



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JUNE 26, 2024
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM**

Steven Raspe, Chair
Emily Thomas, Vice Chair
Jeffrey Barnett, Commissioner
Susan Burnett, Commissioner
Melanie Hanssen, Commissioner
Kathryn Janoff, Commissioner
Adam Mayer, 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/88445614975?pwd=qAbmUaBoqUBLUQn0n11OVlc55dPL8g.qRI_irSoOWvI5qv-](https://losgatosca.gov.zoom.us/j/88445614975?pwd=qAbmUaBoqUBLUQn0n11OVlc55dPL8g.qRI_irSoOWvI5qv-.). Passcode: 612883. You can also type in 884 4561 4975 in the "Join a Meeting" page on the Zoom website at <https://zoom.us/join> and use passcode 612883.

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

Telephone: Please dial (877) 336-1839 US Toll-free or (636) 651-0008 US Toll. (Conference code: 686100). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

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

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

(2) If you are unable to participate in real-time, you may email to the subject line "Public Comment Item #__" (insert the item number relevant to your comment) or "Verbal Communications – Non-Agenda Item." All comments received will become part of the record.

(3) Deadlines to submit written public comments are:

11:00 a.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.

11:00 a.m. the Tuesday before the Planning Commission meeting for inclusion in an addendum.

11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

(4) Persons wishing to make an audio/visual presentation must submit the presentation electronically to Planning@losgatosca.gov no later than 3:00 p.m. on the day of the Planning Commission meeting.

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS (Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)

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

1. Draft Minutes of the June 12, 2024 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.)*

2. Consider an Appeal of the Community Development Director Decision to Deny a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory on Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review Application PHST-24-001. Property Owner/Applicant/Appellant: David Wilson. Project Planner: Sean Mullin.
3. Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 123 Wilder Avenue.** APN 510-18-008. Architecture and Site Application S-23-039 and Variance Application V-24-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Boguslaw Marcinkowski and Brygida Sas-Marcinkowski. Applicant: Jose De La O. Project Planner: Sean Mullin.

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

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

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

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

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 06/26/2024

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 12, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 12, 2024, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

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

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – May 22, 2024

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 15920 Los Gatos Boulevard

Conditional Use Permit Application U-24-005

APN 523-01-011

Applicant: Mary C. Egan

Property Owner: Carl Cilker

Project Planner: Jocelyn Shoopman

Requesting approval for a private sports recreation club on property zones C-1.
Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Opened Public Comment.

Mary Egan, Applicant

- I am with Cilker Orchards Management and available for questions.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to approve a Conditional Use Permit for 15920 Los Gatos Boulevard with modified Conditions of Approval in Exhibit 8. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

3. 32 Euclid Avenue

Request for Review Application PHST-24-001

APN 529-30-064

Property Owner/Applicant/Appellant: David Wilson

Project Planner: Sean Mullin

Consider an appeal of the Community Development Director Decision to deny a request to remove a presumptive historic property (Pre-1941) from the Historic Resources Inventory on property zoned R-1:8. Exempt pursuant to CEQA Section 15061 (b)(3).

Continued from the May 8, 2024 meeting.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Item 3 was paused due to technical difficulties. The Commission moved on to Item 4 while the difficulties were addressed, then returned to Item 3.

Kevin Forbes, Adjacent Neighbor

- I have been a neighbor to the subject site for 31 years. The house is a hodge-podge of additions and it is hard to tell where the original barn was. There hasn't been much done for maintenance since the 1990s, and I don't know if it would even have valid structure if someone tried to remodel it. The neighborhood is in favor of the project going forward because it would better the neighborhood and improve property values.

Steve Gong, Neighbor

- We are in favor of the applicants redeveloping this house. Like Mr. Forbes said, it is in disrepair and has been empty for 6-9 months. It would be better to replace the house at this point, because I also agree with Mr. Forbes that the house is a hodge-podge.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Chair Raspe** to continue the public hearing for 32 Euclid Avenue to a date certain of June 26, 2024. **Seconded by Commissioner Barnett.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

4. Review Proposed Development Agreement Procedures and Recommended Adoption to Town Council

Gabrielle Whelan, Town Attorney, presented the staff report.

Opened and Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Janoff** to recommend Town Council adoption of the Proposed Development Agreement Procedures, as presented. **Seconded by Commissioner Hanssen.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Jennifer Armer, Planning Manager

- The Housing Element was successfully adopted last week at Town Council and submitted to HCD.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 7:57 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 12, 2024 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 06/26/2024

ITEM NO: 2

DATE: June 21, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider an Appeal of the Community Development Director Decision to Deny a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory on Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review Application PHST-24-001. Property Owner/Applicant/Appellant: David Wilson. Project Planner: Sean Mullin.

REMARKS:

On May 8, 2024, the Planning Commission opened the public hearing and received comments from the public on the appeal. The Planning Commission then continued consideration of the appeal to June 12, 2024, to accommodate the appellant's availability.

On June 12, 2024, the Planning Commission opened the public hearing and received comments from the public on the appeal. Due to technical difficulties, the Planning Commission continued consideration of the appeal to June 26, 2024.

Exhibit 13 includes an additional letter from the applicant's counsel providing additional information.

EXHIBITS:

Previously distributed with the May 8, 2024, Staff Report:

1. Location Map
2. Required Findings
3. Historic Preservation Committee Staff Report and Attachments, November 15, 2023
4. Historic Preservation Committee Meeting Minutes for November 15, 2023
5. Historic Preservation Committee Action Letter, November 15, 2023

PREPARED BY: Sean Mullin, AICP
Senior Planner

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

PAGE 2 OF 2

SUBJECT: 32 Euclid Avenue/Appeal of PHST-24-001

DATE: June 21, 2024

EXHIBITS (continued):

6. Historic Preservation Committee Staff Report and Attachments, March 27, 2024
7. Historic Preservation Committee Meeting Minutes for March 27, 2024
8. Historic Preservation Committee Action Letter, March 27, 2024
9. Appeal of the Community Development Director, received April 4, 2024
10. Excerpts for "Los Gatos Observed," by Alastair Dallas, 1999
11. Technical Demolition Exhibit by Appellant

Previously distributed with the June 12, 2024, Staff Report:

12. Letters from Applicant's Counsel, dated June 3, 2024

Received with this Staff Report:

13. Letter from Applicant's Counsel, dated June 17, 2024

June 17, 2024

Norman E. Matteoni

Peggy M. O'Laughlin

Bradley M. Matteoni

Barton G. Hechtman

Gerry Houlihan

VIA EMAIL

Los Gatos Town Planning Commission
110 E. Main Street
Los Gatos, CA 95030

Re: 32 Euclid Avenue; Meeting Date June 26, 2024

Dear Chair and Members of the Commission:

First, I am sorry for the Zoom misadventure of the June 12th hearing and thank you for continuing the matter so that I can attend.

Second, there have been numerous modifications to the original barn, transforming it to a residence since at least the early 1970s and over the subsequent years:

1. A second story was added.
2. A front porch with overhang was erected at the former entrance to the barn.
3. That was enclosed in the early 1970s (see photos in report), and became the entry room to the residence.
 - a. 4 aluminum sash windows were placed across the front elevation.
 - b. The entry door was installed on the west side.
 - c. A section of the front wall of the former barn structure was removed to integrate the new addition to the rest of the interior.
4. **This addition resulted in a demolition of nearly 50% of the front elevation of the structure (45% - see Architectural drawing A1.1 in Staff Report, submitted as part of the appeal).**
5. Interior rooms – kitchen, bath, bedroom, were created.
6. A laundry room was constructed in the rear corner.
7. A metal chimney and fireplace were added.

8. For the conversion, electrical and gas service was installed.
9. The siding of the former barn has been changed with plywood and different materials, sometimes horizontal and other times vertical, as seen in the photos.
10. The roof is asphalt shingles.
11. Skylights were installed.
12. Windows were cut into the siding of the barn and installed as part of the additions. These are a hodgepodge of wood and aluminum types.

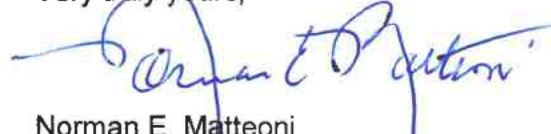
See Exhibit A hereto for photographs of the modifications to the structure.

Thus, the 45% demolition of the front facing wall of the former barn with the addition of the entry room meets the requirement of the technical demolition standard under the ordinance.

Moreover, the multiple other alterations and additions changed the character of the original structure. These changes came about in a series of steps over the years; they were practical to serve the residence but have no architectural significance, neither historical nor contemporary.

The ECORP study, Exhibit 6 to the May 8, 2024 Agenda, thoroughly documents the history of modifications with photographs, building records and interview with the Rowland family who occupied the residence.

Very truly yours,



Norman E. Matteoni

NEM/jlc

Cc: Sean Mullin
Town Attorney
Alex Anderson

EXHIBIT A



**Figure 2. 32 Euclid Avenue: south elevation
(view northeast; January 10, 2024).**



**Figure 3. 32 Euclid Avenue: south and east elevations
(view northwest; January 10, 2024).**



Figure 4: 32 Euclid Avenue north and west elevations (view southeast; January 10, 2023).



Figure 5.: 32 Euclid Avenue south and west elevations (view northeast; January 10, 2023).



Front of house (post barn) with porch overhang prior to entry room addition



Front elevation during construction showing former entry to converted house; this section was removed for addition



Addition after removal of 45% of front of structure to integrate into other rooms of residence



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 06/26/2024

ITEM NO: 3

DATE: June 21, 2024

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 123 Wilder Avenue.** APN 510-18-008. Architecture and Site Application S-23-039 and Variance Application V-24-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Boguslaw Marcinkowski and Brygida Sas-Marcinkowski. Applicant: Jose De La O. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider approval of a request for technical demolition of a contributing single-family residence and construction of a new single-family residence to exceed the floor area ratio (FAR) standards and requiring a Variance to side yard setback requirements located in the Almond Grove Historic District on property zoned R-1D:LHP, located at 123 Wilder Avenue.

PROJECT DATA:

General Plan Designation: Medium Density Residential

Zoning Designation: R-1D:LHP

Applicable Plans & Standards: General Plan; Residential Design Guidelines

Parcel Size: 6,226 square feet

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-1D:LHP
South	Residential	Medium Density Residential	R-1D:LHP
East	Residential	Medium Density Residential	R-1D:LHP
West	Residential	Medium Density Residential	R-1D:LHP

PREPARED BY: Sean Mullin, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing residence.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except the requests to exceed the FAR standards and reduce the required side setback.
- As required by Section 29.40.075(c) of the Town Code for granting approval of an exception to the FAR standards.
- As required by Section 29.20.170 of the Town Code for granting a Variance application.
- The project complies with the Residential Design Guidelines.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject property is located on the west side of Wilder Avenue approximately 310 feet north of the intersection with Bean Avenue in the Almond Grove Historic District (Exhibit 1). The property is approximately 6,226 square feet and is developed with an existing 2,225-square foot, two-story residence with a 470-square foot detached garage (Exhibit 4). The immediate neighborhood is comprised of one- and two-story residences.

In September 2023, it was brought to the Town's attention that work had occurred on the residence without the required permits. Staff was able to observe that siding had been removed and replaced on the sides and rear of the residence (Exhibit 5). Additionally, some removal of the siding had occurred on the front of the residence. Section 29.10.020 defines

BACKGROUND (continued):

demolition (historic structure) as removal or enclosure of the exterior wall covering on more than 25 percent of the walls facing a public street or 50 percent of all exterior walls. When a project on a historic resource exceeds these limitations, the result is a technical demolition. The extent of siding removal on the subject residence constitutes a technical demolition since it was observed that the existing siding had been completely removed from the rear and side elevations and portions of the front elevation. New cementitious horizontal siding had been installed on portions of the side and rear elevations. On September 26, 2023, a Stop Work Notice was issued by the Town for unlawful technical demolition related to removal of the siding on the residence.

On October 5, 2023, the applicant was informed of the unlawful demolition. On October 22, 2023, the applicant filed an Architecture and Site application for the project. During technical review of the application, staff identified that the project would also require approval of an exception to the FAR standards since the existing residence exceeds the allowable FAR for the property and a Variance to the required side setbacks since the residence is located three feet, six inches from the side property line where five feet is required. The pending Architecture and Site and Variance applications and future Building Permits are remedies for these circumstances.

On December 20, 2023, the Historic Preservation Committee (HPC) considered the request and forwarded a recommendation of approval to the Planning Commission with the following conditions (Exhibit 6):

- Replace the installed horizontal cementitious lap siding with wood shingle siding to match what was removed;
- The existing ornate shingle pattern in the front gable end shall be replicated in the north facing gable end; and
- The new windows shall match the windows they are replacing. Full details of the new wood windows shall be provided to the Town to ensure in-kind replacement.

The project is being considered by the Planning Commission due to the request to exceed the maximum allowable FAR and the request for a Variance to the required side setback for a single-family dwelling in the Almond Grove Historic District.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the west side of Wilder Avenue approximately 310 feet north of the intersection with Bean Avenue in the Almond Grove Historic District (Exhibit 1).

PROJECT DESCRIPTION (continued):

The property is approximately 6,226 square feet and is developed with an existing 2,225-square foot, two-story residence that is noted as a contributor to the historic district and a 470-square foot detached garage (Exhibit 4). The immediate neighborhood is comprised of one- and two-story residences.

B. Project Summary

The application includes technical demolition of the existing single-family residence through removal and replacement of the existing shingle siding (Exhibit 9). The project also requires approval of an exception to the FAR standards and a Variance to the required side setback. The residence exceeds the allowable FAR by 108 square feet. In addition, the residence includes a side setback of approximately three feet, six inches, where five feet is required. The existing structure would remain and no additional square footage is proposed.

C. Zoning Compliance

The subject property is approximately 6,226 square feet, where a minimum lot size of 5,000 square feet is required for a parcel in the R-1D zone. A single-family residence is permitted in the R-1D zone. The proposed residence complies with the zoning regulations for height. The applicant requests approval to exceed the allowable FAR for the residence and a Variance to the Town Code for the required side setback.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes technical demolition of the existing single-family residence through removal and replacement of the existing shingle siding (Exhibit 9). As noted above, much of the existing shingle siding has already been removed without the benefit of permits. Prior to its removal, shingle siding covered all elevations of the residence (Exhibit 4). The removal of siding on the side and rear elevations constitutes a technical demolition under the Town Code. As a result of the technical demolition of the contributing residence, the Town Code requires approval of an Architecture and Site application for a new single-family residence.

The applicant proposes removal of the remaining existing shingle siding on portions of the front elevation, as well as the installed cementitious horizontal siding on the side and rear elevations (Exhibits 7 and 9). Shingle siding on the front elevation would be either stripped and repainted or replaced in-kind. New shingle siding would be installed on all elevations to match the residence prior to the unpermitted work. The ornate pattern of the shingles in

DISCUSSION (continued):

the front-facing gable end would be replicated in both the front- and north-facing gable ends. Additionally, ten existing single-hung wood windows would be replaced in-kind with single-hung, dual pane wood windows at the front of the house, located on the front and side elevations (Exhibit 9, Sheet A-2). Lastly, the existing board and batten siding on the detached garage would be replaced in-kind.

The applicant provided photos showing termite damage and rot in the existing wood shingle siding and windows on the residence, and the board and batten siding on the garage (Attachment 8).

The project also requires approval of an exception to the FAR standards, discussed in Section B below, and a Variance to the required side setbacks, discussed in Section D below. The residence exceeds the allowable FAR by 108 square feet. In addition, the residence includes a side setback of approximately three feet, six inches, where five feet is required. The existing structure would remain, and no additional square footage is proposed. The applicant provided a Letter of Justification summarizing the project (Exhibit 7).

B. Neighborhood Compatibility

Pursuant to Section 29.40.075 of the Town Code, the maximum FAR for the subject property is 0.34 (2,117 square feet). The existing residence to be restored has an FAR of 0.36 (2,225 square feet), exceeding the maximum allowable floor area by 108 square feet. The table below reflects the current conditions of the residences in the immediate area and the proposed project.

