



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
OCTOBER 08, 2025
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM**

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

IMPORTANT NOTICE

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

PARTICIPATION

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

Zoom webinar (Online): Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: <https://losgatosca.gov.zoom.us/j/84581980917?pwd=HBC1JDVAnlv95RNwWbWOUU0PKq949O.1>.

Passcode: 943933. You can also type in 845 8198 0917 in the "Join a Meeting" page on the Zoom website at <https://zoom.us/join> and use passcode 943933.

When the Chair announces the item for which you wish to speak, click the "raise hand" feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand.

Telephone: Please dial (877) 402-9753 for US Toll-free or (636) 651-3141 for US Toll. (Conference code: 602463). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

In-Person: Please complete a "speaker's card" located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

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

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

(3) Deadlines to submit written public comments are:

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

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

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

1. Draft Minutes of the September 10, 2025, Planning Commission Meeting
2. Draft Minutes of the September 24, 2025, 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. Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 24 Pleasant Street.** APN 529-26-016. Request for Review PHST-25-013. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant/Appellant: Swapnil Raut and Rashmi Jadhav. Project Planner: Suray Nathan.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

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

ADA NOTICE In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

NOTE The ADA access ramp to the Town Council Chambers is under construction and will be inaccessible through June 2025. Persons who require the use of that ramp to attend meetings are requested to contact the Clerk's Office at least two (2) business days prior to the meeting date.

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

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

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/24/2025

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 10, 2025**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, September 10, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi, Commissioner Rob Stump.

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Member of the Public

- Commented on safety concerns related to recent national and political events, as well as upcoming sporting events including the Earthquakes game, Project 2025, March Madness, the Super Bowl, and the World Cup.

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

1. Approval of Minutes – August 27, 2025

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

VOTE: **Motion passed 6-0 with Commissioner Stump abstaining.**

PUBLIC HEARINGS

2. 14331 Capri Drive

Zone Change Application Z-23-005

APN 406-32-004

Applicant: Gordon K. Wong

Property Owner: Ravi Kiran Vallamdas

Project Planner: Ryan Safty

Consider a request for approval of a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 square feet). Categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Kevin Yu, GKW Architects, Applicant

- We hope we can address the concerns and compliance work for this project that were brought up at the last hearing on June 25, 2025. The primary concern at that hearing was the mass of the house, and per Planning Commission recommendation we set the second story front face back five feet. By incorporating the five-foot setback at the second story the floor area has been reduced by 338 square feet, the FAR has been reduced from 26.8 percent to 24.2 percent, and lot coverage has been reduced from 22.5 percent to 22.26 percent. We made three changes discussed at the last hearing: 1) window reduction at the southside at the master bedroom; 2) eliminated 1-foot bump-out and flushed that wall to align; and 3) provided six additional privacy screen trees to ensure privacy for the next-door neighbor.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to recommend that the Town Council approve a Zone Change Application for 14331 Capri Drive. **Seconded** by **Vice Chair Burch**.

VOTE: **Motion passed unanimously.**

3. 15860-15894 Winchester Boulevard and 17484 Shelburne Way

Architecture and Site Application S-25-034

Conditional Use Permit Application U-25-004

Variance Application V-25-001

Subdivision Application M-25-007

APNs 529-11-013, -038, -039, and -040

Property Owner/Applicant: Green Valley Corp. d.b.a. Swenson

Project Planner: Sean Mullin

Consider a request for approval of a one-year time extension for the existing Architecture and Site (S-21-008), Conditional Use Permit (U-21-010), Variance (V-21-003), and Lot Merger (M-22-008) applications to demolish one existing office and three residential buildings, construct an assisted living and memory care facility, a 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. A Negative Declaration (ND-22-001) was adopted for this project.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Mark Pilarczyk, Green Valley Corp., Applicant

- We're here tonight for the extension due to capital markets. There is more cautious optimism in the capital markets now than in the past three years, and the fact that we expect to see interest rate reduction in September from the feds will help push that argument forward, so we hope to be in a much more favorable position within this one year. We are not changing anything from the original approval except for the updates to code.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Chair Thomas** to approve a one-year time extension for the existing Architecture and Site (S-21-008), Conditional Use Permit (U-21-010), Variance (V-21-003), and Lot Merger (M-22-008) applications.
Seconded by Commissioner Stump.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
September 10, 2025 meeting as approved by the
Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 10/8/2025

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
SEPTEMBER 24, 2025**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, September 24, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi, Commissioner Rob Stump

Absent: Vice Chair Kendra Burch

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Anonymous Member of the Public

- Commented on safety concerns and a memorial related to the upcoming World Cup.

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

Chair Thomas announced that Consent Calendar Item 1, Approval of September 10, 2025 Planning Commission minutes, would be pulled from the consent calendar to make a correction to the minutes.

PUBLIC HEARINGS

1. Approval of Minutes – September 10, 2025

Opened Public Comment.

Anonymous Member of the Public

- Commented on safety concerns related to recent national and political events.

Town Attorney Whelan indicated that the minutes are action minutes, a summary of what occurred at meeting. Full meetings are available on video and can be viewed verbatim on the video.

Closed Public Comment.

Commissioner discussed the matter.

MOTION: **Motion by Commissioner Barnett** that the Planning Commission minutes of September 10, 2025 be reserved for discussion at the next Planning Commission meeting, and in the interim staff make efforts to more fully describe the concerns of the speaker. **Seconded by Commissioner Raspe.**

Commissioner Raspe requested the motion be amended to change “Project 2026” to “Project 2025.”

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

VOTE: **Motion passed 4-2 with Commissioner Stump and Commissioner Sordi dissenting.**

2. Town Code Amendment - Floodplain Management

Town Code Amendment Application A-25-004

Applicant: Town of Los Gatos

Project Location: Townwide

Consider making a recommendation to the Town Council to introduce an ordinance titled, “An Ordinance of the Town Council of the Town of Los Gatos replacing Town Code Section 29, Article IX, “Floodplain Management.” Exempt from CEQA pursuant to Section 15061 (b)(3), because the ordinance makes changes to floodplain management land use regulations involving no physical activities at this time.

Director of Parks and Public Works Burnham presented the staff report.

Town Attorney Whelan indicated an error on page 4 of the ordinance under Definition of Building Code, Subsection 6 containing a list of items, including the term “design flood.” Counsel Whelan said design flood should be a defined term on its own and placed after the list of items, and requested when the Planning Commission makes a motion that it recommend the Town Council introduce the ordinance proposed with the changes she described.

Opened Public Comment.
None.

Closed Public Comment.

MOTION: **Motion by Commissioner Stump** to recommend to Town Council to introduce, with revisions noted by the Town Attorney, an ordinance

titled, “An Ordinance of the Town of Council of the Town of Los Gatos replacing Town Code Section 29, Article IX, “Floodplain Management.”
Seconded by Commissioner Burnett.

VOTE: **Motion passed unanimously.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- HPC met September 24, 2025 and considered three items.
 - Preliminary review of a new construction for a pre-1941 home. The HPC gave its recommendations.
 - Review of new windows added, which was recommended approval.
 - Changes in some doors and lights indoors, which was recommended approval.
- HPC will host a special meeting, to be put on the agenda, for necessary changes and upgrades to Town documents, and to consider making Glenridge an historic district.

Commission Matters

MOTION: **Motion by Commissioner Burnett** to put discussion of a code amendment to be considered by the Town Council regarding below-grade FAR square footage for basements on a future Planning Commission agenda. **Seconded by Chair Thomas.**

Commissioners discussed the matter.

VOTE: **Motion passed 5-1 with Commissioner Barnett dissenting.**

ADJOURNMENT

The meeting adjourned at 7:41 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 24, 2025 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 10/08/2025

ITEM NO: 3

DATE: October 3, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 24 Pleasant Street.** APN 529-26-016. Request for Review PHST-25-013. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant/Appellant: Swapnil Raut and Rashmi Jadhav. Project Planner: Suray Nathan.

RECOMMENDATION:

Deny the appeal of the Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory (HRI) for property zoned R-1D, located at 24 Pleasant Street.

PROJECT DATA:

General Plan Designation: Low Density Residential

Zoning Designation: R-1D – Single-Family Residential Downtown

Applicable Plans and Standards: General Plan, Town Code, Residential Design Guidelines

Parcel Size: 6,500 square feet

Surrounding Area:

| | Existing Land Use | General Plan | Zoning |
|-------|-----------------------|-------------------------|-----------|
| North | Residential | Low Density Residential | R-1D |
| South | Residential | Low Density Residential | R-1D |
| East | Residential | Low Density Residential | R-1D |
| West | Los Gatos High School | Public | R-1:20:PS |

PREPARED BY: Suray Nathan
Assistant Planner

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

CEQA:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

FINDINGS:

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment.
- As required to remove a pre-1941 property from the HRI.

ACTION:

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

BACKGROUND:

The subject property is located on the west side of Pleasant Street, approximately 260 feet north of East Main Street (Exhibit 1). The property is 6,500 square feet and developed with an existing 1,166-square foot single-story residence constructed in 1926 per the Santa Clara County Assessor's Database. The property is not within a historic district or Landmark and Historic Preservation (LHP) overlay, but it is included in the 1990 Anne Bloomfield Survey, providing a preliminary rating of historic and some altered, but still a contributor to the district if there is one (Exhibit 3, Attachment 2). The house first appears on the Sanborn Fire Insurance Maps in 1928 (Exhibit 3, Attachment 1). Subsequent maps show that the footprint of the residence remained consistent through 1956.

On August 27, 2025, the Historic Preservation Committee (HPC) considered a request to remove the subject property from the HRI. The applicant's request letter noted that, based on their research, the findings for removal can be made, noting that the residence is not associated with events important to the Town, not associated with significant persons, and the residence has lost integrity from previous modifications and additions (Exhibit 3, Attachment 3).

The HPC received the staff report, held a public hearing, and discussed the request. The HPC voted two-to-two, with one Committee member absent from the hearing, to recommend denial to the Community Development Director, finding that the residence still has integrity and the overall design is in-keeping with the Mediterranean Revival style of that period (Exhibit 4). The audio from this meeting is available on the Town's website at <https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-12>.

On August 28, 2025, the Community Development Director denied the request for removal (Exhibit 5).

On September 5, 2025, the decision of the Community Development Director was appealed to the Planning Commission by interested persons, Swapnil Raut and Rashmi Jadhav, property owners of 24 Pleasant Street (Exhibit 6).

Pursuant to Town Code Section 29.20.255, any interested person, as defined by Section 29.10.020, may appeal to the Planning Commission any decision of the Community Development Director determining matters pertaining to historic preservation. For residential projects, an interested person is defined as “a person or entity who owns property or resides within 1,000 feet of a property for which a decision has been rendered and can demonstrate that their property will be injured by the decision.” The appellant meets the requirements.

Pursuant to Town Code Section 29.20.265, the appeal shall be set for the first regular meeting of the Planning Commission in which the business of the Planning Commission will permit, more than five (5) days after the date of filing the appeal. The Planning Commission may hear the matter anew and render a new decision on the matter.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the west side of Pleasant Street, approximately 260 feet north of East Main Street (Exhibit 1). All surrounding properties are zoned for single-family residential development, except the property to the west, which has a Public School Overlay designation and is developed with a portion of the Los Gatos High School.

B. Project Summary

The property owner is appealing the Community Development Director’s decision to deny the request to remove a pre-1941 property from the HRI.

DISCUSSION:

A. HPC Authority and Applicability

Town Code Section 29.10.020 defines “Historic Structure” as “any primary structure constructed prior to 1941, unless the deciding body has determined that the structure has no historic significance and should not be included in the Town Historic Resources Inventory.” The Santa Clara County Assessor’s Database lists a construction date of 1926 for the residence; therefore, the subject property is included on the HRI as a presumptive historic residence.

Town Code Sections 29.20.700 and 29.80.222 provide that the Community Development Director, upon recommendation by the HPC, determines matters pertaining to historic preservation that are not assigned to the Planning Commission. Section 29.80.227 (6) provides that it is the power and duty of the HPC to make a recommendation to the Community Development Director on requests for removal of a pre-1941 property from the HRI.

Pursuant to Town Code Section 29.80.215, the purpose of the Town's Historic Preservation Ordinance states:

It is hereby found that structures, sites, and areas of special character or special historical, architectural, or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety, and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay of such structures, sites, and areas.

The purpose of historic preservation is to promote the health, safety, and general welfare of the public through:

1. The protection, enhancement, perpetuation, and use of structures, sites, and areas that are reminders of past eras, events, and persons important in local, State, or National history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.
2. The development and maintenance of appropriate settings and environment for such structures.
3. The enhancement of property values, the stabilization of neighborhoods and areas of the Town, the increase of economic and financial benefits to the Town and its inhabitants, and the promotion of tourist trade and interest.
4. The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

Residential Design Guidelines Section 4 notes that the Town has a wealth of older homes, many homes constructed prior to 1941, and may be found throughout Los Gatos. It is Town policy to preserve these resources whenever possible and practicable, and to require special care in the remodeling of and additions to them. All pre-1941 structures have the potential to be historically significant. Section 4.2 notes that the Town recognizes a historic resource as follows:

- Any structure/site that is located within a historic district (Broadway, Almond Grove, Fairview Plaza, University/ Edelen, and Downtown Commercial); or

- Any structure/site that is historically designated; or
- Any primary structure that was constructed prior to 1941, unless the Town has determined that the structure has no historic significance or architectural merit.

Lastly, Section 4.6 of the Residential Design Guidelines speaks specifically to pre-1941 structures and provides that pre-1941 structures have the potential to be historically significant, but not all will necessarily be classified as historic. Applications for removal, remodeling, or additions to structures constructed prior to 1941 will be reviewed by staff to determine their historic merit and contribution to the surrounding neighborhood. An initial evaluation will be made utilizing the 1991 Historical Resources Survey Project for Los Gatos. Staff may, at the discretion of the Community Development Director, refer a project application to the HPC for its input and recommendations.

When considering a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit, the HPC considers the following in their recommendation to the Community Development Director:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period, or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

These criteria are derived from the criteria used by the National and State Registers of Historic Places and reflect the purpose provided in the Town's Historic Preservation Ordinance found in Section 29.80.215 of the Town Code.

B. Historic Preservation Committee

On August 27, 2025, the HPC received the staff report, held a public hearing, and discussed the request. The HPC voted two-to-two, with one Committee member absent from the hearing, to recommend denial to the Community Development Director, finding that the residence still has integrity and is in-keeping with the Mediterranean Revival style (Exhibit 4). On August 28, 2025, the Community Development Director denied the request for removal (Exhibit 5).

C. Appeal to Planning Commission

On September 5, 2025, the decision of the Community Development Director was appealed to the Planning Commission by interested persons, Swapnil Raut and Rashmi Jadhav, property owners of 24 Pleasant Street (Exhibit 6). The appellant provided an additional letter in support of the appeal dated September 15, 2025 (Exhibit 7). The letter addresses

each of the five findings required for removing a property from the HRI. Below are the five required findings, followed by a summary of the appellant's justification for each finding.

1. The structure is not associated with events that have made a significant contribution to the Town.
 - The appellant notes that the research at the Los Gatos Public Library and the Town records of the subject property do not yield any evidence of the property's direct association with a significant Town event.
2. No Significant persons are associated with the site.
 - The appellant points out that the research of the owner and occupancy records using the Town directory and assessors' records does not indicate that any former residents of the property meet the threshold of a significant person associated with the site. The appellant provided a list of names of the previous occupants as an attachment to the letter (Exhibit 7).
3. There are no distinctive characteristics of type, period, or method of construction or representation of work of a master.
 - The appellant states that the house is described as Mediterranean Revival; however, it does not exhibit the key hallmark of the style that rises to significance.
 - Additionally, subsequent alterations to the windows, roof, and the rear addition diminish any stylistic expressions of the Mediterranean Revival style.
4. The structure does not yield information to Town history.
 - The appellant notes that, based on their research and observation, the existing house does not yield information essential to understanding Los Gatos' history.
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.
 - The appellant states that the research and the exhibits provided show that the integrity of the house has been compromised. The appellant cites window replacements, roofline changes, and a rear addition as having altered the original design, material, and workmanship.

PUBLIC COMMENTS:

Written notice was sent to property owners and residents within 300 feet of the subject property. At the time of preparation of this report, no public comment has been received.

ENVIRONMENTAL REVIEW:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it

can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

CONCLUSION:

A. Summary

The property owner appealed the Community Development Director's decision to deny the request to remove a pre-1941 property from the HRI for property zoned R-1D, located at 24 Pleasant Street.

B. Recommendation

For reasons stated in this report, which include the HPC not being able to make finding #3 in their recommendation, it is recommended that the Planning Commission deny the appeal and uphold the decision of the Community Development Director to deny the removal of the presumptive historic property (pre-1941) from the HRI.

C. Alternatives

Alternatively, the Planning Commission can:

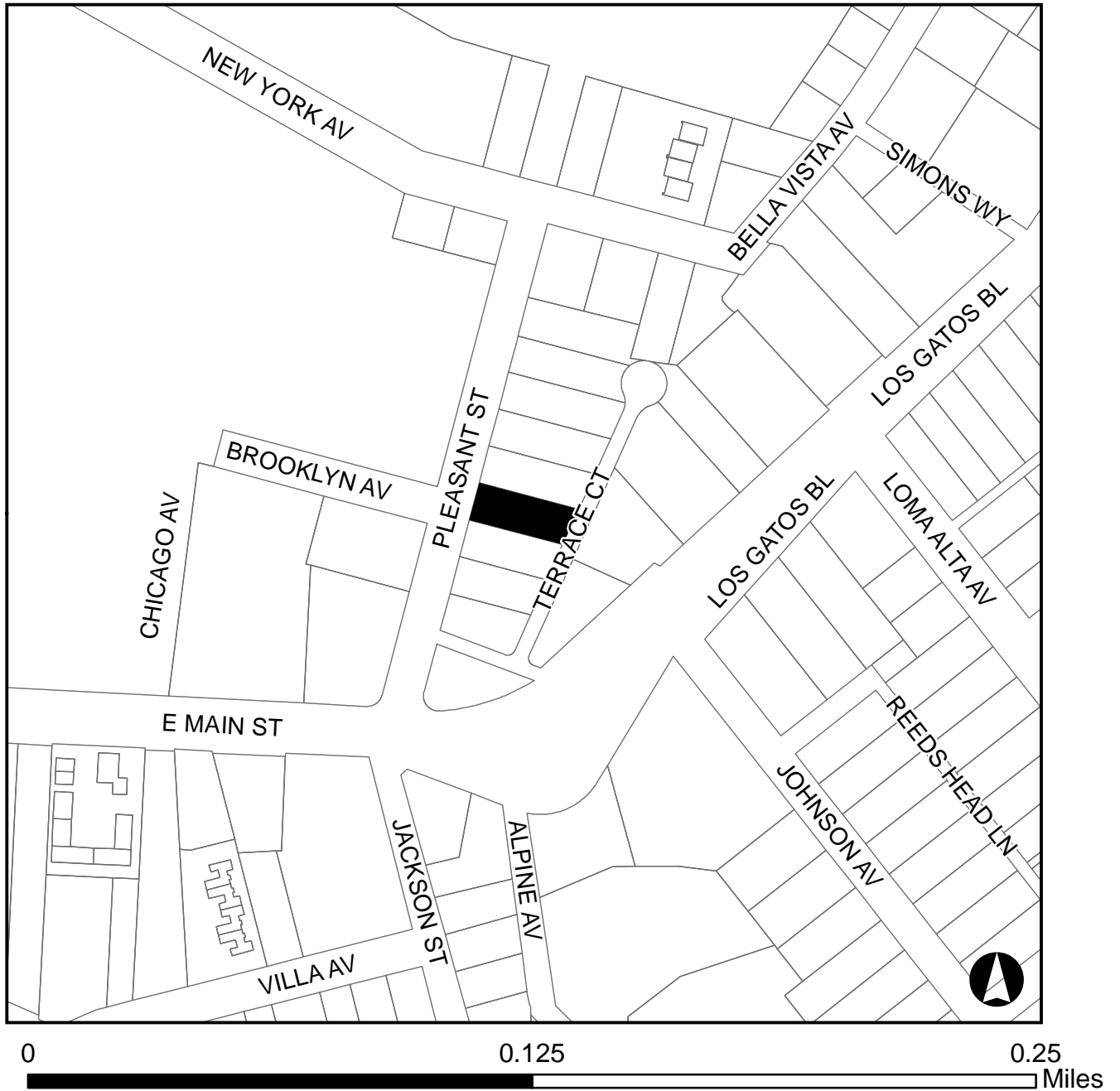
1. Continue the matter to a date certain with specific direction;
2. Grant the appeal and remove the subject property from the HRI, making the findings provided in Exhibit 2; or
3. Remand the appeal to the HPC with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings
3. Historic Preservation Committee Staff Report and Attachments, August 27, 2025
4. Historic Preservation Committee Meeting Minutes for August 27, 2025
5. Historic Preservation Committee Action Letter, August 28, 2025
6. Appeal of the Community Development Director, Received September 5, 2025
7. Appellant letter, dated September 15, 2025

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24 Pleasant Street



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PLANNING COMMISSION – October 8, 2025
REQUIRED FINDINGS FOR:

24 Pleasant St
Request for Review PHST-25-013

Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 529-26-016. Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner/Applicant/Appellant: Swapnil Raut and Rashmi Jadhav

FINDINGS

Required finding for CEQA:

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Required findings to determine that a pre-1941 structure has no significant or architectural merit:

- As required for a determination that a pre-1941 primary structure has no historic significance or architectural merit:
 1. The structure is not associated with events that have made a significant contribution to the Town;
 2. No Significant persons are associated with the site;
 3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
 4. The structure does not yield information to Town history; or
 5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

EXHIBIT 2

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TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 08/27/2025

ITEM NO: 4

DATE: August 22, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 24 Pleasant Street.** APN 529-26-016. Request for Review PHST-25-013. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Swapnil Raut and Rashmi Jadhav. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1D located at 24 Pleasant Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1926 per County Assessor
2. Bloomfield Preliminary Rating: ✓, historic & some altered, but still a contributor to the district if there is one
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

PREPARED BY: Suray Nathan
Assistant Planner

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1926, and the house first appears on the Sanborn Fire Insurance Maps in 1928 (Attachment 1). The property is not within a historic district or LHP overlay, but it is included in the 1990 Anne Bloomfield Survey (Attachment 2).

