07:00	08:00	07:00	08:00	08:00	08:00	-	-	-	07:00	07:00	07:00	07:00	07:00	07:00	07:00	08:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00
Vol.	167	69	230	2	2	4	-	-	-	147	75	222	132	81	213	122	63	181	139	61	200	131	67	198
PM Peak	14:00	15:00	15:00	16:00	17:00	16:00	-	-	-	14:00	15:00	15:00	14:00	15:00	15:00	14:00	15:00	15:00	15:00	15:00	15:00	14:00	15:00	15:00
Vol.	60	121	168	1	1	1	-	-	-	55	96	146	58	116	168	71	95	131	55	111	166	60	107	155

1. Mid-week average includes data between Tuesday and Thursday.

Thursday, February 29, 2024

Time	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 13	Mean	Vpp 85
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
0500	2	0	2	0	0	0	0	0	0	0	0	0	0	0	9.5	-
0600	10	0	8	0	0	0	2	0	0	0	0	0	0	0	8.9	-
0700	221	2	197	11	1	1	5	4	0	0	0	0	0	0	10.1	13.4
0800	135	3	111	13	0	2	3	3	0	0	0	0	0	0	11.3	13
0900	24	1	17	5	0	1	0	0	0	0	0	0	0	0	10	10.5
1000	26	2	19	2	0	0	1	2	0	0	0	0	0	0	10.4	12.3
1100	29	1	23	3	0	0	2	0	0	0	0	0	0	0	11.6	14.3
1200	28	2	19	3	0	1	1	2	0	0	0	0	0	0	11	12.3
1300	19	0	17	1	0	0	1	0	0	0	0	0	0	0	10.2	11.4
1400	97	0	80	15	1	0	0	1	0	0	0	0	0	0	9.5	11.6
1500	148	4	125	8	0	1	7	3	0	0	0	0	0	0	10.7	12.5
1600	97	6	64	10	0	1	9	7	0	0	0	0	0	0	12.5	13.6
1700	31	1	23	3	0	0	1	3	0	0	0	0	0	0	11.9	13.6
1800	2	0	2	0	0	0	0	0	0	0	0	0	0	0	8.7	-
1900	2	0	2	0	0	0	0	0	0	0	0	0	0	0	8.3	-
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
2200	3	0	3	0	0	0	0	0	0	0	0	0	0	0	8.2	-
07-19	857	22	697	74	2	7	30	25	0	0	0	0	0	0	10.8	13
06-22	869	22	707	74	2	7	32	25	0	0	0	0	0	0	10.7	13
06-00	872	22	710	74	2	7	32	25	0	0	0	0	0	0	10.7	13
00-00	874	22	712	74	2	7	32	25	0	0	0	0	0	0	10.7	13

Grand Total

Time	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Cls 12	Cls 13	Mean	Vpp 85
--	874	22	712	74	2	7	32	25	0	0	0	0	0	0	10.7	13



Hillbrook Bus Routes 2024-2025

BLUE LINE - Serving Sunnyvale, Saratoga, and Los Gatos

Morning Route

Arrives at: 7:15 AM

1291 S Mary Ave, Sunnyvale, CA 94087

Sunnyvale Starbucks

Arrives at: 7:30 AM

20390 Park Pl, Saratoga, CA 95070

Village Preschool

Arrives at: 7:40 AM

276 N Santa Cruz Ave

Parking lot behind OY! Gluten Free Baking

NEW Arrives at: 7:45 AM

151 E Main Street, Los Gatos, 95030

High School Court/Main Street

Arrives at Hillbrook Los Gatos at 7:50 AM

Afternoon Route

NEW

Arrives at: 3:15 PM

20 Cherry Blossom Ln. Los Gatos, 95032

Shir Hadash

Arrives at: 3:23 PM

151 E Main Street, Los Gatos, 95030

High School Court/Main Street

Arrives at 3:30 PM

140 Saratoga Los Gatos Rd., Los Gatos, 95032

(near Chase Bank & Coldwell Banker)

Public Parking Lot

Arrives at: 3:40 PM

20390 Park Pl, Saratoga, CA 95070

Village Preschool of Saratoga

This bus returns to Hillbrook at 4 PM for the Late Bus runs.

YELLOW LINE - *Serving Santa Clara, Saratoga and Los Gatos*

Morning Route

Arrives at 7:15 AM

3550 Homestead Rd, Santa Clara, CA 95051
(near Homestead Auto Wash)

Lawrence Station Shopping Center

Arrives at 7:25 AM

12855 Paseo Presada, Saratoga, CA 95070

El Quito Park

Arrives at: 7:35 AM

Winchester & Newell, Los Gatos, 95032

Bay Club Courtside (overflow parking lot)

Arrives at 7:45 AM

16445 Shannon Rd, Los Gatos, 95032

Blossom Hill Park

Afternoon Route

Arrives at: 3:15 PM

16445 Shannon Rd, Los Gatos, 95032

Blossom Hill Park

Arrives at: 3:25 PM

14675 Winchester Blvd, Los Gatos, CA 95032

Bay Club Courtside

Arrives at 3:35 PM

12855 Paseo Presada, Saratoga, CA 95070

El Quito Park

Arrives at 3:45 PM

3550 Homestead Rd, Santa Clara, CA 95051

Lawrence Station Shopping Center

Arrives at 4:00 PM

1291 S Mary Ave, Sunnyvale, CA 94087

Sunnyvale Starbucks

GREEN LINE - Serving South San José and Los Gatos

Morning Route

Arrives at: 7:15 AM

1110 Blossom Hill Rd #10, San José, 95118

AT&T Store/Office Max

Arrives at: 7:25 AM

14184 Blossom Hill Rd, Los Gatos, 95032

Blossom Hill Square Shopping Center (behind US Bank)

Arrives at: 7:35 AM

20 Cherry Blossom Ln. Los Gatos, 95032

Shir Hadash

NEW

Arrives at 7:40 AM

16445 Shannon Rd, Los Gatos, 95032

Blossom Hill Park

Arrives at Hillbrook Los Gatos 7:50 PM

Arrives at 8:05 AM

20 Cherry Blossom Ln. Los Gatos, 95032

Shir Hadash - pick up any US students

Afternoon Route

Arrives at: 3:30 PM

240 N 2nd St, San Jose, 95112

Hillbrook Upper School San Jose

Arrives at: 3:40 PM

65 Cahill St, San José, CA 95110

Caltrain Diridon Station

Arrives at: 4:00 PM

20 Cherry Blossom Lane

Congregation Shir Hadash

Arrives at: 5:30 PM

240 N 2nd St, San Jose, 95112

Hillbrook Upper School San Jose

Arrives at: 5:40 PM

65 Cahill St, San José, CA 95110

Caltrain Diridon Station

Arrives at: 6:00 PM

20 Cherry Blossom Lane

Congregation Shir Hadash

RED LINE - Serving Willow Glen and San José

Morning Route

Arrives at: 7:00 AM

680 Dana Ave, San José, 95126

Hester Park & Rose Garden Library

Arrives at: 7:10 AM

1309 Willow Street, San José, 95125

Willow & Camino Ramon VTA bus stop

Arrives at: 7:20 AM

Curtner Ave & Radio Ave, San José, CA 95125

Lincoln Glen Park

Arrives at: 7:28 AM

3053 Meridian Ave, San José, 95124

Wells Fargo

Afternoon Route

Arrives at 3:20 PM

14184 Blossom Hill Rd., Los Gatos, 95032

**Blossom Hill Square Shopping Center
(behind US Bank)**

Arrives at: 3:30 PM

3053 Meridian Ave, San José, 95124

Front of Wells Fargo parking lot

Arrives at: 3:38 PM

Curtner Ave & Radio Ave, San José, CA 95125

Lincoln Glen Park

Arrives at: 3:45 PM

1309 Willow Street, San José, 95125

Willow & Camino Ramon VTA stop

Arrives at: 4:00 PM

680 Dana Ave, San José, 95126

Hester Park & Rose Garden Library

Late Bus

Late buses are provided for students participating in after school athletics, activities and enrichment classes.

Shir Hadash - 20 Cherry Blossom Lane

Departs Hillbrook	Arrives to Shir Hadash
4:00 PM	4:05 PM
4:15 PM	4:20 PM
4:30 PM	4:35 PM
4:45 PM	4:50 PM
5:00 PM	5:05 PM

Final Late Bus to San José

Arrives at: 5:05 PM

20 Cherry Blossom Ln. Los Gatos, 95032

Shir Hadash

Arrives at: 5:30 PM

1309 Willow Street, San José, 95125

Willow & Camino Ramon VTA bus stop

Arrives at 5:40 PM

240 N 2nd St, San Jose 95112

Hillbrook Upper School

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HILLBROOK SCHOOL

Dear Commissioners,

The following is our annual update to the Planning Commission. This update details our compliance with the conditional use permit. As the Planning Commission is aware, the Town Council approved a new CUP for the school in March 2015. Since that approval nine years ago, the school has taken steps to ensure we remain in compliance.

We feel Hillbrook remains fully in compliance with the CUP. In particular, the school has:

- posted the exception days and a list of the evening events for the 2024-25 school year on our publicly accessible neighborhood section of our website as of August 2024 - [link here](#). See below for the full list of exception days and events.
- reorganized our athletic program so that we only have athletic contests on campus at most three days a week and only two days outside
- maintained a robust and mandatory Traffic Demand Management plan (TDM plan). Highlights of the plan can be found on our website - [link here](#).
- Installed and continued to monitor the traffic count monitoring system as approved by the Town of Los Gatos.
- Worked with the Los Gatos Parks & Public Works department to ensure approval of any new bus stops as explained in the CUP.
- Enrolled no more than the 414 maximum number of students on our Los Gatos campus for the 2024-25 school year. As of the first day of school, September 1, we had 366 students enrolled in our JK-8.
- Reduced our summer programs to be in compliance with the requirements described in the CUP.

Over the last few years, we have implemented measures to manage our traffic and to ensure our compliance with the CUP. We have an extensive Traffic Demand Management Plan (TDM plan), that includes:

- A clear expectation for all families that they bike, walk, shuttle, or carpool to school each day.
- A Transportation Coordinator who oversees our TDM and ensures that families understand the expectations and are given support in meeting the requirements.
- Three shuttles that bring students to and from school each day. Overall, more than 40 percent of students are consistently using the shuttles.
- An active carpooling program that includes online maps that help families identify carpool buddies. The Transportation Coordinator supports families looking for carpool matches.
- A traffic and safety monitor who periodically provides support in the neighborhood as well as extensive signage that reminds people to drive slowly through the neighborhood (25 mph on Lower Marchmont and 15 mph on Upper Marchmont).



HILLBROOK SCHOOL

The Planning Commission will see when it reviews our traffic from the 2023-24 school year that we are successfully meeting the expectations of the daily cap of 880 cars (or 440 cars exiting campus). We had no violations of the daily cap during the 2023-24 school year.

We work hard to stay in compliance with the CUP, and we continue to make a concerted effort to be a positive member of the greater Marchmont neighborhood and the Los Gatos community.

Sincerely,

Mark Silver
Head of School

Shannon Hunt-Scott
Chair, Board of Trustees



HILLBROOK SCHOOL

- Active participation in Safe Routes to School. Hillbrook is the only private school in Los Gatos that is an active member of this important organization.
- Various measures to encourage employee carpooling and alternative transportation options, including financial incentives for using alternative forms of transportation.

The following are the exception days for the 2024-25 school year (days in which the school can have up to 480 cars exiting campus):

AUGUST - JANUARY:

- Family Fun Night - Friday, September 6th, 2024
- Back to School Night - Thursday, September 12th, 2024

FEBRUARY - JUNE:

- Winter Concert - Thursday, January 23rd, 2025
- State of the School - Friday, January 24th, 2025
- SIL Impact Summit - Tuesday, March 18th, 2025
- JK - 2nd New Family Admissions Reception - Wednesday, May 7, 2025
- 8th Grade Musical - Wednesday, May 21st and Thursday, May 22nd, 2025

The following are the evening & weekend events for the 2024-25 school year:

AUGUST - DECEMBER:

- Family Fun Night - Friday, September 6, 2024
- Back To School Night - Thursday, September 12th, 2024
- Open House - Saturday, November 16th, 2025

JANUARY - JUNE:

- Winter Concert - Thursday, January 23rd, 2025
- State of the School - Friday, January 24th, 2025
- SIL Impact Summit - Tuesday, March 18, 2025
- 8th Grade Musical - Wednesday, May 21st and Thursday, May 22nd, 2025
- Lower School Exhibition of Learning - Friday, May 23rd, 2025
- 8th Grade Recognition Ceremony - Monday, June 2nd, 2025

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/11/2024

ITEM NO: 3

DATE: December 6, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Modification of Planned Development Ordinance 1412, Subdivision of One Lot into Two Lots, Construction of a Single-Family Residence, and Site Work Requiring a Grading Permit on Property Zoned O:PD. **Located at 120 Oak Meadow Drive.** APN 529-10-131. Subdivision Application M-20-011, Planned Development Application PD-20-002, Architecture and Site Application S-22-021. Categorically Exempt Pursuant to CEQA Guidelines Sections 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land. Property Owner: Marty and Penny McFarland. Applicants: Terence J. Szewczyk (M-20-011 and PD-20-002) and Jay Plett, Architect (S-22-021). Project Planner: Sean Mullin.

RECOMMENDATION:

Forward a recommendation of approval to the Town Council on a request for modification of Planned Development Ordinance 1412, subdivision of one lot into two lots, construction of a single-family residence, and site work requiring a Grading Permit on property zoned O:PD, located at 120 Oak Meadow Drive.

BACKGROUND:

On July 24, 2024, the Planning Commission received the staff report, applicant's presentation, and public comments on the proposed project (Exhibit 18). Included in the public comments was testimony from a neighbor and board member of the Regency Court Homeowners Association (HOA) who indicated that the HOA maintained architectural control over the subject property even though it had been removed from the HOA in 1985. Further, the HOA board member indicated that architectural review by the HOA had not been completed. After discussing the matter, the Planning Commission voted to continue consideration of this item to a date uncertain to allow the applicant sufficient time to coordinate with the HOA.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director

DISCUSSION:

In October 2024, the HOA provided a letter summarizing the coordination between the HOA, property owner, and architect (Exhibit 19). The letter also provided the HOA's conditional approval of the proposed project. The HOA's conditions include requiring that the second-story window on the west elevation is to utilize obscured glass, restricting the current and future owners from removing or modifying the existing brick wall along the west property line, and that this wall is to be extended to the north using the same vertical siding as is proposed on the second story of the residence. Additional conditions related to construction activities, garbage collection, access, road maintenance, and costs related to updating the CC&Rs are also included.

The applicant submitted a response letter (Exhibit 20) summarizing their agreement to the HOA conditions and the changes made to the revised development plans in response (Exhibit 21), which include obscured glass on the second-story window on the west elevation (Sheet A-5), extension of the wall along the west property line, and a construction access plan (Sheet A-1).

While the Town is not responsible for enforcing private-party agreements included in CC&Rs, the revised development plans included as Exhibit 21 incorporate the HOA's conditions, summarized above, that impact the proposed residence. With any approval of the project, the revised development plans will be included with the draft Planned Development Ordinance (Exhibit 3) and the requirement to obscure glass and extend the existing wall would be enforced by the Town. The Planning Commission may choose to incorporate all or some of the HOA conditions into the draft Planned Development Ordinance included as Exhibit 3 with their recommendation to the Town Council.

PUBLIC COMMENTS:

Notice cards for the Planning Commission meeting were mailed to all property owners and residents within 300 feet of the PD, a legal advertisement was published in the newspaper, and meeting agendas were posted at Town Hall and the Library. As of the publishing of this report, no public comments have been received.

CONCLUSION:

A. Summary

The applicant is requesting approval for modification of Planned Development Ordinance 1412 to allow subdivision of one lot into two lots, construction of a single-family residence, and site work requiring a Grading Permit. The applicant also requests modifications to the performance standards in the PD Ordinance to allow deviations from the underlying zoning and applicable sections of the HDS&G allowing the following:

Parcel A

- Lot coverage exceeding 40 percent; and
- Existing residence exceeding FAR standards.

Parcel B

- Lot size below what is required by the zone;
- Proposed residence exceeding FAR standards;
- Lot coverage exceeding 40 percent;
- Reduced setbacks;
- Portion of the residence located outside of the LRDA; and
- Driveway slope exceeding 15 percent.

No other exceptions are requested. Regarding consistency with the immediate neighborhood, the proposed single-family residence on Parcel B would not result in the largest residential structure in terms of floor area or FAR, would be the largest of the two single-family residences in terms of FAR, and would not be the first two-story residence. The applicant seeks a recommendation from the Planning Commission to the Town Council, who will render the final decision on the project.

B. Recommendation

If the Planning Commission finds merit with the proposed project, staff recommends the Commission take the following actions to forward the PD, Subdivision, and Architecture and Site applications to the Town Council with a recommendation for approval of the proposed project, by recommending that the Town Council:

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, Sections 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land (Exhibit 2);
2. Make the finding that the amendment to the Planned Development Overlay is consistent Town Code Section 29.80.095 (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except for the requested modifications to the lot coverage limitations for Parcels A and B; and the minimum lot size and setbacks for Parcel B, which are appropriate due to the constraints of the site (Exhibit 2);
4. Make the finding that the amendment to the Planned Development Overlay is consistent with the General Plan (Exhibit 2);
5. Make the findings as required by Section 66474 of the Subdivision Map Act (Exhibit 2);

6. Make the finding that the project complies with the applicable sections of the Hillside Development Standards and Guidelines for a property with an average slope of 10 percent or greater, except for the requested modification to allow a maximum driveway slope greater than 15 percent and for a portion of the residence located outside of the LRDA, which are appropriate due to the constraints of the site (Exhibit 2);
7. Make the finding that the project is consistent with the Residential Design Guidelines (Exhibit 2);
8. 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
9. Approve Planned Development application PD-20-002 to adopt the Planned Development Ordinance (Exhibit 3); approve Subdivision application M-20-011; and Architecture and Site Application S-22-021 inclusive of the recommended conditions of approval included as Exhibit 4 and the revised development plans included as Exhibit 21.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Recommend approval of the applications with additional and/or modified conditions; or
3. Recommend denial of the applications and make the required findings for denial

EXHIBITS:

Exhibits previously received with the July 24, 2024, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Draft Planned Development Ordinance
4. Recommended Conditions of Approval
5. Planned Development Ordinance 1412
6. Letter of Justification
7. Project Description
8. Color and Materials Board
9. Letter of Justification for Garage Terrace
10. Town's Consulting Architect Report
11. Response to Consulting Architect's Recommendations
12. Arborist Report
13. Summary of Neighbor Outreach
14. Building Envelope Study by Applicant
15. Development Plans
16. Public Comments received by 11:00 a.m., Friday, July 19, 2024

PAGE 5 OF 5

SUBJECT: 120 Oak Meadow Drive/M-20-011, PD-20-002, S-22-021

DATE: December 6, 2024

Exhibits previously received with the July 24, 2024, Desk Item:

17. Public Comments received between 11:01 a.m., Friday, July 19, 2024, and 11:00 a.m., Wednesday, July 24, 2024

Exhibits Received with this Staff Report:

18. July 24, 2024 Planning Commission Minutes

19. HOA Approval Letter

20. Applicant Response Letter

21. Revised Development Plans

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JULY 24, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 24, 2024, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Steve Raspe, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, and Commissioner Adam Mayer
Absent: Vice Chair Emily Thomas

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – June 26, 2024
2. **Approval of Minutes** – July 10, 2024

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 120 Oak Meadow Drive

Subdivision Application M-20-011

Planned Development Application PD-20-002

Architecture and Site Application S-22-021

APN 529-10-131

Applicant: Terence J. Szewczyk (M-20-011 and PD-20-002) and
Jay Plett, Architect (S-22-021)

Property Owner: Marty and Penny McFarland

Project Planner: Sean Mullin

Requesting approval for Modification of Planned Development Ordinance 1412, subdivision of one lot into two lots, construction of a single-family residence, and site work requiring a Grading Permit on property zoned O:PD. Categorically exempt pursuant to CEQA Guidelines Section 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Terence J. Szewczyk, Applicant

- This project represents the ideal creation of generational housing on one parcel, which is the intent of SB 9. We would have changed this to an SB 9 application, but the underlying zoning is Office, so we are unable to use SB 9. We ask the Planning Commission to recommend to the Town Council modification of the PD zoning to allow for this additional house. The McFarlands want to build a house for their two daughters. We have carefully sited this house for tree protection, safety, and the least impact from the driveway. We have to increase the driveway slope to get up higher to avoid damaging the base of some spectacular oak trees. Oak Meadow Drive is a private road and it would not be unreasonable for the applicants to agree to a condition to participate in road maintenance.

Marty McFarland, Property Owner

- We have lived on this property for over 32 years and are excited about this project and the opportunity to provide a lot to our two daughters to build a house. Our youngest daughter is a local special education teacher, and teachers don't make a lot of money.

Paul Vieth

- My wife and I live across from the McFarlands and I am one of the board members of Regency Court HOA. In 1985 the McFarland's lot was removed from the HOA except for the purposes of contributing to road maintenance, and pursuant to that agreement the HOA retains a right of architectural control over that lot. The CC&Rs go along with the deed and contain clear guidelines on architectural approval by the CC&Rs and bylaws, and

that process has not occurred. There was never an attempt to review this with the Architectural Committee or the HOA. In October 2021, the HOA denied Mr. McFarland's request to give up two of our seven community parking spots so he could put a driveway on the other side. The HOA also expressed that we do not want to change the view, see a house in the immediate view, or have windows facing our home, as well as several other issues.

Desiree Hedberg

- I am a therapist with my business adjacent to the subject property, and my concern is the construction noise could be significant and impact my business in a very negative way. My question is what the audio impact might be?

Terence J. Szewczyk, Applicant

- If we have overlooked the formal HOA Architectural Committee review of the plans, we will complete that.

Jay Plett, Architect

- The window that faces the townhomes is a bedroom window, not a place where people will gather and be looking down. The house has a 6.5-foot setback, but then there is 20 feet of parking and then a road for the townhomes, so the proposed home and its windows would be probably 30 feet away from anybody. The existing McFarland's home is just as close to the street, and there are townhomes that almost border on the road. There is noise when anything is built, but we don't anticipate driving piles or anything that would make excessive noise, just typical construction noise.

Closed Public Comment.

Commissioners discussed the matter.

Opened Public Comment.

Commissioners asked questions of the applicant.

Closed Public Comment.

MOTION: **Motion by Chair Raspe** to continue the public hearing for 120 Oak Meadow Drive to a date uncertain. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Jennifer Armer, Planning Manager

- The Planning Commission meeting of August 14, 2024 will be cancelled due to lack of items.
- This is the final meeting for Commissioner Janoff and Commissioner Mayer. Staff thanked them for their service to the Town of Los Gatos.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- The HPC met on July 24, 2024.

Commission Matters

Chair Raspe

- This will be the final Planning Commission meeting for Commissioner Janoff and Commissioner Mayer. The Planning Commission thanks them for their work over the years.
- Planning Manager Jennifer Armer will be leaving the Town of Los Gatos. Ms. Armer has served with the Town for nine years and the Town wishes her the best.

ADJOURNMENT

The meeting adjourned at 7:49 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 24, 2024 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

Regency Court Homeowners Association

October 14th, 2024

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

RE: Regency Court Homeowners Association's Approval of Proposed Lot Split and
Development of 120 Oak Meadow Drive Los Gatos, CA 95032

Dear Sean,

The Board of the Regency Court Homeowners Association met with Marty McFarland, owner of 120 Oak Meadow Drive, and Jay Plett, Architect, in Mr. Plett's offices on Monday, September 30th at 4:30pm. At this meeting, the parties discussed the Findings and Recommendations of the Regency Court Architectural Committee.

After a thorough discussion of these issues, the Board agreed to approve the proposed development of 120 Oak Meadow Drive subject to certain conditions contained within the Owner's Responses to the Findings and Recommendations and certain changes to the proposed Plan Set. Those documents and the Conditions of Approval are contained as Addenda to this approval.

In addition, to the items outlined in these documents, we are also requiring the following two items:

- The proposed update to the CC&Rs will include a provision retaining architectural control approval over both lots; both the existing lot at 120 Oak Meadow and the proposed newly created lot.
- Marty McFarland agrees not to change or remove the brick wall separating the properties in question from the HOA without prior written consent of the Board of the Regency Court HOA.

Subject to those changes, the Board of the Regency Court Homeowners Association hereby approves the proposed lot line adjustment and development of the new housing unit at 120 Oak Meadow Drive.

Please let me know of any questions you may have.

Best Regards,
REGENCY COURT HOMEOWNERS ASSOCIATION

A handwritten signature in blue ink that reads "Richard W. Daniel". The signature is written in a cursive style with a large, stylized "D" at the beginning and a flourish at the end.

Richard W. Daniel
Treasurer - Board Member

Addenda

- 1) 120 Oak Meadow Owner's Responses to Regency Court Architectural Committee 'Findings and Recommendations' to Regency Court Board dated October 9th, 2024.
- 2) Change Pages for Plan Set dated October 3rd, 2024.
- 3) 120 Oak Meadow - Conditions of Approval dated July 24th, 2024.

July 30, 2024 – Below is the Regency Court Architectural Committee ‘Findings and Recommendations’ to Regency Court Board. Not in numerical order of importance.

The Regency Court Board HOA expects confirmation that the following items will be addressed by the 120 Oak Meadow homeowner and Town of Los Gatos to the Regency Court HOA Architectural Committee and Board of Directors prior to Town approval and commencement of construction at 120 Oak Meadow Drive.

See Owner Responses in [blue dated October 9, 2024](#).

- 1) A request is made for a rendering, drawing or sketch of the proposed home shown behind the brick wall. Rendering needs to show house roof and windows with current view of existing trees from upper Oak Meadow Drive. The request is made to provide a visual representation of the proposed structure and to provide a visual illustration of the structure’s height/size prior to “story poles” being installed. The concern is whether the rising morning sun will be blocked by the structure, the existing shadow example does not do this.

[As shown in the expanded shadow study A-5 the proposed structure will not block the morning sun.](#)

[The rendering illustrates that the proposed home is modest in size and to scale with the site. At 22 ft. at the peak and 15 ft. at the eaves it is lower than the branches of the Valley Oak and considerably lower than existing home at 120 Oak Meadow and Town Homes.](#)

[The Town of Los Gatos eliminated its story pole requirement last April. This follows a CA state requirement that the Town must loosen constraints on housing developments to receive certification of its housing element plan.](#)

- 2) CC&R Items related to existing and proposed homes: [Agree that CC&Rs will need to be amended, cost to be borne by 120 Oak Meadow.](#)

- a. It shall be a requirement of the RCHOA that the new lot is subject to the same Regency Court architectural approval requirements as outlined in the Regency Court HOA CC&R’s covering the existing Lot #11 (120 Oak Meadow Drive). HOA CC&Rs including architectural control must cover both the existing and new lots.
- b. Also, current 120 Oak Meadow Owner to determine if they want to allocate a portion of the required assessment responsibility for maintenance and upkeep of Oak Meadow Drive – a private drive – to the proposed new lot/home or retain full responsibility for assessments related to road upkeep.

[Current 120 Oak Meadow Property to retain full responsibility.](#)

- c. It is anticipated that both of these items will require an amendment to the CC&Rs. Such amendment (e.g. hiring of an attorney, recordation of amendment, etc.) to be borne by 120 Oak Meadow.

- 3) Approval must include a requirement that current or future owners cannot take down the brick wall or make any modifications to the brick wall now and in the future. [Plan already indicates that it will be retained – see A-1 \(E\). Language can be expanded in CC&Rs if necessary. Wall to be extended north using same vertical siding as 2nd story of house and privets to be retained. See A-1.](#)

- 4) Current Floor plan, (exhibit A3, A4) is unclear as the space labeled 'OFFICE' looks to be a 4th bedroom as it has a closet, and the Architect said the room requires egress which appears to be the underlying reason for the window facing upper Oak Meadow Drive. The Architectural Committee recommends that the windows facing upper Oak Meadow are to be eliminated. As a compromise, the Architectural Committee would be amenable to move the

windows to the sides of the room which face the existing home at 120 Oak Meadow and/or face the commercial property in order to satisfy egress requirements. The Committee also would be amenable to the addition of sky lights if necessary to satisfy egress requirements. Architectural drawing (A5 elevation drawing) appears to already show windows on side walls.