Immediate Neighborhood Comparison

Address	Zoning	House SF	Garage SF	Total SF	Site SF	Building FAR	Exceed FAR?
127 Wilder Ave.	R-1D:LHP	1,215	0	1,215	6,134	0.20	No
131 Wilder Ave.	R-1D:LHP	1,563	382	1,945	6,118	0.26	No
122 Wilder Ave.	R-1D:LHP	1,912	559	2,471	5,597	0.34	No
124 Wilder Ave.	R-1D:LHP	1,108	408	1,516	5,611	0.20	No
134 Wilder Ave.	R-1D:LHP	2,270	0	2,270	6,650	0.37	Yes, by 9 sf
128 Wilder Ave.	R-1D:LHP	1,975	484	2,459	6,134	0.32	No
115 Wilder Ave.	R-1D:LHP	968	0	968	6,872	0.14	No
121 Wilder Ave.	R-1D:LHP	1,692	220	1,912	6,103	0.28	No
114 Wilder Ave.	R-1D:LHP	2,340	513	2,853	5,366	0.44	Yes, by 478 sf
123 Wilder Ave. (E & P)	R-1D:LHP	2,225	470	2,695	6,226	0.36	Yes, by 108 sf

DISCUSSION (continued):

Based on Town and County records, the residences in the immediate neighborhood range in size from 1,108 square feet to 2,340 square feet and building FARs range from 0.14 to 0.44. The applicant is proposing a 2,225-square foot residence and a 470-square foot detached garage on a 6,226-square foot parcel. The proposed residence would be the third largest in terms of square footage and FAR in the immediate neighborhood.

Section 29.40.075(c) of the Town Code states that the deciding body may allow a FAR in excess of the maximum allowed FAR if the following findings can be made:

1. The design theme, sense of scale, exterior materials, and details of the proposed project are consistent with the provisions of the landmark and historic preservation overlay zone and the adopted residential development standards; and
2. The lot coverage, setbacks, and FAR of the proposed project is compatible with the development on surrounding lots.

Exhibit 7 contains the applicant's Letter of Justification indicating that the residence is existing, and the project does not include additional proposed floor area. While being considered a new residence under the Architecture and Site application, the proposed project would restore the existing residence to its appearance before the unpermitted work took place. No additional massing or floor area is proposed. On December 20, 2023, the HPC considered the project for compatibility with the Almond Grove historic District and for consistency with the Residential Design Guidelines. The HPC forwarded a recommendation of approval to the Planning Commission with conditions.

As provided above, the proposed residence would not be the only residence in the immediate neighborhood to exceed allowable FAR. The residence would not be the largest in the immediate neighborhood in terms of floor area or FAR. Since the residence is existing and is being considered under this Architecture and Site application due to the removal of existing siding resulting in a technical demolition, the existing massing, setbacks, and lot coverage would continue to be compatible with the development on surrounding properties.

C. Building Design

The applicant proposes to replace the siding on the residence in-kind, installing new wood shingle siding on all elevations. The ornate shingle pattern present in the front-facing gable end would be restored and repeated in the north-facing side gable end. Ten existing windows would be replaced in-kind, with no change in appearance. Lastly, the existing board and batten siding on the detached garage would be replaced in-kind. All work would maintain the existing appearance of the residence.

DISCUSSION (continued):

On December 20, 2023, the HPC considered the request and forwarded a recommendation of approval to the Planning Commission with the following conditions (Exhibit 6):

- Replace the installed horizontal cementitious lap siding with wood shingle siding to match what was removed;
- The existing ornate shingle pattern in the front gable end shall be replicated in the north-facing gable end;
- The new windows shall match the windows they are replacing. Full details of the new wood windows shall be provided to the Town to ensure in-kind replacement.

The current project plans respond to all the recommendations from the HPC.

D. Variance – Setbacks

The applicant is requesting a Variance from Section 29.40.740 of the Town Code for the required side setback in the R-1D zone.

Pursuant to Town Code, the required side setback in the R-1D zone is five feet. The existing residence is sited square to the front property line and street and the majority of the residence complies with all setback requirements. Due to the angled side property lines, several corners along the left side of the residence project into the required setback as the residence steps into the property. These portions project approximately one-foot, six inches into the required left side setback resulting in a setback of three feet, six inches from the property line.

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

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

Regarding the first finding, the subject property includes parallel front and rear property lines connected by angled side property lines. When siting a residence square to the front property line, the angular nature of the side property lines causes the side setback area to continually traverse toward the residence as it moves into the property. The subject

DISCUSSION (continued):

residence attempts to address this constraint by stepping the footprint of the structure toward the centerline of the property along the left side property line. The result is not completely successful in meeting the required left side setback as three corners of the residence project into the required setback area, producing a left side setback of three feet, six inches where five feet is required. While other properties in the immediate neighborhood have similar configurations, several are developed with residences with reduced side setbacks.

With regards to the second finding, a review of Town permit records shows that at least three of the nine other properties in the immediate neighborhood include a residence with side setbacks that do not meet the requirement of the zone. Granting the Variance would not constitute a grant of special privilege to the subject property and would be consistent with the limitations of other properties in the immediate neighborhood.

As indicated in the applicant's Letter of Justification, the project would not add floor area or change the existing setbacks (Exhibit 7). The project is considered a new residence under this application since the unpermitted removal of the existing siding resulted in a technical demolition. The proposed project would restore the existing residence to its former appearance and the existing setbacks would not change and would remain compatible with the immediate neighborhood where it has been located since the early 1900s.

E. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15301: Existing Facilities. While the proposed removal of siding qualifies as a technical demolition, it is not considered a new structure for the purposes of CEQA.

PUBLIC COMMENTS:

Project signage was installed on the site by June 3, 2024, in anticipation of the June 26, 2024, Planning Commission hearing. Written notice was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant proposes approval of an Architecture and Site application for technical demolition of a contributing single-family residence and construction of a new single-family residence to exceed the floor area ratio (FAR) standards and requiring a Variance to side yard setback requirements located in the Almond Grove Historic District. The applicant has responded to all recommendations of the HPC, who forwarded a recommendation of approval for the project. The proposed FAR exceedance and the Variance to the side setback are consistent with the immediate neighborhood.

B. Recommendation

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

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);
2. Make the finding as required by Section 29.10.09030(e) of the Town Code for the demolition of an existing structure (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except the request to exceed the FAR standards and the required side setback (Exhibit 2);
4. Make the findings as required by Section 29.40.075(c) of the Town Code for granting approval of an exception to the FAR standards (Exhibit 2);
5. Make the required findings as required by Section 29.20.170 of the Town Code for granting a Variance (Exhibit 2);
6. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
7. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
8. Approve Architecture and Site Application S-23-039 and Variance Application V-24-001 with the conditions contained in Exhibit 3 and the Development Plans in Exhibit 9.

C. Alternatives

Alternatively, the Commission can:

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

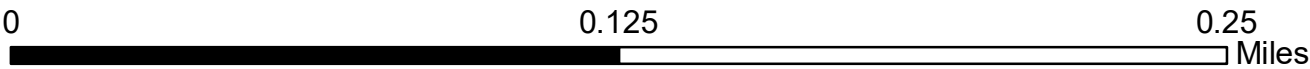
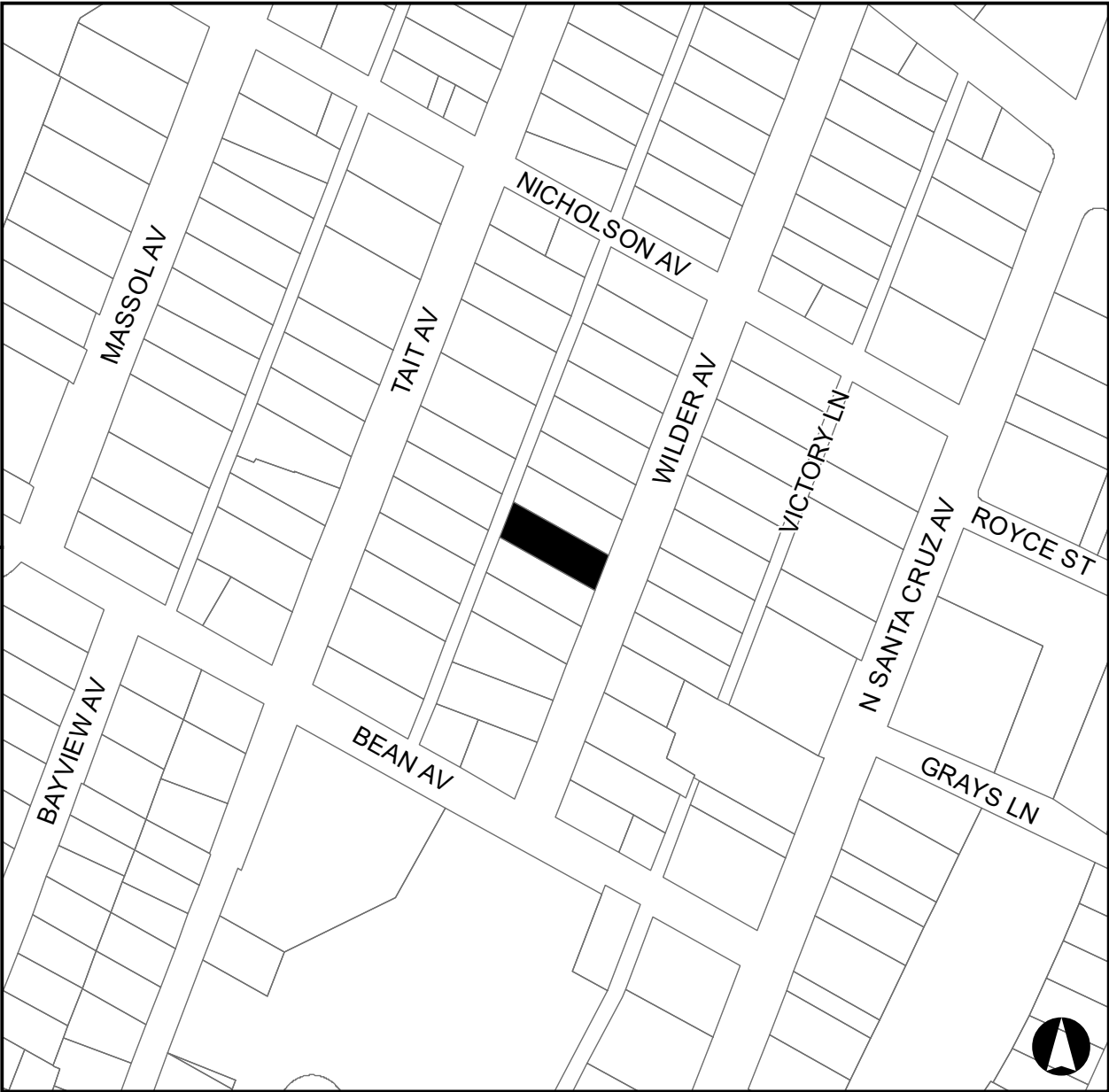
CONCLUSION (continued):

2. Approve the applications with additional and/or modified conditions; or
3. Deny the applications.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Photos of Residence Prior to Unpermitted Work
5. Photos of Current State of the Residence
6. Historic Preservation Committee Action Letter, December 20, 2023
7. Letter of Justification
8. Applicant's Photos of Damage
9. Development Plans

123 Wilder Avenue



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PLANNING COMMISSION – June 26, 2024
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

123 Wilder Avenue
Architecture and Site Application S-23-039
Variance Application V-24-001

Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-008. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Boguslaw Marcinkowski and Brygida Sas-Marcinkowski.
Applicant: Jose De La O.
Project Planner: Sean Mullin.

FINDINGS

Required finding for CEQA:

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

Required finding for the technical demolition of existing structures:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
 1. The Town's housing stock will be maintained as the single-family residence will be replaced.
 2. The existing structure has no architectural or historical significance.
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structures was considered.

The extent of the unpermitted removal of siding constitutes an unlawful technical demolition. On December 20, 2023, the Historic Preservation Committee reviewed the project and forwarded a recommendation of approval with conditions requiring restoration of the residence through in-kind replacement of the removed shingle siding. The residence remains on the Historic Resources Inventory as a contributor to the Almond Grove Historic District since the project replaces the removed siding with in-kind shingle siding, retaining the historical significance.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except the requests to exceed the FAR standards and reduce the required side setback.

Required finding to exceed floor area ratio (FAR) standards:

- As required by Section 29.40.075(c) of the Town Code for allowing a FAR in excess of the FAR standards in the Town Code:
 1. The design theme, sense of scale, exterior materials, and details of the proposed project are consistent with the provisions of the Landmark and historic Preservation Overlay Zone and the adopted residential development standards; and
 2. The lot coverage, setbacks, and FAR of the proposed project are compatible with the development on surrounding lots.

Required findings for granting a Variance application:

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

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Historic Preservation Committee and recommendations were provided to address the consistency of the project with the surrounding neighborhood, Almond Grove Historic District, and the Residential Design Guidelines.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

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

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PLANNING COMMISSION – June 26, 2024
CONDITIONS OF APPROVAL

123 Wilder Avenue
Architecture and Site Application S-23-039
Variance Application V-24-001

Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-008. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Boguslaw Marcinkowski and Brygida Sas-Marcinkowski.
Applicant: Jose De La O.
Project Planner: Sean Mullin.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

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

shall remain through all phases of construction. Include a tree protection plan with the construction plans.

9. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
10. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
11. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers, or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

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

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

Building Division

13. PERMITS REQUIRED: A Building Permit is required for the renovation of the existing structure consisting of exterior siding and window replacement.
14. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Reach Codes.
15. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
16. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".

17. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e., directly printed, onto a plan sheet.
18. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
19. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
20. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available online at www.losgatosca.gov/building.
21. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
 - a. Community Development – Planning Division: (408) 354-6874
 - b. Engineering/Parks & Public Works Department: (408) 399-5771
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

22. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner's expense.
23. PAYMENT OPTIONS:
 - a. All payments regarding fees and deposits can be mailed to:

Town of Los Gatos PPW – Attn: Engineering Dept
41 Miles Avenue
Los Gatos, CA 95030

Or hand deliver/drop off payment in engineering lock box

Checks made out to "Town of Los Gatos" and should mention address and application number on memo/note line.

24. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
25. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
26. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
27. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
28. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
29. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
30. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior

- to the commencement of plan check review.
31. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
 32. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
 33. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
 34. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
 35. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner for review and approval by the Development Review Committee prior to applying for a grading permit.
 36. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.
 37. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
 38. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall

include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered. For sites greater than four (4) acres in area:

- a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
 - b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
 - c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - d. Replant vegetation in disturbed areas as quickly as possible.
 - e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
39. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
40. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
41. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
42. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner's expense
43. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
- a. Protect sensitive areas and minimize changes to the natural topography.
 - b. Minimize impervious surface areas.
 - c. Direct roof downspouts to vegetated areas.
 - d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
 - e. Use landscaping to treat stormwater.
44. CONSTRUCTION HOURS: All subdivision improvements and site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-

- case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
45. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
 46. WATER METER: Water meters shall be relocated within the property in question, directly behind the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
 47. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
 48. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
 - a. Along with the Owner, Applicant and/or Developer, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector echristianson@losgatosca.gov (408) 354-6824 to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
 - b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
 49. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
 50. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
 51. DRIVEWAY: The driveway conform to existing pavement on Wilder shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
 52. DRIVEWAY APPROACH: The Owner, Applicant and/or Developer shall install a Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the

- Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
53. JOINT TRENCH PLANS: Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will be by Rule LS2A, and that private lights shall be metered with billing to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
54. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
55. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
56. TRENCHING MORATORIUM: Trenching within a newly paved street will be allowed subject to the following requirements:
- a. The Town standard "T" trench detail shall be used.
 - b. A Town-approved colored controlled density backfill shall be used.
 - c. All necessary utility trenches and related pavement cuts shall be consolidated to minimize the impacted area of the roadway.
 - d. The total asphalt thickness shall be a minimum of three (3) inches, meet Town standards, or shall match the existing thickness, whichever is greater. The final lift shall be 1.5-inches of one-half ($\frac{1}{2}$) inch medium asphalt. The initial lift(s) shall be of three-quarter ($\frac{3}{4}$) inch medium asphalt.
 - e. The Contractor shall schedule a pre-paving meeting with the Town Engineering Construction Inspector the day the paving is to take place.
 - f. A slurry seal topping may be required by the construction inspector depending their assessment of the quality of the trench paving. If required, the slurry seal shall extend the full width of the street and shall extend five (5) feet beyond the longitudinal limits of trenching. Slurry seal materials shall be approved by the Town Engineering Construction Inspector prior to placement. Black sand may be required in the slurry mix. All existing striping and pavement markings shall be replaced upon completion of slurry seal operations. All pavement restorations shall be completed and approved by the Inspector before occupancy.