The applicant provided a Letter of Justification for the requested removal of a Mediterranean Revival-style house (Attachment 3) that includes Town records showing some alterations and additions, and photos of the current residence.

The applicant's research and Town records show a building permit to construct a bedroom and garage in 1957 (Attachment 3, page 12); however, no plans for the addition are found in the Town records.

Town records also indicate that on February 14, 2000, the Building Division approved the kitchen and bath remodeling, as well as the installation of all new windows into existing openings without requiring a header change, except for the two patio doors at the rear (Attachment 3, page 35).

CONCLUSION:

Should the Committee find that the structure has no historic significance or architectural merit, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations would not return to the Committee.

FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

PAGE 3 OF 3

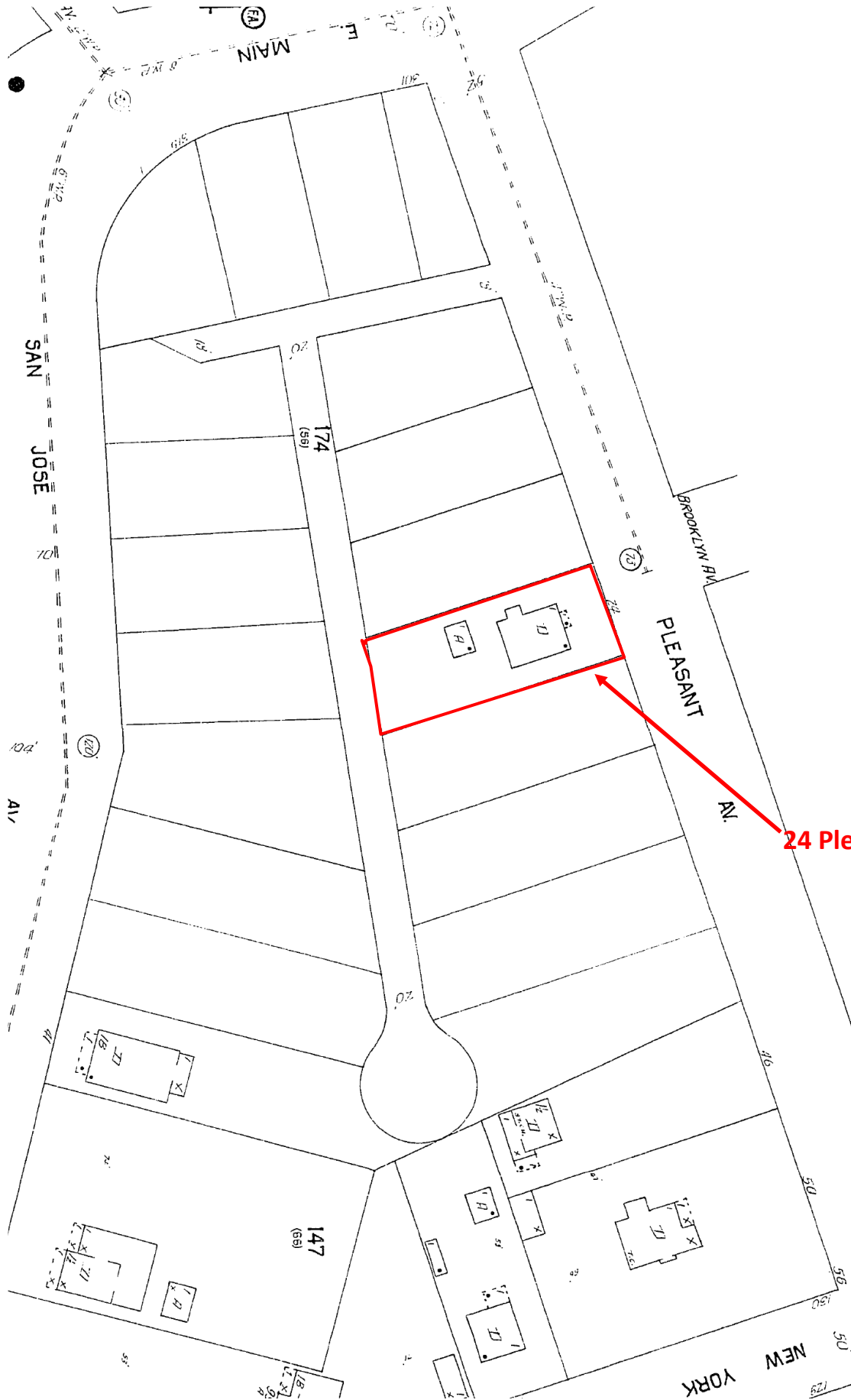
SUBJECT: 24 Pleasant Street/ PHST-25-013

DATE: August 22, 2025

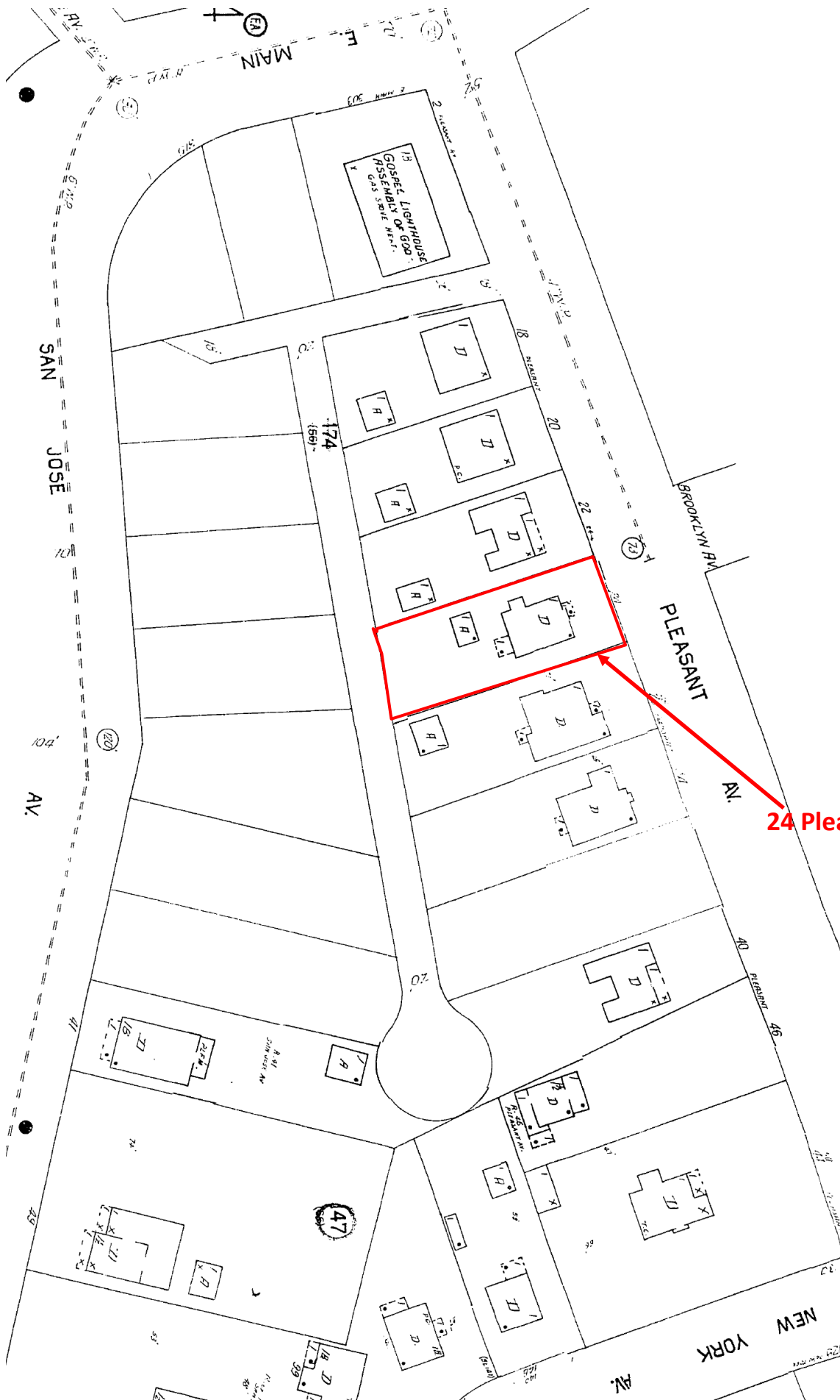
ATTACHMENTS:

1. Sanborn Fire Maps
2. 1990 Anne Bloomfield Survey
3. Letter of Justification

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24 Pleasant St



24 Pleasant St

1944



24 Pleasant St

1956

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Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 24 Pleasant

PARCEL MAP INFORMATION

Parcel # 529-26-016 Lot size: 60 front ft. x 126-135 ft. deep

Lot shape: Rectangle off L Rectangle with small rear jog Other

Location: N S E W side of P St Ave Other

distance to cross st: C. 280 ft. N S E W from E Main

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name El Monte Sub Old Block # Old lot # 20

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓ Estimated age 1920s Style Mediter. Reviv. # stories

Alterations aluminum windows

Other

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Effective date

OWNERSHIP SHOWN ON MAPS

| Source Name | Source Date | Source Page | Location of property, or Old tract/block/lot | Lot Size | Owner Name |
|-------------|-------------|-------------|--|----------|------------|
| | 1891 | | | | |
| Blk Book | 1908 | | | | |
| Survey | 1944 | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey

Gebhard: page # illustration page #

Butler/Junior League

PHOTOS: Roll/frame # 020/15 Date 28-12-89



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24 Pleasant St - Request to Remove from Historic Register

Dear Members of the Historic Preservation Committee,

We are writing to formally request that our property, located at 24 Pleasant Street, be removed from the Town of Los Gatos Historic Registry.

After careful research and consideration, we believe the property no longer meets the criteria for continued historic designation. Although it was originally included due to its pre-1941 construction date, we respectfully submit that it lacks the architectural integrity, cultural significance, and historical relevance necessary to justify its continued inclusion on the registry.

Key Points Supporting the Request:

1. Research Findings (Conducted with Librarian Shawnte Santos at the Los Gatos Library):

- The property is not part of the Historic Property Research Collection.
- The property address is not in a Historic District and does not have a LHP Overlay.
- The structure does not yield information to Town history; It is not recognized in the 1989 Ann Bloomfield Architectural Survey forms as a contributing or significant structure.
- The property is not mentioned on the Bell Ringers list.
- The property structure does not have known associations with historically significant individuals or events to the town.
- The 1941 Tax Assessment and Santa Clara County historic records make no references to Pleasant Street as historically designated.
- No historically significant individuals appear to be associated with the property. Early owners — including Alexander E. P., W.H. Moron, Bert Homes, J.R. Gibson, Douglas Gravelle, Mrs. Dorothy McKeivitt, and Michael Blackt — do not have any known ties to notable historical events or contributions.

2. Significant Alterations Over Time:

- The integrity of the structure has been compromised as the original front and side windows have been replaced.
- A substantial rear addition has been built, including an extra bedroom and expanded living area.
- The current roofline and exterior appearance no longer reflect the original architectural style.

In Closing:

We greatly value the rich history and character of Los Gatos and remain committed to maintaining the charm and aesthetic of the neighborhood. Our request is simply to allow us the flexibility to make thoughtful updates that support our family's needs, while staying aligned with the community's visual traditions.

We appreciate your time and consideration, and we are happy to provide any additional documentation or participate in further discussion as needed.

Sincerely,

Swapnil Raut & Rashmi Jadhav

1929 McMillan and McMillan official map of Santa Clara County does not show Pleasant St on the map:



| Santa Clara County Historic Homes Index | | | | | | |
|---|-----------|--------------------|-------------|-------|--------|---|
| Historic Name | House # | Street Name | City | Page | Source | Notes |
| | 1184 | Palo Alto | Palo Alto | | PAHBI | |
| | 2390 | Park Avenue | Santa Clara | 221 | HRI-A | |
| | 1795 | Park Boulevard | Palo Alto | | PAHBI | |
| | 2110 | Park Boulevard | Palo Alto | | PAHBI | |
| | 574 | Park Court | Santa Clara | 65 | HRI-C | |
| Park Court Subdivision | 500-800 | Park Court | Santa Clara | 67 | HRI-C | |
| Saratoga Foothill Clubhouse | | Park Place | Saratoga | 113 | OSCV | |
| | 1230 | Parkinson Avenue | Palo Alto | | PAHBI | |
| | | Pashote Court | Milpitas | | SNS | |
| | 10 | Paso Robles Avenue | Los Altos | | LAHRI | |
| Taylor House | 71 | Paso Robles Avenue | Los Altos | | LAHRI | |
| Madrone Area Early Homes | 350 | Peebles Avenue | Morgan Hill | 117 | SCCHRI | |
| Madrone Area Early Homes | 395 | Peebles Avenue | Morgan Hill | 117 | SCCHRI | |
| Madrone Area Early Homes | 565 | Peebles Avenue | Morgan Hill | 117 | SCCHRI | |
| Madrone Area Early Homes | 675 | Peebles Avenue | Morgan Hill | 117 | SCCHRI | |
| House | 55 | Pepper Drive | Los Altos | #REF! | LAHRI | |
| | 41 | Pepper Drive | Los Altos | | LAHRI | |
| | 81 | Pepper Drive | Los Altos | | LAHRI | |
| | 121 | Pepper Drive | Los Altos | | LAHRI | |
| | | Perry Street | Milpitas | | SNS | |
| D.H. Leigh | 140 | Peter Drive | Campbell | 129 | OSCV | |
| Alviso, Jose Maria, Adobe | 92 | Piedmont Road | Milpitas | | NRHP | https://catalog.archives.gov/id/123861643 |
| Jose Maria Alviso Adobe | | Piedmont Road | Milpitas | 58 | OSCV | |
| Jose Maria Alviso Adobe | | Piedmont Road | Milpitas | 58 | VSC | |
| Paul Masson Mountain Winery | 14831 | Pierce Road | Saratoga | | NPS | |
| Paul Masson Mountain Winery | 14831 | Pierce Road | Saratoga | 176 | SCCHRI | |
| Masson, Paul, Mountain Winery | | Pierce Road | Saratoga | | NRHP | https://catalog.archives.gov/id/123861736 |
| Paul Masson Mountain Winery | | Pierce Road | Saratoga | 102 | OSCV | |
| | | Pimentel Circle | Milpitas | | SNS | |
| H.J. Osborne Residence (1902) | 468 | Pine Avenue | San Jose | 24 | CFB&B | includes floor plans and biographical info |
| | 39 | Pine Lane | Los Altos | | LAHRI | |
| Pomeroy Green | 1087-1151 | Pomeroy Ave | Santa Clara | | NRHP | |
| Hillside Orchard | 509 | Porter Lane | San Jose | 152 | SCCHRI | |
| | 1050 | Portland Avenue | Los Altos | | LAHRI | |
| Sullivan's Saloon | 65 | Post Street | San Jose | 150 | OSCV | |
| | | Printy Avenius | Milpitas | | SNS | |
| Woodhills | 22800 | Prospect Road | Cupertino | 48 | SCCHRI | |
| Woodhills | | Prospect Road | Cupertino | 114 | OSCV | Fremont and Cora Older home |
| "Old Stanford Barn" | | Quarry Road | Palo Alto | 32 | OSCV | |

Does not show
pleasant st



July 09, 2025 09:02:52 AM. The GIS data used in this analysis was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.

Property Location Information

APN: **529-26-016**

Site Address: **24 PLEASANT ST LOS GATOS CA 95030**

Recorded Size (Assessor Database): **6,500 sq. ft. / 0.1 acres**

TRA: **03191**

Planning and Development Information

APN:52926016 is incorporated (LOS GATOS).