Jay Plett, Architect discussed request with Robert Gray, Town Building Official who indicated that this window is an egress window required by Town ordinance independent of use of room. Jay believes that a 2nd story window facing upper Oak Meadow is an important design feature.

Homeowner and HOA agreed to retain window with condition that obscure glass be used. See Rendering and West Elevation which contains notes that this window to be obscure glass.

- 5) No exit from behind the house to the front/upper portion of Oak Meadow Drive. All occupant ingress & egress needs to occur from lower Oak Meadow Drive via newly built driveway. No ability to exit through the door in the wall along upper Oak Meadow Drive.

Owner understands HOA concern and believes signs recently posted by HOA provide adequate deterrence. As indicated in 3) above, fence to be extended north of existing brick wall. As shown in A-1 and agreed to in meeting, fence will have small gate opening to landing of Lot 12 stairs to allow owner to access property in front of wall/fence for maintenance including trimming of ivy, weeding and leaf blowing. This is needed so owner will not be required to walk down the driveway, walk up the hill to the top of Oak Meadow and around the corner carrying gardening equipment.

- 6) Property needs to include 2 guest parking spots that do not block the new driveway so visitors are not tempted to use HOA parking spots.

Town of Los Gatos does not require guest parking. Parking pad near garage and driveway will provide ample parking for guests. Agreed to with HOA in meeting.

- 7) The HOA Board requests confirmation that garbage cans for the new property must be located on the backside by the driveway entrance (lower Oak Meadow Drive). No additional garbage, recycle or yard waste bins will be placed in front of the 120 Oak Meadow Drive residence/road. Agreed - See note at the bottom of A-1 indicating garbage service to be located at bottom of driveway per HOA.

- 8) If road damage occurs during construction, cost to restore back to original condition will be borne by 120 owners. "Damage" to the HOA road is defined as any physical alteration or deterioration beyond normal wear and tear caused by the Builder's construction activities. This includes, but is not limited to, structural damage such as cracks, fractures, or breaks in the asphalt, deformation or subsidence of the road surface, potholes, and damage to the road edges. It also encompasses material residue like cement or gravel causing staining or surface roughness, debris obstructing the road, and any drainage or erosion issues caused by construction runoff. The Builder shall be responsible for all repair costs to restore the HOA road to its original condition prior to construction. If builder and HOA agree to resurface all of Oak Meadow Drive instead, 120 owners and HOA will share the costs 50%/50%.

See items 75 and 76 of Draft Conditions of Approval dated July 24, 2024, which address this concern.

- 9) The Committee requests Town to communicate the days and start/stop hours of construction. Create a plan and communicate to HOA where workers and construction vehicles will park (there is NO available parking on Oak Meadow Drive either upper or lower). Parking cannot occur in any HOA designated spots without prior written

communication and approval from the Regency Court HOA Board (see Board e-mail addresses, below). All construction traffic must enter from Blossom Hill Road.

See item 48 of Draft Conditions of Approval dated July 24, 2024, which covers Construction Hours and items 32 Construction Management Plan and 53 Construction Vehicle Parking which address your concerns.

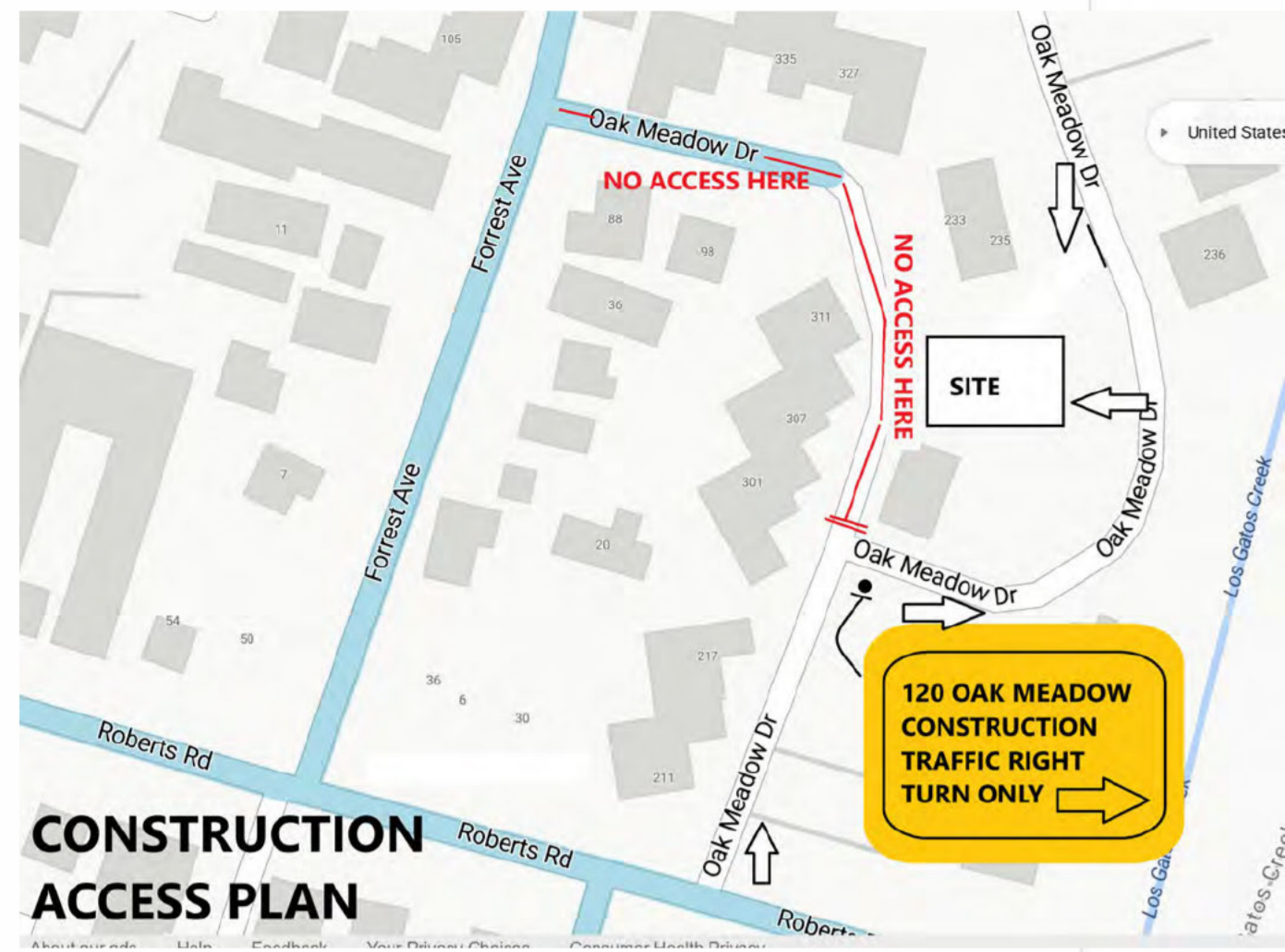
See Construction Site Access plan in upper left corner of A-1 including note that HOA to be provided with contractor, owner and architects phone numbers.

See also Construction Staging/Parking plan in lower left corner of A-1.

- 10) Erect a construction barrier to protect dirt and dust from impacting newly painted HOA residences. Install prior to commencement of construction. A construction debris barrier will be erected on upper Oak Meadow to limit dust – See upper A-1. Best construction practices to be followed to control dust including periodic water spraying. Hand digging around oak trees will also limit dust.

RCHOA Board E-Mail Addresses:





CONSTRUCTION SITE ACCESS



CONSTRUCTION SITE STAGING/PARKING

FIRE NOTES:

- FIRE SPRINKLERS REQUIRED:** AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SF WHETHER BY INCREASING THE AREA OF THE PRIMARY RESIDENCE OR BY CREATION OF AN ATTACHED ACCESSORY DWELLING UNIT. 2) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50%. 3) IN ALL ATTACHED ADUS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SPRINKLER SYSTEM. EXCEPTIONS: 1) ONE OR MORE ADDITIONS MADE TO A BUILDING AFTER JANUARY 1, 2011 THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA AND MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2013 CALIFORNIA FIRE CODE
- 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). 2013 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.1.7.
- 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.
- CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 01-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

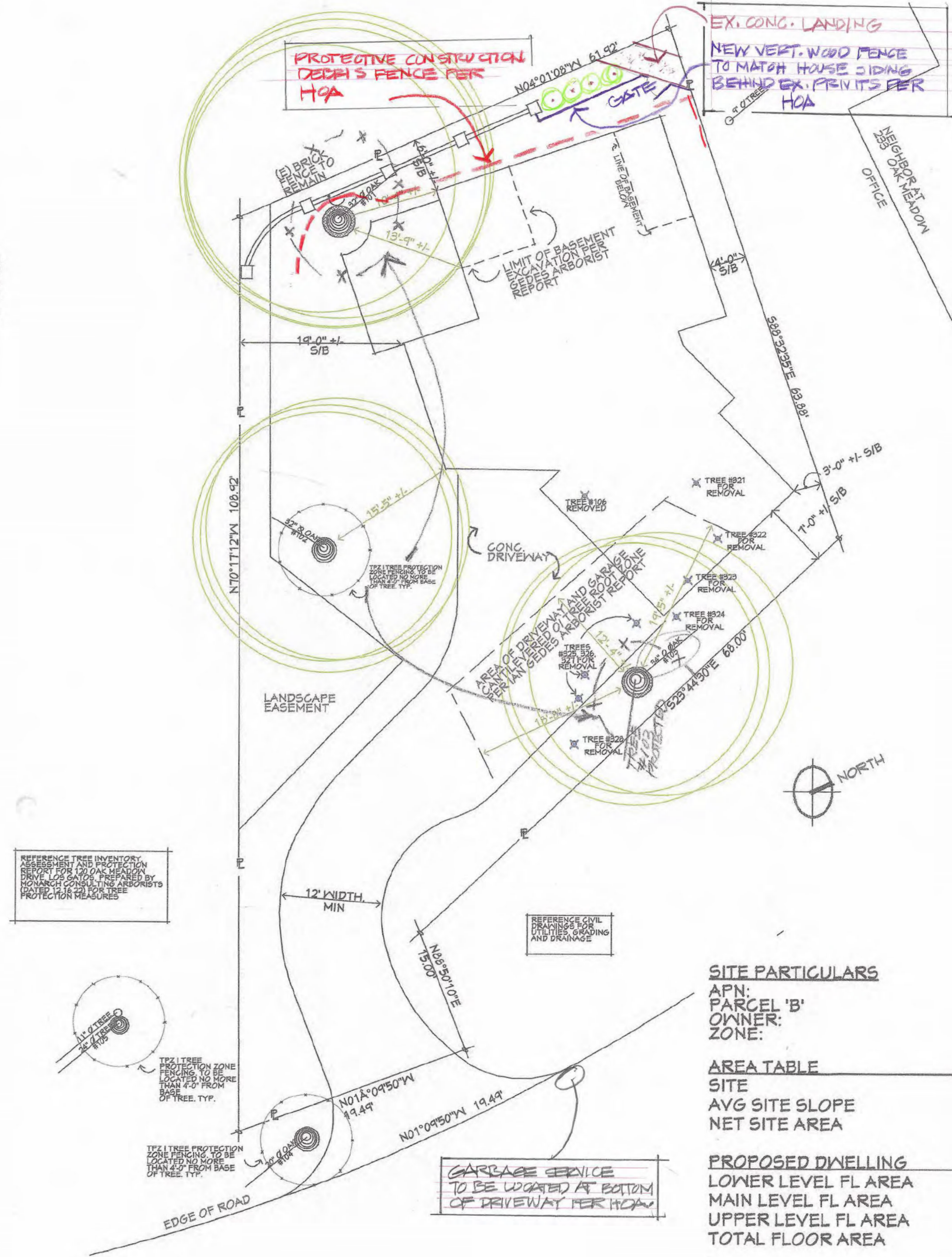
BUILDING NOTES:

- 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 FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- ALL ELECTRIC REQUIREMENT -** THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.10.020 AND 6.120.020.

CONTENTS

- A-1 SITE PLAN
- A-1.1 NEIGHBORHOOD PLAN
- A-2 LOWER/BASEMENT PLAN
- A-3 MAIN & UPPER LEVELS
- A-4 SECTIONS & ROOF PLAN
- A-5 BUILDING ELEVATIONS

NEIGHBORHOOD
120 OAK MEADOW
SINGLE FAMILY
RESIDENCE



SITE PARTICULARS

APN: 529-10-131,
PARCEL 'B'
OWNER: McFARLAND
ZONE: O:PD

AREA TABLE

SITE 5,793 SF
AVG SITE SLOPE 18%
NET SITE AREA 4,287 SF

PROPOSED DWELLING

LOWER LEVEL FL AREA 305 SF
MAIN LEVEL FL AREA 862 SF
UPPER LEVEL FL AREA 779 SF
TOTAL FLOOR AREA 1,946 SF

BELOW GRADE AREA 502 SF

GARAGE 467 SF

LOT COVERAGE = 2,470 SF / 42%

Print date:

10.03.24
10.1.24
02.29.24
12.27.22

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SITE PLAN

1/8" = 1'-0"

A-1

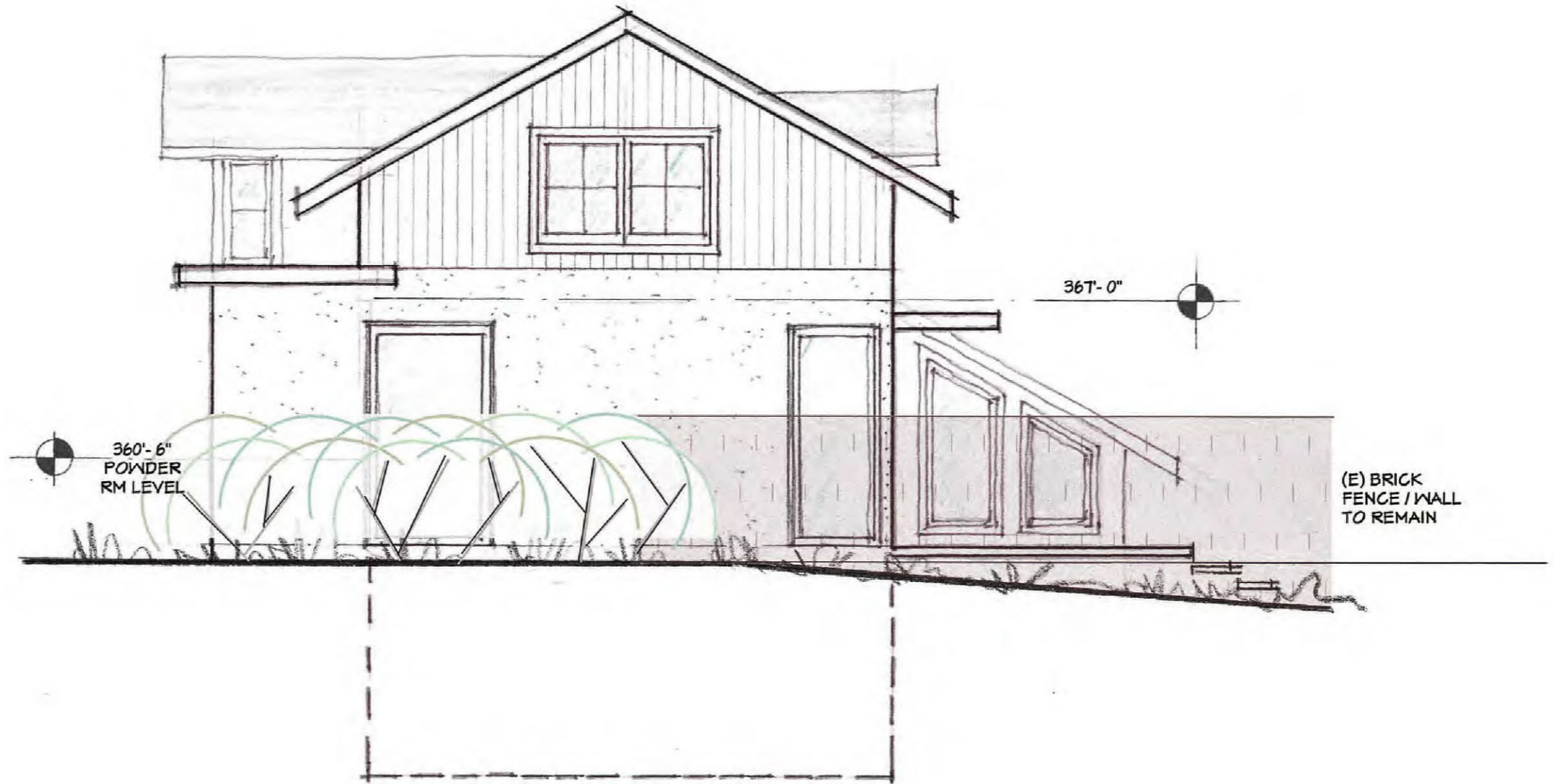


PARKING RESTRICTED
24 HRS. A DAY
TOWED AWAY

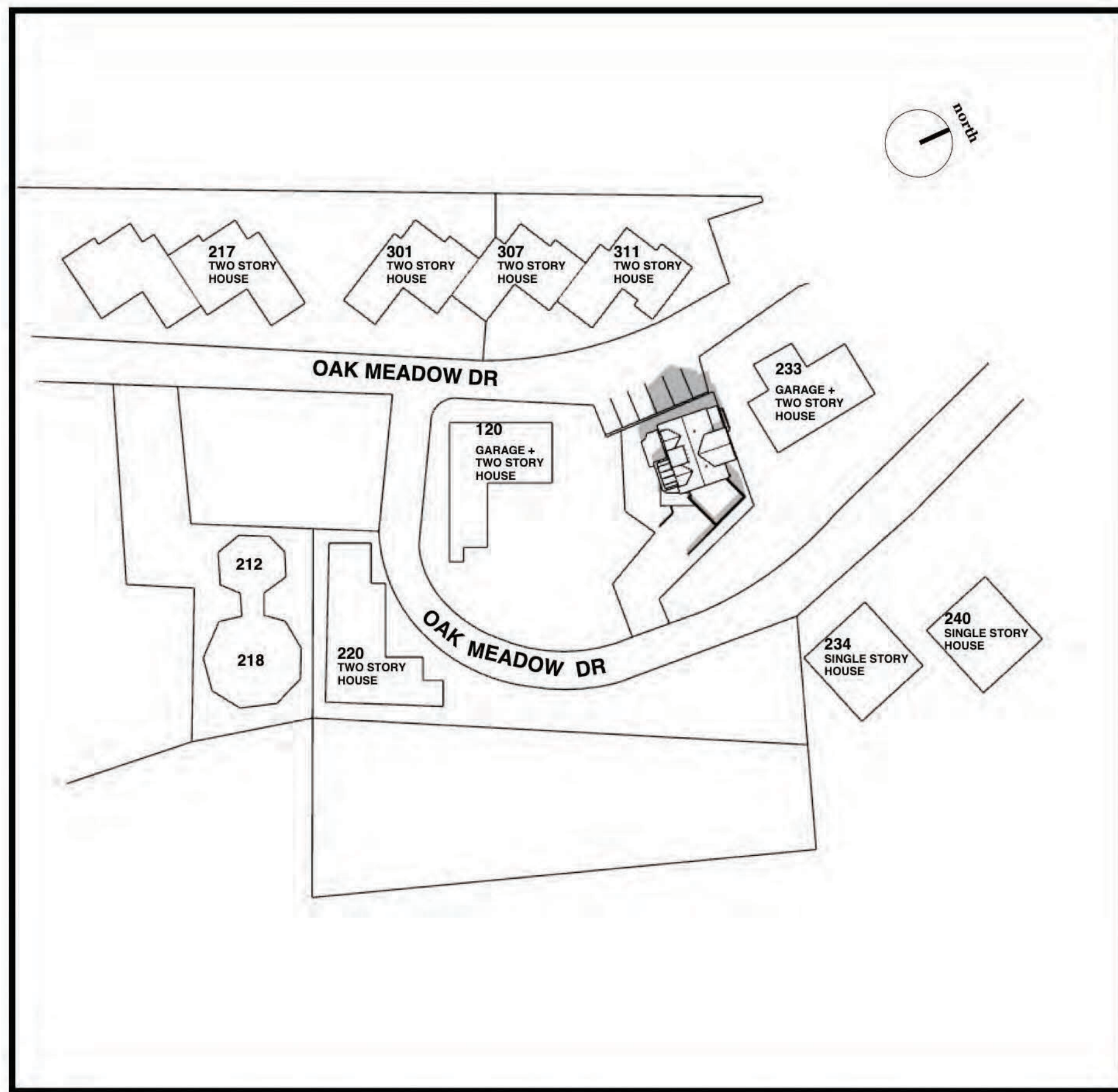
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24 HRS. A DAY
TOWED AWAY

PARKING RESTRICTED
24 HRS. A DAY
TOWED AWAY

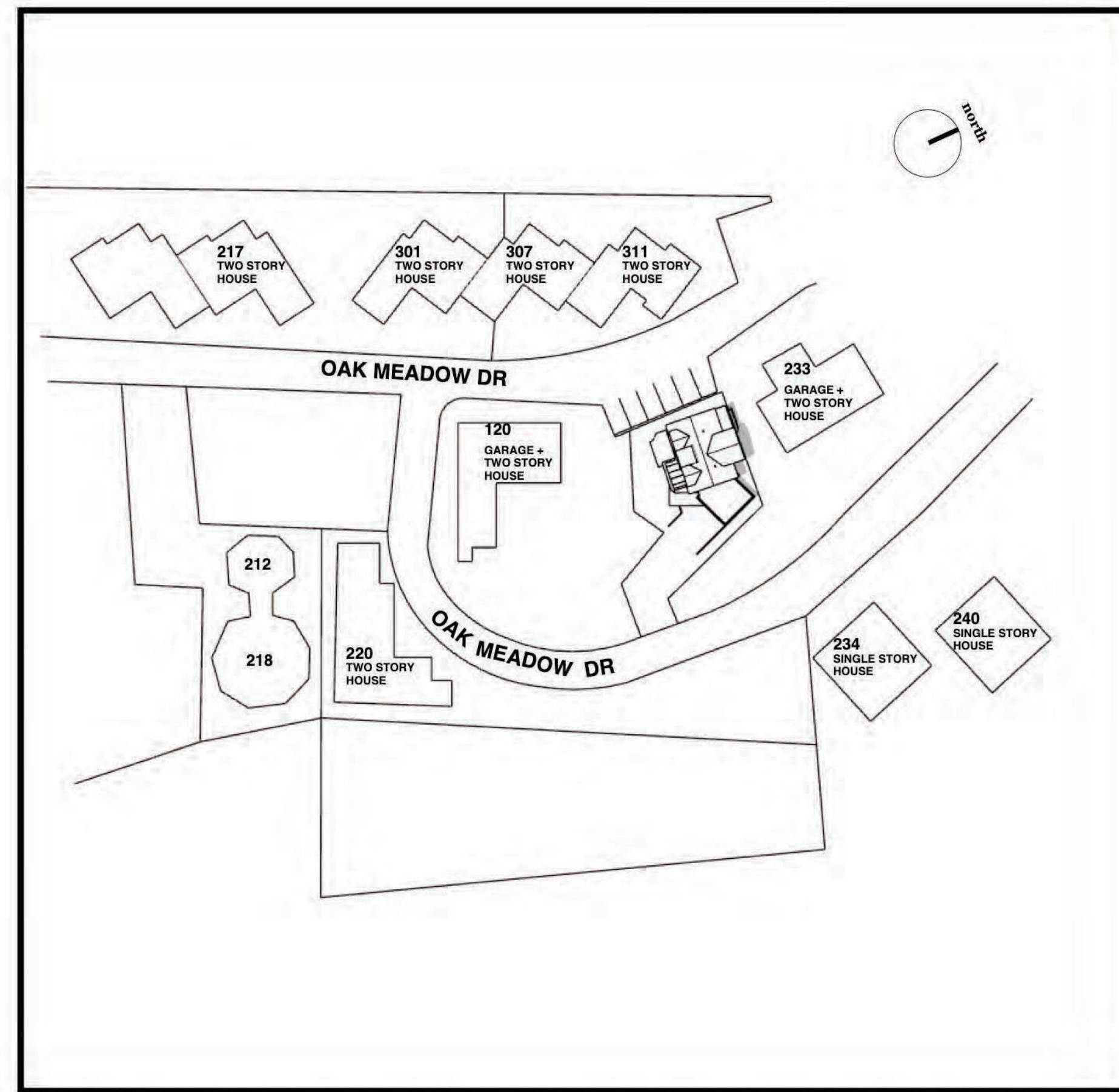
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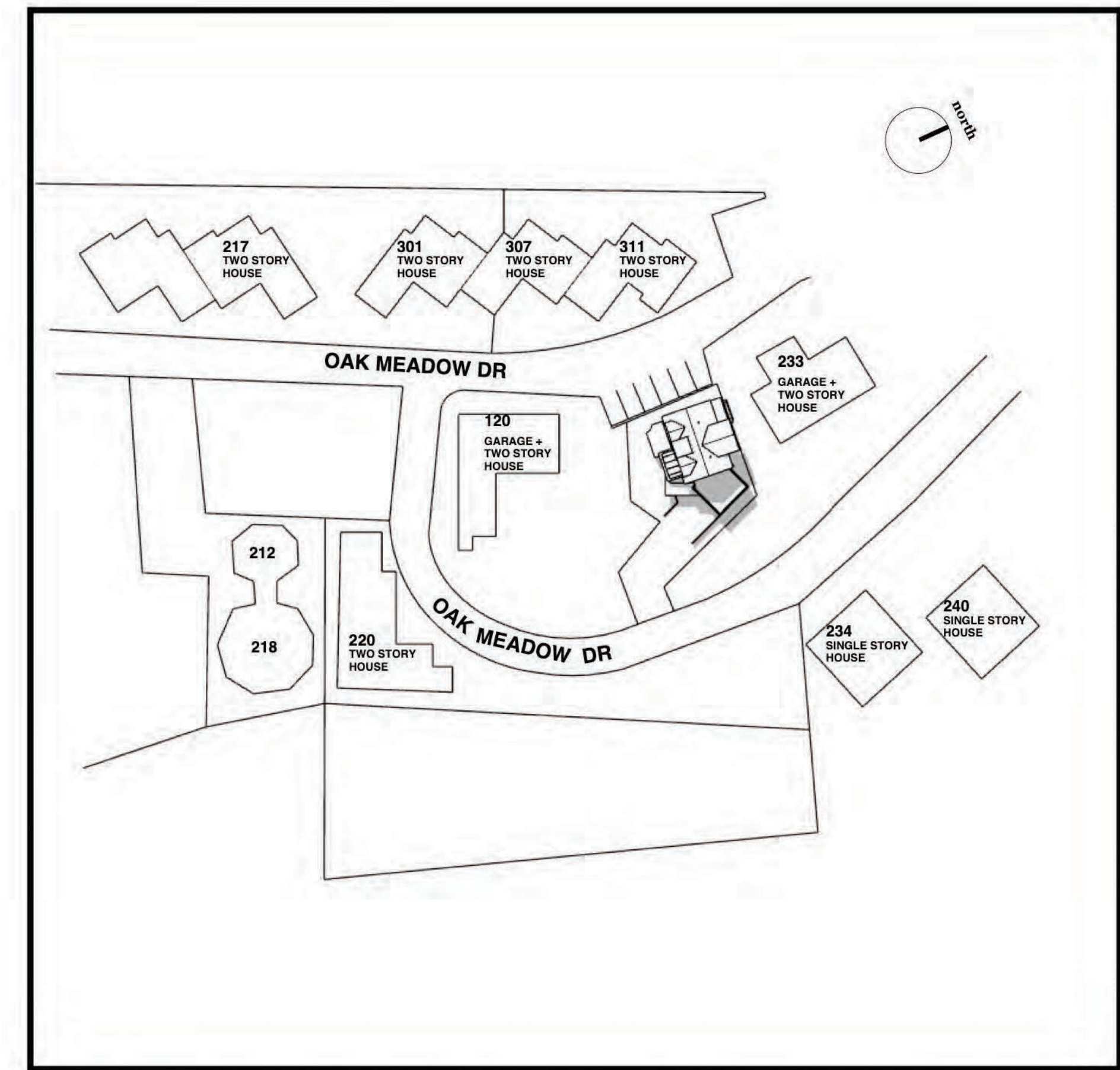
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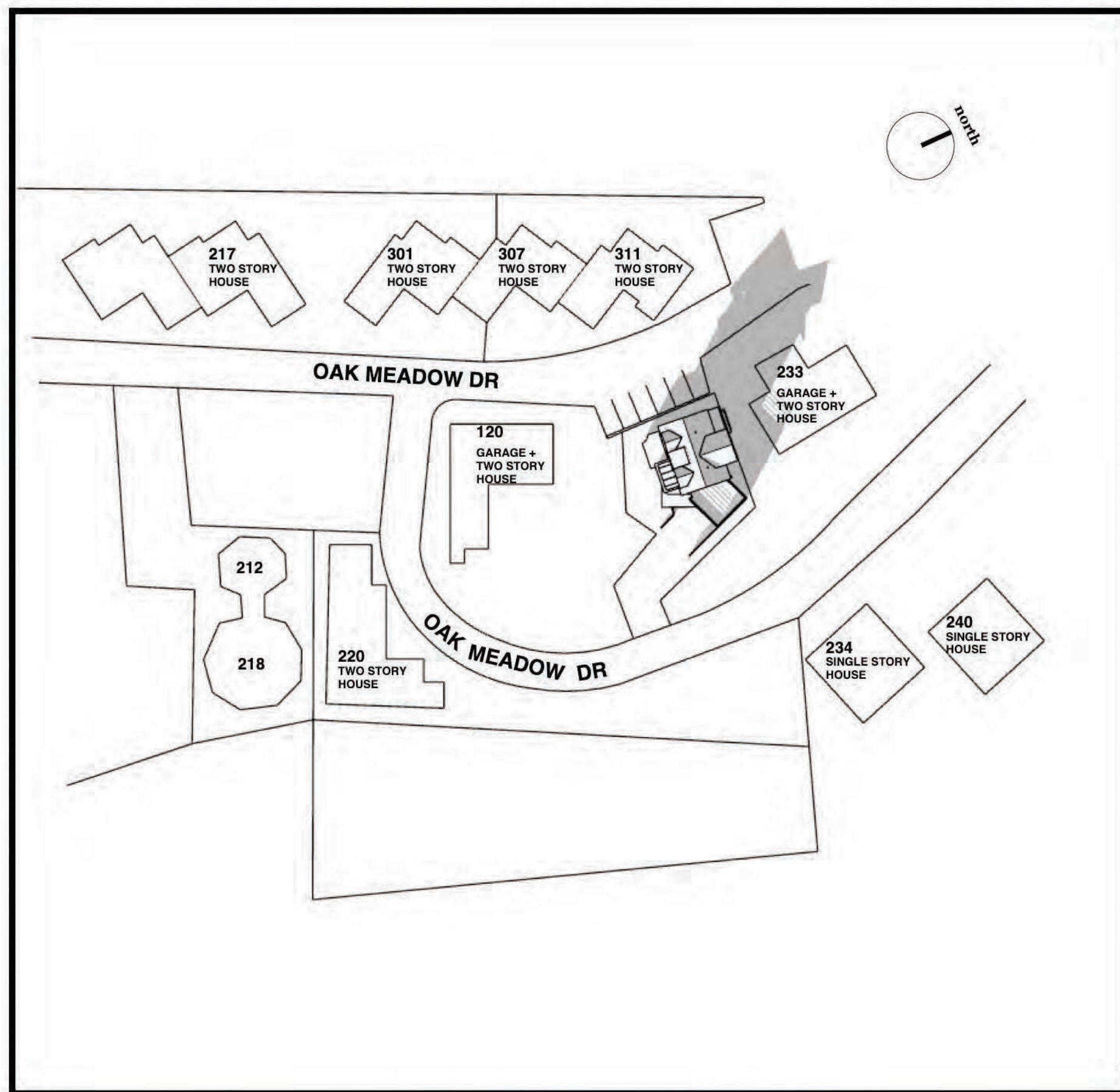
JUNE 21 @ 9AM