57. SIDEWALK REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
58. CURB AND GUTTER REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
59. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
60. FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
61. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
62. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division

- Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
63. **BEST MANAGEMENT PRACTICES (BMPs):** The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
64. **NPDES STORMWATER COMPLIANCE:** In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
65. **IMPAIRED WATER BODIES:** Projects that discharge directly to CWA section 303(d) listed water bodies shall implement appropriate source control, site design and treatment measures for the listed pollutants of concern.
66. **UNLAWFUL DISCHARGES:** It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.
67. **EROSION CONTROL:** Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
68. **AIR QUALITY:** To limit the project's construction-related dust and criteria pollutant

emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
 - b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
 - c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
 - d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
 - e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
 - f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
 - g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
 - i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
 - j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
69. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed.

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EXHIBIT 4













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TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

December 21, 2023

Jose De La O
1126 Allerton Street
Redwood City, CA 94063
Via email

RE: 123 Wilder Avenue
Architecture and Site Application S-23-039

Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-008. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owners: Bogusla Marcinkowski and Brygida Sas-Marcinkowski
Applicant: Jose De La O
Project Planner: Sean Mullin

On December 20, 2023, the Los Gatos Historic Preservation Committee recommended approval of the above request with the following conditions:

- Replace the installed horizontal cementitious lap siding with wood shingle siding to match what was removed;
- The existing ornate shingle pattern in the front gable end shall be replicated in the north facing gable end;
- The new windows shall match the windows they are replacing. Full details of the new wood windows shall be provided to the Town to ensure in-kind replacement.

If you have any questions, I can be contacted by phone at (408) 354-6802 or by email at SMullin@losgatosca.gov.

Sincerely,

Sean Mullin, AICP
Senior Planner

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Justification Letter for work done at: 123 Wilder Ave. Los Gatos CA

The 10 windows that were replaced were in poor condition and needed to be replaced. The replaced windows match the type and style of the rest of the windows in the house.

We have not changed the floor area ratio. (FAR) All that it was done is as disclosed on the scope of work at sheet A-1

As for the setbacks, the existing setback did not change. Most cities that have similar guidelines allow for repairs to be done without having to apply for any special permits.

And last, as we already stated on the scope of work, the contractor will remove the installed hardy board siding and install wood shingle siding matching the original siding.

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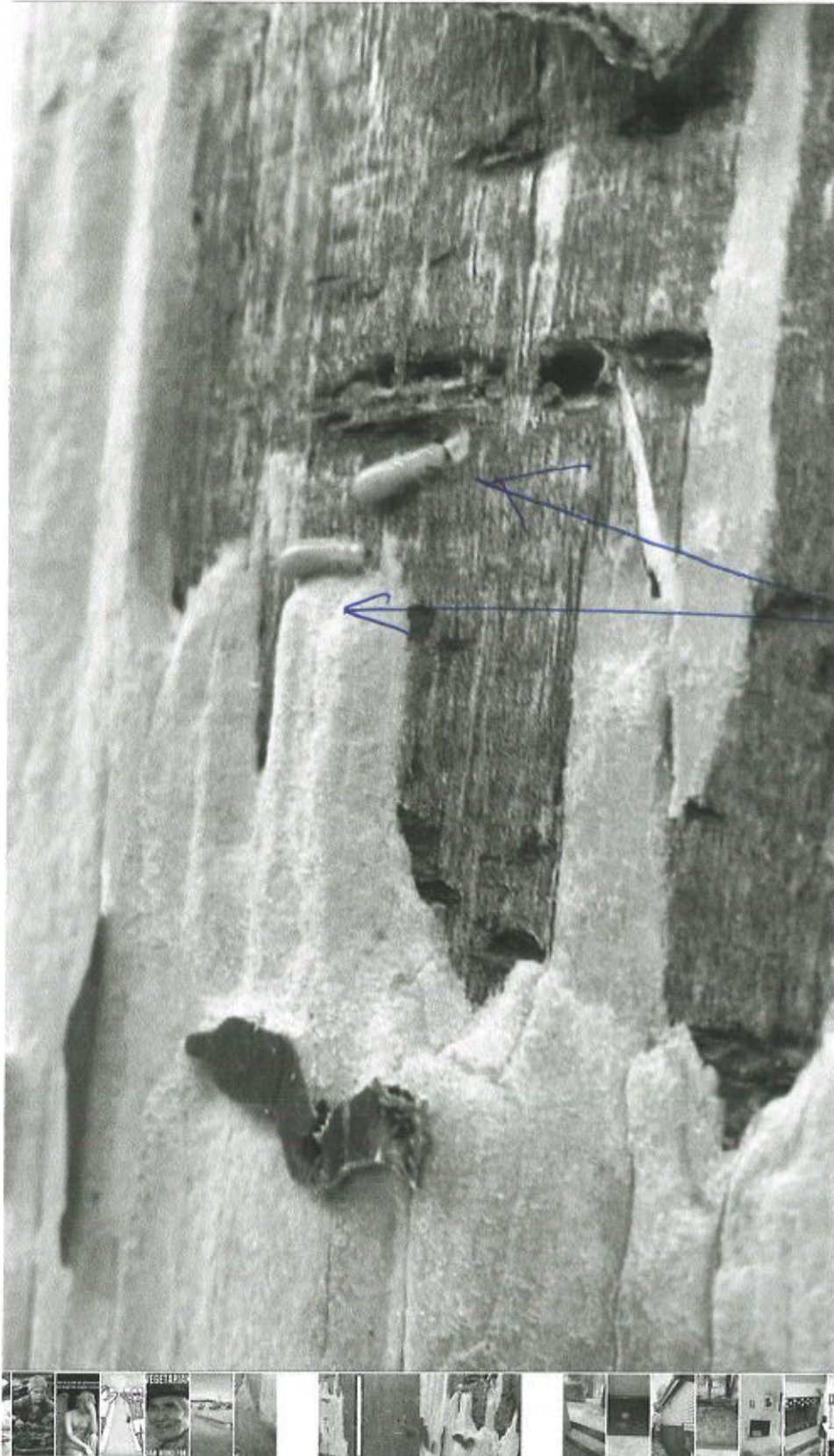




Los Gatos - The Almond Grove

July 18 9:41 AM

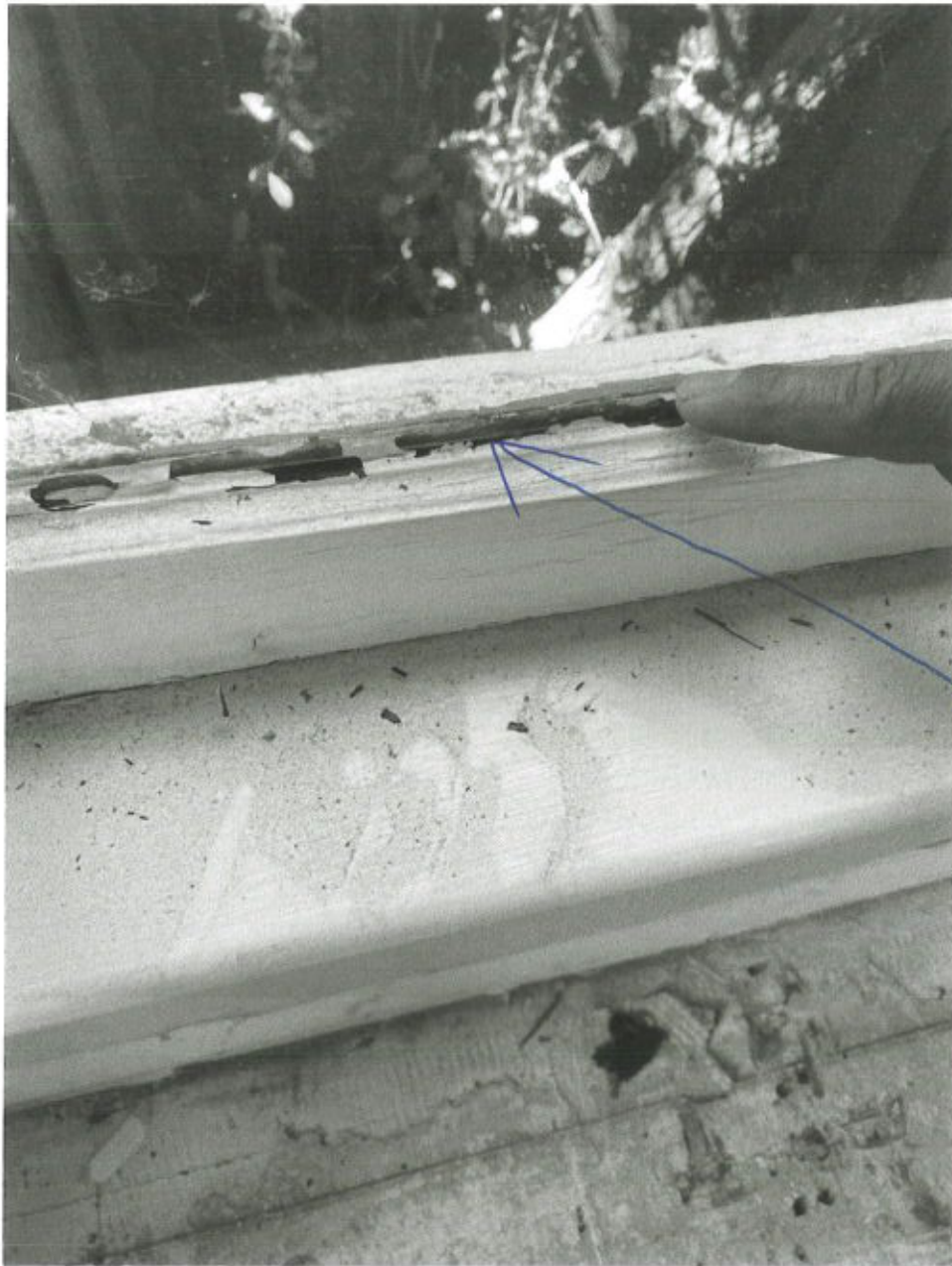
Edit

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TERMITES

Photo



Done



Rotten
Window



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PROPOSED
HOUSE REMODEL
AT:123 WILDER AVENUE
LOS GATOS, CA 95030

Scope of Work

1. Replace (10) wood framed windows at living room with dual glazed double hung wood framed windows.
2. Remodel existing bathroom by stairway that include replace existing tub with a shower.
3. Replaced wood shingle siding finish to be restored by removing the hardy board siding and replace with wood shingle siding to match the areas that remained at the front of the house.
4. Existing Wood Board & Batten siding at garage to be replaced with same type new siding.

Sheet Index

- A-1 Site Plan
A-2 Existing Floor Plan.
A-3 Elevations.
A-4 Proposed Floor Plan.
BCB Blueprint for a clean bay.
BMPs Construction best management practices. Santa Clara Valley urban runoff pollution prevention program.
T24.1 Title 24 energy calculations.
T24.2 Single family residential mandatory requirements summary.

GENERAL
SPECIFICATIONS

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS OF THE SITE AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE DRAWINGS OR CALCULATIONS.
2. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR THE DESIGNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY LINES AND CONNECTIONS INCLUDING SEWER, WATER, GAS, AND ELECTRIC SERVICES BEFORE AND DURING HIS WORK.
4. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
5. NO PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL BE PLACED IN SLABS, FOOTING, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXPECTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
7. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT ALL PROPERTY IS PROTECTED DURING THIS OPERATION. ANY DAMAGES OR CHANGED CONDITIONS SHALL BE REPAIRED AND RESTORED TO A CONDITION EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF THE WORK. CONTRACTOR SHALL RESTORE ANY DAMAGE AT HIS OWN EXPENSE.
8. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE DESIGN ENGINEER. THE DESIGNER, THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS,

Allowable FAR/Floor Area: 2,117 SF
Garage 604 SF

Deferred Submittals

Fire sprinklers will be required for this project. Fire sprinkled plants to be submitted at a later date as a deferred submittal.
Note: All construction sites must comply with applicable provisions of the CFC Chapter 33 and the Santa Clara County Fire Department Standard Detail and Specification S1-1

No structural framing being replaced.

No foundation being replaced.

Therefore, this project would not fall into the definition of a new structure for the building dept.

SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special inspection form must be completely filled-out and signed by all requested parties prior to permit issuance.

BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.40.020.

The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.

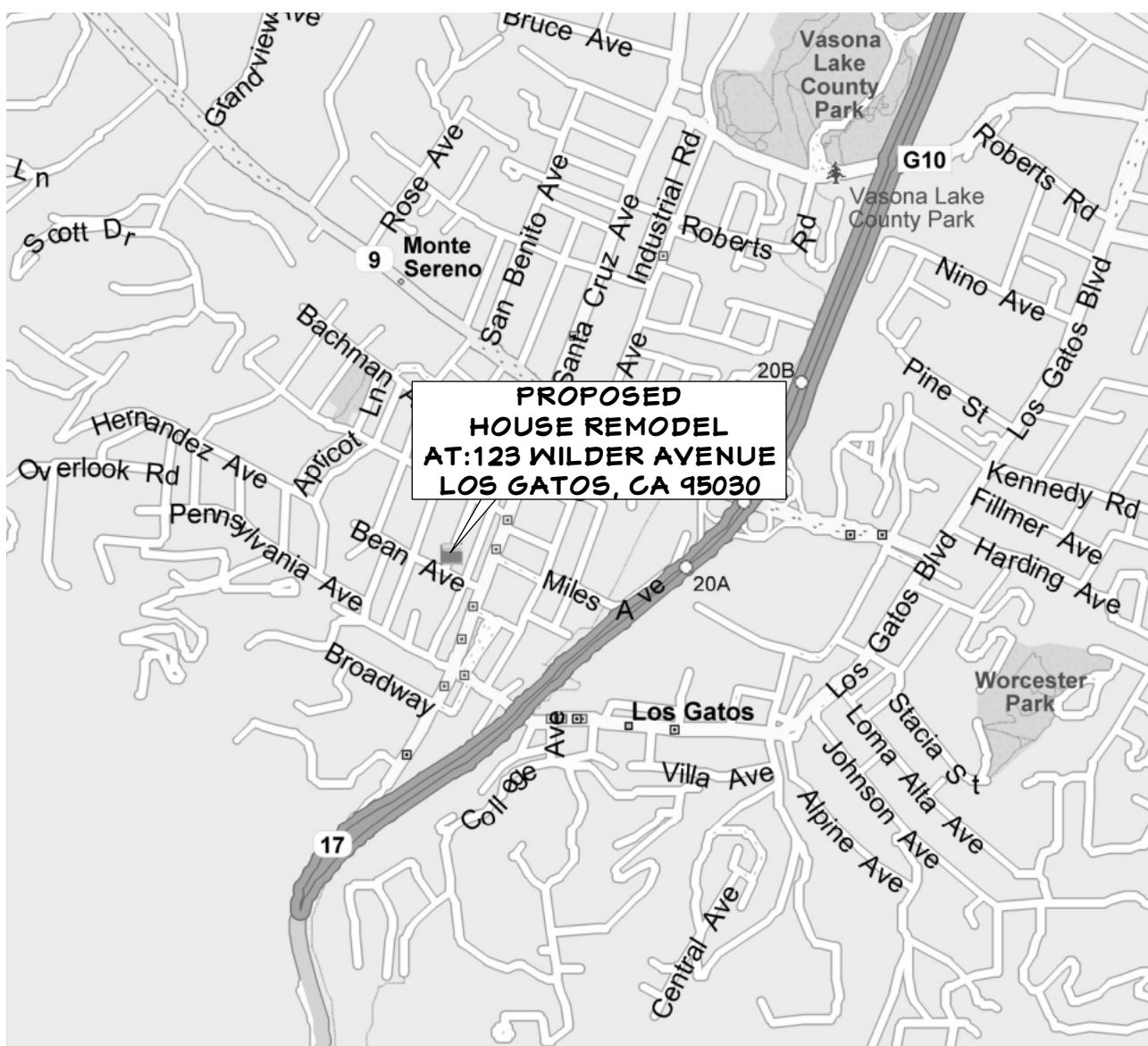
At the moment it is not expected that a backwater valve will be needed but if during construction it is found that it is needed, contractor to the necessary actions to install it.