General Plan: **USA**

USA: **Los Gatos (100%)**

SOI: **Los Gatos**

Zoning: **INCORPORATED**

Supervisor District: **5**

Approved Building Site: **Research needed to evaluate parcel as a Building Site**

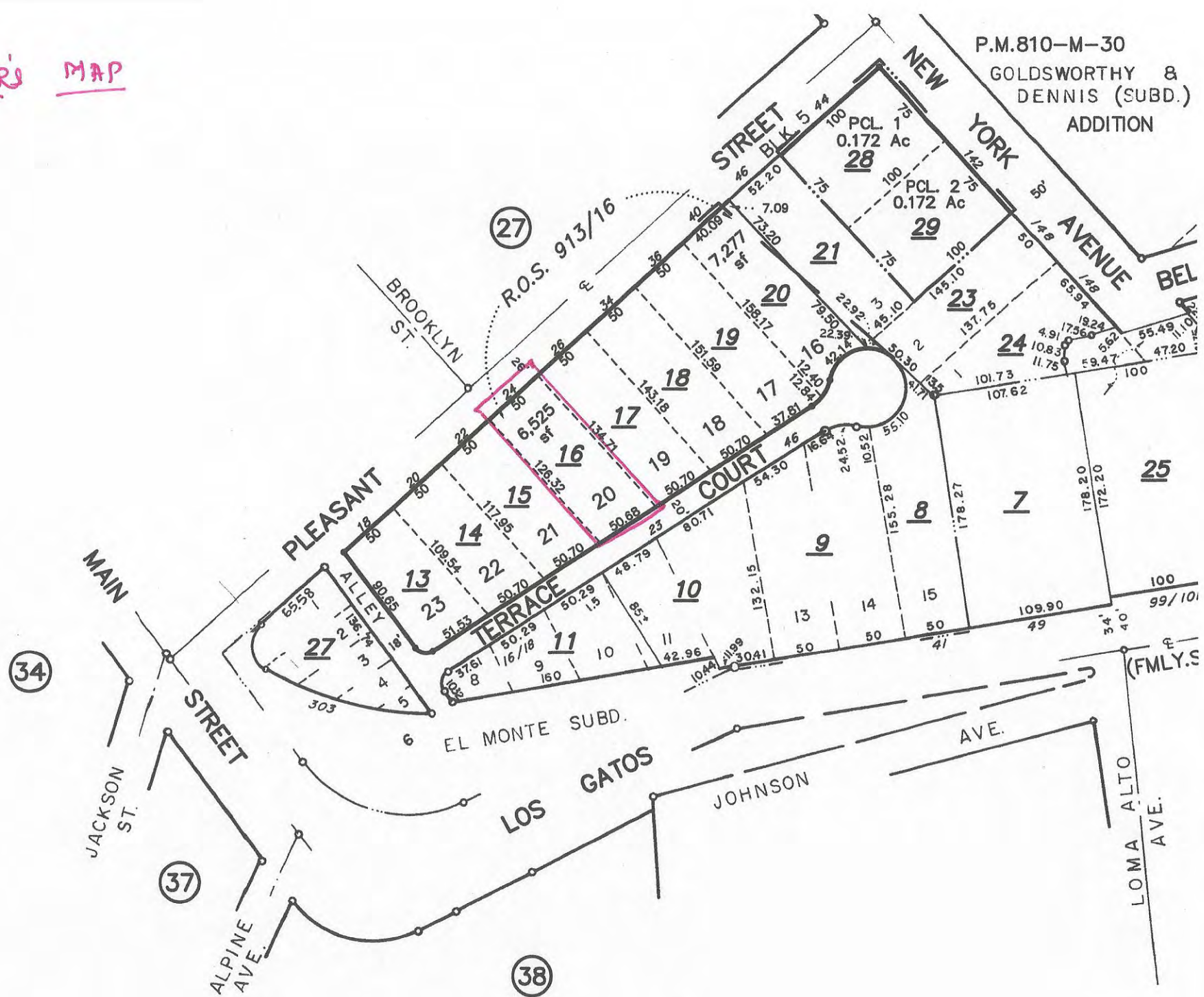
Special Area Policies and Information

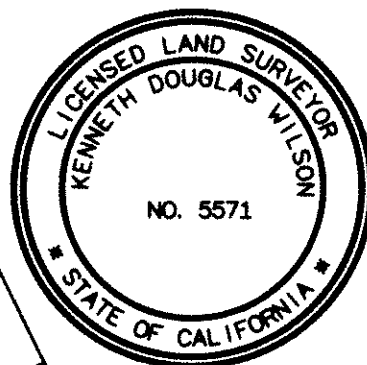
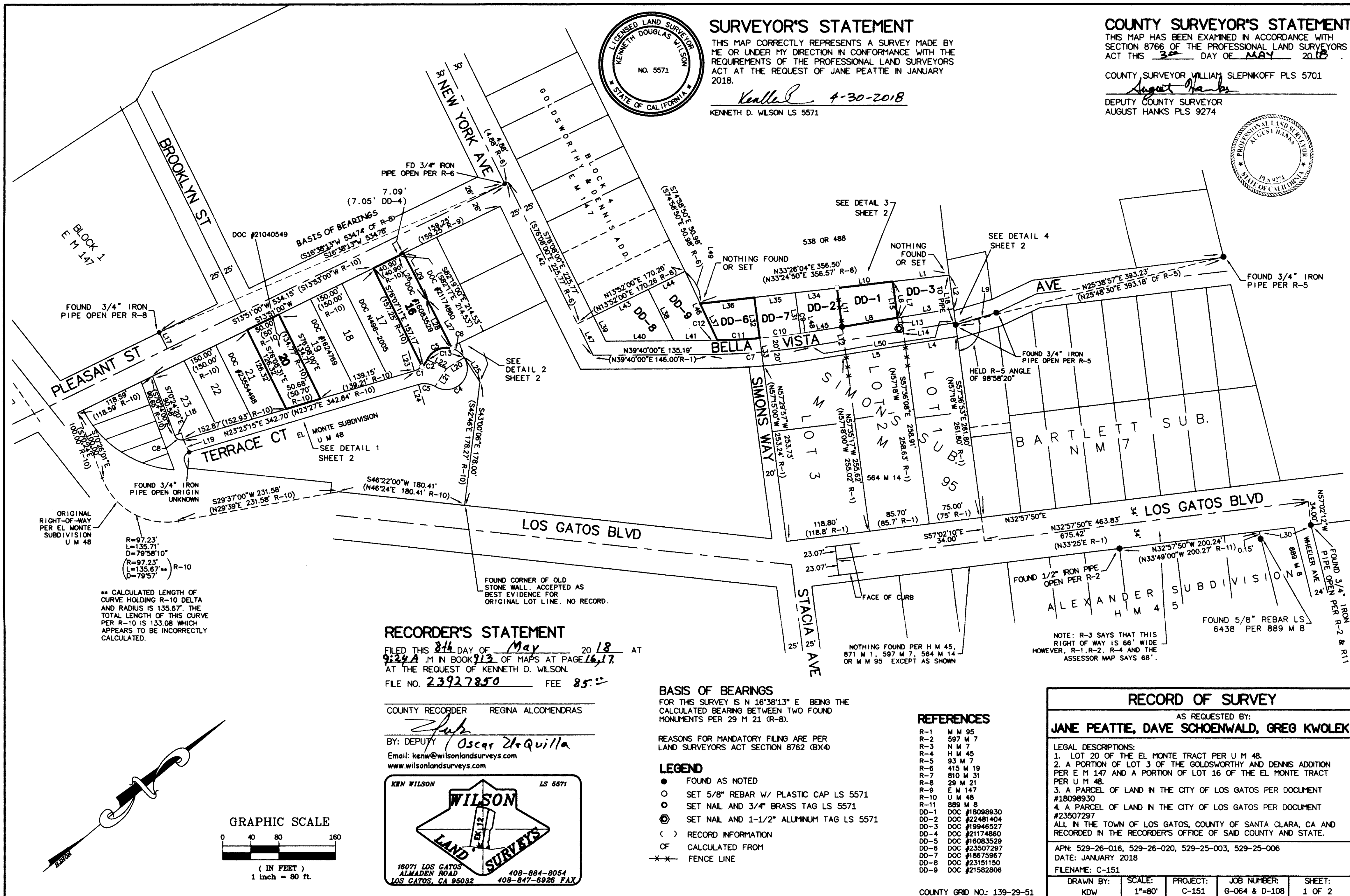
- Fire Responsibility Area: LRA (100%)
- Fire Protection District: Santa Clara County Central Fire Protection District
- Geohazard: County fault rupture hazard zone
- Geohazard: County liquefaction hazard zone
- Historic Parcel: NO
- FEMA Flood Zone: X (100%)
- Sanitary District: West Valley Sanitation District
- Watershed: San Francisco Bay
- Rain isohyet: 27 inches
- Nearest named creek: LOS GATOS CREEK (1774 feet)
- Nearest named lake: Vasona Reservoir (5890 feet)



ASSESSORI MAP

P.M.810-M-30
GOLDSWORTHY &
DENNIS (SUBD.)
ADDITION





SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF JANE PEATTIE IN JANUARY 2018.

Kenneth D. Wilson 4-30-2018
KENNETH D. WILSON LS 5571

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 30 DAY OF MAY 2018.

COUNTY SURVEYOR WILLIAM SLEPNKOFF PLS 5701
August Hanks
DEPUTY COUNTY SURVEYOR
AUGUST HANKS PLS 9274

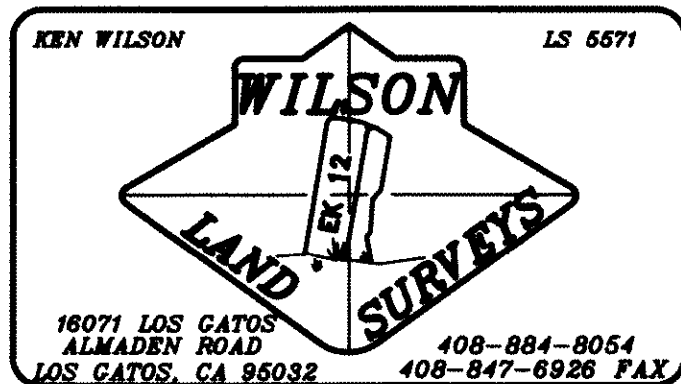


RECORDER'S STATEMENT

FILED THIS 8th DAY OF May 20 18 AT 9:24 A.M. IN BOOK 913 OF MAPS AT PAGE 16, 17.
AT THE REQUEST OF KENNETH D. WILSON.
FILE NO. 23927850 FEE 85.00

COUNTY RECORDER REGINA ALCOMENDRAS

BY: DEPUTY *Oscar DeQuilla*
Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



BASIS OF BEARINGS

FOR THIS SURVEY IS N 16°38'13" E BEING THE CALCULATED BEARING BETWEEN TWO FOUND MONUMENTS PER 29 M 21 (R-B).

REASONS FOR MANDATORY FILING ARE PER LAND SURVEYORS ACT SECTION 8762 (BX4)

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR W/ PLASTIC CAP LS 5571
- SET NAIL AND 3/4" BRASS TAG LS 5571
- ⊙ SET NAIL AND 1-1/2" ALUMINUM TAG LS 5571
- () RECORD INFORMATION
- CF CALCULATED FROM
- FENCE LINE

REFERENCES

- R-1 M M 95
- R-2 597 M 7
- R-3 N M 7
- R-4 H M 45
- R-5 93 M 7
- R-6 415 M 19
- R-7 810 M 31
- R-8 29 M 21
- R-9 E M 147
- R-10 U M 48
- R-11 889 M 8
- DD-1 DOC #18098930
- DD-2 DOC #22481404
- DD-3 DOC #19946527
- DD-4 DOC #21174860
- DD-5 DOC #16083529
- DD-6 DOC #23507297
- DD-7 DOC #18675967
- DD-8 DOC #23151150
- DD-9 DOC #21582806

COUNTY GRID NO.: 139-29-51

RECORD OF SURVEY

AS REQUESTED BY:

JANE PEATTIE, DAVE SCHOENWALD, GREG KWOLEK

LEGAL DESCRIPTIONS:

1. LOT 20 OF THE EL MONTE TRACT PER U M 48.
 2. A PORTION OF LOT 3 OF THE GOLDSWORTHY AND DENNIS ADDITION PER E M 147 AND A PORTION OF LOT 16 OF THE EL MONTE TRACT PER U M 48.
 3. A PARCEL OF LAND IN THE CITY OF LOS GATOS PER DOCUMENT #18098930
 4. A PARCEL OF LAND IN THE CITY OF LOS GATOS PER DOCUMENT #23507297
- ALL IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, CA AND RECORDED IN THE RECORDER'S OFFICE OF SAID COUNTY AND STATE.

APN: 529-26-016, 529-26-020, 529-25-003, 529-25-006
DATE: JANUARY 2018

FILENAME: C-151

| | | | | |
|-----------|--------|----------|---------------|--------|
| DRAWN BY: | SCALE: | PROJECT: | JOB NUMBER: | SHEET: |
| KDW | 1"=80' | C-151 | G-064 & D-108 | 1 OF 2 |

| MEASURED | | | RECORD | | |
|----------|-------------|----------|--------------|----------|------|
| NUM | BEARING | DISTANCE | BEARING | DISTANCE | REF. |
| L1 | N33°26'04"E | 80.75' | | 80.7' | DD-3 |
| L2 | S57°31'07"E | 48.50' | | 60' | DD-3 |
| L3 | S30°45'29"W | 75.00' | | | |
| L4 | N30°45'29"E | 74.97' | N31°00'E | 75' | R-1 |
| L5 | N30°45'29"E | 85.67' | N31°00'E | 85.7' | R-1 |
| L6 | N57°36'08"E | 52.27' | | 60' | DD-1 |
| L7 | N30°45'29"E | 5.70' | | 5.70' | DD-1 |
| L8 | N30°45'29"E | 79.95' | | 80' | DD-1 |
| L9 | N23°30'33"E | 60.49' | N23°34'22"E | 60.52' | R-5 |
| L10 | N33°26'04"E | 79.92' | | 80' | DD-1 |
| L11 | S57°35'17"E | 56.00' | | 60' | DD-1 |
| L12 | N57°35'17"W | 40.02' | | | |
| L13 | N57°36'08"E | 14.00' | | | |
| L14 | S57°36'08"E | 40.02' | | | |
| L15 | N57°36'08"W | 40.00' | | | |
| L16 | S57°31'07"E | 71.58' | | | |
| L17 | S76°09'43"E | 26.00' | S76°09'E | 26' | R-8 |
| L18 | N19°35'28"E | 10.00' | | | |
| L19 | N74°23'56"W | 20.25' | | | |
| L20 | N7°41'00"E | 30.00' | | | |
| L21 | S18°25'25"E | 30.00' | | | |
| L22 | S65°11'50"W | 30.00' | | | |
| L23 | S66°36'45"E | 30.00' | | | |
| L24 | S66°36'45"E | 30.00' | | | |
| L25 | S82°19'00"E | 41.71' | S82°17'E | 41.71' | R-10 |
| L26 | S82°19'00"E | 73.62' | S82°17'E | 73.62' | DD-5 |
| L27 | S82°19'00"E | 99.20' | S82°17'E | 99.20' | DD-5 |
| L28 | S76°45'15"E | 79.50' | N76°46'W | 79.15' | DD-5 |
| L29 | S76°47'27"E | 73.20' | S76°46'E | 73.17' | DD-5 |
| L30 | N32°57'50"E | 74.15' | N33°49'00"E | 74.16' | R-11 |
| L31 | N57°33'53"W | 58.71' | S57°15'E | 58.55' | DD-7 |
| L32 | N57°29'57"W | 58.83' | N57°15'W | 57.24' | DD-7 |
| L33 | N57°29'57"W | 40.04' | | | |
| L34 | N33°26'04"E | 59.67' | N33°21'E | 58.5' | DD-2 |
| L35 | N33°26'04"E | 58.60' | N33°21'E | 59' | DD-7 |
| L36 | N33°26'04"E | 77.55' | | | |
| L37 | S74°58'50"E | 58.09' | SOUTHERLY | 76' | DD-6 |
| L38 | S76°08'00"E | 82.06' | S76°08'00"E | 82.06' | DD-8 |
| L39 | S76°08'00"E | 40.00' | S76°08'00"E | 40.00' | DD-8 |
| L40 | N39°40'00"E | 96.63' | N39°40'00"E | 96.63' | DD-8 |
| L41 | N39°40'00"E | 48.22' | N39°40'00"E | 59.04' | DD-9 |
| L42 | S76°08'00"E | 275.90' | | | |
| L43 | N13°52'00"E | 87.00' | N13°52'00"E | 87.00' | DD-8 |
| L44 | S13°52'00"W | 58.26' | S13°52'00"W | 58.47' | DD-9 |
| L45 | N30°45'29"E | 47.29' | SEE NOTE ### | BELOW | |
| L46 | S74°58'50"E | 109.07' | S75°00'00"E | 109.25' | DD-9 |
| L47 | N76°08'00"E | 50.13' | N76°08'00"E | | R-9 |
| L48 | N59°14'31"W | | | | RAD |
| L49 | N50°20'00"W | | | | RAD |
| L50 | N30°45'29"E | 207.34' | | | |

TOTAL DISTANCE C9 + L45 = 59.71 (59.38' DD-2)