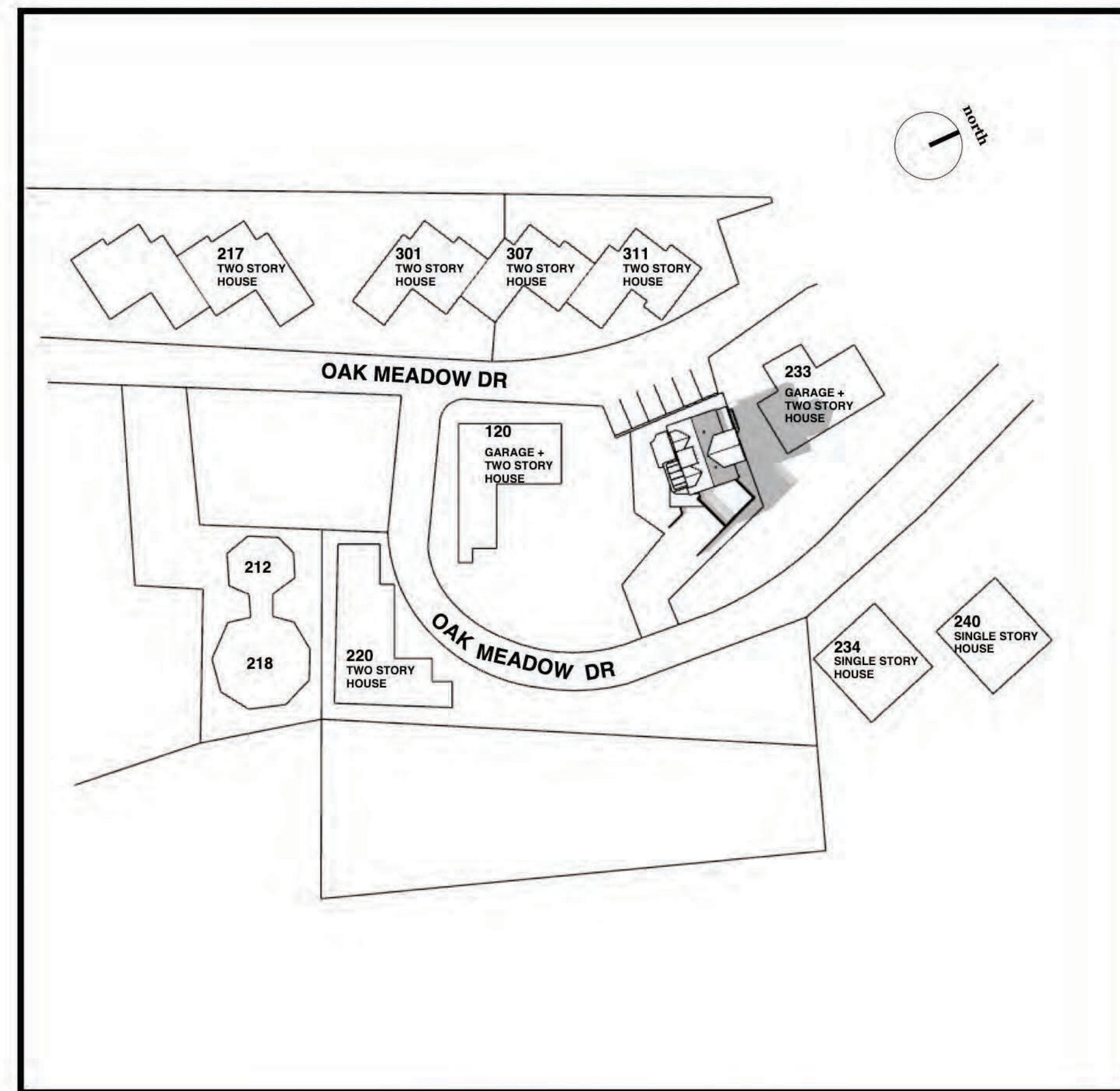
JUNE 21 @ 12PM



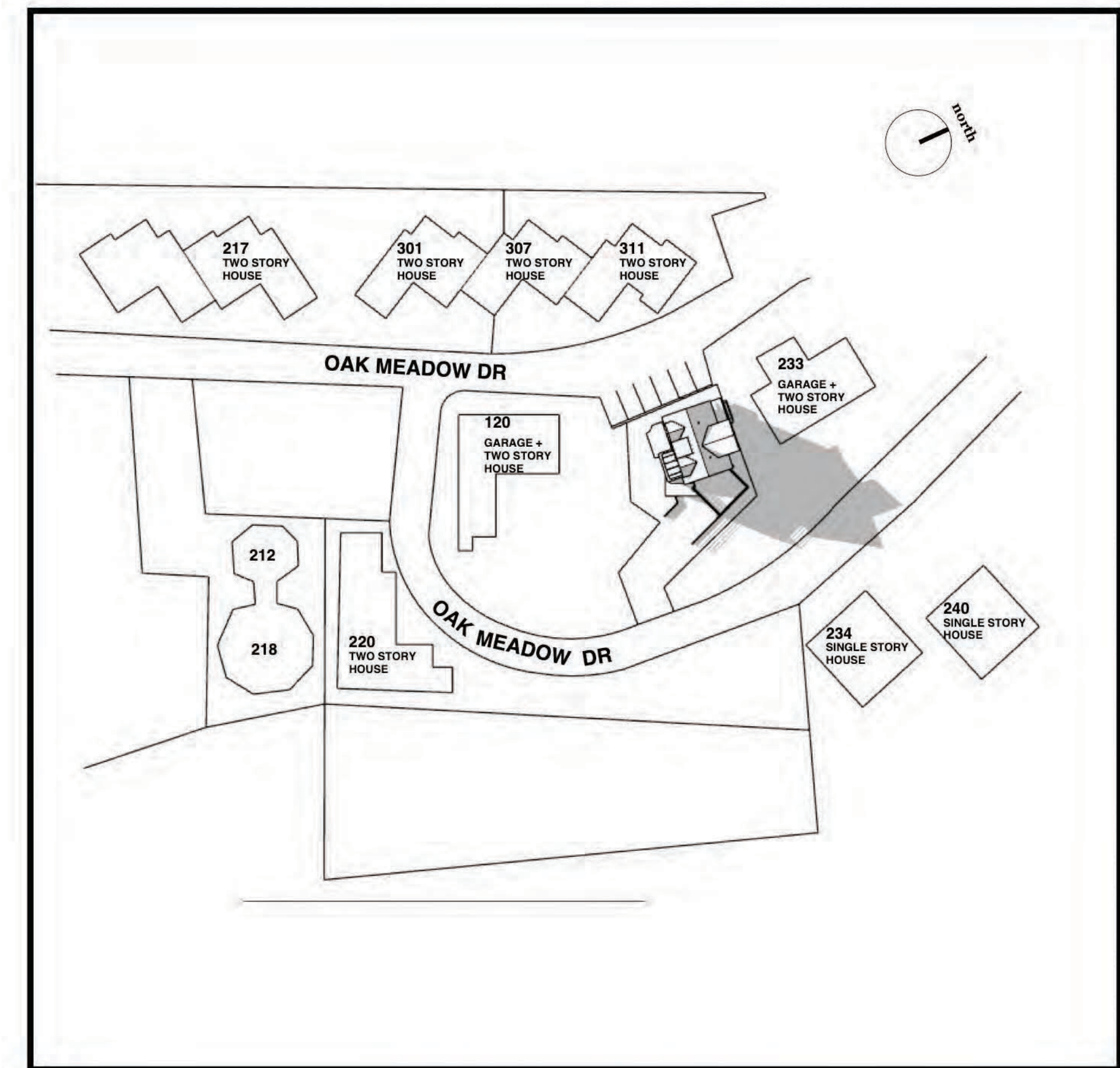
JUNE 21 @ 3PM



DEC 21 @ 9AM



DEC 21 @ 12PM



DEC 21 @ 3PM

SHADOW STUDY

NOT TO SCALE

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10.03.24

10.03.22

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A-5

HOA REGULATION AGREEMENTS

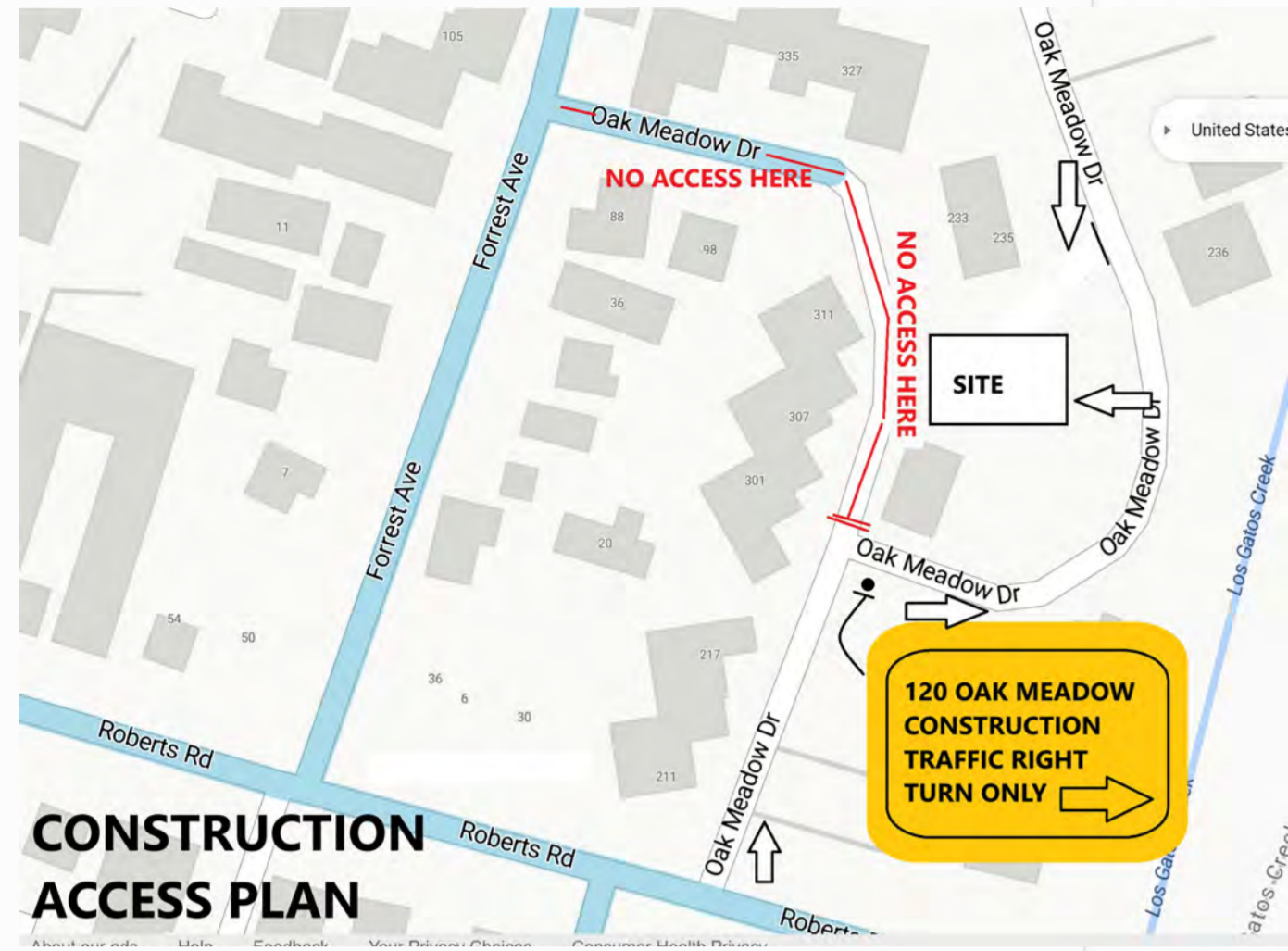
CC&RS TO BE UPDATED PRIOR TO CONSTRUCTION TO INCLUDE A PROVISION FOR HOA RETAINING ARCHITECTURAL CONTROL APPROVAL OVER BOTH LOTS (EXISTING LOT AT 120 OAK MEADOW AND THE PROPOSED NEW LOT).

OWNERS OF 120 OAK MEADOW AGREE NOT TO CHANGE OR REMOVE THE BRICK WALL SEPARATING THE PROPERTIES IN QUESTION FROM THE HOA WITHOUT PRIOR WRITTEN CONSENT OF THE BOARD OF THE REGENCY COURT HOA.

HOA ARCHITECTURAL MODIFICATIONS AS NOTED ON THE PLAN SET INCLUDE:

1. A PHOTO STUDY WAS PROVIDED TO HOA.
2. THE UPPER WINDOW FACING THE TOWNHOMES WILL BE OF OBSCURE GLASS.
3. AN ENHANCED SHADOW STUDY WAS PROVIDED TO HOA.
4. A FENCE - EXTENDING FROM THE EXISTING BRICK FENCE - MATCHING THE NEW HOUSE SIDING WILL BE CONSTRUCTED BETWEEN THE NEW HOME AND THE TOWNHOMES.
5. DURING CONSTRUCTION, A DEBRIS FENCE SHALL BE ERECTED BETWEEN THE CONSTRUCTION ACTIVITY AND THE TOWNHOMES.
6. IT IS AGREED THAT THE GARBAGE SERVICE AND CAN STORAGE WILL BE FROM BELOW AT THE BOTTOM OF DRIVEWAY OF THE NEW HOME.
7. NO CONSTRUCTION ACTIVITIES WILL BE CONDUCTED FROM THE TOWNHOME SIDE OF PROJECT. A CONSTRUCTION ACCESS PATH OF TRAVEL HAS BEEN AGREED TO. CONTRACTOR, OWNER AND ARCHITECT'S PHONE NUMBERS WILL BE PROVIDED TO HOA.
8. A CONSTRUCTION PARKING PLAN HAS BEEN AGREED TO.

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CONSTRUCTION SITE ACCESS



ELEVATION RENDERING

FIRE NOTES:

- FIRE SPRINKLERS REQUIRED:** AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SF WHETHER BY INCREASING THE AREA OF THE PRIMARY RESIDENCE OR BY CREATION OF AN ATTACHED ACCESSORY DWELLING UNIT. 2) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50%. 3) IN ALL ATTACHED ADUS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SPRINKLER SYSTEM. EXCEPTIONS: 1) ONE OR MORE ADDITIONS MADE TO A BUILDING AFTER JANUARY 1, 2011 THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA AND MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2019 CALIFORNIA FIRE CODE
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- 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. 509.1.
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BUILDING NOTES:

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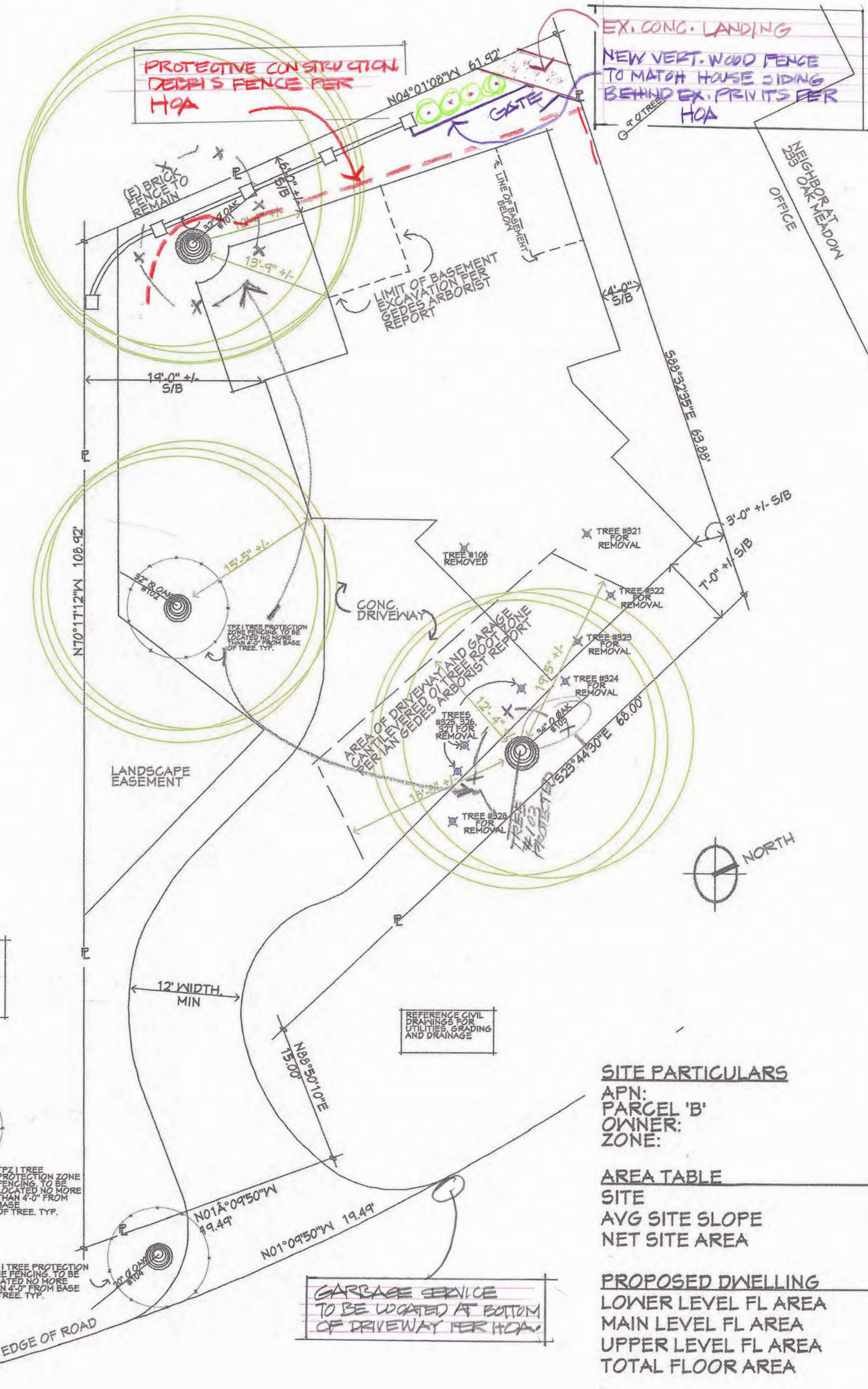
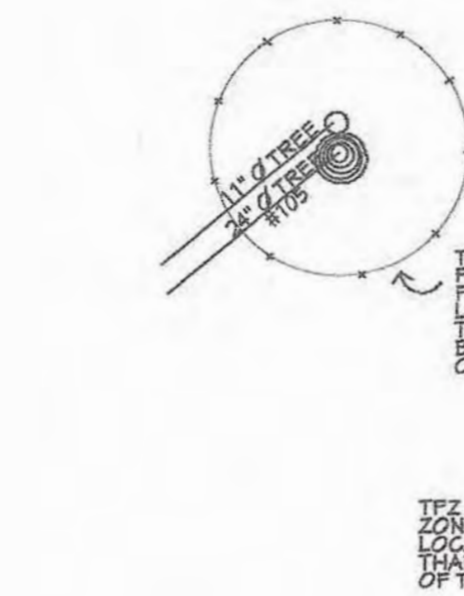
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- A-1 SITE PLAN
- A-1.1 NEIGHBORHOOD PLAN
- A-2 LOWER/BASEMENT PLAN
- A-3 MAIN & UPPER LEVELS
- A-4 SECTIONS & ROOF PLAN
- A-5 BUILDING ELEVATIONS

NEIGHBOR AT 120 OAK MEADOW SINGLE FAMILY RESIDENCE

REFERENCE TREE INVENTORY, ASSESSMENT AND PROTECTION REPORT FOR 120 OAK MEADOW DRIVE, LOS GATOS, PREPARED BY NICHOLAS CONSULTING ARCHITECTS WATER, UTILITY, AND TREE PROTECTION MEASURES

REFERENCE CIVIL DRAWINGS FOR UTILITIES, GRADING AND DRAINAGE



SITE PARTICULARS

APN: 529-10-131,
 PARCEL 'B'
 OWNER: McFARLAND
 ZONE: O:PD

AREA TABLE

SITE	5,793 SF
AVG SITE SLOPE	18%
NET SITE AREA	4,287 SF

PROPOSED DWELLING

LOWER LEVEL FL AREA	305 SF
MAIN LEVEL FL AREA	862 SF
UPPER LEVEL FL AREA	779 SF
TOTAL FLOOR AREA	1,946 SF

BELOW GRADE AREA 502 SF

GARAGE 467 SF

LOT COVERAGE = 2,470 SF / 42%

Print date:

10.03.24
 10.1.24
 02.29.24
 12.27.22

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 OAK MEADOW DR.
 LOS GATOS

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 Date: Sheet

A-1

SITE PLAN

1/8" = 1'-0"



