



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
AUGUST 26, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM**

*Kendra Burch, Chair
Jeffrey Barnett, Vice Chair
Susan Burnett, Commissioner
Adam Mayer, Commissioner
Joe Sordi, Commissioner
Rob Stump, Commissioner
Emily Thomas, 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 at the end of this agenda. The live stream of the meeting may be viewed on television and/or online at www.LosGatosCA.gov/TownYouTube.

To watch and participate via Zoom, please go to:

<https://losgatosca-gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1>

Enter Passcode: 011614

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Planning Commission on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Commission. The law generally prohibits the Commission from discussing or taking action on such items. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

CONSENT ITEMS *(Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

- [1.](#) Approve the Draft Minutes of the May 21, 2026, Planning Commission Special Meeting.
- [2.](#) Approve the Draft Minutes of the June 11, 2026, Planning Commission Special Meeting.
- [3.](#) Approve the Draft Minutes of the June 24, 2026, Planning Commission Meeting.
- [4.](#) Approve the Draft Minutes of the August 12, 2026, Planning Commission Meeting.
- [5.](#) Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) Regarding Urban Lot Splits and Two-Unit Housing Developments in Response to Changes in State Law. The Proposed Amendments to the Town Code Are Not Considered a Project Under Section 15378 of the California Environmental Quality Act, and in Accordance with Government Code Section 66411.7 (n) and 66452.21 (g), Senate Bill 9 Ordinances are Not a Project Subject to the California Environmental Quality Act. Town Code Amendment Application A-26-004. Project **Location: Town Wide**. Applicant: Town of Los Gatos.

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Chair.)*

- [6.](#) Consider a Request for Approval to Construct a New Second-Story Addition to an Existing Single-Family Residence on Nonconforming Property Zoned R-1:8. **Located at 193 Howes Drive**. APN 527-43-021. Architecture and Site Application S-26-007. Categorically Exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities. Property Owner: Neeraj Goel. Applicant: Laura Cuda. Project Planner: Suray Nathan.
- [7.](#) Consider an Appeal of the Community Development Director Decision to Approve a Request to Construct a Second-Story Addition Exceeding 100 Square Feet to an Existing Single-Family Residence on Property Zoned R-1:20:PD. **Located at 695 Bicknell Road**. APN 407-03-006. Minor Residential Application MR-26-001. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owners: Ronald C. Eddington Jr. and Marjorie Eddington. Applicant: James Heck. Appellant: Dale Drumm. Project Planner: Sean Mullin.

OTHER BUSINESS *(Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

8. Discuss the Town Council's Direction on the Workplan for the Historic Preservation Committee and the Evaluation Process Used to Determine the Significance of Pre-1941 Residences. The Planning Commission's Discussion is Not Considered a Project Under the Adopted Guidelines for the Implementation of the California Environmental Quality Act.

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 require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

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

HOW TO PARTICIPATE

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/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1>. Passcode: 011614. You can also type in 884 3648 9094 in the “Join a Meeting” page on the Zoom website at <https://zoom.us/join> and use passcode 011614.

- 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 855-758-1310 US Toll-free or 408-961-3927 US. (Webinar ID: 884 3648 9094). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

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

NOTES: (1) Comments will be limited to three (3) minutes or less at the Chair’s discretion. (2) If you are unable to participate in real-time, you may email planning@losgatosca.gov with the subject line “Public Comment Item #___” (insert the item number relevant to your comment).

(3) Deadlines to submit written public comments are:

- 3:00 p.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 3:00 p.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.

*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*



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING
MAY 21, 2026**

The Planning Commission of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, and Commissioner Rob Stump.

Absent: Chair Kendra Burch, and Commissioner Emily Thomas.

Vice Chair Barnett stated that Commissioner Thomas had recused herself from participating in the special public hearing for 16769 Farley Road due to proximity of her residence to the subject site.