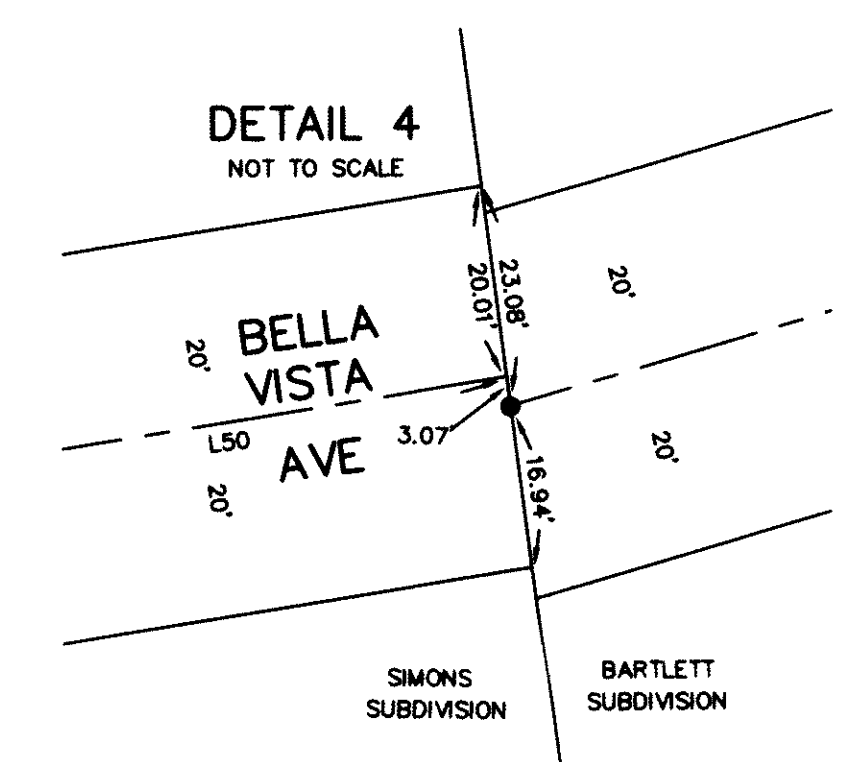
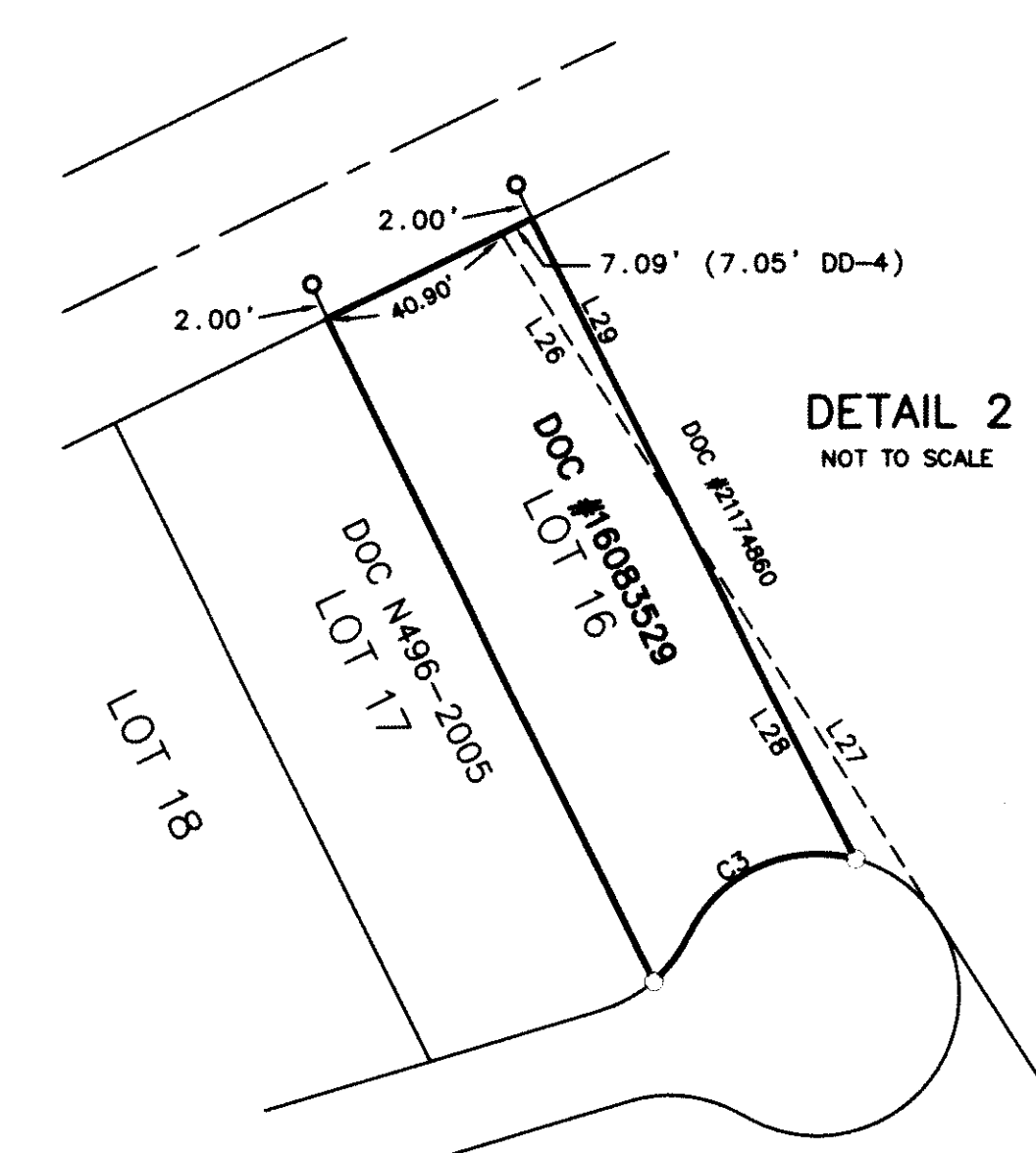
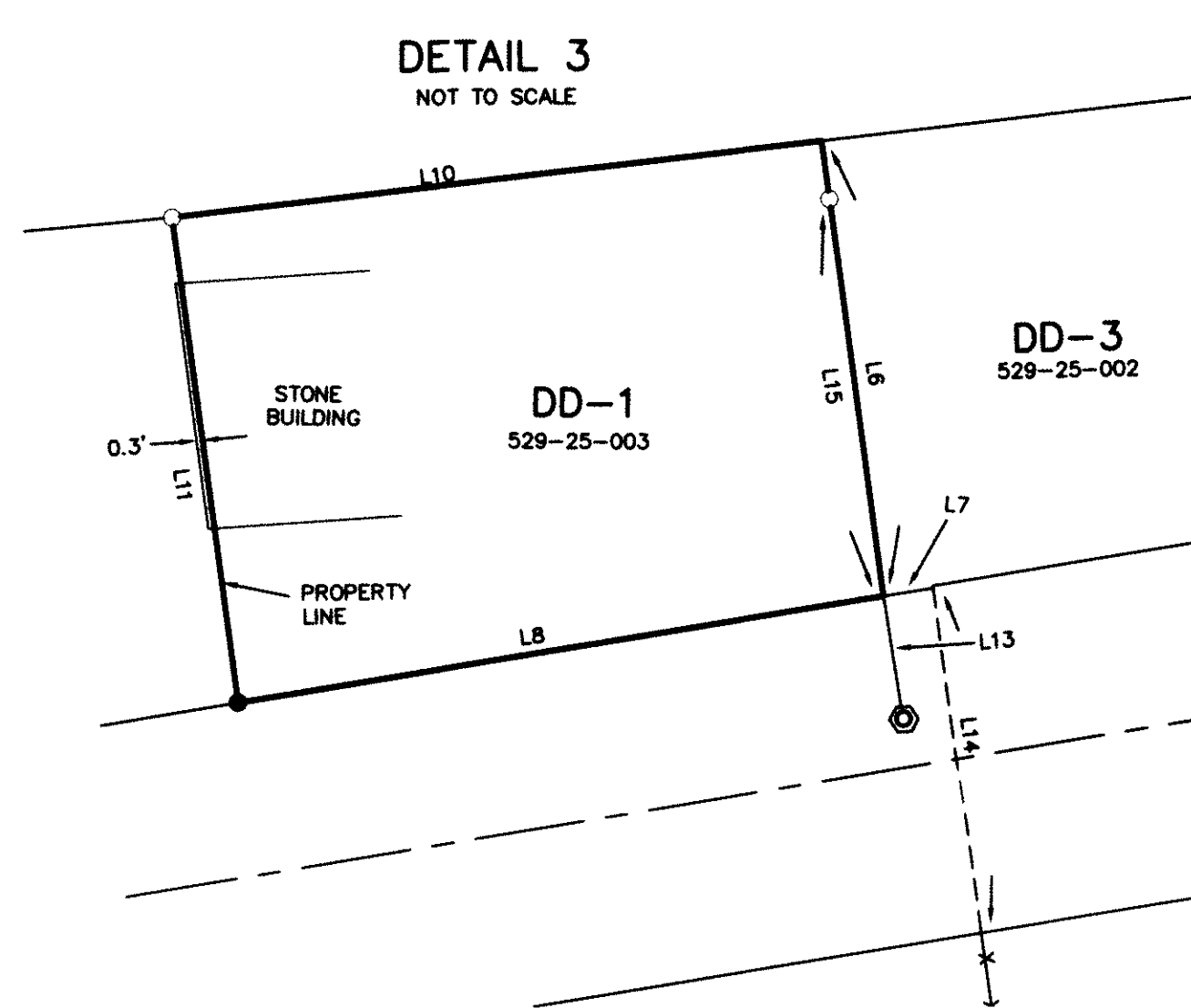
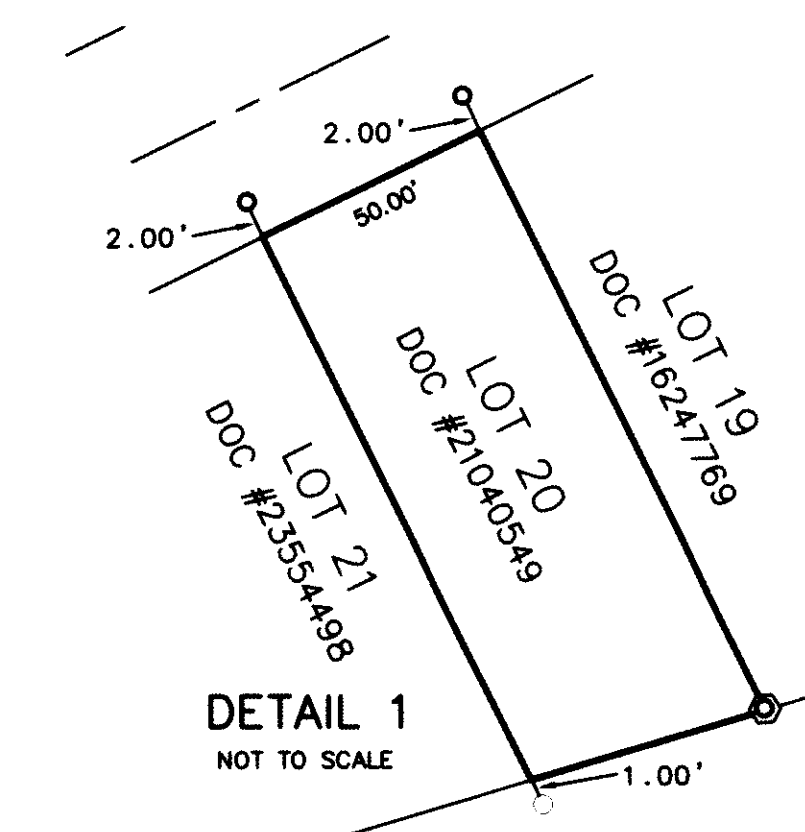


TABLE 1

| MEASURED | | | RECORD | | | REF. | CHORD LENGTH |
|----------|------------|---------|------------|---------|---------|------|--------------|
| NUM | DELTA | LENGTH | DELTA | LENGTH | RADIUS | | |
| C1 | 24°30'59" | 12.84' | 24°26'24" | 12.80' | 30.00' | R10 | 12.70' |
| C2 | 23°40'24" | 12.40' | 23°47'44" | 12.46' | 30.00' | R10 | 12.37' |
| C3 | 80°29'10" | 42.14' | | | | | |
| C4 | 153°53'35" | 80.58' | 153°33'48" | 80.40' | 30.00' | R10 | SEE TABLE 2 |
| C5 | 48°11'20" | 25.23' | 48°14'32" | 25.26' | 30.00' | R10 | 24.52' |
| C6 | 42°00'00" | 21.99' | 42°00'00" | 22.39' | 30.00' | DD-5 | |
| C7 | 8°54'31" | 148.49' | 8°37'39" | 143.80' | 955.00' | | |
| C8 | 86°12'26" | 15.05' | 86°09'00" | 15.04' | 10.00' | R10 | |
| C9 | 0°45'40" | 12.42' | 1°36'45" | 3.48' | 123.80' | DD-9 | |
| C10 | 3°35'43" | 58.67' | 3°37'22" | 59.12' | 935.00' | DD-7 | |
| C11 | 3°41'39" | 60.29' | | 69' | | DD-6 | |
| C12 | 0°51'29" | 14.00' | | | | | |
| C13 | 122°29'08" | 64.13' | 122°12'30" | 63.99' | 30.00' | R10 | 52.53' |

* CALCULATED FROM RECORD DATA

TABLE 2
RECORD

| LENGTH | RADIUS | CHORD LENGTH | DELTA | REF. |
|--------|--------|--------------|------------|------|
| 10.57' | 30.00' | 10.52' | 20°11'46" | R10 |
| 69.83' | 30.00' | 55.10' | 133°22'02" | R10 |

* CALCULATED FROM RECORD DATA

AREAS

DD-1 (APN 529-25-003)
AREA = 4,326 S.F. - 0.10 ACRES

DD-6 (APN 529-25-005)
AREA = 3,924 S.F. - 0.09 ACRES

LOT 16 (DOC #16083529)
AREA = 7,277 S.F. - 0.17 ACRES

LOT 20
AREA = 6,525 S.F. - 0.15 ACRES

RECORD OF SURVEY

AS REQUESTED BY:
JANE PEATTIE AND DAVE SCHOENWALD

LEGAL DESCRIPTIONS:
1. LOT 20 OF THE EL MONTE TRACT PER U M 48.
2. A PORTION OF LOT 3 OF THE GOLDSWORTHY AND DENNIS ADDITION PER E M 147 AND A PORTION OF LOT 16 OF THE EL MONTE TRACT PER U M 48.
3. A PARECL OF LAND IN THE CITY OF LOS GATOS PER DOCUMENT #18098930
ALL IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, CA AND RECORDED IN THE RECORDER'S OFFICE OF SAID COUNTY AND STATE.

APN: 529-26-016, 529-26-020, 529-25-003, 529-25-006

DATE: JANUARY 2018

FILENAME: C-151

FIELD BOOK:

| DRAWN BY: | SCALE: | PROJECT: | JOB NUMBER: | SHEET: |
|-----------|--------|----------|---------------|--------|
| KDW | 1"=80' | C-151 | G-064 & D-108 | 2 OF 2 |



LATER (uneven
ADDITION Roof)





1928 20
MARCH 1928
LOS GATOS
CALIF.
SANBORN
MAP

TOWN OF LOS GATOS
Building Inspection Department
Phone ELgato 4-4520

Nº 1650 E

Electric Wiring Permit

Location

24 Pleasant ST

Date

8-22-57

is hereby granted

to install electrical wiring at above location in accordance with application

for

Gibson

owner

RECEIPT for

as inspection fee is hereby acknowledged.

Three & 100

Dollars

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

Page 45

By

N A Oakes

Wiring only

\$1.00

\$ 100

Wiring and Fixtures

1.25

Temporary Pole

1.00

Outlets @ .05

100

Fixtures @ .05

Motors @

Service Charge

100

8-22-57

TOTAL FEES

\$ 3.00

Town of Los Gatos

Building Inspection Department

Phone Elgato 4-4520

BUILDING PERMIT

No 1647 B

Location 24 Pleasant St.
 Lot Block Street

Street

Setbacks ft.

Zone R-2 Front
 Side () ()
 Rear

Date 7-15, 1957

Is hereby granted in accordance with application to

Build
Remodel
Add to
Move
 No. 1 Story 1 Family Residence and
 or Bed Room & Garage
 Other Type Structure

Occupancy

Owner J. Gibson

Contractor Chenline

Valuation \$3,000

RECEIPT for Ten & Ten Dollars

as inspection fee is hereby acknowledged.

Town of Los Gatos Building Inspection Department

By W. O. Cohen

ELECTRICAL, PLUMBING AND GAS PERMITS ARE REQUIRED
 IN ADDITION TO THIS PERMIT

INSPECTION RECORD

| | DATE | INSPECTOR |
|--|----------------|-----------|
| FOOTINGS | <u>7-21-57</u> | |
| FOUNDATION FORMS | <u>7-15-57</u> | |
| POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED | | |
| BOND BEAM (CONC. BLK.) | | |
| ROUGH PLBG. { PARTIAL | | |
| COMPLETE | | |
| GAS PRESSURE | | |
| ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING) | <u>7-15-57</u> | |
| DO NOT WIRE UNTIL ABOVE HAS BEEN SIGNED | | |
| ROUGH WIRING | <u>7-15-57</u> | |
| COVER NO WALLS UNTIL ABOVE HAS BEEN SIGNED | | |
| STUCCO WIRE & LATH | | |
| PLUMBING FIXTURES | <u>8-16-57</u> | |
| GAS APPLIANCES | <u>8-16-57</u> | |
| ELECTRICAL FIXTURES | <u>8-16-57</u> | |
| BUILDING COMPLETE | <u>8-16-57</u> | |

No Utilities Will Be Cleared Until
 (Building Complete) Has Been Approved

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA. 95030
BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

APPLICATION FOR BUILDING PERMIT

B 10335

FOR APPLICANT TO FILL IN

| | | | |
|---|---------|-------|-----------------|
| BUILDING ADDRESS 24 PLEASANT STREET | LOT NO. | TRACT | 60 X 120' |
| USE OF BUILDING RESIDENTIAL | | | DUPLEX |
| OWNER MIKE BLACK | | | 438-2512 |
| ADDRESS | | | |
| ARCHITECT OR ENGINEER | | | |
| ADDRESS | | | |
| CONTRACTOR OWNER | | | |
| ADDRESS | | | |
| STATE | | | |
| CITY | | | |
| TOWN LICENSE | | | |
| DESCRIPTION OF WORK | | | |
| NEW | ADD | ALTER | REPAIR |
| 1st FL | 2nd FL | GAR | BSMT |
| 12000 SQ FT. NEW 1 | | | |
| USE OF STRUCTURE | | | |
| RESIDENTIAL | | | |
| DESCRIPTION OF WORK | | | |
| REPLACING FLAT ROOF W/ FRAME | | | |
| \$3800 | | | |
| CONSTRUCTION LENDING AGENCY | | | |

| BUILDING PERMIT APPROVAL | | DATE |
|--------------------------|------------|---------|
| PLAN DEPT | | 1/1 |
| PUBLIC WORKS | | 1/1 |
| FIRE DEPT | | 1/1 |
| BUILDING DEPT | | 2/13/88 |
| SEWER | | |
| IR | DATE CONST | 1/1 |
| SR | CRG GROUP | 1/3 |
| REAR | TIME | 1/1 |
| SB | TIME | |
| VALUATION | \$ | |
| FEES & TAXES | | |
| BUILDING PERMIT | \$ | 38.50 |
| SEISMIC TAX | | 5.00 |
| CONSTRUCTION TAX | | |
| UTILITY TAX | | |
| PLAN CHECK FEE | | |
| TOTAL | \$ | 73.00 |

INSPECTION RECORD

VALIDATION 001-825 3837 * 0039.001

APPROVALS

| | |
|---------------------|--|
| FOUNDATION | |
| CLAMS MATERIALS | |
| FRAME | |
| SEATING | |
| PERMANENT | |
| CONCRETE | |
| INSULATION | |
| CEILING | |
| WALL | |
| LANDSCAPE | |
| PARKING AND GRADING | |
| VEGETATION | |
| COMPLETED | |
| FINAL | |

NAME

ADDRESS

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW

☒ COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREBY FURNISHED AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB

☒ CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

Permit Number: P96-000081

Work Description: PLUMBING PERMIT FOR WASHER & GAS LINE

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE & ET AL
Address.....: 130 EL SERENO
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: BLACK MICHAEL S TRUSTEE & ET AL
License.....:
Address.....: 130 EL SERENO
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Business Lic...:

Status...: ISSUED
Applied.: 02/12/1996
Approved: 02/12/1996
Issued...: 02/12/1996
Expires.: 08/10/1996

New Residence: --Square Footage--
Remodel: Commercial:

***** PERMIT FEES *****

| | |
|------------------------|-------|
| Permit Issuance.....: | 22.00 |
| Plan Check Fee.....: | .00 |
| New Residential.....: | .00 |
| Remodel.....: | .00 |
| Commercial.....: | .00 |
| Detail Plumbing Fee..: | 17.00 |

| | |
|------------------------|-------|
| Total Calculated Fees: | 39.00 |
| Total Additional Fees: | .00 |
| Total Fees Due.....: | 39.00 |
| Total Payments.....: | .00 |
| BALANCE DUE.....: | 39.00 |

CONTRACTOR'S DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X _____



TOWN of LOS GATOS

OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a Building Permit, the approval of the owner is required.

This is the Town's authorization to issue a permit to the agent listed below:

Agent: Name: Mark Gilbert
 Address: 24 Pleasant St
 City: Los Gatos, CA 95032
 Telephone: 375-4946

Owner: Name: Michael Black
 Address: 130 El Sereno Dr
 City: Scotts Valley, Ca
 Telephone: 438-2512

2-1-96
 Date

Michael Black
 Signature of Owner

Assessor's Parcel Number

24 Pleasant
 Project Location

(NOTE: One owner-agent form will be required for each permit required.)

(Rev: 3/8/89)

This permit is for plumbing of a
 washer only in Back Patio area

CIVIC CENTER • 110 EAST MAIN STREET • P.O. BOX 949 • LOS GATOS, CALIFORNIA 95031

Permit Number: E99-000755

Work Description: ELEC FOR PG&E SERVICE RESTORE

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: OWNER/BUILDER
License.....: 000000
Address.....: SAME
City.....:
Zip.....:
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 12/01/1999
Approved:
Issued...: 12/01/1999
Expires.: 05/29/2000

New Residence:

--Square Footage--

Remodel:

Commercial:

***** PERMIT FEES *****

| | |
|------------------------|-------|
| Permit Issuance.....: | 25.00 |
| Plan Check Fee.....: | .00 |
| New Resident.....: | .00 |
| Remodel.....: | .00 |
| Commercial.....: | .00 |
| Detail Electrical Fee: | 11.00 |

| | |
|------------------------|-------|
| Total Calculated Fees: | 36.00 |
| Total Additional Fees: | .00 |
| Total Fees Due.....: | 36.00 |
| Total Payments.....: | .00 |
| BALANCE DUE.....: | 36.00 |

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation Insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X _____

NOTES:

1. Signs are regulated, see Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.

Permit Number: P99-000631

Work Description: PLUM FOR GAS SERVICE FROM PG&E

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: OWNER/BUILDER
License.....: 000000
Address.....: SAME
City.....:
Zip.....:
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 12/01/1999
Approved: 12/01/1999
Issued...: 12/01/1999
Expires.: 05/29/2000

--Square Footage--

New Residence: Renodel: Commercial:

***** PERMIT FEES *****
Permit Issuance.....: 25.00
Plan Check Fee.....: .00
New Residential.....: .00
Remodel.....: .00
Commercial.....: .00
Detail Plumbing Fee...: 10.00

Total Calculated Fees: 35.00
Total Additional Fees: .00
Total Fees Due.....: 35.00
Total Payments.....: .00
BALANCE DUE.....: 35.00

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X _____



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PO Box 949, Los Gatos, CA 95031
(408) 354-6881

OWNER-BUILDER INFORMATION

Attention Property Owner:

If you plan to improve your property and employ persons other than your immediate family, the following information will be of benefit to you. State and Federal laws require that you:

- Register with the State and Federal government as an employer.
- Withhold and remit income tax for each employee.
- Withhold and remit social security costs on each employee and pay social security costs on each employee
- Withhold and remit disability insurance costs for each employee and pay worker's compensation insurance costs for each employee.
- Pay employee unemployment insurance costs on each employee.
- There may be financial risks for you if you do not carry out these obligations and these risks are especially serious with respect to worker's compensation insurance
- If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.
- A frequent practice of unlicensed persons professing to be contractors is to secure an "Owner-Builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally.

Information about licensed contractors, insurance, and lien laws may be obtained by contacting the Contractors' State License Board and/or various business and trade associations.

Please complete the "Owner-Builder Verification" form (reverse side) and sign below so that we can confirm that you are aware of these matters. The building permit cannot be issued until the verification has been completed and signed to the Community Development Department.

I declare under penalty of perjury that the information provided on the reverse side is true and correct. I have read and understand the Owner-Builder Information.