A 301/307/311 OAK MEADOW DR



B 220 OAK MEADOW DR



B 220 OAK MEADOW DR



C 120 OAK MEADOW DR



D 233 OAK MEADOW DR



D 233 OAK MEADOW DR



E 234 OAK MEADOW DR



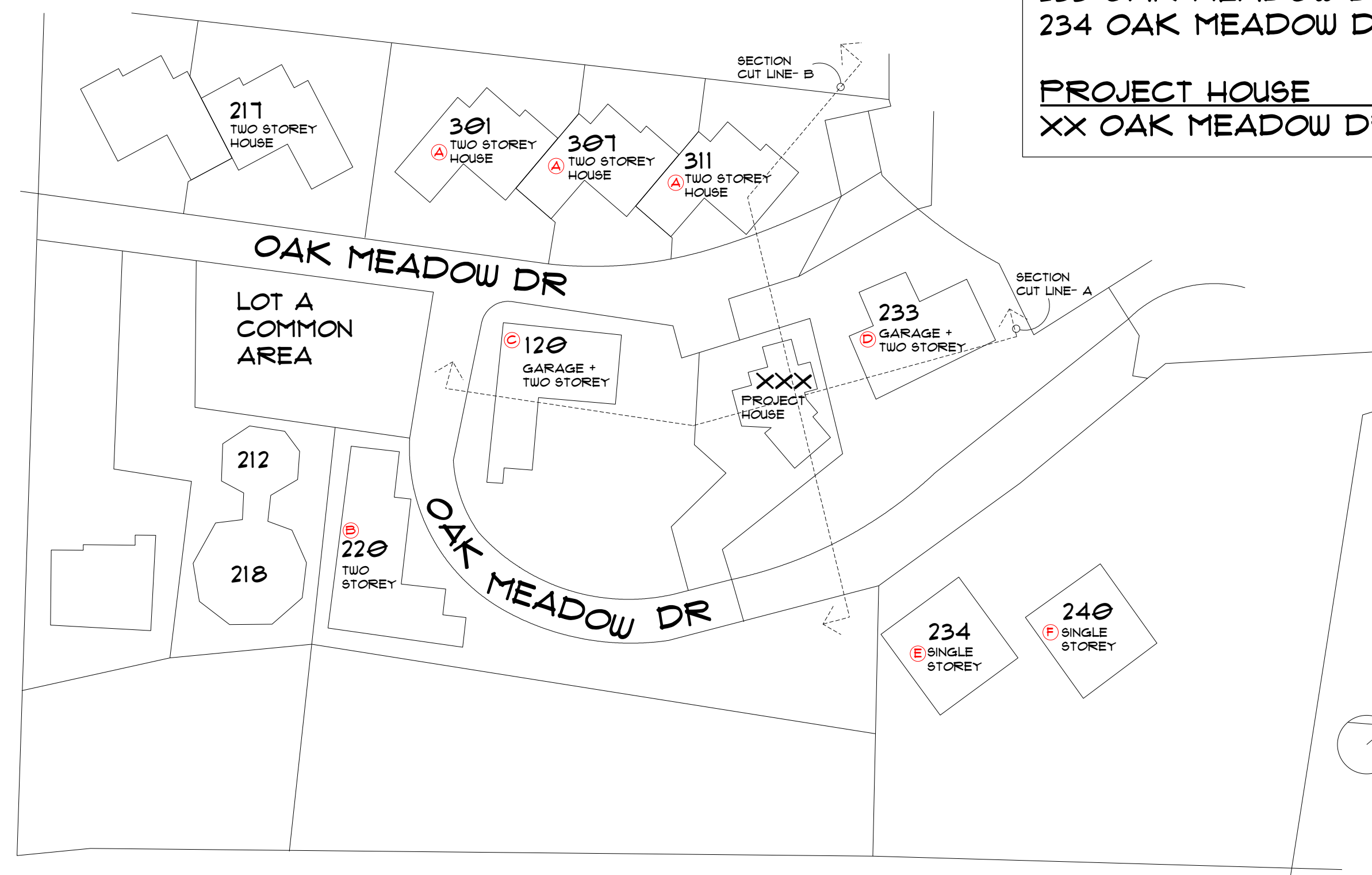
F 240/242 OAK MEADOW DR

FLOOR AREA/FAR COMPARISONS

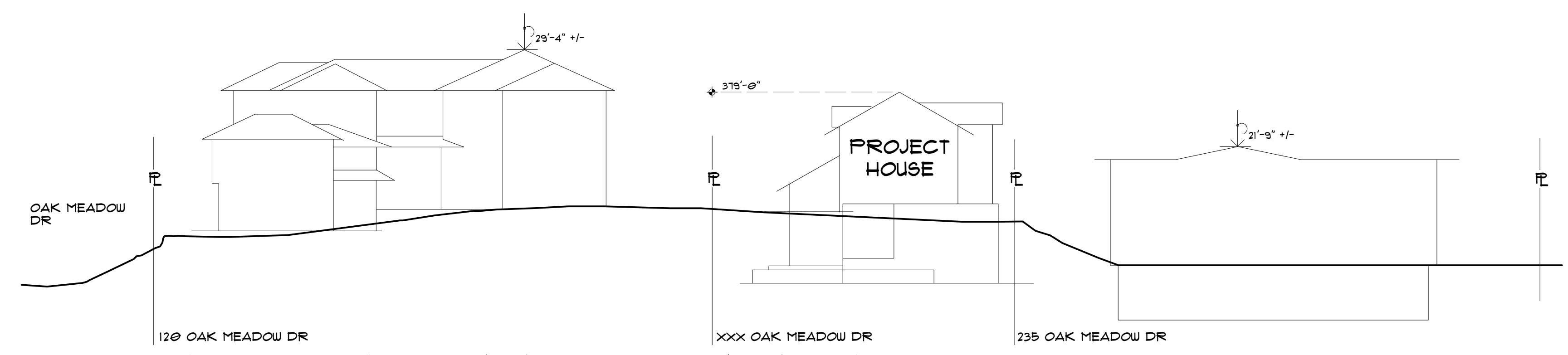
ADDRESS	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (SF)
301 OAK MEADOW DR	7352	*2620	0.356	484
307 OAK MEADOW DR	4794	*2620	**0.546	484
311 OAK MEADOW DR	4952	*2620	**0.529	484
220 OAK MEADOW DR	11703	*4507	**0.385	0
120 OAK MEADOW DR	17779	*3621	0.203	530
233 OAK MEADOW DR	19705	*3283	0.166	0
234 OAK MEADOW DR	41200	1756	0.042	0

ANALYSIS
 *6 NEIGHBOR HOMES HAVE GREATER FLOOR AREA
 **3 NEIGHBOR HOMES HAVE GREATER FAR
 AS THE STREETSCAPE ILLUSTRATES, THE PROJECT HOUSE BLENDS AMICABLY WITH THE SCALE OF THE NEIGHBORHOOD

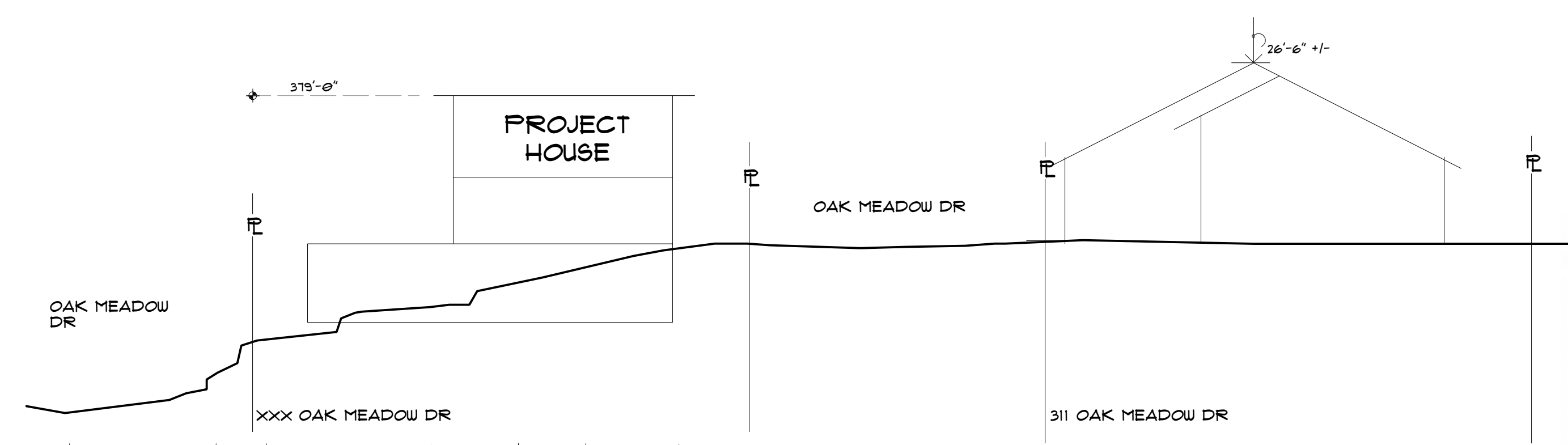
PROJECT HOUSE	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (SF)
XX OAK MEADOW DR	5249	1946	0.336	466.5



NEIGHBORHOOD PLAN
1" = 50'



NEIGHBORHOOD SECTION-A
1/16" = 1'-0"



NEIGHBORHOOD SECTION-B
1/16" = 1'-0"

Print date :
 10.03.24
 10.01.24
 02.29.24
 12.14.21

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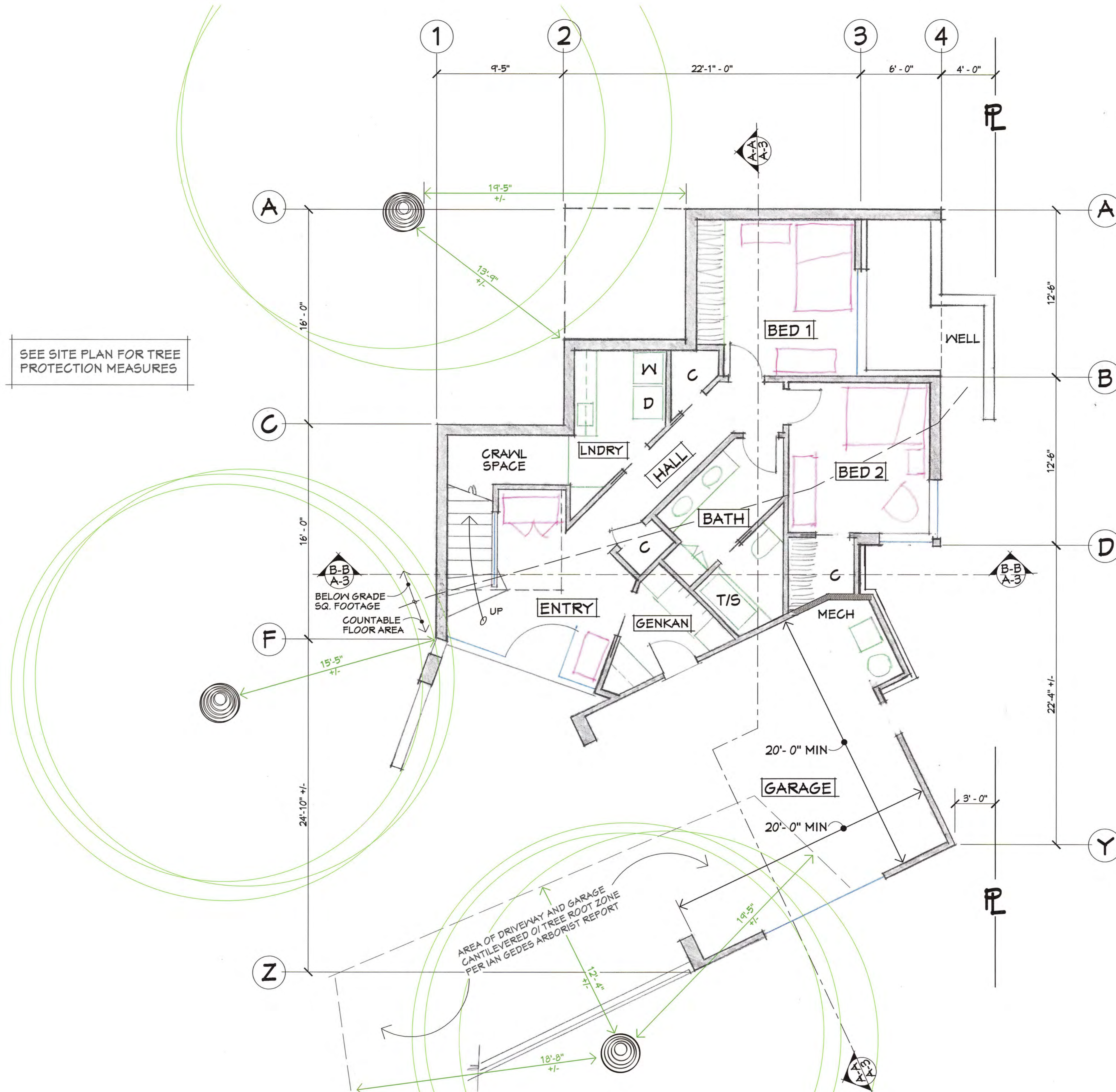
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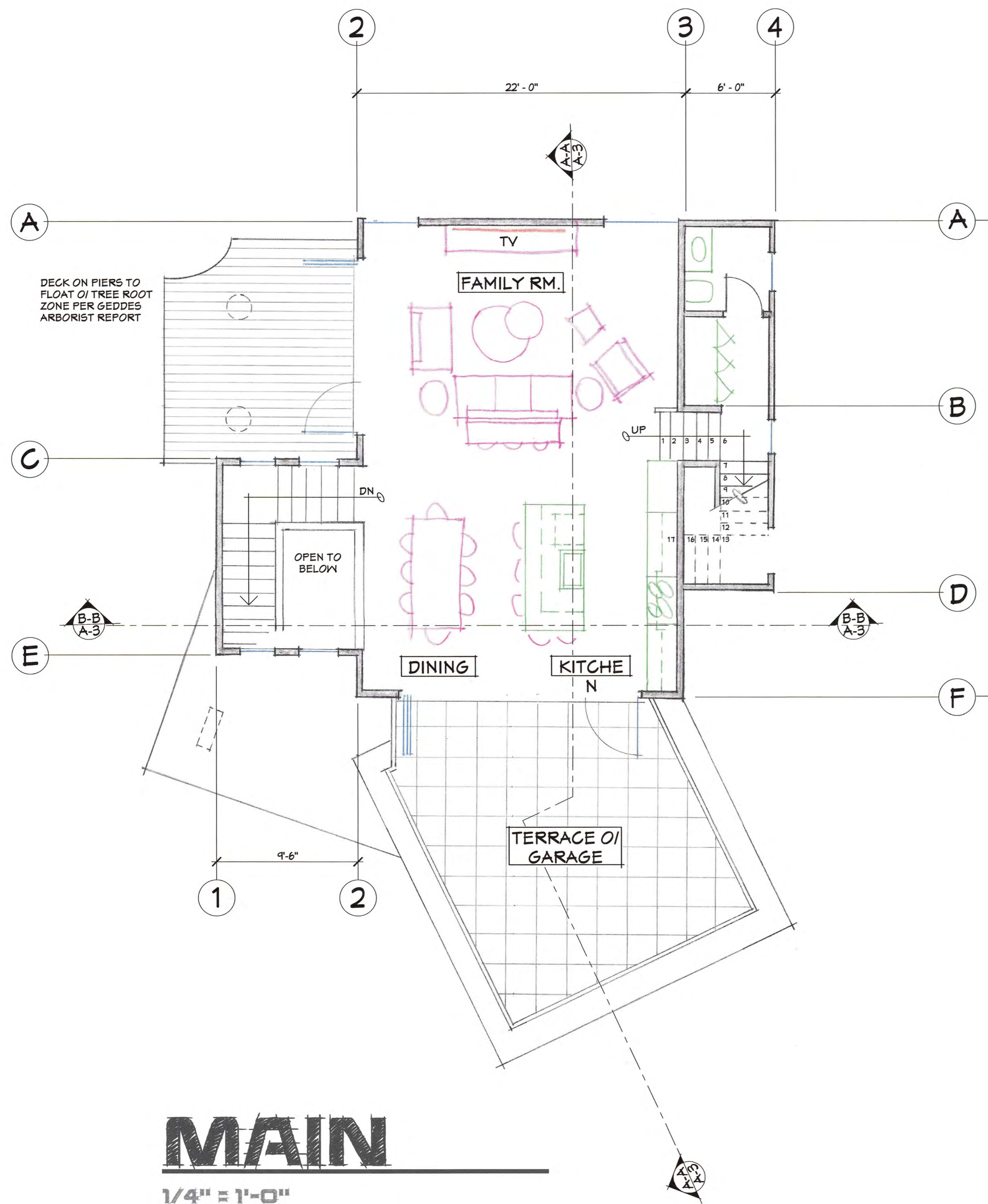
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SEE SITE PLAN FOR TREE PROTECTION MEASURES

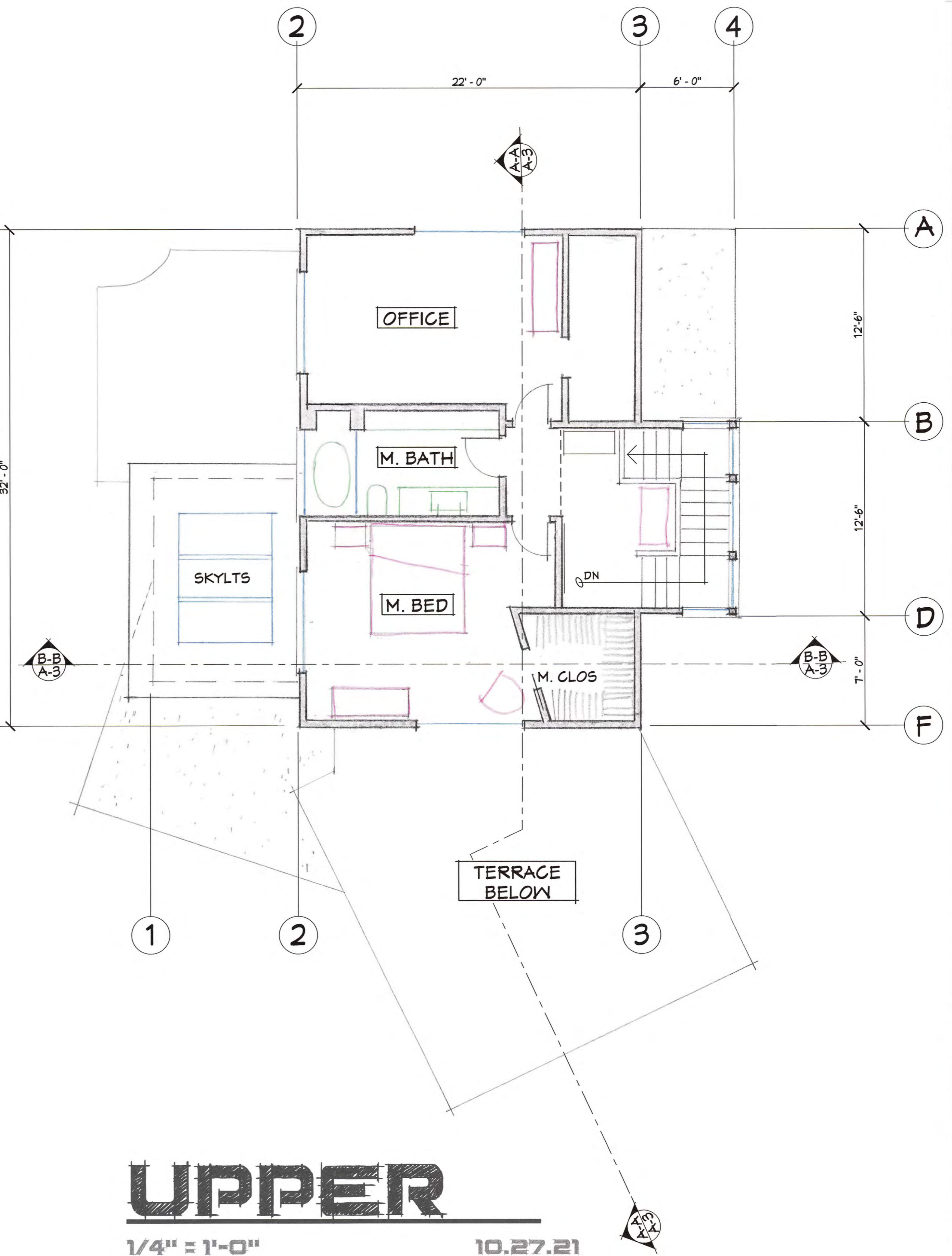
**LOWER LEVEL /
 BASEMENT / GARAGE**

1/4" = 1'-0"



MAIN

1/4" = 1'-0"
10.27.21



UPPER

1/4" = 1'-0"
10.27.21

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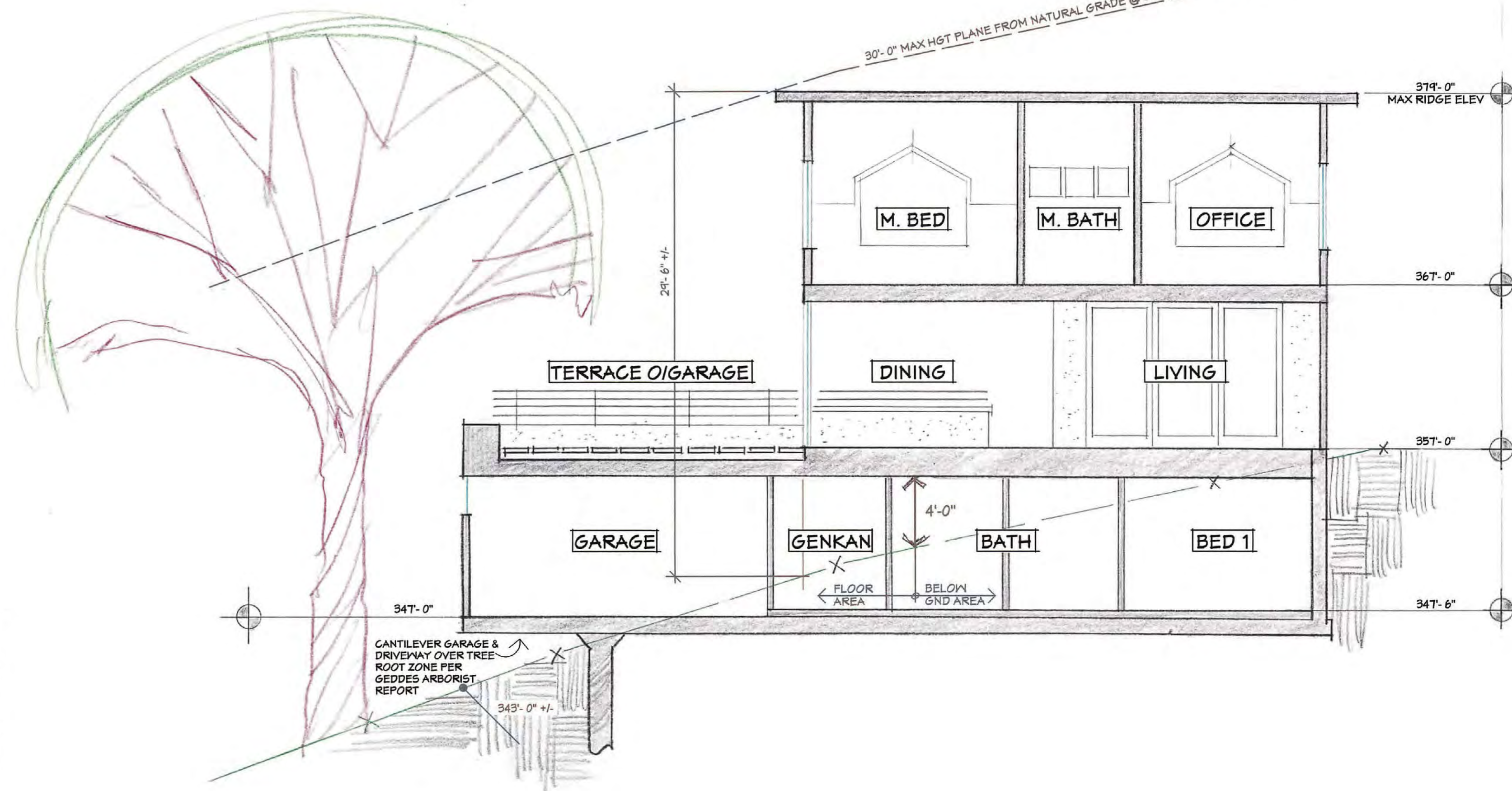
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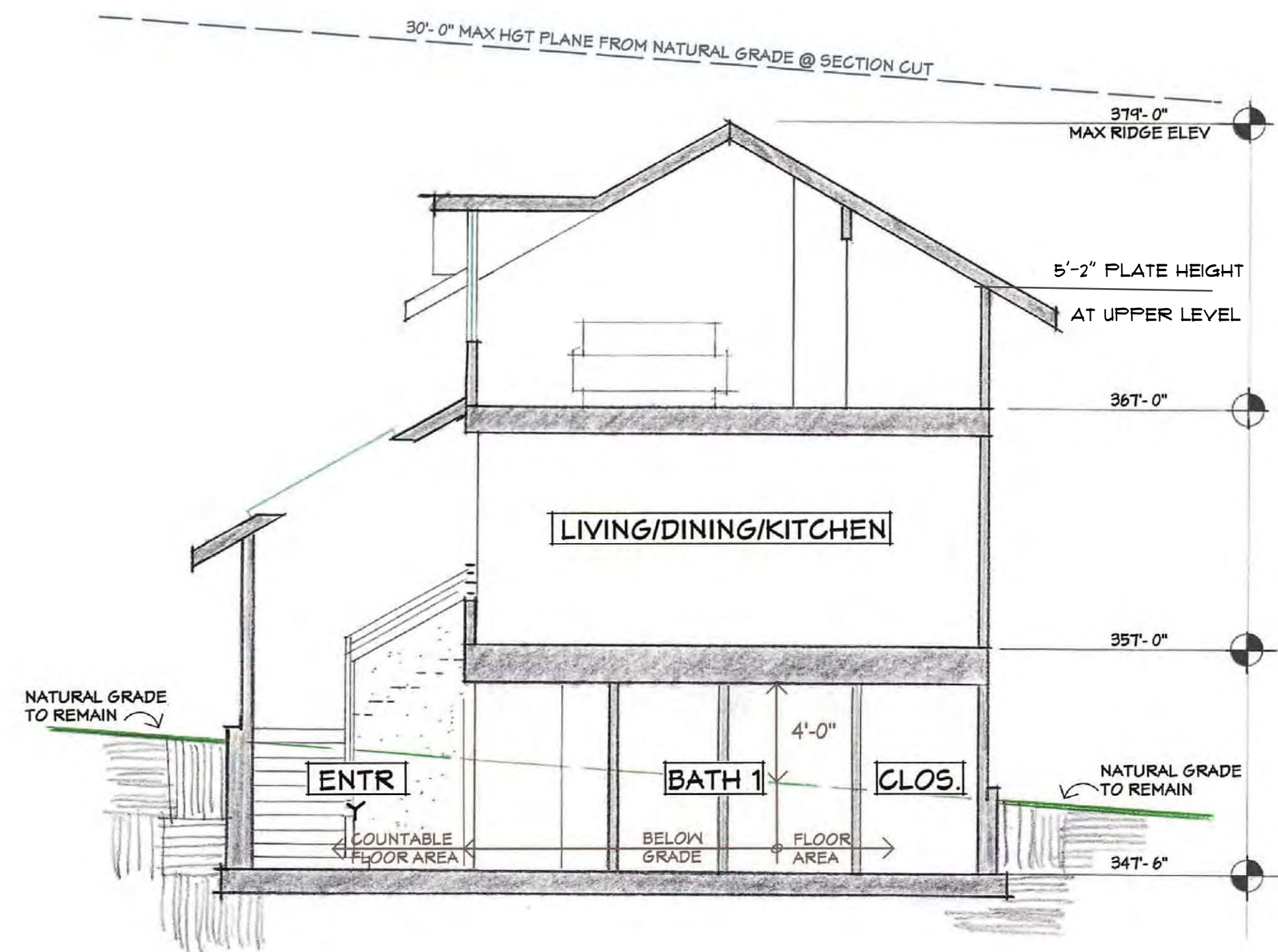
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A-4



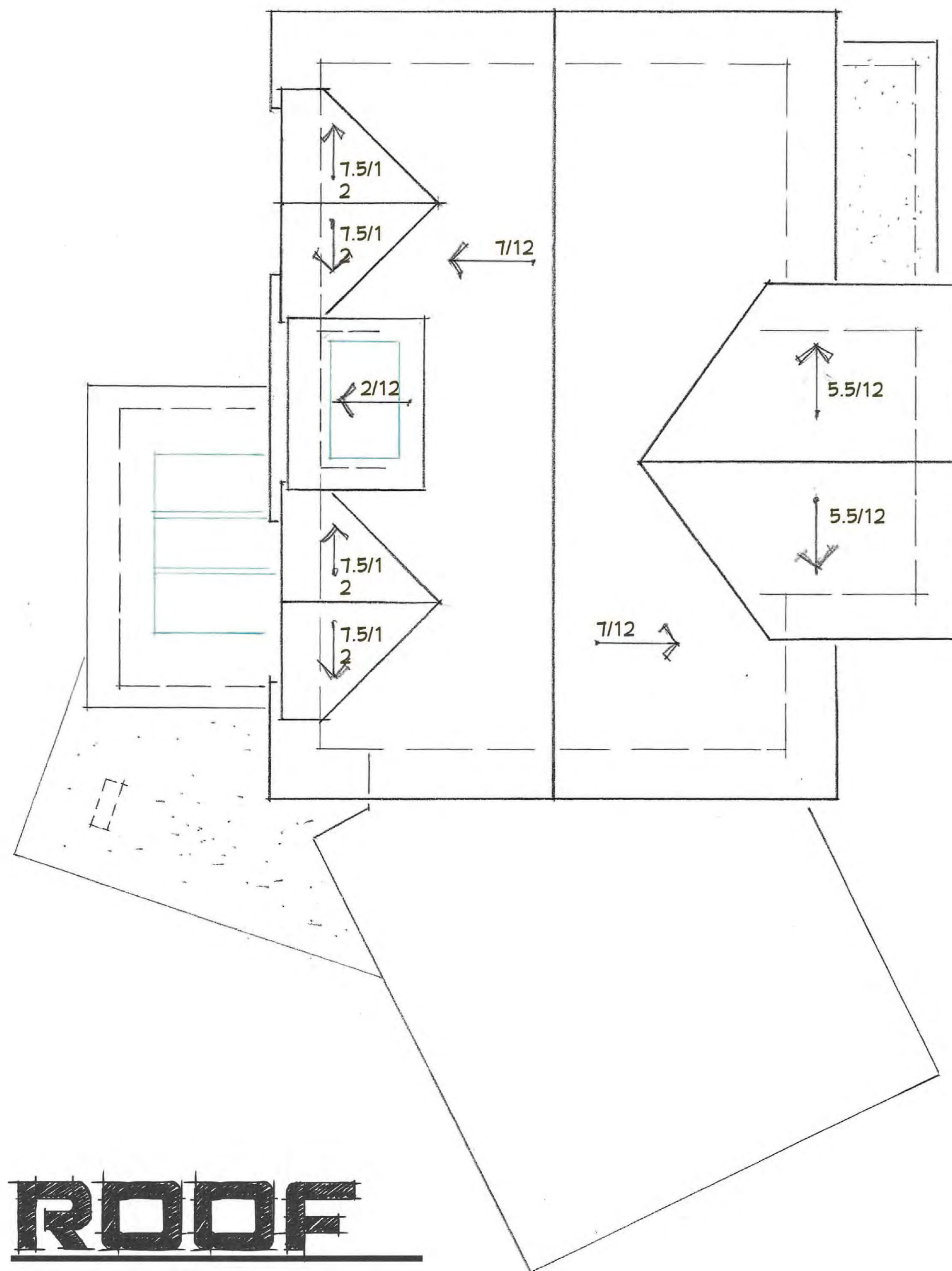
SECTION A-A

3/16" = 1'-0"