PLEDGE OF ALLEGIANCE

Commissioner Meyer led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Lee Quintana
2. Michele S.
3. Kim Ratcliff
4. Jim Ratcliff
5. Mary Hogan
6. Courtney Bui
7. Member of the Public
8. Razi Mohiuddin

PUBLIC HEARINGS

2. 16769 Farley Road

APN 424-21-062

Applicant: Razi Mohiuddin

Property Owner: West Valley Muslim Association, Osmar Ghafoor, President

Project Planner: Jocelyn Shoopman

Consider a request for approval to modify an existing Conditional Use Permit for expanded hours of operation in an institution for Religious Observance (West Valley Muslim Association) on property zoned R-1:8. Exempt pursuant to California Environmental Quality Act Guidelines Section 15301: Existing Facilities. Continued from the May 13, 2026 Planning Commission meeting.

Commissioner Stump disclosed that he had received a direct email from Mary Hogan, a Farley Road neighbor, entitled “Parking Space Per Seats.” He did not read the email and did not respond to any of the email’s content; however, he did respond to Ms. Hogan stating he was unable to comment or answer her questions.

Vice Chair Barnett disclosed that Mr. Javed Ellahie has attended public hearings and spoken, and Mr. Ellahie was a law school classmate and during their respective legal practices they had occasion to speak; however, they have spoken on no matters other than private matters unrelated in any way to 16769 Farley Road, and in no way would that affect his opinion at this hearing.

Planning Commission asked questions of staff.

(Time Stamp 00:45:20)

MOTION: **Motion by Vice Chair Barnett** to approve the application to modify an existing Conditional Use Permit for expanded hours of operation in an institution for Religious Observance (West Valley Muslim Association) on property zoned R-1:8, in addition to the resolution in Exhibit 47 and to the modified conditions of approval in Exhibit 47, Attachment A, with certain changes relating to the RLUIPA findings: 1) Change all references to night and day; 2) Add the following language: “The conditions addressing serious vehicle and pedestrian safety risks in the neighborhood, and those crafted to mitigate material sound and light pollution adversely affecting the lives of certain neighbors do not require significant costs to the mosque and are the least expensive means to address the compelling Town’s governmental interests in neighborhood preservation and protection as set forth in Land Use Element with the General Plan; 3) At the end of the resolution paragraph which ends with “single-family residence,” add, “traffic and pedestrian safety issues affecting the larger neighborhood, more particularly identified in

paragraphs I-V"; and 4) In the resolution on page 5 are subparagraphs I-V. In subparagraph I add conditions of approval #12 and #30. In subparagraph II add conditions of approval #10 through #13, and #23, #25, and #27. 5. In condition of approval #23, line 2, delete "parking attendants" for reasons the Planning Commission discussed based on the code. **Seconded by Commissioner Stump.**

(Time Stamp 00:50:32)

MOTION: **Alternative Motion by Commissioner Stump** to revise the original motion to note the number of onsite parking spaces by revising the first sentence of condition of approval #26, parking lot expansion to read, "The applicant shall provide at least 180 parking spaces." The second sentence shall begin with, "An application proposing additional parking spaces shall be submitted..." and carries on to the remainder of the existing first sentence. **Seconded by Vice Chair Barnett.**

Commissioners discussed the item.

(Time Stamp 00:56:18)

Commissioner Stump requested the original motion be amended to as follows: 1) Condition of approval #24, Driveway Operations, the last sentence that reads, "The applicant is authorized to remove the Right Turn Only sign at the end of the egress driveway," shall be changed to, "The applicant is *required* to remove the Right Turn Only sign and install a Left Turn Only sign; 2) Condition of approval #15, Lot Closure Rule, pertains to the parking requirements for people living onsite and guests. Condition of approval #20 (a)(b), at the end of the sentence that states, "...for use by the leader's quarters occupants," shall be added "or their guests." That then shall be eliminated from condition of approval #15; and 3) Condition of approval #18, at the end of the sentence, "Food vendors associated with events shall be located at least 20 feet from the properly line..." shall be added "abutting residences."

The maker of the original motion accepted the amendments to the motion.

The maker of the original motion amended the motion to change condition of approval #28, Landscape Plantings, line 2, which refers to perimeters and fences, shall be "adjacent to residences," which is the same language that is in line 4.

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

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

Commissioners discussed the item.

ADJOURNMENT

The meeting adjourned at 8:05 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 21, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2026

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 11, 2026**

The Planning Commission of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, and Commissioner Emily Thomas.

Absent: Vice Chair Jeffrey Barnett (Recused), and Commissioner Rob Stump.

