



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JULY 26, 2023
110 EAST MAIN STREET
LOS GATOS, CA**

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

PARTICIPATION IN THE PUBLIC PROCESS

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

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

Deadlines for Public Comment and Presentations are as follows:

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

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

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

**TOWN OF LOS GATOS
PLANNING COMMISSION MEETING AGENDA
JULY 26, 2023
110 EAST MAIN STREET AND TELECONFERENCE
TOWN COUNCIL CHAMBERS
LOS GATOS, CA
7:00 PM**

IMPORTANT NOTICE

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

PARTICIPATION

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

- **Zoom webinar:** Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: <https://losgatosca-gov.zoom.us/j/88098248068?pwd=eUpDTlk4Ym4xUzJJajVzdTVTNE5RQT09>. Passcode: 208442. You can also type in 880 9824 8068 in the “Join a Meeting” page on the Zoom website at <https://zoom.us/join>.
 - When the Mayor announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand.
- **Join by telephone:** Join by Telephone: Dial: USA 877 336 1839 US Toll-free or 636 651 0008 US Toll. Conference code: 686100
 - If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- **In-Person:** If you wish to speak during the meeting, please complete a “speaker’s card” located on the back of the chamber benches and return it to the Vice Chair. If you wish to speak to an item on the agenda, please list the item number. If you wish to speak on an item NOT on the agenda, please list the subject and you may speak during the “Verbal Communications” period. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

When called to speak, you may be asked to provide your full name and your town/city of residence. This identifying information is optional and not a requirement for participation. Please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Council meeting. If you wish to speak to an item or items on the Consent Calendar, please state which item number(s) you are commenting on at the beginning of your time.

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

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JULY 26, 2023
7:00 PM**

MEETING CALL TO ORDER

RULES OF DECORUM AND CIVILITY

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

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

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

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

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

1. Draft Minutes of the June 28, 2023 Planning Commission Meeting
2. Draft Minutes of the July 12, 2023 Planning Commission Meeting

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

3. Requesting Approval for Modification to an Existing Subdivision Application (PRJ-97-117) on Property Zoned HR-2½. APN 537-24-030. **Located at 200 Happy Acres Road.** APN 537-24-030.

Categorically Exempt Pursuant to CEQA Guidelines Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption. Subdivision Application M-21-006. Property Owner: Fred and Fereshten Toofan. Applicant: Noel Cross.

4. Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District; a Conditional Use Permit for a Restaurant Use with Alcohol Service; Variances for Maximum Floor Area and Reduced Parking; and Site Work Requiring a Grading Permit on Property Zoned C-2:LHP. **Located at 25 W. Main Street.** APN 529-01-017.

Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Architecture and Site Application S-22-039, Variance Application V-22-001, and Conditional Use Permit Application U-23-002. PROPERTY OWNER: Reveal Corp. APPLICANT: Gordon Wong, Gkw Architects. PROJECT PLANNER: Erin Walters.

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

5. Requesting Approval for Demolition of One Existing Office and Four Residential Buildings, Construction of an Assisted Living and Memory Care Facility, Variance from the Maximum Height and Lot Coverage of the Zone, Merger of Four Lots Into One, and Removal of Large Protected Trees on Property Zoned O. **Located at 15860-15894 Winchester Boulevard and 17484 Shelburne Way.** APN 529-11-013, -038, -039, and -040. Architecture and Site Application S-21-008, Conditional Use Permit Application U-21-010, Variance Application V-21-003, Subdivision Application M-22-008, and Mitigated Negative Declaration ND-22-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared for This Project. Applicant/Property Owner: Green Valley Corp. d.b.a. Swenson.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

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

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/26/2023

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 28, 2023**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 28, 2023, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Vice Chair Jeffrey Barnett, Vice Chair Steve Raspe, Commissioner Susan Burnett, Commissioner Melanie Hanssen, and Commissioner Kathryn Janoff.

Absent: Commissioner Kylie Clark and Commissioner Emily Thomas.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – June 14, 2023

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

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. 473 Wraight Avenue

Minor Residential Development Application MR-22-013

APN 529-06-027

Property Owner/Applicant: Vicky Le

Appellant: James Woods

Project Planner: Ryan Safty

Consider an appeal of a Community Development Director Decision to approve a second-story addition to an existing single-family residence on property zoned R-1D. Categorically exempt pursuant to CEQA Guidelines Section 15303, New Construction.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

James Woods, Appellant

- The site of the approved project at 473 Wraight is next door to our home. The vast majority of our living space is on the southern side of our home and has southern-facing windows, which will face the proposed new structure. The response to our initial expression of concern and our subsequent appeal was they couldn't address our concerns and get what they want, so they are proceeding with their original plan. Our questions have not been answered, including how the first floor windows align with our windows. If there were window alignment issues we would ask for trees to be planted to shield the view. The minimal changes the applicant has made do not address our concerns. The subject site is a constrained lot, but the consequences of that constraint are transferred to us because the applicants will not compromise on anything meaningful. We suggest the balcony be eliminated, the garage be pushed to the back of the lot, and that we receive the analysis on the north-facing first and second floor windows. The neighbor to the north worked with us when they built their house. This currently approved plan would negatively impact our quality of life in our home.

Vicky Le, Applicant

- Buying this home and rebuilding it is something that I really want to do to create roots for my kids and myself. I met with Jim and Jenny Woods at their home to talk about my plans and I asked them to put their concerns in an email that I could forward to my architect. I'm doing everything I can to accommodate everyone's needs, but I also have to be mindful of what my needs are with my kids, and putting the garage to the back of the house would limit our back yard space for the boys and the dog to play in.

Commissioners asked questions of applicant and project architect Chris Spaulding.

Vicky Le, Applicant

- I'm doing everything I can to build this home for me and my boys and the dog so we can start our new chapter, and we just want to be part of the community. I'm not planning to build and flip, this will be our home and we'll be here for a while. The Junior ADU is really for my mom when she gets older so I can take care of her and she can watch the boys while I'm at work. Thank you for your time and consideration.

James Woods, Appellant

- The fact that this is a constrained lot and complying with those constraints would create a small back yard had to have been known before this process even started, so I don't understand the argument that doing what is right for the neighbor's results in a small back yard. I have the same size lot and we have a very small back yard, and at one point we had three children at home, so I really do get it. Having a small back yard with active children can be a challenge, and that is why we have parks and other places for children to go, but there is still a back yard that can be used by the family. The glass block window in the bathroom does not concern us. We are concerned about the other double-hung bathroom window that we open in the summertime, and perhaps making the wall on the balcony solid could cure that problem. We have limited space between our house and the shared lot line on both sides, and a two-story structure put up five feet from our house is just big, and that was the reason for us wanting the garage to be put in the back to provide more room between the houses on the side of the house that we live 95-percent of the time. If there are windows and doors on that side of the house, we ask that trees be planted along the side yard to provide more privacy between the bedroom and bathroom window and our windows into our living space.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Raspe** to deny an appeal of a Community Development Director Decision to approve a second-story addition to an existing single-family residence on property zoned R-1D, and grant approval of a Minor Development Application for 473 Wraight Avenue, with an added condition to modify the plans to show the screening wall on the north elevation of the rear balcony having a solid wall to screen the view to the neighbor to the north, and direction that the applicant and appellant discuss the reorientation or removal of the gable over the garage area and the planting of appropriate tree screening between the properties. **Seconded by Commissioner Janoff.**

Commissioner Hanssen requested the motion be amended to include the findings in Exhibit 2 and the conditions in Exhibit 3.

The maker of the motion accepted the amendment to the motion.

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

Commissioners discussed the matter.

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

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- The Town Council met June 20th to consider the Economic Vitality Ordinance and approved it on its first reading. The ordinance's second reading is scheduled for August 1st and will go into effect in September 2023. The Planning Commission's recommended language was approved with modifications.
- A Housing Element Advisory Board meeting and a Special General Plan Committee meeting are both scheduled for July 20th to work on items related to the Housing Element update.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- The HPC met on June 28th and considered seven items.

ADJOURNMENT

The meeting adjourned at 8:04 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 28, 2023 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/26/2023

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JULY 12, 2023**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 12, 2023, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Albert Lustre, Northern California Carpenters Local 405

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

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

None.

PUBLIC HEARINGS

1. **15810 Los Gatos Boulevard**
Zone Change Application Z-23-001
General Plan Amendment Application GP-23-001
APN 523-01-001
Property Owner/Applicant: Jesus Ching and Kathleen Ban
Project Planner: Jocelyn Shoopman

Consider a Request for Approval of a Zone Change from R-1:8 Prezone (Single-Family Residential, Minimum Lot Size of 8,000 square feet) to CH (Restricted Commercial Highway) and a General Plan Amendment to Change the Land Use Designation from Low Density Residential to Mixed Use Commercial. An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendment. No further environmental analysis is required.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Roger Shanks

- I am a land use consultant working with the applicant on this project. This project has already been changed to this designation with the 2040 General Plan, which has now been suspended, so we are asking that this go back to the same designation. This property is about the only commercial parcel fronting on Los Gatos Boulevard that is not in this designation; it is currently designated Low Density Residential. The applicant wants to keep this a single-story building and the existing access to Los Gatos Boulevard. We feel this zone change conforms to the overall goal and objective of the General Plan and is in keeping with the theme of maintaining the residential character of the surrounding area.

Jesus Ching, Applicant

- I'm the property owner. We are trying to get the property incorporated into the Town of Los Gatos and continue to provide services for the community.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hanssen** to approve a General Plan Amendment Application and a Zone Change Application for 15810 Los Gatos Boulevard. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

2. 620 Blossom Hill Road

Architecture and Site Application: S-22-050

Conditional Use Permit Application: U-22-012

APN 529-16-041

Applicant: Derek Frahmman, Integrity Design and Construction

Property Owner: John Thomas, Trustee

Project Planner: Sean Mullin

Requesting Approval for Renovation of an Existing Commercial Building and Modification of an Existing Conditional Use Permit for an Automotive Dealership (Los Gatos Luxury Cars) on Property Zoned CH. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Christian Oaks, TWM Architects

- There are currently four small, boutique showrooms for luxury and exotic cars. The building in the back is the one we'd like to tear down due to its age and poor construction. We've looked at every way to salvage and renovate this building. We have two new brands, McLaren and Lotus, which want to come to Los Gatos and be part of this dealership and we want to build some small showrooms for them. We wouldn't be increasing the amount of traffic or impact very much, and in tearing the building down we benefit by having some state-of-the-art service bays that can service these modern cars. That building would look like part of the whole complex of buildings; we're not adding a lot of square footage, it would just extend it to look more like a true, high-quality shopping center. We would not remove any trees from the site, would improve fire access, improve utilities to the building, balance the parking out, not increase the number of cars on display, not increase lighting, and no large signs would be introduced. Mario, the general manager of the site has stated they have no problems with the neighbors. We are in compliance with the General Plan to renovate and preserve the auto dealerships, which generates tax revenue.

Mario, General Manager

- Our company and team love the Town of Los Gatos and are excited to add both McLaren and Lotus brands to our store. With the addition of these two brands we will be representing the most prestigious, exotic car brands in the world. I would like to emphasize that our entire operation is created for the convenience of our clients. Most of the cars we sell are sold online and most of the time we deliver them directly to clients. Regarding our service operation, we have two enclosed carriers that go to clients daily to pick up and deliver cars before and after repairs, so the impact of the vehicle traffic would be minimal.

Melinda Peacock

- I am a nearby homeowner I realize this is a commercial property, but I hope for a win/win situation where the properties behind the dealership along the south elevation can also enjoy their properties and retain the property values. I represent multiple homeowners and the big concern for all of us is that a very large section of the building along the south elevation, which I believe is currently at 18 feet, is being increased to a height of 22 feet. Because the building is so close to the property line this extra four feet has a dramatic impact on us. It fully blocks the sky and what is a current majestic view of the mountains from the second floor and impacts the enjoyment of our houses and back yards as well as our property values. We're asking to keep the height at the existing 18 feet.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Janoff** to approve an Architecture and Site Application and Conditional Use Permit for 620 Blossom Hill Road.
Seconded by Commissioner Hanssen.

VOTE: **Motion passed unanimously.**

Chair Barnett indicated that he would recuse himself from participating in the public hearing for Item 3, 15977 Shannon Road, due to a conflict of interest.

3. 15977 Shannon Road

Architecture and Site Application: S-20-017

APN 529-01-002

Applicant: Tom Sloan

Property Owner: JART, LLC

Project Planner: Erin Walters

Requesting Approval to Exceed the Maximum Height of a Visible Home in the Hillside for an Addition to an Existing Single-Family Residence; to Construct an Accessory Building with a Combined Gross Floor Area Greater Than 450 Square Feet, but Less Than 600 Square Feet; and for Site Improvements Requiring a Grading Permit on Property Zoned HR-1. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Tabea Thornton, Property Owner

- This has been a four-year process and I thank everyone who stuck with us through the process. We are trying to improve this home.

Tom Sloan, Architect/Applicant

- Town consulting architect Larry Canon has called this a “very well designed project,” which is a direct response to the homeowner’s objective and feedback from the Town staff and the fire department. The current height of the building was mitigated by lopping off the gabled roof, resulting in a flat roof design that reduces the overall height of the building by 5 feet, 6 inches, and the roof elements that exceed 18 feet are still below that. We are asking for an exception to the Hillside Development Standards and Guidelines to exceed 18 feet in height as a remodel and addition. The roof overhang helps with the energy efficiency of the project. The fire department requires that all exterior building materials have a two-hour fire rating, so what appears to be wood siding on the home is actually high-performance aluminum, which is a rain screen that cools the house down, and is a product called Longboard. The horizontal rooflines eliminate an otherwise bland and boxy building. The original pool and patio would be moved uphill to more stable ground. A small addition to the existing residence is positioned out of view from any viewing platforms and is unified within the overall design of this common roofline. The new driveway design meets the fire department’s standards for the turnaround for emergency vehicles. We meet all the findings on the project; approving it would provide a much safer home for the homeowners and the driveway would be improved for the six other neighbors.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hanssen** to approve an Architecture and Site Application for 15977 Shannon Road. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- The General Plan Committee and Housing Element Advisory Board both have in-person meetings scheduled for July 20th, at 5:30 p.m. and 7:00 p.m. respectively.
 - The General Plan Committee will consider the initial draft language for changes and implementation of the Housing Element Overlay Zone as part of the implementation of the Housing Element.
 - The Housing Element Advisory Board will consider an initial working draft responding to some of the comments from HCD.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 8:07 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 12, 2023 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/26/2023

ITEM NO: 3

DATE: July 21, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Modification to an Existing Subdivision Application (PRJ-97-117) on Property Zoned HR-2½. APN 537-24-030. **Located at 200 Happy Acres Road.** APN 537-24-030. Categorically Exempt Pursuant to CEQA Guidelines Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption. Subdivision Application M-21-006. Property Owner: Fred and Fereshten Toofan. Applicant: Noel Cross.

RECOMMENDATION:

Approval.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: HR-2½
Applicable Plans & Standards: General Plan, Hillside Development Standards and Guidelines, and Hillside Specific Plan
Parcel Size: 2.72 acres (118,483 square feet)
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Hillside Residential	HR-2½
South	Residential	Hillside Residential	HR-2½
East	Commercial	Hillside Residential	HR-2½ and RC
West	Residential	Hillside Residential	HR-2½

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption.

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Planning Manager and Community Development Director

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project complies with the Hillside Development Standards and Guidelines (HDS&G).
- The project complies with the Hillside Specific Plan.

ACTION:

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

BACKGROUND:

The subject property is located south of Shannon Road, at the terminus of Happy Acres Road (Exhibit 1). The vacant hillside property is approximately 2.72 acres, that is served by a private shared driveway which provides access to three other single-family homes.

On January 13, 1999, the Planning Commission approved the subdivision of a 10.26-acre parcel into two lots, subject to conditions of approval. This approval created the two parcels located at 15400 Suviev Drive and 200 Happy Acres Road.

The Subdivision application has been referred to the Planning Commission since the applicant is requesting to modify the conditions of approval for an existing Subdivision Application (PRJ-97-117) that was previously approved by the Planning Commission.

In order to fulfill Condition #4 of PRJ-97-117 (Exhibit 4), the applicant would be required to construct a culvert. The request for this construction design was denied by the California Regional Water Quality Control Board as they did not support the culverting of an open channel.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is approximately 2.72 acres, located south of Shannon Road, and is accessed by a private shared driveway which provides access to three other parcels via an egress and ingress right-of-way easement (Exhibit 1). The subject hillside property is currently vacant. The surrounding hillside properties to the north, east, south, and west are developed with single-family homes.

PROJECT DESCRIPTION (continued):

B. Project Summary

The applicant is requesting a modification to the conditions of approval for Subdivision Application PRJ-97-117, which approved the subdivision of one lot into two lots. The applicant is requesting approval to remove Condition #4 because the required cul-de-sac cannot be constructed in the location as shown on the approved tentative map due to the inability to obtain a permit from the California Regional Water Quality Control Board.

The modified condition of approval would provide access to the parcel further up the private shared driveway, entirely within the boundary of the subject parcel (Exhibit 8). Review by Planning, Parks and Public Works, and the Santa Clara County Fire Department of proposed site improvements to the private shared driveway have not been completed at this time. A future Architecture and Site application would be required for a new single-family residence and site improvements; however, the applicant cannot apply for an Architecture and Site application until the conditions of approval for the Subdivision application have been complied with.

C. Zoning Compliance

The applicant's request does not propose any structures and the request to modify the approved conditions of approval does not conflict with Town Code.

DISCUSSION:

A. Modified Conditions of Approval

The applicant is requesting approval to remove Condition #4, items a through c of the conditions of approval (Exhibit 4):

4. DEDICATIONS. The following shall be dedicated on the parcel map. The dedication shall be recorded before any permits are issued.
 - a. Happy Acres Road. A 20-foot street right-of-way with a standard 42-foot radius cul-de- sac.
 - b. Public Service Easement (PSE). Ten (10) feet wide, next to the Happy Acres Road right- of-way.
 - c. Ingress-egress, storm drainage and sanitary sewer easements, as required.

An ephemeral stream is located to the south of the site, downslope of the private shared driveway. In order to fulfill Condition #4 to provide sufficient flat area to accommodate the cul-de-sac, it would have required the applicant to construct a culvert.

DISCUSSION (continued):

The request for this construction design was denied by the California Regional Water Quality Control Board. In response, the applicant has proposed an alternative location for the turnaround for emergency access, further up the private shared driveway, within the parcel boundaries of the subject site (Exhibit 8). Since the location of the proposed firetruck turnaround has been relocated, the applicant is also requesting the removal of Conditions #8 and #9 since a permit from either agency is no longer required.

8. FISH AND GAME REQUIREMENTS. A "1603" permit shall be obtained for the California Department of Fish and Game for proposed improvements in or near riparian areas within their jurisdiction. A copy of the permit shall be provided to the Planning Department before the parcel map is recorded.
9. 401 CERTIFICATION. A 401 Certification shall be obtained from the San Francisco Bay Region Water Quality Control District for work in "waters of the State of California." A copy of the certification shall be provided to the Planning Department before the parcel map is recorded.

The applicant's letter of justification states that future improvements under a separate Architecture and Site application will provide a safer situation for the neighbors whose properties are served by the current private driveway, as there currently is no safe place to turn around for either emergency vehicles or passenger cars (Exhibit 5).

Modified conditions of approval are being recommended by the Planning Division, Engineering Division, and Santa Clara County Fire Department to reflect the current project scope, Town Code regulations, and individual department requirements (Exhibit 3). The modified conditions of approval contained in Exhibit 3 would therefore replace the conditions provided in Exhibit 4.

B. Fire Conditions of Approval

The Santa Clara County Fire Department has provided six conditions of approval on the Subdivision application (Exhibit 3) to replace the three conditions from the Fire Department in the original approval. Condition #16 states the following: "At time of architectural/site development application, compliance with the State Fire Safe Regulations (14 California Code of Regulations §1270), in effect at time of application, shall be clearly demonstrated. Any request for exception shall be processed prior to approval of the site development application."

The applicant's attorney has submitted a letter objecting to the language of Condition #16, and requesting that the Planning Commission modify the condition of approval to include new language, shown in the underlined text below (Exhibit 6): "At time of architectural/site

DISCUSSION (continued):

development application, compliance with the State Fire Safe Regulations (14 California Code of Regulations §1270), in effect at time of application, shall be clearly demonstrated, to the extent an appeal and/or a waiver of those Regulations has not been upheld and/or granted by the Town of Los Gatos. Any request for exception shall be processed prior to approval of the site development application.”

The applicant’s attorney states that the modified language to the condition of approval only adds a clause to recognize the property owner’s right to challenge future conditions of approval imposed by the Santa Clara County Fire Department related to California Public Resources Code 4290 for sites designated as very high fire hazard severity zones (Exhibit 6).

C. Tree Impacts

The request to modify the approved conditions of approval does not include approval for the removal of existing trees. Future development of the site would require an Architecture and Site application, which would review and consider trees proposed for removal to accommodate future site improvements. Given preliminary discussions with the Santa Clara County Fire Department regarding future improvements of the private shared driveway, the applicant has already begun neighborhood outreach to the adjacent neighbors located at 165 Happy Acres Road and 333 Happy Acres Road regarding the potential for future tree removals (Exhibit 7).

D. Grading

The request to modify the approved conditions of approval does not include approval for any site grading. Future development of the site would require an Architecture and Site application, which would review and consider all proposed grading to accommodate a future single-family residence and improvements to the existing shared private driveway.

E. Neighbor Outreach

The property owner has indicated that they have communicated with their adjacent neighbors to discuss the proposed project and potential future improvements.

F. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption.

PUBLIC COMMENTS:

At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant is requesting approval of a Subdivision application to modify the conditions of approval for Subdivision Application PRJ-97-117. The requested modification to Condition #4 would propose a new location further up the shared private driveway for the required turnaround for emergency access. Review by Planning, Parks and Public Works, and the Santa Clara County Fire Department of the proposed site improvements to the private shared driveway have not been completed at this time. A future Architecture and Site application will be required for a new single-family residence and site improvements; however, the applicant cannot apply for an Architecture and Site application until the conditions of approval for the Subdivision application have been complied with.

B. Recommendation

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

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the finding that the project in compliance with the Hillside Development Standards and Guidelines (Exhibit 2);
4. Make the finding that the project complies with the Hillside Specific Plan (Exhibit 2); and
5. Approve Subdivision Application M-21-006 with the conditions contained in Exhibit 3 and the Plans in Exhibit 8.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application and leave the conditions of PRJ-97-117 unchanged.

PAGE 7 OF 7

SUBJECT: 200 Happy Acres Road/M-21-006

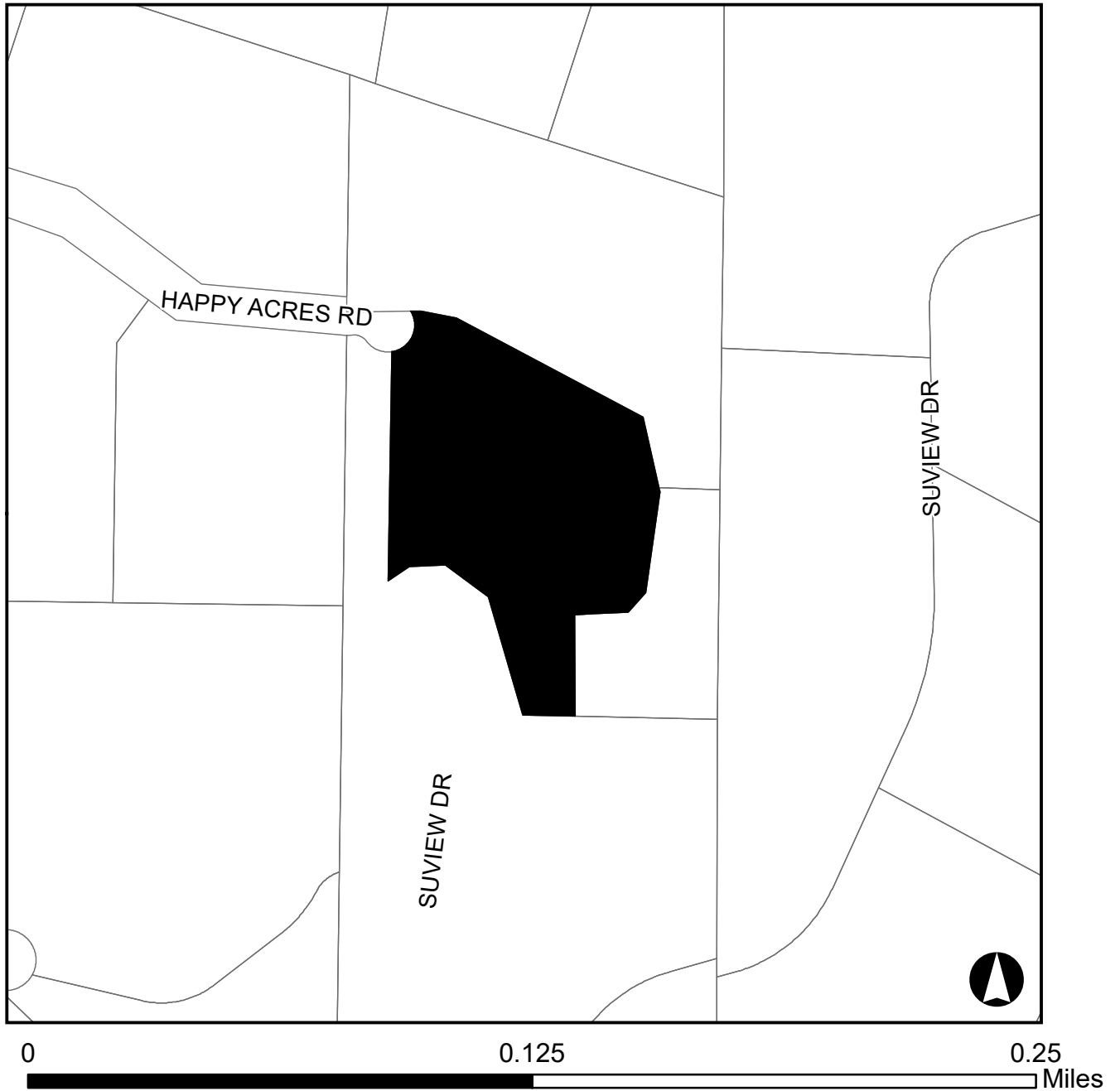
DATE: July 21, 2023

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Subdivision Application PRJ-97-117 Conditions of Approval
5. Project Description
6. Letter from the Applicant's Attorney
7. Neighborhood Outreach
8. Plans

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200 Happy Acres Road



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PLANNING COMMISSION – July 26, 2023
REQUIRED FINDINGS FOR:

200 Happy Acres Road
Subdivision Application M-21-006

Requesting Approval for Modification to an Existing Subdivision Application (PRJ-97-117) on Property Zoned HR-2½. APN 537-24-030. Located at 200 Happy Acres Road. APN 537-24-030. Categorically Exempt Pursuant to CEQA Guidelines Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption. Subdivision Application M-21-006.

PROPERTY OWNER: Fred and Fereshten Toofan
APPLICANT: Noel Cross
PROJECT PLANNER: Jocelyn Shoopman

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption.

Required compliance with the Zoning Regulations:

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

Required compliance with the Hillside Development Standards and Guidelines:

- The project complies with the Hillside Development Standards and Guidelines.

Required compliance with the Hillside Specific Plan:

- As required, the project complies with the Hillside Specific Plan

EXHIBIT 2

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PLANNING COMMISSION – July 26, 2023
CONDITIONS OF APPROVAL

200 Happy Acres Road
Subdivision Application M-21-006

Requesting Approval for Modification to an Existing Subdivision Application (PRJ-97-117) on Property Zoned HR-2½. APN 537-24-030. Located at 200 Happy Acres Road. APN 537-24-030. Categorically Exempt Pursuant to CEQA Guidelines Section 15315: Minor Land Divisions and Section 15061(b)(3): Common Sense Exemption. Subdivision Application M-21-006.

PROPERTY OWNER: Fred and Fereshten Toofan
APPLICANT: Noel Cross
PROJECT PLANNER: Jocelyn Shoopman

TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement (“the Project”) from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney’s fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether

incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

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

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

Engineering Division

5. GENERAL. All public improvements shall be made according to the latest adopted Town Standard Drawings and the Town Standard Specifications. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
6. DEDICATIONS. The following shall be dedicated on the parcel map. The dedication shall be recorded before any permits are issued.
 - a. Ingress-egress, storm drainage and sanitary sewer easements, as required.
7. PUBLIC IMPROVEMENTS. The following improvements shall be installed by the developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed, and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of a building permit or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
 - a. Happy Acres Road. A 42-foot radius cul-de-sac or Fire approved truck turnaround.
8. ENCROACHMENT PERMIT. All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security.
9. SURVEYING CONTROLS. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
 - a. Retaining wall—top of wall elevations and locations;
 - b. Toe and top of cut and fill slopes; and
 - c. Top of curb.
10. UTILITIES. The developer shall install all utility services, including telephone, electric

power and all other communications lines underground, as required by Town Code §27.50.015(b). Cable television capability shall be provided to all new lots.

11. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

12. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
13. NOTE: The subject lot is located within the Very High Fire Hazard Severity Zone (VHFHSZ) of the Local Responsibility Area (LRA). Pursuant to California Public Resources Code (PRC) 4290, the California Board of Forestry and Fire Protection is required to "...adopt regulations implementing minimum fire safety standards related to defensible space" applicable to "the perimeters and access to all residential, commercial, and industrial building construction." In 2018, the Legislature passed and the Governor signed SB 901 (Dodd), which expanded the applicability of the regulations promulgated under PRC 4290 to land in the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone. All comments below that result from PRC 4290 are identified by **. Where a conflict exists between local & 4290 requirements, the more stringent requirement shall apply.
14. PRIVATE ROAD: The private road that starts at the terminus of the public road shall not have installed at any time a gate or other obstruction across the road that could impede or delay timely response by emergency service personnel.
15. IMPROVEMENT: At time of private roadway improvement, a sign shall be installed at the start of the private road indicating "Fire Department Turnaround Ahead" or other similar language to be approved by the Fire Code Authority prior to installation.
16. DEVELOPMENT APPLICATION: At time of architectural/site development application, compliance with the State Fire Safe Regulations (14 California Code of Regulations §1270), in effect at time of application, shall be clearly demonstrated. Any request for exception shall be processed prior to approval of the site development application.
17. SITE DEVELOPMENT: Prior to issuance of building permits for site development, provide evidence of recording for the proposed emergency vehicle access easement that includes the fire apparatus turnaround.

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RECOMMENDED CONDITIONS OF APPROVAL

15400 Suview Drive

Project Application PRJ-97-117

Appeal of the decision of the Development Review Committee approving the subdivision of a 10.26 acre parcel into two lots in the HR-2 ½ zone. PROPERTY OWNER/APPLICANT: Charles Hackett APPELLANT: Terrance J. Rose

TO THE SATISFACTION OF THE PLANNING DIRECTOR:
(Engineering Section)

1. GRADING PERMIT. A grading permit is required for grading and drainage work outside the limits of the dedicated public right-of-way. A separate application for a grading permit (with grading plans) shall be made to the Engineering Section of the Planning Department. The grading plans shall include final grading, drainage retaining wall location, driveway, utilities and interim erosion control. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit.
2. SOILS REPORT. One copy of the soils and geologic report shall be submitted with the grading permit and public improvement applications. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
3. PARCEL MAP. A parcel map shall be recorded. Two copies of the parcel map shall be submitted to the Engineering Section of the Planning Department for review and approval. Submittals shall include closure calculations, title reports and appropriate fee. The map shall be recorded before any permits are issued.
4. DEDICATIONS. The following shall be dedicated on the parcel map. The dedication shall be recorded before any permits are issued.
 - a. Happy Acres Road. A 20-foot street right-of-way with a standard 42-foot radius cul-de-sac.
 - b. Public Service Easement (PSE). Ten (10) feet wide, next to the Happy Acres Road right-of-way.
 - c. Ingress-egress, storm drainage and sanitary sewer easements, as required.
5. PUBLIC IMPROVEMENTS. The following improvements shall be installed by the developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of a building permit or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. Happy Acres Road. Curb, gutter, street light, paving, retaining wall, signing, striping, storm drainage and sanitary sewers, as required.

EXHIBIT 4

6. INSURANCE. One million dollars (\$1,000,000) of liability insurance holding the Town harmless shall be provided in a format acceptable to the Town Attorney before recordation of the map.
7. TRAFFIC IMPACT MITIGATION FEE (RESIDENTIAL). The developer shall pay a proportional the project's share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the request of Certificate of Occupancy is made. The fee shall be paid before issuance of the Certificate of Occupancy. The traffic impact mitigation fee for this project using the current fee schedule is \$5,730. the final fee shall be calculated form the final plans using the rate schedule in effect at the time of the request for a Certificate of Occupancy.
8. FISH AND GAME REQUIREMENTS. A "1603" permit shall be obtained for the California Department of Fish and Game for proposed improvements in or near riparian areas within their jurisdiction. A copy of the permit shall be provided to the Planning Department before the parcel map is recorded.
9. 401 CERTIFICATION. A 401 Certification shall be obtained from the San Francisco Bay Region Water Quality Control District for work in "waters of the State of California." A copy of the certification shall be provided to the Planning Department before the parcel map is recorded.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:
(Public Works Section)

10. GENERAL. All public improvements shall be made according to the latest adopted Town Standard Drawings and the Town Standard Specifications. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
11. ENCROACHMENT PERMIT. All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security.
12. PUBLIC WORKS INSPECTIONS. The developer or his representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting an work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in rejection ow work that went on without inspection.
13. GRADING MORATORIUM. No grading or earth-disturbing activities shall be initiated in hillside areas between October 1 and April 15 of each year. For grading operations commenced before October 1, all grading or earth-disturbing activities shall cease October 15 and will not be allowed to restart

until April 15. Grading permits will not be issued between September 15 and April 15. These limitations include, but are not limited to these items: driveways, building pads, foundation trenches and drilled piers, retaining walls, swimming pools, tennis courts, outbuildings and utility trenches. Install interim erosion control measures, shown on the approved interim erosion control plan, by October 1, if final landscaping is not in place. Maintain the interim erosion control measures throughout the October 1 to April 15 period.

14. GRADING INSPECTIONS. The soils engineer or her/his qualified representative shall continuously inspect all grading operations. The soils engineer shall submit a final grading report before occupancy/Certificate of Completion.
15. SURVEYING CONTROLS. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
 - a. Retaining wall--top of wall elevations and locations
 - b. Toe and top of cut and fill slopes
 - c. Top of curb
16. EROSION CONTROL. Interim and final erosion control plans shall be prepared and submitted to the Engineering Development Section of the Planning Department. On sites over five (5) acres, a Notice of Intent (NOi) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. Grading activities shall be limited to the period of least rainfall (April 15 to October 1). A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed to go on during the rainy season. In addition, straw bales and plastic sheeting shall be stored on-site for emergency control, if needed. Install filter berms, check dams, retention basins, silt fences and straw bale dikes as needed on the project site, to protect down stream water quality during winter months.
17. UTILITIES. The developer shall install all utility services, including telephone, electric power and all other communications lines underground, as required by Town Code §27.50.015(b). Cable television capability shall be provided to all new lots.
18. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
19. DRIVEWAY APPROACH. The developer shall install one (1) Town standard

- driveway approach at the end of the cul-de-sac, leading to the private street. The new driveway approach shall be constructed per Town Standard Detail.
20. AS-BUILT PLANS. After completion of the construction of all work in the public right-of-way or public easements, the original plans shall have all changes (change orders and field changes) clearly marked. The "as-built" plans shall again be signed and "wet-stamped" by the civil engineer who prepared the plans, attesting to the changes. The original "as-built" plans shall be review and approved the Engineering Construction Inspector. A Mylar of the approved "as-built" plans shall be provided to the Town before the Faithful Performance Security is released.
 21. SANITARY SEWER LATERAL. Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used or reused. Install a sanitary sewer lateral clean-out at the property line.

TO THE SATISFACTION OF THE FIRE DEPARTMENT:

The following conditions are required at the time of Architecture and Site approval:

22. WATER SUPPLY. Applicant shall provide a water tank of 10,000 gallons capacity and one wharf fire hydrant. Installations shall conform with Fire Department Standard Details and Specifications W-1.
23. REQUIRED FIRE FLOW. Applicant shall provide required fire flow from fire hydrants spaced at a maximum of 500 feet or provide an approved fire sprinkler system throughout all portions of the building. The fire sprinkler system shall conform to National Fire Protection Association Standard #130 1994 Edition and local ordinance requirements.
24. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY AND TURNAROUND. Applicant shall provide an access driveway with a paved all weather surface and a minimum unobstructed width of 12 feet, vertical clearance of 13 feet six inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15 percent. Installations shall conform with Fire Department Standard Details and Specifications 0-1

May 24, 2023

Development Review Committee
and Planning Commission
Town of Los Gatos Planning Dept.
110 East Main Street
Los Gatos, CA 95030



**RE: Modification of Subdivision Conditions of Approval
 200 Happy Acres Road, Los Gatos, CA
 Original Application #PRJ-97-117**

SUBJ: Project Description/Justification Letter

To Whom It May Concern,

This letter is a petition to accept an alternative design in lieu of the cul-de-sac contemplated in the Conditions of Approval for a subdivision and Parcel Map recorded in Book 742 of Maps at Page 7 Santa Clara County Records on August 28, 2001. Included on the map was a dedication of right-of-way for a new cul-de-sac at the terminus of Happy Acres Road, a public street. Our request is that, instead of providing this cul-de-sac at the terminus of Happy Acres Road, to provide a similar cul-de-sac/fire department turnaround further up the private road. See attached drawings by Peoples Associates, Inc. dated 09-12-22 and revised on 02-02-23, and then again on 04-28-23.

Background for this Subdivision -

In 1997, an application for a subdivision was submitted, the subdivision was approved with Conditions of Approval requiring a cul-de-sac at the terminus of Happy Acres Road and a fire department turnaround at the top of the private road. Through a number of reviews from 2001 through 2014 by the Los Gatos Planning Commission and CRWQCB, several appeals and hearings, the cul-de-sac was never approved, and the application expired. The original cul-de-sac at the terminus of Happy Acres Road required adding a long culvert, and grading and paving over the drainage swale, which was unacceptable to the CRWQCB for environmental reasons. Other turnout options on the other side of the street (in order to avoid any work in the existing drainage swale) were proposed in 2010, but ultimately the neighbors objected, the appeal was denied, and the application eventually expired.

Proposed Solution -

Our clients bought the property in 2020, and we have been working closely with Jocelyn Shoopman of the Los Gatos Planning Dept. and Mike Weisz/Corvell Sparks at Los Gatos Engineering for the past several years, and were advised by the Town to propose an alternative to the originally conditioned cul-de-sac and turnaround. The attached civil drawings by People's Associates proposes a cul-de-sac/fire department turnaround further up the private road.

The private road up the hill to the subject property (200 Happy Acres Road) passes through three other properties via a 40-foot wide egress/ingress right-of-way easement. Portions of the existing roadway paving are narrow, steep, and lined with numerous mature trees. To the south and downslope of the roadway is the seasonal drainage swale. Our proposal seeks to widen the paving to 20 feet for the complete length of the roadway, the minimum required for Santa Clara County Fire Dept., plus re-grading the upper portion of the roadway to a maximum slope of 20% for a distance of about 110 feet, and then finally providing a cul-de-sac turnaround at the top which meets the Fire Department's requirements for a max. 5% slope and turning radius as shown.

(continued next page)

Justifications -

This solution will be safer than the current situation for all of the neighbors whose properties are served by the current private roadway. It will remain a private road, but will be a much safer alternative than the existing roadway, where currently there is no safe place to turn around for either emergency vehicles or passenger cars who happen to travel up this road. This design was arrived at as the result of a rigorous and detailed process of proposing several design options, detailed negotiations, and evaluation of numerous alternatives by the Los Gatos Planning and Engineering Depts., in concert with the Santa Clara County Fire Dept. With this design we have achieved several mutually beneficial goals:

- 1) avoiding any grading in the drainage swale,
- 2) removing as few trees as possible, and
- 3) maintain a reasonable slope/turnaround acceptable to the Fire Dept, and
- 4) maintaining access to both of the immediate neighbor's driveways.

Please see attached staff letters and our responses to their comments, which should all be part of the public record. **Please note that no site improvements are proposed as part of this application, and that all site improvements, including the roadway and single family residence may be provided in a future Architecture & Site application, once this original lot subdivision application has been finally approved.**

Neighbor Interaction -

Our clients have met several times with the immediate neighbors and have shared these proposed roadway improvement plans with them. The neighbors are Mark Shindel at 333 Happy Acres Rd., the neighbor who will be the most impacted by the proposed roadway grading and tree removals, and Albert Kurkchubasche at 165 Happy Acres Rd. We expect nothing but the highest level of cooperation and support as the design process moves forward, and have obtained signed letters from these two neighbors agreeing that up to eight (8) trees in the right of way are to be removed in order to install the new driveway and cul-de-sac (4 trees on each of the two neighbor's properties, and all located within the Right of Way/Access Easement). We also have signed letters by these two neighbors approving Emergency Vehicle Access over the shared ingress/egress easement, attached.

Conclusion -

After working closely with our clients, our engineer, the neighbors, County Fire, and the Town's Planning and Engineering Staff, we feel we have designed an alternative roadway solution that integrates quite well with the existing site/roadway, protects the natural features of the drainage swale and trees, and **above all provides a significantly increased level of safety for the neighborhood.** We feel this alternative plan should be approved by the Town, in lieu of the cul-de-sac envisioned in the original Conditions of Approval for the Subdivision, so that we may complete the subdivision approval started over 25 years ago, and move forward.

If you have any questions or need for further clarification please feel free to give our office a call.

Sincerely,

Noel F. Cross
Architect AIA



cc: Fred & Fereshteh Toofan, Owners
Velimir Sulic, People Associates, Inc.
Barton Hechtman at Matteoni, O'Laughlin, & Hechtman Lawyers

July 5, 2023

Advance Copy via Email

Norman E. Matteoni

Peggy M. O'Laughlin

Bradley M. Matteoni

Barton G. Hechtman

Gerry Houlihan

Chair Jeffrey Barnett and Members of the Los Gatos Planning Commission
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

**Re: Modification of Subdivision Conditions of Approval
200 Happy Acres Road; City File No. M-21-006
July 26, 2023 Planning Commission Hearing**

Dear Chairperson Barnett and Members of the Commission:

This office represents Mr. and Mrs. Toofan, the owners of 200 Happy Acres Road. They have applied to modify certain conditions imposed on the 2001 subdivision map that created their parcel, because it was discovered more recently that the location of a cul-de-sac approved in that map would interfere with a drainage channel and therefore needs to be relocated. We have worked cooperatively with City staff to modify the necessary map conditions and believe that staff supports granting the application.

The Toofans' parcel is vacant. The application before you does not permit the Toofans to build a house. Rather, it only changes the location of the cul-de-sac that will eventually serve a house. Once the City has approved the new location for the cul-de-sac, the Toofans can pursue a house on their parcel by submitting an architectural/site development application, which will be the subject of its own conditions of approval.

I am writing to object to Condition No. 5 to the map modification, which is a condition being required by the County Fire Department, not by Town planning staff. Condition No. 5 as required by the Fire Department states:

5. At time of architectural/site development application, compliance with the State Fire Safe Regulations (14 California Code of Regulations §1270), in effect at time of



application, shall be clearly demonstrated. Any request for exception shall be processed prior to approval of the site development application.

As I know you are aware, for the last two years, property owners in much of Santa Clara County who have applied to build homes have been subjected to the attempted imposition of conditions of approval by CalFire through the Santa Clara County Fire Department requiring those owners to make extraordinarily expensive off-site improvements to public roads to widen them to State Fire Safe Regulation standards. Santa Clara County and the City of Saratoga have implemented procedures to waive those conditions where imposing them would be unconstitutional, and neither jurisdiction has found a single instance where the CalFire requirements did not need to be waived to comply with the Constitution. Los Gatos has not yet adopted a similar procedure, but in the only instance where a Los Gatos owner trying to build a home had the Fire Department attempt to impose these conditions, you struck those conditions from the approval (November 21, 2022 PC hearing for A&S Application S-21-021, 17121 Crescent Drive, Eric and Lee Ann Wade).

As stated above, the application before you is not seeking to build a house, just relocate a cul-de-sac. The problem with Condition No. 5 as required by the Fire Department is that it commits the Toofans to agree to whatever conditions the Fire Department imposes on the application the Toofans submit for their house, even though we do not even know what those conditions will be or whether they will be constitutional. That is the effect of the language "compliance with the State Fire Safe Regulations...shall be clearly demonstrated."

The Toofans cannot, and should not, be required in this map modification application moving the cul-de-sac to agree to unknown conditions that will be imposed on a future home-building application even if those conditions are unconstitutional. The solution is simple: modify the version of Condition No. 5 insisted upon by the Fire Department in this way:

5. At time of architectural/site development application, compliance with the State Fire Safe Regulations (14 California Code of Regulations §1270), in effect at time of application, shall be clearly demonstrated, to the extent an appeal and/or a waiver of those Regulations has not been upheld and/or granted by the City of Los Gatos. Any request for exception shall be processed prior to approval of the site development application.