SECTION B-B

3/16" = 1'-0"



ROOF

1/4" = 1'-0"

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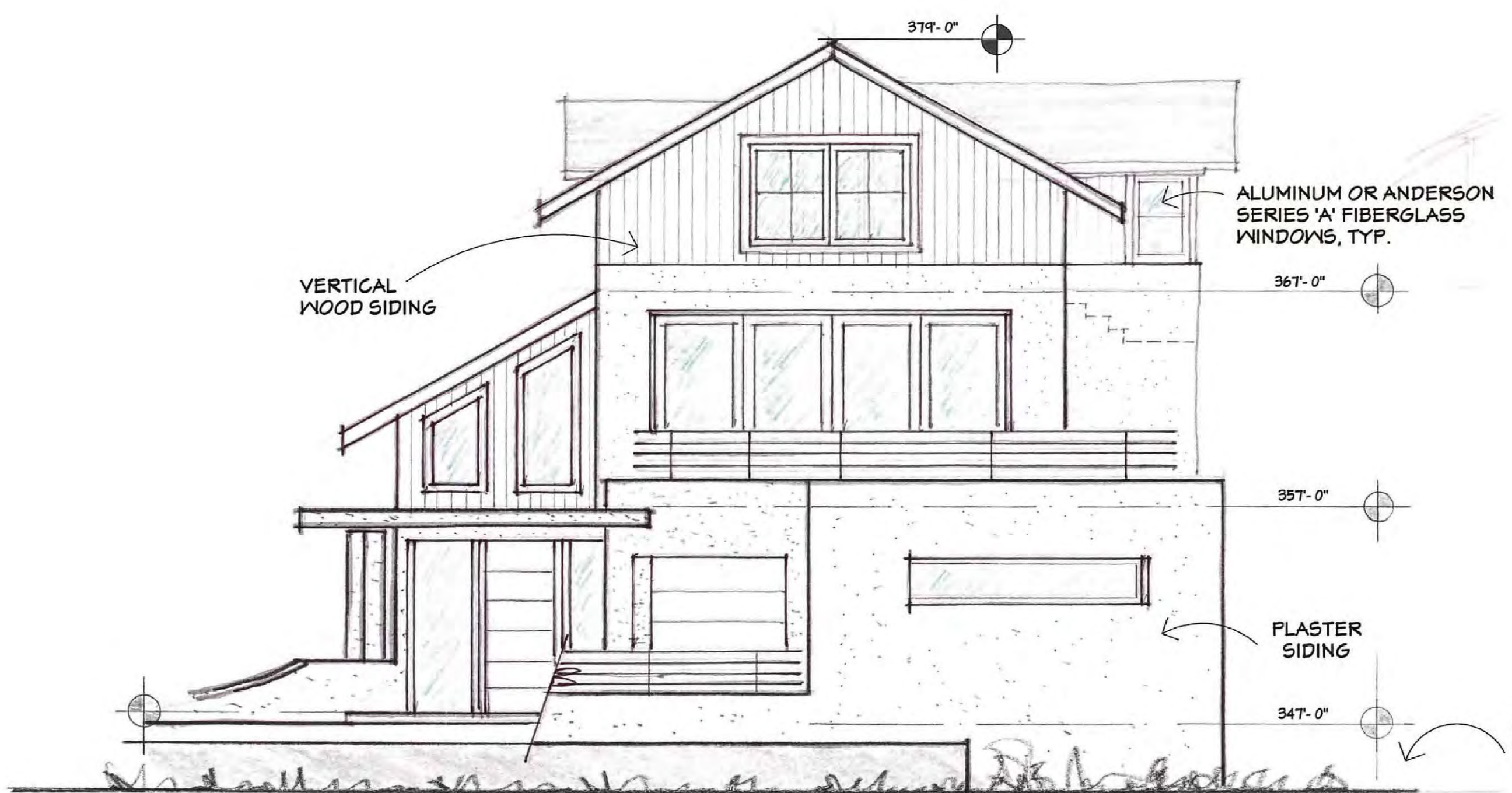
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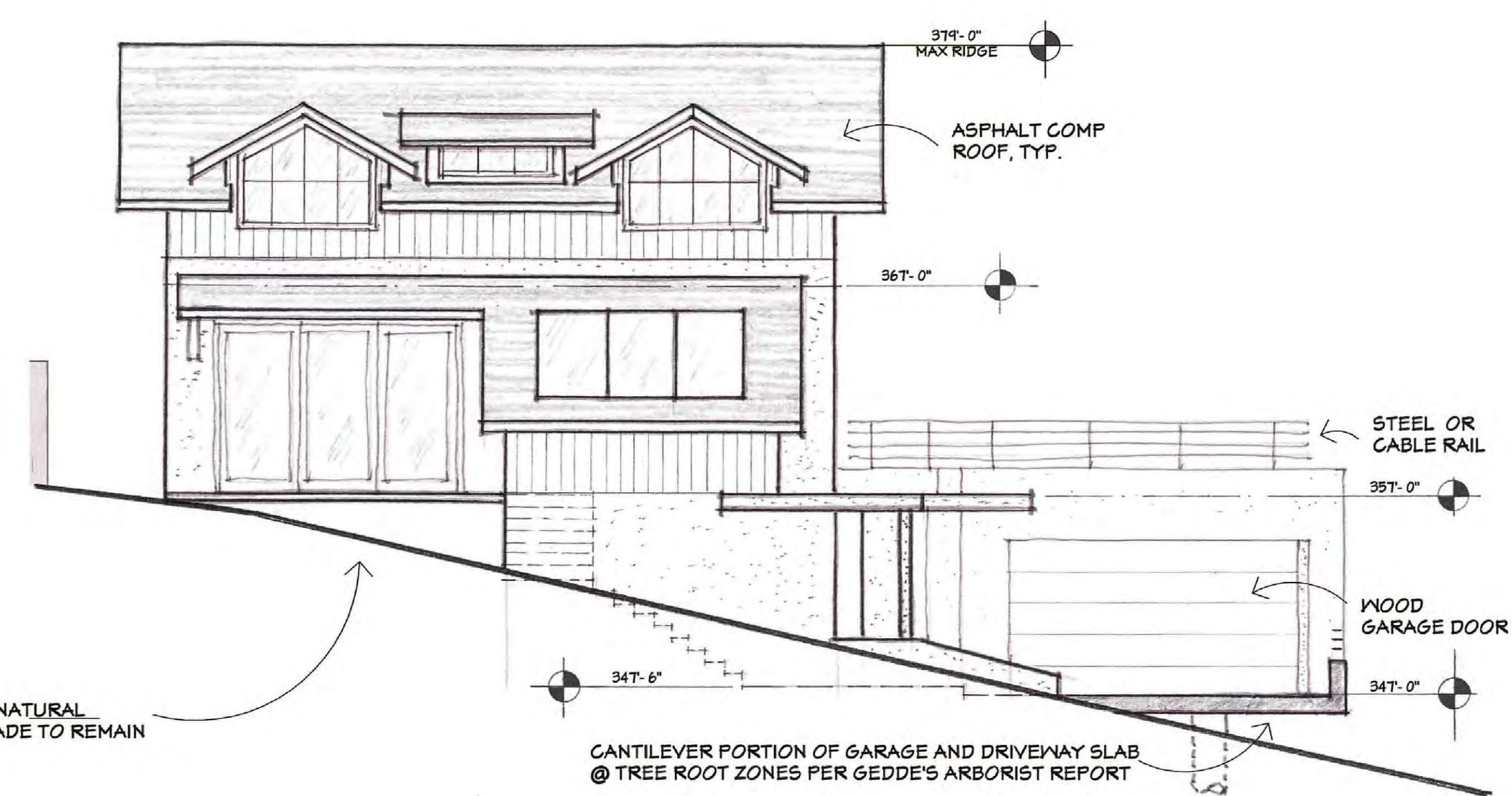
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Scale:
 Date: Sheet

A-5



EAST

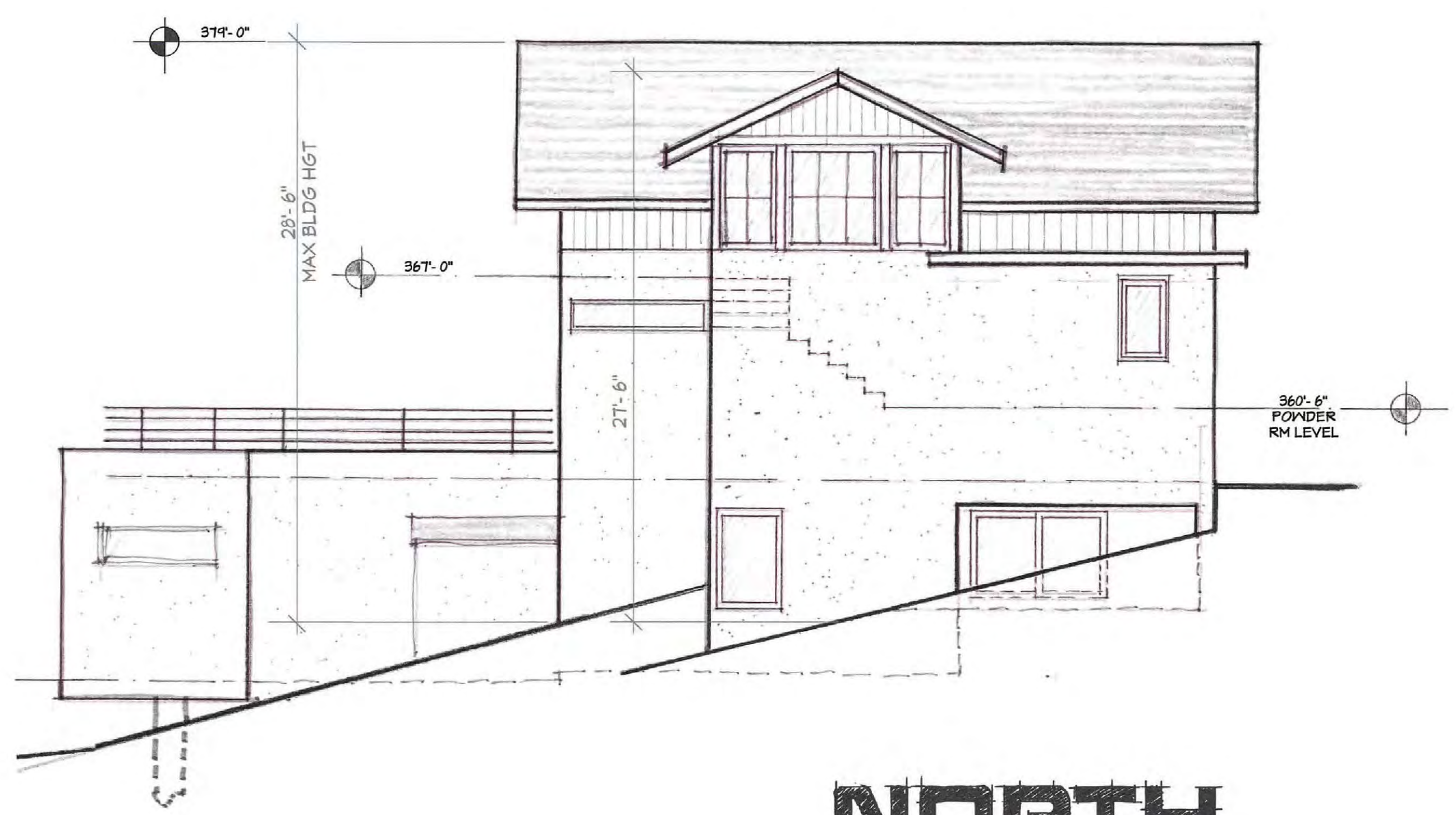


SOUTH

THIS WINDOW TO BE OBSCURE GLASS PER HOA.



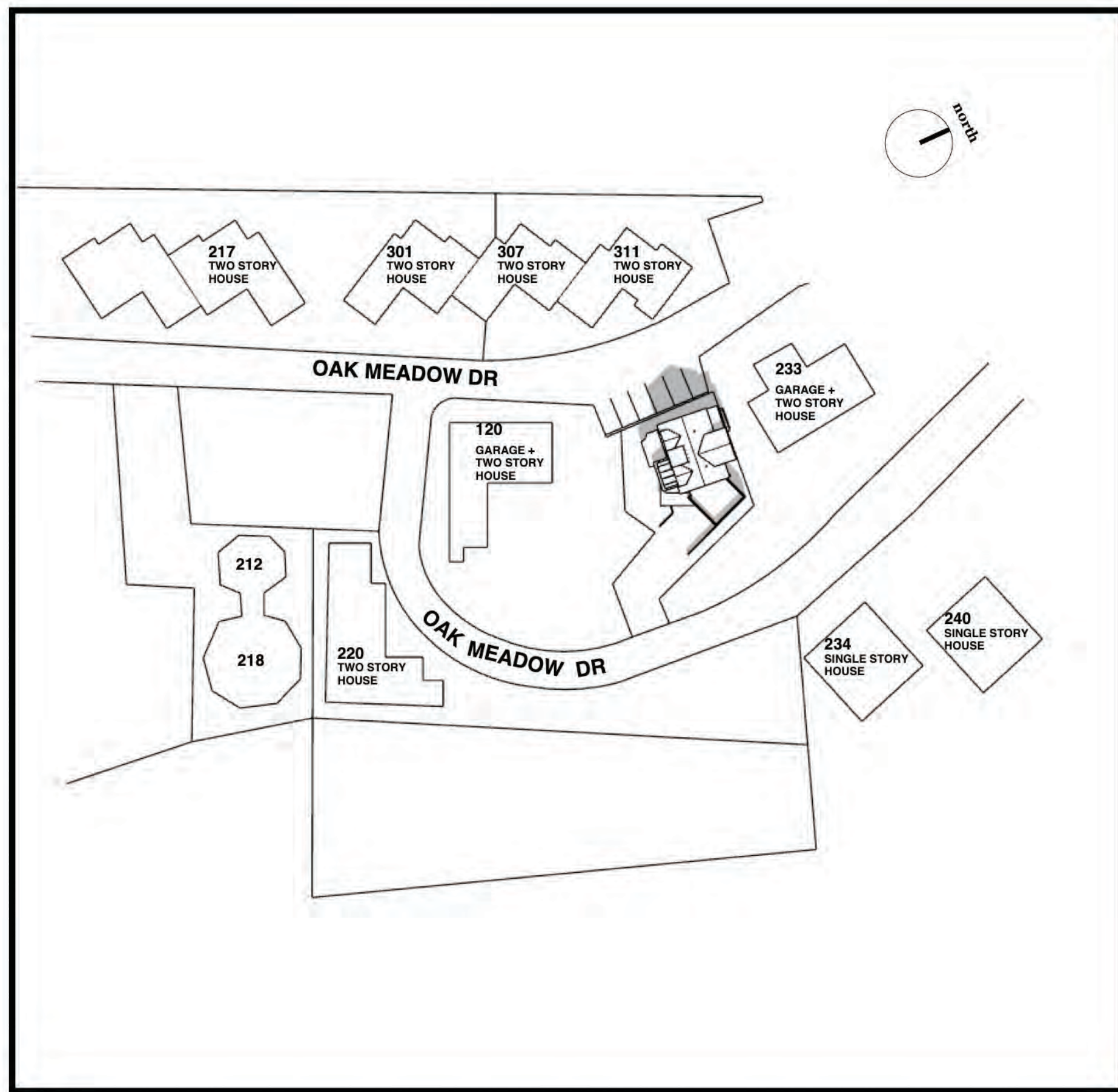
WEST



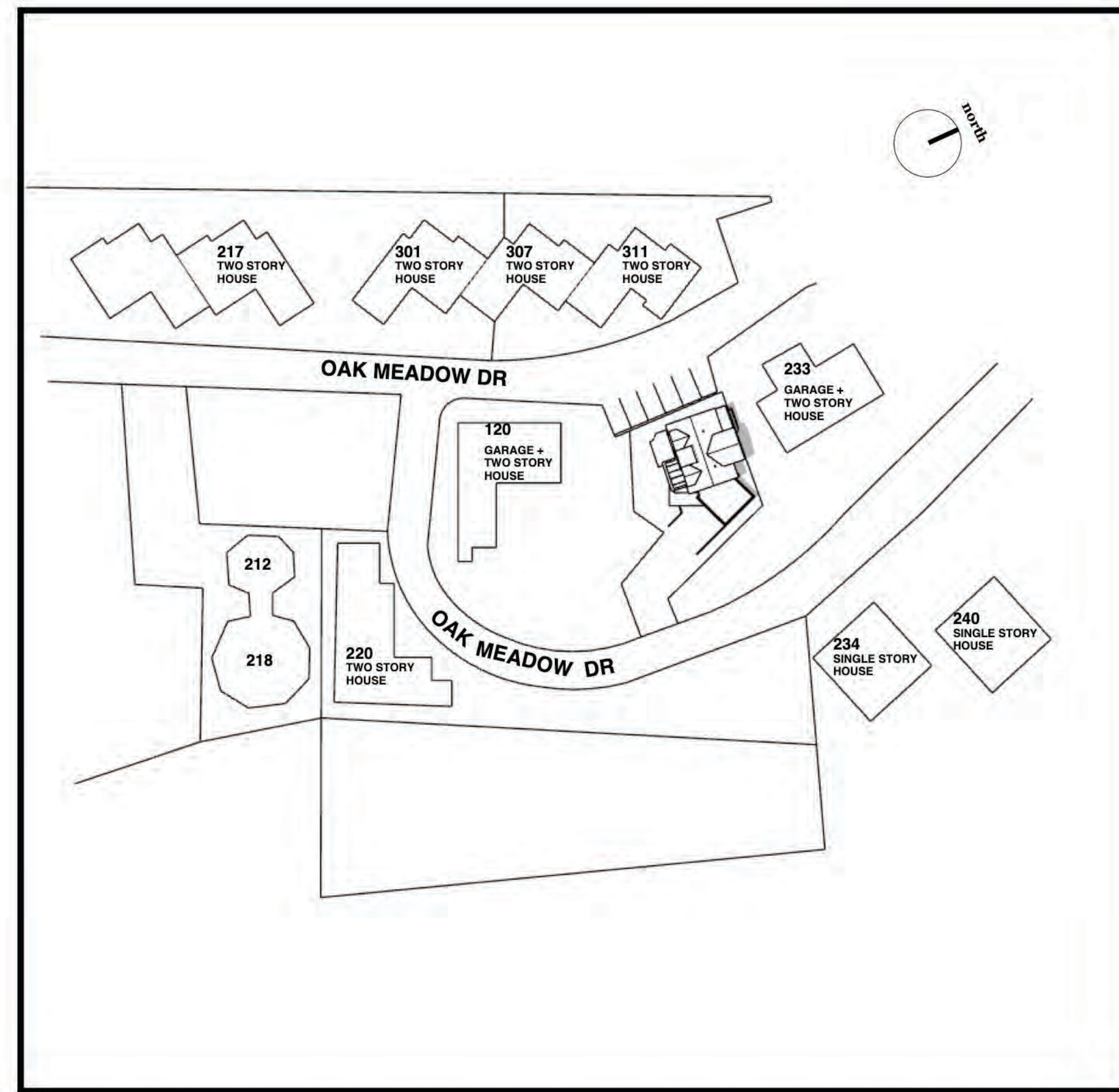
NORTH

ELEVATIONS

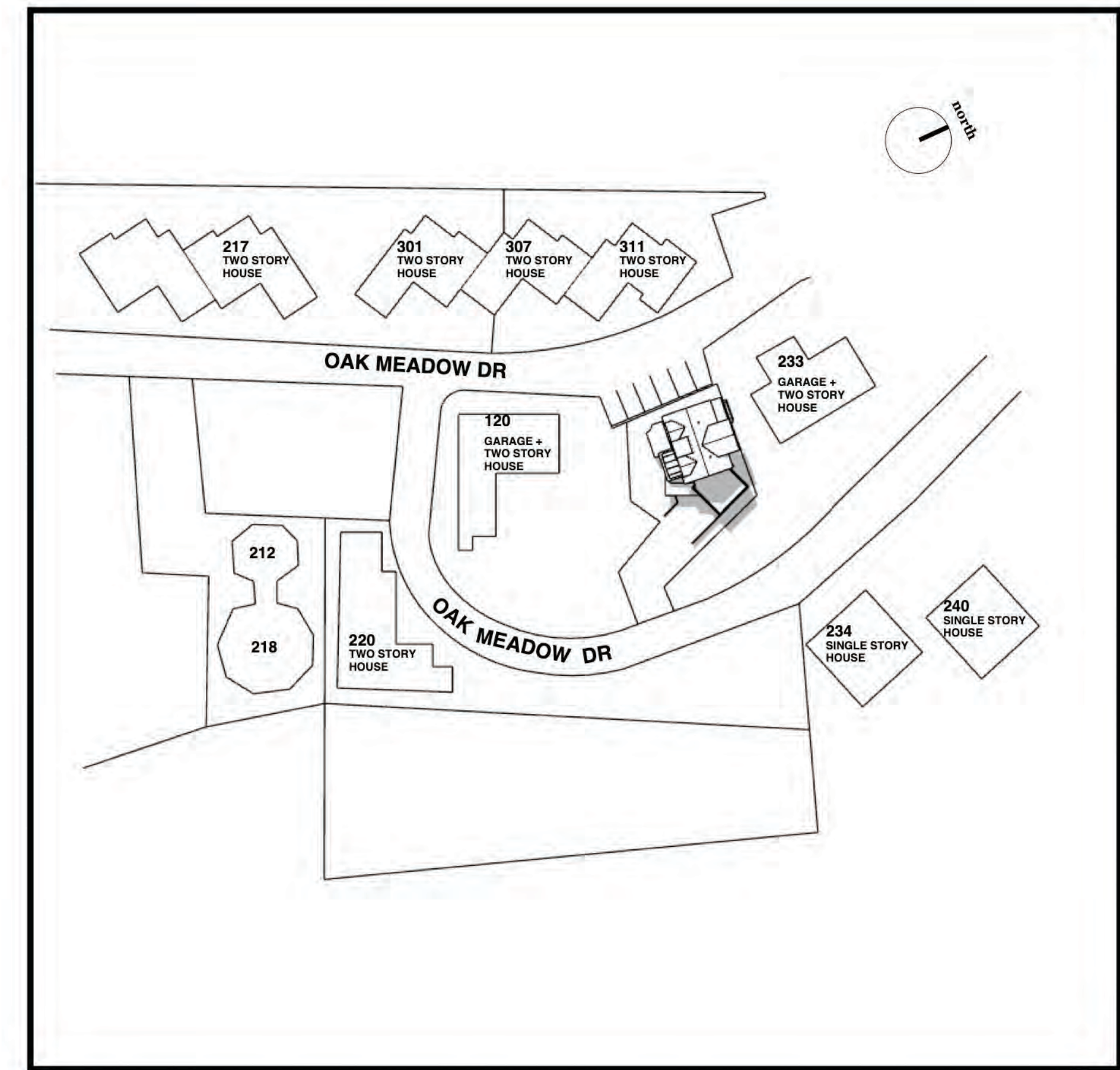
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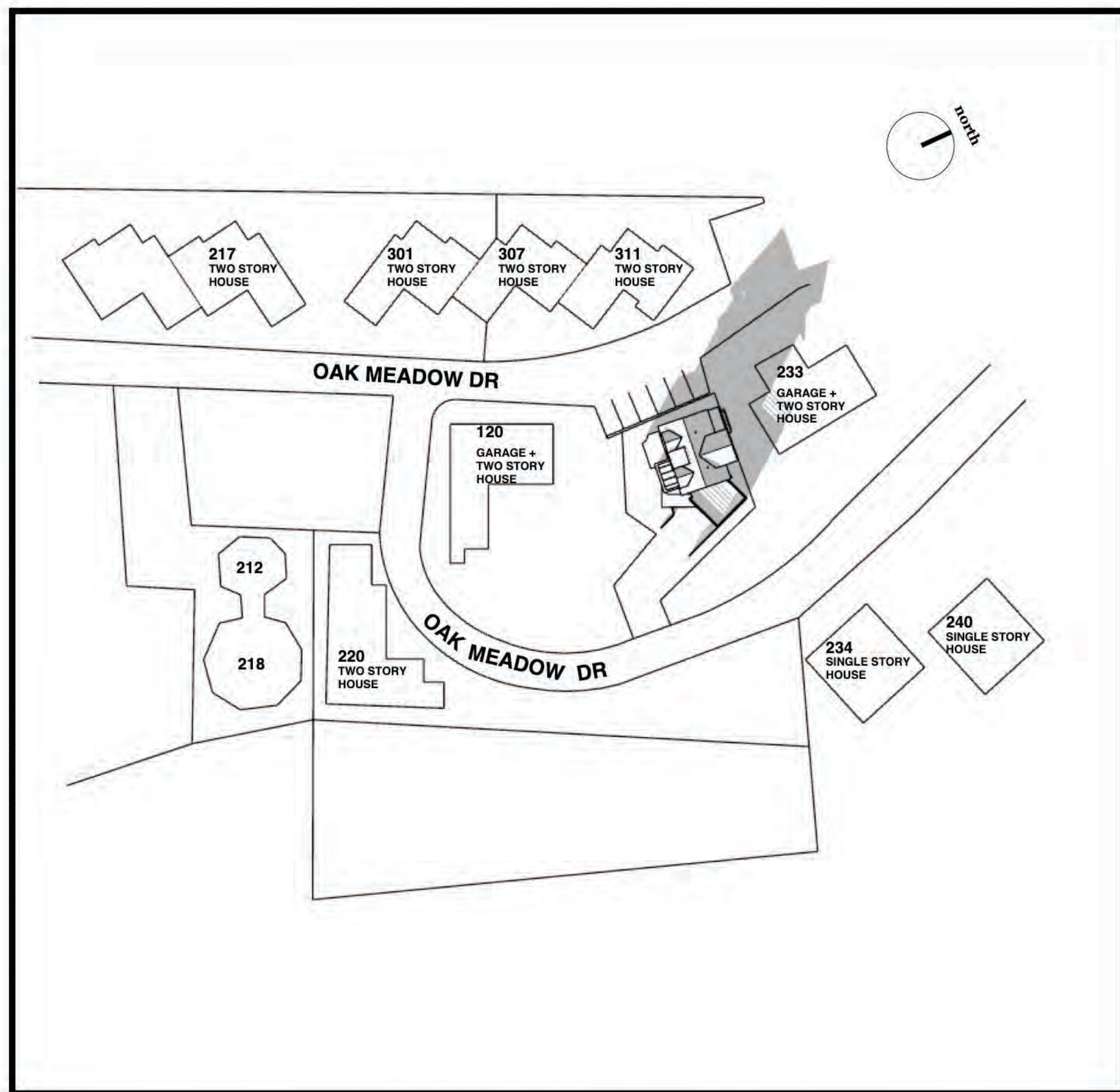
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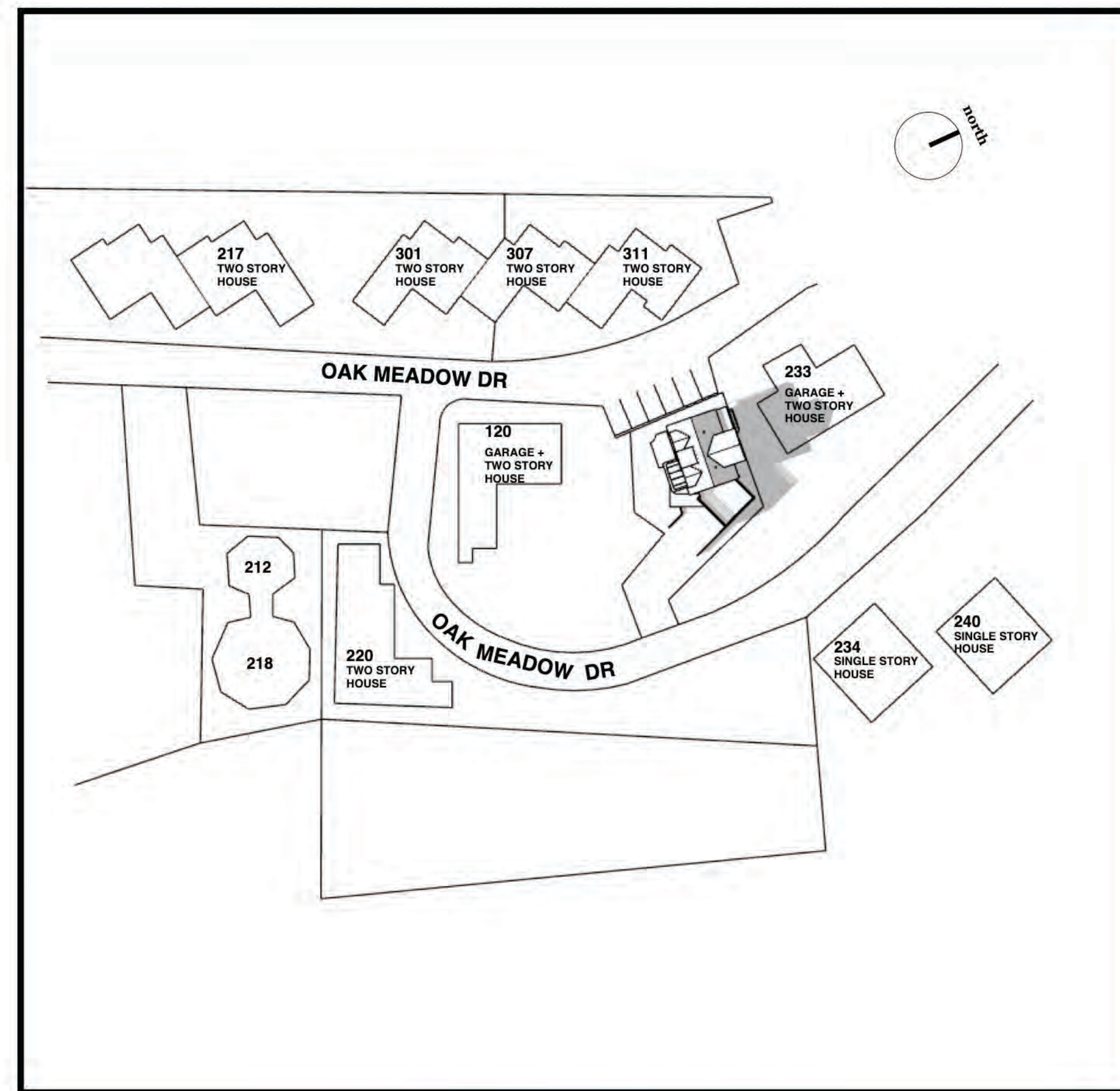
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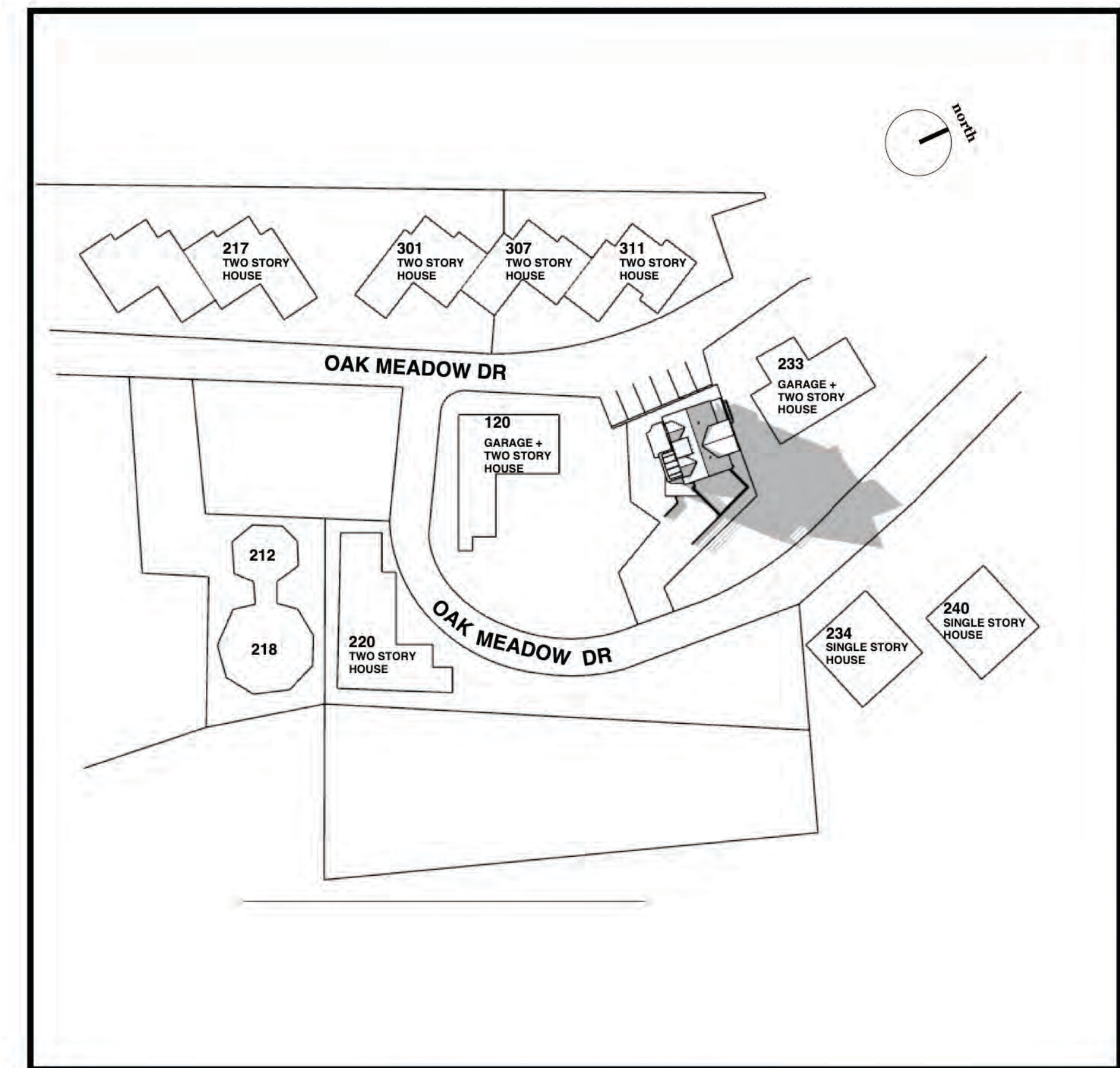
JUNE 21 @ 3PM