PLANNING DATA

Parcel Size: 6226 sq. ft.
Existing house living space: 2225 sq. ft.
Existing garage/work shop: 470 sq. ft.
APN: 510-18-008
Zone: R-1D1LHP
Required Setbacks:
Front: 15 ft
Side: 5 ft
Rear: 20 ft
Proposed/Existing Setbacks:
Front: 15'-11"
Right Side: 10'-10"
Left Side: 3'-6"
Rear: 47'-9"

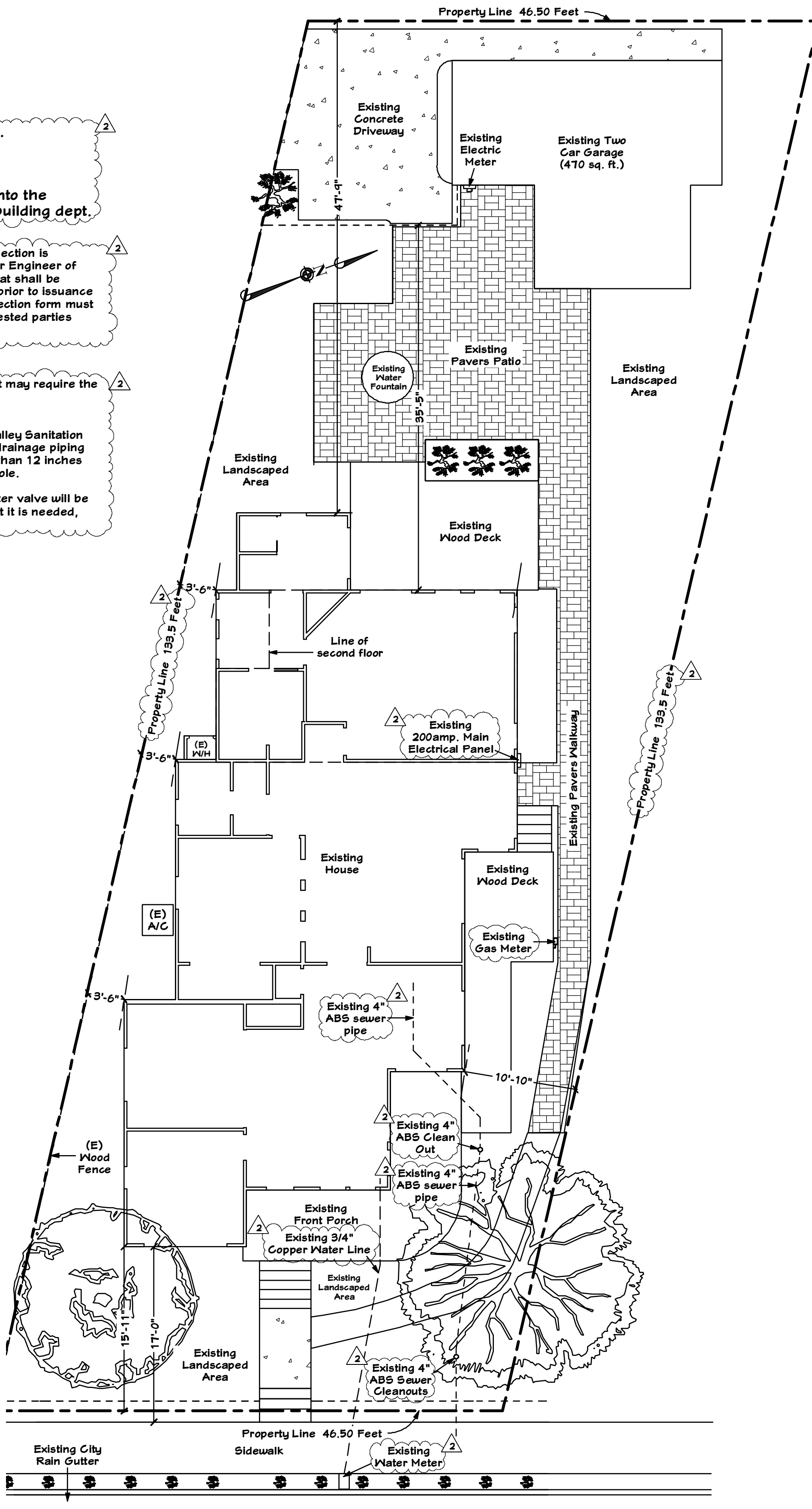
DESIGN DATA

Occupancy group: R31U, Type(s) of construction: VB, 2022 CALIFORNIA RESIDENTIAL CODE
WIND LOAD = 110 M.P.H., ROOF LIVE LOAD = 20 psf, FLOOR LIVE LOAD = 40 psf.
2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE. Code editions under which this project is to be approved
AND ALL OTHER STATE, MUNICIPAL, AND LOCAL ORDINANCES, CODES, RULES AND REGULATIONS.



VICINITY MAP

NOT TO SCALE



Site Plan

Scale 1/8"=1'-0"

Owner Info:
Name: Peter Pomianek
Phone Number: 650-245-1985
Email: pomiansf@yahoo.com

Designed by: Jose Jimenez
1005 West Eighth Street
Stockton California 95206



PROPOSED
HOUSE REMODEL
AT:123 WILDER AVENUE
LOS GATOS, CA 95030

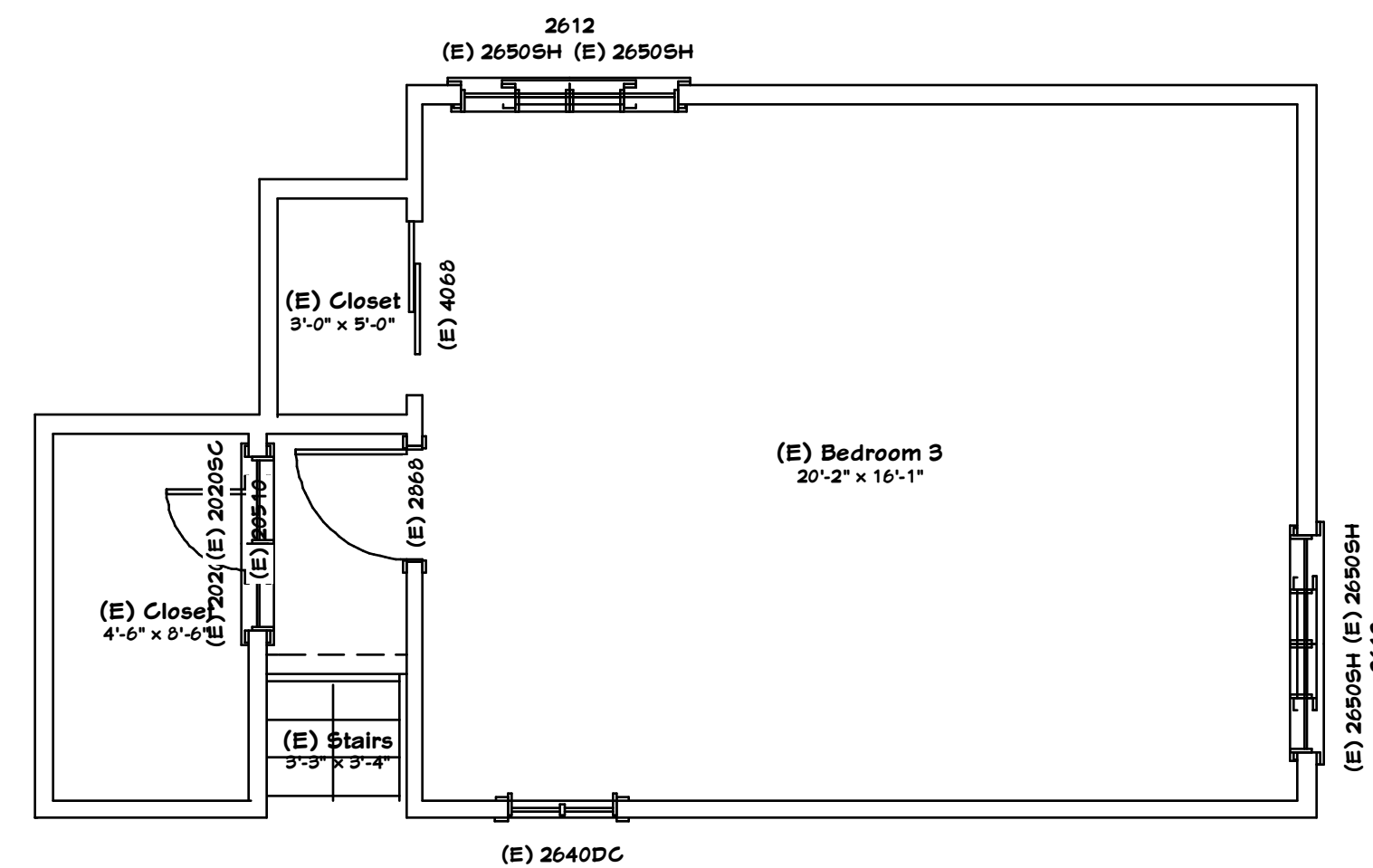
DATE: Oct. 24, 2023

REVISIONS

1. Feb. 6, 2024
Response to comments from Planning Department letter dated December 13, 2023
2. March 29, 2024
Response to latest plan review comments

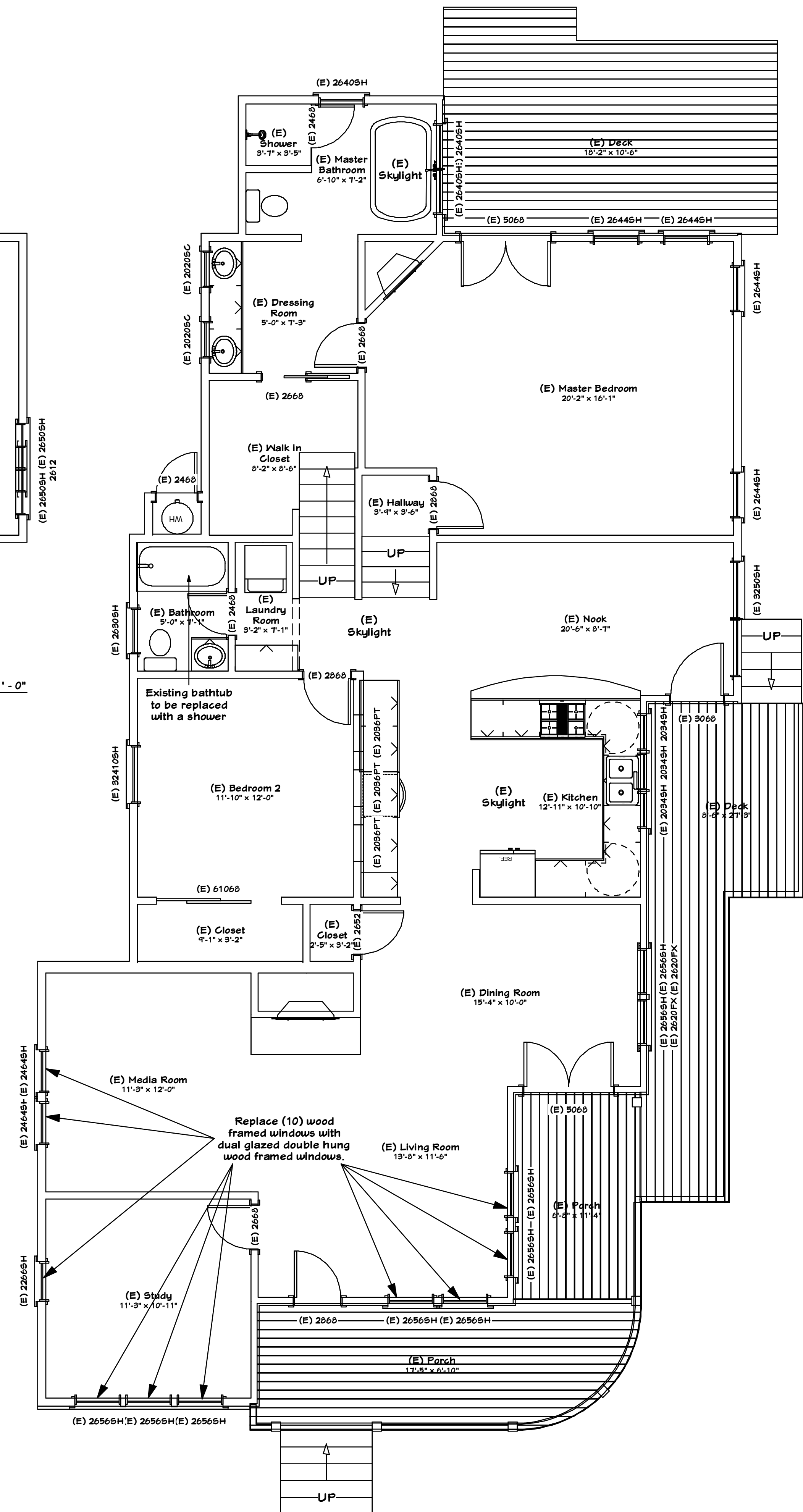
Sheet A-1

Of 4



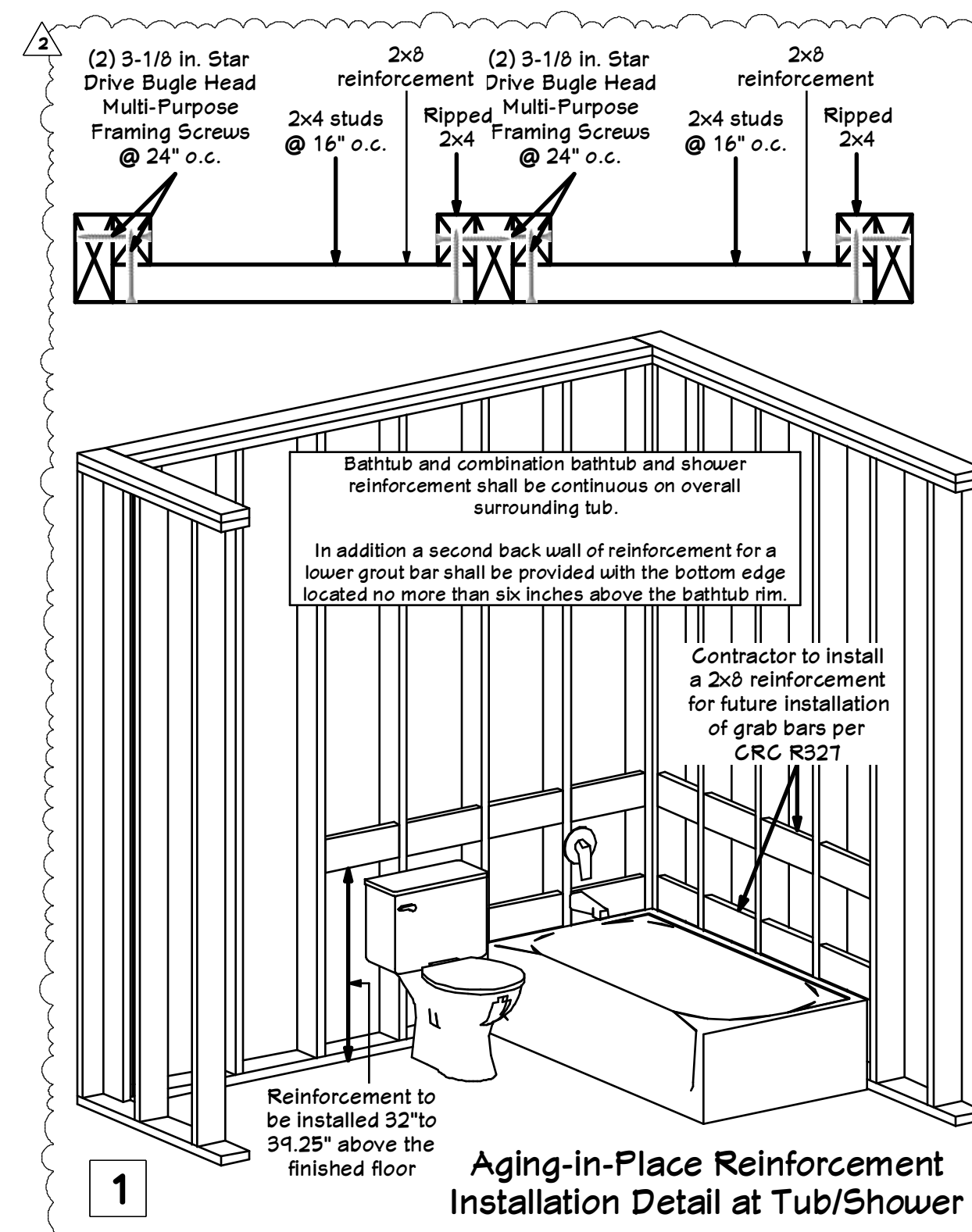
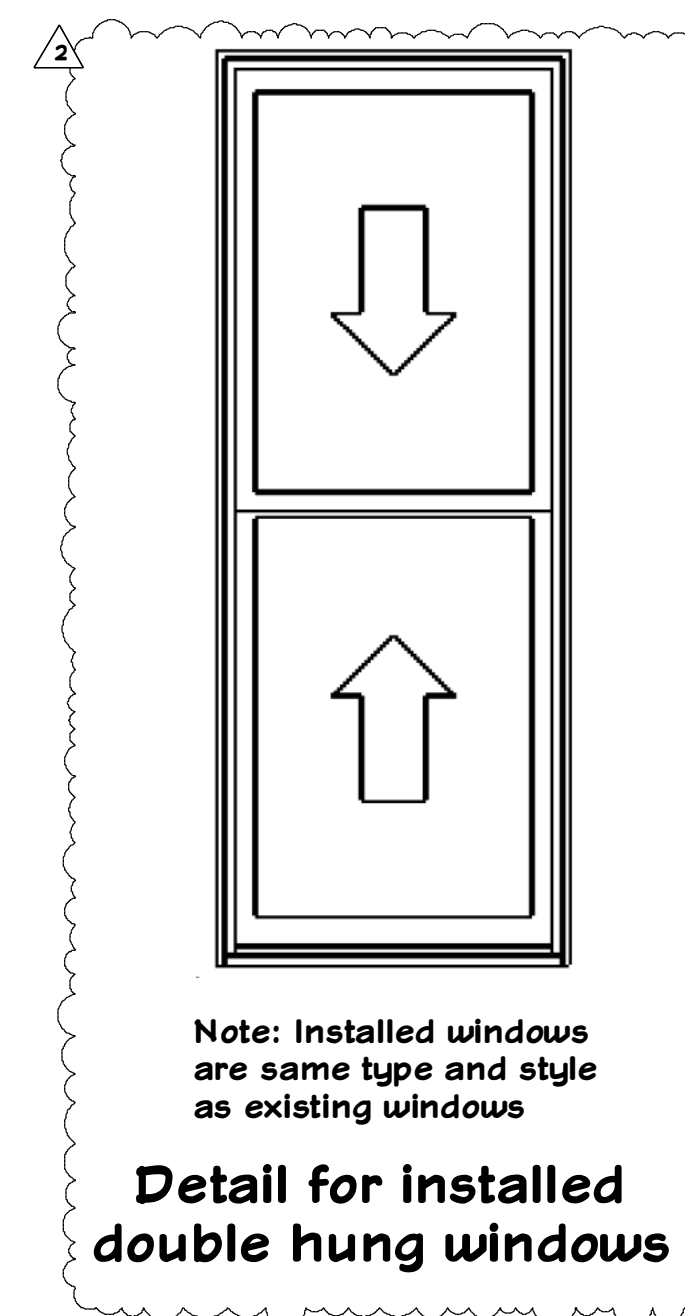
EXISTING UPPER FLOOR PLAN