Property Owner's Signature: Mike Black

Date: 12/1/99

Job Address: 24 Pleasant

Permit #:

E99-000755
099-000631

Mike Black

OWNER-BUILDER VERIFICATION

- I or my immediate family (parent, spouse, or child) will perform (check one):
 - A. ☒ All the work authorized by this permit.
 - B. ☐ A portion of the work
 - C. ☐ None of the work.

If B or C is checked, complete 2 or 3 below.

- A state licensed contractor will be hired to do (complete section below):
 - A. ☐ All of the work.
 - B. ☐ A portion of the work

| Contractor | Address/City | Phone Number | State License # | Type of work to be performed |
|------------|--------------|--------------|-----------------|------------------------------|
| | | | | |
| | | | | |
| | | | | |

- C ☐ I will utilize unlicensed person(s) other than my family to perform all or portions of the authorized work. I understand that I may be an employer (see reverse side). A Certificate of Insurance covering worker's compensation must be on file at the Community Development office.

| Person/Firm | Address/City | Phone Number | Type of work to be performed |
|-------------|--------------|--------------|------------------------------|
| | | | |
| | | | |
| | | | |

- I AGREE TO CHECK THAT EACH CONTRACTOR AND SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN TO WORK. YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT (408) 354-6831 OR (408) 399-5704.

Property Owner's Initial *MR*

Any changes to this form shall be submitted to the Community Development Department

n:\master\finance\permit

SPECTION REQUESTS PHONE 354-8877

| LAST FEE | NO. OF ITEMS | AMOUNT | I | FEE |
|--|-----------------|--------------------|---|-----|
| OUTDOOR LIGHTS | | 1.25 EA. | | |
| INDOOR LIGHTS | | 1.25 EA. | | |
| SWITCHES | | 1.25 EA. | | |
| RECEPTACLES, OUTLETS | | 1.25 EA. | | |
| RESIDENTIAL: OVEN, COOK TOP, WALL AIR-COND, SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1KW OR LESS | | 5.00 EA. | | |
| COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1KW OR LESS | | 8.00 EA. | | |
| LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR-COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1KW | | 8.00 EA. | | |
| OVER 10 KW | | 15.00 EA. | | |
| OVER 60 KW | | 30.00 EA. | | |
| OVER 100 KW | | 45.00 EA. | | |
| BUSWAY (PER 100 FEET) | | 5.00 EA. | | |
| SIGNS | | 30.00 EA. | | |
| SERVICE EQUIP., NOT OVER 200 AMPS. | | 30.00 EA. | | |
| SERVICE EQUIP., OVER 200 AMPS | | 60.00 EA. | | |
| SERVICE EQUIP., OVER 600 VOLTS | | 75.00 EA. | | |
| SUBPANEL | 1 | 11.00 EA. | | |
| MISC. APPARATUS, CONDUITS & CONDUCTORS | | 15.00 EA. | | |
| TEMPORARY POWER POLE | | 30.00 EA. | | |
| TEMPORARY LIGHTING SYSTEM | | 15.00 EA. | | |
| SWIMMING POOL SYSTEM | | 30.00 EA. | | |
| NEW RES. CONST. | | SQ. FT. X \$0.06 = | | |
| | | SUBTOTAL | | |
| ELECTRICAL PLAN CHECK FEE 25% | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| ISSUANCE OF PERMIT | | \$25.00 | | |
| | | | | |
| TOTAL FEES | | | | |

BUILDING ADDRESS: 24 Pleasant St

USE OF BUILDING: Residential ☐ Historic - Pre-1941

OWNER: Mike Black (831) 438-2512 **PHONE:**

MAIL ADDRESS: 130 El Sereno Dr

CITY: Scotts Valley Ca **ZIP:**

CONTRACTOR: Self **PHONE:**

MAIL ADDRESS:

CITY: **ZIP:**

STATE LICENSE EXPIRE DATE: **MUST SHOW CURRENT WORKER'S COMP**

NOTICE:

- 1. SIGNS ARE REGULATED, SEE PLANNING DEPT.
- 2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, SHOESTRING LIGHTING NOT PERMITTED.
- 3. WRITTEN LETTER OF APPROVAL IS NECESSARY FOR EQUIPMENT AND LIGHTS OUTSIDE OF LIVING AREA WITHIN HOMEOWNER'S ASSOCIATIONS

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT * PHONE 354-6876 FAX (408) 354-7883

INSPECTION REQUESTS PHONE 354-6877

P99-

| UNIT / FEE | NO. OF UNITS | AMOUNT | | | BUILDING ADDRESS |
|--|--------------|--------------|--|--|--|
| WATER CLOSET | | 7.00 EA. | | | <div style="text-align: center; font-size: 2em; transform: rotate(45deg); opacity: 0.5;">X</div> |
| BATH TUB | | 7.00 EA. | | | |
| SHOWER | | 7.00 EA. | | | |
| LAVATORY | | 7.00 EA. | | | |
| SINK | | 7.00 EA. | | | |
| DISHWASHER | | 7.00 EA. | | | |
| DISPOSER | | 7.00 EA. | | | |
| CLOTHES WASHER | | 7.00 EA. | | | |
| FLOOR DRAIN | | 7.00 EA. | | | |
| DRINKING FTH. | | 7.00 EA. | | | |
| RAINWATER SYSTEM | | 7.00 EA. | | | |
| HOUSE SEWER | | 15.00 EA. | | | |
| WATER HEATER | | 15.00 EA. | | | |
| GREASE TRAP | | 12.00 EA. | | | |
| GAS SYSTEM | 1 | 10.00 SYSTEM | | | |
| LAWN SPRINKLER | | 9.00 SYSTEM | | | |
| WATER SYSTEM | | 10.00 SYSTEM | | | |
| VACUUM BREAKER | | 2.00 EA. | | | |
| BACKFLOW DEVICE | | 8.00 EA. | | | |
| PRIVATE SWIMMING POOL | | 40.00 EA. | | | |
| SEWER CLEANOUT | | 8.00 EA. | | | |
| PRIVATE SEWAGE DISPOSAL SYSTEM | | 45.00 EA. | | | |
| SEPTIC ABATEMENT | | 25.00 EA. | | | |
| RESIDENTIAL WATER REPIPING | | 45.00 EA. | | | |
| NEW RES. CONST. _____ SQ. FT. X \$0.08 = | | | | | |
| SUBTOTAL | | | | | |
| PLUMBING PLAN CHECK FEE 25% | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| ISSUANCE OF PERMIT \$25.00 | | | | | |
| | | | | | |
| TOTAL FEES | | | | | |

| | |
|-----------------|--------------|
| USE OF BUILDING | |
| OWNER | PHONE |
| MAIL ADDRESS | |
| CITY | ZIP |
| CONTRACTOR | PHONE |
| MAIL ADDRESS | |
| CITY | ZIP |
| STATE LICENSE | TOWN LICENSE |
| EXPIRE DATE | |

TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B00-000085

Work Description: REPAIR/REMODEL 1336 SF

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Contractor.....: RESPECTABLE TERMITE INC.
License.....: 529205
Address.....: 1387 HESTER AVE
City.....: SAN JOSE CA
Business Lic.: Also is Applicant

Status...: ISSUED
Applied.: 02/08/2000
Approved: 02/15/2000
Issued...: 02/15/2000
Expires.: 08/06/2000

Arch\Eng\Design.:
License.....:
Address.....:
City.....:

Valuation.....: 49,432.00

Total Sq.Ft.....: 1,336 Livable Sq.Ft.:

Class Code.....: 434 Bldg Count: 001 Unit Count: 000

***** PERMIT FEES *****

| | | | |
|--------------------|--------|--------------------|--------|
| Permit Issuance..: | 25.00 | Park Tax.....: | .00 |
| Building Permit..: | 577.00 | Planning Plan Ck.: | 115.40 |
| Title-24.....: | .00 | Micro Planning...: | .00 |
| Seismic Tax.....: | 4.94 | Storm Drain Eng..: | .00 |
| Plan Check.....: | 375.05 | Road Impact Fee..: | 40.08 |
| Micro Building..: | 10.00 | Computer Services: | 23.08 |
| Construction Tax: | .00 | Electrical Fee...: | |
| Utility Tax.....: | .00 | Plumbing Fee.....: | |
| Gen Pln Updt....: | .00 | Mechanical Fee...: | |

| | |
|------------------------|----------|
| Total Calculated Fees: | 1,170.55 |
| Total Additional Fees: | .00 |
| Total Fees Due.....: | 1,170.55 |
| Total Payments.....: | .00 |
| BALANCE DUE.....: | 1,170.55 |

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X Michael A. July

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X Michael A. July

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X Michael A. July

Permit Number: P00-000083

Work Description: PLUM FOR REPAIR/REMODEL OF 1336 SF

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: RESPECTABLE TERMITE INC.
License.....: 529205
Address.....: 1387 HESTER AVE
City.....: SAN JOSE CA
Zip.....: 95126
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 02/08/2000
Approved: 02/15/2000
Issued...: 02/15/2000
Expires.: 08/13/2000

--Square Footage--

New Residence: Remodel: Commercial:

***** PERMIT FEES *****

| | |
|-------------------------|--------|
| Permit Issuance.....: | 25.00 |
| Plan Check Fee.....: | 26.25 |
| New Residential.....: | .00 |
| Remodel.....: | .00 |
| Commercial.....: | .00 |
| Detail Plumbing Fee...: | 105.00 |

| | |
|------------------------|--------|
| Total Calculated Fees: | 156.25 |
| Total Additional Fees: | .00 |
| Total Fees Due.....: | 156.25 |
| Total Payments.....: | .00 |
| BALANCE DUE.....: | 156.25 |

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X Michael A. Juby

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X Michael A. Juby

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X Michael A. Juby

Permit Number: E00-000083

Work Description: ELEC FOR REPAIR/REMODEL OF 1336 SF

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: RESPECTABLE TERMITE INC.
License.....: 529205
Address.....: 1387 HESTER AVE
City.....: SAN JOSE CA
Zip.....: 95126
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 02/08/2000
Approved:
Issued...: 02/15/2000
Expires.: 08/13/2000

--Square Footage--

New Residence: Remodel: Commercial:

***** PERMIT FEES *****

| | |
|------------------------|--------|
| Permit Issuance.....: | 25.00 |
| Plan Check Fee.....: | 34.56 |
| New Resident.....: | .00 |
| Remodel.....: | .00 |
| Commercial.....: | .00 |
| Detail Electrical Fee: | 138.25 |

| | |
|------------------------|--------|
| Total Calculated Fees: | 197.81 |
| Total Additional Fees: | .00 |
| Total Fees Due.....: | 197.81 |
| Total Payments.....: | .00 |
| BALANCE DUE.....: | 197.81 |

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X _____

NOTICE:

1. Signs are regulated, See Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.

Permit Number: M00-000050

Work Description: MECH FOR REPAIR/REMODEL OF 1336 SF

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: RESPECTABLE TERMITE INC.
License.....: 529205
Address.....: 1387 HESTER AVE
City.....: SAN JOSE CA
Zip.....: 95126
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 02/08/2000
Approved: 02/15/2000
Issued...: 02/15/2000
Expires.: 08/13/2000

Business Lic...: Also is Applicant
--Square Footage--
New Residence: Remodel: Commercial:

***** PERMIT FEES *****
Permit Issuance.....: 25.00
Plan Check Fee.....: 24.50
New Residential.....: .00
Remodel.....: .00
Commercial.....: .00
Detail Mechanical Fee: 98.00

Total Calculated Fees: 147.50
Total Additional Fees: .00
Total Fees Due.....: 147.50
Total Payments.....: .00
BALANCE DUE.....: 147.50

CONTRACTOR'S DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X Michael A. Jolly

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X Michael A. Jolly

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X Michael A. Jolly

NOTICE: All new mechanical equipment shall be screened and the screening shall match the building in terms of material and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.10.025 of the Town of Los Gatos Code.

TOWN OF LOS GATOS

INSPECTION REQUESTS • PHONE 354-8877 (VOICE MAIL)

110 E. MAIN ST., LOS GATOS, CA 95032

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT • PHONE 354-8881 FAX 354-7593

| | |
|---|---|
| BUILDING ADDRESS | |
| 24 PEACHANT STREET | |
| USE OF EXISTING BUILDING | BUILDING IN HOMEOWNER'S ASSOCIATION (check box) |
| Residence | <input type="checkbox"/> |
| OWNER | DATE |
| MIKE & ALMA BLANK | 2/8/00 |
| ADDRESS | PHONE |
| 130 El Sereno Dr | (831) 438-2522 |
| CITY | ZIP |
| SCOTT'S VALLEY CA | 95066 |
| ARCHITECT/ENGINEER/DESIGNER | PHONE |
| ADDRESS | |
| CITY | ZIP |
| CONTRACTOR | PHONE |
| REINTEGRATED TRENDA, INC. | (415) 975-7894 |
| ADDRESS | MUST SHOW CURRENT WORKER'S COMP |
| 1387 HAWTHORNE AVE | |
| CITY | ZIP |
| SPR 1016 | 95126 |
| STATE LICENSE | CONTRACTOR'S EXPIRATION DATE |
| 529715 | 7/1/2001 |
| SQUARE FOOTAGE | |
| REMODEL/EXISTING | NEW/ADDITION |
| 1st Floor | 1336 |
| 2nd Floor | |
| BASE/3RD FLOOR | |
| SUBTOTAL | TOTAL |
| GARAGE | |
| OTHERS | |
| NO OF STORIES | SIZE OF LOT |
| 1 | |
| APN | ESTIMATE VALUATION |
| | \$5,600 |
| DESCRIPTION OF WORK | |
| HARDWARE, ELECTRICAL/PLUMBING, MECHANICAL, ROOFS, DECKS, REMODEL TO USABLE CONDITION. | |
| CALCULATED VALUE | |
| LENDING AGENCY | PHONE |
| ADDRESS | |
| CITY | ZIP |

For Official Use Only

B00- 85

B00-

E00- 83

M00- 50

P00- 83

3 Plans Energy Calcs

Soil R. Struc. Calcs

Req. Hold Approved

Planning:

[5746]

[6875]

Chris [5720]

Gary [6879]

Ryan [6807]

Sandy [6873]

Trish [6860]

PPW:

Fire:

WVSD:

Health Dept:

Schools:

Hazardous

Material Clearance:

Comments:

Historic or Pre - 1941

Plan Check Fee:

Town's Valuation: 49,482

Building Approved:

Hold for:

Ready To Issue:

Contacted Owner / Contractor on: 2/1/2000

Application Processed By: [Signature]

Revised: 12/28/99

SPECTION REQUESTS PHONE 354-6877

| | UNIT PRICE | NO. OF ITEMS | AMOUNT | \$ | CENTS |
|--|------------|-----------------|-------------------|----|-------|
| OUTDOOR LIGHTS | | 5 | 1.25 EA. | | |
| INDOOR LIGHTS | | 15 | 1.25 EA. | | |
| SWITCHES | | 20 | 1.25 EA. | | |
| RECEPTACLES, OUTLETS | | | 1.25 EA. | | |
| RESIDENTIAL: OVEN, COOK TOP, WALL AIR-COND., SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1KW OR LESS | | 4 | 5.00 EA. | | |
| COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1KW OR LESS | | | 6.00 EA. | | |
| LARGE APPLIANCES, POWER APPARATUS HEATING & AIR-COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1KW | | 2 | 8.00 EA. | | |
| OVER 10 KW | | | 15.00 EA. | | |
| OVER 50 KW | | | 30.00 EA. | | |
| OVER 100 KW | | | 45.00 EA. | | |
| BUSWAY (PER 100 FEET) | | | 5.00 EA. | | |
| SIGNS | | | 30.00 EA. | | |
| SERVICE EQUIP., NOT OVER 200 AMPS | | 21 | 30.00 EA. | | |
| SERVICE EQUIP., OVER 200 AMPS | | | 50.00 EA. | | |
| SERVICE EQUIP., OVER 600 VOLTS | | | 75.00 EA. | | |
| SUBPANEL | | 1 | 11.00 EA. | | |
| MISC. APPARATUS, CONDUITS & CONDUCTORS | | | 15.00 EA. | | |
| TEMPORARY POWER POLE | | | 30.00 EA. | | |
| TEMPORARY LIGHTING SYSTEM | | | 15.00 EA. | | |
| SWIMMING POOL SYSTEM | | | 30.00 EA. | | |
| NEW RES CONST. | | | SQ FT. X \$0.06 = | | |
| | | | SUBTOTAL | | |
| ELECTRICAL PLAN CHECK FEE 25% | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| LIQUANCE OF PERMIT | | | \$25.00 | | |
| TOTAL FEES | | | | | |

| BUILDING ADDRESS | |
|---|---------------------------------|
| 24 PLEASANT STREET. | |
| USE OF BUILDING | X Historic - Pre-1941 |
| OWNER | PHONE |
| MIKE ALMA BLACK | |
| MAIL ADDRESS | |
| CITY | ZIP |
| CONTRACTOR | PHONE |
| ALPHABET TRONITE INC. 408 297-5749 | |
| MAIL ADDRESS | |
| 1357 HASTER AVE | |
| CITY | ZIP |
| JAN JOSE | 95126 |
| STATE LICENSE EXPIRE DATE | MUST SHOW CURRENT WORKER'S COMP |
| 4/2000 | |
| NOTICE: | |
| 1. SIGNS ARE REGULATED, SEE PLANNING DEPT. | |
| 2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, SHOESTRING LIGHTING NOT PERMITTED. | |
| 3. WRITTEN LETTER OF APPROVAL IS NECESSARY FOR EQUIPMENT AND LIGHTS OUTSIDE OF LIVING AREA WITHIN HOMEOWNERS ASSOCIATIONS | |
| DESCRIPTION OF WORK: REPAIR DWELLING TO LIVABLE CONDITION. | |

BUILDING INSPECTION DEPARTMENT • PHONE 354-8876 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

| UNIT FEE | NO OF ITEMS | AMOUNT | \$ | PER | BUILDING ADDRESS |
|---|----------------|--------------|----|-----|--|
| INSTALLATION, REPAIR OR ALTERATION OF HEATING UNIT, A/C, BOILER, COMPRESSOR, OR AIR HANDLER | 1 | 20.00 EA. | | | 24 PLUMMER STREET USE OF BUILDING <input checked="" type="checkbox"/> Historic - Pre-1941 |
| DUCT OUTLET OR REGISTER | 9 | 3.00 EA. | | | OWNER _____ PHONE _____ |
| FIREPLACE | | 12.00 EA. | | | MIKE + ALMA BLACK 831-438-2512 |
| VENTILATING FAN | 2 | 8.00 EA. | | | MAIL ADDRESS _____ |
| HOOD, RESIDENTIAL | 1 | 15.00 EA. | | | CITY _____ ZIP _____ |
| HOOD, COMMERCIAL | | 25.00 EA. | | | CONTRACTOR _____ PHONE _____ |
| FLUE, VENT | 4 | 8.00 EA. | | | RESPECTABLE TENANTS INC. 401-297-5749 |
| EVAPORATIVE COOLER | | 12.00 EA. | | | MAIL ADDRESS _____ |
| SOLAR COLLECTOR | | 22.00 SYSTEM | | | 1387 HESTER AVE |
| OTHER MECHANICAL APPLIANCE | | 15.00 EA. | | | CITY _____ ZIP _____ |
| GAS | | 10.00 SYSTEM | | | SPN PAIR 95126 |
| NEW RES. CONST. _____ SQ. FT. X \$0.04 = | | | | | STATE LICENSE _____ MUST SHOW CURRENT |
| | | SUBTOTAL | | | EXPIRE DATE 4/2000 WORKER'S COMP _____ |
| MECHANICAL PLAN CHECK FEE 25% | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| ISSUANCE OF PERMIT | | \$25.00 | | | |
| | | | | | |
| TOTAL FEES | | | | | |
| DESCRIPTION OF WORK: REPAIR DUELLING TO LIVABLE CONDITION. | | | | | |

INSPECTION REQUESTS PHONE 354-6877

P00-

Page 65



TOWN OF LOS GATOS

BUILDING AND ENGINEERING SERVICES
(408) 384-8864
FAX (408) 384-7593

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
LOS GATOS, CA 95031

TO: Pacific Gas & Electric Company
Attention: Phyllis Goble
FAX: (408) 725-3342

FROM: TOWN OF LOS GATOS - BUILDING INSPECTION DEPARTMENT

SUBJECT: REQUEST FOR GAS/ELECTRIC RELEASE(S)

PROPERTY INFORMATION:

Building Address: 24 Pleasant St.