This modified version includes all of the language insisted upon by the Fire Department, and simply adds a clause recognizing the Toofans' rights to challenge any future conditions of approval the Fire Department attempts to impose on the Toofans' home-building application that the Toofans believe violate their legal rights. The Toofans proposed this modified language to staff in mid-May, and while we believe that Town staff has no objection to it, in staff's dialogue with the Fire Department, the Fire Department would not agree to it. As a consequence, it is necessary for the Toofans to seek relief from the draft condition by making this objection to the Planning Commission.

The Toofans respectfully request that the Planning Commission approve their application to modify the subdivision map, substituting the modified version of Condition No. 5 for the version dictated by the Fire Department. We look forward to the hearing on the map application, and to answering any questions you may have at the hearing.

Very truly yours,



BARTON G. HECHTMAN

BGH:jlc

cc: Mr. and Mrs. Toofan
Jocelyn Shoopman
Gabrielle Whelan

\\moh-us01-fs01\Data\Clients\Toofan \correspondence\Los Gatos PC ltr 7.5.23.docx

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Dear Los Gatos Planning Department,
I am the owner of . I am aware of the ⁴
trees that Mr. Toofan needs to remove on his easement
across my property to build his driveway. I have no
objection to the removal of those ⁴ trees to
accommodate that driveway.

/s/

Mark Shindel

01/11/23

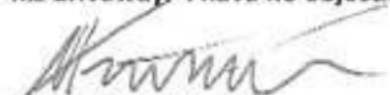
Albert and Julie Kurkchubasche

Los Gatos, CA 95032

December 22, 2022

Dear Los Gatos Planning Department,

I am the owner of [REDACTED] and share the road adjacent to Mr. Toofan's property. I am aware of the four trees that Mr. Toofan needs to remove on his easement across my property to build his driveway. I have no objection to the removal of those four trees to accommodate the driveway.



Albert Kurkchubasche

PLANS FOR
THE IMPROVEMENT OF HAPPY ACRES PRIVATE COMMON DRIVEWAY
LANDS OF TOOFAN
200 HAPPY ACRES, LOS GATOS
A.P.N. 537-24-030



VICINITY MAP
N.T.S.

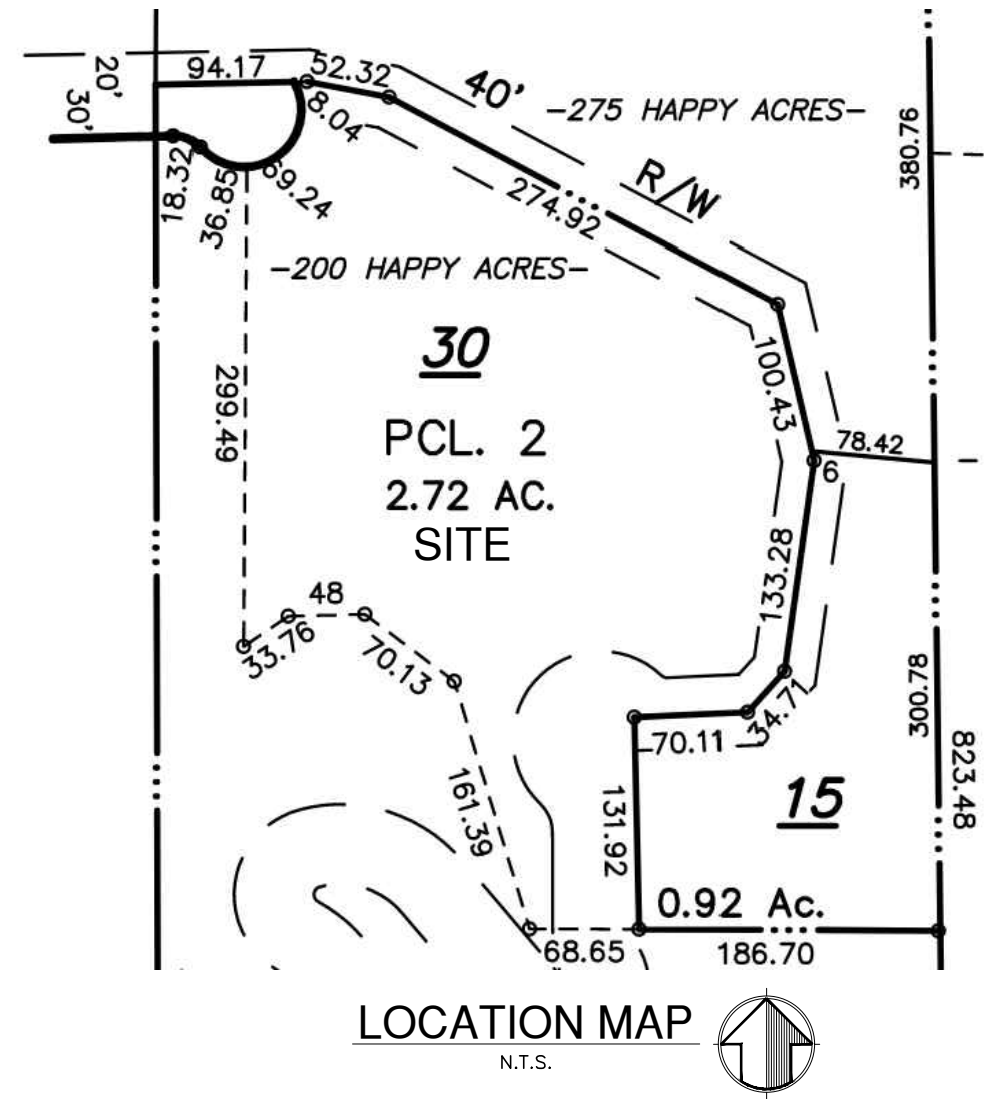
ABBREVIATIONS

A.D.	= Area Drain
AC. or A.C.	= Asphalt Concrete
B.S.L.	= Building Setback Line
B.W.	= Bottom of Wall
C.B.	= Catch Basin
C.O.	= Clean Out
CL	= Centerline
Conc.	= Concrete
Div. V.	= Diversion Valve
D/W	= Driveway
E.V.A.E.	= Emergency Vehicle Access Easement
E.P.	= Edge of Pavement
Ex. or Exist.	= Existing
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.L.	= Flow Line
Fnd.	= Found
IP.	= Iron Pipe
L.F.	= Linear Feet
L.L.	= Leach Line
Max.	= Maximum
Min.	= Minimum
Mon.	= Monument
N.T.S.	= Not To Scale
NAT.	= Natural
Pav.	= Pavement
PL or Prop.	= Property Line
P.W.L.E.	= Private Water Line Easement
R/W	= Right-of-Way
Ret.	= Retaining
S.T.	= Septic Tank
T.L.	= Tight Line
T.W.	= Top of Wall
Typ.	= Typical
W	= Water
W.M.	= Water Meter

GENERAL NOTES

1. TOPOGRAPHY OBTAIN OCTOBER, 2019 AND JUNE 2021.
2. ADDITIONAL TOPOGRAPHY PROVIDED BY OWNER.
3. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
4. CONTOUR INTERVAL IS 2-FEET WITH SPOT ELEVATIONS.
5. BENCHMARK IS TOWN OF LOS GATOS DATUM.
6. PROPERTY LINES SHOWN ARE RECORD DATA.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SEE GRADING NOTE.
8. THE COMMON PRIVATE DRIVEWAY SHALL BE 20' WIDE MIN.
9. MAINTAIN NATURAL DRAINAGE PATTERN AND EXISTING SHEET-FLOW INTO EXISTING SWALES AND CULVERTS.

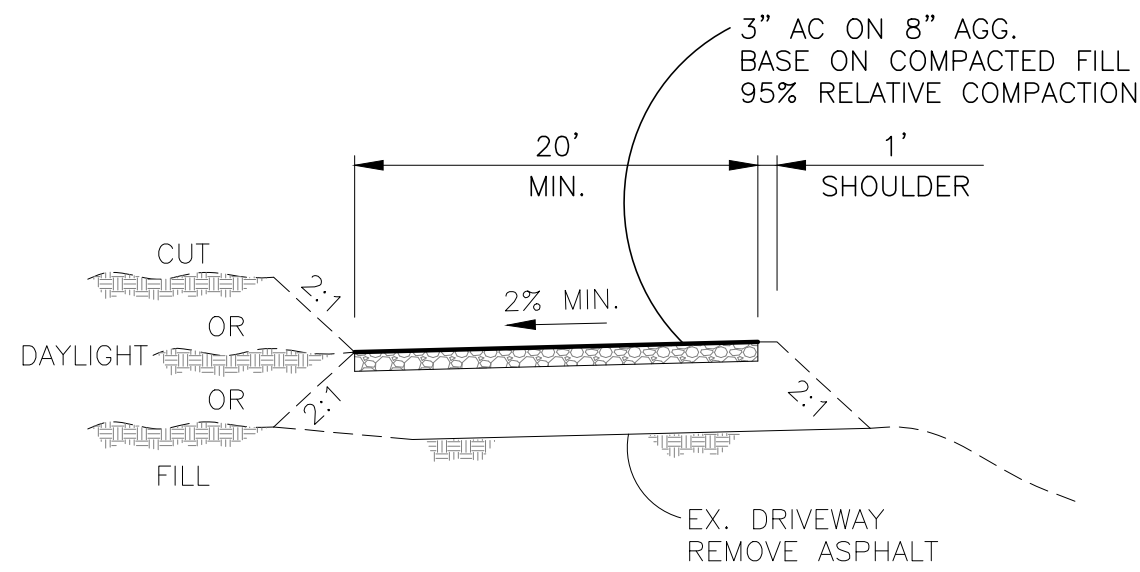
SHEET NO.	SHEET INDEX DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN
C3	PLAN & PROFILE - NEW COMMON DRIVEWAY



LOCATION MAP
N.T.S.

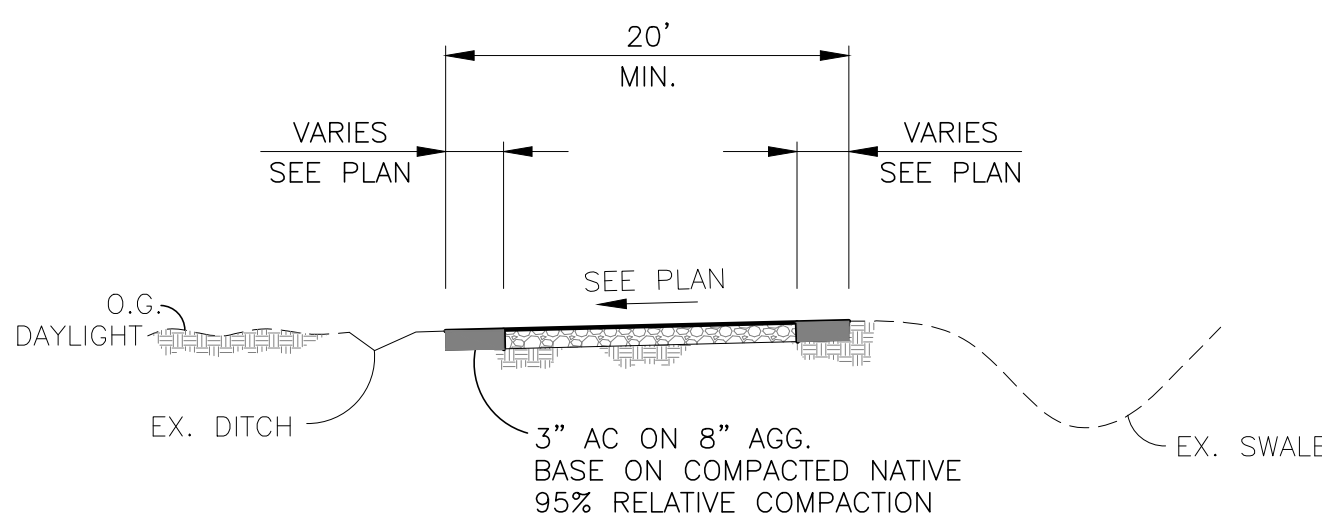
GENERAL NOTES

OWNERS:	MR. TOOFAN 200 HAPPY ACRES ROAD LOS GATOS, CA (408) 910-1528
PROPERTY ADDRESS:	200 HAPPY ACRES ROAD LOS GATOS, CA
EXISTING ZONING:	R-1-20
NET ACREAGE:	2.72 Ac.
PROPOSED USE:	SINGLE FAMILY RESIDENCE
STORM:	EXISTING NATURAL DRAINAGE PATTERNS, CULVERS & SWALES
SANITARY:	WEST VALLEY SANITATION DISTRICT EXISTING IN HAPPY ACRES ROAD & ON-SITE
WATER:	SAN JOSE WATER CO. EXISTING IN HAPPY ACRES ROAD & ON-SITE
GAS:	P.G.&E. EXISTING IN HAPPY ACRES ROAD & ON-SITE
ELECTRIC:	P.G.&E. EXISTING IN HAPPY ACRES ROAD & ON-SITE
TELEPHONE:	AT&T EXISTING IN HAPPY ACRES ROAD & ON-SITE
CABLE TV:	COMCAST EXISTING IN HAPPY ACRES ROAD & ON-SITE
A.P.N.	537-24-030
SITE IS OF RECORD:	PARCEL 2 PARCEL MAP BOOK 742 OF MAPS PAGES 7-8



NEW PRIVATE COMMON DRIVEWAY
TYPICAL CROSS-SECTION

N.T.S.



EX. DRIVEWAY WIDENING
TYPICAL CROSS-SECTION

N.T.S.

GRADING NOTE:
ALL GRADING SHALL BE IN ACCORDANCE
WITH "GEOTECHNICAL REPORT" PREPARED
BY GEOFORENSICS, INC. DATED MARCH 2021

UTILITIES NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

BENCHMARK
TOP OF IRON BAR
ELEVATION: 566.57
TOWN OF LOS GATOS DATUM

LANDS OF GALBREATH
A.P.N. 537-23-049
155 HAPPY ACRES ROAD

LANDS OF GARG
A.P.N. 537-23-055
15400 SUVIEW DRIVE

LANDS OF KURKCHUBASCHE
A.P.N. 537-24-014
165 HAPPY ACRES ROAD

LANDS OF TOOFAN
2.72 Ac. NET

FUTURE RESIDENCE

LANDS OF GARG
A.P.N. 537-24-029
15400 SUVIEW DRIVE

LANDS OF SHINDEL
A.P.N. 537-24-015
333 HAPPY ACRES ROAD

SITE MAP
SCALE: 1"=50'

SPECIAL NOTE

1. TRIM AND CUT BRANCHES AND VEGETATION TO OBTAIN 15-FOOT MIN. VERTICAL CLEARANCE.

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

408-957-9320
www.paas.com
Pleasanton, California

TITLE SHEET

LANDS OF TOOFAN
200 HAPPY ACRES ROAD
LOS GATOS, CALIFORNIA

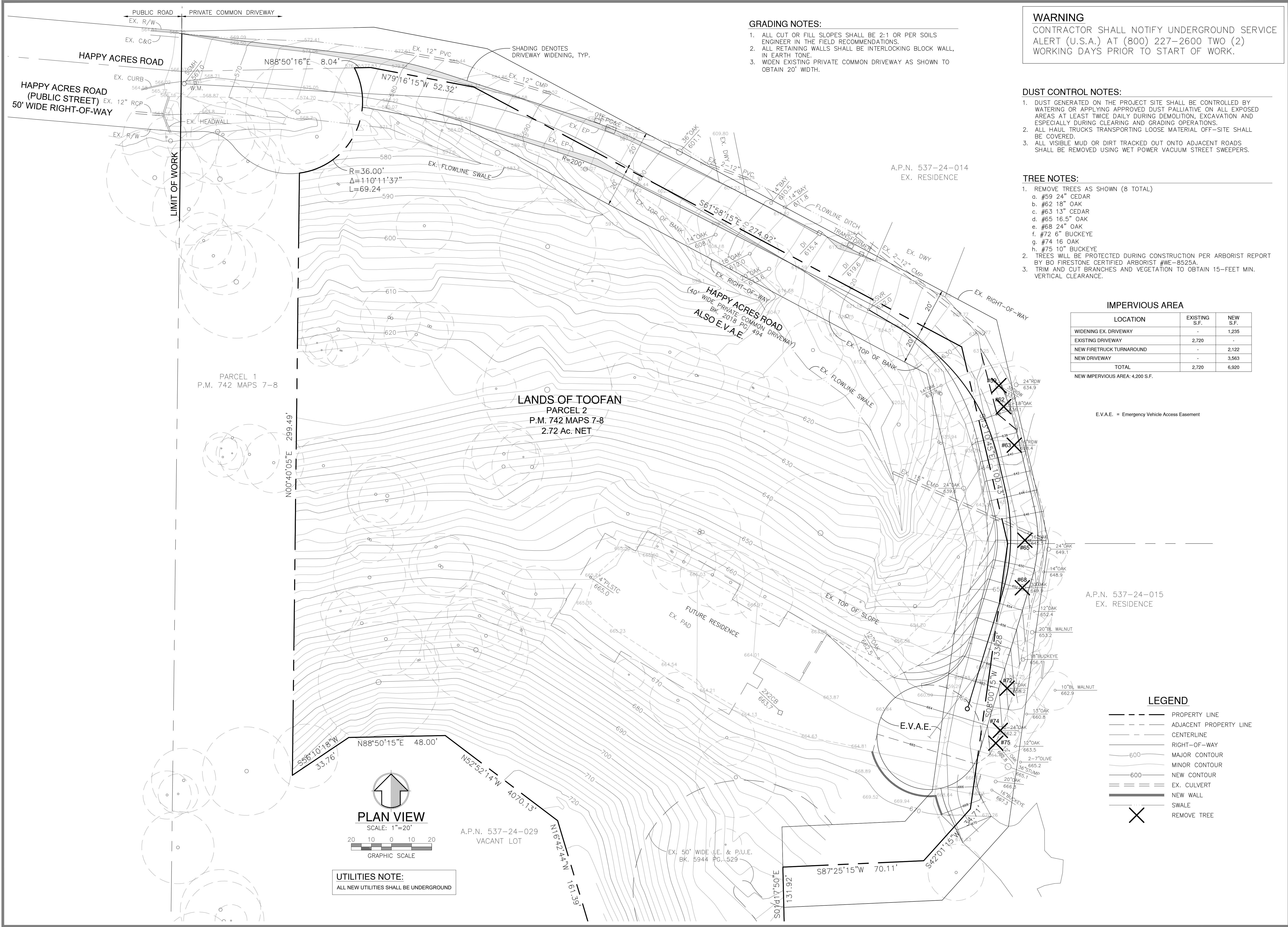
SHEET NUMBER

C1

OF 5 SHEETS

DRAWING NO.
22022-C1

EXHIBIT 8



- GRADING NOTES:**
 - ALL CUT OR FILL SLOPES SHALL BE 2:1 OR PER SOILS ENGINEER IN THE FIELD RECOMMENDATIONS.
 - ALL RETAINING WALLS SHALL BE INTERLOCKING BLOCK WALL, IN EARTH TONE.
 - WIDEN EXISTING PRIVATE COMMON DRIVEWAY AS SHOWN TO OBTAIN 20' WIDTH.
- WARNING**

CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 227-2600 TWO (2) WORKING DAYS PRIOR TO START OF WORK.
- DUST CONTROL NOTES:**
 - DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY WATERING OR APPLYING APPROVED DUST PALLIATIVE ON ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING DEMOLITION, EXCAVATION AND ESPECIALLY DURING CLEARING AND GRADING OPERATIONS.
 - ALL HAUL TRUCKS TRANSPORTING LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
 - ALL VISIBLE MUD OR DIRT TRACKED OUT ONTO ADJACENT ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS.

- TREE NOTES:**
 - REMOVE TREES AS SHOWN (8 TOTAL)
 - #59 24" CEDAR
 - #62 18" OAK
 - #63 13" CEDAR
 - #65 16.5" OAK
 - #68 24" OAK
 - #72 6" BUCKEYE
 - #74 16 OAK
 - #75 10" BUCKEYE
 - TREES WILL BE PROTECTED DURING CONSTRUCTION PER ARBORIST REPORT BY BO FIRESTONE CERTIFIED ARBORIST #WE-8525A.
 - TRIM AND CUT BRANCHES AND VEGETATION TO OBTAIN 15- FEET MIN. VERTICAL CLEARANCE.

IMPERVIOUS AREA		
LOCATION	EXISTING S.F.	NEW S.F.
WIDENING EX. DRIVEWAY	-	1,235
EXISTING DRIVEWAY	2,720	-
NEW FIRETRUCK TURNAROUND	-	2,122
NEW DRIVEWAY	-	3,563
TOTAL	2,720	6,920

NEW IMPERVIOUS AREA: 4,200 S.F.

E.V.A.E. = Emergency Vehicle Access Easement

A.P.N. 537-24-015
EX. RESIDENCE

- LEGEND**
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - 600 MAJOR CONTOUR
 - 600 MINOR CONTOUR
 - == EX. CULVERT
 - == NEW WALL
 - == SWALE
 - X REMOVE TREE

PLAN VIEW
SCALE: 1"=20'
20 10 0 10 20
GRAPHIC SCALE

UTILITIES NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

DESIGNED BY:
V.S.

DRAWN BY:
R.S.C.

CHECKED BY:
V.S.

SCALE:
AS SHOWN

DATE 9-12-22

R.E. NO. 47,265

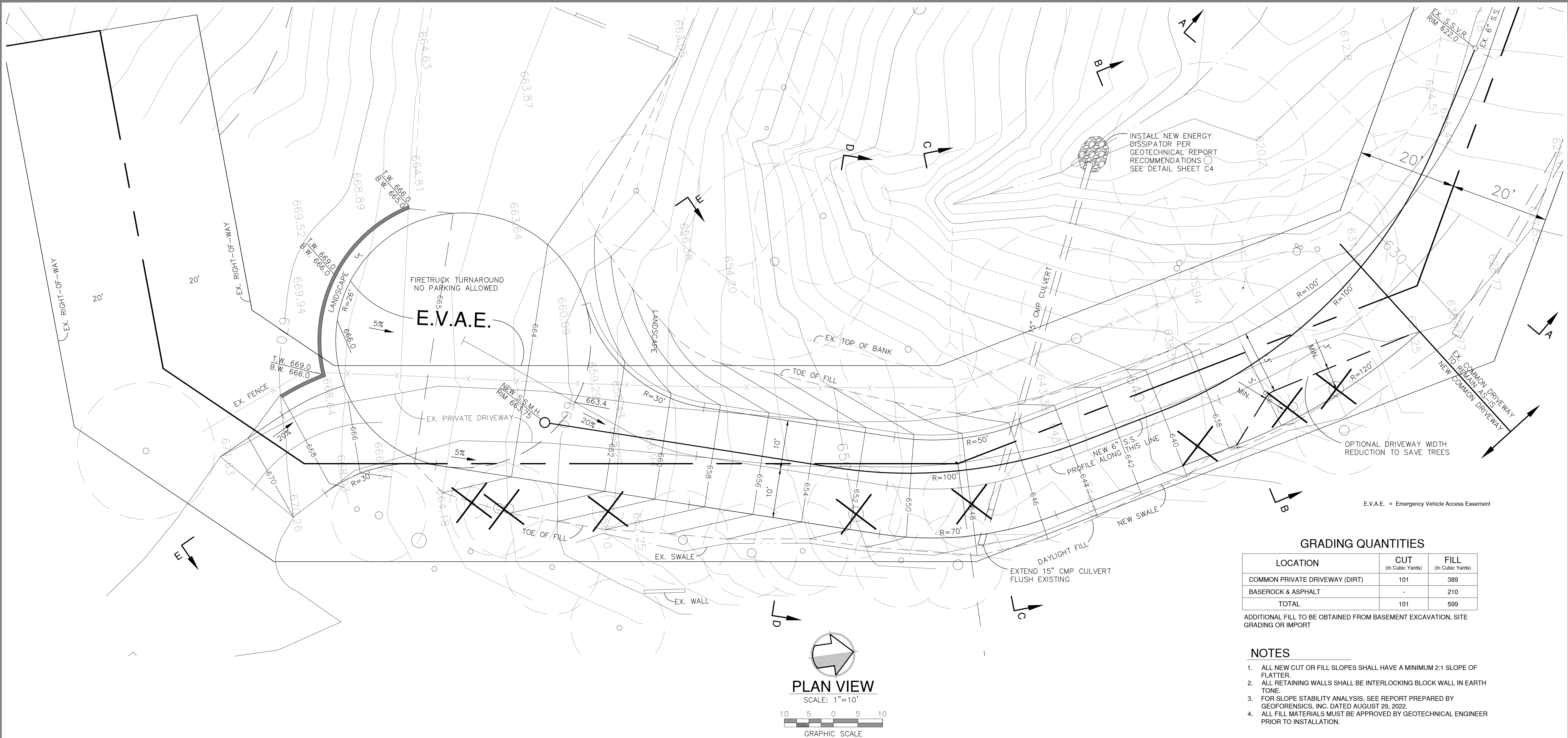
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9320
www.paas.com
San Jose, California
Pleasanton, California

SITE PLAN

LANDS OF TOOFAN
200 HAPPY ACRES ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C2
OF 5 SHEETS

DRAWING NO.
22022-C2



GRADING QUANTITIES		
LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
COMMON PRIVATE DRIVEWAY (DIRT)	101	389
BASEROCK & ASPHALT	-	210
TOTAL	101	599

ADDITIONAL FILL TO BE OBTAINED FROM BASEMENT EXCAVATION, SITE GRADING OR IMPORT

NOTES

- ALL NEW CUT OR FILL SLOPES SHALL HAVE A MINIMUM 2:1 SLOPE OF FLATTER.
- ALL RETAINING WALLS SHALL BE INTERLOCKING BLOCK WALL IN EARTH TONE.
- FOR SLOPE STABILITY ANALYSIS, SEE REPORT PREPARED BY GEOFORENSICS, INC. DATED AUGUST 29, 2022.
- ALL FILL MATERIALS MUST BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.

DESIGNED BY:
V.S.

DRAWN BY:
R.S.C.

CHECKED BY:
V.S.

SCALE:
AS SHOWN

DATE
09.22

REVISION DESCRIPTION
1 04.23 ADDED E.V.A.E.
0 09.22 RELEASED TO CLIENT AND TOWN

BY

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9320
www.paas.com
San Jose, California

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9320
www.paas.com
San Jose, California

PLAN & PROFILE
NEW COMMON DRIVEWAY
LANDS OF TOOFAN
200 HAPPY ACRES ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C3
OF 5 SHEETS
DRAWING NO.
22022-C3

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/26/2023

ITEM NO: 4

DATE: July 21, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District; a Conditional Use Permit for a Restaurant Use with Alcohol Service; Variances for Maximum Floor Area and Reduced Parking; and Site Work Requiring a Grading Permit on Property Zoned C-2:LHP. **Located at 25 W. Main Street.** APN 529-01-017. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Architecture and Site Application S-22-039, Variance Application V-22-001, and Conditional Use Permit Application U-23-002. PROPERTY OWNER: Reveal Corp. APPLICANT: Gordon Wong, Gkw Architects. PROJECT PLANNER: Erin Walters.

RECOMMENDATION:

Approval.

PROJECT DATA:

General Plan Designation: Central Business District
Zoning Designation: C-2:LHP, Central Business District with a Landmark and Historic Preservation Overlay
Applicable Plans & Standards: General Plan; Commercial Design Guidelines
Parcel Size: 3,133 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial and Multi-Family Residential	Central Business District	C-2:LHP
South	Parking Lot	Central Business District	C-2
East	Mixed-Use	Central Business District	C-2:LHP
West	Commercial	Central Business District	C-2:LHP

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 15301: Existing Facilities.

FINDINGS:

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorically Exempt, Section 15301: Existing Facilities.
- As required by Section 29.20.170 of the Town Code for granting a Variance application to exceed the maximum allowable FAR.
- As required by Section 29.20.170 of the Town Code for granting a Variance application for reduced parking.
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.
- That the proposed project is consistent with the applicable Commercial Design Guidelines.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject site is located on the on the southeastern corner of W. Main Street and Park Avenue (Exhibit 1). The subject property is approximately 3,133 square feet, developed with an existing pre-1941, two-story 2,170-square foot contributing commercial building located in the Downtown Historic Commercial District.

On November 13, 2019, the Planning Commission approved: an Architecture and Site application for the construction of a two-story rear addition to the existing two-story commercial building; a Conditional Use Permit (CUP) for a multi-family use in a mixed-use project including two below market price units; and a Variance application to exceed the maximum allowable Floor Area Ratio (FAR) for the C-2 zone, reduce the required driveway length, and allow an exception to the required number of guest parking spaces. The approved project included a three-car garage at the ground floor located behind the existing commercial space and the addition of three multi-family rental units on the second floor (one market rate

BACKGROUND (continued):

unit, and two below market price units). The ownership has since changed and new project applications have been submitted.

The project is being considered by the Planning Commission as the applicant is requesting approval of an Architecture and Site application for the construction of a 128 square-foot two-story rear addition to an existing two-story commercial building; a CUP for a restaurant use with alcohol service; and a Variance application to exceed the maximum allowable FAR and allow the reduction of the required on-site parking.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the southeastern corner of W. Main Street and Park Avenue (Exhibit 1) and is developed with a pre-1941 two-story contributing building in the Downtown Historic Commercial District. The surrounding area contains an adjacent mixed-use project with commercial located to the east, a commercial use located to the west, and a retail use and a multi-family residential use located to the north.

B. Project Summary

The applicant is requesting approval of an Architecture and Site application for a 128-square foot two-story stairwell addition to the rear of the existing 2,170-square foot two-story commercial building. The enclosed stairwell will provide access to the second floor of the existing building. The proposed project includes a request for a grading permit for on-site improvements to the rear of the property including an outdoor patio, deck, and landscaping. The project proposes exterior modifications to the historic building including removal of the existing rear shed, and modifications to existing windows and doors. The applicant is requesting a Variance to exceed the maximum allowable FAR for the C-2 zoning district, where a maximum of 0.60 FAR is allowed and the project proposes an FAR of 0.79. The applicant is requesting a Variance from the on-site parking requirements, in that the project provides a total of seven parking spaces where eight are required. The applicant is requesting a CUP to allow a restaurant use with alcohol service.

C. Zoning Compliance

The property is zoned C-2:LHP, which requires a CUP to allow restaurant with alcohol use. The proposed project is in compliance with setbacks and building height. As described above, the applicant is requesting a Variance to exceed the maximum allowable FAR and allow the reduction of one required on-site parking space.

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing a 128-square foot two-story addition to an existing 2,170-square foot two-story commercial building. The existing two-story commercial building, originally constructed in the 1880s, is a contributing building to the Downtown Historic Commercial District.

The proposed project includes restaurant tenant improvements to the existing first and second floor commercial spaces, removal an attached rear shed, and the addition of a 128-square foot two-story stairwell located to the rear of the existing building.

The two-story rear addition proposes vertical exterior siding to denote a material difference between the historic structure's horizontal wood siding and the addition. The proposed addition and exterior modifications match the existing building's materials which include composition shingles, wood doors, and wood trimmed double-hung windows. The materials and color sheet is included on Sheet A200 of Exhibit 9.

Exterior modifications also include retaining the existing front door at the corner of Park Avenue and W. Main Street and making the corner door inoperable. The proposal introduces a new operable front door located at the left side of the front elevation on W. Main Street, which historically served as the front door opening for the building (Sheet A301 of Exhibit 9).

The proposed project includes on-site improvements to the rear of the property including an outdoor patio, deck, and landscaping. The rear property has an existing steep slope, requiring fill to accommodate the proposed outdoor patio and deck area. The applicant's project description and letter of justification are provided in Exhibit 5 and development plans are included in Exhibit 9.

B. Historic Preservation Committee

On August 24, 2022, the owner requested preliminary review by the Historic Preservation Committee (HPC) to consider exterior modifications to the existing building, including removal of an existing attached rear shed, the addition of a new two-story enclosed stairwell located to the rear of the commercial building, relocation of the front door, and window replacement for one of the main front windows. The HPC discussed the proposal, supported the relocation of the front door, and expressed support of the overall project. The minutes for the August 24, 2022, meeting are included in Exhibit 6.

DISCUSSION (continued):

On December 14, 2022, the applicant returned to the HPC for review with the following modifications:

- Demolition of the existing attached rear shed;
- Construction of a new 128-square foot enclosed stairwell at the rear elevation with vertical exterior siding to denote a material difference between the historic structure and addition;
- Retain location of existing front door located at the corner of Park Avenue and W. Main Street and make the door inoperable;
- Introduce a new operable front door at the left side of the front elevation on W. Main Street;
- Replacement in-kind of one of the large first story store front windows at the front elevation;
- All new windows and doors to be replaced in-kind with the same style, material and trim as the existing windows and doors;
- Construction of a new deck located at the rear of the building;
- Construction of a new free-standing wood pergola at the rear deck; and
- Construction of a new detached trash enclosure.

Town Code Section 29.10.020 defines demolition of historic structures as removal, enclosure, or alteration of more than twenty-five percent of the wall(s) facing a public street, or fifty percent of all exterior or walls. The proposal does not propose demolition to the contributing building, per the definition.

The HPC discussed the matter and recommended approval of the design as proposed. The minutes for the December 14, 2022, meeting are included in Exhibit 7.

C. Neighborhood Compatibility

The immediate area is made up of one and two-story commercial, multi-family residential, and mixed-use buildings. Based on Town and County records, the surrounding buildings FARs range from 0.35 to 2.00. The Neighborhood Analysis table on the following page reflects the current conditions of the immediate area.

The proposed project would be the fifth largest for FAR in the neighborhood. 11 out of the 13 existing properties listed have a FAR over the maximum allowable FAR of 0.60 for the C-2 zone, and 10 properties have a FAR greater than the project's proposed 0.79 FAR.

DISCUSSION (continued):

FAR Comparison - Neighborhood Analysis					
Address	Zoning	Building Area	Gross Lot Area	FAR	No. of Stories
14 W. Main St.	C-2:LHP	11,526	13,240	0.87	2
21 W. Main St.	C-2:LHP	6,573	7,308	0.90	2
35 W. Main St.	C-2:LHP	4,926	8,276	0.60	2
50 W. Main St.	C-2:LHP	3,446	9,940	0.35	1
78 W. Main St.	C-2:LHP	2,484	1,382	1.80	2
81 W. Main St.	C-2:LHP	9,888	10,890	0.91	1
88 W. Main St.	C-2:LHP	2,520	2,602	0.97	1
100 W. Main St.	C-2:LHP	5,238	5,759	0.91	2
135 W. Main St.	C-2:LHP	10,973	5,492	2.00	2
140 W. Main St.	C-2:LHP	15,444	8,710	1.77	2
11 Montebello Wy.	C-2:LHP	2,450	2,673	0.92	1
11 E. Main St.	C-2	2,898	1,686	1.72	2
23 E. Main St.	C-2	2,340	3,150	0.74	1
25 W. Main St. (P)	C-2:LHP	2,281	2,871	0.79	2
25 W. Main St. (Ex)	C-2:LHP	2,170	3,133	0.69	2

D. Variance - Floor Area Ratio

As required by Section 29.20.170 of the Town Code, the deciding body, on the basis of the evidence submitted at the hearing, may grant a variance if it finds that:

1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
2. The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

Per Section 29.60.345 of the Town Code the expansion of gross floor area of an existing building in the C-2 zone, shall not exceed an FAR of sixty-hundredths (0.60). The existing FAR of the two-story building is 0.69 and exceeds the maximum allowable FAR. The project requires a 10-foot-wide dedication for the public sidewalk along W. Main Street, reducing the gross lot size of the property from 3,133 square feet to a net lot size of 2,871 square feet (Condition 52, Exhibit 3). The addition to the existing building results in a proposed FAR of 0.79. The applicant is requesting a variance to exceed the maximum allowable FAR in the C-2 zone. The applicant has provided written justification for the request (Exhibit 5), citing

DISCUSSION (continued):

compatibility with the neighborhood pattern of existing development which exceeds the maximum allowable FAR.

E. Variance - Parking

The existing site is currently developed with a 2,170-square foot commercial building, with credit for seven parking spaces in the Parking Assessment District (PAD) and no on-site parking spaces. Per Section 29.10.150.b. of the Town Code the number of on-site spaces required for the 2,281 square feet of proposed restaurant use requires a total of eight parking spaces (based on one parking space per 300 square feet). The project site has credit for seven parking spaces in the PAD and is one parking space short of meeting the required on-site parking requirements. The applicant requests a Variance for meeting on-site parking requirements.

As required by Section 29.20.170 of the Town Code, the deciding body, on the basis of the evidence submitted at the hearing, may grant a variance if it finds that:

1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
2. The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

The applicant has provided written justification for the request (Exhibit 5), citing for the first finding, due to the site's shape and size, the applicant's previous attempts at adding one parking space, an accessible van parking space and an accessible aisle, is prohibitive due to the long and narrow shape of the lot. The proposed parking layout created safety concerns with a reduced driveway back-up onto Park Avenue. The vehicle back-up would have to go into the street and into the sidewalk area. The reduced driveway backup raised concerns regarding pedestrian safety.

For the second variance finding the applicant cites in Exhibit 5, that this request is not granting special privileges inconsistent with the limitations upon other properties in the vicinity and zone as many neighboring restaurants with outdoor seating do not provide on-site parking spaces. The project would encourage a pedestrian zone, to boost walkability and connectivity which enhances positive business activity in the neighborhood.

DISCUSSION (continued):

F. Conditional Use Permit

When reviewing a CUP, the deciding body should consider the information in the applicant's business plan; however, the key consideration should be the proposed use since the business plan can change from owner to owner. The CUP runs with the land, and the deciding body should review the application based on the use described in the recommended Conditions of Approval (Exhibit 4), as opposed to the applicant or applicant's business plan.

The applicant is requesting approval of a CUP to allow a restaurant use with alcohol service in the 2,281-square-foot two-story building and in the rear deck/patio area. The existing use is retail. There is not a restaurant tenant proposed at this time.

The proposed restaurant use is located next door to residential mixed-use building at 21 W. Main Street and a multi-family building is located across the street located at 14 W. Main Street. The proposed hours of operation are Sunday through Wednesday 7:00 a.m. to 11:00 p.m., and Thursday through Saturday 7:00 a.m. to 1:30 am. The applicant's originally proposed business hours were 7:00 a.m. to 2:00 a.m., seven days a week however following further review of approved business hours for restaurants located in the Downtown and the adjacent residential uses, the applicant reduced the proposed hours of operation.

The rear dining patio is visible from the inside of the restaurant and staff will monitor the area during dining areas. The Town's Police Department has reviewed the proposed project and had no comments. The applicant provided a project description and letter of justification (Exhibit 5), and development plans (Exhibit 9). Hours of operation are included in the recommended Conditions of Approval (Exhibit 4).

In order to grant approval of a CUP for the proposed restaurant use with alcohol service, the deciding body must make the following findings:

1. The proposed use of the property is essential or desirable to the public convenience or welfare;
2. The proposed use will not impair the integrity and character of the zone;
3. The proposed use would not be detrimental to public health, safety, or general welfare; and
4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

The applicant has provided written justification for the request (Exhibit 5), citing that in regard to the first finding, the proposed use would be considered desirable to the public

DISCUSSION (continued):

convenience in that it would provide a restaurant tenant improvement and rehabilitation of the historic building, and enhance the shopping and dining experience in the downtown. As required by finding two, the proposed use would not impair the integrity and character of the zone in that the proposed restaurant with alcohol service and with outdoor dining would be compatible with similar existing uses within the Central Business District zone while preserving the historic character of the district. In regard to the third finding, the proposed use would not be detrimental to public health, safety, or general welfare, and the conditions of approval would maintain the welfare of the community. In regard to the final finding, the proposed use is in conformance with the Town Code and General Plan with the exception of the request for the two variances: to exceed the maximum allowable FAR; and for reduced on-site parking.

G. Tree Impacts

The site does not contain any existing trees. One existing street tree is located in the public right-of-way along W. Main Street. If the project is approved, tree protection measures would be implemented prior to and during construction (Exhibit 3, Condition 8).

H. Grading

The project includes site improvements with grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. Site improvements to the rear of the building would require zero cubic yards of cut and 70 cubic yards of fill. The site work includes a new patio, landscaping area, outdoor deck, and ADA ramp. Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3).

I. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

PUBLIC COMMENTS:

Story Poles and signage were installed on the site and written notice was sent to property owners and tenants within 300 feet of the property. The applicant provided a summary of their efforts to communicate with adjacent tenants and property owners (Exhibit 8). At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for a 128-square foot two story stairwell addition to the rear of the existing two-story commercial building and exterior modifications to a Contributing Building in the Downtown Historic Commercial District. The proposed project includes a request for a grading permit for on-site improvements to the rear of the property. The applicant is requesting a Variance to exceed the maximum allowable floor area (FAR) for the C-2 zoning district, where a maximum of 0.60 FAR is allowed and the project proposes an FAR of 0.79. The applicant is requesting a Variance from the on-site parking requirements, the project provides a total of seven parking spaces through the PAD, where eight are required. The applicant is requesting a CUP to allow a restaurant use with alcohol service. The project is consistent with the Zoning (except for the Variance requests), General Plan, and applicable Commercial Design Guidelines, and has been reviewed by the HPC.

B. Recommendation

Based on the analysis above, and justification provided by the applicant, staff recommends approval of the Architecture and Site, Variance, and Conditional Use Permit applications subject to the recommended conditions of approval (Exhibit 3 and 4). If the Planning Commission finds merit with the proposed project, it should:

1. Find that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act Section 15301: Existing Facilities (Exhibit 2);
2. Make the required findings as required by Section 29.20.170 of the Town Code for granting a Variance to exceed the maximum allowable FAR (Exhibit 2);
3. Make the required findings as required by Section 29.20.170 of the Town Code for granting a Variance for reduced parking (Exhibit 2);
4. Make the findings as required by Section 29.20.190 of the Town Code for granting approval of a CUP (Exhibit 2);
5. Make the required finding that the project complies with the applicable Commercial Design Guidelines (Exhibit 2);
6. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
7. Approve Architecture and Site Application S-22-039, Conditional Use Permit Application U-23-002, and Variance Application V-22-001, with the conditions contained in Exhibits 3 and 4 and the development plans in Exhibit 9.

C. Alternatives

Alternatively, the Commission can:

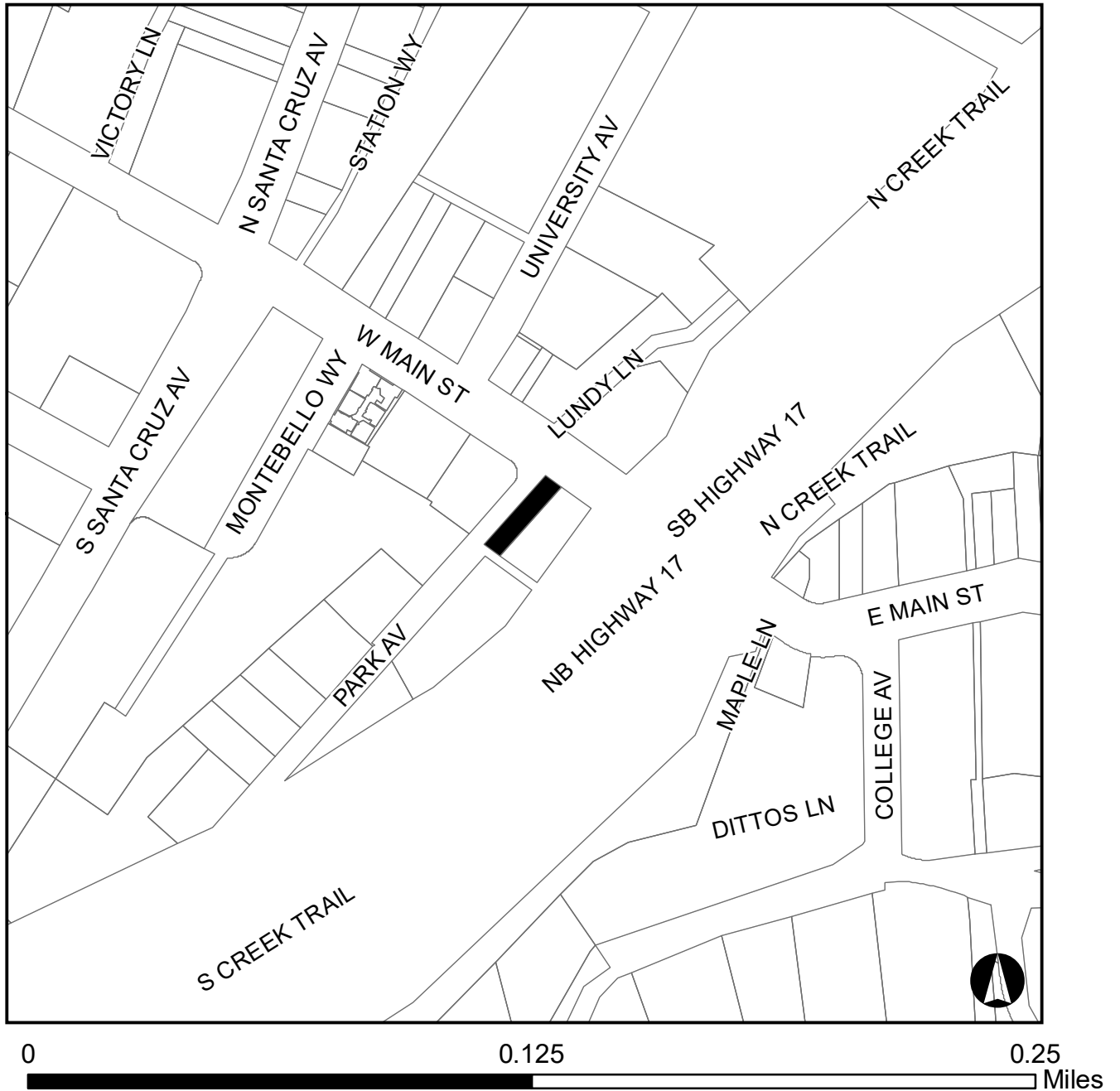
1. Continue the matter to a date certain with specific direction; or
2. Approve the applications with additional and/or modified conditions; or
3. Deny the applications.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval – A&S and VARIANCE
4. Recommended Conditions of Approval – CUP
5. Project Description and Letter of Justification
6. August 24, 2022, Historic Preservation Committee Meeting Minutes
7. December 14, 2022, Historic Preservation Committee Meeting Minutes
8. Neighborhood Outreach
9. Development Plans

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25 W. Main Street



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PLANNING COMMISSION – July 26, 2023 – Draft
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

25 W. Main Street

Architecture and Site Application S-22-039

Variance Application V-22-011

Conditional Use Permit U-23-002

Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District; a Conditional Use Permit for a Restaurant Use with Alcohol Service; Variances for Maximum Floor Area and Reduced Parking; and Site Work Requiring a Grading Permit on Property Zoned C-2:LHP. APN 529-01-017.

Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER: Reveal Corp.

APPLICANT: Gordon Wong, Gkw Architects

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

Required findings for granting a Variance application to exceed the maximum allowable FAR:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

These findings can be made in that the FAR proposed is for the purpose of providing enclosed stair access and is consistent with the neighborhood pattern of existing building floor area on nearby properties.

Required findings for granting a Variance application for reduced on-site parking:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone;

and

- (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

These findings can be made in that the required parking space can not be provided on the site given the long narrow shape of the lot and reduced back-up space on Park Avenue, and the proposed use is consistent with other properties in the vicinity and zone as neighboring restaurant uses with outdoor seating do not provide on-site parking spaces.

Required Findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

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 the Town Code if it finds that:

1. The proposed use would be considered desirable to the public convenience in that it would provide a restaurant tenant improvement and rehabilitation of the historic building enhancing the shopping and dining experience in the downtown; and
2. The proposed use would not impair the integrity and character of the zone in that the proposed restaurant with alcohol service and with outdoor dining would be compatible with similar existing uses within the Central Business District zone while preserving the historic character of the district; and
3. The proposed use would not be detrimental to public health, safety or general welfare, and the conditions of approval would maintain the welfare of the community; and
4. The proposed use is in conformance with the Town Code and General Plan with the exception of the request for the two Variances: to exceed the maximum allowable FAR; and for reduced on-site parking.

Commercial Design Guidelines:

- The proposed building is consistent with applicable provisions of the Commercial Design Guidelines.

CONSIDERATIONS:

Considerations in review of Architecture and Site applications:

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

**PLANNING COMMISSION – July 26, 2023 – Draft
CONDITIONS OF APPROVAL**

25 W. Main Street

Architecture and Site Application S-22-039

Variance Application V-22-011

Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District; a Conditional Use Permit for a Restaurant Use with Alcohol Service; Variances for Maximum Floor Area and Reduced Parking; and Site Work Requiring a Grading Permit on Property Zoned C-2:LHP. APN 529-01-017.

Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER: Reveal Corp.

APPLICANT: Gordon Wong, Gkw Architects

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **DEMOLITION AFFIDAVIT:** Prior to issuance of a building permit, a demolition affidavit must be submitted and signed by the property owner, project architect, project engineer and contractor.
4. **STORY POLES:** The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
5. **OUTDOOR LIGHTING:** Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
6. **TREE REMOVAL PERMIT:** A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
7. **EXISTING TREES:** All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
8. **TREE FENCING:** Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
9. **TREE STAKING:** All newly planted trees shall be double-staked using rubber tree ties.
10. **FRONT YARD LANDSCAPE:** Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.

EXHIBIT 3

11. **WATER EFFECIENCY LANDSCAPE ORDINANCE:** The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
12. **ROOFTOP EQUIPMENT:** Any new or modified roof mounted equipment shall be fully screened prior to issuance of an occupancy permit.
13. **SIGN PERMIT:** A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs.
14. **CERTIFICATE OF USE AND OCCUPANCY:** A Certificate of Use and Occupancy must be obtained prior to commencement of use.
15. **BUSINESS LICENSE:** A business license is required from the Town of Los Gatos Finance Department prior to commencement of use.
16. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

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

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

Building Division

18. **PERMITS REQUIRED:** A Building Permit is required for the renovation and addition to the existing commercial building.
19. **APPLICABLE CODES:** The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.

20. **CONDITIONS OF APPROVAL:** The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
21. **BUILDING & SUITE NUMBERS:** Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
22. **SIZE OF PLANS:** Minimum size 24" x 36", maximum size 30" x 42".
23. **FOUNDATION INSPECTIONS:** A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
 - a. Building pad elevation
 - b. Finish floor elevation
 - c. Foundation corner locations
 - d. Retaining wall(s) locations and elevations
24. **TITLE 24 ENERGY COMPLIANCE:** All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e., directly printed, onto a plan sheet.
25. **SITE ACCESSIBILITY:** At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the public. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces that are on the same site.
26. **BACKWATER VALVE:** The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
27. **HAZARDOUS FIRE ZONE:** All projects in the Town of Los Gatos require Class A roof assemblies.
28. **SPECIAL INSPECTIONS:** When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
29. **BLUEPRINT FOR A CLEAN BAY SHEET:** The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available online at www.losgatosca.gov/building.
30. **APPROVALS REQUIRED:** The project requires the following departments and agencies approval before issuing a building permit:
 - a. Community Development – Planning Division: (408) 354-6874

- b. Engineering/Parks & Public Works Department: (408) 399-5771
- c. Santa Clara County Fire Department: (408) 378-4010
- d. West Valley Sanitation District: (408) 378-2407
- e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

- 31. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner's expense.
- 32. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
- 33. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are [available for download from the Town's website](#).
- 34. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
- 35. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
- 36. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
- 37. PUBLIC WORKS INSPECTIONS: The Owner or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.

38. **RESTORATION OF PUBLIC IMPROVEMENTS:** The Owner shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner's shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
39. **SITE SUPERVISION:** The General Contractor shall provide qualified supervision on the job site at all times during construction.
40. **STREET/SIDEWALK CLOSURE:** Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
41. **PLAN CHECK FEES:** Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
42. **DESIGN CHANGES:** Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
43. **PLANS AND STUDIES:** All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner.
44. **GRADING PERMIT:** A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). Grading work taking place simultaneously, on-site is considered eligible for the grading permit process and could be counted toward quantities, depending on permit status. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Plan check fees (determined after initial submittal) shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include topographic map/existing conditions, final grading, drainage, retaining wall location(s), driveway, utility sheet and erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner's soils engineer shall verify, with a stamped and signed letter, that the grading activities

were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.

45. **GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS:** In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner for review and approval by the Development Review Committee prior to applying for a grading permit.
46. **ILLEGAL GRADING:** Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
47. **DRAINAGE STUDY:** Prior to the issuance of any grading or building permits, the following drainage studies shall be submitted to and approved by the Town Engineer: a drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; a drainage study evidencing that the proposed drainage patterns will not overload the existing storm drain facilities; and detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
48. **SURVEYING CONTROLS:** Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
 - a) Retaining wall: top of wall elevations and locations.
 - b) Toe and top of cut and fill slopes.
49. **PRECONSTRUCTION MEETING:** Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
 - a) Along with the Owner, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
 - b) Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
50. **RETAINING WALLS:** A building permit, issued by the Building Department, located at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
51. **TRAFFIC IMPACT MITIGATION FEE:** Prior to the issuance of a/any building/grading permit(s), the Owner/Applicant shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued; per the current resolution this amount is **\$4,626.04**. The fee shall be paid before issuance of any grading or building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses

52. **DEDICATIONS:** The following shall be dedicated by separate instrument. The dedication shall be recorded before any grading or building permits are issued:
- a. **West Main Street: Right-of-way ten (10) feet in width, or the distance between the current northerly property line and northern face of the existing building, shall be dedicated in-fee.**
53. **SOILS REPORT:** One electronic copy (PDF) of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
54. **GEOLOGY AND SOILS MITIGATION MEASURE:** A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.
55. **SOILS REVIEW:** Prior to Town approval of a development application, the Owner's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner, and subsequent approval by the Town. The Owner's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. Approval of the Owner's soils engineer shall then be conveyed to the Town either by submitting a Plan Review Letter prior to issuance of grading or building permit(s).
56. **SOILS ENGINEER CONSTRUCTION OBSERVATION:** During construction, all excavations and grading shall be inspected by the Owner's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner's soils engineer and submitted to the Town before a certificate of occupancy is granted.
57. **SOIL RECOMMENDATIONS:** The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner.
58. **IMPROVEMENT AGREEMENT:** The Owner shall enter into an agreement to construct public improvements in accordance with Town Code Section 24.40.020. The Owner shall supply suitable securities for all public improvements that are part of the development in a form acceptable to the Town in the amount of 100% performance and 100% labor and materials prior to the issuance of any encroachment, grading or building permit. The Owner shall provide two (2) copies of documents verifying the cost of the public improvements to the satisfaction of the Engineering Division of the Parks and Public Works Department. An electronic copy (PDF) of the executed agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any encroachment, grading or building permit.
59. **SANITARY SEWER CLEANOUT:** The existing sanitary sewer cleanout, currently located within the Park Avenue right-of-way, shall be relocated within the property in question, within one (1) foot

of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.

60. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued unless otherwise allowed by the Town Engineer.
 - a. Park Avenue: Curb, gutter, sidewalk, tie-in paving, signing, striping, storm drainage and sanitary sewers, as required.
 - b. Remove and replace the existing pavement section along the project frontage with a traffic-appropriate engineered structural pavement section from centerline to the edge of pavement along Park Avenue, or alternative pavement rehabilitation measures as approved by the Town Engineer.
61. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
62. FRONTAGE IMPROVEMENTS: The Developer shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. Plans for the improvements must be approved by the Town prior to the issuance of any grading or building permits. The improvements must be completed and accepted by the Town before the issuance of any grading or building permits unless otherwise allowed by the Town Engineer.
63. ADA COMPLIANCE: The Owner shall be required to meet all ADA standards, which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. This may require additional construction measures as directed by the Town.
64. UNDERGROUND PARKING GARAGE DRAINAGE: Water from the underground parking garage shall not be discharged onto the public street. The Owner or their representative shall design a floor drainage system for the garage that collects all drainage and conveys runoff to the sanitary sewer system. Connecting said drainage system to the storm drain system is not permitted.
65. PARKING LOTS: Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and adhering to the Town's [Parking Development Standards](#). The use of permeable paving for parking surfaces is encouraged to

reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.

66. UTILITIES: The Owner shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
67. SIDEWALK REPAIR: The Owner shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
68. CURB AND GUTTER REPAIR: The Owner shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
69. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
70. DRIVEWAY APPROACH: The Owner shall install a Town standard commercial driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
71. CURB RAMPS: The Owner shall construct/update 2 curb ramps in compliance with ADA Standards which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed

and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.

72. **SIDEWALK:** The Owner shall install Villa Hermosa style sidewalk, which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. Sidewalk shall be constructed per Town requirements and Standard Plan Nos. ST-224 and ST-225. Encroachment Permit will be required for the work. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
73. **SIGHT TRIANGLE AND TRAFFIC VIEW AREA:** Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
74. **CONSTRUCTION VEHICLE PARKING:** Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
75. **TRAFFIC CONTROL PLAN:** A traffic control plan is required and must be submitted and approved by the Town Engineer prior to the issuance of an encroachment, grading or building permit. This plan shall include, but not be limited to, the following measures:
 - a. Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, special events, and other projects in the area. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
 - b. Flag persons shall be placed at locations necessary to control one-way traffic flow. All flag persons shall have the capability of communicating with each other to coordinate the operation.
 - c. Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation.
76. **CONSTRUCTION TRAFFIC CONTROL:** All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to the issuance of an encroachment, grading or building permit.
77. **ADVANCE NOTIFICATION:** Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
78. **HAULING OF SOIL:** Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
79. **CONSTRUCTION HOURS:** All site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner shall provide

written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.

80. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
81. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's [Construction Management Plan Guidelines](#) document for additional information.
82. COMMON PRIVATE DRIVEWAY: The common private driveway accessing the Project Site shall be kept open and in a safe, drive-able condition throughout construction and in perpetuity after construction has been completed. If temporary closure is needed, then formal written notice shall be provided at least one (1) week in advance of closure.
83. FISH AND GAME REQUIREMENTS: A "1603" permit shall be obtained for the California Department of Fish and Game for proposed improvements in or near riparian areas within their jurisdiction. A copy of the permit shall be provided to the Parks and Public Works Department before any grading or building permits are issued/final or prior to the recordation of any maps.
84. SANTA CLARA VALLEY WATER DISTRICT (SCVWD): Prior to start of any work along or within Santa Clara Valley Water District (SCVWD) right-of-way/easement, the Owner shall submit construction plans to SCVWD for review and approval and obtain necessary encroachment permits for the proposed work. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department prior to Grading/Building Permit issuance.
85. CALTRANS: Prior to the start of any work along or within Caltrans rights-of-way and/or easement, the Owner and/or Applicant shall obtain necessary encroachment permits for the proposed work. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department.
86. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. A Sanitary Sewer Clean-out is required for each property at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.
87. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and

maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.

88. **BEST MANAGEMENT PRACTICES (BMPs):** The Owner is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
89. **NPDES STORMWATER COMPLIANCE:** In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
90. **SITE DESIGN MEASURES:** All projects shall incorporate at least one of the following measures:
 - a. Protect sensitive areas and minimize changes to the natural topography.
 - b. Minimize impervious surface areas.
 - c. Direct roof downspouts to vegetated areas.
 - d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
 - e. Use landscaping to treat stormwater.
91. **DUST CONTROL:** Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.
92. **CONSTRUCTION ACTIVITIES:** All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
93. **STORMWATER DISCHARGE:** New buildings, such as food service facilities and/or multi-family residential complexes or subdivisions, shall provide a covered or enclosed area for dumpsters and recycling containers. The area shall be designed to prevent water run-on to the area and

runoff from the area. Areas around trash enclosures, recycling areas, and/or food compactor enclosures shall not discharge directly to the storm drain system. Any drains installed in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities shall be connected [to a grease removal device prior to discharging] to the sanitary sewer. The Owner shall contact the local permitting authority and/or sanitary district with jurisdiction for specific connection and discharge requirements.

94. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
95. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner's expense.
96. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

97. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
98. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet A000) Approved automatic sprinkler system in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall not be utilized as a means of area reduction for the purposes of circumventing automatic fire sprinkler system installation requirements. An approved automatic sprinkler system shall be provided throughout all new buildings and structures.
 1. Exceptions: a. Buildings and structures that do not exceed 1,000 square feet of building area and that are not located in the Wildland-Urban Interface Fire Area. b. Buildings and structures that are located in the Wildland-Urban Interface Fire Area and do not exceed 500 square feet of building area. c. Group S-2 or U occupancies that are not located in the Wildland-Urban Interface and used exclusively for vehicle parking and meeting all of the following conditions: i. Noncombustible construction; ii. Maximum building area not to exceed 5,000 square feet; iii. Structure is open on three (3) or more sides; and iv. Minimum of 10 feet separation from existing buildings unless area is separated by fire walls complying with CBC 706.
 2. An automatic sprinkler system shall be provided throughout existing buildings and structures when alterations or additions are made that create conditions described in Sections 903.2.1 through 903.2.18.
 3. An automatic sprinkler system shall be provided throughout existing buildings and structures, when additions are made that increase the building area to more than 3,600

square feet. Exception: 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.

4. An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50 percent.
5. Any change in the character of occupancy or in use of any building with a building area equal to or greater than 3,600 square feet which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety or increased fire risk, shall require the installation of an approved automatic fire sprinkler system. Buildings and Facilities Access: (As Noted on Sheet A004) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1].
101. Knox Key Boxes/Locks Where Required for Access: (As Noted on Sheet A004) Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The Knox Key Box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. Locks. An approved Knox Lock shall be installed on gates or similar barriers when required by the fire code official. Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box. [CFC Sec. 506].
102. Required Fire Flow: The minimum required fireflow for this project is 1000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].
103. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
104. Address identification: 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.

105. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
106. Please note that a plan review is required prior to any proposed tenant improvement.
107. Fire Alarm requirement will be verified during building permit.
108. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

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PLANNING COMMISSION – July 26, 2023 – Draft
CONDITIONS OF APPROVAL

25 W. Main Street

Conditional Use Permit U-23-002

Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District; a Conditional Use Permit for a Restaurant Use with Alcohol Service; Variances for Maximum Floor Area and Reduced Parking; and Site Work Requiring a Grading Permit on Property Zoned C-2:LHP. APN 529-01-017. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER: Reveal Corp.

APPLICANT: Gordon Wong, Gkw Architects

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any intensification beyond this authorized use requires a Conditional Use Permit amendment.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested per Section 29.20.335 of the Town Code. Reasonable extensions of time not exceeding one year may be granted upon application, and can be granted if approved by the deciding body prior to the expiration date. Therefore, it is recommended that applications for a time extension be filed with the Community Development Department at least 60 days prior to the expiration date of the approval.
3. **LAPSE FOR DISCONTINUANCE.** If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. **USE:** A restaurant use with full alcohol service and outdoor seating is permitted.
5. **HOURS:** The hours of operation shall be limited to Sunday through Wednesday 7:00 a.m. to 11:00 p.m., and Thursday through Saturday 7:00 a.m. to 1:30 am.
6. **BUSINESS LICENSE:** A business license from the Town of Los Gatos Finance Department including a Certificate of Use and Occupancy approval from Planning must be obtained prior to the commencement of any new or change of use.
7. **LIVE ENTERTAINMENT:** Live entertainment until 10:00 p.m. is permitted in conformance with the Town Policy regulating Late Night Entertainment.
8. **GENERAL:** Uniformed privately provided security guards may be required in or around the premises by the Chief of Police if alcohol related problems recur that are not resolved by the licensed owner.
9. **CONFORMANCE WITH CODE.** No part of this approval shall be construed to permit a violation of any part of the Code of the Town of Los Gatos.
10. **COMPLIANCE WITH LOCAL, STATE, and FEDERAL LAWS.** The subject use shall be conducted in full compliance with all local, state, and federal laws.

EXHIBIT 4

11. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement (“the Project”) from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney’s fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant’s sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant’s indemnity obligation.

12. **COMPLIANCE MEMORANDUM:** A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.

Building Division

13. A comprehensive plan review has not been completed for this CUP modification under consideration by the Development Review Committee and compliance with applicable codes have not been verified.
14. **PERMITS.** No work requiring Building Permits can commence without issuance of any required Building Permits. Building Permit plan review, including review by the Santa Clara County Fire Department and the Parks and Public Works Department, will be part of any required Building Permit application process. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official.
15. **ACCESSIBILITY.** In addition to all new work complying with the Code for accessibility, when existing buildings are altered or remodeled, they must be made accessible to persons with physical disabilities in accordance with the CBC Section 11B-202, “Existing buildings and facilities”.

Additional Agency Review

16. **ADDITIONAL REQUIREMENTS.** Additional agencies may require conformance review or permits for additional requirements, including but not limited to, Santa Clara County Environmental Health Department, West Valley Sanitation, and West Valley Collection and Recycling.



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June 13th, 2023

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

Project Description

Project Location: 25 W Main St. Los Gatos, CA 95030
Owner: Reveal 004 LLC, 655 North First St. Suite 550, San Jose, CA 95112
Application: Architecture and Site Application(S-22-039) and Variance Application (V-22-001) and Conditional use permit

The subject property located at 25 W Main Street, Los Gatos, CA has an existing 2-story historical building on a gross lot size 3,133 SF. The scope is a tenant improvement 2,281 SF and addition 128 SF for circulation space with a stairway and accessible site upgrades. Site adjustments include outdoor deck 464 SF with an accessible ramp to a rear entry, trellis and string lights, trash area with wood fence/ screen, and landscaping per commercial design guidelines. This project is also applying for a conditional use permit for the proposed change of use to a restaurant, with full service alcohol.

In December 2019, the site was originally approved for a multi-family mixed-use project (Architecture and Site Application S-19-005, Variance V-19-002, and conditional use permit (U-19-001). This new project application significantly reduces the scope and preserves the existing historical building.



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Project Location: 25 W Main St. Los Gatos, CA 95030

Owner: Reveal 004 LLC, 655 North First St. Suite 550, San Jose, CA 95112

Date: June 13th, 2023

A letter of Justification of How the Project Meets the Town's Commercial Design Guidelines

This project is to revitalize the historical building to make it more functional and meet the owner's needs by maintaining the value of the exterior simultaneously. The major change to the building is 1) relocation of the front entry, 2) demolition of the storage room in the back and replacing it with code-compliant stairway and 3) adding an outdoor deck for dining. The exterior material of the walls and details such as trims will be carefully preserved or replaced in-kind according to the guidelines. The original corner door will remain, but be inoperable. The following ordinances are applicable and included in this project.

Los Gatos Commercial Design Guidelines District C-2A

3.2.1 Facades should be setback from public street property lines no more than five feet a) The intent of this guideline is to maintain retail continuity along block fronts in support of a strong pedestrian and retail environment.

3.2.2 Open space on the parcel should be placed away from the front of the parcel

b) Open space should be located at the rear of the parcel or at the sides of the parcel away from the front facade. This open space will allow for rear dining courtyards for restaurants, outdoor display areas for businesses, enhanced entries to courtyards for small retail and personal service uses with an orientation to the fronting street.

3.3.1 Maintain a building front module that is consistent with the remaining block front streetscape 3.3.2 Design buildings along North Santa Cruz Avenue and Main Street to be compatible with traditional architectural styles

3.3.3 Emphasize display windows and storefront entries

3.3.4 Maintain transparent storefronts and public right-of-way walls

3.3.6 Utilize high quality storefront materials

Ordinance 1843 Los Gatos Historic Commercial District

5. Siding: The historic siding should be maintained on all sides of the historic buildings, and it should be matched in repair or rehabilitation.



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6. Building Materials: The original materials shall be matched as closely as possible when rehabilitating a structure.

7. Roofs: Roofs should be concealed behind parapets. The ends of gable roof should not be visible.

8. Windows and Doors: Existing historic windows and doors should be retained where possible; if not possible, they should be replaced in kind. The preferred material for doors and windows is wood; plastic materials should not be used in place of glass, but glass block may be approved if individual circumstances warrant it. For new construction and additions, windows should be compatible with their surroundings in proportions, size, type, subdivisions, and materials. Transom windows above display windows should be maintained and/or restored; they are encouraged in new construction.

Reference:

Commercial Design Guidelines Town of Los Gatos

- chapter 3 C-2 District
- Appendix A Ordinance 1843 Los Gatos Historic Commercial District



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To: Town of Los Gatos, Planning Department
110 E Main St
Los Gatos, CA 95030

Project: 25 W Main St.
Los Gatos, CA 95030

Letter of Justification, FAR Variance

The development requests a variance to exceed the FAR requirements in a C-2 zone per Los Gatos Municipal Code. Per Sec. 29.60.345. under Los Gatos Municipal Code, C-2 zone allows up to 0.6 FAR. The existing historical building is at 0.69 FAR. The project is proposing a 128 SF addition for a staircase access to the second level. The dedication at the property frontage decreases the net lot area from 3,133 sf to 2,871 sf. The proposed FAR is 0.79. This project is requesting for a variance to exceed the 0.6 FAR.

See list of required findings.

Variance Report- FAR: Required Findings

I. Variances

- a. FAR Requirement for C-2 Zone (reference diagram 1)
 - Per Los Gatos Municipal Code Sec. 29.60.345. C-2 zone required FAR of 0.6
 - The lot area per square footage of the existing building is 0.69
 - The lot area per square footage of building with the proposed addition is 0.79
 - Dedication for public right of way decreases the lot size.

II. Justification / Findings

- a. Neighboring Properties Exceeding FAR Requirement for C-2 Zone (reference diagram 1)
 - Within the 500 feet radius from 25 West Main Street, out of the 13 sites that fall under C-2 zone, 11 of them are over the required FAR of 0.6. Out of the 11 sites that are over, 8 are over the proposed project

III. Benefits

- a. The development is repurposing an existing historical building that is culturally significant to the Town of Los Gatos
 - The development is renovating the existing retail store on the street level and the second level to propose a restaurant and bar with full service alcohol.
 - All proposed windows, trim, siding, and colors are to match the existing historical building

Compliance to Town of Los Gatos Standards

I. Municipal Code Section 29.20.150 – Considerations in review of applications

- a. Design of the proposed addition and remodeling of the existing building meet the considerations that are indicated under town municipal code section 29.20.150.
- b. Landscaping and site layout are designed so the project seems appropriate to the existing building and neighboring property.
- c. The scale of the proposed addition is like what is existing on site and the finish materials will match the existing historic building to make the addition seamless.
- d. Lighting is downlight and considered to fit with the site.
- e. Existing retail is remodeled to be a restaurant with upgrades on accessibility.

II. Commercial Design Guideline

- a. Design decisions of the proposed addition are made to meet the criteria listed under the Commercial Design Guidelines Section 1.5 Common Design Guidelines, Section 3.2 Site Development (C-2A Subdistrict), Section 3.3 Building Design (C-2A Subdistrict), Section 3.4 Los Gatos Historic Commercial District, and Appendix A Historic Commercial District.
- b. The existing building is a historical building and the proposed addition is designed to maintain and reinforce the existing conditions by matching materials, color, and details. The design was carefully done to preserve the character of Los Gatos.
- c. The proposed addition matches the existing building and is at the rear of the building to minimize the affect on the street facing facades.
- d. The building materials and details will be in high quality and to match the existing conditions of the historic building.
- e. The proposed development will provide a landscaped area
- f. All windows will be transparent to match the existing windows.
- g. Trash areas is detached at the rear of the lot
- h. On-site utility elements (i.e. condenser unit for the mini-split system) will be placed towards at the rear and screened by a retaining wall/ramp. This will not be visually seen from the public street.

500 FEET RADIUS F.A.R. STATUS



DESCRIPTION

DIAGRAM 1

STREET ADDRESS	PARCEL AREA	TOTAL BUILDING AREA	FAR	(E) CONDITION
14 W Main St	12,437 SF	15,834 SF	1.27	OVER
21 W Main St	6,533 SF	3,753 SF	0.57	UNDER
35 W Main St	8,314 SF	5,479 SF	0.66	OVER
50 W Main St	9,847 SF	4,004 SF	0.41	UNDER
78 W Main St	1,345 SF	2,848 SF	2.12	OVER
81 W Main St	10,759 SF	6,888 SF	0.64	OVER
88 W Main St	2,520 SF	2,714 SF	1.08	OVER
100 W Main St	5,848 SF	5,205 SF	0.89	OVER
135 W Main St	5,492 SF	10,973 SF	2.00	OVER
140 W Main St	8,783 SF	24,767 SF	2.82	OVER
11 Montobello Way	2,638 SF	2,494 SF	0.95	OVER
11 E Main St	1,660 SF	3,320 SF	2.00	OVER
23 E Main St	3,434 SF	2,463 SF	0.72	OVER
25 W Main St	3,833 SF	2,281 SF	0.79	OVER

- Within the 500 feet radius of 25 W Main Street, 11 sites out of 13 sites are over the required FAR of 0.6
- Out of the 11 sites that are over, 5 are over the proposed project

VARIANCE REQUEST

- Neighboring buildings have created a context where they exceed the required FAR of 0.6
- The proposal is asking for an exception on FAR requirement



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**To: Town of Los Gatos, Planning Department
110 E Main Street, Los Gatos, CA 95030**

Project: 25 W Main St. Los Gatos, CA 95030

Letter of Justification/ Variance Application

The development requests a variance in regards to no proposed parking on the site.

As required by Section 29.20.170 of the Town Code for granting a Variance application:

- (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zone; and*
- (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.*

I. Variances

- a. 1 parking space request for variance

II. Justification / Findings

- There are 7 existing parking spaces due to the site being in a "parking district"
- This project will improve the exterior look of the historical building by providing new outdoor deck seating area. This also encourages a pedestrian zone, to boost walkability and connectivity which enhances positive business activity in the area.
- Neighboring retail stores and restaurants are providing outdoor seating area without available parking spaces. (See exhibits 1,2,3,4)
- The rear of the property is currently an unpaved dirt area. The project will improve the site by providing more landscaped areas and planting with irrigation facilities. This is more environmentally beneficial than proposing hard-scape/parking area.
- Previous proposals faced challenges with fitting parking, with an accessible van parking space and aisle, into the rear side of the long and narrow shape of the lot. The back-up would have to go into the street and past the sidewalk/walking area. This brought up concerns regarding the safety of pedestrians. By proposing an outdoor deck/dining area with an accessible ramp, this solves the safety issue and encourages pedestrian activity.

III. Benefits

The development is proposing exterior site improvements to comply with the town of Los Gatos commercial design guidelines

- Maintaining and enhancing the pedestrian orientation of the existing Los Gatos Central Business District
- Respecting the historic roots of the community by providing more outdoor seating and space for social interaction
- Supporting more environmentally responsible living by encouraging the pedestrian zone
- Maintaining landscaping appropriate to the village qualities of the district
- Prior proposal with rear parking raised concerns on the back-up clearance. This revised plan eliminates these issues.
- Maintaining and encouraging diversity and providing visual interests and richness



Exhibit 1
Orens Hummus / Restaurant
Address: 1 N Santa Cruz Ave, Los Gatos, CA 95030



Exhibit 2
Pizza My Heart / Restaurant
Address: 9 N Santa Cruz Ave, Los Gatos, CA 95030



Exhibit 3
Coup De Thai / Restaurant
137 N Santa Cruz Ave, Los Gatos, CA 95030



Exhibit 4
Purple Onion / Café
14107 Winchester Blvd, Los Gatos, CA 95030



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Project Location: 25 W Main St. Los Gatos, CA 95030

Owner: Reveal 004 LLC, 655 North First St. Suite 550, San Jose, CA 95112

Date: June 13th, 2023

Conditional Use Permit- Jusitification Letter

Development Review Application - Letter of Justification and Written Description for application to obtain Conditional Use Permit to change the proposed use to a restaurant with full alcohol service, and outdoor patio dining area, located at 25 W. Main St., Los Gatos, CA 95030.

This project's goal is to revitalize the historical building and contribute to the local society by adding a place of social value and provide more outdoor seating for interaction. The key idea behind the project is to open a high quality restaurant with an outdoor deck. This will enhance the Los Gatos Central Business District while maintaining and encouraging diversity and providing visual interests and richness.

USE:

Quality restaurant with an outdoor deck for dining which operates as a single entity and all operations will be connected. We anticipate serving a full menu of starters, entrees and other dishes. As well as pastries and specialty coffee. The restaurant will primarily serve food and alcoholic beverages and provide an upscale and comfortable environment, that maintains the charm of the town.

NUMBER OF SEATS:

The number of indoor seating 70. Outdoor seating is 25. Total= 95 seats.

OUTDOOR FURNITURE:

Outdoor furniture will be of high quality in terms of materials and appearance, no plastic furniture will be used.



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HOURS OF OPERATION:

We are requesting the ability to operate seven days a week. Sunday- Wednesday 7am-11pm, and Thursday-Saturday 7am-1:30am. Food & Alcohol served at all times. The rear patio is visible from inside the restaurant and staff will be monitoring the area during operation hours. Signs will be posted stating "Please respect and be courteous to our neighbors in this late hour."

NUMBER OF EMPLOYEES:

The store will be operated by 8 employees – 1 general manager, 1 cashier/hostess, 1 bartender, 1-2 chefs, 1-2 waiters/waitresses, 1 bus person

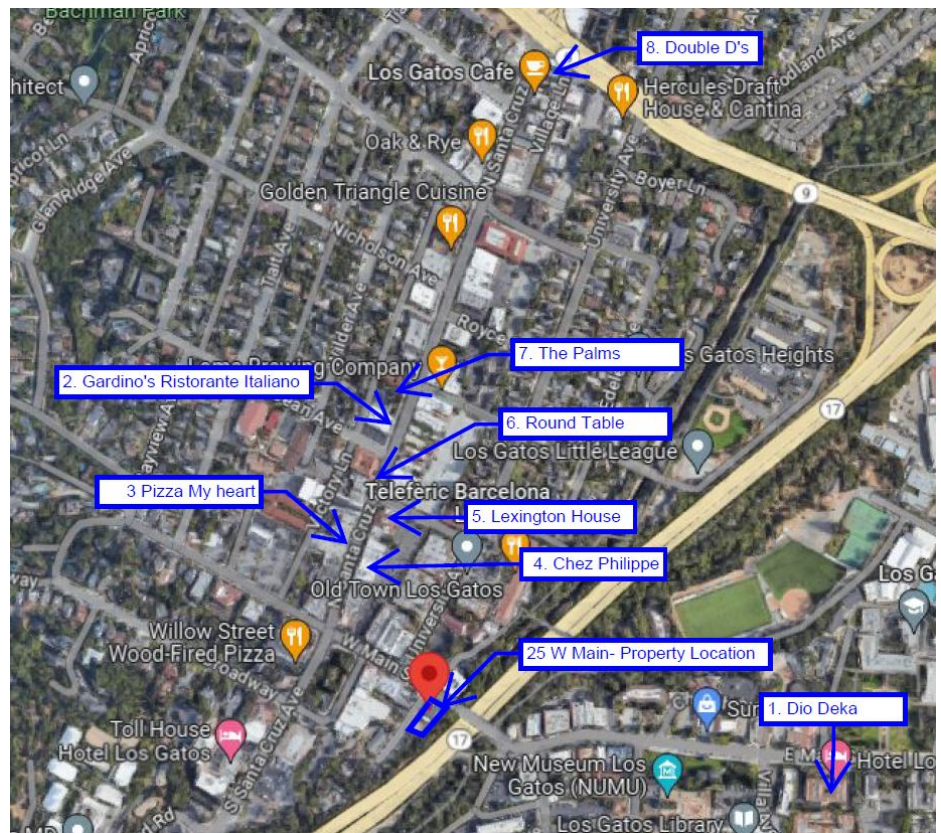
ALCOHOL SERVICE:

We are requesting for full alcohol service for the restaurant.

Thank you for your consideration of this application. We look forward to bringing our concept to the Town and are confident that it will enhance the shopping and dining experience of downtown Los Gatos. This tenant improvement and rehabilitation of the historic building will provide desirable public convenience and will not impair the integrity and character of the downtown C-2 commercial zone. We are committed to operating the restaurant in a safe, healthy, and professional manner, thus the business will not be detrimental to public health, safety or general welfare, and is in harmony with various elements and objectives of the general plan.

Other restaurants with Approved CUP Hours of Operation

1. **Dio Deka**, 210 E Main St
Sunday- Thursday 7am-11pm
Friday- Saturday 7am-12am
2. **Gardino's Ristorante Italiano**
49 and 51 N. Santa Cruz
Sunday-Thursday 10am-1am
Friday 10am-2am
3. **Pizza My Heart**, 9 N Santa Cruz Ave
Sunday-Thursday 11am-10pm
Friday- Saturday 11am-11pm
4. **Chez Philippe**,
34 & 36 N Santa Cruz Av
7am-1am Seven days a week
5. **Lexington House**,
40 N Santa Cruz Ave, Suite A
Sunday- Thursday 8am-12am
Friday- Saturdau 8am-12:30am
6. **Round Table**, 57 N. Santa Cruz
11am-1am Seven Days a week
7. **The Palms**, 115 N. Santa Cruz
Weekdays 11am-1am
Saturday- Sunday 9am-1am
8. **Double D's**, 354 N. Santa Cruz Ave
11am-2am Seven Days a week





**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
AUGUST 24, 2022**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on August 24, 2022 at 4:00 p.m.

This meeting This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Timothy Lundell, Vice Chair Barry Cheskin, Planning Commissioner Kylie Clark, and Committee Member Susan Burnett.

Absent: Planning Commissioner Steve Raspe

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – July 27, 2022

MOTION: **Motion by Vice Chair Cheskin to approve the Consent Calendar.
Seconded by Commissioner Clark.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 150 Oak Hill Way

Request for Review PHST-22-016

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:20. APN 529-32-020.

PROPERTY OWNER: Matthias Knaur

APPLICANT: Barbara Chambers

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Barbara Chambers

- Client's grandmother and previous relatives have lived there. It was rented for many years and is in disrepair. They would like to tear down or relocate the house to make parking possible. They would like to take it off the Historic Resources Inventory.

Closed Public Comment.

Committee members discussed the matter.

- There is no real features, special character or historical value. Hopefully the replacement will have some past character such as a gable roof, window styles, etc.
- Staff: The property is deemed historic solely based on the construction date.
- Some properties are just old and not historical.
- It would be nice to have it return to HPC when removed from Inventory and a new build is proposed. Would like some say on the new structure.
- Staff: As a part of the approved 2040 General Plan there are implementation programs. They would look at the inventory and consider any modifications.
- Staff: Those properties that are within a historic district, and allowed to be demolished, would return to the HPC. If a property is not in a historic district, taken off the inventory, and demolished, it would not return to the HPC. These properties would be reviewed under the residential design guidelines, which include neighborhood compatibility, building form, and consistency.
- Staff: The Planning Commission would look to the HPC for recommendations or special studies. The Town Council would make the final determination.

MOTION: **Motion by Commissioner Clark** to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:20. Located at 150 Oak Hill Way. Based on the Findings in the Report. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

3. 39 Reservoir Road
Request for Review PHST-22-015

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D Located at 39 Reservoir Road. APN 529-33-022.
PROPERTY OWNER: Tuyet Pham
APPLICANT: Thanh Nguyen
PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Thanh Nguyen, Applicant

- He is representing the owner. The house has undergone many alterations from 1900 to 1990. The three units have many different exterior finishes. It is poorly constructed without a foundation or footings. They want to upgrade the structure. Fixing the window trims, siding damage, etc. will change the architecture of the house. They would like to have it taken off the inventory.

Closed Public Comment.

Committee members discussed the matter.

- This house has a little more integrity and character than the prior project. We can't comment on the proposed structure. But we appreciate the architect maintaining the look of the original structure with similar gables.
- This is not a close call. It has undergone so many alterations. I support having it removed.
- I liked seeing the future project plans.

- At what point does the committee's focus shift from taking a property off the inventory to keeping it as a historic property but with significant rehabilitation. The Bloomfield survey did find merit with the property as recently as 1990.
- I like the look and feel of it. It's not in that bad of shape. Keeping it on the inventory allows HPC to have some purview.
- Staff: We can include in the minutes the committees' feedback on their future plans.
- Staff: Leaving it on the Historic Inventory could potentially penalize the homeowners by making it more expensive to proceed and trigger a technical demolition.
- The committee's criteria for removal should be based on the substantial changes done to the property.
- I haven't studied the new plans enough to say it's a technical demo, but we don't want to punish the applicant for sharing their plans.
- Just keeping something on the inventory to retain the power to review is not fair. It should be removed based on whether it deserves to be on the inventory
- We don't know if keeping it on the inventory triggers a technical demolition.
- Staff: The technical demo of a non-historic structure is allowed up to 50 percent. The technical demo of a home in the historic inventory is restricted to a 25 percent demo.

MOTION: **Motion by Chair Lundell to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. Located at 39 Reservoir Road. Property to be restored similar to the plans presented includes the findings detailed in the application findings. **Seconded by Commissioner Clark.****

VOTE: Motion passed unanimously.

Appeal rights were recited.

4. 25 W. Main Street

Architecture and Site Application S-22-039

Variance Application V-22-011

Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District, including Variances for Maximum Floor Area and Driveway Length on Property Zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER: Reveal Corp.

APPLICANT: Gordon Wong, Gkw Architects

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Gordon Wong, Applicant

- Their goal was to have the lowest impact to the building. The front door was the biggest issue. The current corner location posed accessibility and safety issues. The main addition is a new exterior enclosed stairway located at the rear of the building to bring the building up to code. The stairway enclosure does not alter the roof or the pop outs on the roof. They will provide an accessible ramp and parking. These changes are good for fire and mechanical upgrades.

Committee members asked questions of the applicant.

- Concerned about modifying the existing doors and windows around. The corner door has been there at least 50 years. Can the door remain at the corner?

Gordon Wong, Applicant

- They found a photo from 1949 showing the front door located on the left of the front elevation and not at the corner. The business was Sund T.V. Store.

Staff shared the 1949 photo on the computer screen.

Gordon Wong, Applicant

- The photo was hanging in a neighboring business. The original front door has become a window now. They propose to keep the original siding, roof slopes, make, feel, texture, etc. The front two windows need to be replaced. They are proposing real wood windows to be replaced in kind. They are entirely made of wood by Milgard. Milgard is a brand name.

Theresa Warren, Co-Property Owner

- They have reduced the original project scope in half. The building has become dilapidated. They want to get the historic building back into to a working state.

Closed Public Comment.

Committee members discussed the matter.

- Request to include in the motion the protected elements: transoms, parapet wall, one big window, and the look of two big windows. Replace the windows in kind with wood windows.
- The proposed plans include all the stated elements so it's not necessary to add them into the motion.

MOTION: **Motion by Chair Lundell to Approve the Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District,**

including Variances for Maximum Floor Area and Driveway Length on Property Zoned C-2:LHP, with the understanding that the application includes a proposal for replacing windows as they appear on the plans.
Seconded by Vice Chair Cheskin.

VOTE: Motion passed unanimously.

Appeal rights were recited.

5. 202 University Avenue

Variance Application V-22-003

Forward a Recommendation to the Community Development Director on a Request for Variances to the Accessory Structure Lot Coverage Standard and to the Side and Rear Setback Requirements for a Detached Accessory Structure on Property Located in the University-Edelen Historic District Zoned R-1D:LHP. APN 529-04-001.

PROPERTY OWNER: Tyler and Kristine Shewey

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Jennifer Armer for Sean Mullin

Jennifer Armer, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Applicant

- After the first HPC meeting, they scaled back on the size of the ADU. They worked with the neighbors on the location of the ADU to preserve the view corridor. If the garage was not located on a corner lot, the FAR would have been allowed. The garage should fit with the ADU. There are 9 other garages with smaller side yard setbacks, 5 with smaller rear yard setbacks; 2 garages with larger with floor areas; and 1 garage with a larger floor area of 880 square feet.

Closed Public Comment.

Committee members discussed the matter.

- Impressed that the view corridors of the neighbors were considered, and adjustments made.
- Rare to see a project to return to show how they accommodated their neighbors.

- In favor of this project.

MOTION: **Motion by Vice Chair Cheskin** to Forward a Recommendation of Approval to the Community Development Director on a Request for Variances to the Accessory Structure Lot Coverage Standard and to the Side and Rear Setback Requirements for a Detached Accessory Structure on Property Located in the University-Edelen Historic District Zoned R-1D:LHP.
Seconded by Chair Lundell.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

6. The Committee can only discuss items on the agenda during public hearings. Please send an email to Committee Liaison Jennifer Armer to propose future agenda items.

ADJOURNMENT

The meeting adjourned at 5:13 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 24, 2022 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager

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TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING DECEMBER 14, 2022

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on December 14, 2022, at 4:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 3:01 PM

ROLL CALL

Present: Chair Timothy Lundell, Vice Chair Barry Cheskin, and Committee Member Susan Burnett.

Absent: Planning Commissioner Kylie Clark and Planning Commissioner Steve Raspe.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – November 16, 2022

MOTION: **Motion by Chair Lundell to approve the Consent Calendar. Seconded by Committee Member Burnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 25 W. Main Street

Architecture and Site Application S-22-039

Variance Application V-22-011

Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District, including Variances for Maximum Floor Area and Number of Required Parking Spaces on Property Zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER: Reveal Corp.

APPLICANT: Gordon Wong, Gkw Architects

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant

- Available for questions.

Committee members asked questions of the applicant.

Gordon Wong

- Provided background on the history of the building's front doors. The existing corner door will remain but be inoperable and a new operable door will be added to the left front façade.

Jenny Wong

- The new addition to the rear will be visually distinguishable by utilizing vertical siding. The siding color will match the original building.

Closed Public Comment.

Committee members discussed the matter.

MOTION:

Motion by **Vice Chair Cheskin** to forward a recommendation of approval to the Community Development Director for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District, including Variances for Maximum Floor Area and Number of Required Parking Spaces on Property Zoned C-2:LHP. **Seconded** by **Chair Lundell**.

VOTE:

Motion passed unanimously.

3. 126 University Avenue

Minor Development in a Historic District Application HS-22-042

Requesting Approval for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-02-016.

PROPERTY OWNER: Jean-Philippe Persico

APPLICANT: Davide Giannella

PROJECT PLANNER: Savannah Van Akin

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Davide Giannella, Applicant

- The purpose of the glass roof is to add light and openness to the basement. The rear wall was recently added and is not historical. Materials, such as the siding and French doors, match the existing house. Glass roofs are found in the Victorian era. A glass roof would be less visible at a 6 feet level than a shingled roof. The French glass doors will have a grid.