DEC 21 @ 9AM



DEC 21 @ 12PM



DEC 21 @ 3PM

SHADOW STUDY

NOT TO SCALE

Print date :

10.03.24

10.03.22

JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

McFARLAND
OAK MEADOW DR.
LOS GATOS

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Revisions :

PRELIM
PLAN CK
PRICING SET
CONST. SET

Scale :

Date :

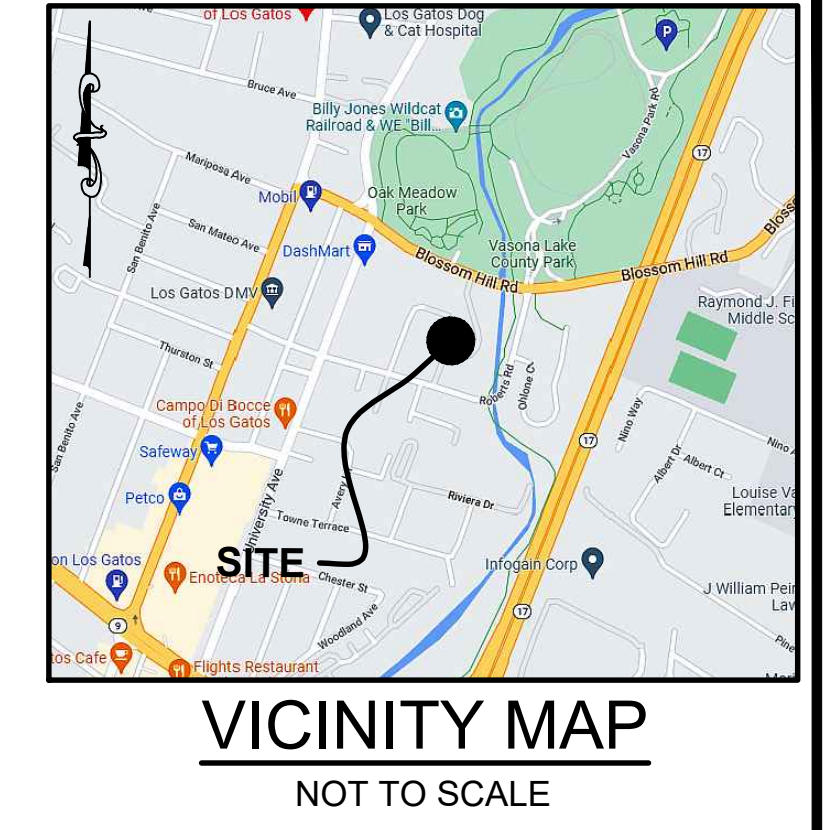
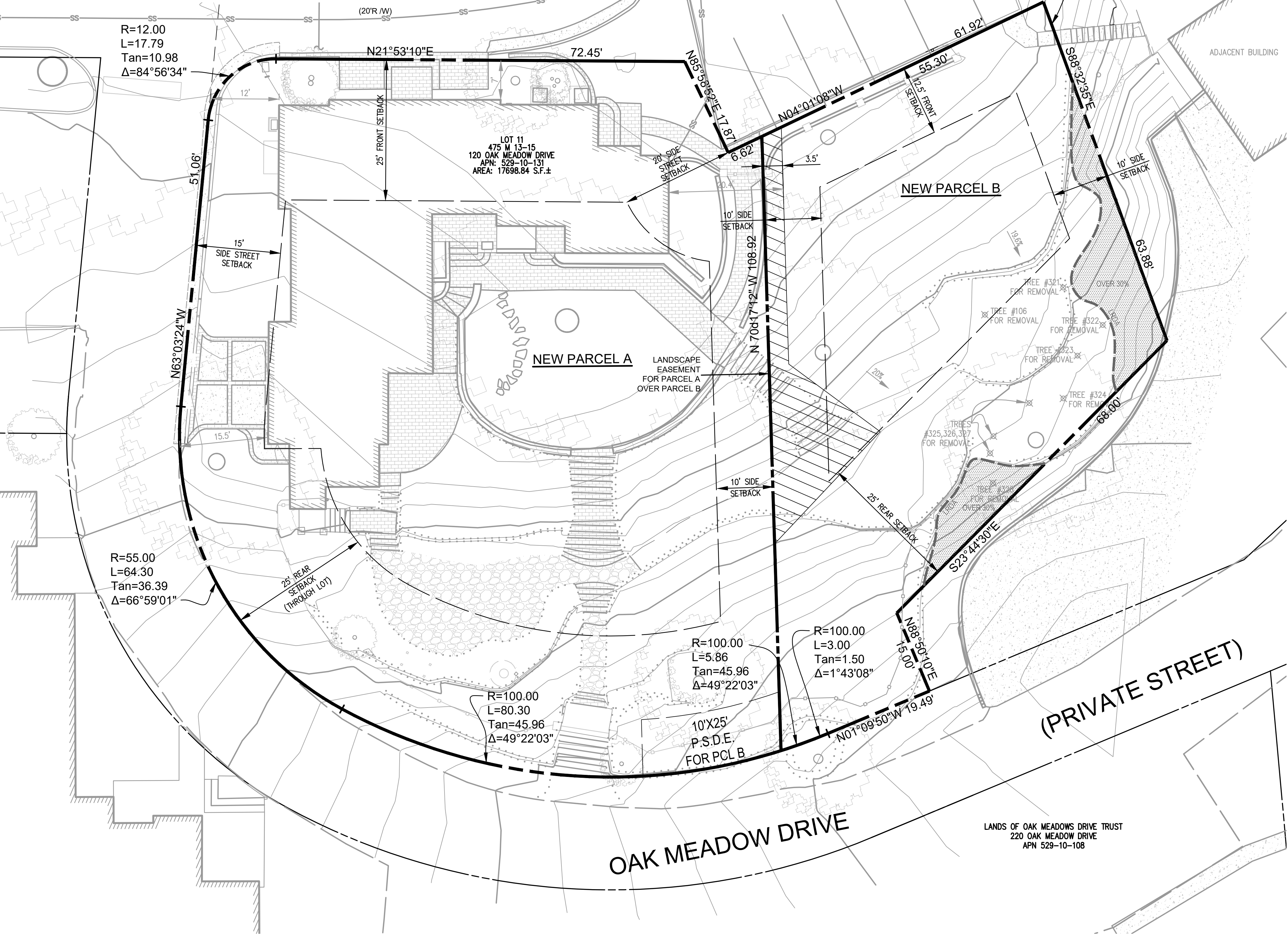
Sheet

A-6

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LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
STREET CENTER LINE	---	---
BUILDING SETBACK LINES	---	---
EASEMENT	---	---
ROAD/PAVEMENT	---	---
CURB	---	---
CURB AND GUTTER	---	---
CONCRETE	---	---
CONTOUR MAJOR	530	530
CONTOUR MINOR	534	534
BLOCK RETAINING WALL	---	---
ROCK RETAINING WALL	---	---
DRIVEWAY	---	---
BUILDING	---	---
AC BERM	---	---
SANITARY SEWER LINE	SS	SS
ELECTRIC LINE	E	E
GAS LINE	G	G
JOINT TRENCH	JT	JT
STORM DRAIN LINE	---	---
WATER LINE	W	W
OVERHEAD WIRE	OH	OH
EARTHEN SWALE	---	---



PROJECT DATA

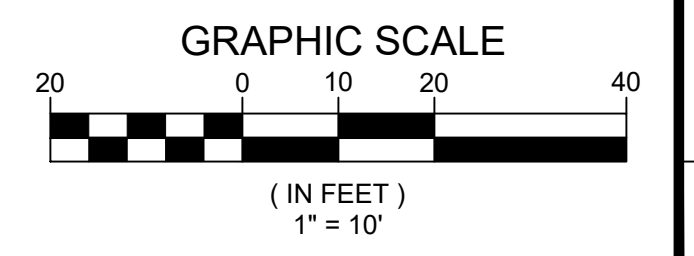
TRACT NAME: MCFARLAND FAMILY LOT SPIT
 GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
 ZONING DESIGNATION: O-PD (OFFICE W/ PLANNED DEVELOPMENT OVERLAY)
 APPLICABLE PLANS AND STANDARDS: O-PD ZONING ORDINANCE NO. 1412 RESIDENTIAL DESIGN GUIDELINES LOT OVER 10% HILLSIDE STANDARDS FOR LRDA, GRADING DRAINAGE, DRIVEWAYS & PARKING, GEOLOGIC SAFETY & RETAINING WALLS
 PARCEL SIZE: 17,699 SF (0.41 ACRES)
 LEGAL DESCRIPTION: TRACT 6737- REGENCY COURT; LOT 11 BOOK 475 MAPS 13-15
 APN: 529-10-131
 AVERAGE SLOPE: PARCEL A: S= 11%
 PARCEL B: S= 18%
 EXISTING RESIDENCE: 3,621 SF
 EXISTING GARAGE: 520 SF
 NEW PARCEL A: 11,906 SF (0.273 AC)
 NEW PARCEL B: 5,793 SF (0.133 AC)
 NEW RESIDENCE: APPROX. 1,946 SF
 CIVIL ENGINEER: TERENCE J. SZEWczyk
 TS/CIVIL ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 (408) 452-9300 EXT 220
 PROPERTY OWNERS: MARTY AND PENNY MCFARLAND
 120 OAK MEADOW DRIVE
 LOS GATOS, CA 95032
 PROPOSED LOTS: 2
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 WATER SUPPLY: SAN JOSE WATER CO.
 SEWAGE DISPOSAL: WEST VALLEY SANITARY DISTRICT
 TELEPHONE: AT&T
 GAS & ELECTRIC: PG&E
 CABLE TV: FRONTIER CABLE
 FEMA Flood Zone: X (100%)

	EXISTING PARCEL	PROPOSED PARCEL A	PROPOSED PARCEL B
ZONING	O-PD	O-PD	O-PD
REQUIRED LOT AREA	8,000 SF	8,000 SF	8,000 SF
GROSS LOT AREA	17,699 SF	11,906 SF	5,793 SF *
AVERAGE SLOPE	15.1%	11.0%	18.0%
NET LOT AREA	14,159 SF	10,477 SF	4,287 SF
MAX. LOT COVERAGE (40%)	7,080 SF	4,762 SF	2,317 SF
(P) LOT COVERAGE	4,800 SF	4,800 SF	2,470 SF *
MAX. FAR/FLOOR AREA	3,972 SF	0.31 3,248 SF RESIDENCE 891 SF GARAGE	0.36 1,543 SF RESIDENCE 400 SF GARAGE
(P) FAR/FLOOR AREA	0.20 3,621 SF RESIDENCE 520 SF GARAGE	0.346 3,621 SF RESIDENCE * 520 SF GARAGE	0.37 1,946 SF RESIDENCE * 467 SF GARAGE *
SETBACKS (THROUGH LOT, 0 ZONE)			
FRONT (25FT)	7	7	7.25 *
REAR (25FT)	30	30	7 *
SIDE (10FT)	>30	20.4	3 *
STREET SIDE (15FT)	12	15.5	N/A

* INDICATES A DEVIATION FROM THE UNDERLYING OFFICE ZONING REGULATIONS AND WOULD BE IDENTIFIED AS SPECIFIC PERFORMANCE STANDARDS IN ANY REVISED PD ORDINANCE.

DESIGNED UNDER THE SUPERVISION OF:

 TERENCE J. SZEWczyk
 EXPIRATION DATE: 09/30/23



TS/CIVIL ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 PH: 408.452.9300
 FAX: 408.837.7550

TS CIVIL ENGINEERING

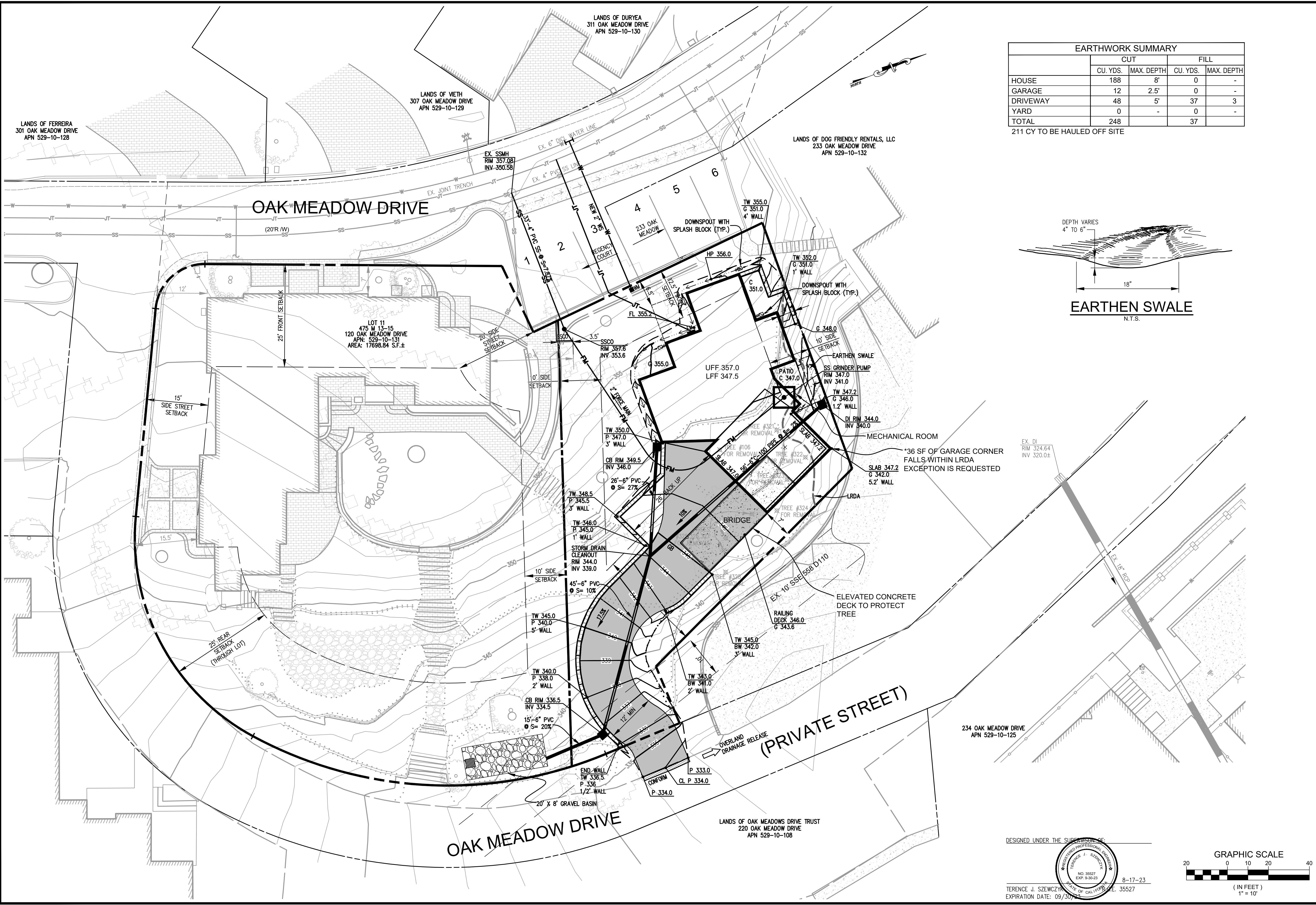
TENTATIVE MAP
 120 OAK MEADOW DRIVE
 MINOR SUBDIVISION AND
 PD ZONING AMENDMENT
 APN 529-10-131

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

DATE: 8-17-23
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO. **C-1**
 OF 4 SHEETS
 JOB NO. **20-207**

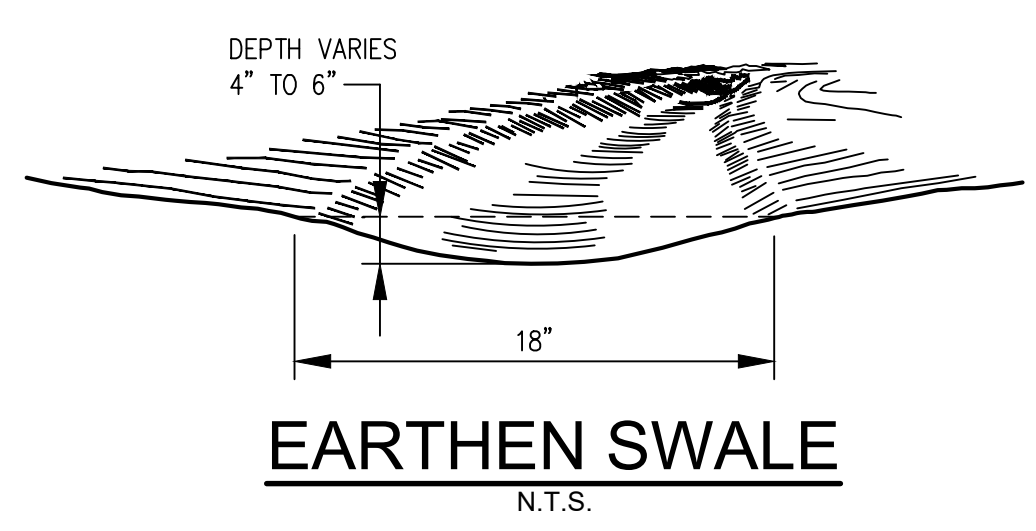
01/27/2024 4:36pm - D:\A. TS Civil Engineering, Inc\1.0 Projects\36.0 120 Oak Meadow\DWG\20-207 C1 TENTATIVE MAP.dwg - C1

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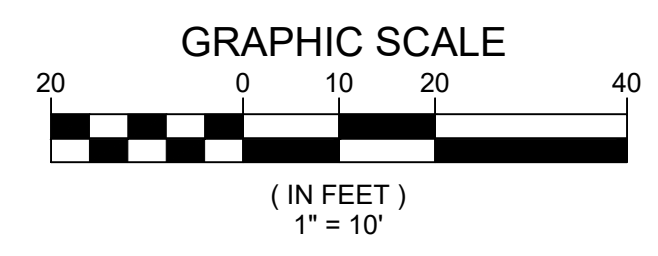
	CUT		FILL	
	CU. YDS.	MAX. DEPTH	CU. YDS.	MAX. DEPTH
HOUSE	188	8'	0	-
GARAGE	12	2.5'	0	-
DRIVEWAY	48	5'	37	3
YARD	0	-	0	-
TOTAL	248		37	

211 CY TO BE HAULED OFF SITE



DESIGNED UNDER THE SUPERVISION OF:

 TERENCE J. SZEWCZYŃSKI
 EXP. 9-30-23
 STATE OF CALIFORNIA, LICENSE: 35527
 8-17-23



TS CIVIL ENGINEERING
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 PH: 408.452.9300
 FAX: 408.837.7550