Name of Customer: Black

Date of Release: 4-18-2000 Time of Release: 1:00 PM

Building Type: SFD Units Released: One

Meter(s) Location: Side of House

ELECTRICAL RELEASE:

☒ Service Change: New Panel Amps: 200 Other: _____

☐ New Service: _____ Amps: _____ Other: _____

☐ Temporary Power Pole: _____ Amps: _____ Other: _____

☐ Temporary Use of Permanent Power: _____

GAS RELEASE:

☐ Service Change: _____ Meters: _____ No. of BTU: _____

☐ New Service: _____ Meters: _____ No. of BTU: _____

☐ Temporary Use of Permanent Gas Service: _____

BUILDING INSPECTION DEPARTMENT:

Inspector Initials: RH

Permit No. EC0-000023

Fax Date/Time: 4-18-2000 / 2:00 PM

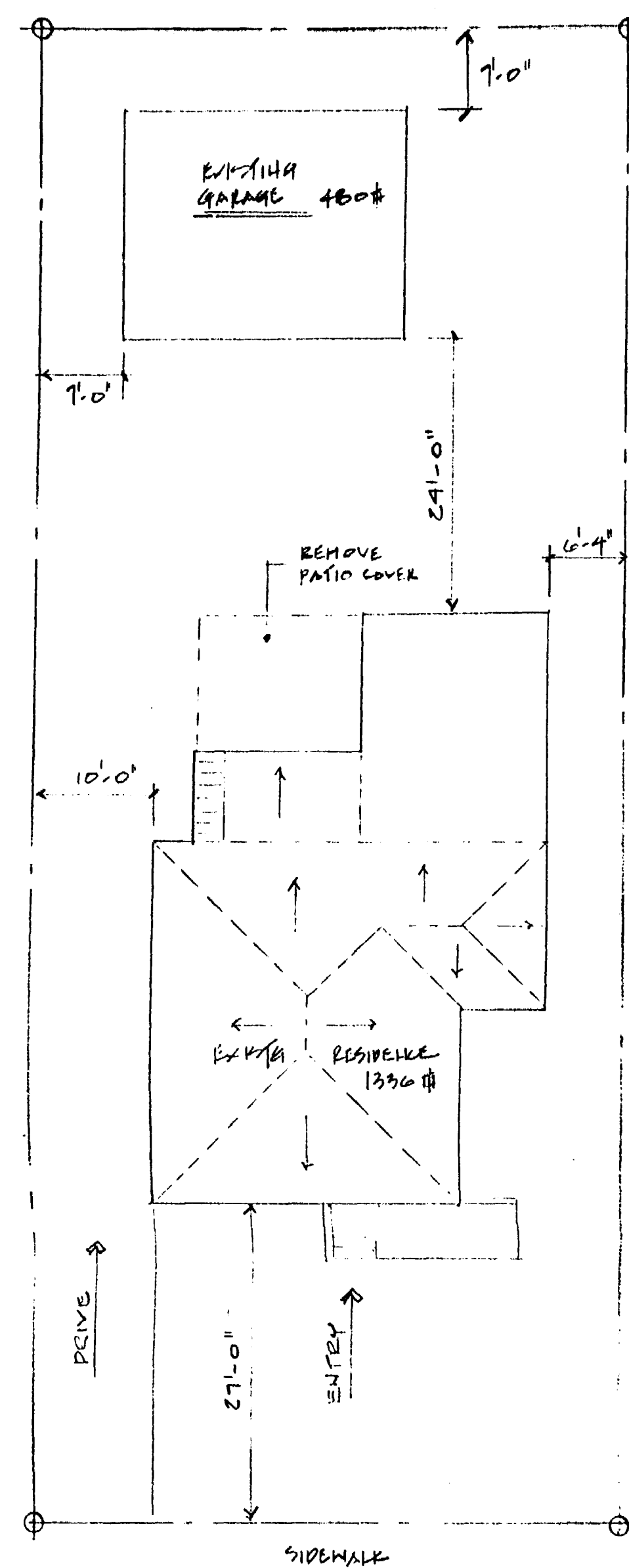
INSPECTION DEPARTMENT

INCORPORATED AUGUST 10, 1887

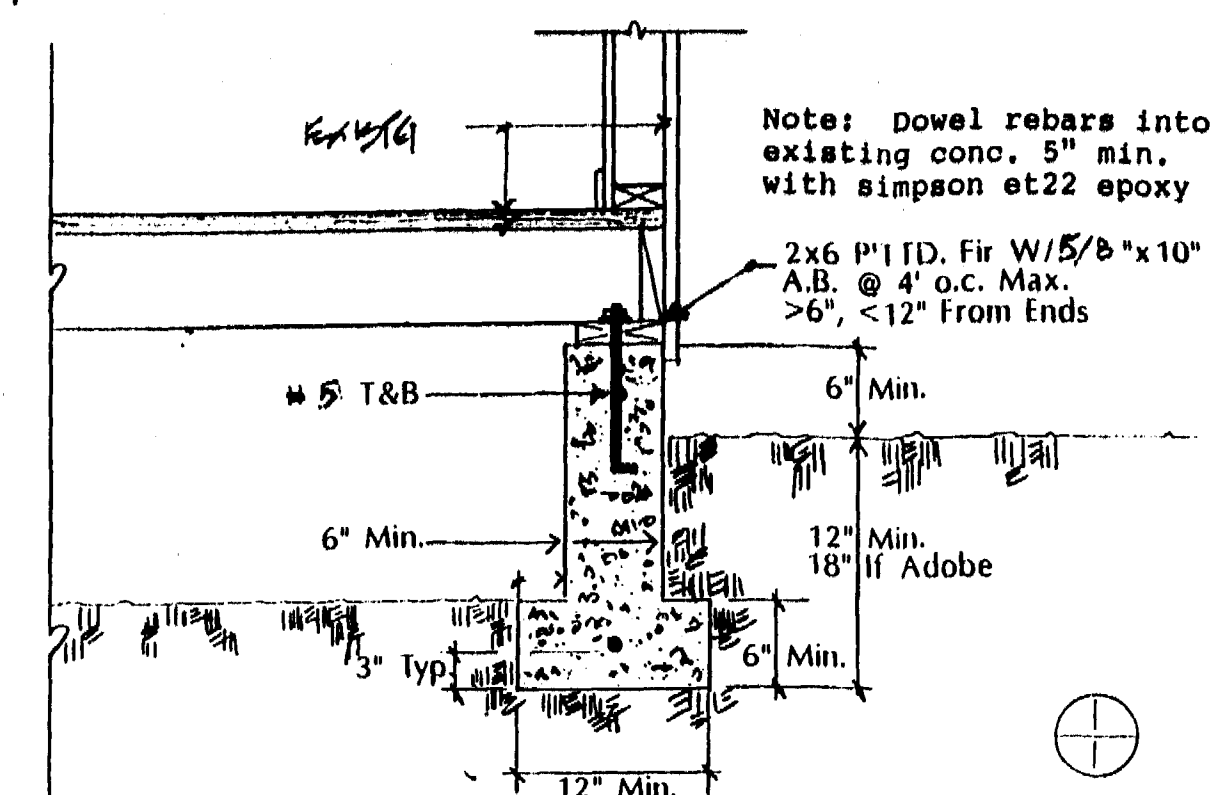


15860 Union Avenue
B98-000946
Office copy

Final



Plot Plan 3/32"



Single Story Perimeter Foundation 1"=1'-0"

General Information

Scope of work is kitchen and bath remodeling, new piping and electrical as necessary to bring to current codes, new HVAC and water heater, and general repairs. All new windows per title 24 fit into existing openings without header change except where noted. (two patio doors)

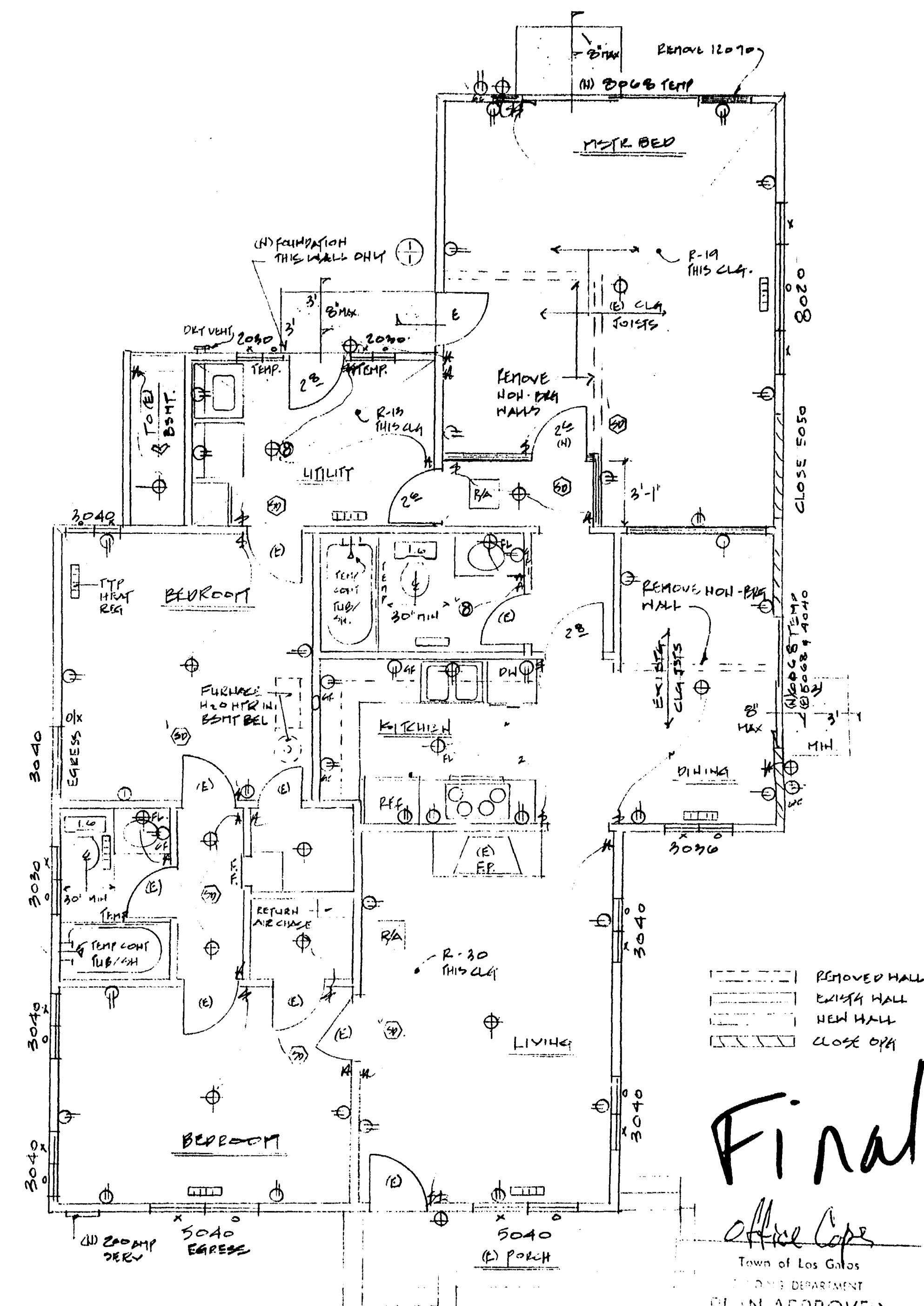
No changes will be made to wall lengths at window or door retrofiting.

Approx. 11 feet of foundation per detail will be installed as noted on plan to replace existing.

1997 U.B.C., U.M.C., U.F.C. apply
1996 N.E.C. applies

All lumber to be standard or better
All headers where needed at patio doors to be 4by12 D.F. min.

All concrete to min 2000# at 28 days.



Floor Plan
(No added footage)

REMOVED HALL
EXISTING HALL
NEW HALL
CLOSE OPEN

Final

Office Copy
Town of Los Gatos
PLANNING DEPARTMENT
PLAN APPROVED
RB 2/2/00

RECEIVED
FEB 8 2000
PLANNING DEPARTMENT
800 - 000035

PLANNING DEPARTMENT
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL
SUB 2/11/00

| REVISIONS | BY |
|-----------|----|
| 1-22-00 | MM |
| | |
| | |
| | |
| | |
| | |
| | |

Remodeling And Repair of Residence For:
Michael and Alma Black
2434 Pleasant Street
Los Gatos, Ca. 95030
831-438-2512

| |
|------------------|
| DRAWN PJR |
| CHECKED |
| DATE 1-00 |
| SCALE |
| JOB NO. BLACK |
| SHEET 1 |

OF 3 SHEETS

MANDATORY MEASURES NOTES:

THE FOLLOWING ITEMS REPRESENT THE MANDATORY REQUIREMENTS FOR ALL LOW RISE RESIDENTIAL BUILDINGS. THE MF-1R FORM IS NOT ALLOWED IN PLACE OF THE MANDATORY NOTES.

(1) BEFORE THE BUILDING MAY BE OCCUPIED INSTALLATION CERTIFICATES FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE STANDARDS OR PART 6 SHALL BE POSTED ADJACENT TO THE BUILDING PERMIT(S). THE CERTIFICATE SHALL:

A. IDENTIFY FEATURES REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE STANDARDS AND PART 6.
B. INCLUDE THE STATEMENT INDICATING THAT THE INSTALLED DEVICES CONFORM TO THE APPLIANCE STANDARDS AND PART 6 AND THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
C. STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED. (SECTION 10-103(a)(3)(A))

(2) THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER AND THE ORIGINAL OCCUPANTS THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIAL, COMPONENTS AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. (SECT. 10-103(b)(1))

(3) AFTER INSTALLING WALL, CEILING OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER, STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND THE REQUIREMENTS OF SECTION 10-103(a)(2)(A) AND CONFORMS WITH THE IDENTIFICATION AND THE INSTALLED R-VALUE. (SECT. 10-103(a)(4))

(4) EXCEPT WHERE THE CERTIFICATE OF COMPLIANCE REQUIRES GREATER R-VALUES, THE CEILING INSULATION SHALL NOT HAVE AN AREA WEIGHTED AVERAGE R-VALUE LESS THAN R-19. (SECT. 10-150(a))

(5) LOOSE FILL INSULATION SHALL CONFORM TO THE MANUFACTURER'S COVERAGE CHART FOR THE LISTED R-VALUE. (SECT. 10-150(b))

(6) EXCEPT WHERE THE CF-1R FORM REQUIRES GREATER INSULATION R-VALUES, THE OVERALL AREA WEIGHTED R-VALUE SHALL NOT BE LESS THAN R-13 ADJUSTED FOR THE EFFECTS OF WOOD FRAMING 16" O.C. (SECT. 10-150(d))

(7) EXCEPT WHERE THE CF-1R FORM REQUIRES GREATER R-VALUES, THE OVERALL AREA WEIGHTED R-VALUE FOR RAISED, FRAMED FLOORS SHALL NOT BE LESS THAN R-13, AS ADJUSTED FOR FRAMING MEMBERS. (SECT. 10-150(b))

(8) SLAB EDGE INSULATION SHALL HAVE A WATER ABSORPTION RATE LESS THAN 0.3% (ASTM-C-271-94); A WATER VAPOR PERMEANCE LESS THAN 2.0 PERM/INCH (ASTM-E-96-95); AND MUST BE PROTECTED FROM PHYSICAL AND ULTRAVIOLET LIGHT DAMAGE. (SECT. 10-150(c))

(9) INSULATION SHALL MEET THE CEC QUALITY STANDARDS. (SECT. 10-118)

(10) DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL LIMIT AIR LEAKAGE; PENETRATION PRODUCTS SHALL BE NRC CERTIFIED, IN ACCORDANCE WITH NRC 100-01 OR NRC 100 FOR U-VALUES; NRC 200 FOR SHGC OR CERTIFIED IN ACCORDANCE WITH A DEFAULT TABLE METHOD SET FORTH IN SECTION 10-111. BOTH TEMPORARY AND PERMANENT LABELS SHALL BE AFFIXED TO PENETRATION PRODUCTS AS REQUIRED IN SECTION 10-111(a)(1) AND 10-111(a)(2). EXTERIOR DOORS AND WINDOWS SHALL BE WEATHER STRIPPED AND ALL JOINTS AND PENETRATIONS CAULKED AND SEALED. (SECT. 10-116-17)

(11) IN CLIMATE ZONES 14 AND 16, A CONTINUOUS VAPOR BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 10-151(f)(5) OF THE REGULATIONS. (SECT. 10-150(g))

(12) SPECIAL INFILTRATION BARRIERS SHALL MEET THE QUALITY STANDARDS SET FORTH IN SECTION 10-150 OF THE STANDARDS.

(13) MASONRY AND FACTORY BUILT FIREPLACES SHALL BE EQUIPPED WITH A CLOSABLE GLASS OR METAL DOOR; SHALL HAVE AN OUTSIDE AIR INTAKE WITH A DAMPER AND CONTROL; SHALL HAVE A FLUE DAMPER AND CONTROL AND SHALL NOT HAVE A CONTINUOUSLY BURNING PILOT LIGHT. (SECT. 10-150(e))

(14) HVAC EQUIPMENT, WATER HEATERS, SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY THE CEC. (SECT. 10-110-13)

(15) SPACE CONDITIONING LOAD CALCULATIONS SHALL BE IN ACCORDANCE WITH ASHRAE, SHACNA OR ACCA METHODS. (SECT. 10-150(h))

(16) CENTRAL CONDITIONING SYSTEMS MUST BE EQUIPPED WITH A SETBACK THERMOSTAT. (SECT. 10-150-11)

(17) STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR LESS THAN 0.58 SHALL BE EXTERNALLY INSULATED TO A MINIMUM R-12. (SECT. 10-150(j))

(18) THE FIRST FIVE FEET OF PIPES CLOSEST TO WATER HEATERS SHALL BE INSULATED TO R-4 OR GREATER. (SECT. 10-150(j))

(19) BACK-UP SOLAR TANKS, UNFIRED STORAGE TANKS AND INDIRECT HOT WATER TANKS SHALL BE INSULATED WITH EITHER AN EXTERNAL R-12 WRAP OR A COMBINED (INTERNAL/EXTERNAL) VALUE OF R-16 OR GREATER. (SECT. 10-150(j))

(20) DOMESTIC HOT WATER PIPES, HYDRONIC HEATING SUPPLY PIPES AND COOLING SYSTEM PIPES SHALL BE INSULATED IN ACCORDANCE WITH THE VALUES SET FORTH IN TABLE 1-T OF THE RESIDENTIAL MANUAL. (SECT. 10-150(j))

(21) DUCT SYSTEMS SHALL COMPLY WITH UL181, INCLUDING COLLARS, CONNECTIONS AND SPLICES. ALL PRESSURE-SENSITIVE TAPES, HEAT-ACTIVATED TAPES AND MASTICS SHALL COMPLY WITH UL181, UL181A OR UL181B. (SECT. 10-150(m))

(22) EXHAUST SYSTEMS AND GRAVITY VENTILATING SYSTEMS SHALL BE EQUIPPED WITH EITHER AN AUTOMATIC DAMPER OR READILY ACCESSIBLE MANUAL DAMPERS. (SECT. 10-150(m))

(23) GRAVITY VENTILATING SYSTEMS SHALL HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE MANUALLY OPERATED DAMPERS.