Scale 1/4" = 1' - 0"



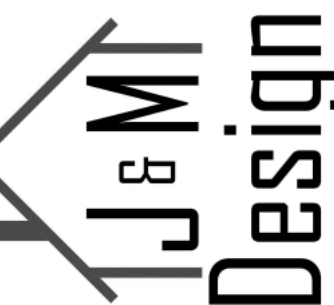
EXISTING LOWER FLOOR PLAN

Scale 1/4" = 1' - 0"



Designed by: Jose Jimenez
1005 West Eighth Street
Stockton California 95206

PHONE # (850) 193-1491
EMAIL jose@jmdesigners.com



**PROPOSED
HOUSE REMODEL
AT: 123 WILDER AVENUE
LOS GATOS, CA 95030**

DATE: Oct. 24, 2023

REVISIONS

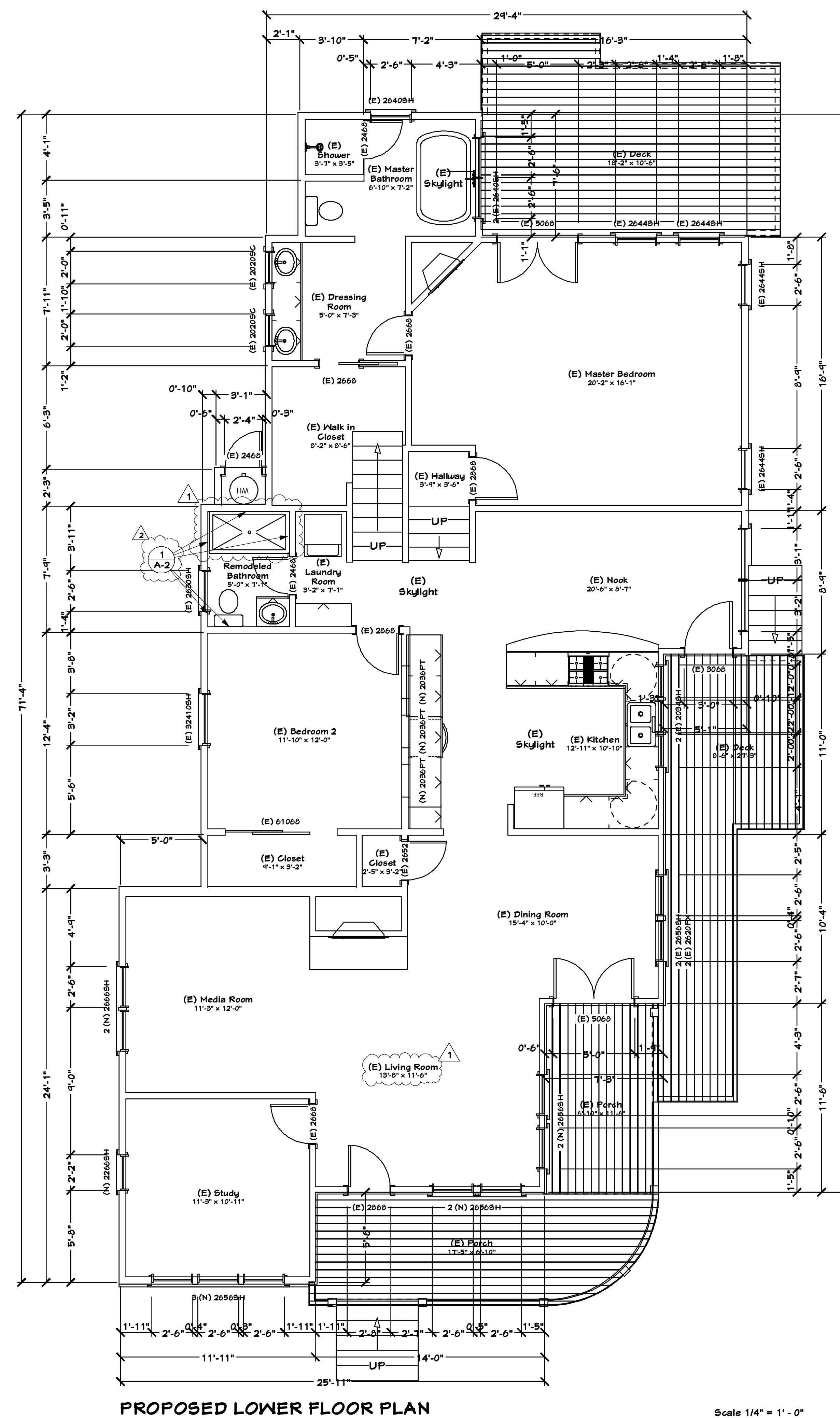
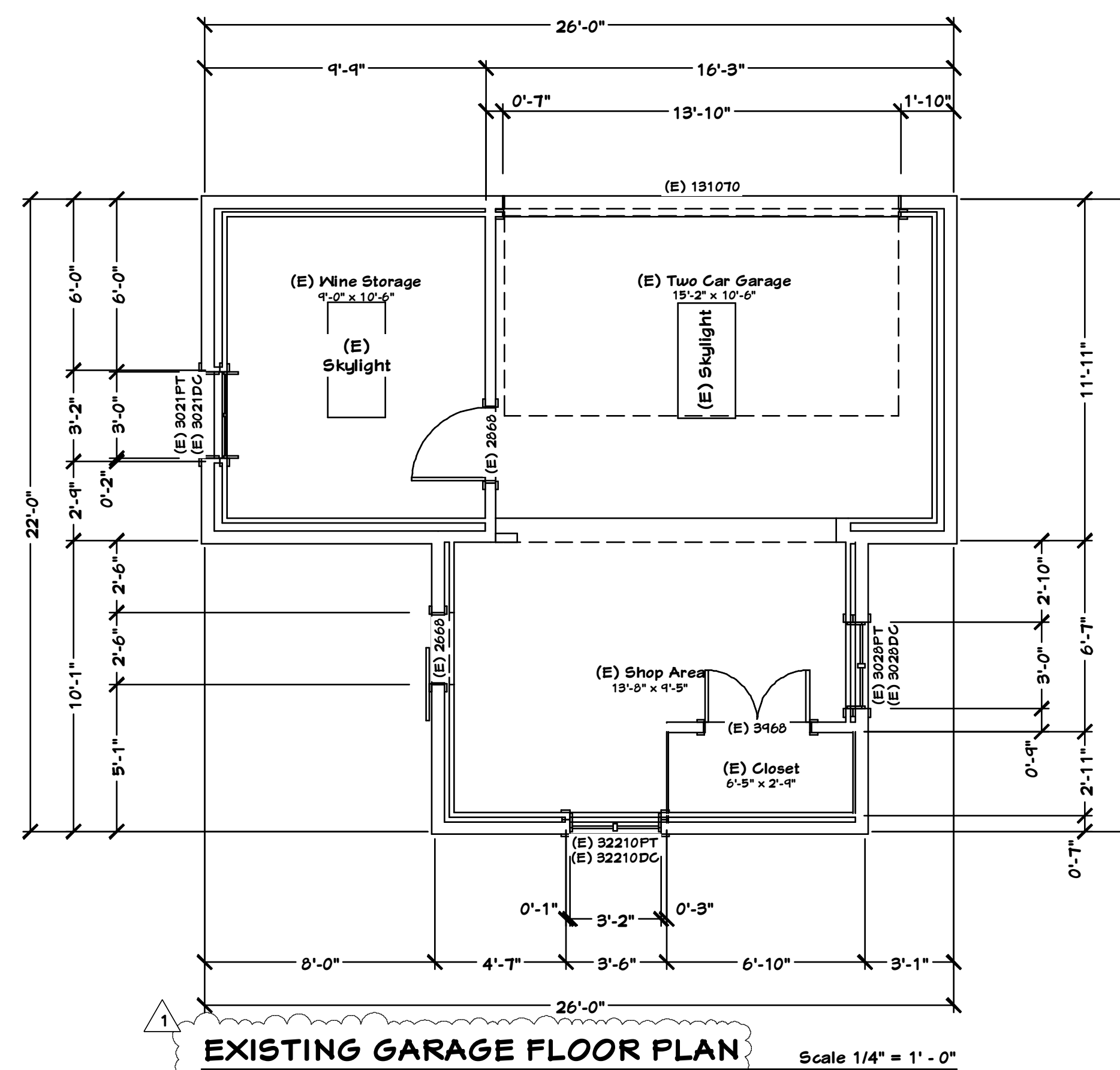
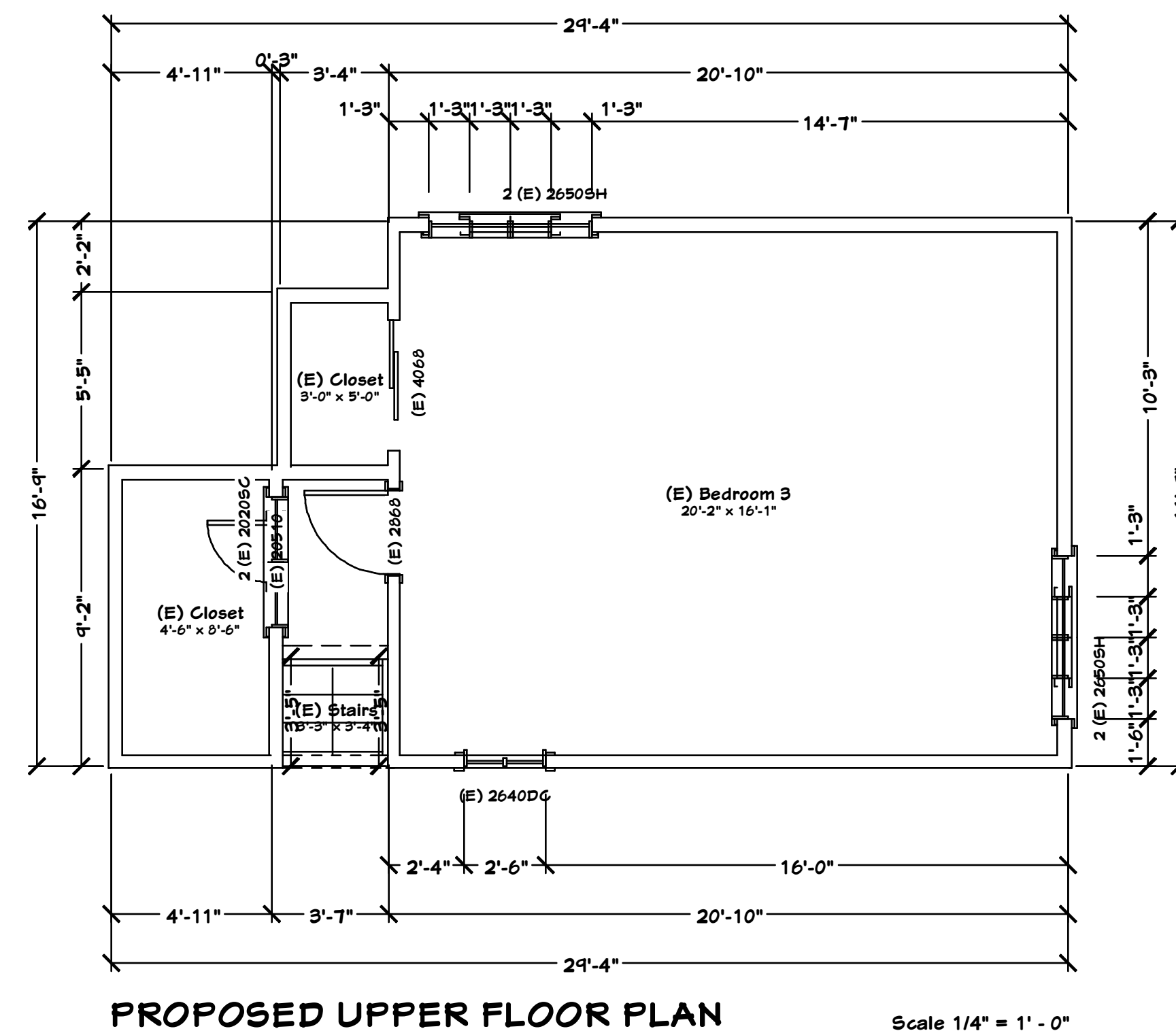
1	Feb. 6, 2024 Response to comments from Planning Department letter dated December 13, 2023
2	March 29, 2024 Response to latest plan review comments

Sheet A-2
Of 4

Roof:
Existing: Comp shingle roof to remain.

Exterior Finish:
Existing: Wood Board & Batten siding to be replaced with same type new siding.

Windows:
Existing: Existing windows to remain.



Owner Info:
Name: Peter Pomianek
Phone Number: 650-245-7985
Email: pomiansf@yahoo.com

Designed by: Jose Jimenez
1005 West Eighth Street
Stockton California 95206

**PROPOSED
HOUSE REMODEL
AT: 123 WILDER AVENUE
LOS GATOS, CA 95030**

DATE: Oct. 24, 202

REVISIONS

1	Feb. 6, 2024 Response to comments from Planning Department letter dated December 13, 2023
2	March 29, 2024 Response to latest plan review comments

Sheet A-3
Of 4

SECTION R703 EXTERIOR COVERING

2022 CRC SECTION R703 EXTERIOR COVERING
R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4.

R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2 and a means of draining to the exterior water that penetrates the exterior cladding.