Committee members asked questions of the applicant.

Davide Giannella, Applicant

- The metal dividers between the glass will be steel tubing painted to look like iron. They did not consider a polygonal roof since it is a very small area of 4 x 5 feet.
- The two long windows can be divided into smaller sections to match the other windows and doors.

Closed Public Comment.

Committee members discussed the matter.

- A flat shed roof seems modern.
- The glass roof is not viewable from street. No objection.
- The long windows will have six lites in each window in a pattern of 2 horizontal and 3 vertical sections.

MOTION: **Motion** by **Chair Lundell** to Approve the Request for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. Making all the Required Findings. Provided that Applicant Includes Dividing the Tall Vertical Windows into a matrix of 2 columns by 3 rows of lites per window. The dividers will consist of painted steel tubing. **Seconded** by **Vice Chair Cheskin**.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 35 Tait Avenue

Request for Review PHST-22-021

Requesting Approval for Construction of Exterior Alterations (Front Door Replacement) to a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1D.

APN 510-44-004.

APPLICANT: Dan Burnham

PROPERTY OWNERS: Steven and Katherine Erickson

PROJECT PLANNER: Savannah Van Akin

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Dan Burnham, applicant, and Steven Erickson, owner

- They are renovating the interior. They would like to replace the exterior front door. The trim will look the same. The existing door doesn't fit correctly and leaks air.

Committee members asked questions of the applicant.

Steven Erickson, owner,

- Don't know the door manufacturer at this moment.

Closed Public Comment.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF DECEMBER 14, 2022

Committee members discussed the matter.

- The existing door looks okay. The proposed door is not consistent with the rest of the house. The proposed door looks very modern.
- The proposed door doesn't follow the style of the house.
- Slightly mitigated by the fact that the front door doesn't face the street.

MOTION: **Motion by Committee Member Burnett** to Deny the Request for Construction of Exterior Alterations (Front Door Replacement) to a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1D.
Seconded by Vice Chair Cheskin.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

5. 307 N. Santa Cruz Avenue
Request for Review PHST-22-022

Requesting Approval for Construction of Exterior Alterations (Retractable Awning and Seating Area) to a Pre-1941 Commercial Building on Property Zoned C-2.

APN 510-14-048.

PROPERTY OWNER: Millen Family Partnership, LP.

APPLICANT: Mike Millen

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mike Millen, applicant

- They have not chosen a color yet. An earth tone is possible. Transparent material was ruled out due to damage while folding. Glass was ruled out due to maintenance.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

- Area is tucked away from view.
- Design is good.
- Need to call out a color choice in the motion.

MOTION: **Motion by Committee Member Burnett** to Approve the Request for Construction of Exterior Alterations (Retractable Awning and Seating Area) to a Pre-1941 Commercial Building on Property Zoned C-2. With the Condition that the Awning be Earth Tone in Color. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

6. 16735 Shannon Road
Request for Review PHST-22-023

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. Located at 16735 Shannon Road.
APN 523-06-006.
PROPERTY OWNER/APPLICANT: Mohsen Houshmand Sarvestani
PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mohsen Houshmand Sarvestani, applicant

- There is no waterproof paper behind the siding according to our contractor. There is no way to repair the exterior siding and interior walls without waterproof paper. The exterior walls are rotten. They will need to remove old exterior siding to install waterproof paper, which would be considered a historic demolition.
- They could not find any similar or like-for-like material to replace the old, unique wood siding.

Staff

- It is a challenge to find material that would match the profile of the existing siding. The work could be exempt if repaired with like-for-like material. They could send the Building

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF DECEMBER 14, 2022

Official to see if the siding is irreparable. Their observation would be forwarded to the Community Development Director for exemption. The other scenario would be to cover the siding. On a historic home, covering up the existing siding is still considered demolition.

Closed Public Comment.

Committee members discussed the matter.

- The structure still has integrity. Trying to save the bungalow style. Cannot see any damage. No proof of damage. Need further information on the damage.
- Willing to be flexible on the materials with the owner's efforts to rehabilitate the home.

MOTION: **Motion by Vice Chair Cheskin** to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8.
Seconded by Chair Lundell.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

7. 253 W. Main Street
Minor Development in a Historic District Application HS-22-051

Requesting Approval to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-006.

PROPERTY OWNER: Mike and Kim Wasserman

APPLICANT: Bess Wiersema, Studio Three Design

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mike and Kim Wasserman, owners

- The replacement door is 300 years old and a family heirloom. They did not have it when the plans were previously presented. It is replacing a modern glass door. Neighbors signed a letter in support.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

- The door does not fit the context of the home. The features need to fit the home or the historic district. Maybe it could be installed elsewhere in the house.
- Would the original plans have been approved with this new door? It is not replacing an existing historical door but the door in the plans. It is an unusual door.
- Inclined to approve the door based on the history and owner's attachment to the door. The neighbors expressed support to approve.
- The door is not consistent with the neighborhood.
- Not installed as a front door.
- The door is very prominent.

Open Public Comment for a specific question regarding the door being very prominent and not consistent with the style of the house and neighborhood.

Mike and Kim Wasserman, owners

- The original door did not follow the guidelines either, yet it was approved. The new door is made of wood and is a piece of art.

Bess Wiersema

- Entries in the Design Guidelines does not specifically refer to doors or door styles. They are addressing entries with details, porches and walk ups. In a modified Tudor style home, a heavy door that is wood and not see-through is appropriate. There was no discussion of the prior door. The door looked like a series of French doors. The door sits deep back from the front in a recessed porch. It may seem noticeable because the house is under construction. All glass French doors are not necessarily seen in a historical district. We are meeting the design guidelines. It is not a bungalow or a French cottage type house. It is a modified Tudor style house. A heavy wood door is appropriate for a modified Tudor house.

Close Public Comment

Committee members discussed the matter.

- The previously proposed door was consistent with the house design.
- When building in a historic district should be consistent with the district style.
- On page 55 in the Design Guidelines, it says that all exterior elements subject to review should be consistent with the proposed style. There are no other 300-year-old doors in Los Gatos.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF DECEMBER 14, 2022

MOTION: **Motion by Chair Lundell** to Approve the Request to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. **The motion failed due to lack of second.**

MOTION: **Motion by Committee Member Burnett** to Deny the Request to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed 2-1. Chair Lundell opposed.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

8. Annual Certified Local Government Report

Appreciation to Chair Tim Lundell for his service.

A new member will be joining in January 2023.

Susan Burnett will be joining the Planning Commission in 2023.

ADJOURNMENT

The meeting adjourned at 4:40 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 14, 2022 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager

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25 W Main Street, Los Gatos - Neighborhood Notification

Date of outreach: March 17th, 2022

Share Tea, 35 W Main Street

- Handed store manager flyers and briefly explained project, to be passed on to owner
- Store manager loved the concept and hoped that we could keep the old charm of the building; wants more historical buildings to be maintained in downtown

Manaz, 45 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- No comment from tenant

Athletic Performance, 55 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- Tenant loves the idea of restaurant and is in support of bringing life back to building (rather than it being empty)

Nimbus Salon, 65 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- Loves the concept

Zona Rosa, 81 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- No comment from tenant

Los Gatos Coffee Roasting Company, 101 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- Teri was super nice, had the store for 40 yrs; she is in support of the project

Centonove, 109 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- No comment from store manager

Posh Bagel, 125 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- No comment from store manager

GMS Art of Beauty, 140 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- No comment from store manager

Azuca, 100 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- Tenant was super friendly and in support of the project

Palapa Lounge, 88 W Main Street

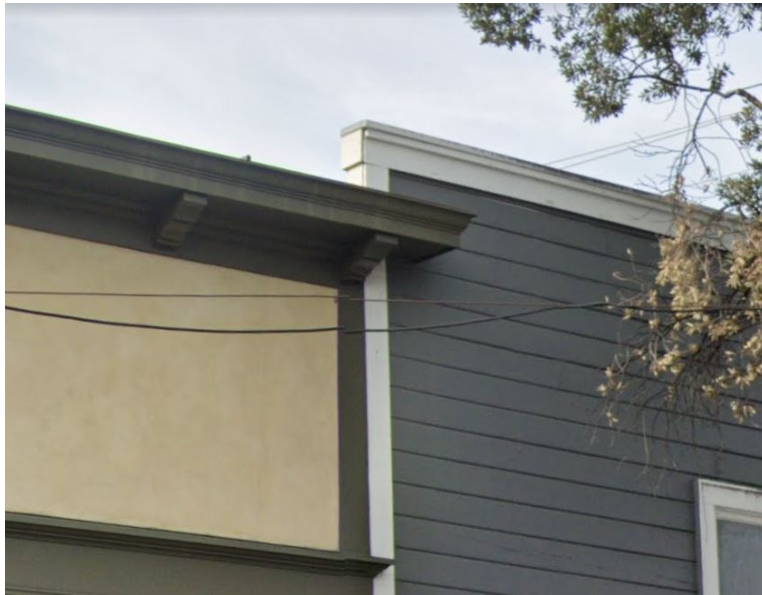
- Handed tenant flyers and briefly explained project, to be passed on to owner
- No comment from store manager

Tangles, 65 W Main Street

- Handed tenant flyers and briefly explained project, to be passed on to owner
- No comment from store manager

2023.05.18- Feedback from Shari Flick-23 W Main street

Keep overlap of trim at top



Jcw- Yes we can keep the trim. The main exterior change is the existing window glass to be replaced, window trim and frame to remain, and the left window to be converted back into a door per photos from the 1920's.

Has the owner chosen a tenant-

Jcw- Not yet. The owner has not chosen a tenant.

Trash enclosure height 6ft okay

Jcw- The trash cans are enclosed with a wood 6 ft fence/enclosure with landscape and planting around for screening.

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THIS PROJECT PROPOSES A TENANT IMPROVEMENT FOR A RESTAURANT (2,153 SF) AND ADDITION (128 SF) TO THE HISTORIC TWO-STORY BUILDING. SCOPE INCLUDES A NEW CIRCULATION SPACE WITH A STAIRWAY AND ACCESSIBLE SITE UPGRADES

TENANT IMPROVEMENT	2,153 SF	HPC/ SCOPE
1ST FLOOR	1,073 SF	• ADDITION EXTERIOR MATERIAL TO BE VERTICAL SIDING, COLOR TO MATCH EXISTING HISTORICAL BUILDING.
2ND FLOOR	1,080 SF	• EXISTING CORNER ENTRY TO REMAIN
ADDITION	128 SF	• LEFT ENTRY AND STOREFRONT WINDOWS TO BE REHABILITATED TO MATCH 1919-1932 FACADE, SEE A200
		• ALL OTHER EXTERIOR WINDOWS AND DOORS TO REMAIN, TRIM AND SIDING TO REMAIN. SEE DEMOLITION CALC ON A002
		• ROOF STRUCTURE TO REMAIN

SITE ADJUSTMENTS

- OUTDOOR DECK 471 SF, TRELLIS AND STRING LIGHTS
- LANDSCAPING PER COMMERCIAL DESIGN GUIDELINES
- TRASH AREA WITH WOOD FENCE/SCREEN

OWNER:	REVEAL 004 LLC 675 NORTH FIRST STREET, SUITE 550 SAN JOSE CA 95112 408-314-0077 INFO@REVEALCORP.COM
ARCHITECT:	GKW ARCHITECTS, INC. 710 E. MCGLINCY LANE SUITE 109 CAMPBELL, CA 95008 408-315-2125 GORDONKWONG@GKWARCHITECTS.COM
CIVIL ENGINEER:	LC ENGINEERING 589 E SANTA CLARA ST. STE 270 SAN JOSE CA 95112 408-806-7187 NLE@LCENGINEERING.NET
LAND SURVEYOR:	LC ENGINEERING 589 E SANTA CLARA ST. STE 270 SAN JOSE CA 95112 408-806-7187 NLE@LCENGINEERING.NET

PROJECT LOCATION:	25 W MAIN STREET, LOS GATOS, CA 95030
APN:	529 - 01 - 017
PROJECT JURISDICTION:	LOS GATOS
ZONING:	C-2 LHP CENTRAL BUSINESS DISTRICT (LOS GATOS HISTORICAL COMMERCIAL DISTRICT)
GENERAL PLAN USE:	CENTRAL BUSINESS DISTRICT
(E) OCCUPANCY:	B
(P) OCCUPANCY:	A-2
(E) USE	RETAIL
(P) USE	RESTAURANT
YEAR BUILT/OCCUPIED:	1901
MIN. LOT SIZE:	N/A
GROSS LOT SIZE:	3,133 SF
NET LOT SIZE:	2,871 SF
AVG. SLOPE OF LOT:	6%
(E) GROSS FLOOR AREA:	2,170 SF
1ST LVL:	1,080 SF
2ND LVL:	1,080 SF
(P) GROSS FLOOR AREA:	2,281 SF
1ST LVL:	1,073 SF
1ST LVL ADDITION:	128 SF
2ND LVL:	1,080 SF
RIGHT-OF-WAY DEDICATION:	262 SF
FAR:	FLOOR AREA / LOT SIZE
ALLOWED:	60 % = 1,880 SF / 3,133 SF
EXISTING:	69 % = 2,170 SF/ 3,133 SF
PROPOSED:	79 % = 2,281 SF/ 2,871 SF
<u>REQUIRED PARKING:</u>	
RESTAURANT 2,281 SF(1/300 SF)	8
<u>PROPOSED PARKING</u>	
PARKING DISTRICT SPACES	7 (1 SPACE REQUEST FOR PARKING VARIANCE)
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
<u>SET BACKS</u>	(REQUIRED / EXISTING / PROPOSED)
FRONT:	10'-0" / 11'-9" / 1'-6"
SIDE:	0'-0" / 0'-0" / 0'-0"
REAR:	0'-0" / 6'-8" / 5'-4"
STREET SIDE:	10'-0" / 0'-0" / 0'-0"
MAX. HEIGHT:	45'-0"
(E) HEIGHT:	21'-11"
(P) HEIGHT:	21'-11"

1. 2022 CALIFORNIA BUILDING CODES PART 1, 6, 10 & 11
2. 2022 CALIFORNIA BUILDING CODES PART 2, 2.5, 3, -5, 8, -9, 12
3. 2022 CALIFORNIA RESIDENTIAL CODE PART 2.5
4. 2022 CALIFORNIA ELECTRICAL CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. 2022 CALIFORNIA PLUMBING CODE
7. 2022 CALIFORNIA ENERGY CODE
8. 2022 CALIFORNIA FIRE CODE
9. 2022 CALIFORNIA GREEN BUILDING CODES
10. ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS
11. LOS GATOS MUNICIPAL CODE
12. 2022 CALIFORNIA HISTORIC BUILDING CODE

1. FIRE SPRINKLERS

A map of the area around Highway 17. The map shows several streets: W Main St, N Santa Cruz Ave, Broadway, S Santa Cruz Ave, University Ave, Lundy Ln, E Main St, College Ave, Pageant Way, Dittos Ln, and Mile Pl. Highway 17 is shown running diagonally from the bottom left towards the top right. A black dot is located at the intersection of University Ave and Park Ave. A curved arrow points from the text 'PROJECT LOCATION' to this dot. The text 'PROJECT LOCATION' is enclosed in a black rectangular box.

General	
A000	Site Plan, Proposed
A001	Site Plan, Existing & Exterior Photos
A002	Notes & Demolition Plan
A003	Adjacent Building Plan, Shadow Study, Landscape
A004	Adjacent Building, Streetscape Elevations, Accessibility
A005	Fire, Egress & Occupancy Load Analysis
Topography	
1 of 1	Boundary Survey and Topographic Map
Civil	
Sheet 1 of 9	Town Notes, General Notes, Legend & Abbr.
Sheet 2 of 9	Demolition
Sheet 3 of 9	Site Plan
Sheet 4 of 9	Street Improvement Plan
Sheet 5 of 9	Grading and Drainage Plan
Sheet 6 of 9	Section & Details
Sheet 7 of 9	Blueprint for a Clean Bay
Sheet 8 of 9	Erosion Control Plan
Sheet 9 of 9	Erosion Details
Architectural	
A100	Floor Plan, Existing
A101	Architectural, Floor Plan, Proposed
A200	Elevations, Existing & Proposed
A300	Section & Roof Plan
A301	Perspective Views & Diagram

1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
2. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF LOS GATOS.
4. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS
5. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR REPAIR RELEASE.
6. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC. PROVIDE THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID
9. PER CGSBC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
10. PER CGSBC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGreen CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

LEGEND

- ⊗ POWER POLE TETHER
- ⊙ CLEAN OUT
- ⚡ HYDRANT
- - - SETBACK LINE
- PROPERTY LINE
- - - BUILDING FOOTPRINT
- ▨ RIGHT-OF-WAY DEDICATION (SEE CIVIL)
- (P) TRUNCATED DOME
- ▶▶▶ (P) ACCESSIBLE PATH OF TRAVEL

SITE PLAN, PROPOSED, KEYNOTES

- PROPOSED LANDSCAPING
- RETAINING WALL, CONCRETE
- ELECTRICAL METER
- GAS METER
- TRASH AREA, WOOD FENCE, 6'-0", 2Y GARBAGE, 15Y RECYCLE & COMPOST
- EXTERIOR MECHANICAL UNITS
- DRY STACK RETAINING WALL
- KNOX BOX
- OUTDOOR DECK/DINING WITH TRELLIS AND STRING LIGHTS
- (E) STREET TREE, CALIFORNIA BAY, DIAMETER 18" WITH PROTECTIVE FENCING, SEE TREE PROTECTION AND FENCING NOTES BELOW
- ROOFTOP VENT HOOD

TREE PROTECTION NOTES

- PRUNING OR ROOT PRUNING MUST BE SUPERVISED BY AN ISA-CERTIFIED ARBORIST OR AN ASCA-REGISTERED ARBORIST. SEE SECTION 29.10.1010 OF THE TOWN CODE FOR SPECIFICATIONS TO DETERMINE IF A PRUNING PERMIT IS REQUIRED.

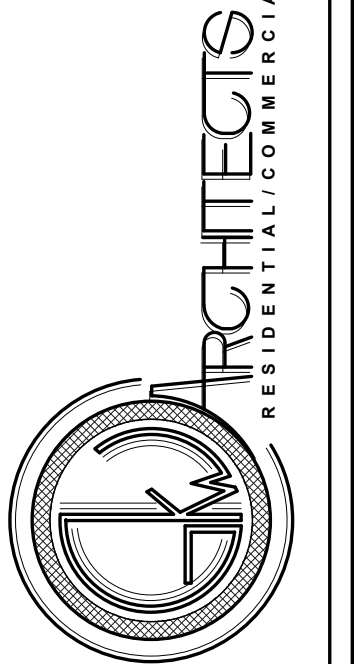
TREE PROTECTION FENCING REQUIREMENTS:

- SIX-FOOT HIGH CHAIN LINK FENCING MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS SHALL BE DRIVEN INTO THE GROUND AT LEAST TWO-FEET DEEP AT MORE THAN TEN-FOOT SPACING. WHEN STIPULATED, FOR EXISTING PAVING AREAS THAT WILL NOT BE DEMOLISHED, POSTS MAY BE SUPPORTED BY CONCRETE BASES.
- POSTED EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN ON EACH TREE FENCE. STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025"
- LABELLED PHOTOGRAPHS OF THE INSTALLED FENCING SHALL BE EMAILED TO THE PROJECT PLANNER PRIOR TO ISSUANCE OF PERMITS.
- TREE PROTECTION FENCING IS REQUIRED TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ANY PROTECTED TREE ON-SITE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF IT IS DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION.

SITE PLAN NOTES:

- IF ANY EXCAVATION EXCEEDS 5-FEET IN DEPTH OR REMOVES LATERAL SUPPORT FROM AN EXISTING BUILDING, AN ADJACENT PROPERTY, OR THE PUBLIC RIGHT OF WAY, THE PROJECT WILL HALTED UNTIL SHORING PLANS AND CALCULATIONS PREPARED BY A CA LICENSED ENGINEER ARE PROVIDED TO THE TOWN OF LOS GATOS BUILDING DIVISION FOR REVIEW AND APPROVAL. PROJECT MAY RESUME CONSTRUCTION ONCE SHORING PLANS HAVE BEEN APPROVED FOR CONSTRUCTION AND INSTALLED ACCORDING TO APPROVED PLANS.
- CONTRACTOR TO VERIFY DESIGNS, DIMENSIONS, AND EXISTING CONDITIONS ON SITE.
- ESTIMATED CUT 0 CY / FILL 29 CY

1 Site Plan, Proposed
1/8" = 1'-0"

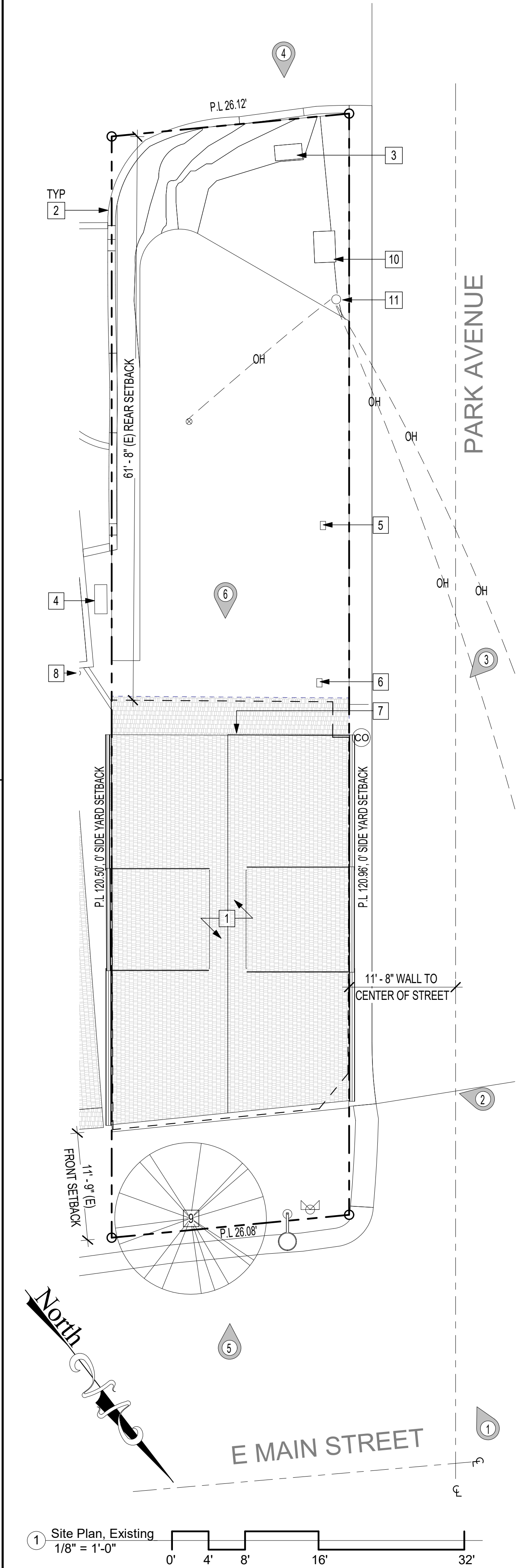


LOS GALLOS, CA, 93030

Number	Description	Date
	Planning	2022.10.19
	Planning	2023.03.17
	Planning	2023.05.02

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19/2023 10:14:32 AM



KEYNOTES, SITE PLAN, EXISTING

- 1 BUILDING TO BE RENOVATED PER COMMERCIAL DESIGN GUIDELINES
- 2 RETAINING WALL
- 3 METAL BOX TO BE RELOCATED
- 4 MINI SPLIT CONDENSER
- 5 WATER METER TO BE RESURFACED
- 6 GAS METER TO BE REPLACED / RELOCATED
- 7 ELECTRICAL METER TO BE REPLACED / RELOCATED
- 8 STORM WATER DRAINAGE TO REMAIN
- 9 TREE TO BE PROTECTED PER CITY CODE
- 10 PG&E BOX/ ELECTRICAL VAULT TO REMAIN
- 11 UTILITY POLE TO REMAIN

NOTES

- 1. GENERAL CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS, STRUCTURES, DIMENSIONS
- 2. ALL ELEMENTS IN BLUE ARE TO BE DEMOLISHED

LEGEND

- ⊗ TEATHER TO REMAIN
- ⊙ CLEAN OUT RELOCATED, SEE A000 AND CIVIL
- ⊗ HYDRANT
- ⊗ WATER VALVE

LINE LEGEND

- SETBACK LINE - - - - -
- PROPERTY LINE - - - - -
- BUILDING OUTLINE - - - - -
- OVERHEAD LINE - - - - - OH - - - - -

TREE PROTECTION NOTES:

- SEC. 29.10.1005. - PROTECTION OF TREES DURING CONSTRUCTION.
- (A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
1. SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
 2. AREA TYPE TO BE FENCED. TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOFF ONLY (SUCH AS DOWNTOWN); ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH TWO-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
 3. DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
 4. WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE—THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025."
- (B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.
 2. PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.
 3. PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.
 4. PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.
 5. DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.
 6. RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.
 7. THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.

(ORD. NO. 2240, § II(EXH. B), 6-2-15)



1



3



5



2

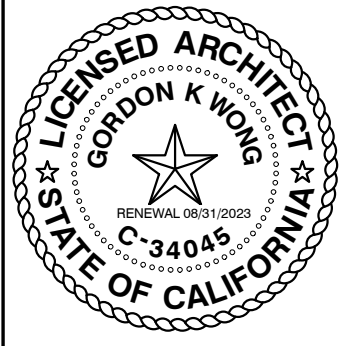


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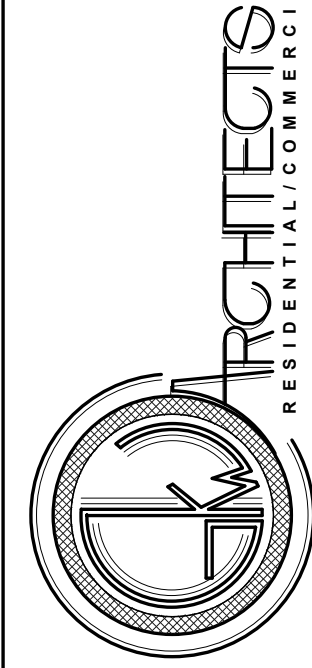


6

Site Plan, Existing & Exterior Photos



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25 West Main St.
Los Gatos, CA, 95030

Revision Schedule

Number	Description	Date
2	Planning	2023.03.17

Site Plan, Existing
& Exterior Photos

A001

SCALE 1/8" = 1'-0"

5/19/2023 10:14:54 AM

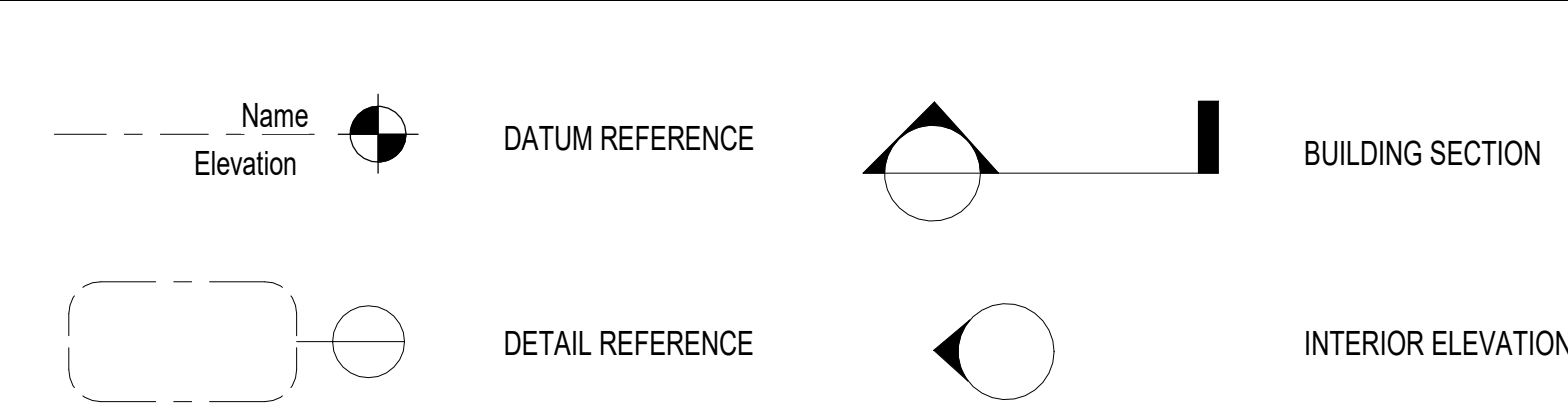
ABBREVIATIONS

A		N	
ABV	ABOVE	(N)	NEW
AC	ASPHALT CONCRETE	N	NORTH
AD	AREA DRAIN	NIC	NOT IN CONTRACT
ADDL	ADDITIONAL	NOM	NOMINAL
AFF	ABOVE FINISH FLOOR	NP	NO PARKING
ASPH	ASPHALT	NR	NON-RATED
		NTS	NOT TO SCALE
B		O	
BITUM	BITUMINOUS	OA	OVERALL
BKG	BACKING	OC	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER/ DIMENSION
BM	BEAM	OFCl	OWNER FURNISHED CONTRACTOR
BR	BACKER ROD		INSTALLED
BUR	BUILT-UP-ROOF	OFOI	OWNER FURNISHED OWNER INSTALL
BDR	BEDROOM		
BW	BOTTOM OF WALL		
C		P	
CAB	CABINET	(P)	PROPOSED
CB	CATCH BASIN	PENN	PENETRATION
CEM	CEMENT	PERF	PERFORATED
CF	CUBIC FEET	PERP	PERPENDICULAR
CJ	CONTROL JOINT	PL	PLATE
CL	CLOSET	PL	PROPERTY LINE
CTL	CENTERLINE	PLAS	PLASTER
CLG	CEILING	PLBG	PLUMBING
CONC	CONCRETE	PLWD	PLYWOOD
CPT	CARPET	PNL	PANEL
		POC	POINT OF CONNECTION
D		PP	PERMEABLE PAVERS
D	DECK	PREFAB	PREFABRICATED
DR	DRAIN	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
E		PTD	PAINTED
(E)	EXISTING	PTR	PRESSURE TREATED
E	EAST	PTRWDQ	PRESSURE TREATED WOOD
ELEC	ELECTRICAL		
EP	ELECTRICAL PANEL	Q	
EXT	EXTERIOR	QTY	QUANTITY
F		R	
FDN	FOUNDATION	R	REVEAL OR RISER
FH	FIRE HYDRANT	RAD	RADIUS
FIN	FINISH	RCP	REINFORCED CONCRETE PIPE
FF	FINISH FLOOR	RD	ROOF DRAIN
FL	FLOW LINE	REF	REFERENCE
FLUOR	FLUORESCENT	REFL	REFLECTED
FOC	FACE OF CONCRETE	REFR	REFRIGERATOR
FOF	FACE OF FINISH	RET	RETAINING OR RETARDANT
FOS	FACE OF STUD	REG	REGISTER
FR	FIRE RATED	RO	ROUGH OPENING
FS	FLOOR SINK	S	
FSL	FIRE SPRINKLER	SCD	SEE CIVIL DRAWINGS
FTG	FOOTING	SCHD	SCHEDULE
FURR	FURRING	SD	STORM DRAIN
G		SECT	SECTION
GALV	GALVANIZED	SED	SEE ELECTRICAL DRAWINGS
GC	GENERAL CONTRACTOR	SF	SQUARE FOOT OR FEET
GL	GLASS	SHR	SHOWER
GND	GROUND	SHT	SHEET
GWB	GYP SUM WALL BOARD	SHTG	SHEATHING
GYP	GYSUM	SIM	SIMILAR
		SJ	SEISMIC JOINT
H		SL	SEALANT
HDBD	HARDBOARD	SLD	SEE LANDSCAPE DRAWINGS
HDR	HEADER	SM	SHEET METAL
HDWR	HARDWARE	SMD	SEE MECHANICAL DRAWINGS
HDWD	HARDWOOD	SOF	SOFFIT
HTR	HEATER	SOG	SLAB ON GRADE
HVAC	HEATING, VENT. & A.C.	SPD	SEE PLUMBING DRAWINGS
		SPEC/S	SPECIFICATION
I		SQ	SQUARE
IN	INCH	SS	SANITARY SEWER
INCAND	INCANDESCENT	SSD	SEE STRUCTURAL DRAWINGS
INSUL	INSULATION	STC	SOUND TRANSMISSION COEFFICIENT
INT	INTERIOR	STD	STANDARD
INV	INVERT	STL	STEEL
		STOR	STORAGE
J		STRL	STRUCTURAL
JST	JOIST	SY	SQUARE YARD
JT	JOINT	T	
K		T&B	TOP AND BOTTOM
K	KIPS	T&G	TONGUE AND GROOVE
KIT	KITCHEN	TC	TOP OF CURB
KP	KICK PLATE	TOC	TOP OF CONCRETE
		TOP	TOP OF PAVING
L		TQS	TOP OF STEEL
LOC	LOCATION	TRD	TREAD
LT	LIGHT	TW	TOP OF WALL
M		U	
MB	MACHINE BOLT	UL	UNDERWRITERS LABORATORIES
MDF	MEDIUM DENSITY FIBERBOARD	UTIL	UTILITIES
MECH	MECHANICAL	V	
MEMB	MEMBRANE	VCP	VITREOUS CLAY PIPE
MET	METAL	VERT	VERTICAL
MH	MANHOLE	VTR	VENT THROUGH ROOF
MSC	MISCELLANEOUS	W	
MTD	MOUNTED	W	WEST OR WIDTH
MTL	METAL	WC	WATER CLOSET
		WD	WOOD
		WDW	WINDOW
		W/O	WITHOUT
		WP	WATER PROOF
		WPT	WORKING POINT
		WR	WATER RESISTANT

GENERAL NOTES

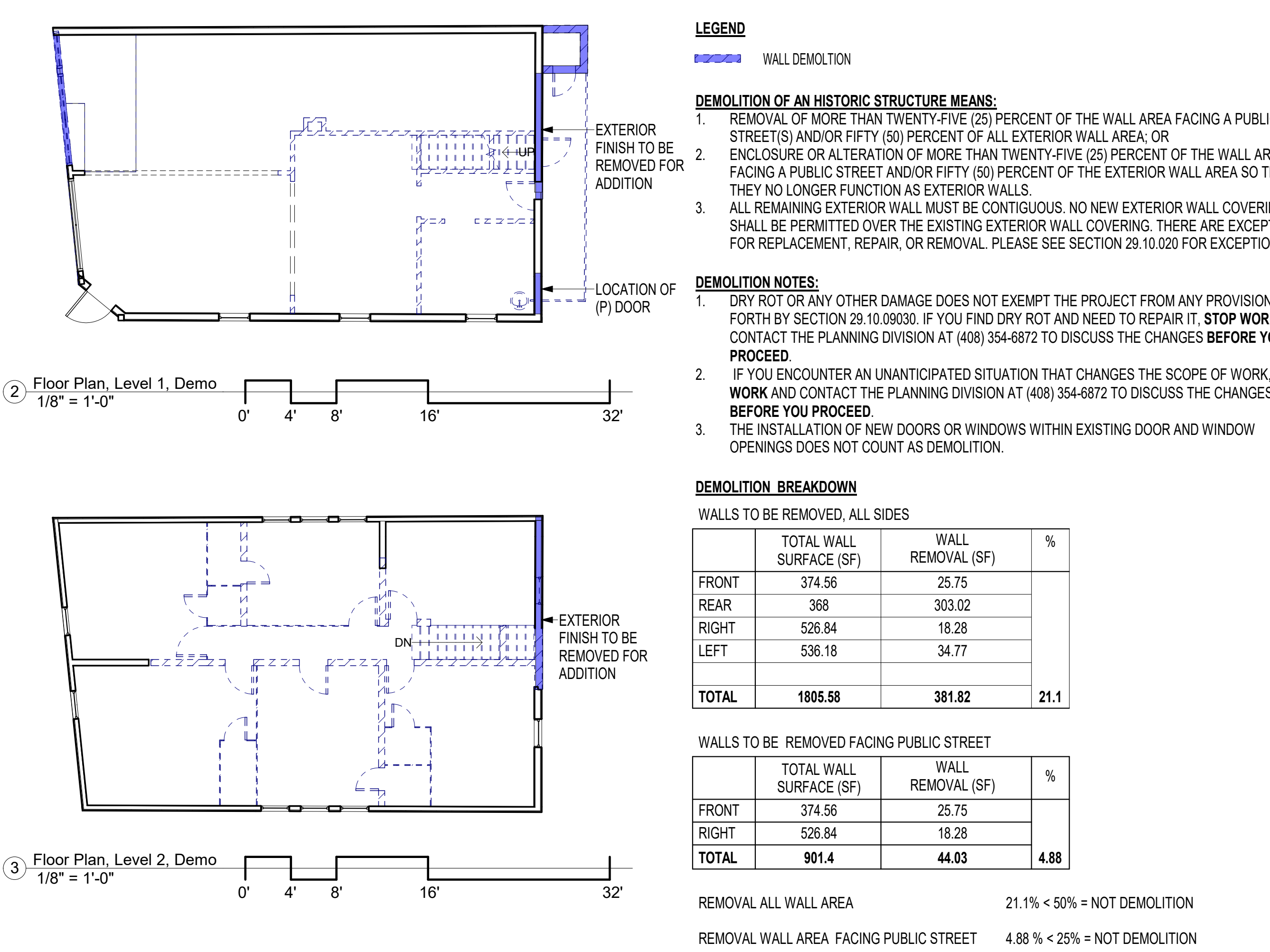
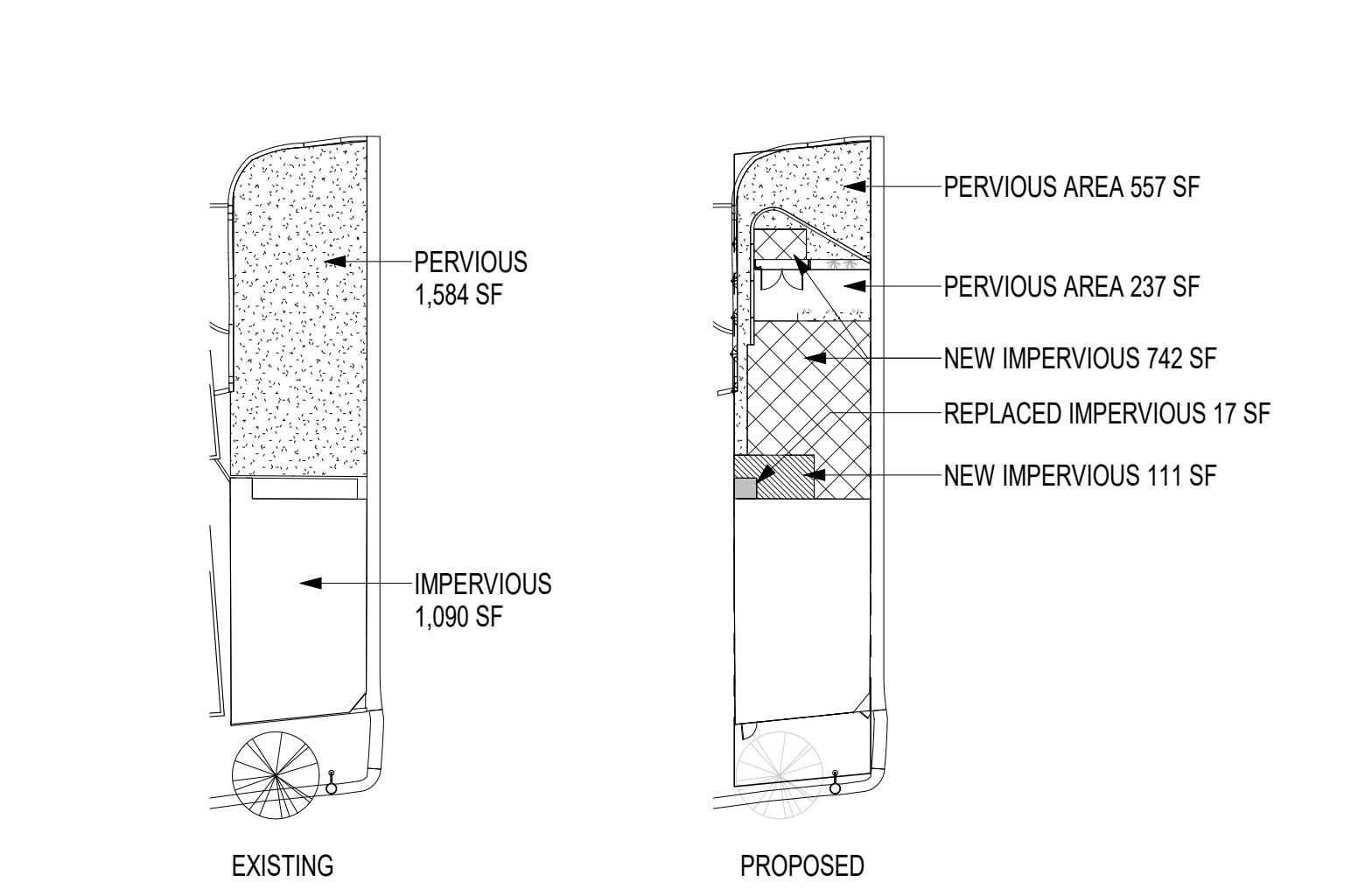
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR/S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GWK ARCHITECTS -- GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
- PRIOR TO ISSUANCE OF THE BUILDING PERMIT A SANITARY SEWER HOOKUP PERMIT (OR CLEARANCE LETTER) MUST BE OBTAINED AND A COPY OF THE PERMIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.

GRAPHIC SYMBOLS

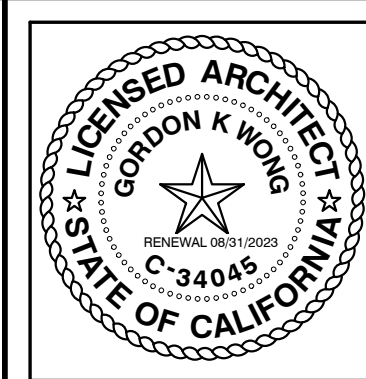


IMPERVIOUS/PERVIOUS SITE CALCULATION

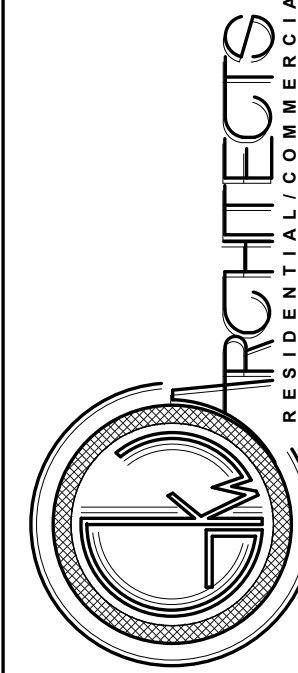
TOTAL SITE AREA = 2,871 SF	TOTAL SITE AREA DISTURBED (SF) = 1,674 SF			TOTAL AREA POST-PROJECT (SF)
	EXISTING AREA	PROPOSED AREA		
		REPLACED	NEW	
IMPERVIOUS AREA	1,090 SF	17 SF	853 SF	1,960 SF
TOTAL NEW & REPLACED IMPERVIOUS AREA	-	-	870 SF	870 SF
PERVIOUS AREA	1,584 SF	-	557 SF	557 SF



Notes & Demolition Plan



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25 West Main St.