(24) POOL AND SPA HEATING SYSTEMS SHALL HAVE A THERMAL EFFICIENCY OF 78% OR GREATER; BE EQUIPPED WITH AN ON/OFF SWITCH, HAVE WEATHERPROOF OPERATING INSTRUCTIONS AND SHALL NOT HAVE EITHER A CONTINUOUSLY BURNING PILOT LIGHT OR ELECTRICAL RESISTANCE HEATING. (SECT. 10-114)

(25) THERE SHALL BE AT LEAST 36 INCHES OF PIPE BETWEEN THE FILTER AND THE HEATER AND SHALL HAVE A COVER. (SECT. 10-114)

(26) POOL SYSTEMS SHALL BE EQUIPPED WITH DIRECTIONAL INLETS AND A CIRCULATION PUMP TIME SWITCH. (SECT. 10-114)

(27) GAS-FIRED CENTRAL FURNACES, POOL AND SPA HEATERS OR ELECTRICAL COOKING APPLIANCES SHALL NOT BE EQUIPPED WITH CONTINUOUSLY BURNING PILOT LIGHTS, EXCEPT NON-ELECTRICAL COOKING APPLIANCES WITH PILOTS LESS THAN 150 BTU/HOUR. (SECT. 10-115)

(28) LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS SHALL BE SWITCHED AT A READILY ACCESSIBLE PANEL AT THE ENTRANCE TO THE KITCHEN. THE LAMPS SHALL HAVE AN EFFACY OF 40 LUMENS PER WATT OR GREATER.

(29) EACH ROOM HAVING A SHOWER OR BATHTUB SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMP(S) WITH AN EFFACY OF 40 LUMENS PER WATT OR GREATER, SWITCHED AT THE ENTRANCE TO THE ROOM OR AN ALTERNATE AS PROVIDED IN SECTION 10-150(k)2 AND RECESSED INCANDESCENT LIGHTING FIXTURES SHALL BE APPROVED FOR 0-CLEARANCE INSULATION COVERS (IC-RATED). (SECT. 10-150(k)(4))

MANDATORY MEASURES CHECKLIST: RESIDENTIAL

MF-1R

NOTE: LOWRISE RESIDENTIAL BUILDINGS SUBJECT TO THE STANDARDS MUST CONTAIN THESE MEASURES. REGARDS OF THE COMPLIANCE APPROACH, ITEMS MARKED WITH AN AETERISK (*) MAY BE SUPERSEDED BY MORE STRINGENT COMPLIANCE REQUIREMENTS LISTED ON THE CERTIFICATE OF COMPLIANCE. WHEN THIS CHECKLIST IS INCORPORATED INTO THE PERMIT DOCUMENTS, THE FEATURES NOTED SHALL BE CONSIDERED BY ALL PARTIES AS MINIMUM COMPONENT PERFORMANCE SPECIFICATIONS FOR THE MANDATORY MEASURES WHETHER THEY ARE SHOWN ELSEWHERE IN THE DOCUMENTS OR THIS CHECKLIST ONLY.

BUILDING ENVELOPE MEASURES

*150(A): MINIMUM R-19 CEILING INSULATION. DESIGNER NOTE 4
150(B): LOOSE FILL INSULATION MANUFACTURER'S LABELED R-VALUE. NOTE 5
*150(C): MINIMUM R-13 WALL INSULATION IN WOOD FRAMED WALLS OR EQUIVALENT U-VALUE IN METAL FRAME WALLS (DOES NOT APPLY TO EXTERIOR MASS WALLS). NOTE 6
*150(D): MINIMUM R-13 RAISED FLOOR INSULATION IN FRAMED FLOORS. NOTE 7
150(E): SLAB EDGE INSULATION - WATER ABSORPTION RATE NO GREATER THAN 0.3%, WATER VAPOR TRANSMISSION RATE NO GREATER THAN 2.0 PERM/INCH. NOTE 8
118: INSULATION SPECIFIED OR INSTALLED MEETS CEC QUALITY STANDARDS. INDICATE TYPE AND FORM. NOTE 9

116-17: PENETRATION PRODUCTS, EXTERIOR DOORS AND INFILTRATION/EXFILTRATION CONTROLS.
1. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES DESIGNED TO LIMIT AIR LEAKAGE.
2. PENETRATION PRODUCTS (EXCEPT FIELD FABRICATED) HAVE LABEL WITH CERTIFIED U-VALUE, CERTIFIED SOLAR HEAT GAIN COEFFICIENT, AND INFILTRATION CERTIFICATION.
3. EXTERIOR DOORS AND WINDOWS WEATHERSTRIPPED; ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
150(G): VAPOR BARRIERS MANDATORY IN CLIMATE ZONES 14 AND 16 ONLY. NOTE 10
150(F): SPECIAL INFILTRATION BARRIER INSTALLED TO COMPLY WITH SEC. 151 MEETS COMMISSION QUALITY STANDARDS. NOTE 11
150(E): INSTALLATION OF FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS. NOTE 12

1. MASONRY AND FACTORY-BUILT FIREPLACES HAVE:
A. CLOSABLE METAL OR GLASS DOOR.
B. OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
C. FLUE DAMPER AND CONTROL.
2. NO CONTINUOUS BURNING GAS PILOTS ALLOWED.
150(G): VAPOR BARRIERS MANDATORY IN CLIMATE ZONES 14 AND 16 ONLY. NOTE 13

150(F): SPECIAL INFILTRATION BARRIER INSTALLED TO COMPLY WITH SEC. 151 MEETS COMMISSION QUALITY STANDARDS. NOTE 14
150(E): INSTALLATION OF FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS. NOTE 15
1. MASONRY AND FACTORY-BUILT FIREPLACES HAVE:
A. CLOSABLE METAL OR GLASS DOOR.
B. OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
C. FLUE DAMPER AND CONTROL.
2. NO CONTINUOUS BURNING GAS PILOTS ALLOWED. NOTE 16

SPACE CONDITIONING, WATER HEATING AND PLUMBING SYSTEM MEASURES
110-113: HVAC EQUIPMENT, WATER HEATERS, SHOWERHEADS AND FAUCETS CERTIFIED BY THE COMMISSION. NOTE 17
150(H): HEATING AND/OR COOLING LOADS CALCULATED IN ACCORDANCE WITH ASHRAE, SHACNA OR ACCA. NOTE 18
150(I): SETBACK THERMOSTAT ON ALL APPLICABLE HEATING AND/OR COOLING SYSTEMS. NOTE 19
150(J): PIPE AND TANK INSULATION
1. STORAGE GAS WATER HEATERS RATED WITH AN ENERGY FACTOR OF LESS THAN 0.58 MUST BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER.
2. FIRST 5 FEET OF PIPES CLOSEST TO WATER HEATER TANK, NON-RECIRCULATING SYSTEMS, INSULATED (R-4 OR GREATER).
3. BACK-UP TANKS FOR SOLAR SYSTEMS, UNFIRED STORAGE TANKS, OR OTHER INDIRECT HOT WATER TANKS HAVE R-12 EXTERNAL INSULATION OR R-16 COMBINED INTERNAL/EXTERNAL INSULATION.
4. ALL BURIED OR EXPOSED PIPING INSULATED IN RECIRCULATING SECTIONS OF HOT WATER SYSTEM.
5. COOLING SYSTEM PIPING RATING 55 DEGREES INSULATED.
6. PIPING INSULATED BETWEEN HEATING SOURCE AND INDIRECT HOT WATER TANK. NOTE 20
*150(M): DUCTS AND FANS
1. ALL DUCTS AND PLENUMS CONSTRUCTED, INSTALLED, INSULATED, FASTENED, AND SEALED TO MEET THE ICBO 1997 UMC SECTIONS 601 AND 603; DUCTS INSULATED TO A MINIMUM INSTALLED R-4.2 OR DUCTS ENCLOSED ENTIRELY WITHIN CONDITIONED SPACE. SHALL BE SEALED WITH MASTIC, TAPE, AEROSOL SEALANT OR OTHER DUCT CLOSURE SYSTEM THAT MEETS THE APPLICABLE REQUIREMENTS OF UL181, UL181A, OR UL181B AND OTHER APPLICABLE SPECIFIED TESTS FOR LONGEVITY GIVEN IN SEC. 150(M). NOTE 21
2. EXHAUST FAN SYSTEMS HAVE BACKDRAFT OR AUTOMATIC DAMPERS.
3. GRAVITY VENTILATING SYSTEMS SERVING CONDITIONED SPACE HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE, MANUALLY OPERATED DAMPERS. NOTE 22

114: POOL AND SPA HEATING SYSTEMS AND EQUIPMENT
SYSTEM IS CERTIFIED WITH 78% THERMAL EFFICIENCY, ON-OFF SWITCH, WEATHERPROOF OPERATING INSTRUCTIONS, NO ELECTRIC RESISTANCE HEATING AND NO PILOT LIGHT.
2. SYSTEM IS INSTALLED WITH:
A. AT LEAST 36 INCHES OF PIPE BETWEEN FILTER AND HEATER FOR FUTURE SOLAR HEATING.
B. COVER FOR OUTDOOR POOLS OR OUTDOOR SPAS.
3. POOL SYSTEM HAS DIRECTIONAL INLETS AND A CIRCULATION PUMP TIME SWITCH. NOTE 23
115: GAS-FIRED CENTRAL FURNACES, POOL HEATERS, SPA HEATERS OR HOUSEHOLD COOKING APPLIANCES HAVE NO CONTINUOUSLY BURNING PILOT LIGHT (EXCEPTION: NON-ELECTRICAL COOKING APPLIANCES WITH PILOT < 150 BTU/HR). NOTE 24

150(K1): LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS SHALL HAVE LAMPS WITH AN EFFACY OF 40 LUMENS PER WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS. THIS GENERAL LIGHTING SHALL BE CONTROLLED BY A SWITCH ON A READILY ACCESSIBLE LIGHTING CONTROL PANEL AT AN ENTRANCE TO THE KITCHEN.
150(K2): ROOMS WITH A SHOWER OR BATHTUB MUST EITHER HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFACY OF 40 LUMENS/WATT OR GREATER SWITCHED AT THE ENTRANCE TO THE ROOM OR ONE OF THE ALTERNATIVES TO THIS REQUIREMENT ALLOWED IN SEC. 150(K)2.4 AND RECESSED CEILING FIXTURES ARE IC INSULATION COVERS APPROVED. NOTE 25

HVAC SIZING
Project Title: Black Residence
Project Address: 34 Pleasant Avenue
Los Gatos, CA 95020
Documentation Author: Heather Kelly
Builder's Energy Services
670 Glenview Court
Gilroy, CA 95020
EnergyTitle24.com
Climate Zone: 04
Page 1
Date: 01/14/00 05:55:31
Building Permit #
Plan Check / Date
Field Check / Date
MICROPASS V3.00 P11-02 Ver:024552 Program:HAC SIZING
User:HEK User:Builder's Energy Services Run:05

GENERAL INFORMATION
Floor Area: 1336 sf
Volume: 10688 cf
Front Orientation: 108 deg
Front Facing 295 deg (NW)
Sizing Location: LOT 40
Last Date: 1/14/00
Winter Inside Design: 70 F
Summer Inside Design: 78 F
Interior Shading Used: No
Overhang/Shading Used: No
Overhang/Shading Used: No
Design Load Fraction: 0.20

HEATING AND COOLING LOAD SUMMARY
Description Heating Cooling
Design Conduction and Solar 1027 828
Glazing Conduction and Solar 560 1053
Infiltration 406 1083
Internal Gains 276 8150
Ducts 276 179
Sensible Load 2503 1774
Latent Load n/a 2997
Minimum Total Load 2503 2271

NOTE: The loads shown are only one of the criteria affecting the selection of equipment. Other factors such as equipment efficiency, availability, requirements, outdoor design temperatures, coil sizing, availability of equipment, venting restrictions, etc. must also be considered. It is the HVAC designer's responsibility to consider all factors when selecting HVAC equipment.

COMPUTER METHOD SUMMARY

Page 1

C-2R

Project Title: Black Residence
Project Address: 34 Pleasant Avenue
Los Gatos, CA 95020
Documentation Author: Heather Kelly
Builder's Energy Services
670 Glenview Court
Gilroy, CA 95020
EnergyTitle24.com
Climate Zone: 04
Page 1
Date: 01/14/00 05:55:31
Building Permit #
Plan Check / Date
Field Check / Date

Energy Use Standard Proposed Compliance
(kBtu/sf-yr) Design Margin
Space Heating 13.00 16.02 -3.02
Space Cooling 11.61 10.46 1.15
Water Heating 17.10 14.76 2.34
Total 41.71 41.24 0.47
*** Building complies with Computer Performance ***

GENERAL INFORMATION
Conditioned Floor Area: 1336 sf
Building Type: Single Family Detached
Construction Type: Alteration
Building Front Orientation: Front Facing 295 deg (NW)
Number of Dwelling Units: 1
Number of Building Stories: 1
Weather Data Type: Reduced Year

Floor Construction Type: Raised Floor
Number of Building Zones: 1
Conditioned Volume: 10688 cf
Slab-On-Grade Area: 0 sf
Glazing Percentage: 18.9 % of floor area
Average Glazing U-value: 0.6 Btu/hr-sf-F
Average Glazing SHGC: 0.65
Average Ceiling Height: 8 ft

BUILDING ZONE INFORMATION
Zone Type Floor Volume Dwell Cond- Thermostat Vent Height Vent Area Air Leakage
(sf) (cf) Units itioned Type (ft) (sf)
Residence 1336 10688 1.00 Yes Setback 2.0 Standard No
HOUSE

OPAQUE SURFACES
Surface Area U- Insul Act Solar Form Location/
(sf) value R-val Azn Tilt Gains Reference Comments
1 Wall 186 0.088 13 295 90 Yes None Typical Walls
2 Wall 328 0.088 13 25 90 Yes None Typical Walls
3 Wall 214 0.088 13 115 90 Yes None Typical Walls
4 Wall 363 0.088 13 205 90 Yes None Typical Walls
5 Roof 926 0.036 30 n/a 0 Yes None To Attic
6 Roof 320 0.051 19 n/a 0 Yes None Vaulted Roof
7 Roof 90 0.069 13 n/a 0 Yes R-13 2X6 16 Vaulted Roof
8 Floor 1336 0.097 0 n/a 0 No F.O. 2X6 16 Raised Floor

FENESTRATION SURFACES
Orientation Area U- Value SHGC Act Azn Tilt Exterior Shade Interior Shade
(sf) Type Type Type Type Type Type Type/SHGC
1 Window Front (NW) 12 0.600 0.650 295 90 Standard/O.76 Standard/O.68
2 Window Front (NW) 6 0.600 0.650 295 90 Standard/O.76 Standard/O.68
3 Window Front (NW) 6 0.600 0.650 295 90 Standard/O.76 Standard/O.68
4 Window Front (NW) 53 0.600 0.650 295 90 Standard/O.76 Standard/O.68
5 Window Left (NE) 16 0.600 0.650 25 90 Standard/O.76 Standard/O.68
6 Window Left (NE) 40 0.600 0.650 25 90 Standard/O.76 Standard/O.68
7 Window Left (NE) 12 0.600 0.650 25 90 Standard/O.76 Standard/O.68
8 Window Left (NE) 12 0.600 0.650 25 90 Standard/O.76 Standard/O.68
9 Window Back (SE) 10 0.600 0.650 115 90 Standard/O.76 Standard/O.68
10 Window Back (SE) 20 0.600 0.650 115 90 Standard/O.76 Standard/O.68
11 Window Back (SE) 20 0.600 0.650 115 90 Standard/O.76 Standard/O.68
12 Window Right (SW) 12 0.600 0.650 205 90 Standard/O.76 Standard/O.68
13 Window Right (SW) 12 0.600 0.650 205 90 Standard/O.76 Standard/O.68
14 Window Right (SW) 9 0.600 0.650 205 90 Standard/O.76 Standard/O.68
15 Window Right (SW) 12 0.600 0.650 205 90 Standard/O.76 Standard/O.68

System Type Minimum Efficiency Location Duct R-value Tested Duct Leakage ACCA Manual D Duct Eff
Furnace 0.800 AFUE Attic R-4.2 No No 0.753
HGSplit 10.00 SEER Attic R-4.2 No No 0.738

WATER HEATING SYSTEMS
Tank Type Heater Type Distribution Type System Factor in Energy Size External
(gal) Insulation R-value
1 Storage Gas Standard 1 0.60 50 R- n/a

REMARKS
Area weighted ceiling R-value is 26.2. Minimum R-value required is R-19. No alteration to the subfloor is proposed. Therefore, no subfloor insulation is required. All mandatory measures must be met. (See Sheet T-24 for notes)

COMPLIANCE STATEMENT
This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features Modeling Assumptions section.

DESIGNER OR OWNER DOCUMENTATION AUTHOR
Name: Mr./Mrs. Black Name: Heather Kelly-Clark
Company: Homeowners Company: Builder's Energy Services
Address: 34 Pleasant Avenue Address: 670 Glenview Court
Los Gatos, CA 95030-6113 Gilroy, CA 95020
Phone: (408) Phone: (408) 842-8241
License: n/a
Signed: (date) Signed: Heather Clark 01/14/00 (date)

ENFORCEMENT AGENCY
Name: Title: Agency: Phone: Signed: (date)

Town of Los Gatos
BUILDING DEPARTMENT
APPROVED
01/14/00
087
DBK
Job
N/A
Sheet 2
T-24
of 3

REVISIONS BY
1
2
3

MR. AND MRS. BLACK HOMEOWNERS
34 PLEASANT AVENUE
LOS GATOS, CA

BUILDER'S ENERGY SERVICES, INC.
34 PLEASANT AVENUE
LOS GATOS, CA 95020
TEL: 408-842-8241 FAX: 408-842-8241
WWW.BES-ONLINE.COM

DATE: 01/15/00
BUILDER'S ENERGY JOB: 087
DRAWN: DBK
JOB: N/A
SHEET: 2

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of 3



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
AUGUST 27, 2025**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on August 27, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Vice Chair Martha Queiroz, Planning Commissioner Susan Burnett, Planning Commissioner Emily Thomas, and Committee Member Alan Feinberg.

Absent: Chair Lee Quintana

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – June 25, 2025

MOTION: **Motion by Commissioner Burnett to approve the Consent Calendar.
Seconded by Committee Member Feinberg.**

VOTE: **Motion passed unanimously, 4-0.**

PUBLIC HEARINGS

2. 68 Broadway

Request for Review HS-25-035

Consider a Request for Approval to Construct Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-085. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Marc Dubresson. Project Planner: Samina Merchant.

Samina Merchant, Associate Planner, presented the staff report.

Committee members asked questions of Staff.

Sean Mullin, Planning Manager

The property is a flag lot with the house set back. The Bloomfield survey was done as a windshield survey.

Opened Public Comment.

Marc Debrusson, Owner/Applicant

Thank you to Vice Chair Queiroz for the name of a window vendor. They were able to create a large wood window with divided lites that match the other windows in their house. This will be installed on the back of the house.

Closed Public Comment.

MOTION:

Motion by Commissioner Burnett to Recommend Approval to the Community Development Director for a Request to Construct Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP with the findings as noted in the Staff Report. APN 510-45-085. **Seconded by Commissioner Thomas.**

VOTE:

Motion passed unanimously, 4-0.

3. 16760 Magneson Loop

Request for Review Application PHST-25-014

Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 523-06-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Mickael Forsman. Project Planner: Maria Chavarin.

Maria Chavarin, Associate Planner, presented the staff report.

Opened Public Comment.

Anita, Applicant Representing Renewal by Anderson,

Owner wants to remove the full divided lites in the windows visible from the public right of way. The rest of the existing windows will have lites. There are three windows that face the street. The owner does not want divided lites in these windows. The owner looked at neighboring houses and saw street-facing windows with no grids. The owner is not present today because they are out of the country on a business trip.

Committee members asked questions of the applicant.

Anita, Applicant Representing Renewal by Anderson,

They tried to persuade the owner to retain the divided lites, but the owner does not want them. The owner is not present because they are out of the country on business.

Vice Chair Quieroz

Was any research done by the owner? Are there photos of the original windows?

Anita, Applicant Representing Renewal by Anderson,

The owner was not willing to pay for the research.

Committee Member Feinberg

The owner wrote in general that the style of the windows did not have grids.

Vice Chair Quieroz

This is contradictory to my research.

Commissioner Burnett

Why did the owner choose two different materials of Fibrex and Aluminum clad wood?