LANDS OF MCFARLAND
 120 OAK MEADOW DRIVE
 MINOR SUBDIVISION AND
 PD ZONING AMENDMENT

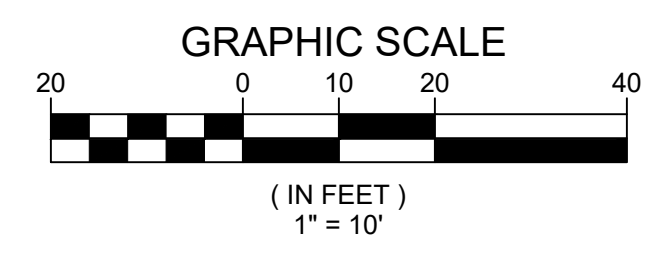
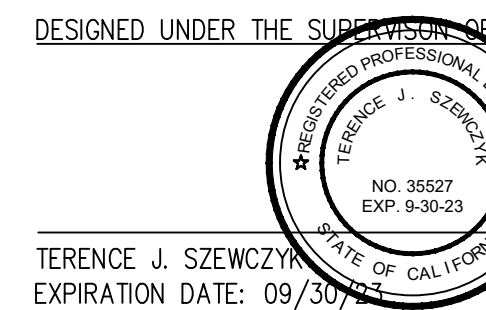
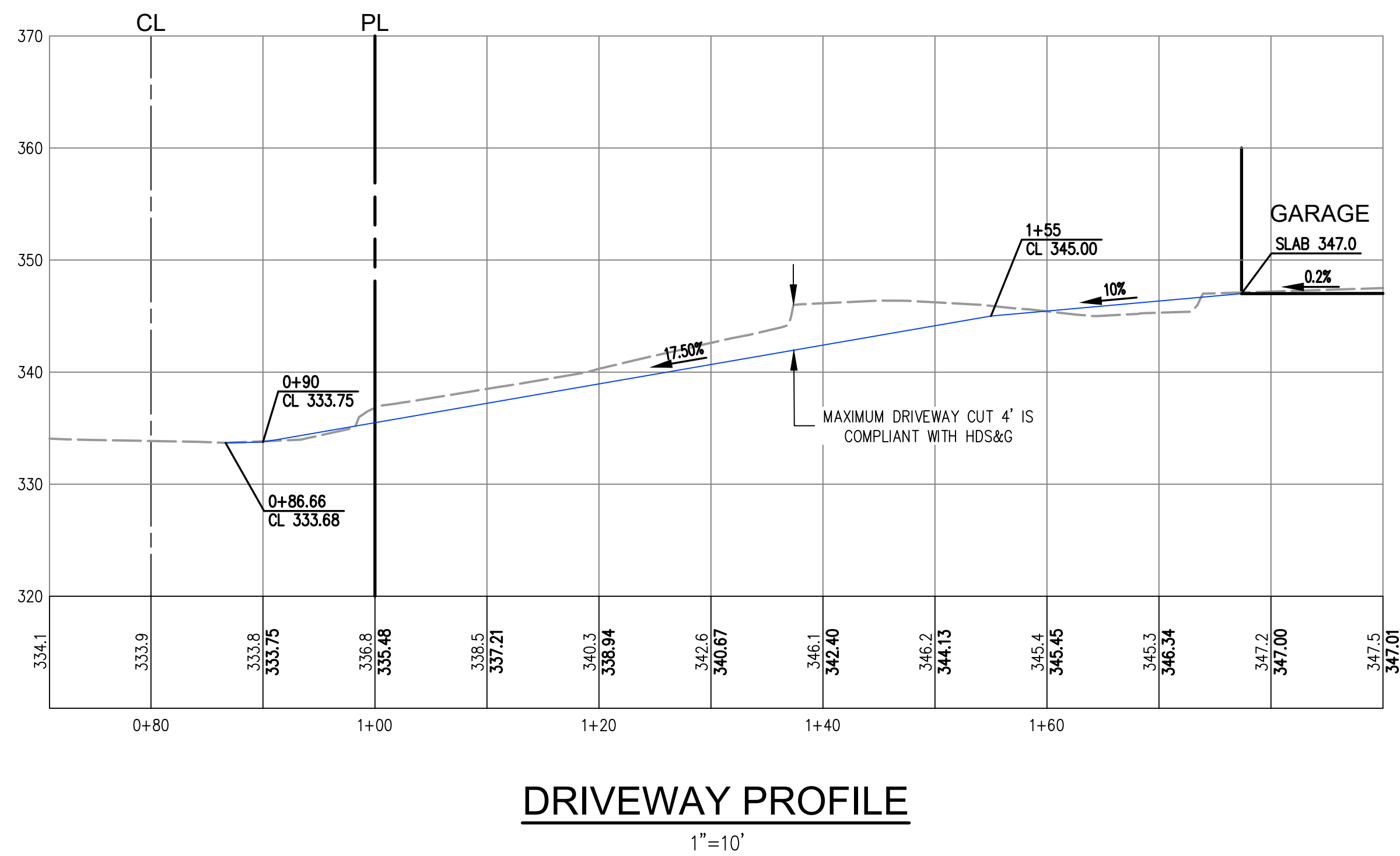
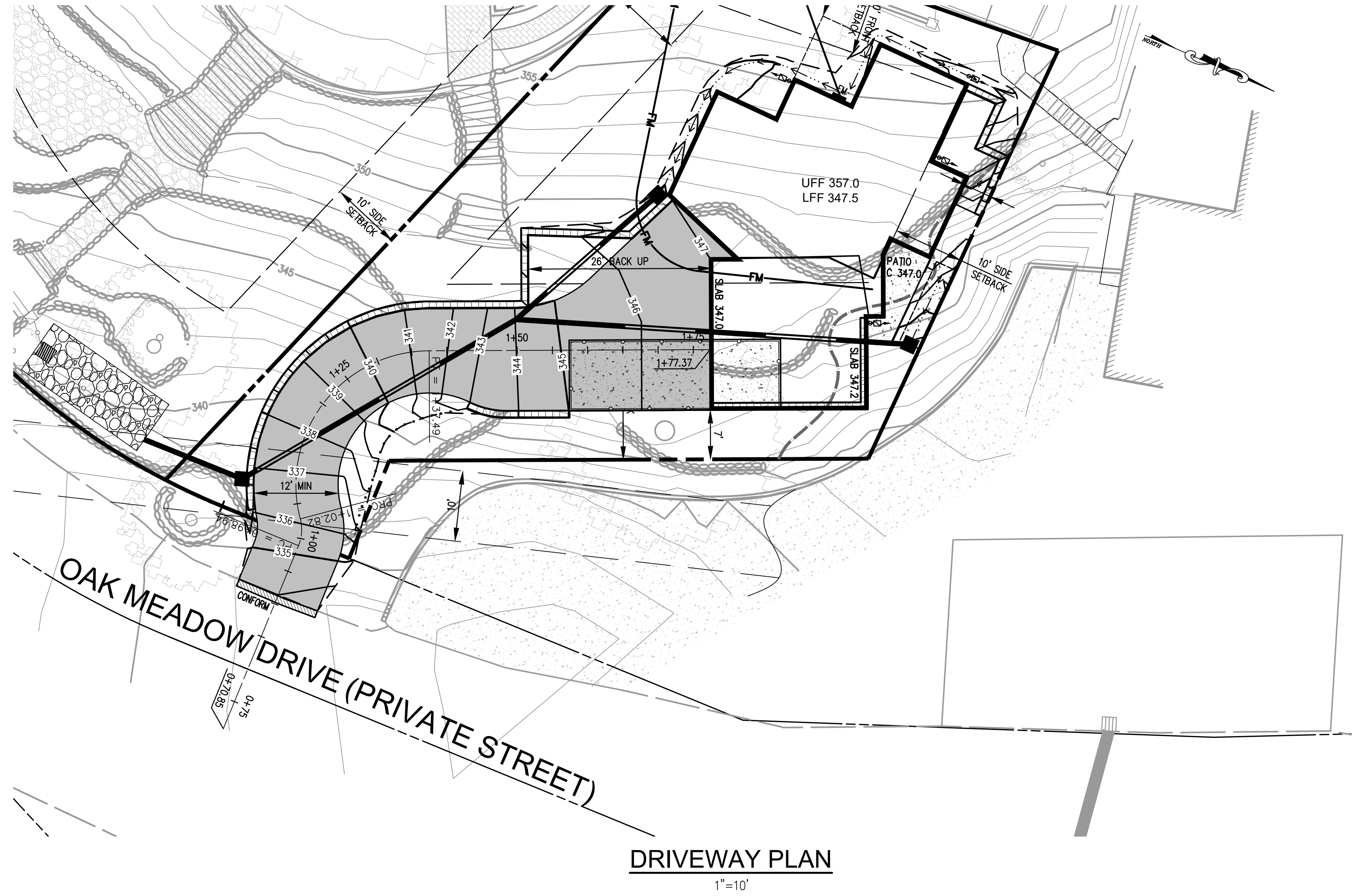
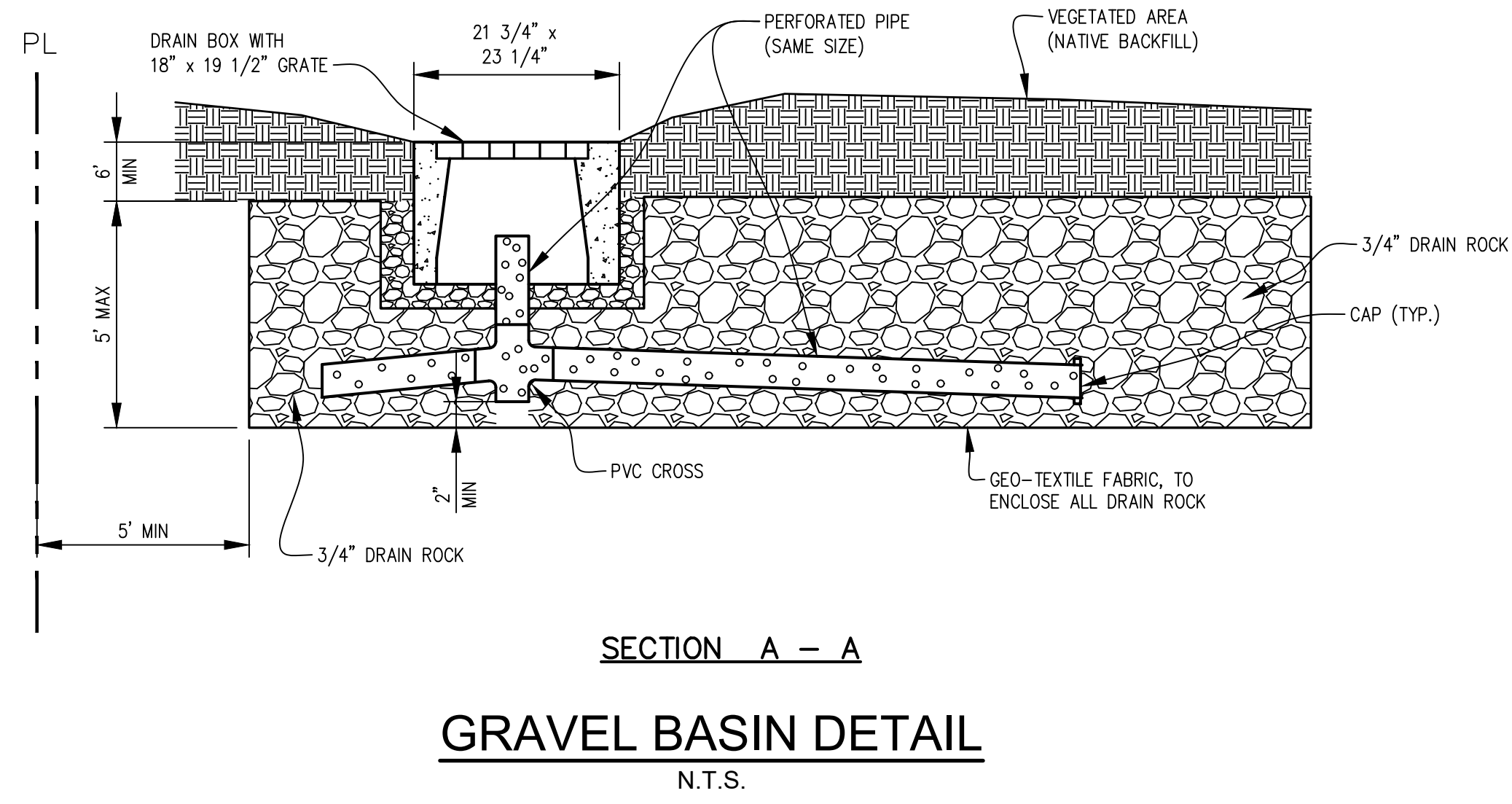
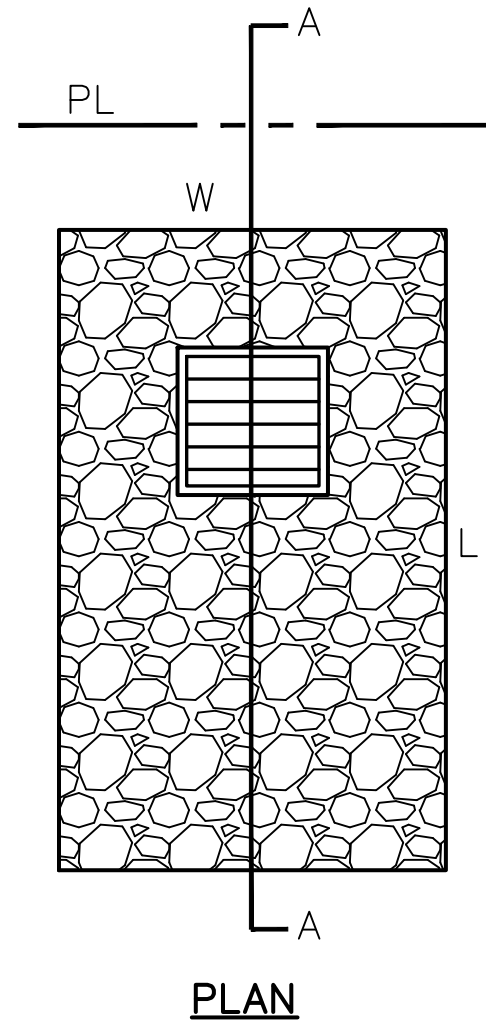
SITE PLAN
 120 OAK MEADOW DRIVE
 LOS GATOS, CA 95032
 APN 529-10-131

NO.	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

DATE: 8-17-23
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO. **C-2**
 OF 4 SHEETS
 JOB NO. 20-207

01/27/2024 4:51pm - D: \A. TS Civil Engineering, Inc\1.0 Projects\36.0 120 Oak Meadow DWG\20-207 C2 SITE PLAN.dwg - C2

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1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550

LANDS OF MCFARLAND
120 OAK MEADOW DRIVE
MINOR SUBDIVISION AND
PD ZONING AMENDMENT

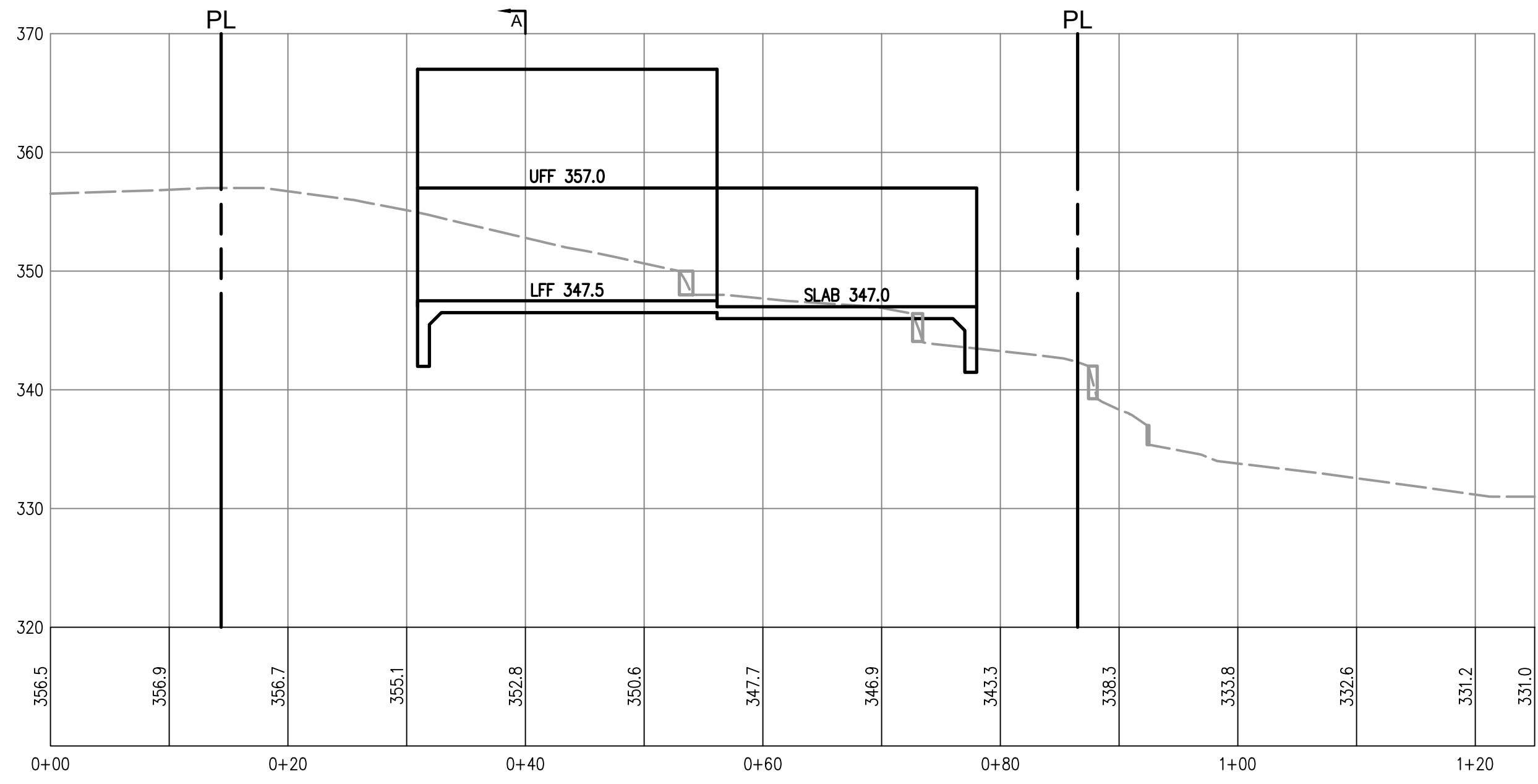
DRIVEWAY PROFILE
120 OAK MEADOW DRIVE
LOS GATOS, CA 95032
APN 529-10-131

NO.	DATE	REVISIONS	BY
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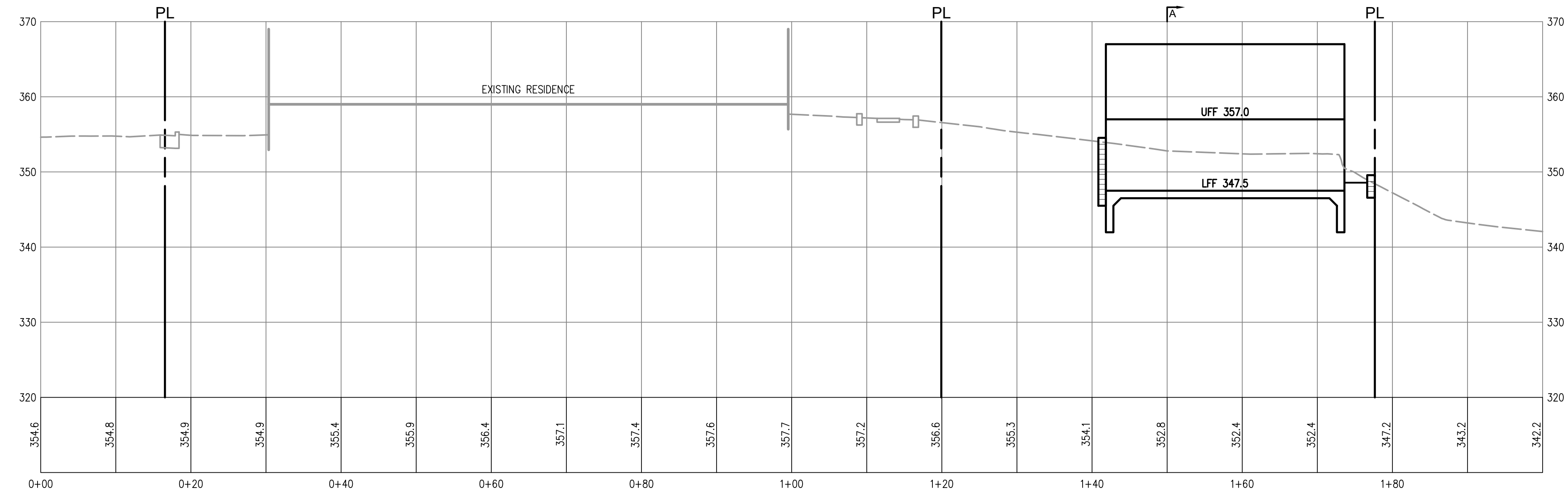
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DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.
C-3
OF 4 SHEETS
JOB NO.
20-207

08/17/2023 3:31pm - P:\CAD HERO\1047-TS CIVIL ENGINEERING\PROJECT\20-207-mcfarland-120-oak-meadows-drive\DWG\20-207-C3 DRIVEWAY PROFILE.dwg - C3

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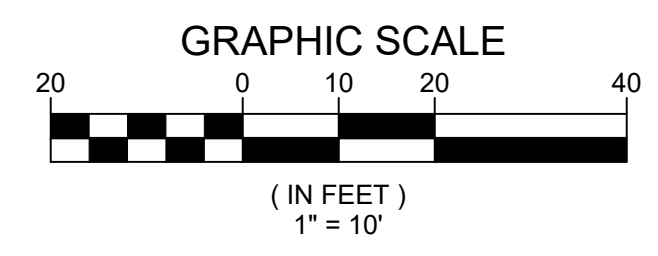
SECTION A-A
1"=10'



SECTION B-B
1"=10'

DESIGNED UNDER THE SUPERVISION OF:

 TERENCE J. SZCWCYNY
 EXPIRATION DATE: 09/30/23



NO.	DATE	BY	REVISIONS
6			
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DATE: 8-17-23
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS

SHEET NO. **C-4**
 OF 4 SHEETS
 JOB NO. 20-207

SITE CROSS SECTIONS
 120 OAK MEADOW DRIVE
 LOS GATOS, CA 95032
 APN 529-10-131

LANDS OF MCFARLAND
 120 OAK MEADOW DRIVE
 MINOR SUBDIVISION AND
 PD ZONING AMENDMENT

TS CIVIL ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 PH: 408.452.9300
 FAX: 408.837.7550

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/11/2024

ITEM NO: 4

DATE: December 6, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Parking Standards, Pursuant to Implementation Program AA of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in that it can be Seen with Certainty that it will not Impact the Environment. Town Code Amendment Application A-24-009.
Project Location: Town Wide. Applicant: Town of Los Gatos.

RECOMMENDATION:

Forward a recommendation to the Town Council on an Ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding parking standards, pursuant to Implementation Program AA of the 2023-2031 Housing Element.

CEQA:

The proposed amendments 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 make modifications to parking standards.

FINDINGS:

- The proposed amendments are exempt pursuant to CEQA, Section 15061(b)(3); and
- The proposed amendments to Chapter 29 of the Town Code are consistent with the General Plan.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director and Town Attorney

BACKGROUND:

Implementation Program AA of the Housing Element requires that the Town initiate a study and outreach, including developers, to make specific updates that would reduce parking standards in the Town by taking the following actions:

1. Align parking requirements with the preparation of Objective Design Standards (ODS).
2. Reduce parking requirements near transit.
3. Remove guest parking requirements for all residential and mixed-use projects in all zones.
4. Allow parking to be unbundled from residential units.

DISCUSSION:

Staff has initiated the study and outreach process included in Program AA. The following items included in Program AA have been forwarded to the Planning Commission ahead of completing the study and outreach process due to their relative simplicity and in an effort to continue to make progress on the Implementation Programs included in the 2023-2031 Housing Element. Staff anticipates returning with additional Town Code amendments related to parking in Spring 2025.

Item #1

Item #1 requires that the Town's parking requirements align with preparation of the ODS. This item was developed with the assumption that the ODS, which were still being developed at the time, would include parking requirements stipulating the quantity of parking required for qualifying projects. During development of the ODS document, it was determined that the existing parking requirements included in the Town Code were objective and it was not necessary to repeat these requirements in the ODS document. Therefore, no parking requirements were included in the final ODS and no action is needed by the Town to complete Item #1.

Item #2

Item #2 requires that the Town reduce parking requirements near transit. The Town Code currently requires multi-family developments to provide one and one-half parking spaces per dwelling unit. Since the term "transit" is ambiguous and open to interpretation, the following provides several defined terms in state law and the Town Code related to transit in the context of parking requirements.

State law primarily relies on two definitions when addressing parking requirements near transit: *major transit stop*; and *high-quality transit corridor*.

Public Resources Code Section 21064.3 defines a *major transit stop* as a site containing any of the following:

- (a) An existing rail or bus rapid transit station.
- (b) A ferry terminal served by either a bus or rail transit service.
- (c) The intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.
- (d) A site in an urbanized area that is served by an on-demand transit service at least 12 hours each day, seven days per week.

Public Resources Code 21155 defines a *high-quality transit corridor* as a corridor with fixed route bus service with service intervals no longer than 20 minutes during peak commute hours.

The State Density Bonus Law allows the following parking ratios by-right:

- (A) Zero to one bedroom: one onsite parking space.
- (B) Two to three bedrooms: one and one-half onsite parking spaces.
- (C) Four and more bedrooms: two and one-half parking spaces.

Density Bonus Law allows for further parking ratio reductions for specific scenarios when a development is located within one-half mile of a *major transit stop*.

The Town's ADU ordinance, which is consistent with state law, eliminates additional parking requirements for ADUs located within one-half mile walking distance of *public transit*, interpreted to mean any transit stop, regardless of service intervals. This provision of the ADU ordinance applies to those areas of Town within one-half mile walking distance of the three VTA bus routes currently serving the Town.

The Town's SB 9 ordinance, which is consistent with state law, eliminates parking requirements for units located within one-half mile walking distance of a *major transit stop*, *high-quality transit corridor*, or where there is a designated parking area for one or more car-share vehicles within one block of the parcel. As noted above, there are no *major transit stops* in the Town and only a limited area of the Town within one-half mile of a *high-quality transit corridor*.

Based on an analysis of VTA's system map (Exhibit 3) and frequency tables (Exhibit 4), there are no *major transit stops* within Town boundaries or within one-half mile of the Town boundary. Portions of Bascom Avenue and Samaritan Drive meet the definition of *high-quality transit corridor*, as they are served by VTA bus Route 61 having a peak service interval of 15 minutes. The other two VTA routes serving the Town have peak service intervals of 30 minutes (Route 27) and 60 minutes (Route 37) and would not qualify as *high-quality transit corridors*.

To implement Item #2, staff recommends that the Town Code Section 29.10.150 (c)(3) be amended to reduce the parking requirements for multi-family residential developments and mixed-use developments that include a multi-family residential component from one and one-half parking spaces per dwelling unit to one parking space per dwelling unit when the parcel is located within one-half mile of a *transit stop*. Staff recommends using *transit stop* to ensure that the intended impact of Item #2 is met. If the Town Code were amended to reduce parking standards near *major transit stops* and/or *high-quality transit corridors*, the change would have little impact and may not satisfy the intent of this implementation program.

- (3) Multiple-unit dwellings in all zones and two-family dwellings in the R-1D zone. One and one-half (1½) times the number of living units in such dwellings, except multiple-unit dwellings and mixed-use developments that include a multiple-unit dwelling component that are located within one-half (½) mile walking distance of a transit stop shall provide one (1) parking space per dwelling unit.

Item #3

Item #3 requires that the guest parking requirements included in the Town Code be eliminated. Currently, in addition to other parking requirements, the Town Code requires one visitor parking space for each residential unit other than a detached single-family or two-family dwelling throughout the Town. The proposed amendments to the Town Code would eliminate the guest parking requirements contained in Town Code Section 29.10.150 (b) and (c).

- (b) ~~*Parking requirements for downtown. In addition to other parking requirements, one (1) visitor parking space for each residential unit other than detached single-family or two-family dwelling shall be required unless the Planning Commission makes a finding that more or less visitor parking is necessary due to the size or type of housing unit(s).*~~ The parking requirement for various uses in the downtown are as follows:
- (c) ~~*Outside downtown parking requirements. The number of off-street parking spaces required for areas outside the downtown is set in this subsection. When a use is not listed in this subsection, the Planning Director shall determine the parking requirements by analogy to the requirements for the listed uses. In addition to other parking requirements, one (1) visitor parking space for each residential unit other than a detached single-family or two-family dwelling shall be required, unless the Planning Commission makes a finding that more or less visitor parking is necessary due to the size or type of housing unit(s).*~~

Item #4

Item #4 requires that the Town allow parking to be unbundled from residential units. California Civil Code § 1947.1 defines “unbundled parking” as the practice of selling or leasing parking

spaces separate from the lease of the residential property. Staff is currently studying existing state law and programs in other municipalities regarding unbundled parking to determine an appropriate approach for the Town. Staff anticipates returning to the Planning Commission with amendments to the Town Code regarding unbundled parking in Spring 2025.

Additional Code Amendments for Parking

In addition to the items above, staff has included the following clean up amendments to the parking division of the Town Code:

- Reintroduce the following parking requirements in Section 29.10.150 (b) that were erroneously removed through a Town Code amendment related to economic vitality completed in 2023.
 - (3) Theaters. One (1) parking space for each three hundred (300) square feet of gross floor area.
 - (4) For uses not specifically listed in this subsection the requirements shall be as set forth in subsection (c).
- Remove language from 29.10.150 (c)(6) parking requirements for hospitals, that is unrelated to parking requirements for hospitals.
 - (6) Hospitals. One and one-half (1½) parking spaces for each bed. ~~For uses not specifically listed in this subsection the requirements shall be as set forth in subsection 29.10.150(c).~~

CEQA DETERMINATION:

The proposed amendments are exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that they will not significantly affect the physical environment in that they make modifications to parking regulations.