Los Gatos, CA, 95030

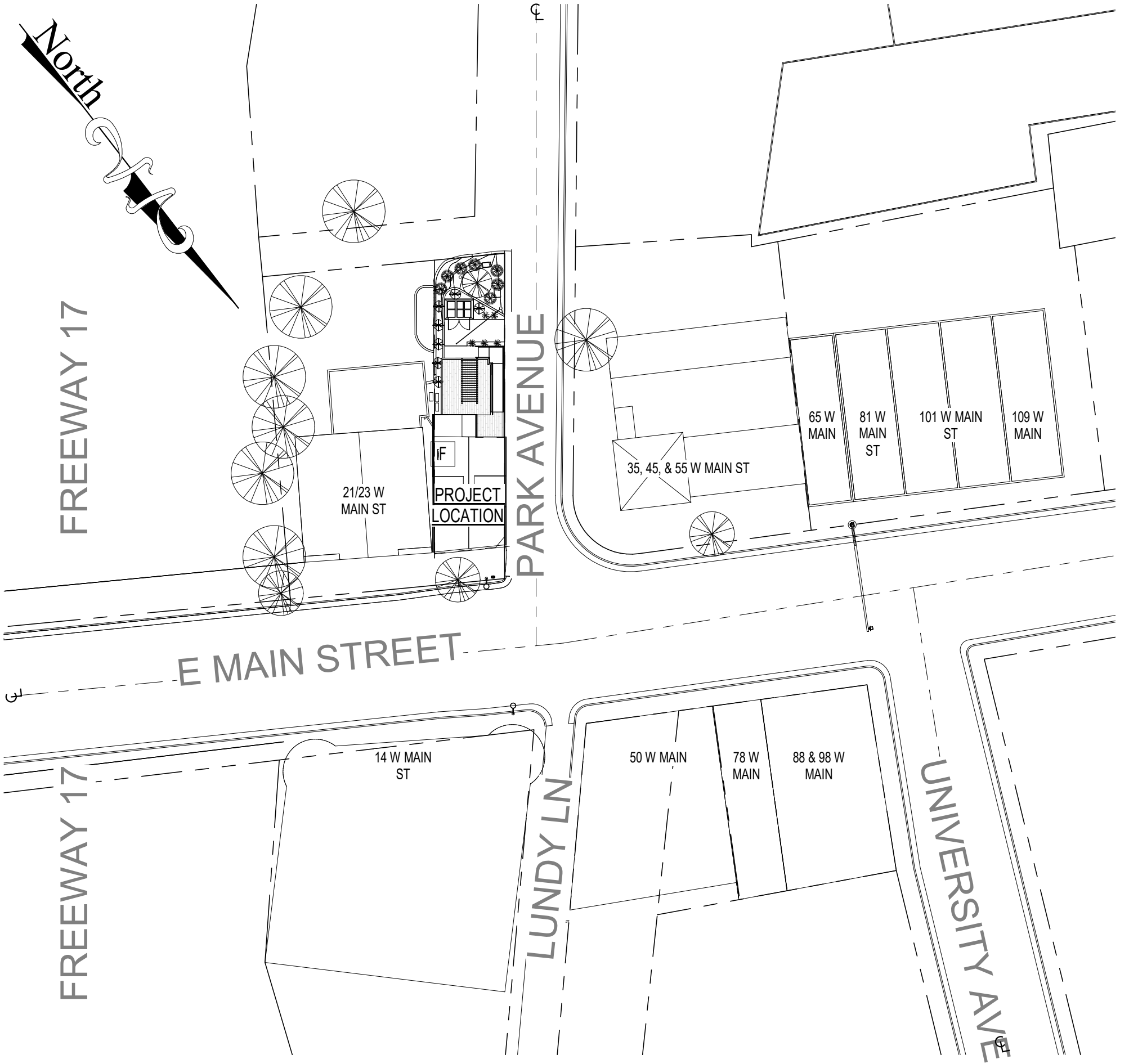
Revision Schedule		
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2022.03.17

Notes & Demolition Plan

A002

SCALE As indicated

5/19/2023 10:15:03 AM



7 Adjacent Building Plan, Proposed
1" = 40'-0"

PROPOSED PROJECT PROPERTY:

• 25 W MAIN ST.	A-2- ASSEMBLY	RESTAURANT
-----------------	---------------	------------

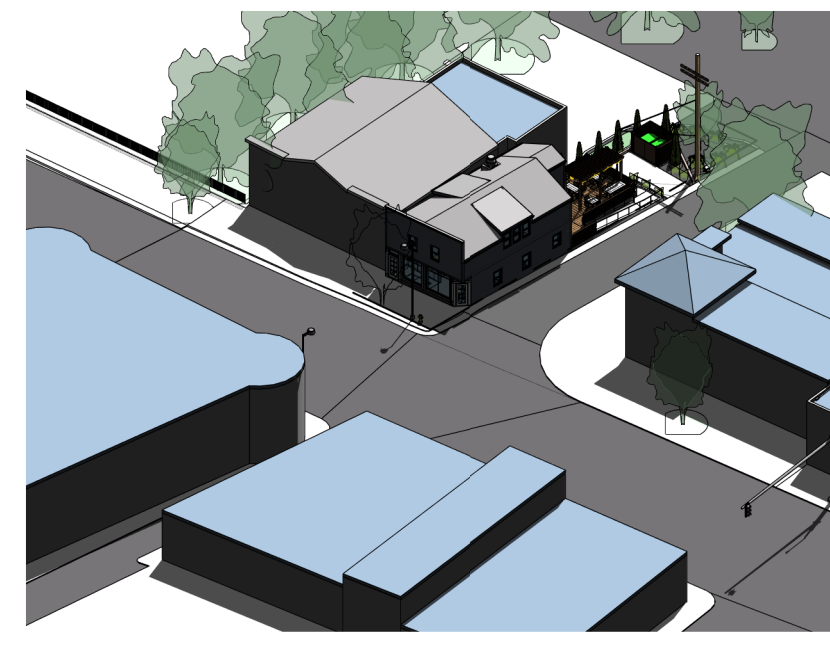
ADJACENT PROPERTIES:

ADDRESS	USE	NAME
• 21 W MAIN ST.	M- MERCANTILE	CRAFTBOX (RETAIL)
• 23 W MAIN ST.	B- BUSINESS	TANGLES (HAIR SALON)
• 35 W MAIN ST.	B- BUSINESS	SHARETEA (CAFE)
• 45 W MAIN ST.	M- MERCANTILE	MANAZ, JOHNSON VALLEY CA (RETAIL)
• 55 W MAIN ST.	M- MERCANTILE	ATHLETIC PERFORMANCE (RETAIL)

ADDRESS	USE	NAME
• 65 W MAIN ST.	B- BUSINESS	NIMBUS SALON (HAIR SALON)
• 81 W MAIN ST.	A-2- ASSEMBLY	ZONA ROSA (RESTAURANT)
• 14 W MAIN ST.	R-2- RESIDENTIAL	14 WEST MAIN APARTMENTS (MULTI-FAMILY RESIDENTIAL)
• 50 W MAIN ST.	B- BUSINESS	ICING ON THE CAKE (BAKERY)
• 78 W MAIN ST.	M- MERCANTILE	BOUTIQUE LA LUNE (RETAIL)
• 88 W MAIN ST.	M- MERCANTILE	PALAPA LOUNGE BEACHWEAR (RETAIL)
• 98 W MAIN ST.	M- MERCANTILE	OPTIQUE AMERICA (RETAIL)



4 Shadow Study Summer Solstice 9AM



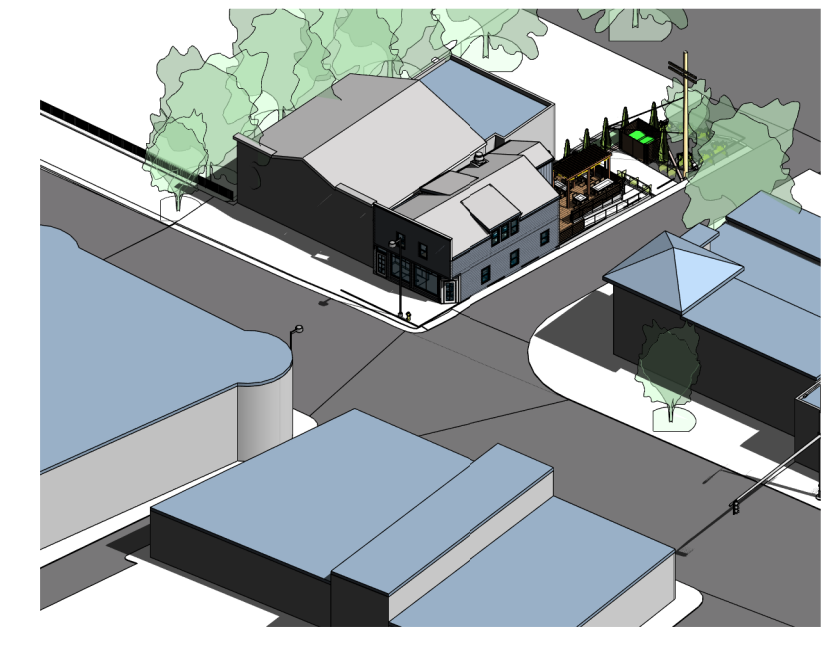
5 Shadow Study Summer Solstice 12PM



6 Shadow Study Summer Solstice 3PM



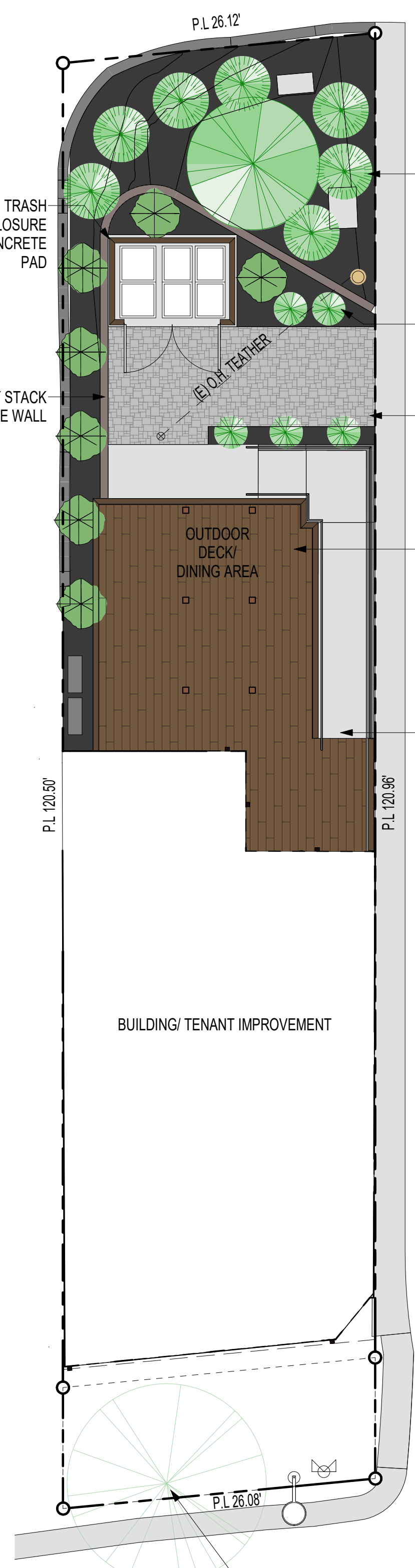
1 Shadow Study Winter Solstice 9AM



2 Shadow Study Winter Solstice 12PM



3 Shadow Study Winter Solstice 3PM

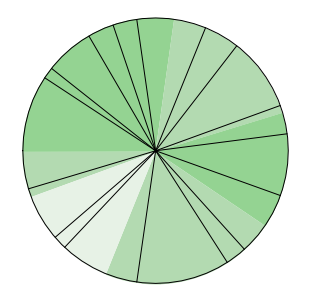


8 Site Plan, Schematic Landscape, Proposed
1/8" = 1'-0"

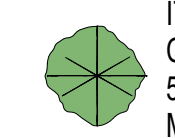
LANDSCAPE NOTES

- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH COMPLETE IRRIGATION FACILITIES.
- SUBJECT TO WELO REVIEW.
- TOTAL LANDSCAPE AREA= 557 SF

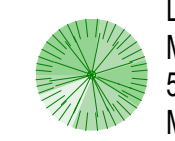
LEGEND



CRAPE MYRTLE TREE
LAGERSTROEMIA INDICA
5 GAL
MATURE SIZE 15'-25' HEIGHT
6'-15' SPREAD



ITALIAN CYPRESS TREE
CUPRESSUS SEMPERVIRENS
5 GAL
MATURE SIZE 30-40 FT HEIGHT



DEER GRASS
MUHLENBERGIA RIGENS
5 GAL
MATURE SIZE 3'-4' HEIGHT



PINK-FLOWERING JASMINE
JASMINE POLYANTHUM
5 GAL
MATURE SIZE, UP TO 10-15 FT HEIGHT



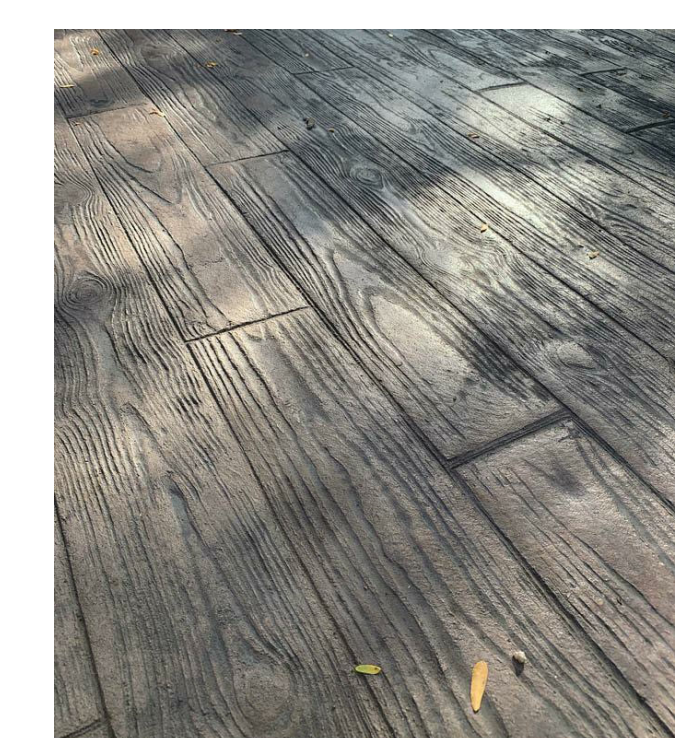
BLACK MULCH



PERMEABLE PAVERS
CATALINA GRANA PAVES
COLOR: VICTORIAN



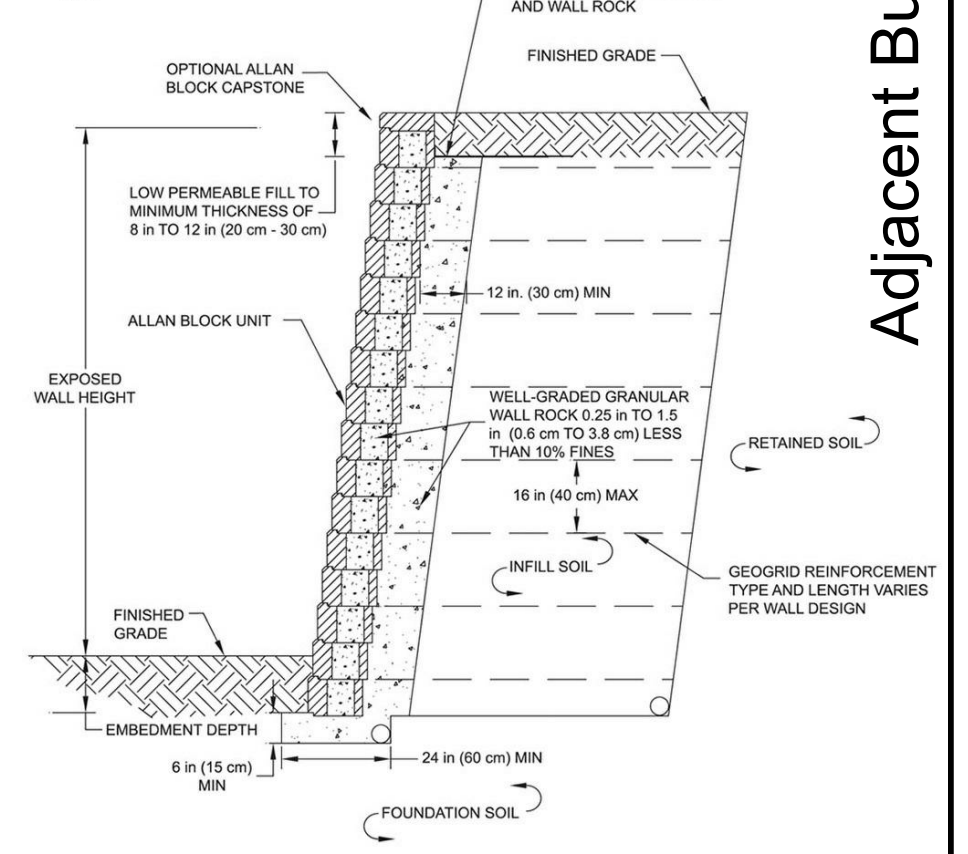
STAMPED CONCRETE
WOOD TEXTURE/ BROWN



DRystack STONE WALL



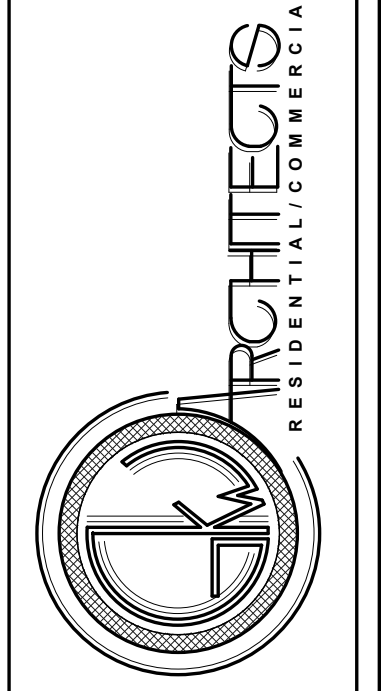
Typical Section



Adjacent Building Plan, Shadow Study, Landscape



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25 West Main St.
Los Gatos, CA, 95030

Revision Schedule

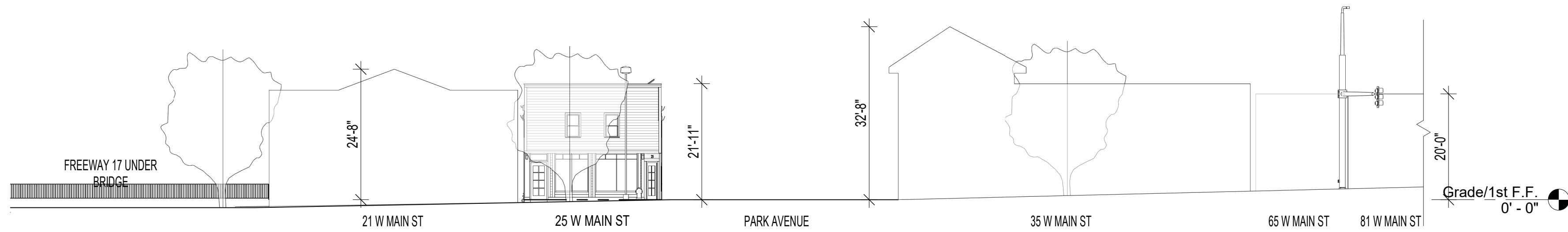
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2022.03.17

Adjacent Building
Plan, Shadow
Study, Landscape

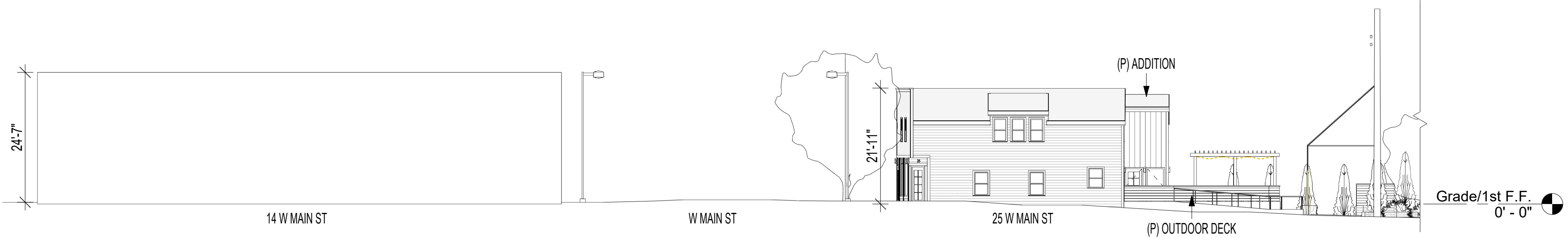
A003

SCALE As indicated

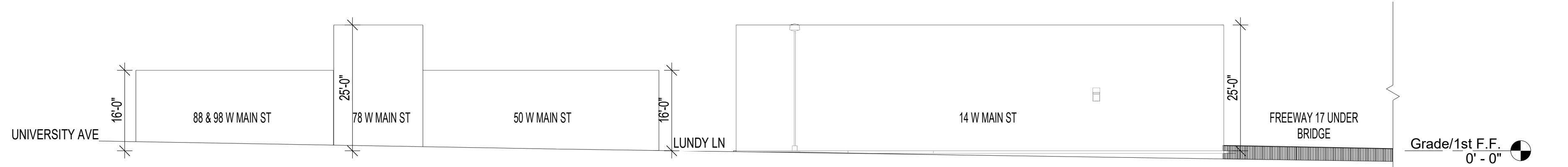
5/19/2023 10:15:27 AM



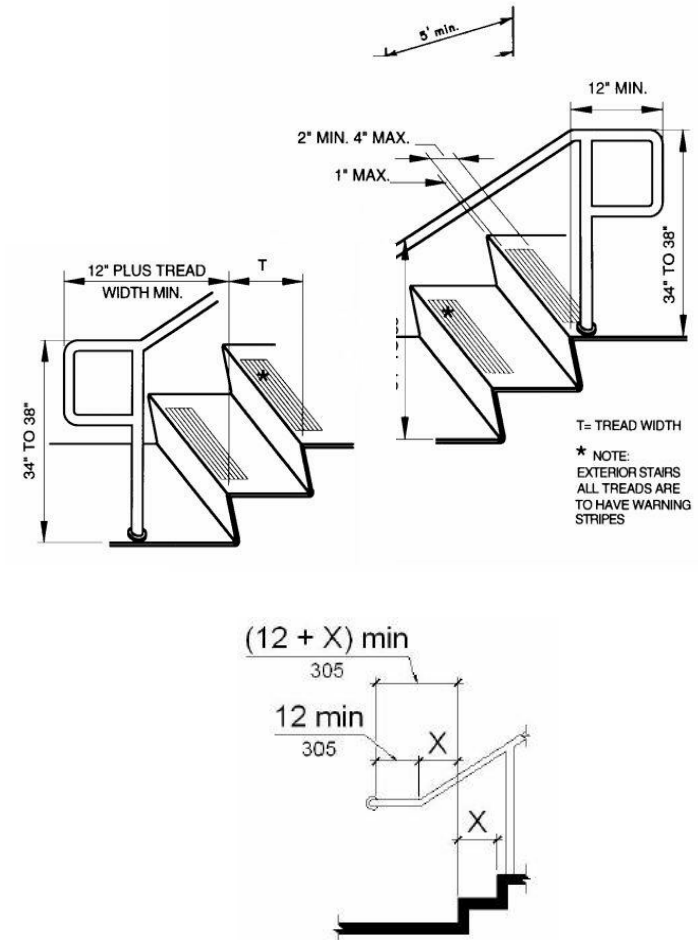
② Streetscape, W Main St. Looking South
1/16" = 1'-0"



① Streetscape, Park Ave.
1/16" = 1'-0"



③ Streetscape, W Main St. Looking North
1/16" = 1'-0"

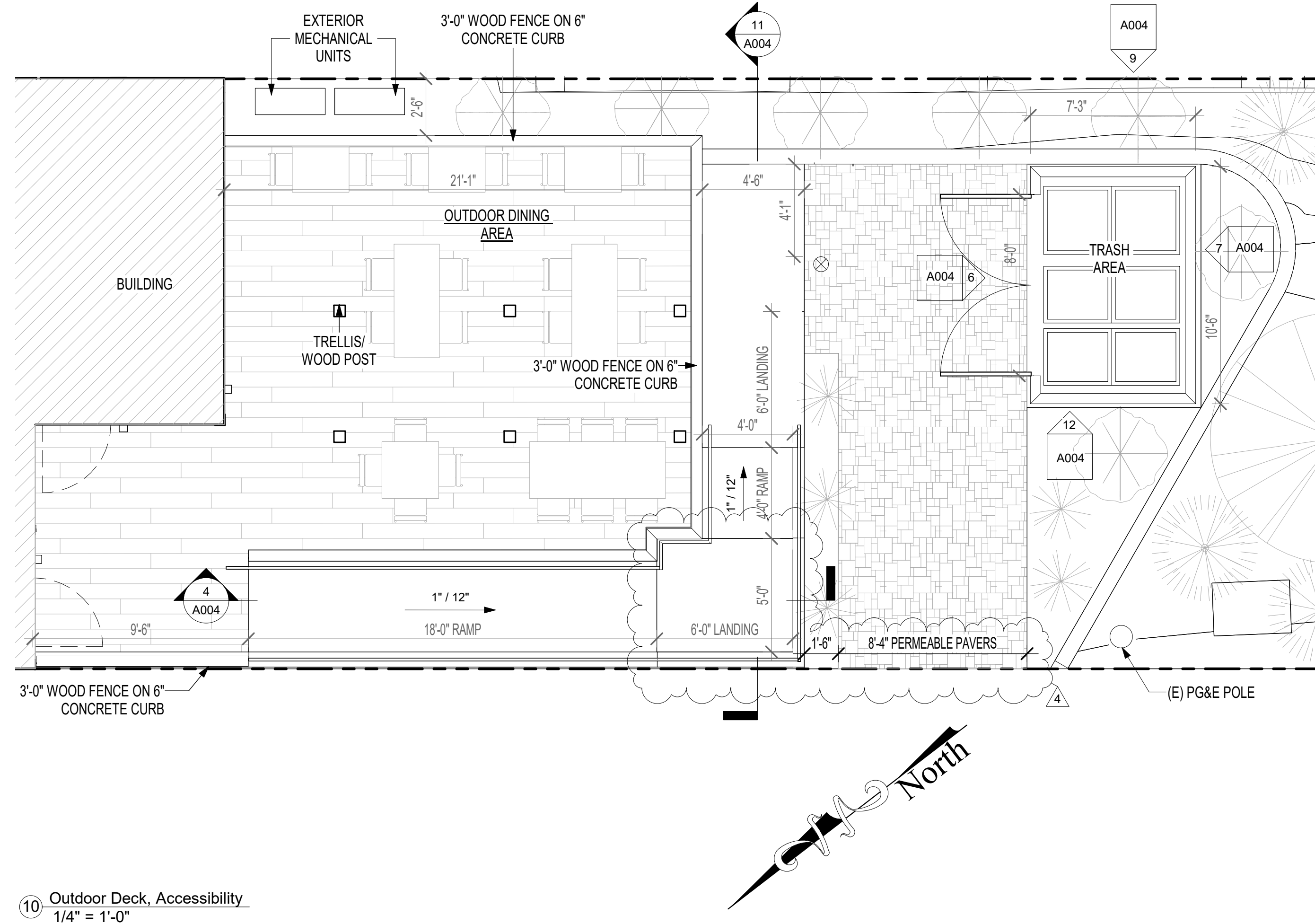


NOTE:
RISERS SHALL BE SOLID AND SLOPED OR UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

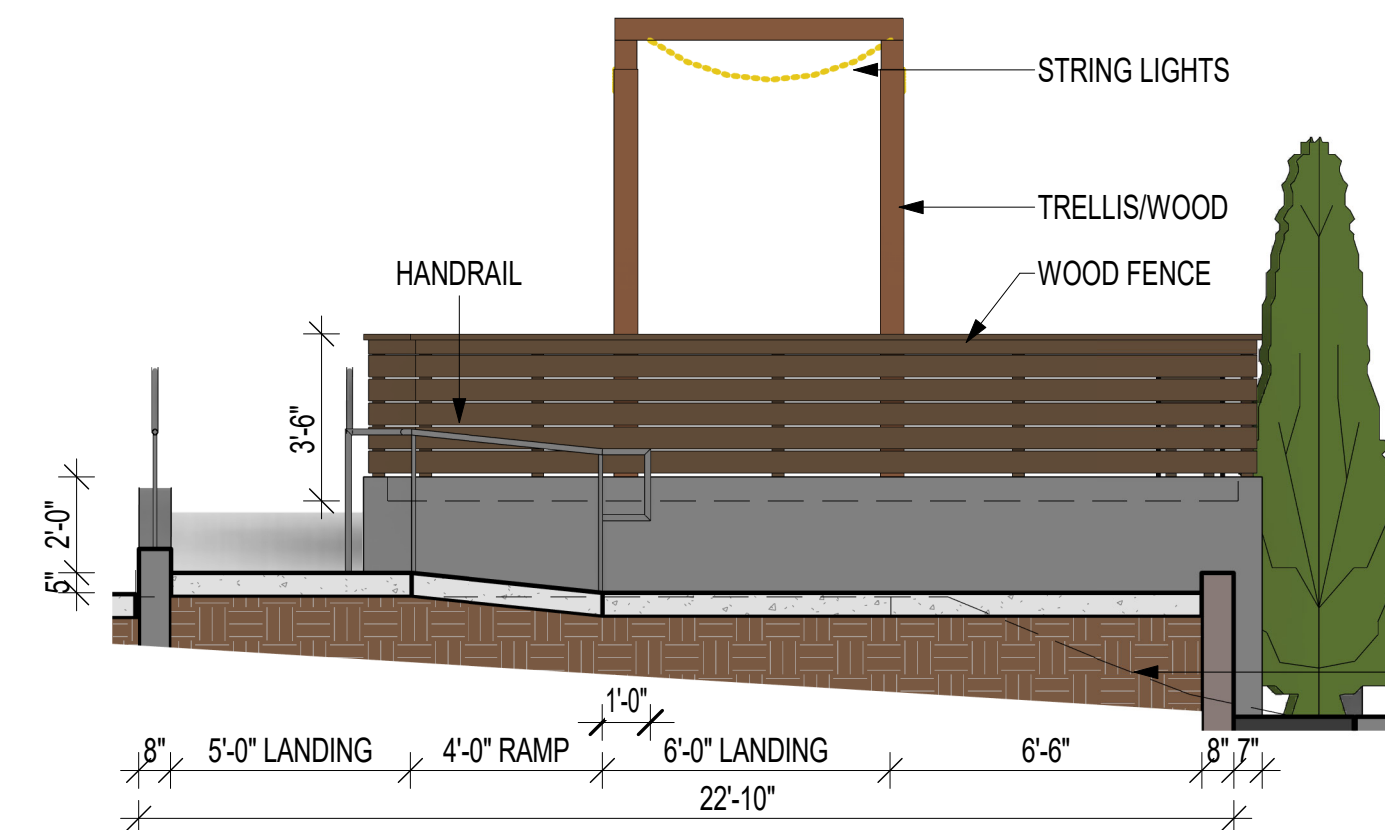
THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

A PAINTED STRIP SHALL BE ACCEPTABLE AND SHALL EXTEND THE FULL WIDTH OF THE STEP.

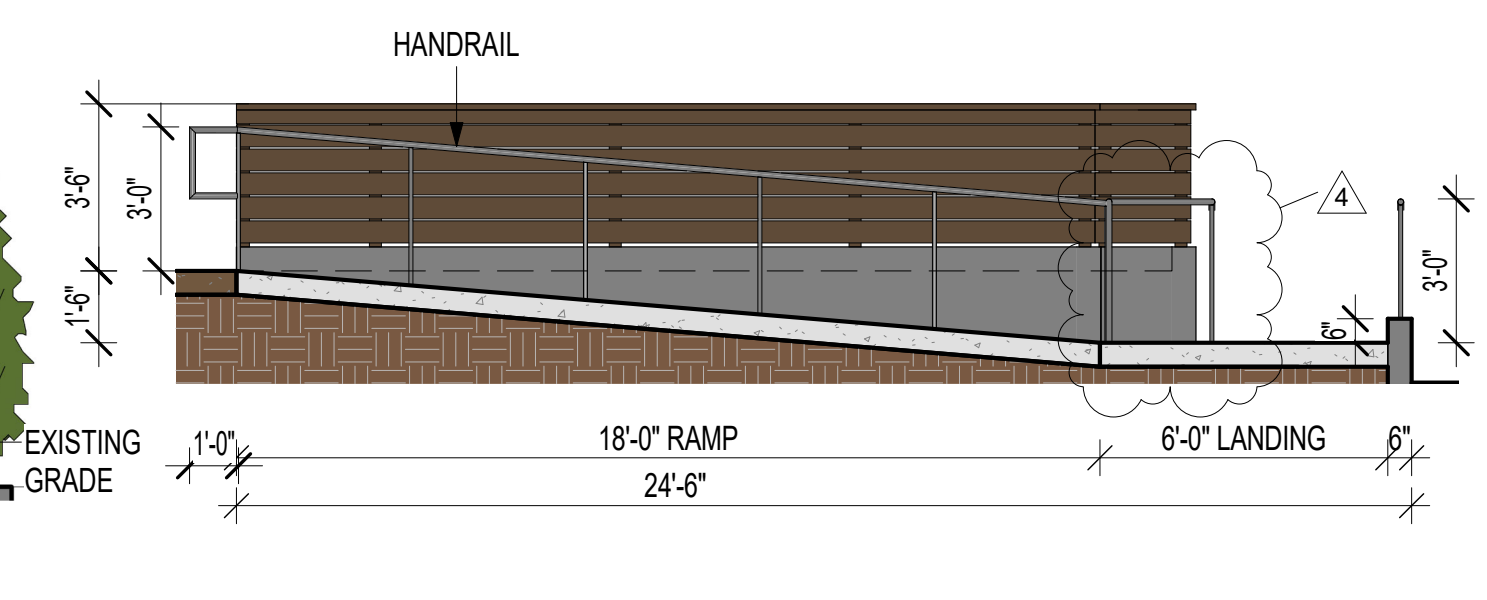
⑧ Stairs
6" = 1'-0"



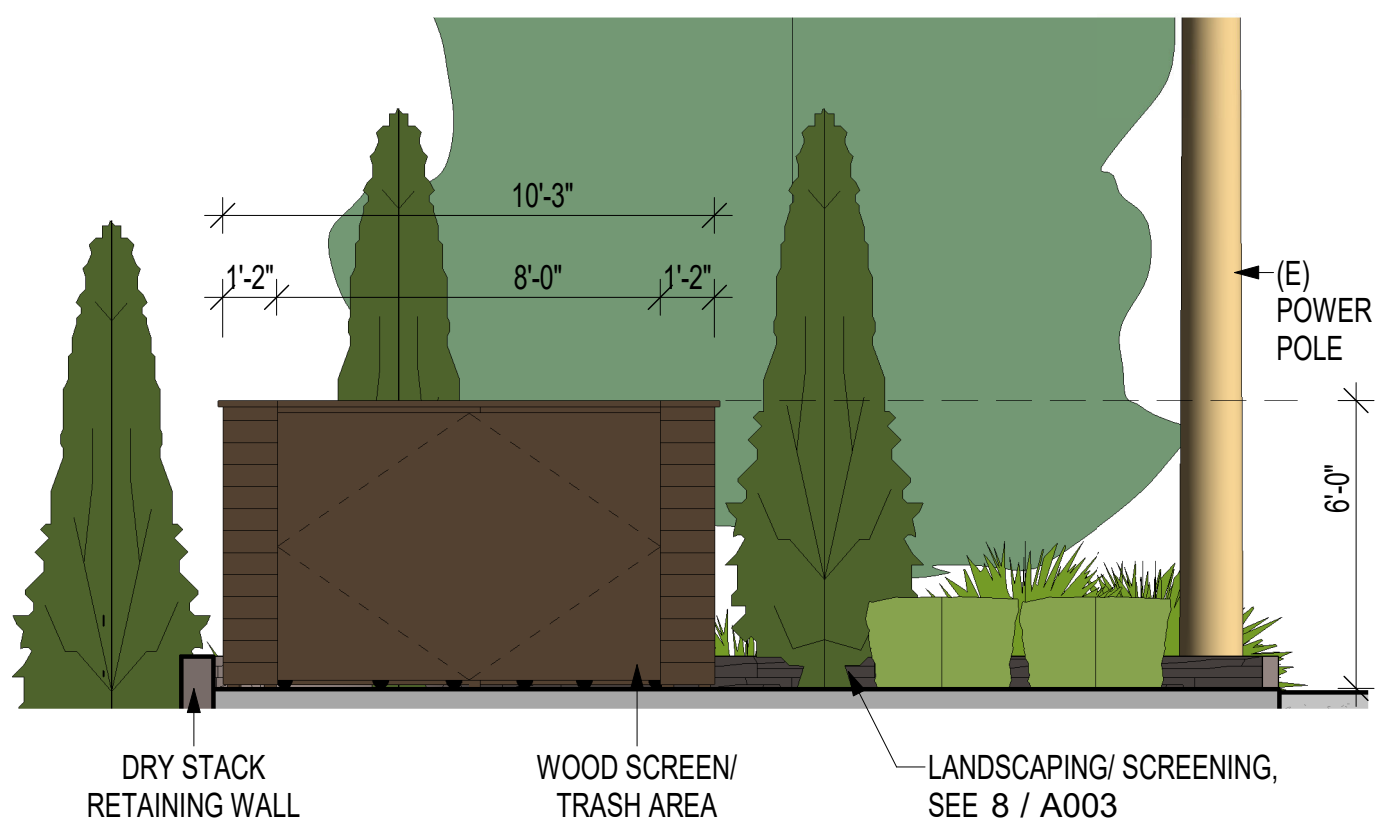
⑩ Outdoor Deck, Accessibility
1/4" = 1'-0"



⑪ Section, Ramp
1/4" = 1'-0"



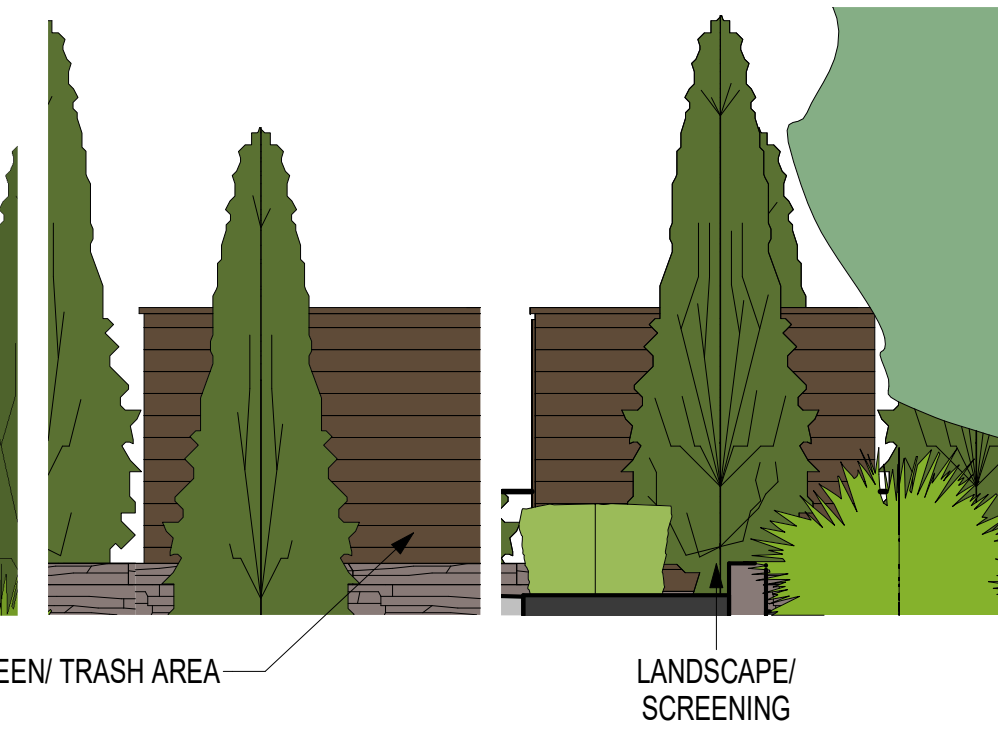
④ Section 2
1/4" = 1'-0"



⑥ Garbage Area, North
1/4" = 1'-0"



⑦ Garbage Area, South
1/4" = 1'-0"

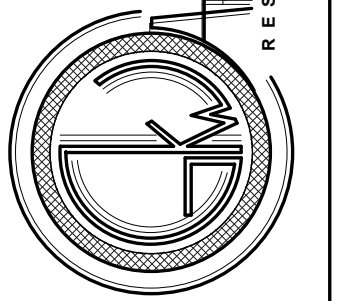


⑨ Garbage Area, East
1/4" = 1'-0"



⑫ Garbage Area, West
1/4" = 1'-0"

Adjacent Building, Streetscape Elevations, Accessibility



25 West Main St.
Los Gatos, CA, 95030

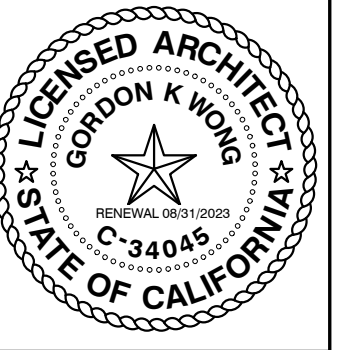
Revision Schedule		
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2023.03.17
3	Planning	2023.05.02
4	Planning	2023.05.19

Adjacent Building,
Streetscape
Elevations,
Accessibility

A004

SCALE As indicated

5/19/2023 10:15:42 AM



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ARCHITECTS
RESIDENTIAL / COMMERCIAL

PER CBC TABLE 1004.5. MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OLF(SF/PERSON)
ASSEMBLY GROUP A-2	15 GROSS
BUSINESS	150 GROSS
KITCHEN	200 GROSS

OCCUPANT LOAD

#	OCCUPANCY
### SF	FLOOR AREA
OLF ##	OCCUPANCY LOAD FACTOR
OL ##	OCCUPANCY LOAD

EGRESS LENGTH

Ⓢ FIRE EXTINGUISHER

OCCUPANT LOAD CALCULATION

FUNCTION	AREA	OLF	OCCUPANTS	OCCUPANT LOAD
BAR	136 SF	200	0.68	1
KITCHEN	194 SF	200	0.97	1
OUTDOOR DINING	361 SF	15	24.08	25
DINING, 2ND LVL	643 SF	15	42.85	43
DINING, 1ST LVL	397 SF	15	26.47	27
TOTAL: 5				97

PER CBC SECTION 1005.3.2 MEAN OF EGRESS OTHER THAN STAIRWAYS:

EXIT # 1 & 2
 EXIT WIDTH REQUIRED = 14 OCCUPANTS X 0.2" = 2.7" => 32" MIN
 EXIT PROVIDED 36"

EXIT # 3 & 4
 EXIT WIDTH REQUIRED = 63 OCCUPANTS X 0.2" = 12.6" => 32" MIN
 EXIT PROVIDED 36"

PLUMBING FIXTURE CALCULATION

WATER CLOSET		URINAL MALE (1-200)	LAVATORY		DRINKING FOUNTAIN (1-250)	SERVICE SINK (1)
MALE (1-50)	FEMALE (1-25)		MALE (1-150)	FEMALE (1-150)		
1	1	1	1	1	1	1

PLUMBING, OCCUPANT LOAD

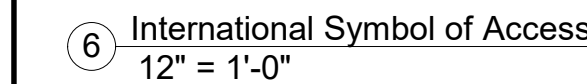
AREA	SF	OLF	OCCUPANT LOAD
BAR	397 SF	-	1
KITCHEN	115 SF	-	1
OUTDOOR DINING	194 SF	30	13.23
DINING, 2ND LVL	364 SF	30	21.43
DINING, 1ST LVL	643 SF	30	13.23

FIXTURE

	REQUIRED	PROPOSED
WATER CLOSET	2	2
URINAL	1	1
LAVATORY	2	2
DRINKING FOUNTAIN	1	BOTTLE FILLING STATION EXCEPTION PER CPC 415.2
SERVICE SINK	1	1

TOTAL 49.89 => 50 OCCUPANTS

MALE 25
 FEMALE 25



LEVEL 1 HAS 2 EXITS
THE MOST REMOTE POINT TO THE NEAREST EXIT, LEVEL 2 = 73.5' < 75', OKAY





OCCUPANT LOAD CALCULATION				
<u>FUNCTION</u>	<u>AREA</u>	<u>OLF</u>	<u>OCCUPANTS</u>	<u>OCCUPANT LOAD</u>
BAR	136 SF	200	0.68	1
KITCHEN	194 SF	200	0.97	1
OUTDOOR DINING	361 SF	15	24.08	25
DINING, 2ND LVL	643 SF	15	42.85	43
DINING, 1ST LVL	397 SF	15	26.47	27
TOTAL: 5				97

EXIT #3 & 4
EXIT WIDTH REQUIRED = 63 OCCUPANTS X 0.2" = 12.6" => 32" MIN
EXIT PROVIDED 36"

PLUMBING FIXTURE CALCULATION						
WATER CLOSET		URINAL	LAVATORY		DRINKING FOUNTAIN (1-250)	SERVICE SINK (1)
MALE (1-50)	FEMALE (1-25)	MALE (1-200)	MALE (1-150)	FEMALE (1-150)		
1	1	1	1	1	1	1

<u>PLUMBING, OCCUPANT LOAD</u>				<u>FIXTURE</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
AREA	SF	OLF	OCCUPANT LOAD			
BAR	397 SF	-	1	WATER CLOSET	2	2
KITCHEN	115 SF	-	1	URINAL	1	1
OUTDOOR DINING	194 SF	30	13.23	LAVATORY	2	2
DINING, 2ND LVL	364 SF	30	21.43	DRINKING FOUNTAIN	1	BOTTLE FILLING STATION
DINING, 1ST LVL	643 SF	30	13.23	SERVICE SINK	1	EXCEPTION PER CPC 415.2

MALE	25
FEMALE	25

LEGEND		
HYDRANT		20 FT WIDE FIRE APPARATUS DRIVE
PROPERTY LINE		MINIMUM FIRE APPARATUS OUTSIDE TURNING RADIUS IS 42 FT
BUILDING OUTLINE		FIRE APPARATUS CROSSES OVER
FIRE APPARATUS		CENTERLINE OF MAIN ST BY 6'-7" TO MEET MINIMUM OUTSIDE TURNING RADIUS OF 42 FT

FIRE SEPARATION DISTANCE-FSD	MINIMUM DISTANCE FROM FSD LINE	PROPOSED PROJECTION	PROPOSED DISTANCE FROM FSD LINE
0' - 0"	PROJECTIONS NOT PERMITTED	0"	0' - 0"
3' - 1"	24 INCHES	0' - 2"	2' - 11"

TYPE OF ASSEMBLY	REQ'D WALL RATING	MIN FIRE DOOR & FIRE SHUTTER ASSEMBLY RATING	DOOR VISION PANEL SIZE
EXTERIOR WALLS	1 HOUR	3/4 HOUR	MAX SIZE TESTED
FIRE BARRIERS / SHAFT ENCLOSURES	1 HOUR	1 HOUR	100 SQ. IN.