Exceptions:
1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to Section R703.4 or R703.6.

R703.1.2 Wind resistance. Wall coverings, backing materials and their attachments shall be capable of resisting wind loads in accordance with Tables R301.2(2) and R301.2(3). Wind-pressure resistance of the siding, soffit and backing materials shall be determined by ASTM E530 or other applicable standard test methods. Where wind-pressure resistance is determined by design analysis, data from approved design standards and analysis conforming to generally accepted engineering practice shall be used to evaluate the siding, soffit and backing material and its fastening.

R703.2 Water-resistive barrier. Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing of all exterior walls with flashing as indicated in Section R703.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. The water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1. Water-resistive barrier materials shall comply with one of the following:

1. No. 15 felt complying with ASTM D226, Type 1.
 2. ASTM E256, Type 1 or 2.
 3. ASTM E931 in accordance with Section R703.1.1.
 4. Other approved materials in accordance with the manufacturer's installation instructions.
- No. 15 asphalt felt and water-resistive barriers complying with ASTM E256 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

R703.3 Fasteners. Exterior wall coverings and roof overhang soffits shall be securely fastened with aluminum, galvanized, stainless steel or rust-preventative coated nails or staples in accordance with Table R703.3(1) or with other approved corrosion-resistant fasteners in accordance with the wall covering manufacturer's installation instructions. Nails and staples shall comply with ASTM F1667. Nails shall be 1-head, modified round head, or round head with smooth or deformed shanks. Staples shall have a minimum crown width of 7/16 inch (11.1 mm) outside diameter and be manufactured of minimum 16-gage wire. Where fiberboard, gypsum, or foam plastic sheathing backing is used, nails or staples shall be driven into the studs. Where wood or wood structural panel sheathing is used, fasteners shall be driven into studs unless otherwise permitted to be driven into sheathing in accordance with either the siding manufacturer's installation instructions or Table R703.3.3.

R703.3.4 Minimum fastener length and penetration. Fasteners shall have the greater of the minimum length specified in Table R703.3(1) or as required to provide a minimum penetration into framing as follows:

1. Fasteners for horizontal aluminum siding, steel siding, particleboard panel siding, wood structural panel siding in accordance with ANSI/APA-PRG 210, fiber-cement panel siding and fiber-cement lap siding installed over foam plastic sheathing shall penetrate not less than 1 1/2 inches (38mm) into framing or shall be in accordance with the manufacturer's installation instructions.
2. Fasteners for hardboard panel and lap siding shall penetrate not less than 1 1/2 inches (38 mm) into framing.
3. Fasteners for vinyl siding and insulated vinyl siding installed over wood or wood structural panel sheathing shall penetrate not less than 1 1/2 inches (32 mm) into sheathing and framing combined. Vinyl siding and insulated vinyl siding shall be permitted to be installed with fasteners penetrating into or through wood or wood structural sheathing as specified by the manufacturer's instructions or test report, with or without penetration into the framing. Where the fastener penetrates fully through the sheathing, the end of the fastener shall extend not less than 3/4 inch (6.4mm) beyond the opposite face of the sheathing. Fasteners for vinyl siding and insulated vinyl siding installed over fiberboard or gypsum sheathing shall penetrate not less than 1 1/4 inches (32 mm) into framing.
4. Fasteners for vertical or horizontal wood siding shall penetrate not less than 1 1/2 inches (38mm) into studs, studs and wood sheathing combined, or blocking.
5. Fasteners for siding material installed over foam plastic sheathing shall have sufficient length to accommodate foam plastic sheathing thickness and to penetrate framing or sheathing and framing combined, as specified in Items 1 through 4.

R703.4 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AIAA-711. Fluid applied membranes used as flashing in exterior walls shall comply with AIAA-714. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at the following locations:

1. Exterior window and door openings.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly or wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

R703.5.3 Horizontal wood siding. Horizontal lap siding shall be installed in accordance with the manufacturer's recommendations. Where there are no recommendations the siding shall be lapped not less than 1 inch (25.4 mm) or 1/2 inch (12.7 mm) if rabbeted, and shall have the ends caulked, covered with a batten or sealed and installed over a strip of flashing.

SECTION R405 REQUIREMENTS FOR ROOF COVERINGS

2022 CRC R405.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (17-percent slope) or greater. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) up to four units vertical in 12 units horizontal (33-percent slope), double underlayment application is required in accordance with Section R405.1.1.

R405.1.1 Underlayment. Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-like shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1470, D4369 and D6751 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R405.1.1(1). Underlayment shall be applied in accordance with Table R405.1.1(2). Underlayment shall be attached in accordance with Table R405.1.1(3).

R405.2.4.1 Wind resistance of asphalt shingles. Asphalt shingles shall be tested in accordance with ASTM D7150. Asphalt shingles shall meet the classification requirements of Table R405.2.4.1 for the appropriate ultimate design wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D7150 and the required classification in Table R405.2.4.1.

R405.2.5 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage (0.105 inch [3 mm]) shank with a minimum 3/8-inch-diameter (9.5 mm) head, complying with ASTM F1667, of a length to penetrate through the roofing materials and not less than 3/4 inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than 3/4 inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing.

R405.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer's approved installation instructions, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 21 units vertical in 12 units horizontal (21:12, 175-percent slope), shingles shall be installed in accordance with the manufacturer's approved installation instructions.

From TABLE R405.1.1(2) for Asphalt shingles Section R405.2 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (2:12), up to four units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 14-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 14 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of four units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

R405.2.6.2 Valleys. Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R405.2.6.2.
2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D3504 or ASTM D6580 class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D6580 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer-modified bitumen underlayment complying with ASTM D1470 shall be permitted in lieu of the lining material.

Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.

Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters.

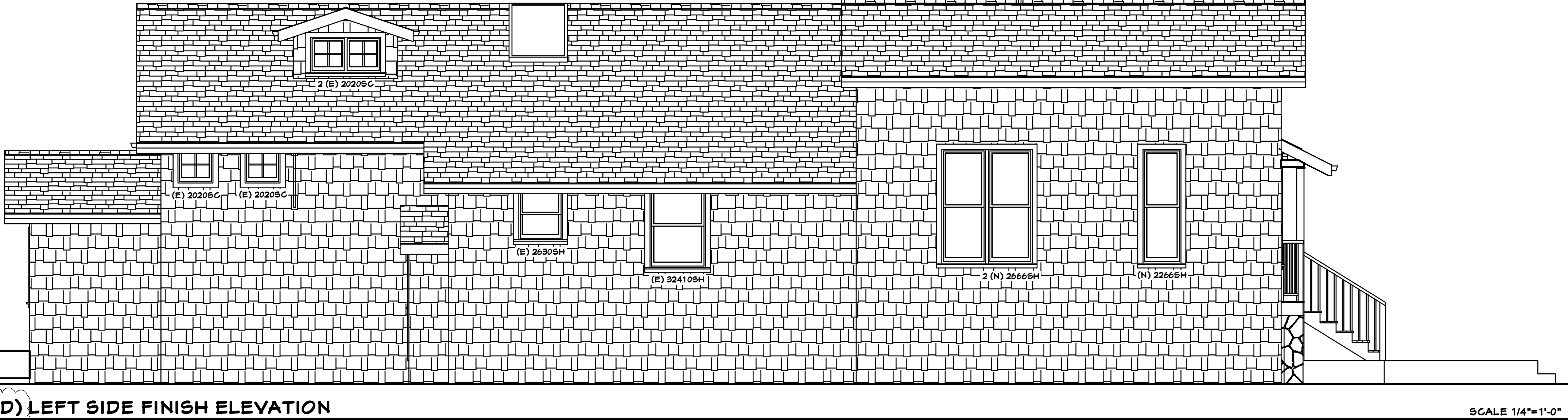
Numbers shall be a minimum of 6 inches (152.4 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

Elevation Notes

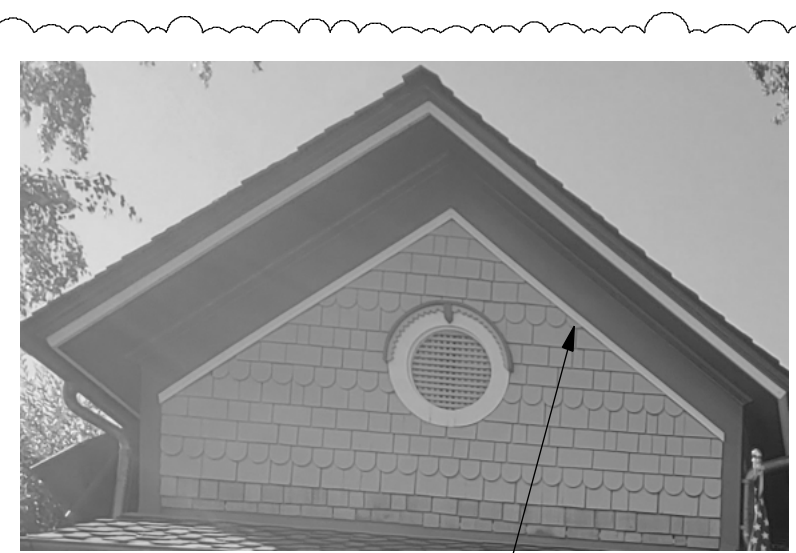
Roof:
Existing: Comp shingle roof to remain.
Proposed: Comp shingle roof to match existing.

Exterior Finish:
Replaced: wood shingle siding finish to be restored by removing the hardy board siding and replace with wood shingle siding to match the areas that remained at the front of the house.

Windows:
Existing: Existing windows to remain.
Proposed: New windows to match existing.

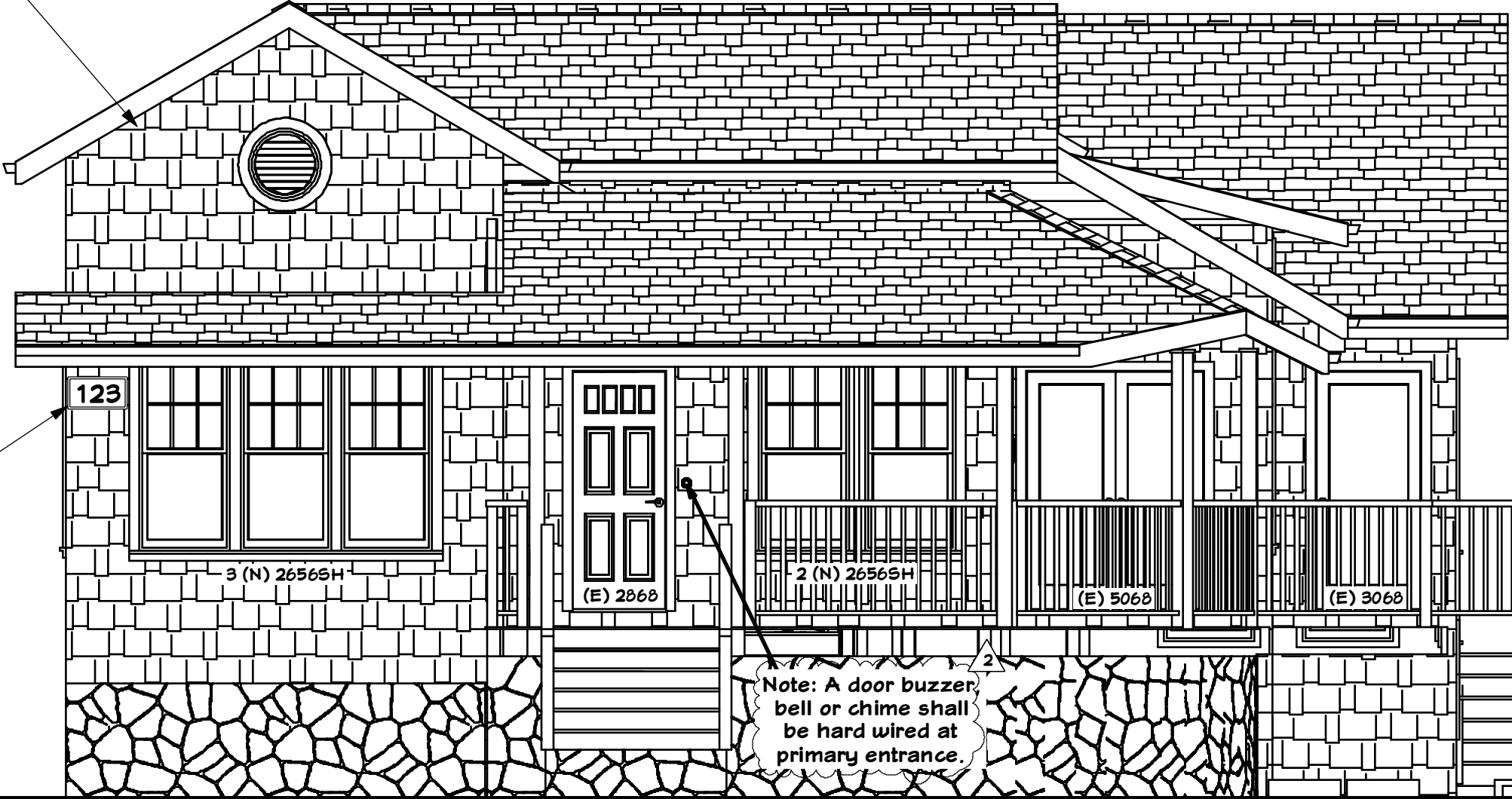
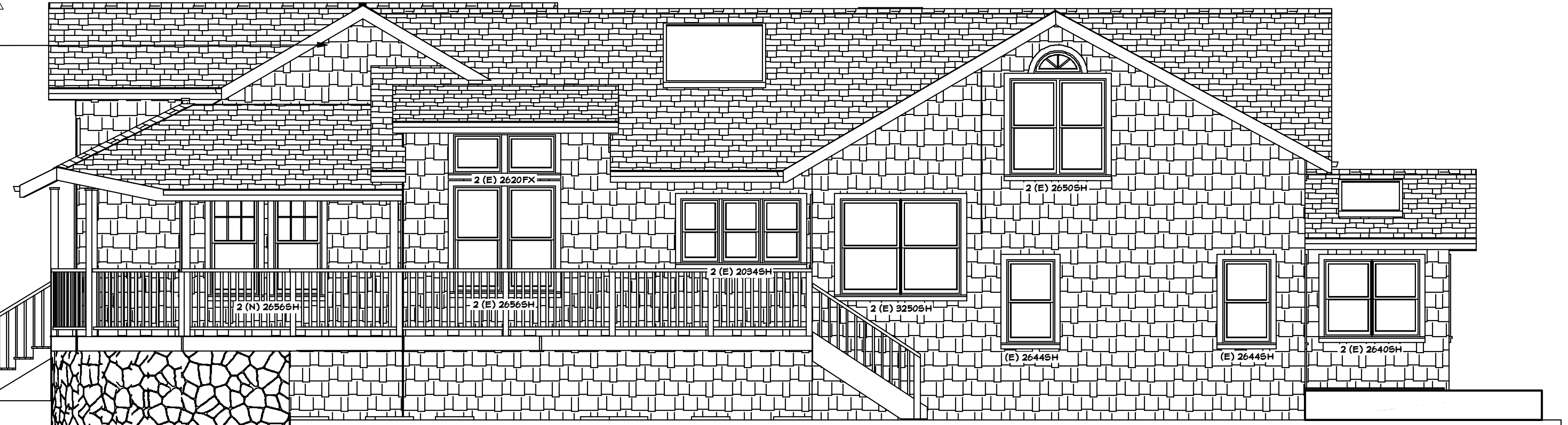


(REVISED) LEFT SIDE FINISH ELEVATION



Note to contractor: The Historic Preservation Committee approval included a condition that the existing ornate shingle pattern in the front gable end shall be replicated

(REVISED) RIGHT SIDE FINISH ELEVATION



(REVISED) FRONT FINISH ELEVATION

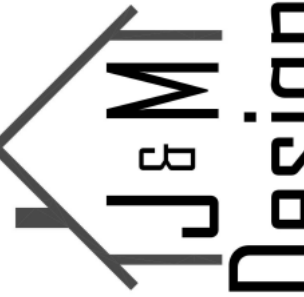


(REVISED) REAR FINISH ELEVATION

Owner Info:
Name: Peter Pomianek
Phone Number: 650-245-1485
Email: pomiansf@yahoo.com