CONCLUSION:

A. Summary

The proposed amendments to the Town Code related to parking respond to Implementation Program AA 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 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 finding that the proposed amendments to the Town Code are exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that they will not significantly affect the physical environment in that they make modifications to parking regulations (Exhibit 1);
2. Make the required finding that the proposed amendments to Chapter 29 of the Town Code in the Draft Ordinance are consistent with the General Plan (Exhibit 1); and
3. Forward a recommendation to the Town Council for approval of the proposed amendments to Chapter 29 of the Town Code (Exhibit 2).

C. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the proposed amendments to the 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. Proposed amendments to the Town Code
3. VTA System Map excerpt
4. VTA Frequency Chart

PLANNING COMMISSION – December 11, 2024
REQUIRED FINDINGS FOR:

Town Code Amendment Application A-24-009

Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code Regarding Parking Standards, Pursuant to Implementation Program AA of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in that it can be Seen with Certainty that it will not Impact the Environment. Town Code Amendment Application A-24-009. Project Location: Town Wide. Applicant: Town of Los Gatos.

FINDINGS

Required Findings for CEQA:

- The proposed amendments are exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that they will not significantly affect the physical environment in that they make modifications to parking standards.

Required Findings for General Plan:

- The proposed amendments to Chapter 29 of the Town Code regarding parking standards are consistent with the General Plan.

EXHIBIT 1

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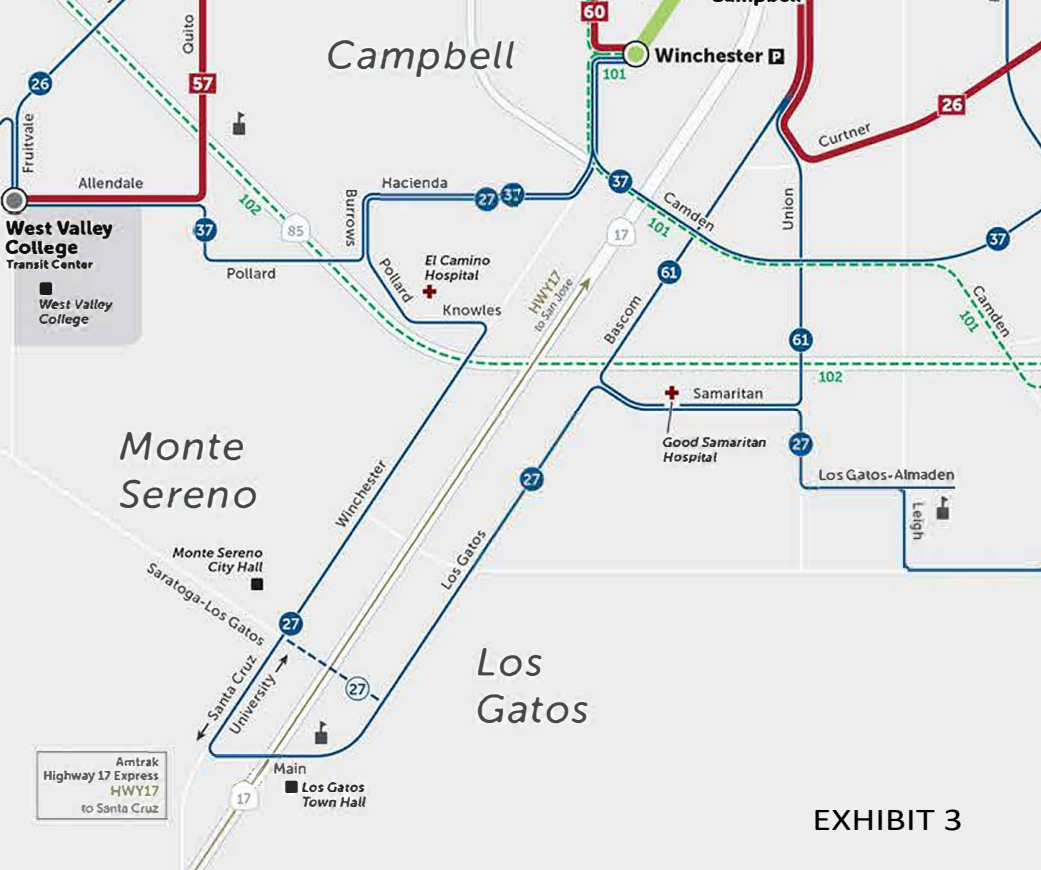
DIVISION 4. PARKING

...

Sec. 29.10.150. Number of off-street spaces required.

- (a) *Intent.* The regulations contained in this section are intended to ensure the provision of a sufficient number of off-street parking spaces privately and publicly owned and operated to satisfy needs generated by permissible uses.
- (b) *Parking requirements for downtown.* ~~In addition to other parking requirements, one (1) visitor parking space for each residential unit other than detached single-family or two-family dwelling shall be required unless the Planning Commission makes a finding that more or less visitor parking is necessary due to the size or type of housing unit(s).~~ The parking requirement for various uses in the downtown are as follows:
- (1) Retail and commercial stores shops, personal service businesses, specialty food retail, restaurants, bars, nightclubs, and tap/tasting rooms. One (1) parking space for each three hundred (300) square feet of gross floor area.
 - (2) Business and professional offices, retail banks, financial and investment services, insurance companies, social service agencies and studios. One (1) parking space for each two hundred fifty (250) square feet of gross floor area.
 - (3) Theaters. One (1) parking space for each three hundred (300) square feet of gross floor area.
 - (4) For uses not specifically listed in this subsection the requirements shall be as set forth in subsection (c).
- (c) *Outside downtown parking requirements.* The number of off-street parking spaces required for areas outside the downtown is set in this subsection. When a use is not listed in this subsection, the Planning Director shall determine the parking requirements by analogy to the requirements for the listed uses. ~~In addition to other parking requirements, one (1) visitor parking space for each residential unit other than a detached single-family or two-family dwelling shall be required, unless the Planning Commission makes a finding that more or less visitor parking is necessary due to the size or type of housing unit(s).~~
- (1) *Single-family, residential condominiums and two-family dwellings.* Two (2) parking spaces for each living unit.
 - (2) *Reserved.*
 - (3) *Multiple-unit dwellings in all zones and two-family dwellings in the R-1D zone.* One and one-half (1½) times the number of living units in such dwellings, except multiple-unit dwellings and mixed-use developments that include a multiple-unit dwelling component that are located within one-half (½) mile walking distance of a transit stop shall provide one (1) parking space per dwelling unit.
 - (4) *Hotels, motels and auto courts.* One (1) parking space for each guest room or suite, plus one (1) parking space for each employee.
 - (5) *Lodginghouses, boardinghouses.* One (1) parking space for each two (2) beds in such building, plus one (1) parking space for each employee.
 - (6) *Hospitals.* One and one-half (1½) parking spaces for each bed. ~~For uses not specifically listed in this subsection the requirements shall be as set forth in subsection 29.10.150(c).~~

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Campbell

Winchester

West Valley College
Transit Center

West Valley College

Monte Sereno

Monte Sereno City Hall

Saratoga-Los Gatos

Los Gatos

Main
Los Gatos Town Hall

EXHIBIT 3

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FREQUENCY CHART

OCTOBER 28, 2024

Light Rail	MON-FRI Hours	FREQUENCY			SAT Hours	FREQUENCY		SUN/HOL Hours	FREQUENCY	
		Commute	Mid-Day	Night		Day	Night		Day	Night
B BLUE LINE Baypointe-Santa Teresa	5:00am-12:00mid	15	15	30-45	5:30am-12:00mid	30	30-45	5:30am-12:00mid	30	30-45
G GREEN LINE Winchester-Old Ironsides	5:00am-12:00mid	15	15	30	6:00am-12:00mid	30	30	6:00am-12:00mid	30	30
O ORANGE LINE Alum Rock-Mountain View	5:00am-12:00mid	15	15	30-45	6:00am-12:00mid	30	30-45	6:00am-12:00mid	30	30-45

Routes 200-203 provide late-night bus service to replace some light rail trips.

Rapid Bus

Rapid Bus	MON-FRI Hours	FREQUENCY			SAT Hours	FREQUENCY		SUN/HOL Hours	FREQUENCY	
		Commute	Mid-Day	Night		Day	Night		Day	Night
500 Diridon Station-Berryessa BART	5:00am-2:00am	10	10	10-40	5:30am-2:00am	20	20-40	7:30am-2:00am	20	20-40
522 El Camino-Alum Rock	5:00am-11:00pm	15	15	20	6:00am-11:00pm	15	15-20	6:00am-10:30pm	15	15-20
523 Stevens Creek-Sunnyvale	5:30am-11:00pm	20	20	30	6:30am-11:00pm	20	30	7:00am-10:00pm	20	30
568 Gilroy-Diridon Station	5:00am-7:30pm	30	30	30						

Frequent Bus

Frequent Bus	MON-FRI Hours	FREQUENCY			SAT Hours	FREQUENCY		SUN/HOL Hours	FREQUENCY	
		Commute	Mid-Day	Night		Day	Night		Day	Night
22 El Camino-Alum Rock	4:30am-2:00am	15	15	20-60	4:30am-2:00am	15	20-60	4:30am-2:00am	15	20-60
23 Stevens Creek-Alum Rock	5:00am-1:00am	15	15	15-60	6:00am-1:00am	15	15-60	6:00am-1:00am	15	15-60
25 Story-Willow west of Bascom	5:30am-12:00mid	12	12	20-60	6:00am-12:00mid	15	20-60	6:00am-11:30pm	15	30-60
	6:00am-10:30pm	24	24	60	7:00am-9:00pm	30	60	7:00am-8:00pm	30	60
26 Tully West Valley College	5:30am-12:00mid	15	15	20-60	6:30am-12:00mid	20	30-60	6:30am-11:00pm	20	30-60
	7:00am-10:00pm	30	30	60						
57 Bowers-Saratoga	5:00am-10:30pm	15	15	30-60	6:30am-10:30pm	30	45-60	6:30am-9:30pm	30	60
60 Winchester-Brokaw	5:30am-12:00mid	15	15	20-30	5:30am-12:00mid	20	20-30	5:30am-12:00mid	20	20-30
61 Taylor-Bascom south of Bascom & Union	5:30am-12:00mid	15	15	30	6:30am-12:00mid	30	30	6:30am-11:00pm	30	30
	5:30am-12:00mid	30	30	60	6:30am-12:00mid	60	60	8:00am-8:30pm	60	60
64A McKee-Lincoln	5:30am-12:00mid	30	30	30-60	6:30am-12:00mid	30	30-60	7:00am-11:00pm	30	30-60
64B McKee-Meridian	6:00am-10:00pm	30	30	60	8:00am-7:00pm	60		9:00am-5:30pm	60	
66 Oakland-Monterey-Snell	5:00am-12:00mid	15	15	20-60	5:30am-12:00mid	20	20-60	5:30am-11:30pm	20	30-60
68 Monterey	4:30am-12:30am	15	15	30-60	5:30am-12:30am	20	30-60	5:30am-12:30am	20	30-60
70 Jackson north of Berryessa BART Station	5:30am-12:00mid	15	15	20-30	6:30am-12:00mid	20	20-60	6:30am-11:00pm	20	20-60
	6:00am-10:30pm	30	30	30-60	6:30am-9:30pm	40	60	7:00am-9:00pm	40	60
71 Piedmont-White	5:30am-12:00mid	15	15	30-60	6:30am-12:00mid	20	30-60	7:00am-11:00pm	30	60
72 McLaughlin	5:30am-12:00mid	15	15	20-60	6:00am-12:00mid	20	20-60	6:30am-11:30pm	30	30-60
73 Senter	5:30am-11:30pm	15	15	20-60	6:30am-11:30pm	20	20-60	6:30am-11:00pm	30	30-60
77 King-Lundy	5:30am-12:00mid	15	15	20-60	6:30am-12:00mid	20	30-60	6:30am-11:00pm	30	30-60

Local Bus

Local Bus	MON-FRI Hours	FREQUENCY			SAT Hours	FREQUENCY		SUN/HOL Hours	FREQUENCY	
		Commute	Mid-Day	Night		Day	Night		Day	Night
20 Sunnyvale-Milpitas	6:00am-8:30pm	30	30	30						
21 Middlefield	6:00am-9:30pm	30	30	60	8:00am-9:00pm	45	60	8:30am-7:30pm	60	60
27 Blossom Hill-Los Gatos	5:30am-10:00pm	30	30	45-60	7:00am-9:30pm	40	60	8:00am-8:30pm	60	60
31 Evergreen College	6:30am-10:00pm	30	30	60	8:30am-5:30pm	45				
37 Hillsdale-Hacienda-Pollard	6:00am-6:30pm	60	60							
39 Quimby-San Felipe	6:30am-8:30pm	60	60	60	9:00am-6:00pm	60		9:00am-6:00pm	60	
40 Foothill College-North Bayshore	6:30am-10:00pm	30	30	30-50	8:30am-7:00pm	35		9:00am-7:00pm	45	
42 Capitol-Evergreen	6:00am-6:30pm	60	60							
44 McCarthy	6:00am-9:00pm	30	30	30-60	7:30am-8:00pm	40	60	8:30am-6:30pm	60	
47 Calaveras	6:00am-9:00pm	30	30	30-60	8:00am-8:30pm	40	60	8:00am-7:00pm	60	
51 Grant-Moffett south of De Anza	6:00am-7:30pm	30	30	30						
	6:00am-7:30pm	60	60	60						
52 Foothill College-Mountain View	7:00am-7:00pm	30	30							
53 Homestead-Sunnyvale	6:30am-7:30pm	30	30	60						
55 Sunnyvale-Saratoga	5:30am-10:00pm	30	30	60	7:30am-8:30pm	30	30-60	8:00am-8:30pm	30	30-60
56 Wolfe-Hamilton	5:30am-10:00pm	30	30	30-60	7:00am-10:30pm	30	30-60	8:00am-9:00pm	30	30-60
59 Monroe-Alviso	6:00am-10:00pm	30	30	45-60	8:00am-7:30pm	45	60	8:30am-7:00pm	45	
83 Almaden	6:30am-9:00pm	60	60	60						
84 Gilroy-Arroyo	8:00am-6:30pm	60	60		9:30am-5:30pm	60		9:30am-5:30pm	60	
85 Gilroy-West	6:30am-7:30pm	60	60	60	9:00am-5:30pm	60		9:00am-5:30pm	60	
86 Gilroy-Gavilan College	7:00am-9:30pm	30	30	60						
87 Morgan Hill	commute hours	60								
89 California	6:30am-6:00pm	20-40	40							
SCVMC SCVMC-Diridon Station	commute hours	7 am trips / 10 pm trips								

Express Bus

Express Bus	MON-FRI	FREQUENCY
101 Camden & Hwy 85-Palo Alto	commute hours	2 trips in each direction
102 Santa Teresa-Palo Alto	commute hours	5 trips in each direction
103 Eastridge-Palo Alto	commute hours	3 trips in each direction
104 Milpitas BART-Palo Alto	commute hours	2 trips in each direction
104 Gilroy-Lockheed Martin	commute hours	3 trips in each direction

School-Oriented Routes

Routes 246, 247, 255, 256, 270, 287 and 288 provide school-oriented trips in various parts of the VTA service area. School routes are open to the public and subject to adjustment or cancellation based on school calendars.

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/11/2024

ITEM NO: 5

DATE: December 6, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Town Council on Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Considerations for an Architecture and Site Application, Findings for a Conditional Use Permit, Manufactured Housing, and Private Open Space and Community Recreation Space Requirements, Pursuant to Implementation Program AQ of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that it Will not Impact the Environment. Town Code Amendment Application A-24-008.
Project Location: Town Wide. Applicant: Town of Los Gatos.

RECOMMENDATION:

Forward a recommendation to the Town Council on amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding considerations for an Architecture and Site application, findings for a Conditional Use Permit, manufactured housing, and private open space and community recreation space requirements, pursuant to Implementation Program AQ of the 2023-2031 Housing Element.

CEQA:

The proposed amendments 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 make minor changes to the regulations applicable to considerations for an Architecture and Site application, findings for a Conditional Use Permit, manufactured housing, and private open space and community recreation space requirements.

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

FINDINGS:

- The proposed amendments are exempt pursuant to CEQA, Section 15061(b)(3); and
- The amendments to Chapter 29 of the Town Code are consistent with the General Plan.

BACKGROUND:

Implementation Program AQ of the Housing Element requires amendments to Chapter 29 (Zoning Regulations) of the Town Code to comply with state law and to ensure that there are adequate sites available to accommodate the identified sites in the Sites Inventory. The proposed amendments include:

1. Amend the Zoning Code to include a Housing Element Overlay Zone (HEOZ) to apply to the sites included in the Site Inventory to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites. The Town will commit to monitoring and evaluating the HEOZ development standards and complete first evaluation of said standards by December 2026 and then annually thereafter, including outreach with the development community, and making adjustments as necessary. If it is determined that adjustments are needed, they will be completed within six months of the annual evaluation. The amended HEOZ Ordinance is projected to be adopted by the Town Council in March of 2024.
2. Clarify the text of the non-residential zones regarding housing.
3. Rezone the Caltrans Right-of-Way Site E3 from R:1:8 to R-M. Take additional steps to make the site available for residential development, including decertification, by the end of 2026. If by 2027 the site has not progressed to be available for residential development in the planning period, identify and add additional sites, if necessary, by 2028.
4. Amend the Accessory Dwelling Unit Ordinance (ADU).
5. Amend the Density Bonus Ordinance.
6. Amend the Architecture and Site considerations for a multi-family and mixed-use project to make them objective and provide certainty in outcomes.
7. Amend the Architecture and Site findings for a multi-family and mixed-use project to make them objective and provide certainty in outcomes of the application review. Specifically, address Finding (4) relating to site layout and Finding (6) relating to the exterior architectural design of buildings and structures. These findings can be considered subjective and open to interpretation.
8. Amend the Conditional Use Permit findings for a multi-family and mixed-use project to make them objective and provide certainty in outcomes of the application review. Specifically, address Finding (1) relating to use of the property as desirable to the public convenience and Finding (2) relating to the integrity and character of the zone. These findings can be considered subjective and open to interpretation.
9. Amend the Zoning Code to clarify that the Town will comply with Section 65852.3 of the Government Code to allow the installation of manufactured homes.

10. Amend the Zoning Code to align the private open space and the community recreation space requirements for a multi-family and condominium project with the Objective Design Standards.
11. Amend the Zoning Code to align parking requirements for a multi-family and condominium project with the preparation of the Objective Design Standards.

DISCUSSION:

Items #1, #3, and #4 of Implementation Program AQ have been completed as they were all introduced by the Town Council on November 7, 2023, and adopted on November 21, 2023. In October of 2024, the Governor signed additional housing bills regarding ADUs and Junior ADU regulations that will take effect on January 1, 2025. As a result, further amendments to the Town's ADU Ordinance (Item #4) is expected to be considered by the Planning Commission in early 2025.

Item #2 will be addressed through Implementation AB and is tentatively expected to be considered by the Planning Commission in early 2025.

Item #5, a Zoning Code amendment was introduced by the Town Council on December 3, 2024.

Item #11 was inadvertently included in Program AQ as the Town's Objective Design Standards does not contain parking requirements for multi-family and condominium projects. Reductions in parking standards required through Implementation Program AA of the 2023-2031 Housing Element will be considered in a separate Zoning Code amendment item on tonight's Planning Commission agenda.

Below is a summary of the amendments to Chapter 29 (Zoning Regulations) of the Town Code as required by Implementation Program AQ (Exhibit 2):

- Modify the Architecture and Site findings to make them objective, specifically, Finding (4) relating to the site layout and Finding (6) related to architectural design of the building [29.20.150, Items #6 and #7];
- Modify the Conditional Use Permit findings to make them objective, specifically, Finding (1) relating to the desirableness of the project to the public convenience or welfare and Finding (2) related to the integrity and character of the zone [29.20.190, Item #8];
- Modify the definition of a dwelling, single-family by adding that the definition also includes manufactured homes pursuant to Section 65852.3 of the Government Code [29.10.020, Item #9]; and
- Modify the private open space and community recreation open space requirements for a multi-family and condominium project to align with the Objective Design Standards [29.10.065 and 29.40.660, Item #10].

CEQA DETERMINATION:

The proposed amendments are exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that they will not significantly affect the physical environment in that they make minor changes to the regulations applicable to considerations for an Architecture and Site application, findings for a Conditional Use Permit, manufactured housing, and private open space and community recreation space requirements.

CONCLUSION:

A. Summary

The Draft Ordinance aligns the Town's regulations with State law and responds to Implementation Program AQ 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 amendments to Chapter 29 of the Town Code in the Draft Ordinance (Exhibit 2). The Planning Commission should also include any comments or recommended changes to the Draft Ordinance in taking the following actions:

1. Make the finding that the proposed amendments to the Town Code are exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that they will not significantly affect the physical environment in that they make minor changes to the regulations applicable to considerations for an Architecture and Site application, findings for a Conditional Use Permit, manufactured housing, and private open space and community recreation space requirements (Exhibit 1);
2. Make the required finding that the amendments to Chapter 29 of the Town Code in the Draft Ordinance are consistent with the General Plan (Exhibit 1); and
3. Forward a recommendation to the Town Council for approval of the amendments to Chapter 29 of the Town Code in the Draft Ordinance (Exhibit 2).

C. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the Draft Ordinance with modifications; or
2. Continue the matter to a date certain with specific direction.

PAGE 5 of 5

SUBJECT: Zoning Code Amendments, Implementation Program AQ/A-24-008

DATE: December 6, 2024

COORDINATION:

This report was coordinated with the Town Attorney's office.

EXHIBITS:

1. Required Findings
2. Draft Ordinance

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PLANNING COMMISSION – December 11, 2024
REQUIRED FINDINGS FOR:

Town Code Amendment Application A-24-008

Forward a Recommendation to the Town Council on Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Considerations for an Architecture and Site Application, Findings for a Conditional Use Permit, Manufactured Housing, and Private Open Space and Community Recreation Space Requirements, Pursuant to Implementation Program AQ of the 2023-2031 Housing Element. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15061(b)(3) in that it Can be Seen with Certainty that it Will not Impact the Environment. Town Code Amendment Application A-24-008. **Project Location: Town Wide.** Applicant: Town of Los Gatos.

FINDINGS

Required Findings for CEQA:

- The proposed amendments are exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that they will not significantly affect the physical environment in that they make minor changes to the regulations applicable to considerations for an Architecture and Site application, findings for a Conditional Use Permit, manufactured housing, and private open space and community recreation space requirements.

Required Findings for General Plan:

- The proposed amendments to Chapter 29 of the Town Code regarding considerations for an Architecture and Site application, findings for a Conditional Use Permit, manufactured housing, and private open space and community recreation space requirements are consistent with the General Plan.

EXHIBIT 1

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Sec. 29.10.020. Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings ascribed to them in this section unless the context clearly indicates otherwise:

...

Dwelling, single-family means a detached building containing but one (1) kitchen and designed and used to house not more than one (1) family, including domestic employees of such family ~~– and manufactured homes pursuant to Section 65852.3 of the Government Code.~~

...

Sec. 29.10.065. Recreational open space for residential condominiums.

The following standards apply to all residential condominiums in all zones. Higher standards may be imposed during the zoning approval process when the welfare of the occupants requires.

(1) *Private open space.* Each ground floor dwelling unit shall have a minimum of ~~two hundred one hundred and twenty (200 120)~~ square feet of outdoor usable open space in the form of a single enclosed patio or deck located essentially at the level of the main living area. Each dwelling unit above the ground floor shall have ~~one hundred twenty sixty (120 60)~~ square feet of outdoor usable open space in the form of a balcony. ~~Where multiple balconies are provided for a single unit, the 60-square foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.~~ For purposes of this section, a multiple floor unit with the lower floor on the ground level ~~can choose to either provide 120 square feet of open space in the form of a single enclosed patio or deck or provide 60 square feet of open space in the form of a balcony, is treated as a ground floor unit. The minimum horizontal dimension is six feet in any direction. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. The minimum horizontal dimension for a patio is ten (10) feet and for a balcony is six (6) feet.~~ Private open space shall be suitably screened for privacy of the occupant. Location and screening is subject to review by the deciding body.

(2) *Community recreation space.* ~~The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum of 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature. In addition to the private open space required by part (1), there shall be a total community recreation area of at least one hundred (100) square feet for each dwelling unit. This area is in addition to that required for yards. The deciding body shall determine whether the location and amount of community recreation space and facilities provided are appropriate for the anticipated residents of the project.~~

- i. ~~Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.~~
- ii. ~~Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.~~
- iii. ~~A project with four or fewer residential units is exempt from community recreation space requirements.~~

...

Sec. 29.20.150. Considerations in review of applications.

The deciding body shall consider all relevant matter including, but not limited to, the following:

...

- (4) *Considerations relating to site layout.* The orientation and location of buildings and open spaces in relation to the physical characteristics of the site and the ~~character of the~~ neighborhood; and the appearance ~~and harmony~~ of the buildings with adjacent development. Buildings ~~shall should~~ strengthen the form of the neighborhood (e.g. downtown, Los Gatos Boulevard, etc.). Buildings should maximize preservation of solar access. In the downtown, mid-block pedestrian arcades linking Santa Cruz Avenue with existing and new parking facilities shall be encouraged, and shall include such crime prevention elements as good sight lines and lighting systems.

...

- (6) *Considerations relating to the exterior architectural design of buildings and structures.* The effect of the height, width, shape, and exterior construction and design of buildings and structures as such factors relate to the existing and future ~~character of the~~ neighborhood and purposes of the zone in which they are situated, and the purposes of architecture and site approval. Consistency and compatibility shall be encouraged in scale, massing, materials, color, texture, reflectivity, openings, and other details.

...

Sec. 29.20.190. Findings and decision.

- (a) The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of this chapter if it finds that:

- (1) The proposed uses of the property are essential ~~or desirable~~ to the public convenience or welfare;
- (2) The proposed uses will not impair the existing uses ~~integrity and character~~ of the zone;

...

Sec. 29.40.660. Recreational open space for multiple-family dwellings.

~~For multiple-family dwellings other than residential condominiums there shall be a total open space area of two hundred (200) square feet for each dwelling unit, usable for outdoor activities. This area is in addition to required yards, is a minimum requirement, shall be composed of private area, community areas or both, and may be in the form of balconies or decks, all as determined by the deciding body. Any areas intended to serve as private open space shall be screened for privacy of the occupant as required by the deciding body.~~

The following standards apply to multiple-family dwellings other than residential condominiums.

- (1) Private open space. Each ground floor dwelling unit shall have a minimum of one hundred and twenty (120) square feet of outdoor usable open space in the form of a single enclosed patio or deck located essentially at the level of the main living area. Each dwelling unit above the ground floor shall have sixty (60) square feet of outdoor usable open space in the form of a balcony. Where multiple balconies are provided for a single unit, the 60-square foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions. For purposes of this section, a multiple floor unit with the lower floor on the ground level can choose to either provide 120 square feet of open space in the form of a single enclosed patio or deck or provide 60 square feet of open space in the form of a balcony. The minimum horizontal dimension is six feet in any direction. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible

from the residential unit. Private open space shall be suitably screened for privacy of the occupant. Location and screening is subject to review by the deciding body.

(2) Community recreation space. The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum of 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.

i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.

ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.

iii. A project with four or fewer residential units is exempt from community recreation space requirements.

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PLANNING COMMISSION 2025 MEETING SCHEDULE

ITEM 6

January	8
January	22
February	12
February	26
March	12
March	26
April	9
April	23
May	14
May	28
June	11
June	25
July	9
July	23
August	13
August	27
September	10
September	24
October	8
October	22
November	12
November	26 Cancelled due to Holiday
December	10
December	24 Cancelled due to Holiday

Regular meetings are held on the 2nd and 4th Wednesday of the month and start at 7:00 p.m. unless otherwise noted on agenda. Meetings are held in the Town Council Chambers, 110 E. Main Street and via Zoom.

**Special meetings may be scheduled with Commission consensus.*

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