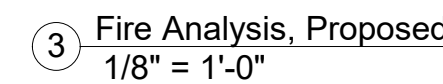
AUTOMATIC SPRINKLER SYSTEM: YES
REQUIRED FIRE FLOW: 1000 GPM @ 20 PSI RESIDUAL PRESSURE

Occ. Class	Sprinkler / Area Increase	Construction Type	Allowable Height	Allowable Stories
A	S	Type VB	60 FT	2

OCC. CLASS	SPRINKLER / HEIGHT INCREASE	CONSTRUCTION TYPE	ALLOWABLE AREA (SF)
A	S	TYPE VB	120,000 SF

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP
X<5	ALL	A
5 ≤ X < 10	IA, OTHERS	1, 1
10 ≤ X < 30	IA, IB IIB, VB OTHERS	1 0 1
X ≥ 30	ALL	0

1. THE CLOSEST INTERIOR LOT LINE
2. TO THE CENTERLINE OF A STREET
3. TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT



5/19/2023 10:15:54 AM

LEGEND & ABBREVIATIONS

AB AGGREGATE BASE
AC ASPHALT CONCRETE
AD AREA DRAIN
AE ANCHOR EASEMENT
BB BUBBLER BOX
BD BRASS DISC
BLK BUILDING
BSL BUILDING SETBACK LINE
BW BOTTOM OF WALL/BACK OF WALK
CG CURB & GUTTER
CLF CENTERLINE
CO CHAIN LINK FENCE
COP SANITARY SEWER CLEANOUT
COM CURB OPENING
CONC COMMUNICATION CONCRETE
CSD COUNTY STANDARD DETAIL
CVE CONSERVATION EASEMENT

DE DRAINAGE EMITTER
DI DRAINAGE INLET
DS DOWNSPOUT
DWY DRIVEWAY
EA EASEMENT
ELEV ELEVATION
EM ELECTRIC METER
E(OH) ELECTRIC OVERHEAD
E(UG) ELECTRIC UNDERGROUND
EP EDGE OF PAVEMENT
EX EXISTING
EVA VEHICLE ACCESS EASEMENT
FC FACE OF CURB
FD FOUND
FF FINISH ELEVATION OF SUBFLOOR
FG GROUND FINISH GRADE
FH FIRE HYDRANT
FL FLOW LINE
G GARAGE SLAB
ELEVATION/GAS LINE

GPE GENERAL PUBLIC EASEMENT
GSB GRADING SETBACK
GM GAS METER
HP HI POINT
INV INVERT
LIP LIP OF GUTTER
LS LANDSCAPED AREA
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
MON MONUMENT
MW MONUMENT WELL
N&S NAIL AND SHINER
NTS NOT TO SCALE
OH OVERHEAD
OG ORIGINAL GROUND
P PAD
PAD ELEVATION
PE PATHWAY EASEMENT
PEE PEDESTRIAN EQUESTRIAN EASEMENT
PERF PERFORATED

PL PROPERTY LINE
PP POWER POLE
PROP PROPOSED
PSE PUBLIC SERVICE EASEMENT
PSUE PUBLIC SERVICE UTILITY EASEMENT
PUE PUBLIC UTILITY EASEMENT
PVMT PAVEMENT
PVC POLYVINYL CHLORIDE
R RADIUS
RW RETAINING WALL
RM REMOVE
R/W RIGHT OF WAY
SD STORM DRAIN
SDE STORM DRAIN EASEMENT
SE SLOPE EASEMENT
SME SLOPE MAINTENANCE EASEMENT
SS SANITARY SEWER/LATERAL EASEMENT
SSE SANITARY SEWER EASEMENT

STA STATION
STD STANDARD CITY DETAIL
SW SIDEWALK
TB TOP OF BANK
TC TOP OF CURB
TEMP TEMPORARY
TOC TOP OF COVER
TOE TOP OF BANK
TG TOP OF GRATE
TPF TREE PROTECTION FENCE
TW TOP OF WALL
TYP TYPICAL
UV UTILITY VAULT
VG VALLEY GUTTER
W WATER
WCE WIRE CLEARANCE EASEMENT
WLK WALKWAY
WM WATER METER
WOE WIRE OVERHANG EASEMENT
WV WATER VALVE

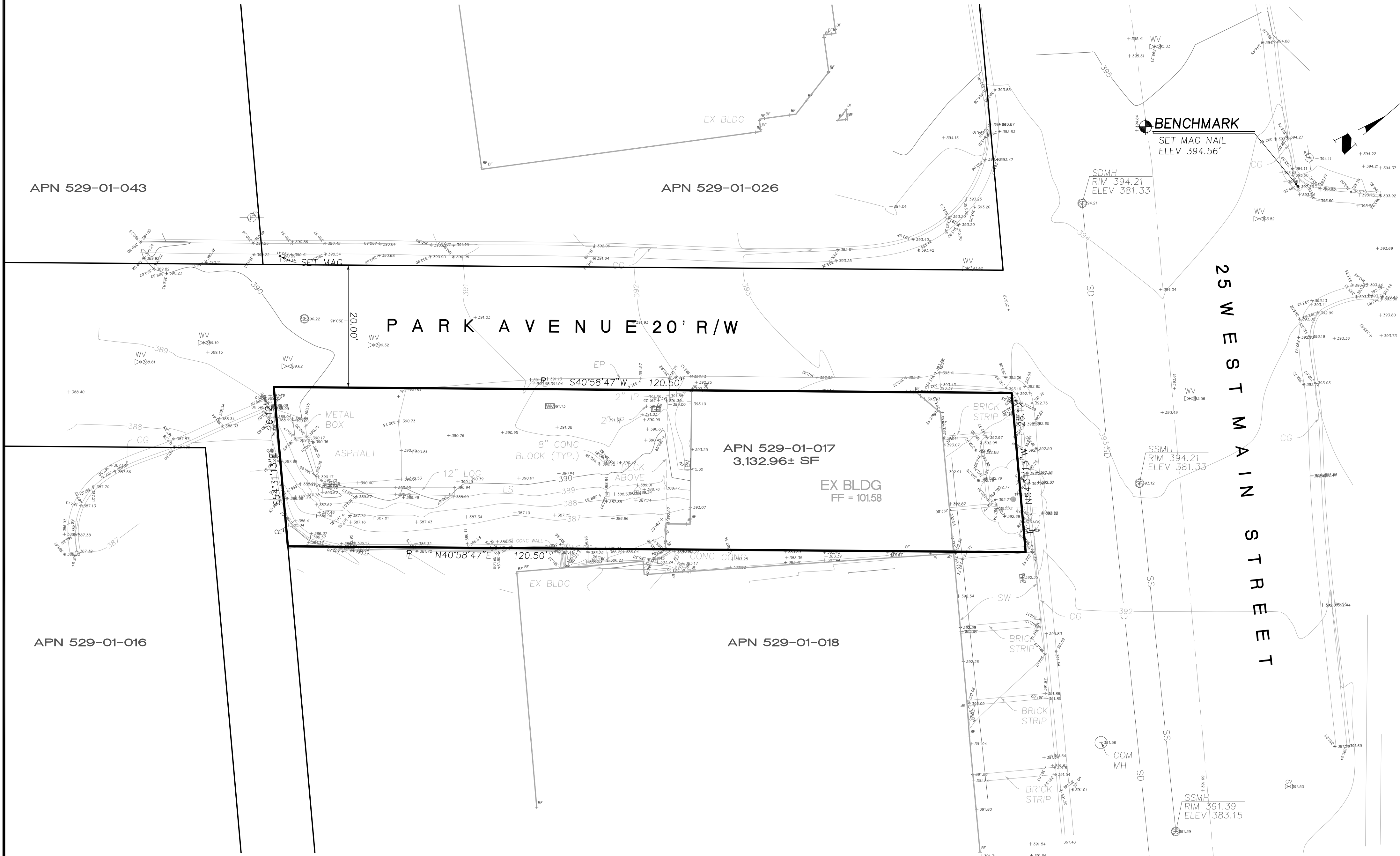
AREA DRAIN
BENCHMARK
BOUNDARY
CATCH BASIN
CONCRETE
EXISTING CONTOUR
DRAINAGE SWALE
EASEMENT LINE
EXISTING ELEVATION
EXISTING FENCE
EXISTING TREE
FOUND IRON PIPE

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

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

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. ASSESSOR'S PARCEL NUMBER: 529-01-017
5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.



SURVEYOR'S STATEMENT

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

TOM H. MILO
L.S. 6438
01/31/19
DATE



BOUNDARY SURVEY AND TOPOGRAPHIC MAP
25 WEST MAIN STREET
APN 529-01-017

Los Gatos

California

598 E Santa Clara St., #270
San Jose, CA 9512
Phone: (408) 806-7187
Fax: (408) 583-4006

ENGINEERING

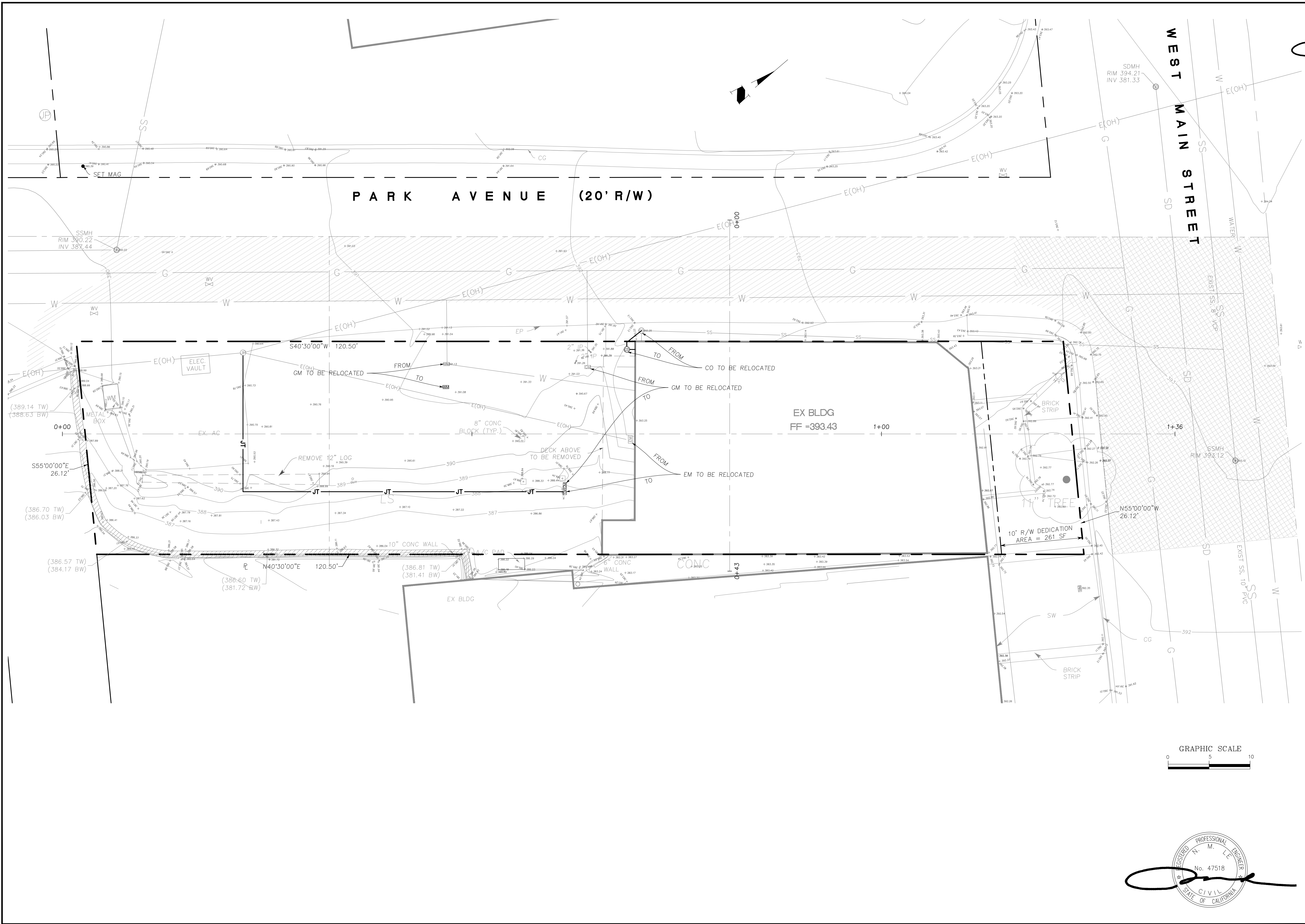
VL DESIGNED 01/31/19
VL DATE 01/31/19
DRAWN DATE
SCALE 1" = 10'
CHECKED NL 01/31/19

BY DATE APP'D REVISIONS NO.

APPLICANT :

ROAD NAME : WEST MAIN STREET

FILE NO : .



DATE: 06/30/2022

SCALE: NC

DRAWN: NC

CHECK: NL

ENGR: NL

PROJECT NO.:

GRADING AND DRAINAGE PLANS

25 WEST MAIN STREET

DEMOLITION

GRADING PERMIT APPLICATION NO. _____

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

ENGINEERING

598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 806-7187
Fax: (408) 883-4006

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

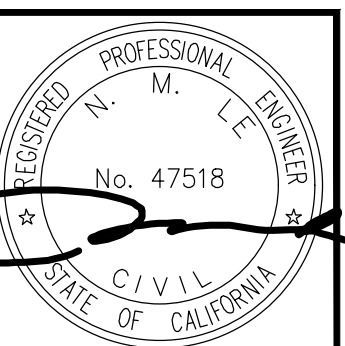
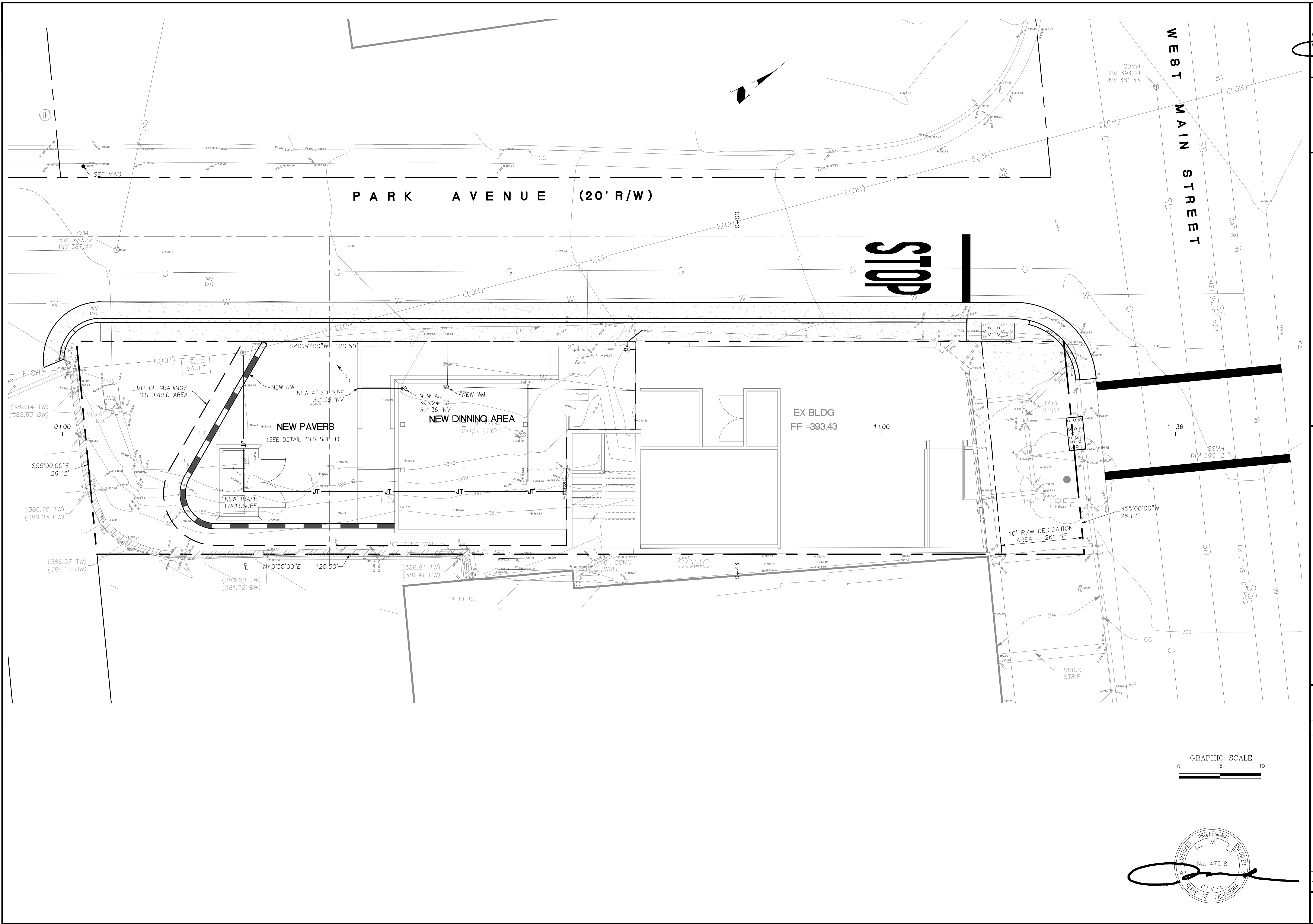
DATE

BY

REVISIONS

SHEET 2 OF 9

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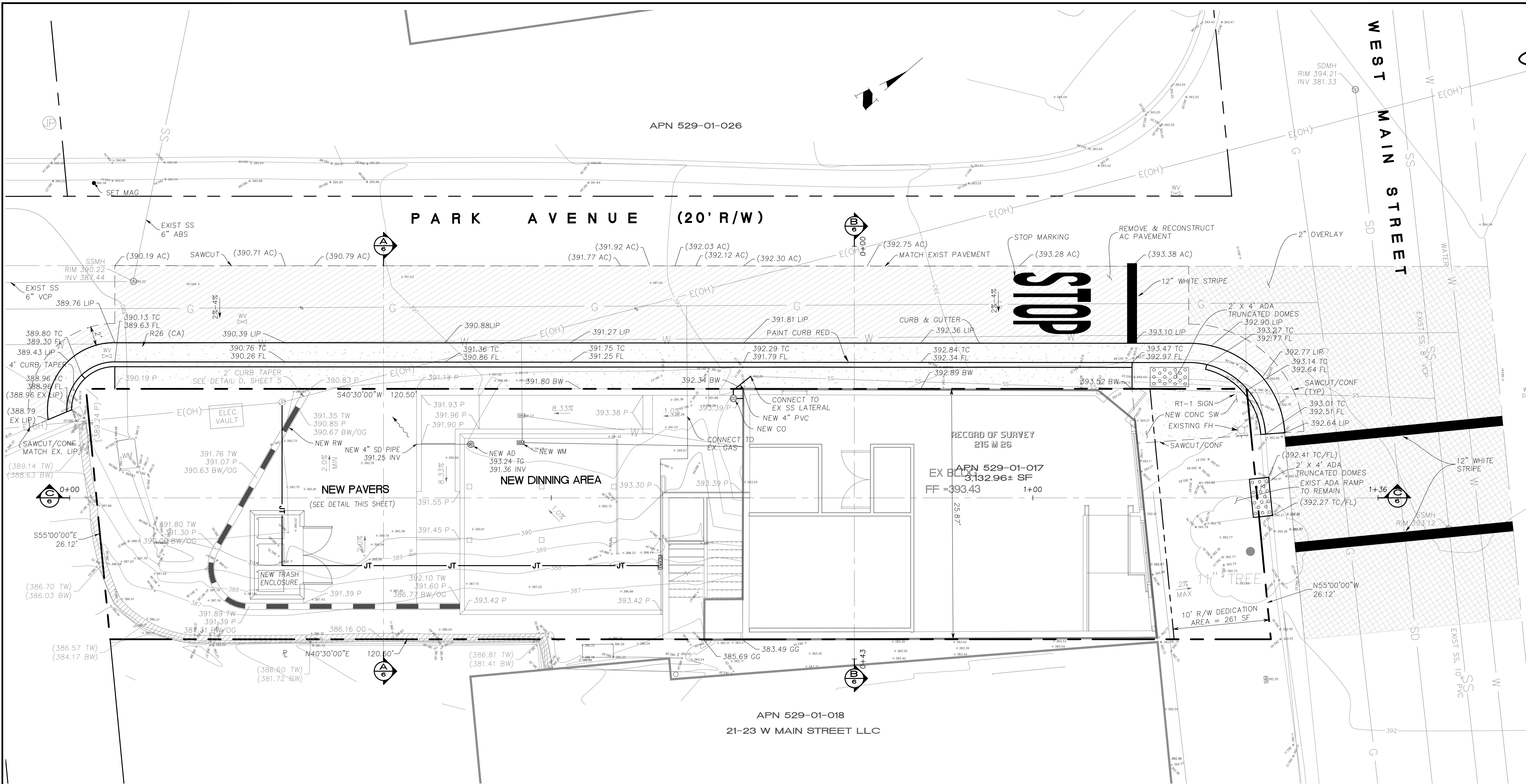


DATE:	06/30/2022
SCALE:	NC
DESIGN:	NC
DRAWN:	NC
CHECK:	NL
ENGR:	NL
PROJECT NO.:	

GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
SITE PLAN
GRADING PERMIT APPLICATION NO. _____
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 806-7187
Fax: (408) 883-4006

REVISIONS	BY	DATE



TOWN OF LOS GATOS ENCROACHMENT PERMIT NOTES:

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
 - TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS)
 - THESE PLANS AND DETAILS
- NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED ENCROACHMENT PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ON-SITE WORK. THIS MEETING SHOULD INCLUDE:
 - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
 - ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL OF PLANS DOES NOT RELEASE THE APPLICANT AND CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE IMPROVEMENTS AS INDICATED ON THE PLANS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY (UNLESS SPECIFICALLY COVERED BY A CURRENT ENCROACHMENT PERMIT) OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.

- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. THE APPLICANT OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN DAYS PRIOR TO COMMENCING ALL WORK.
- ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- THE CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER OR NOT ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
- DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.
- THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVE-ABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE

- SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
- NO CONSTRUCTION VEHICLES, TRUCKS, EQUIPMENT AND/OR WORKER VEHICLES SHALL BE ALLOWED TO PARK ON ANY PORTION OF ANY PUBLIC STREET(S) WITHOUT WRITTEN APPROVAL FROM THE TOWN ENGINEER.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND PROTECTION TO THE PUBLIC AT ALL TIMES.
- IT IS THE RESPONSIBILITY OF THE APPLICANT OR CONTRACTOR TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT WASH INTO THE TOWN'S STORM DRAINS.
- GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE APPLICANT, CONTRACTOR, AND/OR DEVELOPER'S EXPENSE.
- ALL WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN, THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE APPLICANT, CONTRACTOR, AND/OR DEVELOPER'S EXPENSE.
- THE APPLICANT SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BECAUSE OF THE APPLICANT OR CONTRACTOR'S OPERATIONS, IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO: CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, SIGNS, PAVEMENTS, RAISED PAVEMENT MARKERS, THERMOPLASTIC PAVEMENT MARKINGS, ETC. SHALL BE REPAIRED AND REPLACED TO A CONDITION EQUALS TO OR BETTER THAN THE ORIGINAL CONDITION. EXISTING IMPROVEMENT TO BE REPAIRED OR REPLACED SHALL BE AT THE DIRECTION OF THE ENGINEERING CONSTRUCTION INSPECTOR, AND SHALL COMPLY WITH ALL TITLE 24 DISABLED ACCESS PROVISIONS. THE APPLICANT SHALL REQUEST A WALK-THROUGH WITH THE ENGINEERING CONSTRUCTION INSPECTOR BEFORE THE START OF CONSTRUCTION TO VERIFY EXISTING CONDITIONS.



DATE: 06/30/2022

SCALE: NC

DESIGN: NC

DRAWN: NC

CHECK: NL

ENGR: NL

PROJECT NO.:

GRADING AND DRAINAGE PLANS

25 WEST MAIN STREET

STREET IMPROVEMENT PLAN

GRADING PERMIT APPLICATION NO. _____

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

ENGINEERING

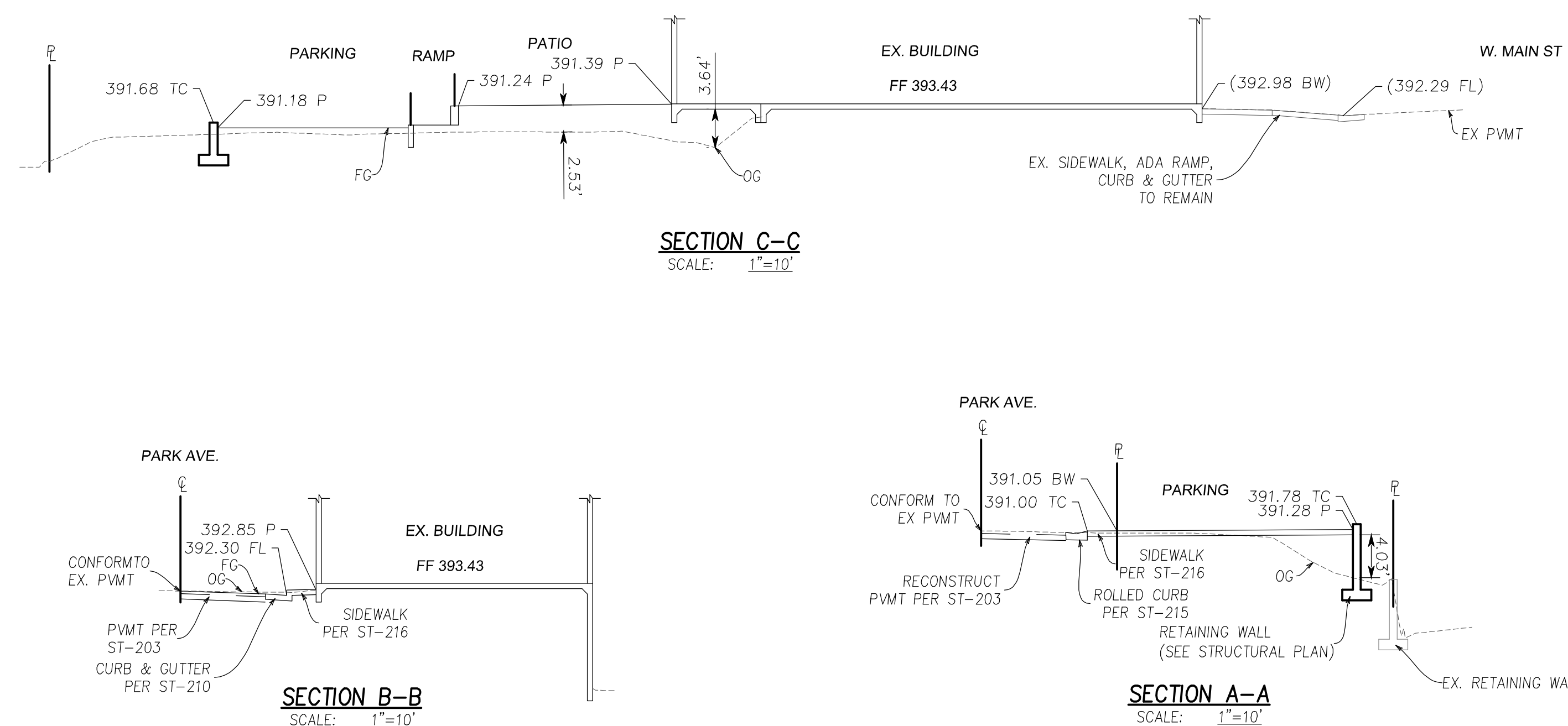
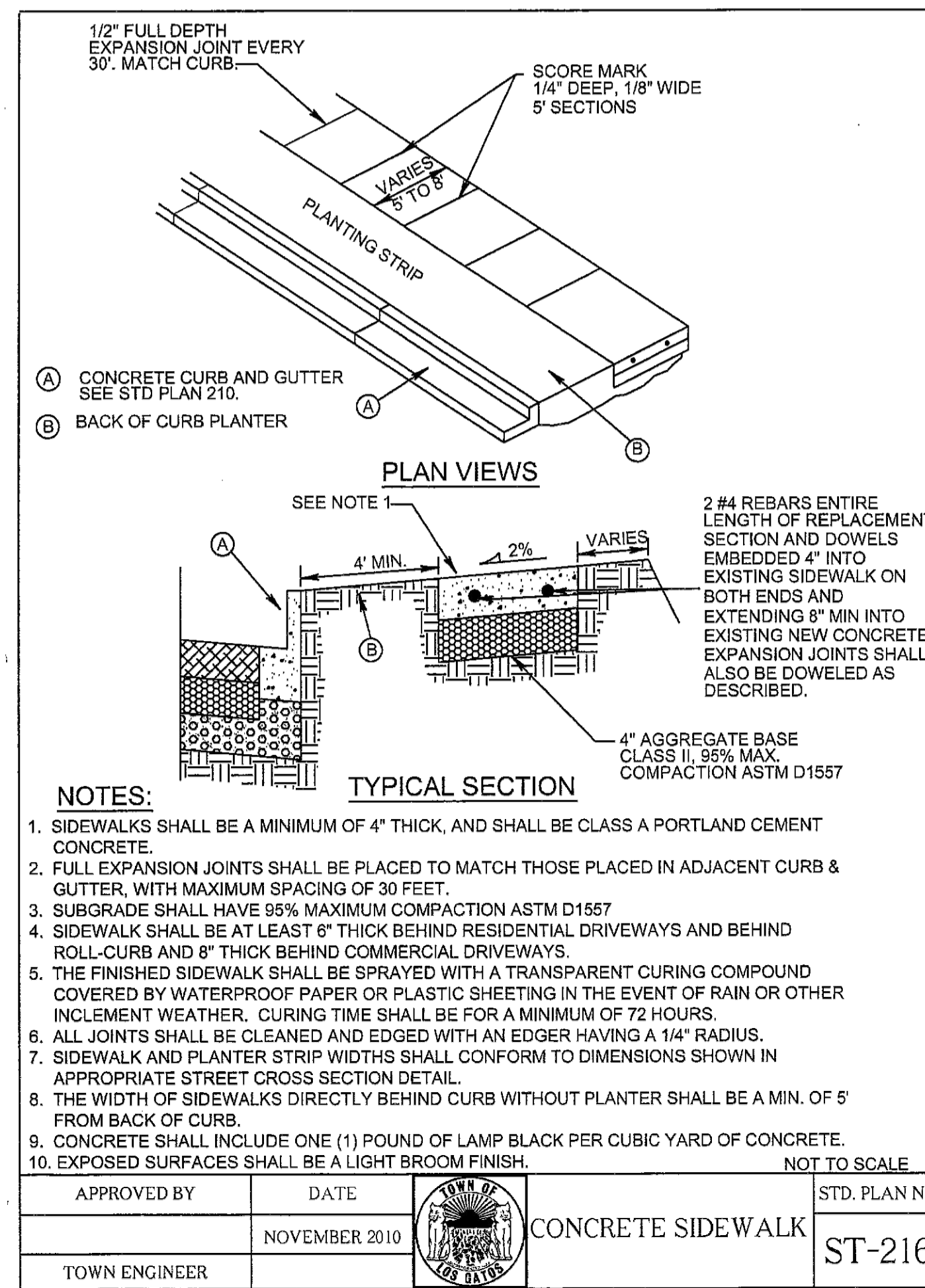
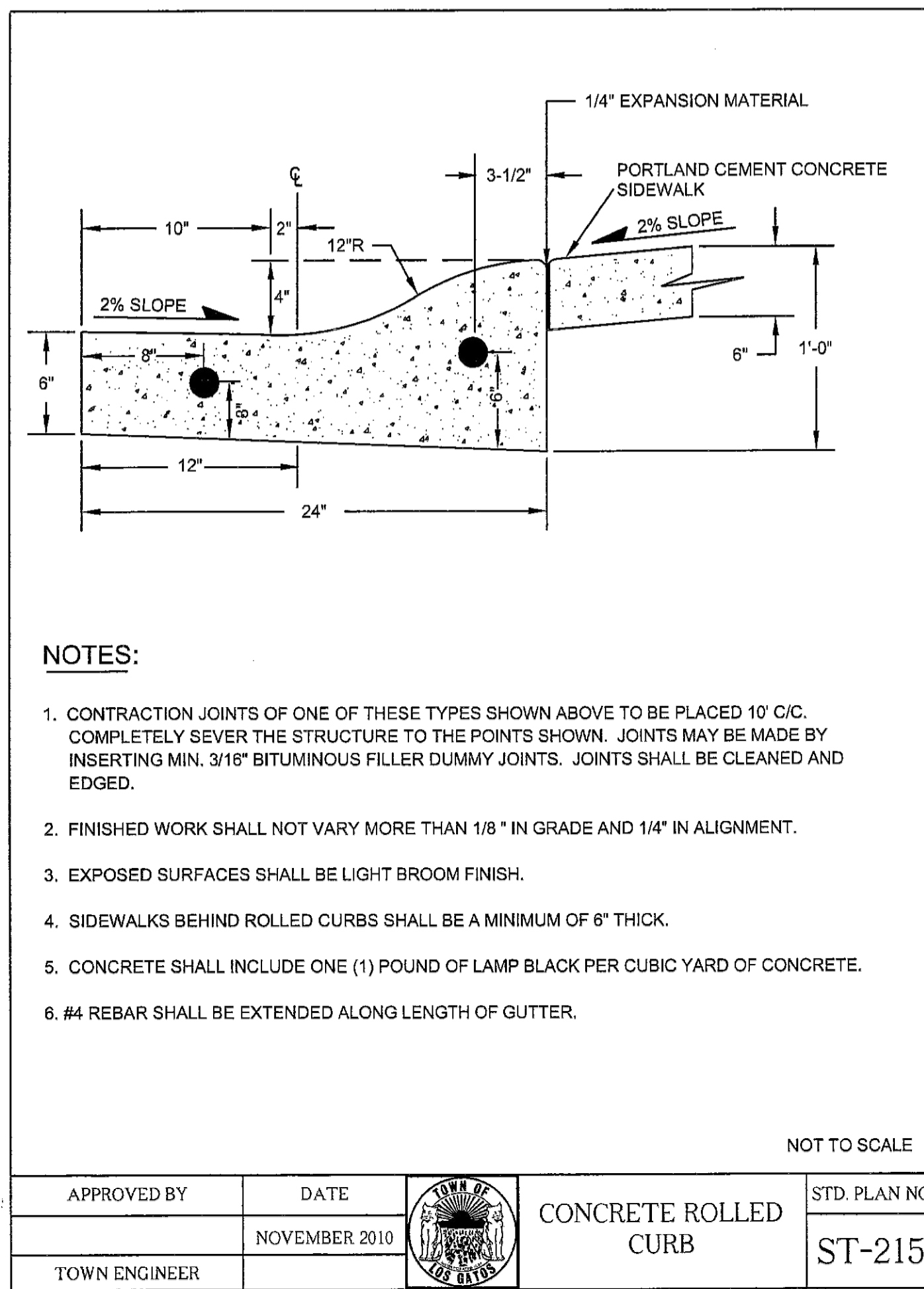
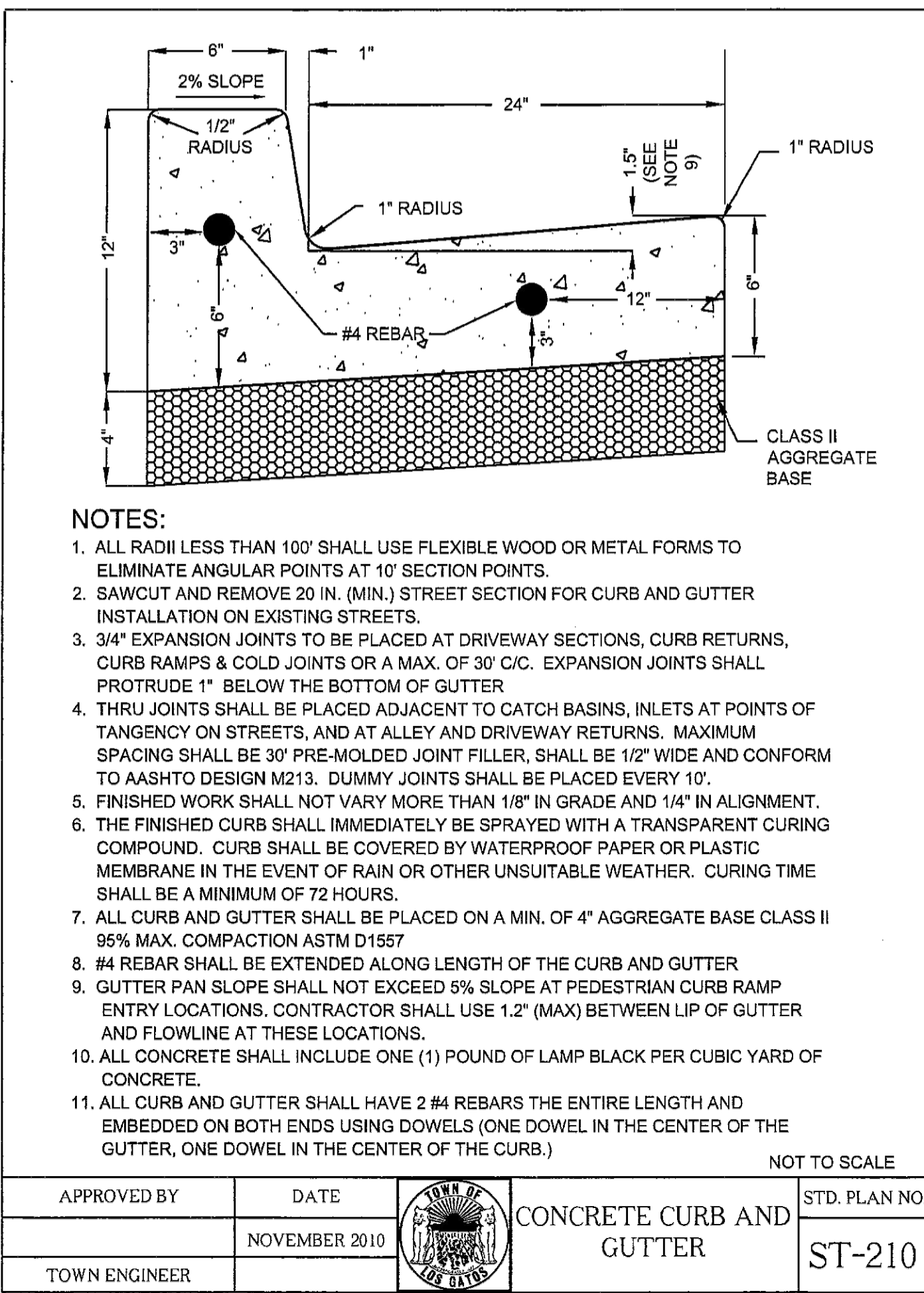
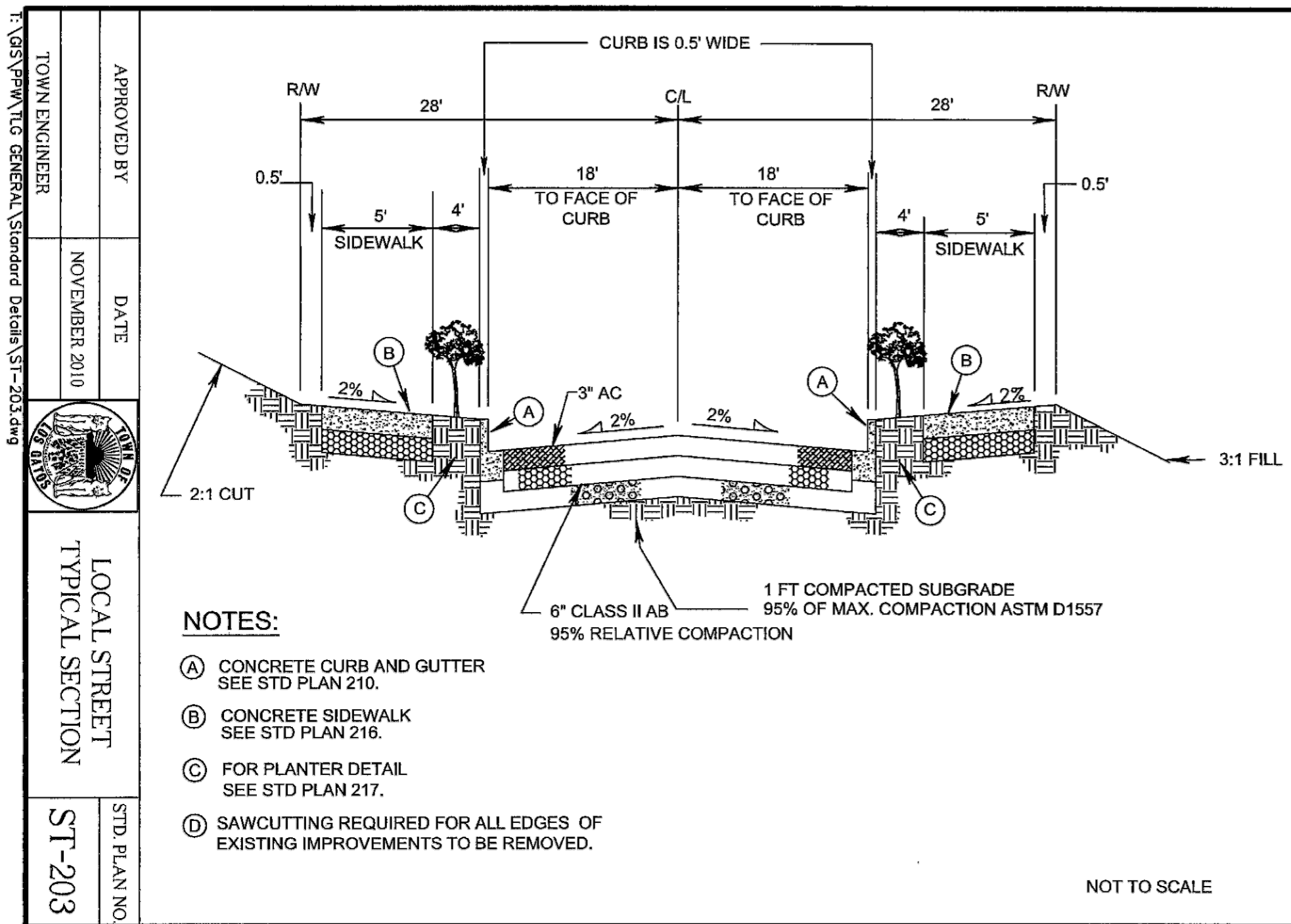
598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 806-7187
Fax: (408) 883-4006

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SHEET 4 OF 9

Page 123



REGISTERED PROFESSIONAL ENGINEER
No. 47518
CIVIL
STATE OF CALIFORNIA

DATE: 06/30/2022
SCALE: NC
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PROJECT NO.:

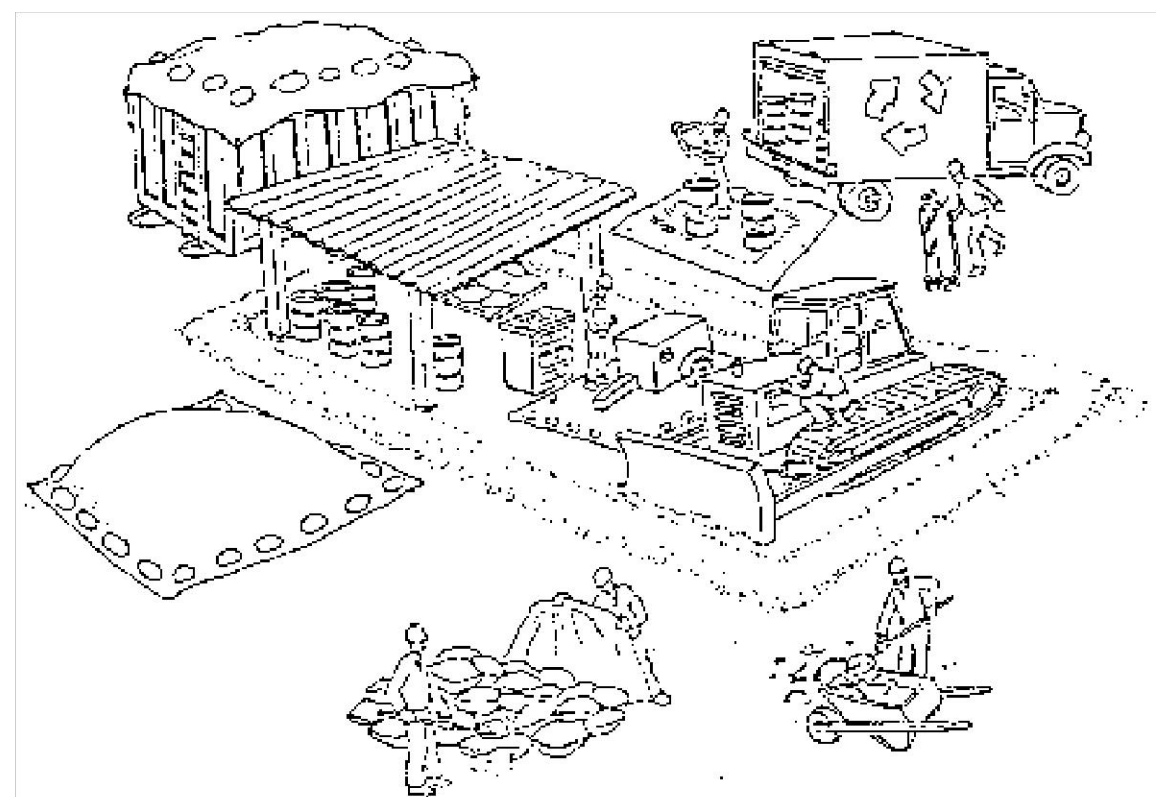
GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
SECTION AND DETAILS
GRADING PERMIT APPLICATION NO. _____
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 806-7187
Fax: (408) 882-4006