Designed by: Jose Jimenez
1005 West Eighth Street
Stockton California 95206

PHONE #: (650) 710-1441
EMAIL: jose@jdesigns.com



PROPOSED
HOUSE REMODEL
AT: 123 WILDER AVENUE
LOS GATOS, CA 95030

DATE: Oct. 24, 2023

REVISIONS

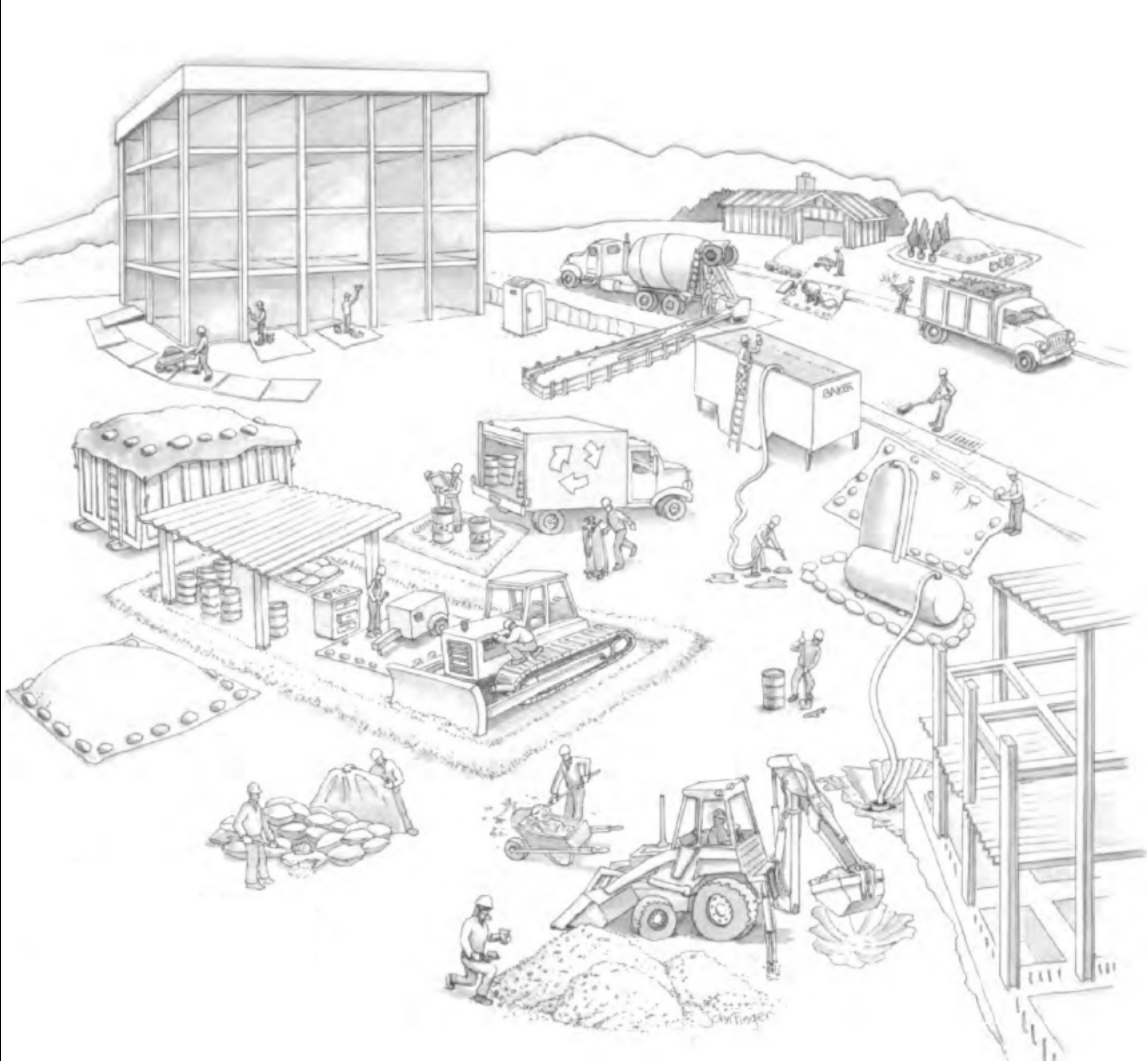
1. Feb. 6, 2024
Response to comments from Planning Department letter dated December 13, 2023
2. March 29, 2024
Response to latest plan review comments

Sheet A-4

Of 4

Blueprint for a Clean Bay

Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities



The Bay Area Stormwater Management Agencies Association (BASMAA), a consortium of Bay Area municipalities from Alameda, Contra Costa, Marin, San Mateo, Santa Clara, Solano, and Sonoma Counties, developed this booklet as a resource for all general contractors, home builders, and subcontractors working on construction sites.

Introduction Stormwater Pollution

Stormwater pollution is a national environmental problem. In California, stormwater runoff is a major source of water pollution. To help combat the problems of stormwater pollution, federal and state governments have developed a program for monitoring and permitting discharges to municipal storm drain systems, creeks, and water bodies such as San Francisco Bay.

Municipalities in the Bay Area are required by the Clean Water Act to develop stormwater management programs that include requirements for construction activities. Your construction project will need to comply with local municipal requirements. If your construction activity will disturb one acre or more, you must also obtain coverage under the General Construction Activity Permit (see Requirements for Dischargers).

Blueprint for a Clean Bay is an introductory guide to stormwater quality control on construction sites. It contains several principles and techniques that you can use to help prevent stormwater pollution. BASMAA has developed this booklet as a resource for all general contractors, home builders, and subcontractors working on construction sites.

- the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbook for Construction,
- the Regional Water Quality Control Board's (RWQCB) Guidelines for Construction Projects, or
- consult your local program or the State Water Resources Control Board (SWRCB) (see below).

Please note that this booklet is concerned only with the management of construction sites and activities during construction.

For more information on stormwater requirements, call the State Water Resources Control Board's Stormwater Information Line at (916) 341-5537 or your local program.

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Requirements for Dischargers

Municipal Stormwater Program

Municipalities in the Bay Area are required by federal regulations to develop programs to control the discharge of pollutants to the storm drain system, including the discharge of pollutants from construction sites and areas of new development or significant redevelopment. As a result, your development and construction projects are subject to new requirements designed to improve stormwater quality such as, expanded plan check and review, contract specifications, stormwater treatment measures, runoff monitoring, and increased site inspection. For more information on municipal requirements, please contact the municipal representative listed on the back cover of this booklet.

Projects Equal To Or Greater Than 1 Acre

If your construction activity will disturb one acre or more, you must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB for stormwater discharges associated with construction activity. To obtain coverage under the General Permit, a Notice of Intent (NOI) must be filed with the SWRCB. The General Construction Permit requires you to prepare and carry out a "Stormwater Pollution Prevention Plan" or SWPPP. Your SWPPP must identify appropriate stormwater pollution prevention measures or best management practices (BMPs), like the ones described in this booklet, to reduce pollutants in stormwater discharges from the construction site both during and after construction is complete. A best management practice or BMP is defined as any program, technology, process, practice, operating method, measure, or device that controls, prevents, removes, or reduces pollution. The General Permit also requires permanent stormwater quality controls (see BASMAA's Start at the Source manual and CASQA's BMP Handbooks New Development and Redevelopment for examples). You should keep a copy of your SWPPP readily available onsite throughout construction.

Projects Less Than 1 Acre

If your project is less than one acre, you may still need to use BMPs to comply with local municipal requirements. Check with the local stormwater program (listed on back cover), or planning or engineering department for details.

Best Management Practices

Storm Drain System

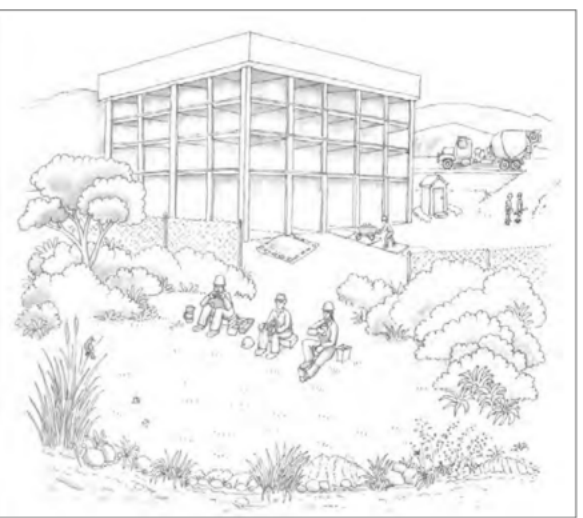
Stormwater or runoff from sources like sprinklers and hoses flows over the ground into the storm drain system. In the San Francisco Bay Area, storm drain systems consist of gutters, storm drains, underground pipes, open channels, culverts, and creeks. Storm drain systems are designed to drain directly to the Bay, Delta, or Pacific Ocean with no treatment.

Pollution From Construction Sites

Stormwater runoff is part of a natural hydrologic process. However, land development and construction activities can significantly alter natural drainage patterns and pollute stormwater runoff. Runoff picks up and carries these pollutants into the storm drain system. Common sources of pollutants from construction sites include: sediments from soil erosion; construction materials and waste (e.g., paint, solvents, concrete, drywall); landscaping runoff containing fertilizers and pesticides; and spilled oil, fuel, and other fluids from construction vehicles and heavy equipment.

Adverse Effects from Stormwater Pollution

Stormwater pollution is a major source of water pollution in California. It can cause declines in fisheries, damage habitats, and limit water recreation activities. Stormwater pollution poses a serious threat to the overall health of the ecosystem.



Best Management Practices

General Practices

The following are some general principles that can significantly reduce pollution from construction activity and help make compliance with stormwater regulations easy:

- Identify all storm drains, drainage swales and creeks located near the construction site and make sure all subcontractors are aware of their locations to prevent pollutants from entering them.
- Clean up leaks, drips, and other spills immediately so they do not contact stormwater.
- Refuel vehicles and heavy equipment in one designated location on the site and take care to clean up spills immediately.
- Wash vehicles at an appropriate off-site facility. If equipment must be washed on-site, do not use soaps, solvents, degreasers, or steam cleaning equipment, and prevent wash water from entering the storm drain. If possible, direct wash water to a low point where it can evaporate and/or infiltrate.

- Never wash down pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible.
- Avoid contaminating clean runoff from areas adjacent to your site by using berms and/or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams and/or berms where appropriate.
- Protect all storm drain inlets using filter fabric cloth or other best management practices to prevent sediments from entering the storm drainage system during construction activities.

- Keep materials out of the rain—prevent runoff/pollution at the source. Schedule clearing or heavy earth moving activities for periods of dry weather. Cover exposed piles of soil, construction materials and wastes with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.

For more information on the General Permits, call the State Water Resources Control Board's Stormwater Information Line at (916) 341-5537 or your local program.

3

Best Management Practices

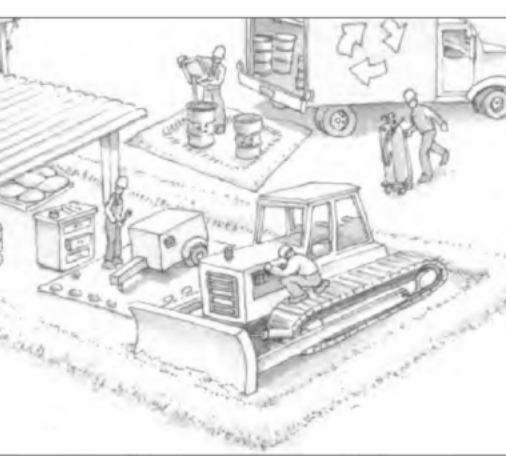
- Plant vegetation on exposed slopes. Where replanting is not feasible, use erosion control blankets (e.g., jute or straw matting, glass fiber or excelsior matting, mulch netting).
- Consider slope terracing with cross drains to increase soil stability.
- Cover stockpiled soil and landscaping materials with secured plastic sheeting and divert runoff around them.
- As a back-up measure, protect drainage courses, creeks, or catch basins with fiber rolls, silt fences, sand/gravel bags and/or temporary drainage swales.
- Once grading is completed, stabilize the disturbed areas using permanent vegetation as soon as possible. Use temporary erosion controls until vegetation is established.
- Conduct routine inspections of erosion control measures especially before and immediately after rainstorms, and repair if necessary.

Control sediment

Sedimentation is defined as the process of depositing sediments carried away by runoff. Sediments consist of soil particles, clays, sands, and other minerals. The purpose of sediment control practices is to remove sediments from stormwater before they are transported off-site or reach a storm drain inlet or nearby creek. The most effective sediment control practices reduce runoff velocity and trap or detain runoff allowing sediments to settle out.

- Use terracing, rip rap, sand/gravel bags, rocks, fiber rolls, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.
- Use check dams in temporary drains and slopes to reduce runoff velocity and promote sedimentation.
- Protect storm drain inlets from sediment-laden runoff. Storm drain inlet protection devices include sand/gravel bag barriers, filter

Best Management Practices



Make sure equipment repair area is bermed or well away from creeks and storm drains.

General Site Maintenance

Prevent spills and leaks

- Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are common sources of stormwater pollution and soil contamination. Construction material spills can also cause serious problems. Careful site planning, preventive maintenance, and good materials handling practices can eliminate most spills and leaks.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Designate specific areas of the construction site, well away from creeks or storm drain inlets, for vehicle and equipment parking and routine maintenance.
- Perform major maintenance, repair jobs and vehicle and equipment washing off-site when feasible, or in designated and controlled areas on-site.

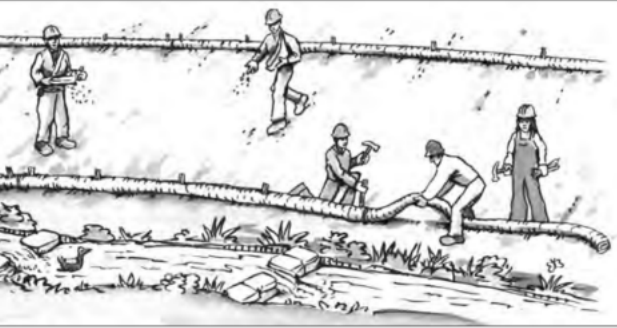
4

Best Management Practices

- Plant vegetation on exposed slopes. Where replanting is not feasible, use erosion control blankets (e.g., jute or straw matting, glass fiber or excelsior matting, mulch netting).
- Consider slope terracing with cross drains to increase soil stability.
- Cover stockpiled soil and landscaping materials with secured plastic sheeting and divert runoff around them.
- As a back-up measure, protect drainage courses, creeks, or catch basins with fiber rolls, silt fences, sand/gravel bags and/or temporary drainage swales.
- Once grading is completed, stabilize the disturbed areas using permanent vegetation as soon as possible. Use temporary erosion controls until vegetation is established.
- Conduct routine inspections of erosion control measures especially before and immediately after rainstorms, and repair if necessary.

Note: Performance of erosion and sediment controls is dependent on proper installation, routine inspections and maintenance of the controls. Straw bale barriers are an example of a BMP that has not been as effective as expected due to improper use. Most of the BMPs described above are temporary and if left alone can quickly fall into disrepair and/or become ineffective. Routine inspections and maintenance, particularly before and after a storm event, must be part of any erosion and sediment control plan.

The RWQCB's Field Manual, the CASQA Stormwater Best Management Practice Handbook for Construction, and the ARAG Manual of Standards for Erosion and Sediment Control provide specific details and design criteria for erosion and sediment control plans.



Drainage swales channel runoff around a construction site. Planting temporary vegetation on freshly graded areas, and trenching and staking fiber rolls and/or silt fences downslope are common techniques for preventing erosion and controlling sediment.

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Best Management Practices

Store materials under cover

- Wet and dry building materials with the potential to pollute runoff should be stored under cover and/or surrounded by berms when rain is forecast or during wet weather.
- Store stockpiled materials and wastes under a temporary roof or secured plastic sheeting or tarp.
- Berm around storage areas to prevent contact with runoff.
- Plaster or other powders can create large quantities of suspended solids in runoff, which may be toxic to aquatic life and cause serious environmental harm even if the materials are inert. Store all such potentially polluting dry materials—especially open bags—under a temporary roof or inside a building, or cover securely with an impermeable tarp. By properly storing dry materials, you may also help protect air quality, as well as water quality.
- Store containers of paints, chemicals, solvents, and other hazardous materials in accordance with secondary containment regulations and under cover during rainy periods.