Anita, Applicant Representing Renewal by Anderson,

The owner chose Fibrex for the front windows. The owner chose wood composite with grids for the non-visible areas on the side and back.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Burnett

Why are the 3 windows done in aluminum clad?

Sean Mullin, Planning Manager

Aluminum-clad windows require less maintenance and can be painted. The Fibrex windows would be full Fibrex and not clad around wood.

Vice Chair Queiroz

Their research found that diamond shape or rectangular shape is common for Tudor style. There was nothing about plain glass. Prefer divided lites or, as a compromise, put divided lites in the transom area. The series A for the 500 series by Anderson offers diamond shape lites.

Member Feinberg

The neighbors next door and across the street changed their windows with no divided lites. Did they come before this committee? Is there a precedent?

Commissioner Thomas

Most Tudor homes were traditionally larger. This is a small cottage size Tudor. Looked at neighbors for comparison. Windows with no lites look less busy. The proposed replacement looks better, but there are other options that would look good.

Commissioner Burnett

Magnesson is a unique street. Prefer to keep the front windows the same. The divided lites provide character. Prefer windows with divided lites instead of plain glass.

Commissioner Thomas

We could ask for a continuance from the owner to provide photos of the original windows.

Sean Mullin, Planning Manager

Possibly make a motion to approve the project with the condition that the front window be done a certain way.

Vice Chair Queiroz

Support the compromise that the street-facing windows have some divided lites.

Member Feinberg

Don't want to overcomplicate the process, especially since the neighbors recently installed windows without grids.

Sean Mullin, Planning Manager

The Committee can be specific about each window.

Open Public Comment

Anita, Applicant Representing Renewal by Anderson,

Windows on the sides will have divided lites. Windows 115 and 116 will be replaced with divided lites. There are six total windows in the front. Window 109 is visible. Window 110 is not visible.

Closed public comment

MOTION: **Motion by Commissioner Thomas** to recommend approval for windows with the condition that windows 103, 104, and 105, have divided lites. Windows 106, 107, and 108 do not need lites. Windows 109, 110, 111, 112, and 113 on the side elevation will have divided lites. Windows 114, 115 and 116 are approved as proposed. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously, 4-0.**

4. 24 Pleasant Street

Request for Review PHST-25-013

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 529-26-016. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Swapnil Raut and Rashmi Jadhav. Project Planner: Suray Nathan.

Suray Nathan, Assistant Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Rashmi Jadhav and Swapnil Raut, Owners

The integrity of the house has been significantly altered. In 1957, a permit was issued to add a bedroom and a bathroom. In 2000, the kitchen and bathroom were remodeled. Also, all the windows were replaced. Their letter, photos, and the permit history show these changes. Because of this and the absence of any record of any historic significance, they believe the house no longer meets the requirements to be on the Historic Registry. They wish to remodel

to accommodate their growing family. They would remodel while preserving the home's Mediterranean revival style, character and charm.

Committee members asked questions of the applicant.

Swapnil Raut, Owner

They love the Mediterranean Spanish-style house and intend to keep it, but they want to expand the house to fit their family. This includes changing the front. They have reached out to the neighbors. The neighbors were happy since the house has been changed in the past. They mentioned visiting the Historic Preservation Committee to get their blessings.

Closed Public Comment.

Committee members discussed the matter.

Vice Chair Queiroz

Even though it is a simple example of the style, it has many characteristics: a hipped roof, the arched articulated front door, red tile roof, arch above the windows, low-pitched roof, stucco walls, asymmetrical façade, and ornamental tiles on the stairs. There are missing items like the red roof tiles, windows that are tall and narrow, and black wrought iron. It is a simple and unornamented house but meets many of the criteria for the style. Prefer leaving it in the inventory.

Member Feinberg

I disagree. I don't see any distinctive characteristics, except for the front entry door with the tile roof and clay tile steps. The other criteria outweigh these few characteristics. There are no significant events or persons of note, and the integrity of the house has been severely compromised.

Commissioner Burnett

It is a good example of the Mediterranean Revival style of the 1920's. The stucco is in good condition. The owners can still remodel even when kept on the Historic Inventory.

Commissioner Thomas

The addition has compromised the integrity of the house. There is no significant person or event related to this house. It does not have enough distinct characteristics to keep in the inventory. Leaning towards granting the request to remove.

Commissioner Burnett

The stucco on the addition blends well with the original house.

MOTION: **Motion by Vice Chair Queiroz** to forward a recommendation of denial of the above request to the Community Development Director with the finding of number 3 that there are distinctive characteristics of type, period, or method of construction, and representation of a master work. **Seconded by Commissioner Burnett.**

VOTE: **Motion did not pass, 2-2.** Thomas and Feinberg opposed.

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

5. 245 Los Gatos Boulevard

Consider a Request for Preliminary Review to Construct a New Second-Story Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 245 Los Gatos Boulevard.** APN 529-24-024. Request for Review Application PHST-25-011. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Phung. Applicant: Andres Johnson. Project Planner: Samina Merchant.

Samina Merchant, Associate Planner, presented the staff report.

Opened Public Comment.

Andres Johnson, Architect

The last time they came before the Committee, the proposed second-floor addition was in the back. The Committee's recommendation was to move it forward and add more detail. They moved it forward 18 feet to fit with the interior layout and roofline. The house is a one-story with mission style windows, lanterns, corbels, etc. They are trying to enhance the Spanish Colonial style with tiles and lanterns. The owner is looking for recommendations and positive feedback because it is an investment for them.

Committee members asked questions of the applicant.

Member Feinberg

Has the owner spoken with the neighbors? Why are they not here?

Andres Johnson, Architect

I don't know if they have spoken with the neighbors. They are out of town but were here the last time.

Commissioner Burnett

The changes look very good. Is the upper front window the right size?

Andres Johnson, Architect

We will balance the size of the window in the parapet. The window allows light into the staircase.

Commissioner Thomas

What does the owner plan to do with the roof?

Andres Johnson, Architect

The owner wants to put a whole roof of clay tile but is not sure if it can handle the load.

Commissioner Burnett

What color is the stucco on the addition?

Andres Johnson, Architect

The stucco will be all white.

Vice Chair Queiroz

They did a good job in listening to the Committees comments the last meeting. The design looks good as it is. But it would be nice to add a carved rounded arch above the window in the addition. This'll tie the addition to the main house.

Andres Johnson, Architect

Yes, we can do that arch with the clay tile vents.

Member Feinberg

What is planned for the carport?

Andres Johnson, Architect

The carport is not part of the project and will be left as it is.

Commissioner Thomas

The changes will suit the house better. It is an appropriate design for the second-story addition.

Closed the Public Hearing.

6. 321 Bachman Avenue

Consider a Request for Preliminary Review to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D:LHP. **Located at 321 Bachman Avenue.** APN 510-17-100. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-016. Property Owner: Stanley and Jean Melax. Applicant: Jennifer Kretschmer, AIA. Project Planner: Sean Mullin.

Vice Chair Queiroz recused from Item 6, 321 Bachman Avenue, as their property is located within 1,000 feet of the subject property. Vice Chair Queiroz appointed Commissioner to chair the meeting

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Jennifer Kretchner, Architect

This home is a non-contributor in the Almond Grove District. There's a lot of Victorian homes in that area. They want to restore the character, clean up the façade, and return a garage to the home. It doesn't conform to setbacks. When they do a formal submission, they will ask for reductions in the front and rear. The house is adjacent to an alley. There are precedents of porches and bay windows in the neighborhood. The house at 224 Massol has porches to the front. The house at 240 Massol has a front bay window. There are other homes in the neighborhood that have bay windows. No materials have been chosen yet, but they have 3-D renderings showing the look of the porch and bay window. In the past the primary bedroom replaced the former garage. Owners will talk on the justification and research on the home.

Jean Melax, Co-owner

Their house was part of the property at 240 Massol. In 1996, they tore down an existing garage and built a primary bedroom. They also did a small lot line adjustment. In 2004, they did another lot line adjustment, which added a large empty space. That is where they are proposing to add a garage. They love the neighborhood. They want to add some more Victorian features like the porches in the front and sides of the house.

Jennifer Kretchner, Architect

The reduction in setbacks is to accommodate the porches. They will not go any further than the front of the home. The only pop out is where the bay window. The porch will match others in the neighborhood. Proposing a 4-foot setback. From the rear property line. Create a porch and add the cantilevered Bay window

Jean Melax, Owner

The other neighborhood garages are close to the alley. There are garages that have 3-foot setbacks.

Jennifer Kretchner, Architect

They are proposing 4-foot setbacks.

Commissioner Burnett

No problem with the setbacks. But I am not happy with the design on the front. The columns are too heavy and have a modern look. It doesn't have the cottage feel. It looks very futuristic.

Jennifer Kretchner, Architect

We don't have the proposed materials yet. They will use the original wood siding and match the porch to the others in the neighborhood. They want to avoid demolishing the roof.

Member Feinberg

The rendering doesn't show the porch with details. We appreciate the research you did.

Jennifer Kretchner, Architect

It is better to look at the elevations.

Commissioner Thomas

What were you planning on the bay window?

Stanley Melax, Owner

We are open to suggestions on the bay window. Our main purpose is to add a garage. The front of the house is slightly empty.

Commissioner Thomas

Like the bay windows. This rendering is not the best visual representation. The bay window can be boxy or whatever style fits and makes sense both inside and outside.

Jennifer Kretchner, Architect

One of the goals is not to put weight or extreme slope to the existing structure. Trying to avoid demolishing any part of the original home.

Member Feinberg

Like that you are going back in time by adding more historical details. Thank you for your research.

Commissioner Thomas

That neighborhood has many non-conforming setbacks. The setbacks already exist.

Jennifer Kretchner, Architect

They're also thinking about adding a covered walkway from garage to kitchen.

Commissioner Thomas

What would the garage look like?

Jennifer Kretchner, Architect

The materials will match the main house. They would use the same wood siding, window trim, divided lites, etc.

Sean Mullin, Planning Manager

Consider a porch design that is proportionate and appropriate to the house. Design a bay window. A planner will work with them on the setbacks. They will need to flesh out the materials.

Jennifer Kretchner, Architect

Can we have a shallow roof? They also want to add five feet of patio space. Three equal columns on the porch will be placed so they can see out the kitchen windows. The parapet can have trim.

Sean Mullin, Planning Manager

The trim details on the porch will be critical.

Jennifer Kretchner, Architect

They can pull porch design details from the design reference book. There are many porch examples on Tait.

Jean Melax, Owner

The paint color will not be yellow since that would be the same as their neighbors.

Sean Mullin, Planning Manager

They could come back for another preliminary review or go ahead and submit a formal application.

Jennifer Kretchner, Architect

Do you object to the low slope of the porch?

Commissioner Thomas

It should tie in with the rest of the house. A porch will add character.

REPORT FROM THE DIRECTOR

Sean Mullin, Planning Manager

The denial of removal of Loma Street was appealed. It went before the Planning Commission on August 13, 2025, and was granted.

COMMITTEE MATTERS

None.

ADJOURNMENT

The meeting adjourned at 5:44 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 27, 2025 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Planning Manager



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER

110 E. MAIN STREET

LOS GATOS, CA 95030

August 28, 2025

Swapnil Raut and Rashmi Jadhav
24 Pleasant Street
Los Gatos, CA 95030
Via email

RE: 24 Pleasant Street

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 24 Pleasant Street.** APN 529-26-016. Request for Review PHST-25-013. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Swapnil Raut and Rashmi Jadhav. Project Planner: Suray Nathan.

On August 27, 2025, the Los Gatos Historic Preservation Committee recommended denial of the subject request to the Community Development Director. The request was denied by the Community Development Director on August 28, 2025.

PLEASE NOTE: Pursuant to Sections 29.20.255 and 29.20.260 of the Town Code, this decision may be appealed to the Planning Commission by any interested person as defined by Town Code Section 29.10.020 within 10 days on forms available online with fees paid. The final deadline is 4:00 p.m. on the 10th day (September 8, 2025). Therefore, this action should not be considered final, and no permits will be issued by the Town until the appeal period has passed. Once the appeal period is over, you can submit Building Permit applications.

If you have any questions, please contact Suray Nathan at snathan@losgatosca.gov.

Sincerely,

Suray Nathan
Assistant Planner

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TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT

110 E. Main Street
Los Gatos, CA 95030

B700-6849

PAID
SEP 05 2025

APPEAL OF THE DECISION OF TOWN OF LOS GATOS
DIRECTOR OF COMMUNITY DEVELOPMENT

PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DIRECTOR OF COMMUNITY DEVELOPMENT as follows:

DATE OF DECISION: 08/27/2025

PROJECT/APPLICATION: HPC

LOCATION: Los Gatos, CA

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Director.

Interested person means:

1. *Residential projects.* Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. *Non-residential and mixed-use projects.* Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

1. Loss of Architectural Integrity.
2. Substantial Structural Alterations.
3. Altered Roofline and Exterior Appearance.
4. Failure to Fully Represent Mediterranean Revival Style.
5. Non-Unanimous HPC Decision.
6. Denial Based on Unfounded Grounds.

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Director of Community Development. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day. Appeals are due by 4:00 P.M. ***If an appeal is filed on a Friday, they must be submitted by 1:00 P.M.***
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) days after the date of the filing of the appeal. The Planning Commission may hear the matter anew and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

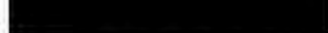
RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Swapnil Raut & Rashmi Jadhav

SIGNATURE:  

DATE: 09/04/2025

ADDRESS: 24 Pleasant St, Los Gatos CA 95030

PHONE: 

EMAIL: 

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

COMMISSION ACTION: 1. _____
2. _____
3. _____

DATE: _____
DATE: _____
DATE: _____

PLAPPEAL \$ 271.00 Residential
PLAPPEAL \$ 1081.00 Commercial
PLAPPEAL \$ 110.00 Tree Appeals

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Planning Commission

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

Re: Appeal to Remove 24 Pleasant St, Los Gatos (APN [if known]) from the Historic Inventory

Dear Commissioners:

To the best of our knowledge—and after a good-faith review of available resources, including the Los Gatos Library’s Local History collections, documents posted on the Town’s website, and publicly accessible online archives—the residence at **24 Pleasant St** does not appear to be associated with events of Town-wide significance or with individuals recognized for significant contributions to Los Gatos.

1) Not associated with events that have made a significant contribution to the Town

To the best of our knowledge—and based on a review of available Town records, local histories, and neighborhood background—the residence has served as a typical private home without documented ties to events of broad civic, cultural, or economic importance in Los Gatos. No evidence indicates the property’s direct association with a significant Town event.

2) No significant persons are associated with the site

Ownership and occupancy research (city directories, assessor records) have not identified residents who meet the threshold of lasting significance to the Town’s development or cultural life. The home’s past owners and tenants appear representative of ordinary residential history rather than persons of recognized significance. *(See Exhibit A: occupant/owner chronology.)*

3) Lacks distinctive characteristics of a type/period or work of a master

While the house has been described as **Mediterranean Revival**, it is **very basic** and does **not exhibit key hallmarks** of the style in a manner that rises to significance. Moreover, subsequent alterations have further diminished any stylistic expression:

- **Windows:** Original **front and side windows were replaced**, removing period materials and profiles that would have communicated style and workmanship.
- **Rear addition:** A **substantial rear addition** (new bedroom and expanded living area) changed the building’s massing and plan.
- **Roofline/exterior:** The **current roofline and exterior appearance no longer reflect the original architectural character**.

We are not aware of attribution to a recognized “master” architect or builder, and the construction methods are typical for the period. *(See Exhibit B: current photos; prior survey note if any; permit history.)*

4) Does not yield (or have the potential to yield) information important to Town history

Given its common residential construction and the extent of alterations to original fabric, the structure is unlikely to yield new information important to understanding Los Gatos history beyond what is already documented for the neighborhood and period. There is no indication of rare technology, method, or intact fabric that would support research value. *(See Exhibit B: construction overview and alteration chronology.)*

5) Integrity has been compromised such that the structure can no longer convey significance

Applying standard integrity aspects (design, materials, workmanship, setting, feeling, association):

- **Design/Materials/Workmanship:** The **window replacements, roofline changes**, and **rear addition** have materially altered original design, materials, and workmanship.
- **Feeling/Association:** These cumulative changes substantially diminish the building's ability to read as a representative Mediterranean Revival residence. Any remaining elements are fragmentary and insufficient to convey significance.

In short, even if the house once displayed modest Mediterranean Revival features, those features have been **compromised** to the point where the property **no longer has the potential to convey significance** consistent with Town criteria. *(See Exhibit B: before/after comparison and integrity matrix.)*

Procedural/Context Notes (for completeness)

- At the prior Historic Preservation Committee hearing, the decision to retain the house on the inventory was **not unanimous**. We appreciate the Committee's efforts, but believe the record does not support the required findings given the extent of alterations and the limited stylistic expression.
- If the Committee or Commission relied on earlier survey information, we ask that the **current condition** (as documented in the attached photographs and permit history) be given controlling weight.

Request:

For the reasons above, the property at **24 Pleasant St** does **not** satisfy the Town's significance findings, and its **integrity is insufficient** to convey potential significance. We respectfully request that the Planning Commission **grant the appeal** and **remove the property from the Historic Inventory**.

We remain committed to maintaining the home in a manner compatible with the neighborhood and will continue to comply with all applicable planning and building requirements.

Thank you for your consideration.

Sincerely,

Rashmi & Swapnil Raut

[REDACTED]
[REDACTED]
[REDACTED]

Exhibit A — Prior Owners & Finding #2 (No Significant Persons)

Property: 24 Pleasant St, Los Gatos, CA 95030

Purpose: Document known prior owners/occupants and note that, based on available sources, no owner is associated with events or contributions of recognized significance to the Town of Los Gatos.

A1. Narrative Summary

Early owners and occupants identified for 24 Pleasant St — **Alexander E. P., W. H. Moron, Bert Homes, J. R. Gibson, Douglas Gravelle, Mrs. Dorothy McKevitt, and Michael Black** are not documented in local histories, directories, or available public records as figures associated with Town-significant events, institutions, or civic contributions.

A2. Ownership/Occupancy Roster (Directory Years)

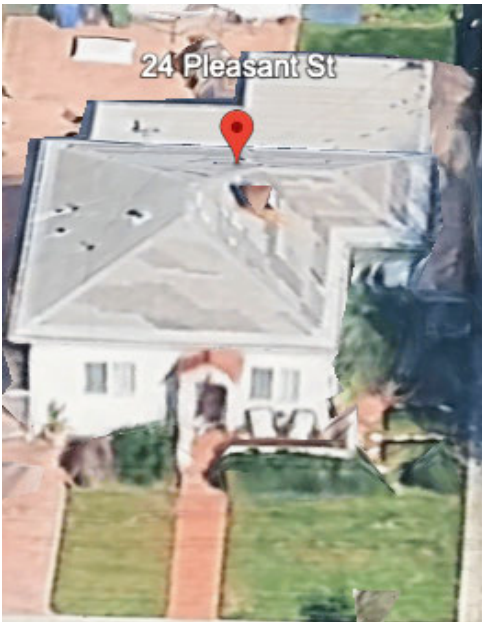
Note: Years shown are **city directory listings** indicating presence/occupancy in those editions; they may not represent full ownership spans. Deed records can refine exact transfer dates.

| # | Owner / Occupant (as listed) | Years Listed (Directories) | Source / Reference |
|---|------------------------------|----------------------------|--------------------|
| 1 | Alexander E. P. | 1930, 1934, 1937 | City directories |
| 2 | W. H. Moron | 1941 | City directories |
| 3 | Bert Homes | 1947 | City directories |
| 4 | J. R. Gibson | 1952, 1954, 1956 | City directories |
| 5 | Douglas Gravelle | 1962 | City directories |
| 6 | Mrs. Dorothy McKevitt | 1968, 1972 | City directories |
| 7 | Michael Black | 1990, 2000 | City directories |

A3. Method & Sources (Brief)

- Searched Los Gatos Library Local History **city directories** for the address and names.
- Compiled a roster of listed owners/occupants and corresponding directory years.
- Reviewed local-history references for mentions of these individuals in connection with Town-significant events; **no qualifying associations found** as of the date of this exhibit.

Exhibit B - Lacks distinctive characteristics of Mediterranean Revival



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