DATE
BY
REVISIONS

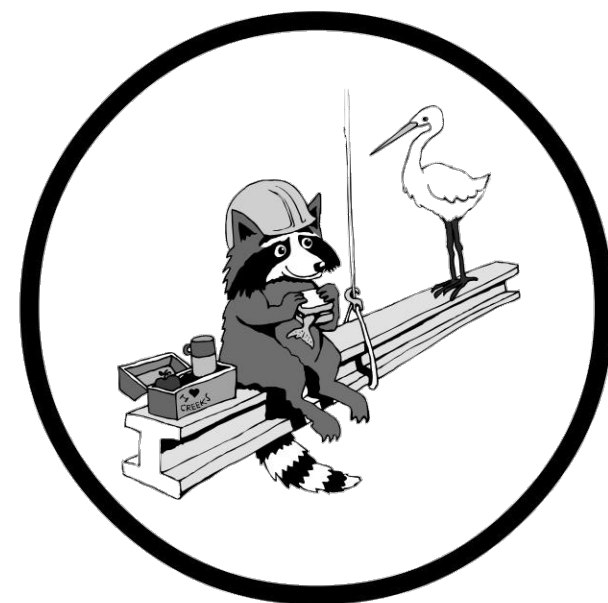
SHEET 6 OF 9

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

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



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

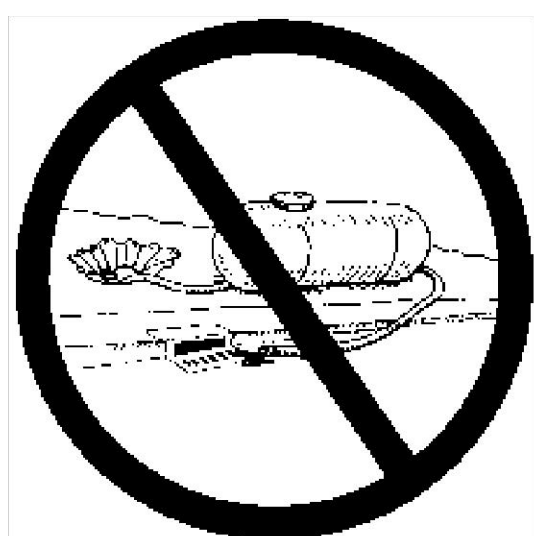
Vehicle and equipment maintenance & cleaning

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



Dewatering operations

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



Saw cutting

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

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Paving/asphalt work

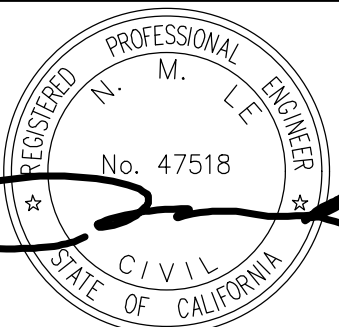
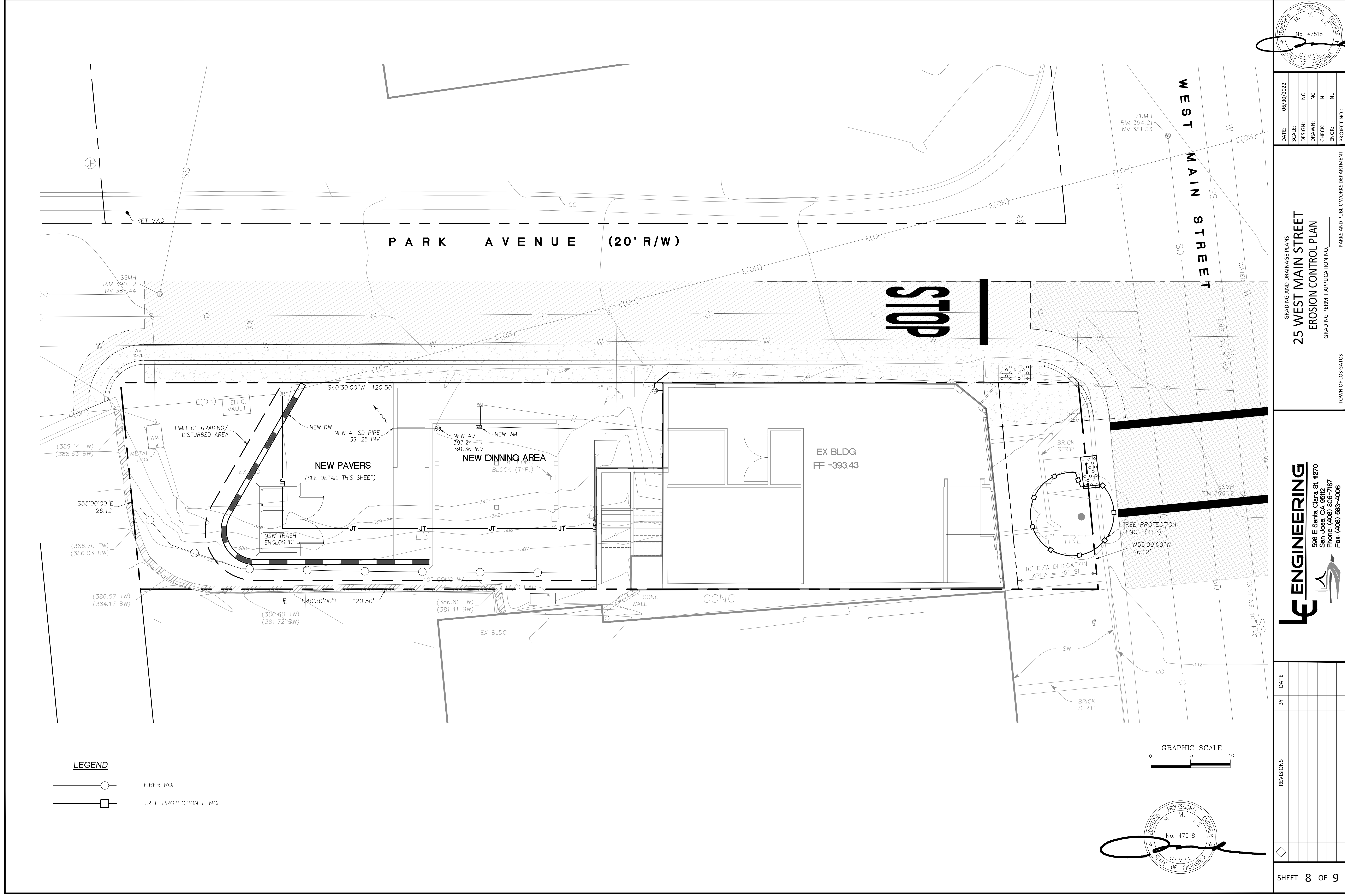
- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage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



Painting

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





DATE:	06/30/2022
SCALE:	NC
DESIGN:	NC
DRAWN:	NC
CHECK:	NL
ENGR:	NL
PROJECT NO.:	

GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
EROSION CONTROL PLAN
GRADING PERMIT APPLICATION NO. _____
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 906-7187
Fax: (408) 583-4006

REVISIONS	BY	DATE

1. CONTRACTOR/OWNER: ----
ADDRESS: ----
PHONE NUMBER: ----

2. CIVIL ENGINEER: LC ENGINEERING 598 E SANTA CLARA ST, SUITE #270,
SAN JOSE, CA 95112.

3. CONTRACTOR: -----
ADDRESS: -----
24-HOUR PHONE NUMBER: -----
CONSTRUCTION SUPERINTENDENT: -----
ADDRESS: -----
24-HOUR PHONE NUMBER: -----

5. DEVELOPER WILL SUBMIT TO THE COUNTY/CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE COUNTY/CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.

7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPILED WITH.

11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN ARE NECESSARY WITH THE APPROVAL OF THE COUNTY/CITY ENGINEER. PLANS RESUBMITTED FOR THE COUNTY/CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL ARE TO BESITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY/CITY.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY/CITY.

5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE-STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TRICKIFIER AND MULCH.

6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF

7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDING. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.

8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITION. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE REPRESENTATIVE OF ANY FIELD CHANGES.

9. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF COUNTY/CITY.

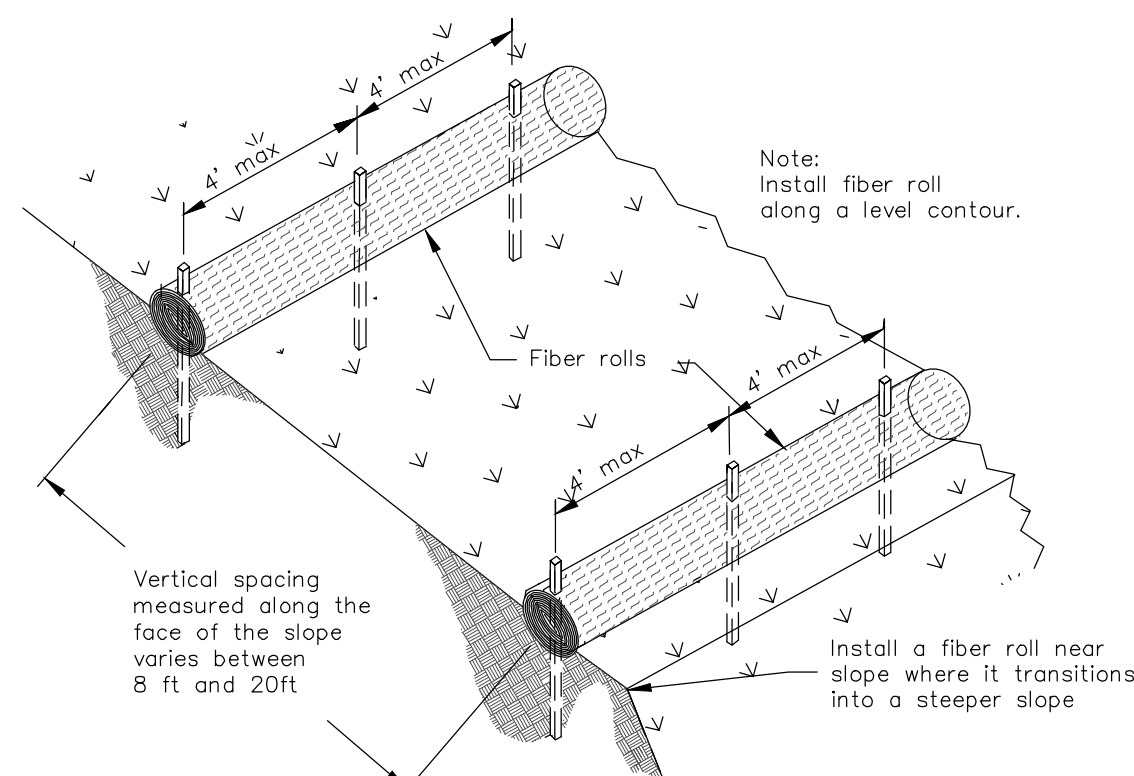
1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

- A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY
- B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
- C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
- D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
- E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- F. RILLS AND FULRIES MUST BE REPAIRED.

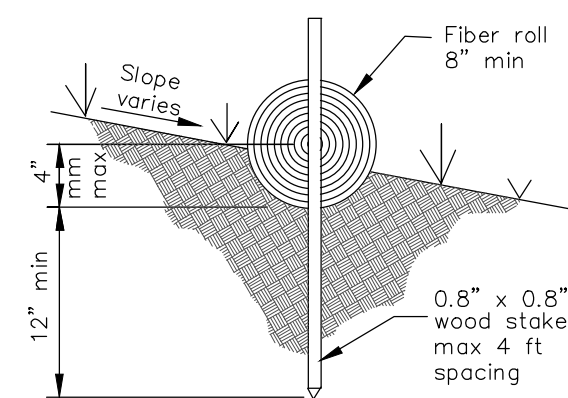
2. SAND BAD INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

3. EXPOSED SLOPE SHALL BE PROTECTED WITH JUTE NET AND/OR HYDROSEED. HYDROSEED SHALL BE A HOMOGENEOUSLY MIX OF SLURRY CONTAINING NOT LESS THAN 44 LBS OF ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOLIDS FOR EACH 100 GALLONS OF WATER.

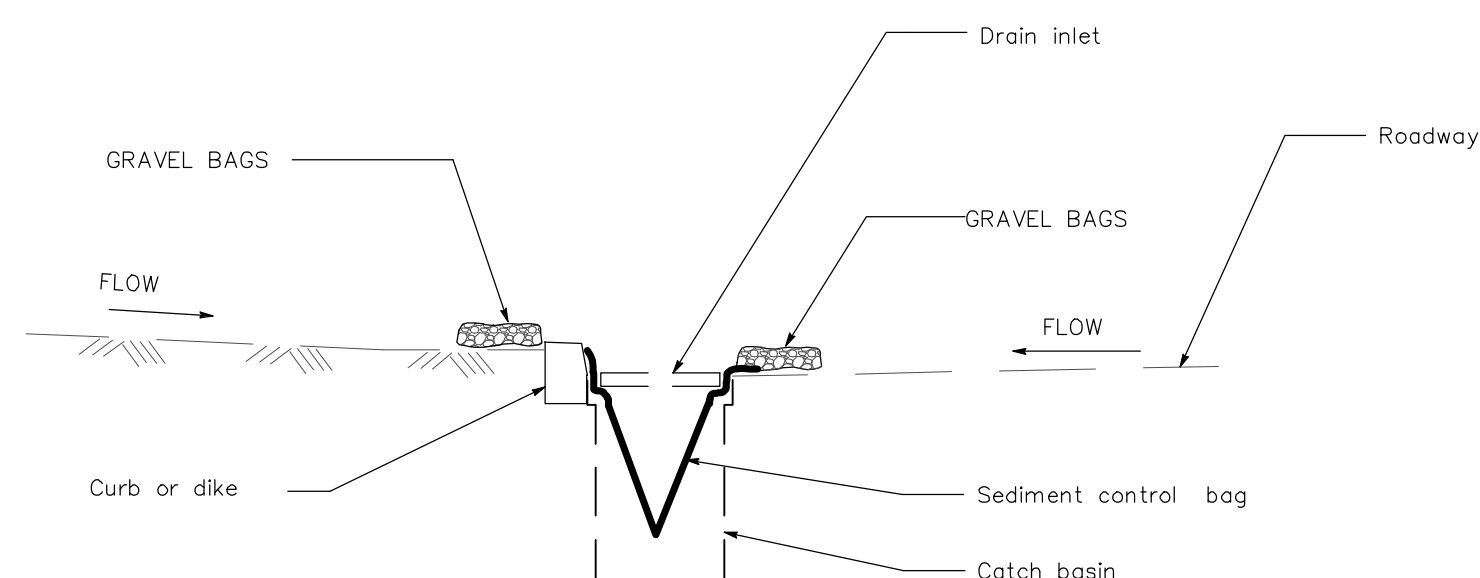
CASQA Detail SE-5



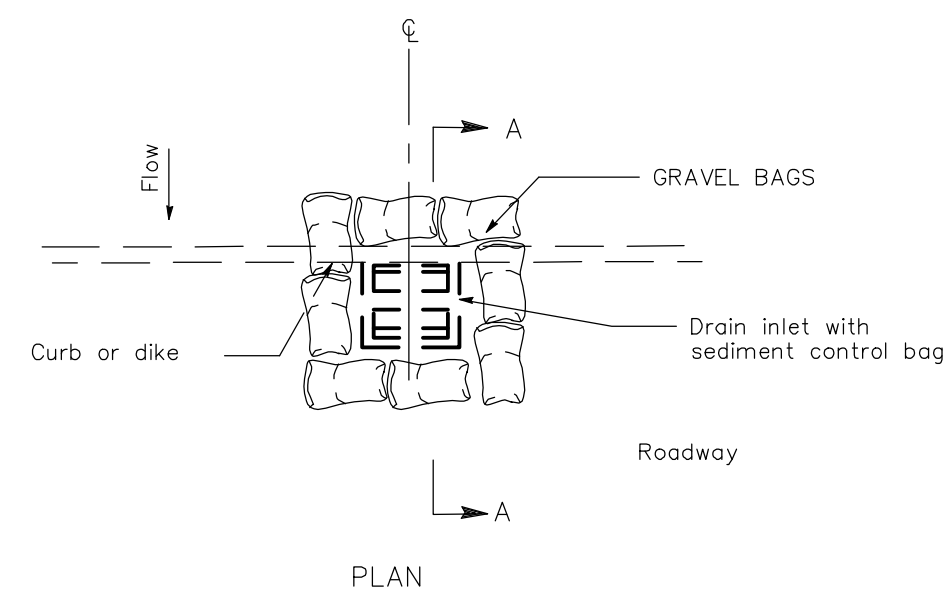
TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE



ENTRENCHMENT DETAIL
NOT TO SCALE

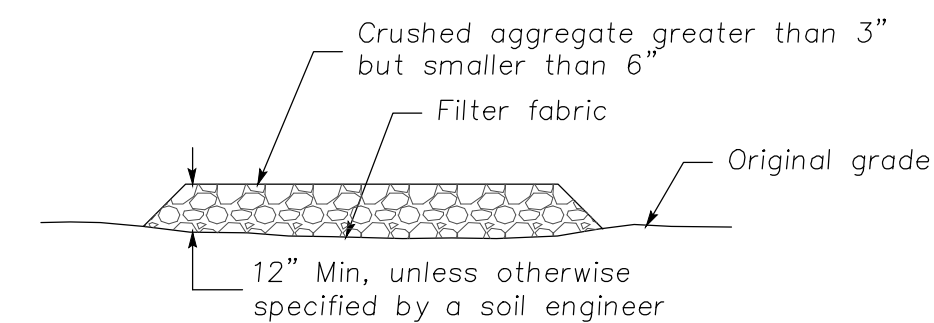


SECTION A-A



For paved areas exposed to traffic

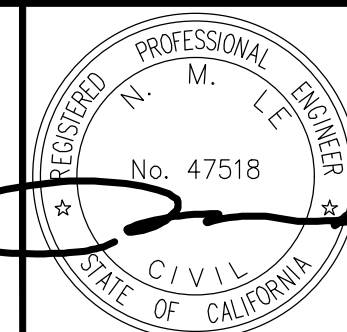
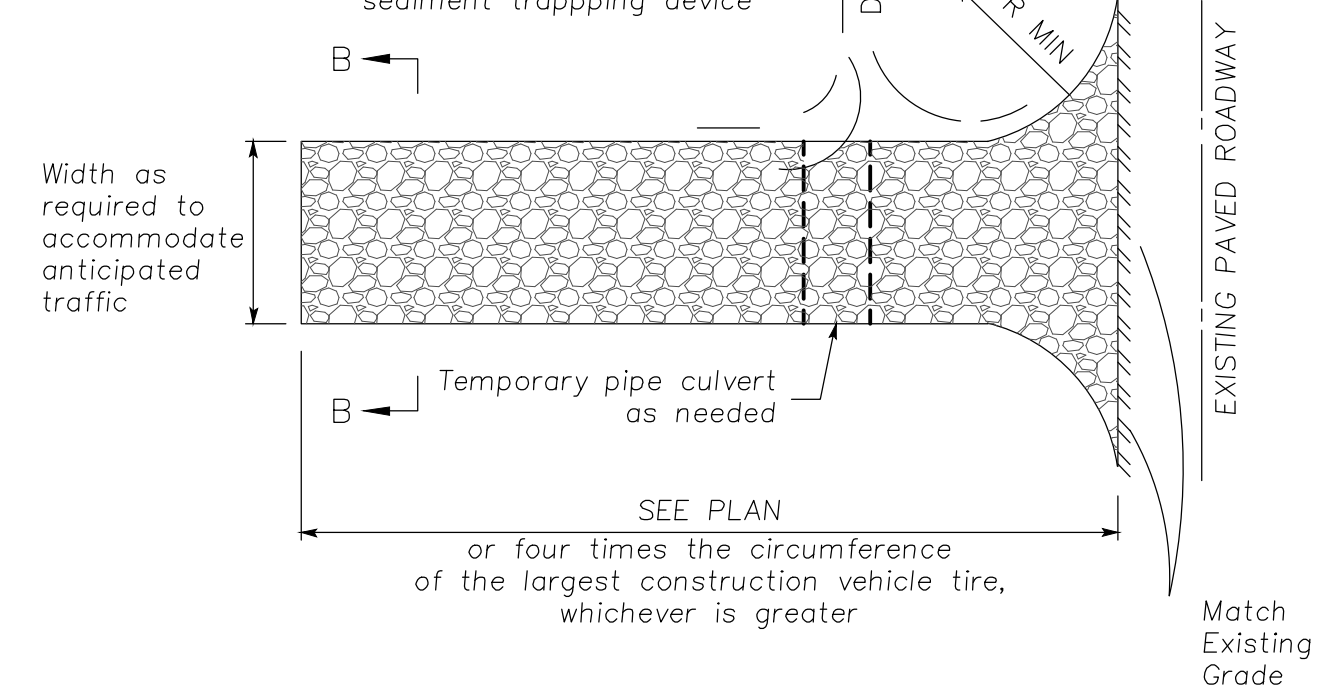
CASQA Detail TC-1



SECTION B-B
NTS

NOTE:

Construction sediment barriers
and channelize runoff to
sediment trapping device.



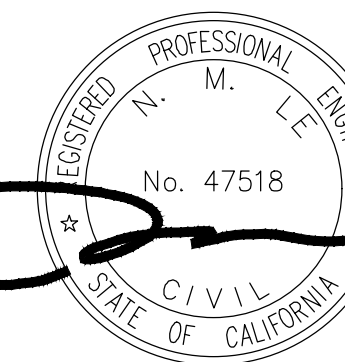
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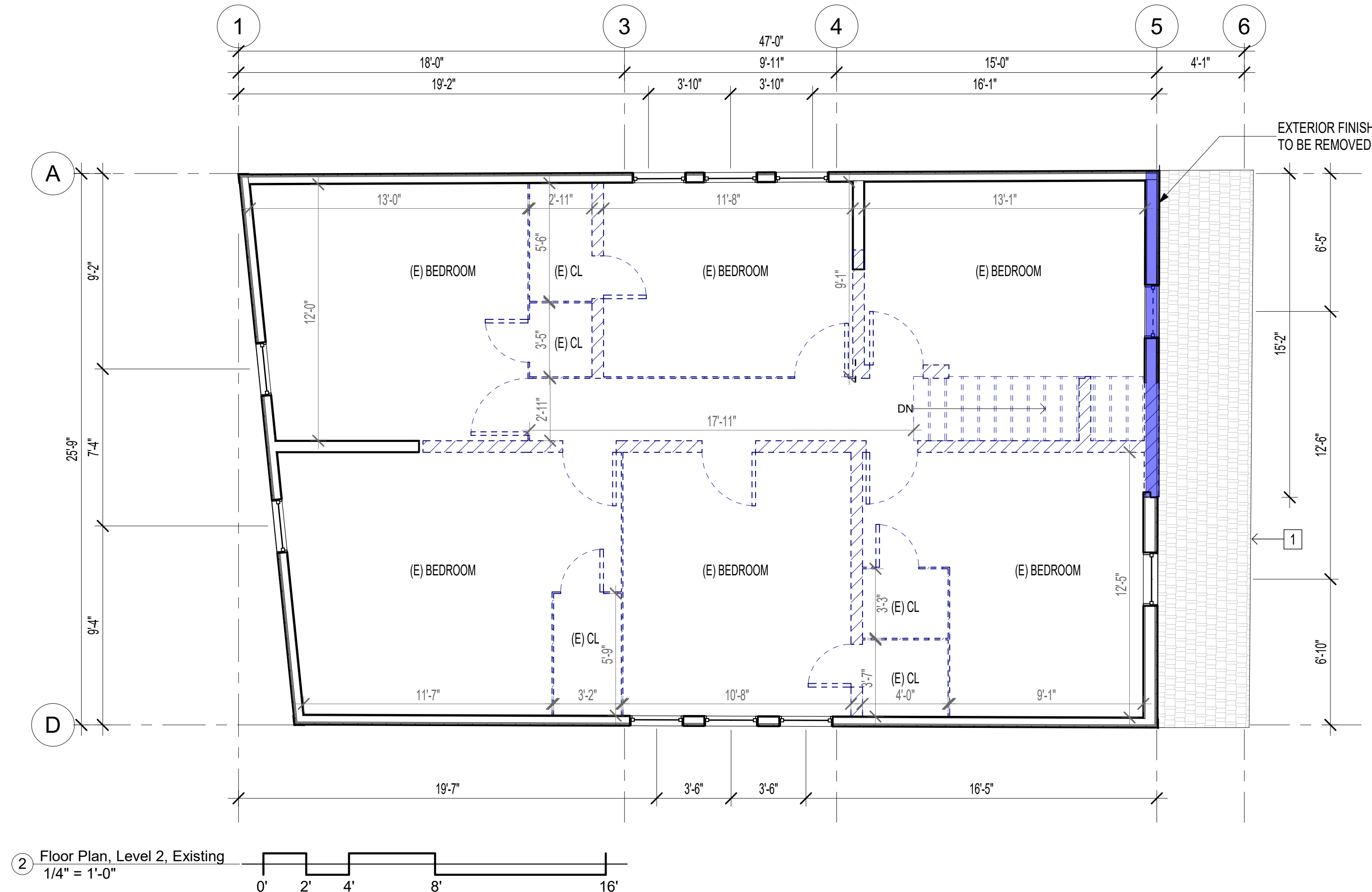
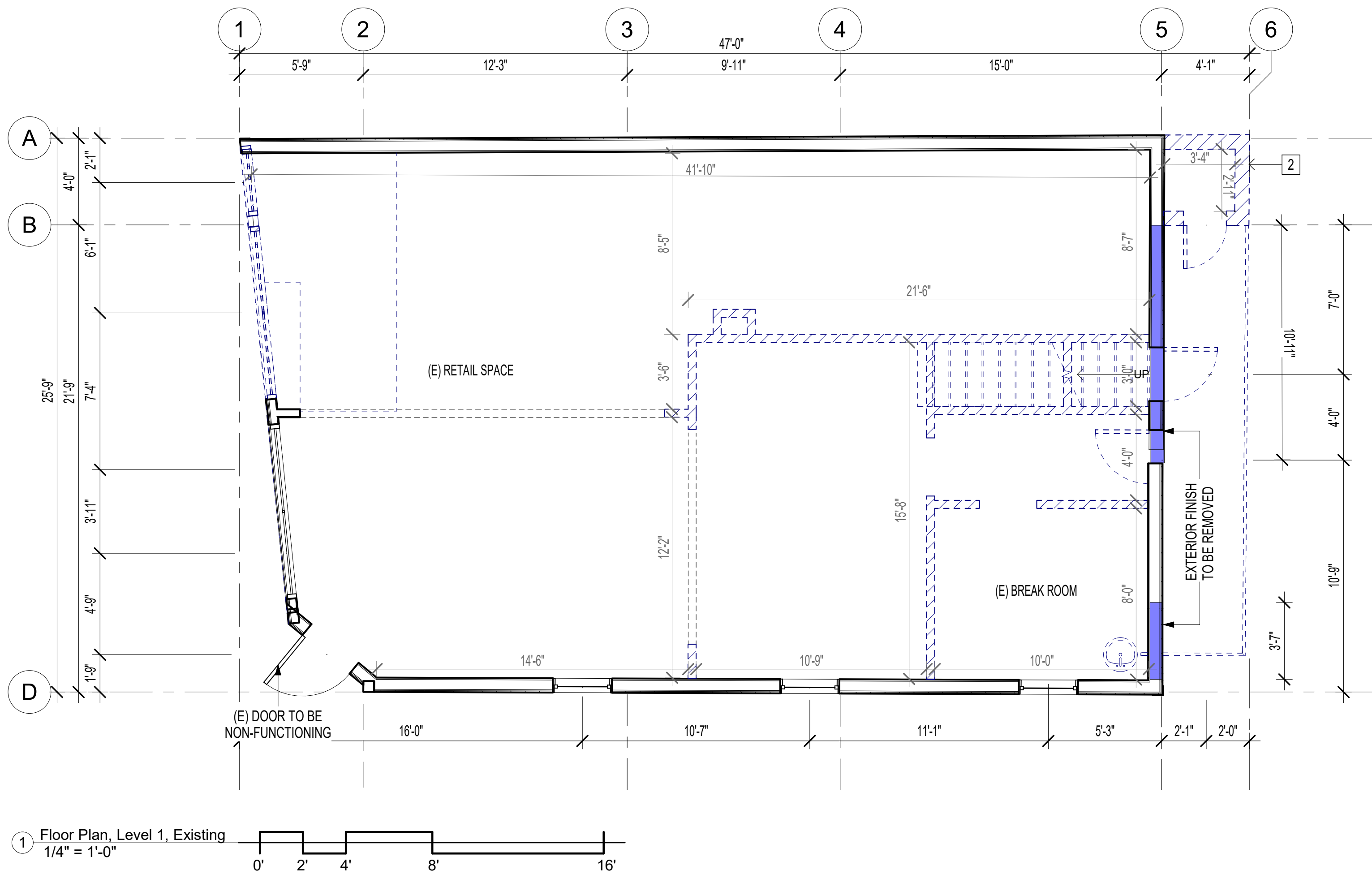
GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
EROSION DETAILS
GRADING PERMIT APPLICATION NO. _____
PAVING AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS CAYOS

[illegible]

SHEET 9 OF 9





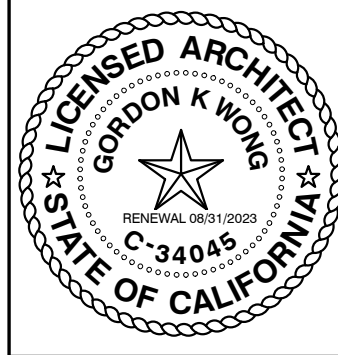
FLOOR PLAN, LEVEL 1 & 2 EXISTING, LEGEND

- (E) DOOR TO BE DEMOLISHED
- (E) WINDOW TO BE DEMOLISHED
- (E) WALL TO BE DEMOLISHED

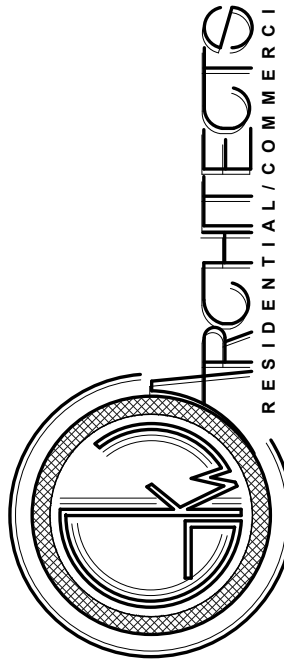
FLOOR PLAN, LEVEL 1 & 2 EXISTING, KEYNOTES

- 1 COVERED PATIO TO BE DEMOLISHED
- 2 STORAGE AREA TO BE DEMOLISHED

NOTES:
1. EXISTING WALLS ARE NOT IN STRAIGHT ALIGNMENT TO GRIDLINE.
2. EXISTING WALLS MUST BE VERIFIED ON SITE.
3. ELEMENTS IN BLACK ARE EXISTING TO REMAIN
4. ELEMENTS IN DASHED BLUE ARE EXISTING TO BE DEMOLISHED



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25 West Main St.
Los Gatos, CA, 95030

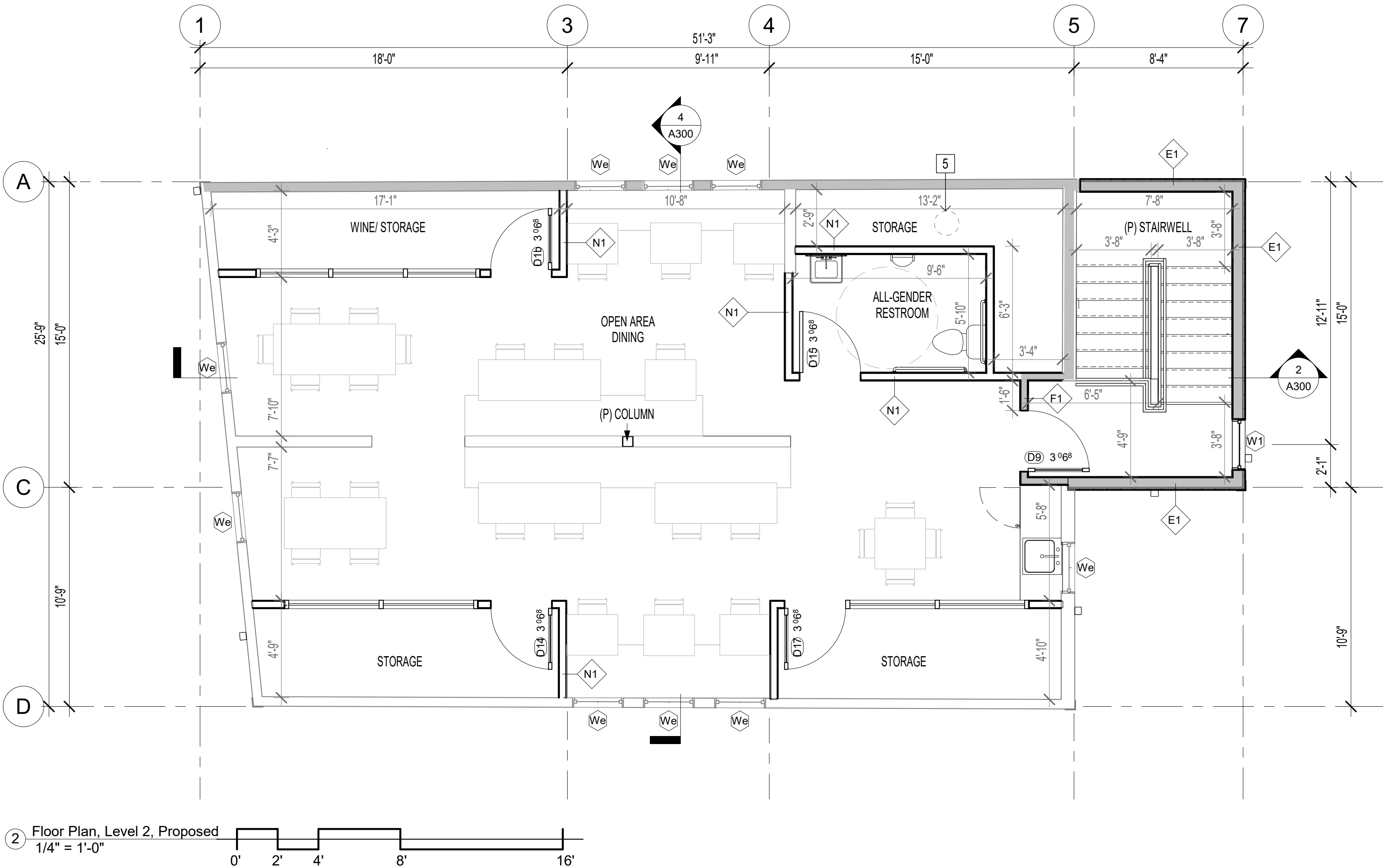
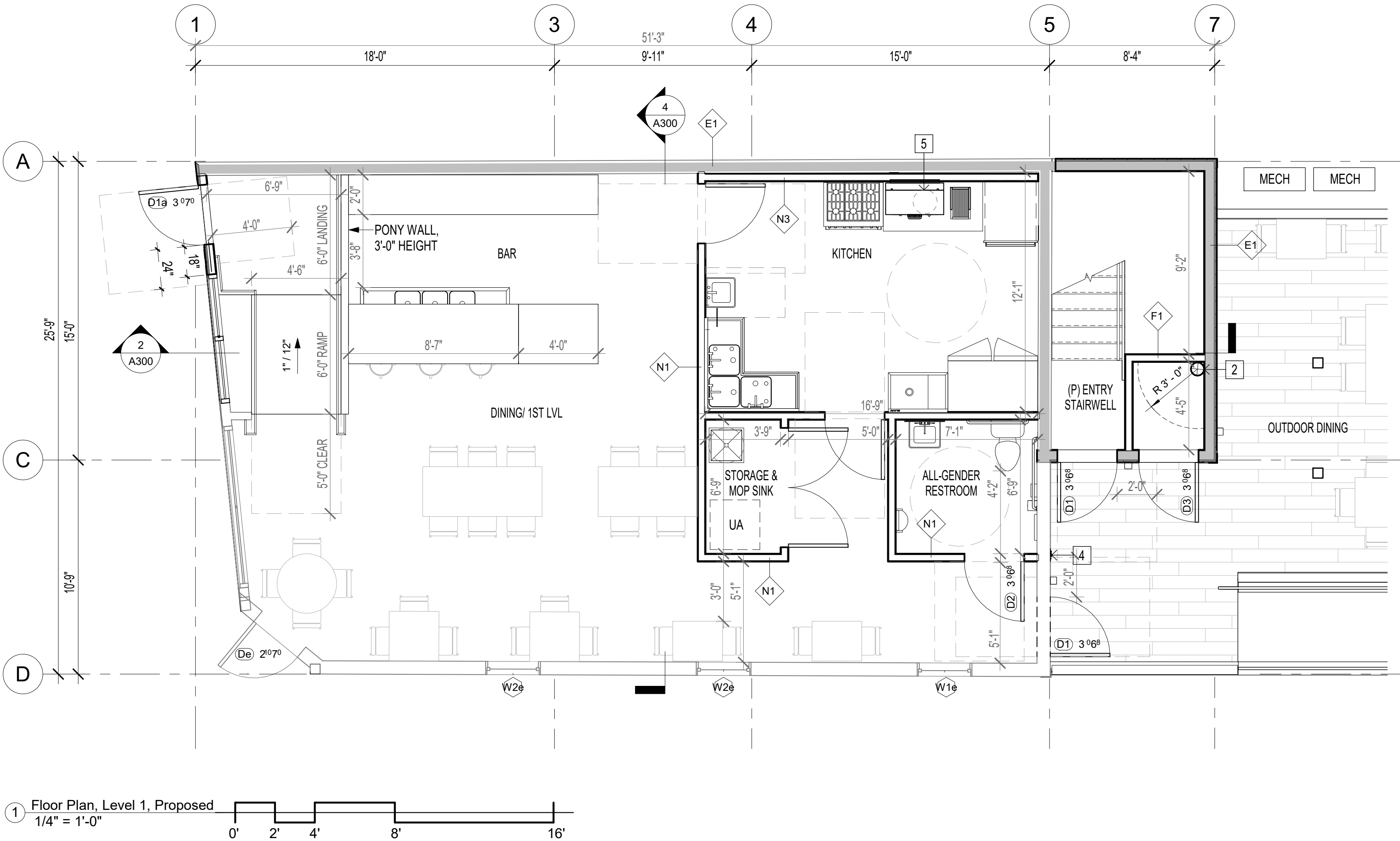
Revision Schedule		
Number	Description	Date
2	Planning	2023.03.17

Floor Plan,
Existing

A100

SCALE 1/4" = 1'-0"

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FLOOR PLAN, LEVEL 1 PROPOSED, LEGEND

- (P) NEW CONSTRUCTION DOOR
- (P) NEW CONSTRUCTION WINDOW
- (P) UNDER FLOOR ACCESS 30"x30"

FLOOR PLAN, KEYNOTES

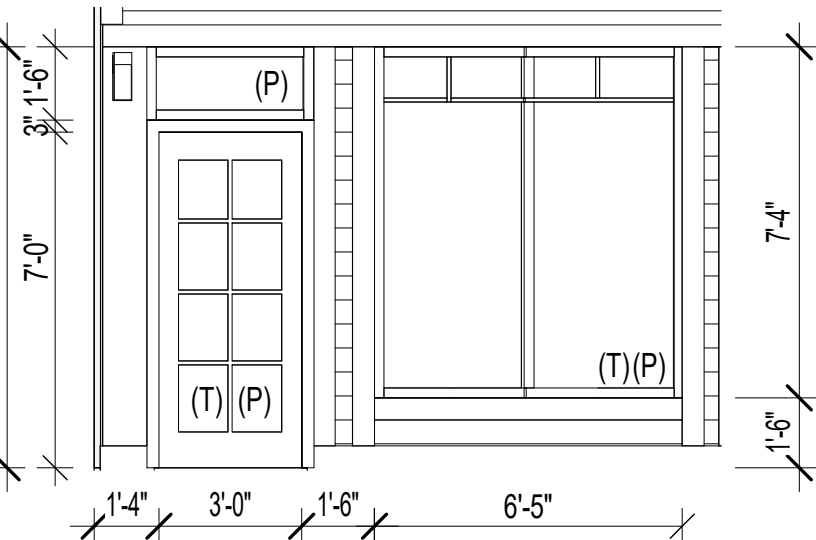
- 1 CONCRETE STEPS
- 2 FIRE RISER
- 3 GAS WATER TANK (CRAWL SPACE)
- 4 KNOX BOX
- 5 VENT FOR HOOD

FLOOR PLAN, NOTES

1. CONTRACTOR TO VERIFY EXISTING BUILDING CONDITIONS, UTILITIES, DIMENSIONS ON SITE.
2. PER CBC 11B-206.2.3. EXCEPTIONS 1, THE FOLLOWING TYPES OF PRIVATELY FUNDED MULTISTORY BUILDINGS DO NOT REQUIRE A RAMP OR ELEVATOR ABOVE AND BELOW THE FIRST FLOOR:
- 1.2. ANY OTHER PRIVATELY FUNDED MULTISTORIED BUILDING THAT IS NOT A SHOPPING CENTER, SHOPPING MALL OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER OR A TERMINAL, DEPOT OR OTHER STATION USED FOR SPECIFIED PUBLIC TRANSPORTATION OR AN AIRPORT PASSENGER TERMINAL AND THAT IS LESS THAN THREE STORIES HIGH OR LESS THAN 3,000 SF PER STORY IF A REASONABLE PORTION OF ALL FACILITIES AND ACCOMMODATIONS NORMALLY SOUGHT AND USED BY THE PUBLIC IN SUCH A BUILDING ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.

(P) Window Schedule						
Type Mark	Count	Window Type	Width	Height	Sill Height	Phase Created
W1	1	Single Hung	2' - 6"	4' - 5"	1' - 11"	New Construction
W1e	1	Single Hung	2' - 9"	3' - 10"	3' - 0"	Existing
W2e	2	Single Hung	2' - 9"	4' - 6 1/2"	1' - 7"	Existing
We	9	Double Hung	2' - 6"	4' - 5"	1' - 11"	Existing
Grand total 13						

(P) Door Schedule				
Door Number	Count	Door Type	Width	Height
D1	2	Exterior Storefront, Single	3' - 0"	6' - 8"
D1a	1	Exterior Storefront, Single	3' - 0"	7' - 0"
D1b	1	Interior Single, Glass	3' - 0"	6' - 8"
D2	1	Interior Single Flush	3' - 0"	6' - 8"
D3	1	Exterior Single Flush	3' - 0"	6' - 8"
D9	1	Interior Single, Glass	3' - 0"	6' - 8"
D10	1	Interior Kitchen Door	3' - 0"	6' - 8"
D11	1	Interior Kitchen Door	3' - 0"	6' - 8"
D12	1	Interior Double Flush	6' - 0"	6' - 8"
D13	1	Exterior Gate	8' - 0"	5' - 7"
D14	1	Interior Single, Glass	3' - 0"	6' - 8"
D15	1	Interior Single Flush	3' - 0"	6' - 8"
D17	1	Interior Single, Glass	3' - 0"	6' - 8"
Grand Total 14				



- (A) EXTERIOR FINISH
1. WOOD SIDING
- (B) W.P. MEMBRANE
1. GRADE "D" BLDG. PAPER (2 LAYERS)
- (C) SHEATHING
1. 5/8" CDX PLYWOOD
2. 1/2" CDX PLYWOOD
- (D) FRAMING
1. 2X4 STUDS
2. 2X8 STUDS
- (E) INSULATION
1. WALL INSULATION
- (F) DRYWALL
1. 5/8" GYP. BD.
2. 5/8" TYPE "X" GYP. BD.