Cover and maintain dumpsters

- Open and/or leaking dumpsters can be a source of stormwater pollution.
- Cover open dumpsters with plastic sheeting or a tarp. Secure the sheeting or tarp around the outside of the dumpster. If your dumpster has a cover, close it.
- If a dumpster is leaking, contain and collect leaking material. Return the dumpster to the leasing company for repair/exchange.
- Do not clean dumpsters on-site. Return to leasing company for periodic cleaning, if necessary.

Collect and properly dispose of paint removal wastes

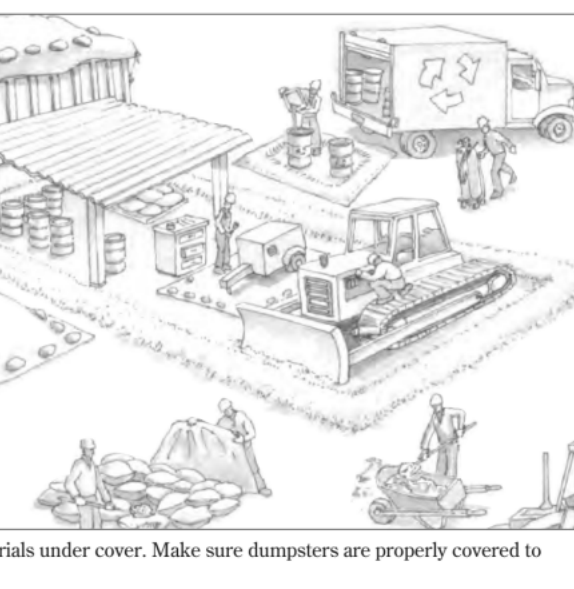
Paint removal wastes include chemical paint stripping

Best Management Practices

- they are thoroughly dry, empty paint cans, used brushes, rags, absorbent materials, and drop cloths are no longer hazardous and may be disposed of as garbage.
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek.
- For water-based paints, paint out brushes to the extent possible using water in a drain leading to the sanitary sewer (i.e., indoor plumbing).
- For oil-based paints, paint out brushes to the extent possible, and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as hazardous waste.
- Recycle, return to supplier or donate unwanted water-based (latex) paint. You may be able to recycle clean empty dry paint cans as metal (check with the local planning or building department for more information).
- Dried latex paint may be disposed of in the garbage.
- Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste.
- More and more paint companies are recycling excess latex paint (check with the local planning or building department for more information).
- Keep fresh concrete and cement mortars out of gutters, storm drains, and creeks
- Concrete and cement-related mortars that wash into gutters and storm drains are toxic to fish and the aquatic environment.
- Locate mortar/stucco mixers inside bermed areas to avoid discharge to street or storm drains.
- Avoid mixing excess amounts of fresh concrete or cement mortar.
- Store dry and wet materials under cover, protected from rainfall and runoff.
- Wash out concrete transfer mixers only in designated wash-out areas where the water will flow into settling ponds or onto dirt or stockpiles of aggregate base or sand. Pump water from settling ponds to the sanitary sewer, where allowed. Whenever possible, recycle washout by pumping back into

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Best Management Practices



Store building materials under cover. Make sure dumpsters are properly covered to keep out rain.

- residues, paint chips and dust, sand blasting material and wash water. These wastes contain chemicals that are harmful to the wildlife in our creeks and the water bodies they flow to. Keep all paint wastes away from the gutter, street, and storm drains.
- Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash. Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyl tin must be disposed of as a hazardous waste.
- When stripping or cleaning building exteriors with high-pressure water, cover or berm storm drain inlets. If possible (and allowed by your local wastewater treatment plant), collect (mop or vacuum) building cleaning water and discharge to the sanitary sewer. Alternatively, discharge non-contaminated wash water onto a dirt area and spade into the soil. Be sure to shovel or sweep up any debris that remains in the gutter and dispose of as garbage.

Clean up paints, solvents, adhesives, and cleaning solutions properly

Although many paint materials can and should be recycled, liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes. When

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Demolition Waste Management

Make sure all demolition waste is properly disposed of

- Demolition debris that is left in the street or pushed over a bank into a creek bed or drainage facility causes serious problems for flood control, storm drain maintenance, and the health of our environment. Different types of materials have different disposal requirements or recycling options.
- Materials that can be recycled from demolition projects include: metal framing, wood, concrete, asphalt, and plate glass.
- Materials that can be salvaged for reuse from old structures include: doors, banisters, floorboards, windows, 2x4s, and other old, dense lumber.
- Unusable, unrecyclable debris should be confined to dumpsters, covered at night and during wet weather, and taken to a landfill for disposal.
- Hazardous debris such as asbestos must be handled in accordance with specific laws and regulations and disposed of as a hazardous waste. For more information of asbestos handling and disposal regulations, contact the Bay Area Air Quality Management District.

- Arrange for an adequate debris disposal schedule to ensure that dumpsters do not overflow.
- Most local planning or building departments have lists of recycling and disposal services for construction and demolition debris.

- When making saw-cuts in pavement, use as little water as possible. Cover each catch basin completely with filter fabric during the sawing operation and contain the slurry by placing sand/gravel bags around the catch basin. After the liquid drains or evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.
- Wash down exposed aggregate concrete only when the wash water can: (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- Allow aggregate rinse to settle, and pump the water to the sanitary sewer if allowed by your local wastewater authority.
- Never wash sweepings from exposed aggregate concrete into a street or storm drain. Collect and return to aggregate base stockpile, or dispose with trash.
- Recycle broken concrete and asphalt (check with the local planning or building department for more information).

9

Contaminated Poned Stormwater, Groundwater, and Soil Guidance

Look for ponded stormwater, groundwater, and/or soil contamination

Ponded stormwater, groundwater and soil may become contaminated if exposed to hazardous materials. If any of the following conditions apply, contaminated ponded stormwater, groundwater, and/or soil may be present and pose a potential health and environmental hazard:

- The project site is in an area of previous commercial/industrial dumping;
- There is a history of illegal dumping on the site or adjacent properties;
- The construction site is subject to a Superfund, state, or local cleanup order;
- Ponded stormwater, groundwater and/or water generated by dewatering exhibits an oily-sheen and/or smells of petroleum;
- Soil appears discolored, smells of petroleum and/or exhibits other unusual properties;

Dispose of cleared vegetation properly

- Cleared vegetation, tree trimmings, and other plant material can cause environmental damage if it gets into creeks. Such "organic" material requires large quantities of oxygen to decompose, which reduces the oxygen available for fish and other aquatic life.
- Do not dispose of plant material in a creek or drainage facility or leave it in a roadway where it can clog storm drain inlets.
- Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take it to a landfill or other facility that composts yard waste (check with the local planning or building department for more information).

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

10

Owner Info:
Name: Peter Pomianek
Phone Number: 650-245-1985
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Designed by: Jose Jimenez
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PHONE # (650) 718-1441
EMAIL: jose@jdesigners.com



PROPOSED
HOUSE REMODEL
AT: 123 WILDER AVENUE
LOS GATOS, CA 95030

DATE: Oct. 24, 2023
REVISIONS
1. Feb. 6, 2024 Response to comments from Planning Department letter dated December 13, 2023
2. March 29, 2024 Response to latest plan review comments

BCB
Sheet 1
of 1

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- Use captured water from other activities (e.g., testing fire lines) for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



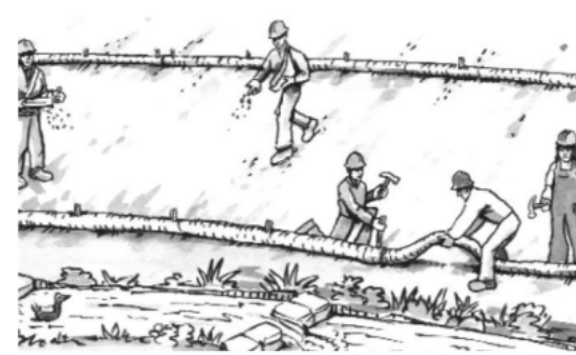
Vehicle and Equipment Maintenance

- Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- Ensure all subcontractors working onsite are implementing appropriate BMPs.

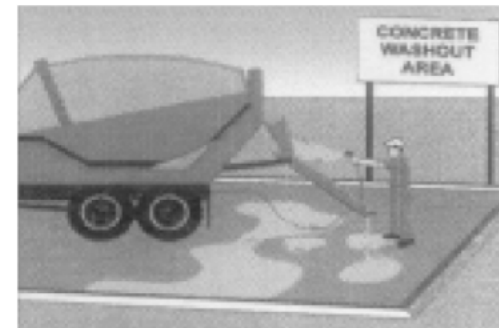
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- Divert water originating from offsite away from all onsite disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



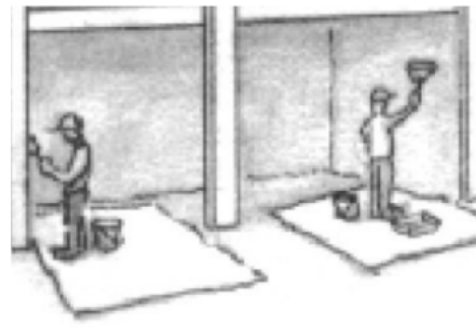
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- When construction is complete, remove all covers from storm drain inlets and manholes.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- When making saw cuts, use as little water as possible.
- Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

Storm drain polluters may
be liable for fines of up to
\$10,000 per day!



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

February 2024

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Existing House 2 floors
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-04-08T16:29:02-07:00
Input File Name: Existing House.rbd22x

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GENERAL INFORMATION										
01	Project Name	Existing House 2 floors								
02	Run Title	Title 24 Analysis								
03	Project Location	123 Wilder Ave.								
04	City	Los Gatos	05	Standards Version	2022					
06	Zip code	95030	07	Software Version	EnergyPro 9.2					
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	135					
10	Building Type	Single family	11	Number of Dwelling Units	1					
12	Project Scope	Addition and/or Alteration		13	Number of Bedrooms	2				
14	Addition Cond. Floor Area (ft²)	0		15	Number of Stories	2				
16	Existing Cond. Floor Area (ft²)	2248		17	Fenestration Average U-factor	0.25				
18	Total Cond. Floor Area (ft²)	2248		19	Glazing Percentage (%)	23.20%				
20	ADU Bedroom Count	2		21	ADU Conditioned Floor Area	2248				
22	Fuel Type	Natural gas		23	No Dwelling Unit	No				

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	Building does not incorporate Special Features

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 Schema Version: rev 20220901

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	Existing House	Default Wall Prior to 197	135	Front	402	125	90	none	Existing	No
Left Wall	Existing House	Default Wall Prior to 197	225	Left	750	77	90	none	Existing	No
Rear Wall	Existing House	Default Wall Prior to 197	315	Back	402	64	90	none	Existing	No
Right Wall	Existing House	Default Wall Prior to 197	45	Right	750	167.5	90	none	Existing	No
Front Wall 2	Existing House	Default Wall Prior to 197	135	Front	195	10	90	none	Existing	No
Left Wall 2	Existing House	Default Wall Prior to 197	225	Left	128	8	90	none	Existing	No
Rear Wall 2	Existing House	Default Wall Prior to 197	315	Back	195	25	90	none	Existing	No
Right Wall 2	Existing House	Default Wall Prior to 197	45	Right	128	25	90	none	Existing	No
Roof 2	Existing House	Default Roof Prior to 197	n/a	n/a	1419	n/a	n/a		Existing	No
Roof 3	Existing House	Default Roof Prior to 197	n/a	n/a	386	n/a	n/a		Existing	No
Raised Floor	Existing House	Default Floor No Crawlsps	n/a	n/a	1862	n/a	n/a		Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	Existing House	Default Roof Prior to 1971	270	n/a	57.1	57	6	0.1	0.85	No	Existing	No	

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
Default Floor No Crawlsps	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.24	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater (W)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	Existing	No	

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDU/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDU/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	116.29	0	113.12	0	3.17
Space Cooling	0	109.42	0	110.28	0	-0.86
IAQ Ventilation	0	3.31	0	3.31	0	0
Water Heating	0	56.03	0	56.03	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	285.05	0	282.74	0	2.31
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.74	0	6.74		
Appl. & Cooking	0	21.59	0	21.6		
Plug Loads	0	20.93	0	20.93		
Outdoor Lighting	0	1.68	0	1.68		
TOTAL COMPLIANCE	0	335.99	0	333.69		

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ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Existing House	Attic RoofExisting House	Ventilated	6	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientatio n	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window	Window	Front Wall	Front	135			1	66	0.25	NFRC	0.32	NFRC	Bug Screen	New	NA
French Door (Glass)	Window	Front Wall	Front	135			1	22	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 2	Window	Left Wall	Left	225			1	46.5	0.25	NFRC	0.32	NFRC	Bug Screen	New	NA
Window 3	Window	Left Wall	Left	225			1	30.5	0.32	NFRC	0.39	NFRC	Bug Screen	Existing	No
Window 4	Window	Rear Wall	Back	315			1	31	0.32	NFRC	0.39	NFRC	Bug Screen	Existing	No
French Door (Glass) 2	Window	Rear Wall	Back	315			1	33	0.32	NFRC	0.39	NFRC	Bug Screen	Existing	No
Window 5	Window	Right Wall	Right	45			1	130	0.32	NFRC	0.39	NFRC	Bug Screen	Existing	No
Window 6	Window	Right Wall	Right	45			1	10	0.32	NFRC	0.39	NFRC	Bug Screen	Existing	No
Window 7	Window	Right Wall	Right	45			1	27.5	0.25	NFRC	0.32	NFRC	Bug Screen	New	NA
Window 8	Window	Front Wall 2	Front	135			1	10	0.25	NFRC	0.32	NFRC	Bug Screen	Existing	No
Window 9	Window	Left Wall 2	Left	225			1	8	0.25	NFRC	0.32	NFRC	Bug Screen	Existing	No
Window 10	Window	Rear Wall 2	Back	315			1	25	0.32	NFRC	0.39	NFRC	Bug Screen	Existing	No

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WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (In/Std)	Standby Loss or Recovery Eff	1st Hx. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	EF	0.53	Btu/Hr	75000	0	78	n/a		Existing	No

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
HVAC System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	

HVAC - HEATING UNIT TYPES				
01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Central gas furnace	1	AFUE - 80	n/a

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101A.1 S/AA40-2011. *
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or J44.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(h):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CFR.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding 0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 509.11 of the California Plumbing Code.
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts, ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *
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Ventilation and Indoor Air Quality:

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and uncontrolled per §150.0(o)1B&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&i:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.

Pool and Spa Systems and Equipment:

§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDDS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinets or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.0(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 10.10(b)-(e).
§ 110.0(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 3 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet and no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.0(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.0(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.0(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.0(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.0(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.0(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.0(b)-(c) must be provided to the occupant.
§ 110.0(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.0(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Existing House 2 floors

Calculation Date/Time: 2024-04-08T16:29:02-07:00

Calculation Description: Title 24 Analysis

Input File Name: Existing House.rbd22x

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01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam ADU IAQVentRpt	90	0.35	Exhaust	No	n/a / n/a	No	Yes	

HERS RATER VERIFICATION OF EXISTING CONDITIONS

01	02	03	04	05	06	07
Name	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASREIAQ Recovery Effectiveness - ASRE
Dwelling Unit 1/0	90	0.35	Exhaust	No	n/a	n/a

Registration Number: 424-P010060733A-000-000-0000000-0000

Registration Date/Time: 04/08/2024 16:30

HERS Provider: CHEERS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Existing House 2 floors

Calculation Date/Time: 2024-04-08T16:29:02-07:00

Calculation Description: Title 24 Analysis

Input File Name: Existing House.rbd22x

CF1R-PRF-01-E

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Jose Jimenez	Documentation Author Signature: <i>Jose Jimenez</i>
Company: J&M Design	Signature Date: 04/08/2024
Address: 1005 W. 8th Street	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Stockton, CA 95206	Phone: 650-793-1491
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Jose Jimenez	Responsible Designer Signature: <i>Jose Jimenez</i>
Company: J&M Design	Date Signed: 04/08/2024
Address: 1005 W. 8th Street	License:
City/State/Zip: Stockton, CA 95206	Phone: 650-793-1491

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

Owner Info:
Name: Peter Pomianek
Phone Number: 650-245-1985
Email: pomiansf@yahoo.com

Designed by: Jose Jimenez
1005 West Eighth Street
Stockton