WALL TYPES:

- N1
- N2
- N3
- F1

WALL TYPES:

- E1

WALL ASSEMBLY:

(F1,D1,F1)

(F1,D2,F1)

(D1,F1)

(F2,D1,F2)

1-HOUR FIRE RATED

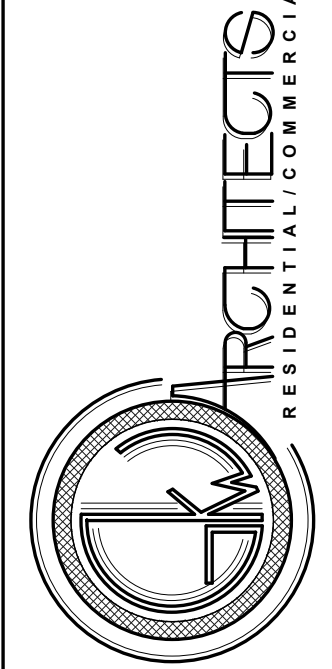
WALL ASSEMBLY:

(A1,B1,C1,D1,E1,F2)

1-HR FIRE RATED



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Architectural, Floor Plan, Proposed

25 West Main St.

Los Gatos, CA, 95030

Revision Schedule

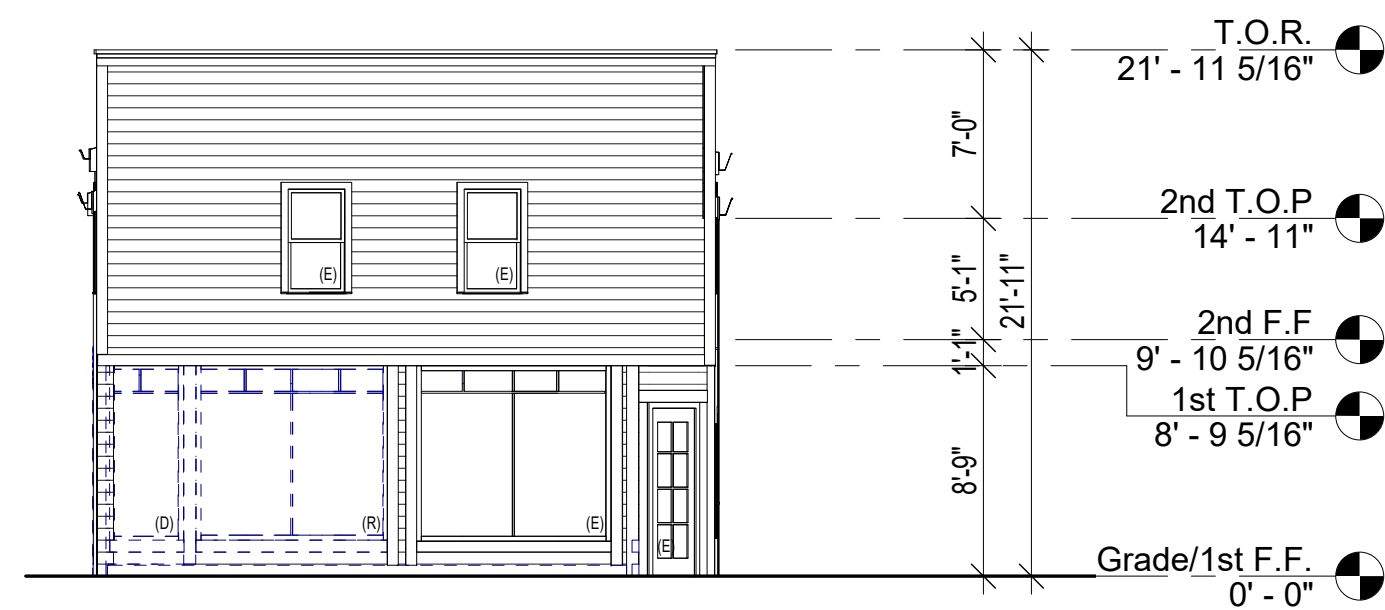
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2023.03.17

Architectural,
Floor Plan,
Proposed

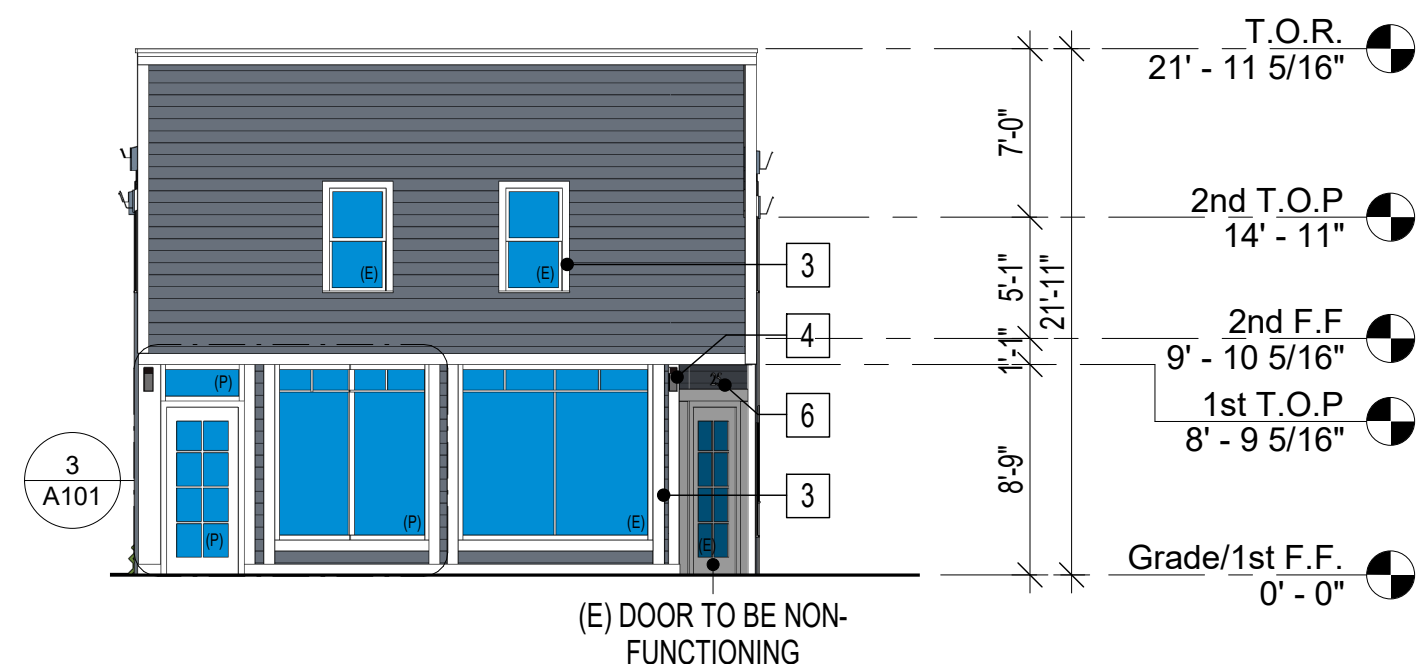
A101

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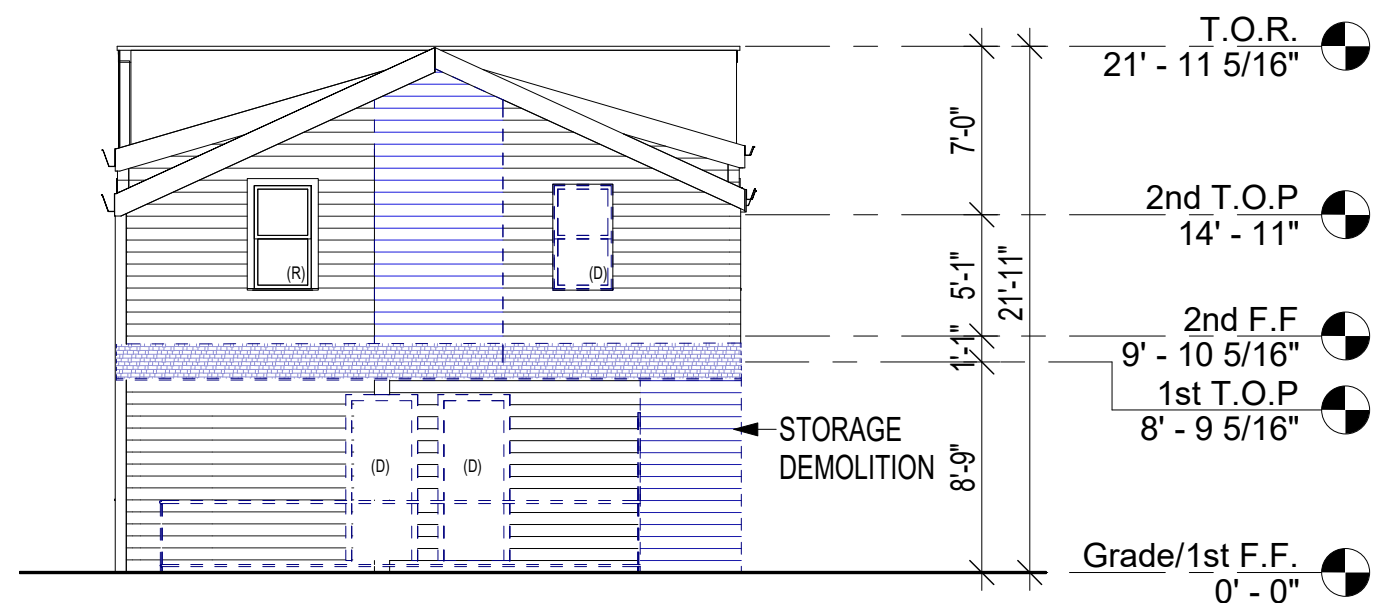
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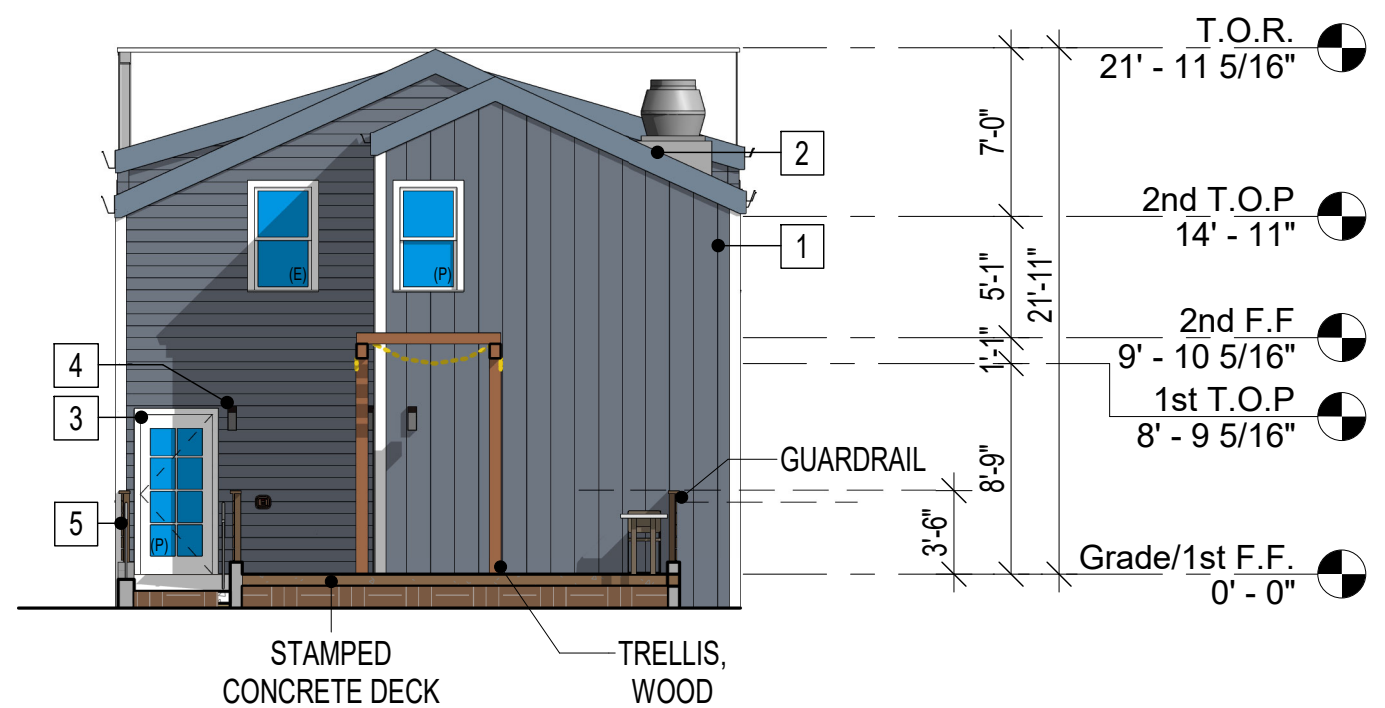
① Elevation, Front, Existing
1/8" = 1'-0"



③ Elevation, Front, Proposed
1/8" = 1'-0"



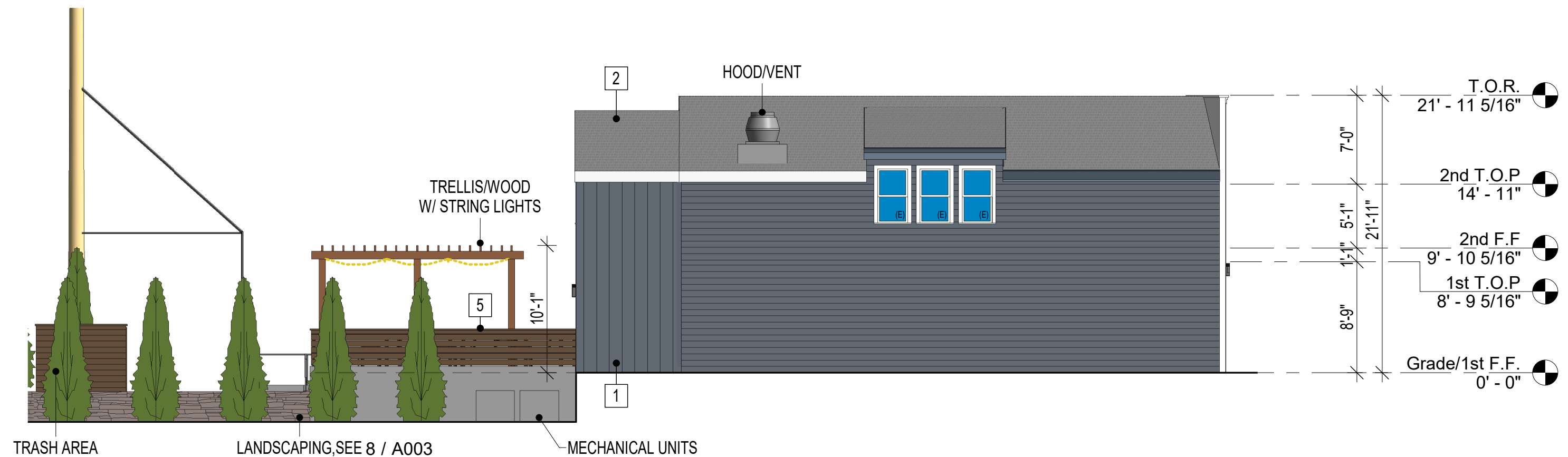
⑤ Elevation, Rear, Existing
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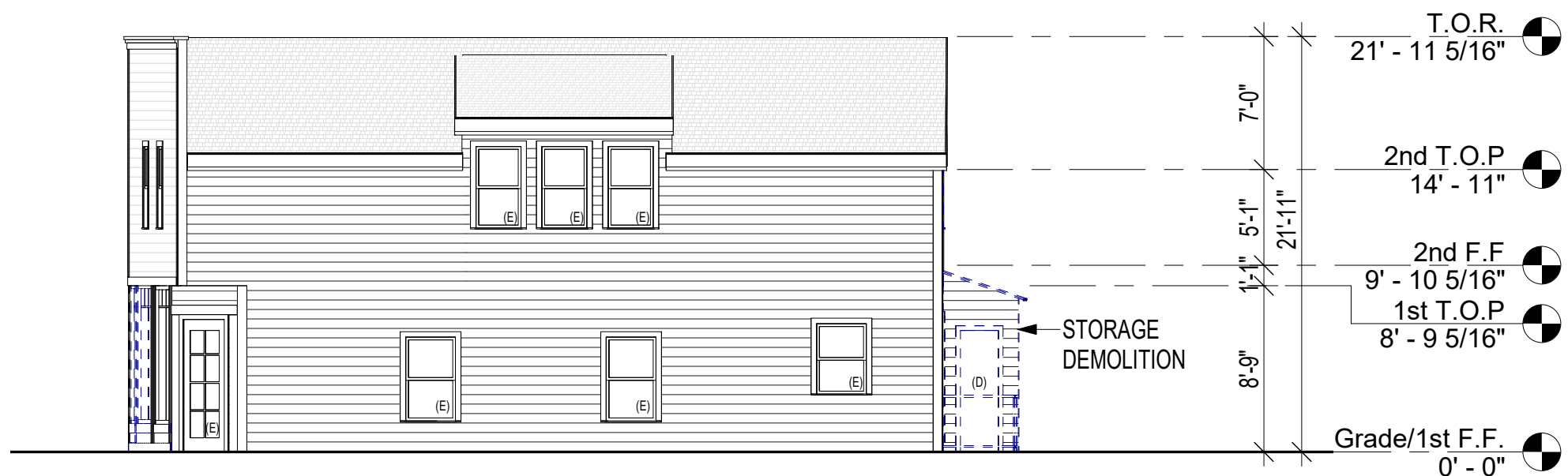
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1/8" = 1'-0"



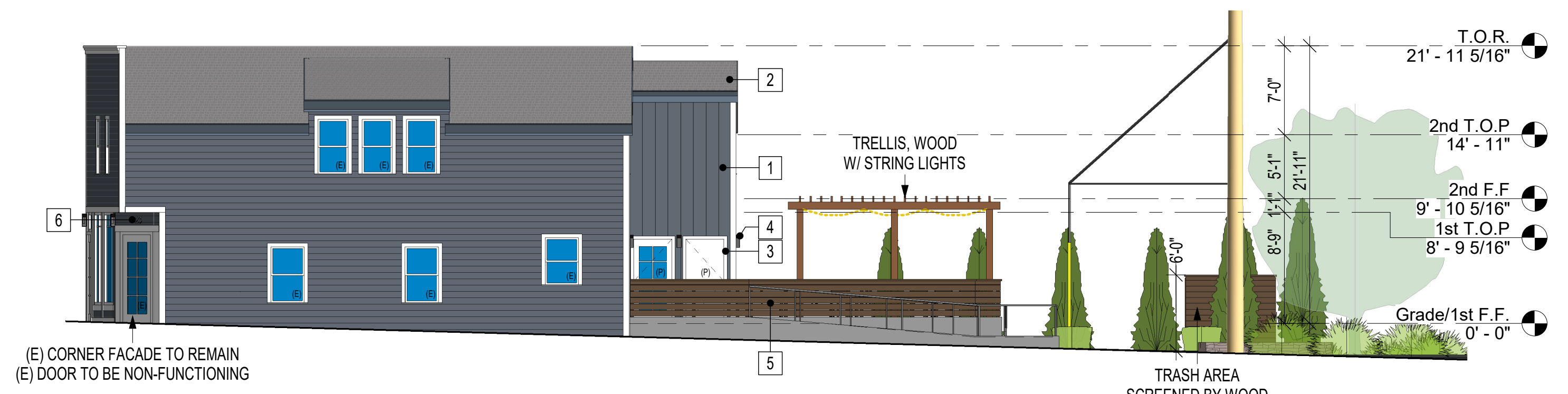
② Elevation, Left, Existing
1/8" = 1'-0"



④ Elevation, Left, Proposed
1/8" = 1'-0"

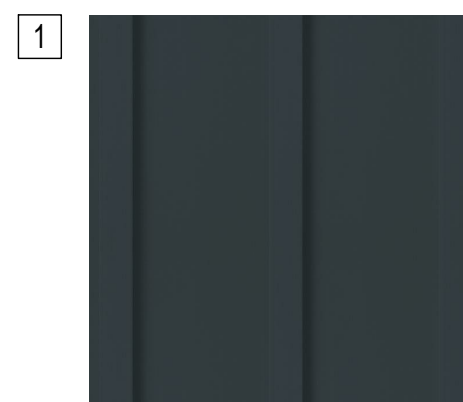


⑥ Elevation, Right, Existing
1/8" = 1'-0"

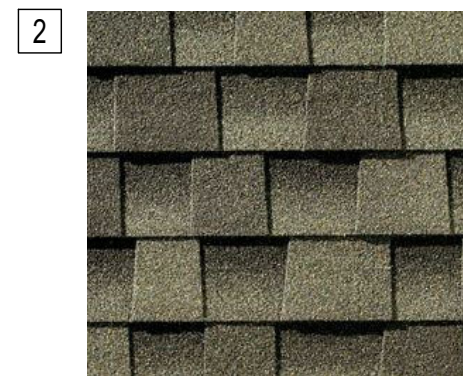


⑧ Elevation, Right, Proposed
1/8" = 1'-0"

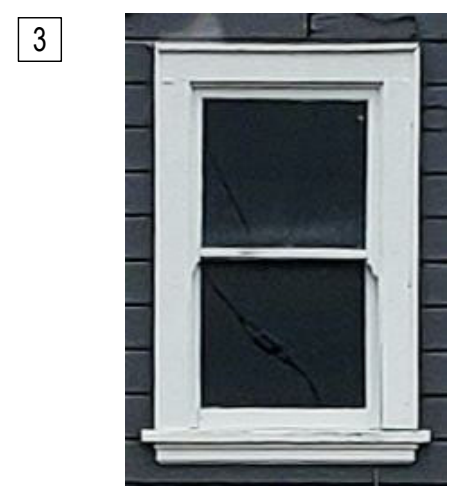
ELEVATION KEYNOTES/ MATERIAL



EXTERIOR VERTICAL SIDING/
JAMES HARDIE
COLOR TO MATCH EXISTING



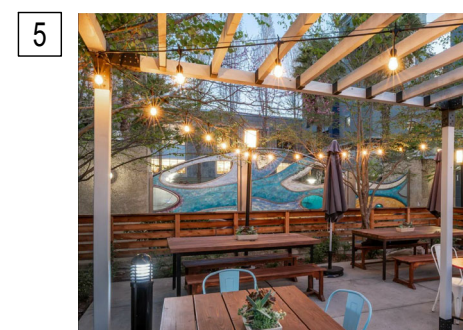
ROOFING MATERIAL
CLASS A COMPOSITION
SHINGLES TO MATCH EXISTING



WINDOW GLASS PANES TO BE
REPLACED, TRIM AND FRAME
TO REMAIN



FIXTURES TO MINIMIZE GLARE AND
LIGHT SPILL ONTO AREAS OFF OF
THE BUILDING SITE. EXTERIOR
LIGHTING TO BE DOWNLIT



WOOD FENCE

⑥ ADDRESS IDENTIFICATION, CONTRAST WITH
BACKGROUND, MIN 4 INCH HIGH, MIN STROKE 0.5 INCH,
PER CBC SEC 505.1

ELEVATION LEGEND

(E) EXISTING (P) PROPOSED
(D) TO BE DEMOLISHED (R) TO BE REPLACED

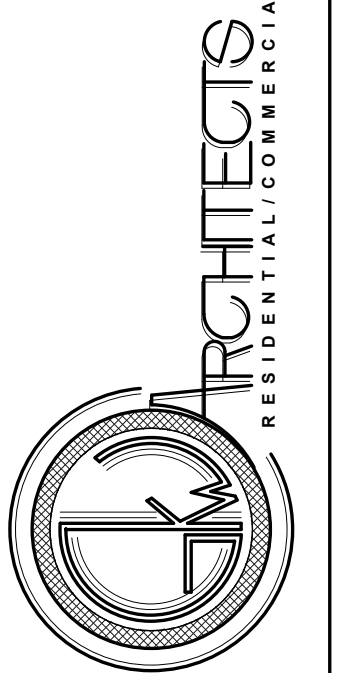
NOTE

1. CONTRACTOR TO VERIFY DIMENSIONS, EXISTING CONDITIONS,
STRUCTURES, UTILITIES ON SITE.
2. OWNER ALLOWED TO CHOOSE ALTERNATIVE COMPLIANT
PRODUCT.

PHOTO REFERENCE



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25 West Main St.

Los Gatos, CA, 95030

Revision Schedule

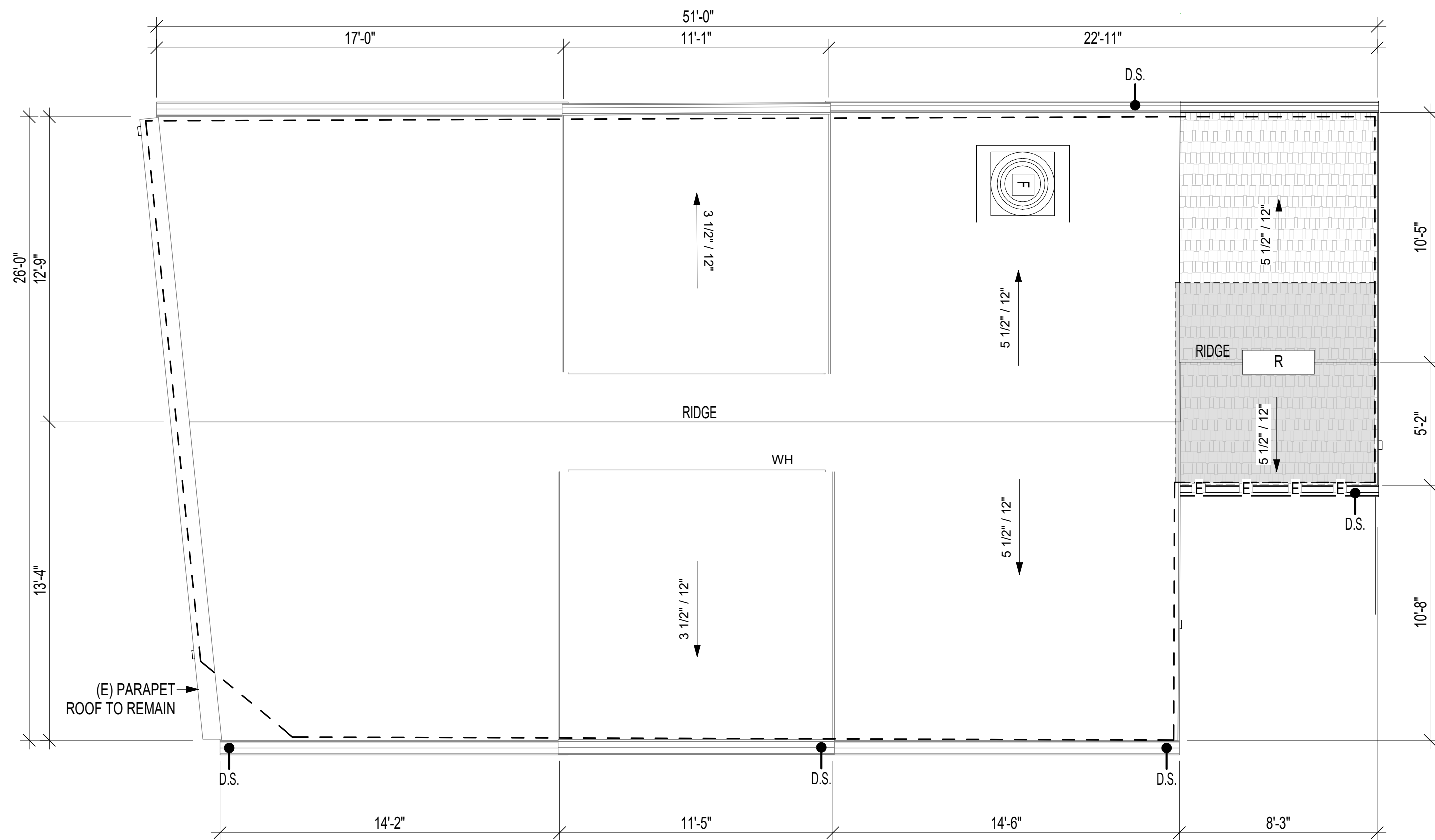
Number	Description	Date
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2	Planning	2022.03.17

Elevations,
Existing &
Proposed

A200

SCALE As indicated

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1 Roof Plan, Proposed
1/4" = 1'-0"

LEGEND

- BUILDING FOOTPRINT
- D.S. DOWNSPOUT, TO CONNECT TO STORM WATER PIPE
- R RIDGE VENT
- (E) EAVE VENT
- ATTIC AREA
- ROOFTOP VENT HOOD

STAIRCASE ATTIC VENT CALCS:

• REQUIRED VENTILATION
64 SF / 150 = 0.43 SF (61.44 SI)
IDEAL RATIO (UPPER VENT : LOWER VENT) = 50% : 50%
= 30.72 SI : 30.72 SI

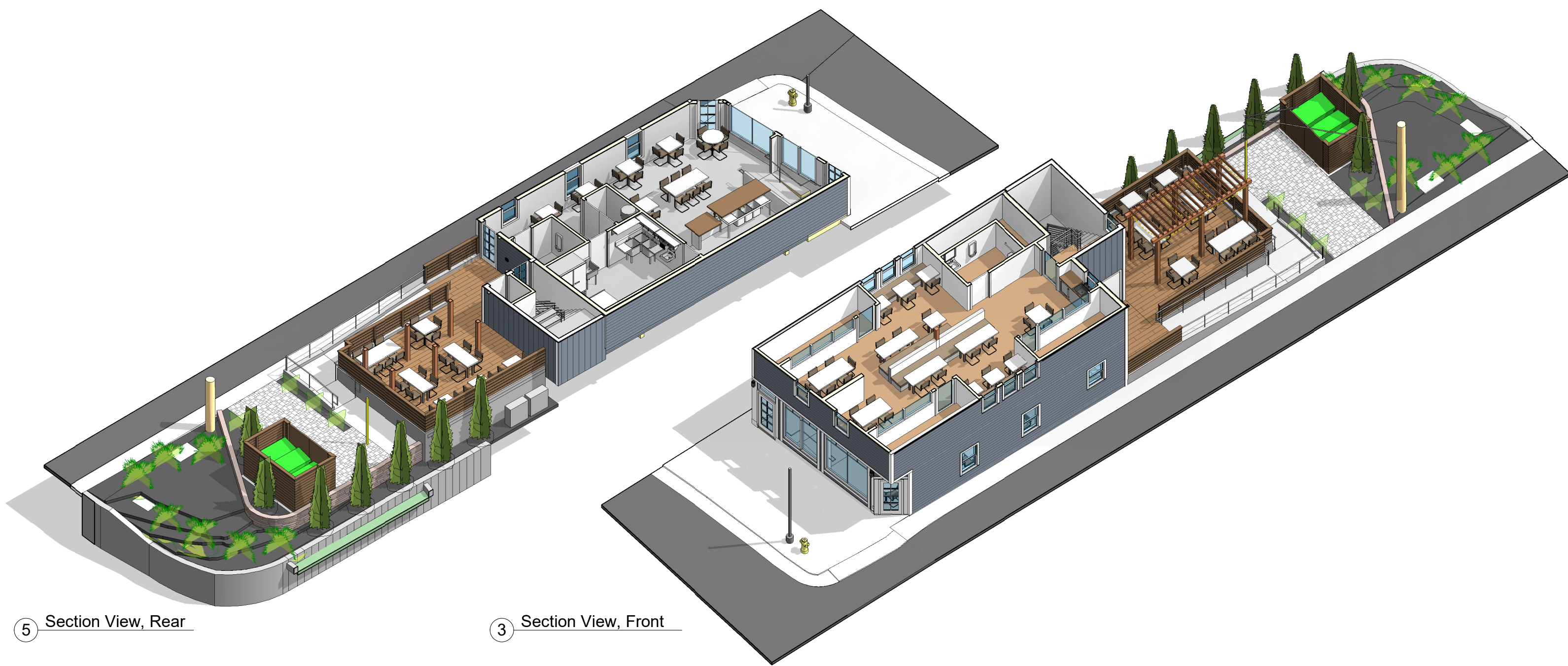
RIDGE VENT: (N.F.A. = 18 SI PER LINEAR FT)
PROVIDED LENGTH = 3 FT
3 x 18 = 48 SI

EAVE VENT: (N.F.A. 7.06 SI PER VENT)
PROVIDED HOLES = 4
7.06 x 4 = 28.24 SI

TOTAL = 48 + 28.24 = 76.24 SI > 61.44 SI, OKAY

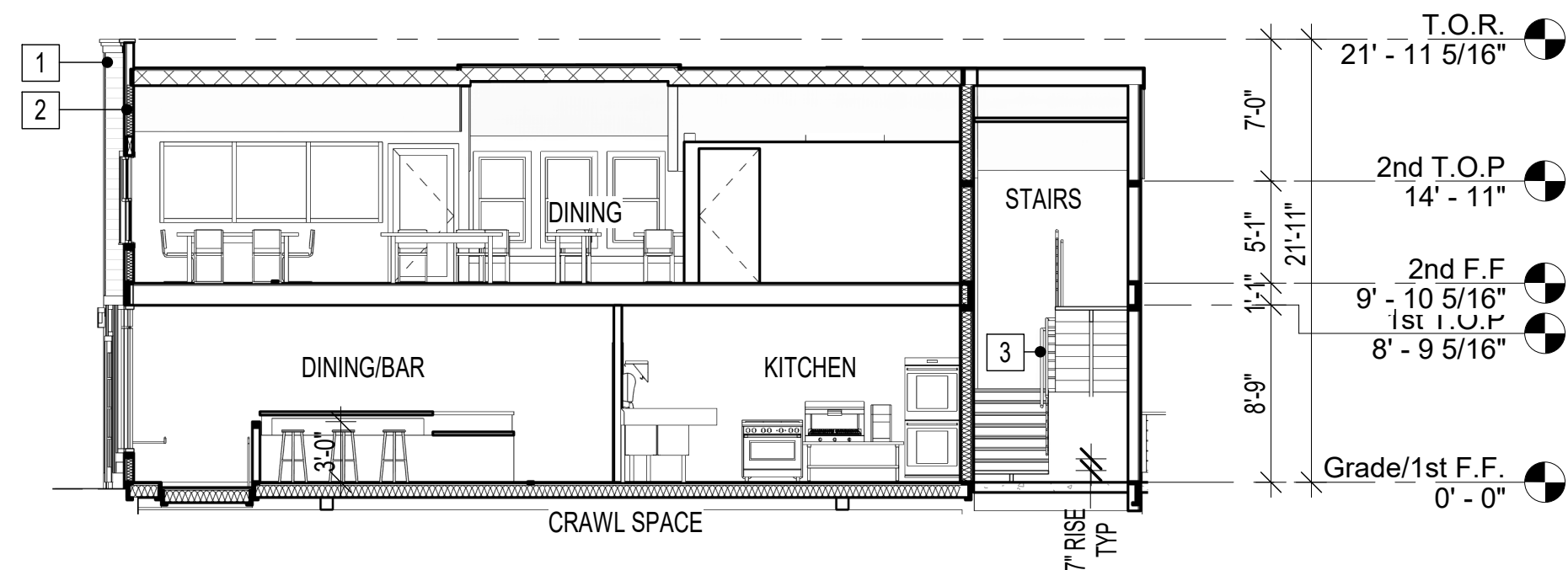
NOTE:

**ALL ROOF SHEATHING TO USE FIRE RETARDANT TREATED ROOF SHEATHING OR APPROVED EQUIVALENT
**ALL ROOFING FINISH MATERIAL TO BE CLASS A AND SHALL MATCH EXISTING ROOF

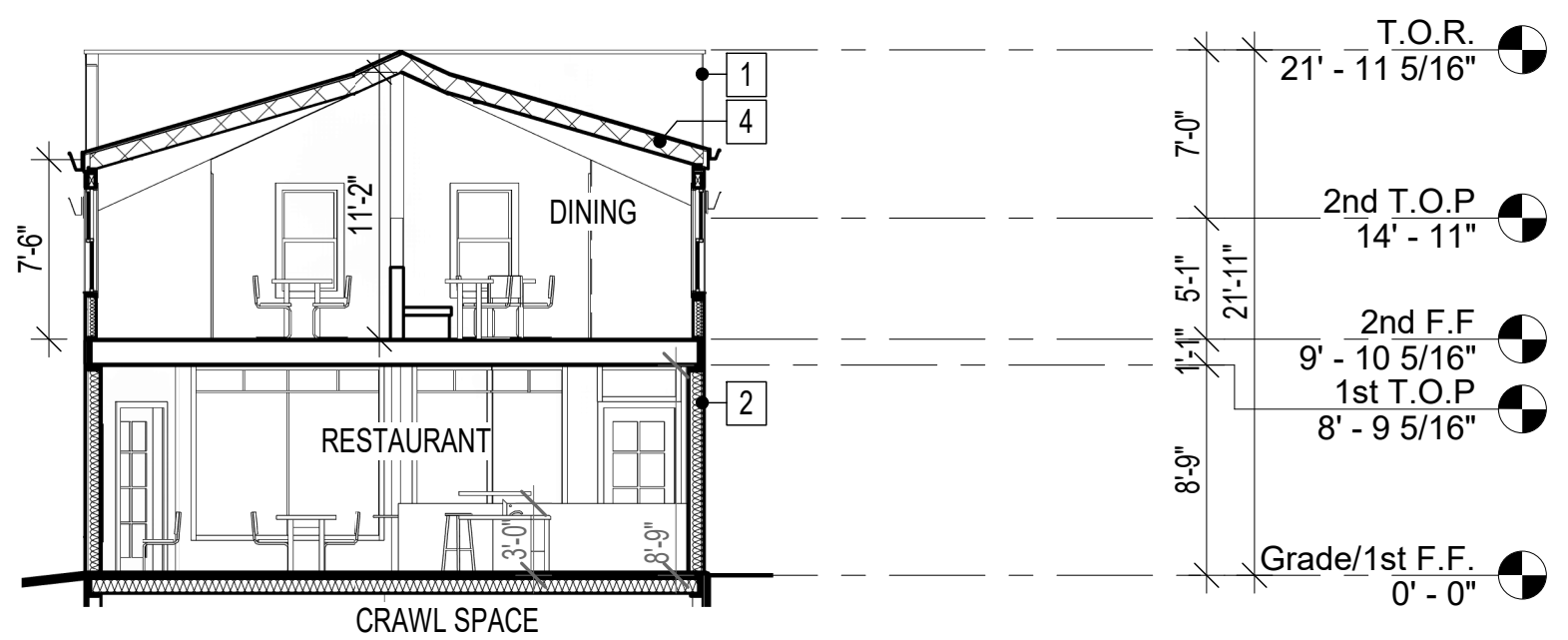


5 Section View, Rear

3 Section View, Front



2 Section, AA, Proposed
1/8" = 1'-0"



4 Section, BB, Proposed
1/8" = 1'-0"

SECTION KEY NOTES

- 1 (E) ROOF PARAPET TO REMAIN
- 2 (E) WALL, (P) INSULATION
- 3 (P) HANDRAIL
- 4 (E) DORMER/ ROOF, NEW INSULATION

Section & Roof Plan

25 West Main St.

Los Gatos, CA, 95030

Revision Schedule

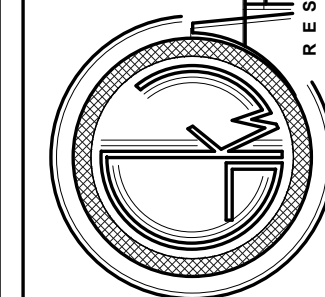
Number	Description	Date
2	Planning	2023.03.17

Section & Roof Plan

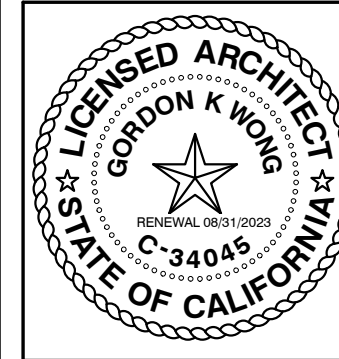
A300

SCALE As indicated

5/19/2023 10:16:45 AM

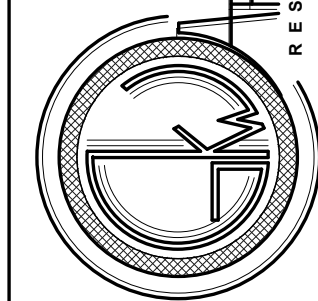


GORDON K WONG, ARCHITECT LIC# 34045 PROJECT REP
JENNY C. WONG
710E MCGILLY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-2125
GORDONWONG@GKWAARCHITECTS.COM CAMPBELL, CA 95008 (408) 786-1845





Perspective Views & Diagram



25 West Main St.
Los Gatos, CA, 95030

Revision Schedule		
Number	Description	Date

Perspective Views
& Diagram

A301

SCALE

5/19/2023 10:16:56 AM



GORDON K. WONG, ARCHITECT LIC# 34045 PROJECT REP
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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/26/2023

ITEM NO: 4

DESK ITEM

DATE: July 26, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District; a Conditional Use Permit for a Restaurant Use with Alcohol Service; Variances for Maximum Floor Area and Reduced Parking; and Site Work Requiring a Grading Permit on Property Zoned C-2:LHP. **Located at 25 W. Main Street.** APN 529-01-017. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Architecture and Site Application S-22-039, Variance Application V-22-001, and Conditional Use Permit Application U-23-002. PROPERTY OWNER: Reveal Corp. APPLICANT: Gordon Wong, Gkw Architects. PROJECT PLANNER: Erin Walters.

REMARKS:

Exhibit 10 includes public comment received between 11:01 a.m., Friday, July 21, 2023, and 11:00 a.m., Wednesday, July 26, 2023.

EXHIBITS:

Previously received with the July 26, 2023, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval – A&S and VARIANCE
4. Recommended Conditions of Approval – CUP
5. Project Description and Letter of Justification
6. August 24, 2022, Historic Preservation Committee Meeting Minutes
7. December 14, 2022, Historic Preservation Committee Meeting Minutes
8. Neighborhood Outreach
9. Development Plans

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 2

SUBJECT: 25 W. Main Street/S-22-039, V-22-001, and U-23-002

DATE: July 26, 2023

EXHIBITS (continued):

Received with this Addendum Report:

10. Public Comment received between 11:01 a.m., Friday, July 21, 2023, and 11:00 a.m., Wednesday, July 26, 2023.

From: jenny chen [REDACTED]
Sent: Tuesday, July 25, 2023 5:58 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: gordon wong <[REDACTED]>; Theresa Warren [REDACTED]
Subject: Re: Planning Commission Agenda, Zoom Link and Links to Staff Report - S-22-039 - V-22-001- U-23-002 - 25 W. Main Street

[EXTERNAL SENDER]

Hello Erin,

Please see attached letters of support from the neighbors.



July 14, 2023

Subject: 25 W. Main Restaurant Project

Greetings Los Gatos Community Development Department,

We write to support the restaurant development project and variance application proposed for 25 W. Main St. in Los Gatos. We own the building on the other side of Park Ave. (35 W. Main St.), so the site work and variance application would likely impact our tenants, but we see that the benefits to the town outweigh any short-term inconveniences. First, updating the building will improve the aesthetic presentation of that section of our downtown. Second, the planned use will increase Los Gatos's dining options and increase the active use of downtown. Third, the proposed modest addition and stairway will add to the outdoor refreshments on offer and only remove one parking space. We believe the project will benefit nearby tenants (like ours) with added casual foot traffic and make for an improved property asset for the town of Los Gatos, generally. If you have any questions, feel free to contact me.

Respectfully,

Mike Schwager, P.E.

Shari Flick



July 11, 2023

Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: 25 W. Main Street Remodel

Town of Los Gatos,

I am the owner of the property next to 25 W. Main Street, at 21 W. Main Street (Gali Vineyards Tasting Room) and 23 W. Main Street (Tangles Salon). The back side of my building includes 9 and 11 Park Avenue (two apartments).

I am writing to express my full support for the proposed project next door. I have reviewed the current plans for a restaurant use there. I am very pleased that the building will retain the historic look of the street and will remain a reasonable size for the property. I believe the FAR Variance of the building is well within proportion to the surrounding buildings and will retain an appropriate visual size for the neighborhood.

I am also pleased with the proposed landscaping and quality of the materials to be used. The improvements to the building will provide a great opportunity for a thriving business there, without disruption to neighbors, and will be a wonderful visual upgrade for that corner.

Sincerely,



Shari Flick

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/26/2023

ITEM NO: 5

DATE: July 21, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of One Existing Office and Four Residential Buildings, Construction of an Assisted Living and Memory Care Facility, Variance from the Maximum Height and Lot Coverage of the Zone, Merger of Four Lots Into One, and Removal of Large Protected Trees on Property Zoned O. **Located at 15860-15894 Winchester Boulevard and 17484 Shelburne Way.** APN 529-11-013, -038, -039, and -040. Architecture and Site Application S-21-008, Conditional Use Permit Application U-21-010, Variance Application V-21-003, Subdivision Application M-22-008, and Mitigated Negative Declaration ND-22-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared for This Project.
Applicant/Property Owner: Green Valley Corp. d.b.a. Swenson.

REMARKS:

The applicant has requested this item be rescheduled to August 9, 2023, due to a miscommunication of meeting date on the project signage and notice cards. The project will be re-noticed for a hearing on August 9, 2023. A full staff report will be provided at that time.

PREPARED BY: Jennifer Armer, AICP
Planning Manager

Reviewed by: Community Development Director

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