PLEDGE OF ALLEGIANCE

Commissioner Mayer led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

None.

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

None.

PUBLIC HEARINGS

2. 178 Twin Oaks Drive

Architecture and Site Applications S-24-023 through -032 and S-24-059

Vesting Tentative Map Application M-24-013

Mitigated Negative Declaration Application ND-25-001

APN 532-16-006

Property Owner/Applicant: Larry Dodge

Project Planner: Erin Walters

Consider a request for approval for the subdivision of one lot into twelve lots with a Vesting Tentative Map, construction of a new single-family residence on each lot, site work requiring a Grading Permit, and removal of large, protected trees under Senate Bill 330 (SB 330) on vacant property zoned RC. A recirculated Initial Study and Mitigated Negative Declaration have been prepared.

Erin Walters, Senior Planner, presented the staff report.

Nick Pappani, Vice President of Raney Planning & Management, presented a report on the recirculated Initial Study and Mitigated Negative Declaration.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Jim Foley (Applicant)
2. Cindy Clark
3. John Witkin
4. Lee Quintana
5. Jill Fordyce
6. William Meleyco
7. Cathy Frazier
8. Dave Greenfield
9. Jim Foley (Applicant)
10. Rafael Hernandez
11. Shawn Taylor

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

Planning Commission discussed the item.

Chair Burch Reopened Public Comment.

The following individuals spoke on this item:

1. Jim Foley (Applicant)

Chair Burch closed Public Comment.

Planning Commission asked questions.

Chair Burch Reopened Public Comment.

The following individuals spoke on this item:

1. Jim Foley (Applicant)

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

(Time Stamp: 03:37:00)

MOTION: **Motion by Commissioner Sordi** to forward a recommendation to Town Council to approve Architecture and Site Applications, Subdivision Application, Mitigated Negative Declaration Application, and adopt a Recirculated Mitigated Negative Declaration for 178 Twin Oaks Drive. **Seconded by Commissioner Thomas.**

Commissioner Thomas requested the motion be amended as follows:

- **Condition of Approval 12:** Ensure that the replacement tree language includes that the number and size of replacement trees shall be determined using the canopy replacement table in the Town Code and the approved list from the Hillside Development Standards and Guidelines.
- **Add New Condition of Approval 36:** Any plantings shall conform with both the Hillside Planting Guidelines and Exhibit 36.

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

Chair Burch requested the motion be amended as follows:

- **Condition of Approval 104:** Language that references the Homeowners Association making changes shall be stricken and instead read, "The CC&Rs shall include relevant project Conditions of Approval, and shall include a Maintenance Association Agreement."
- **Condition of Approval 110:** Add "...includes, but not limited to, culverts, bioswales, catch basins, and stormwater infrastructures on sites."
- **Condition of Approval 120:** Add "No trucks can sit and idle on Twin Oaks Drive or Cerro Vista Court. The developer is responsible to create space onsite for all trucks, equipment, personnel trucks, and material."
- **Add New Condition of Approval:** "Prior to the issuance of any Building Permits or the filing of a final map, the Applicant shall record a legally enforceable private Road Maintenance Agreement. The agreement must be reviewed and approved by the Town Engineer and Town Attorney. The agreement must explicitly state that all property owners benefiting from the private road share equitably in the perpetual maintenance, repair, and liability of the roadway. The recorded document shall run with the land and bind all future successors."

- **Add New Condition of Approval: “The Applicant shall work with adjacent neighbors to develop a landscape plan to address screening between the properties, and they shall work with Staff to select the appropriate trees and shrubs.”**

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

The Secunder of the Motion accepted the amendments to the motion.

Commissioner Sordi amended the motion as follows:

- **Add New Condition of Approval: “With respect to the EVAE related to trails that runs through Lot 3, that starts where Brooke Acres Drive ends at the property line and runs to the private main road for the project, the final map shall show it as not just an EVAE, but also a bike and pedestrian easement that would run over the EVAE. That bike and pedestrian easement would continue over the private road to Twin Oaks Drive. The gate at the property line shall be wide enough for bike and pedestrian access, as approved by the Town Engineer and the Fire Department.”**
- **Modify Condition of Approval 9: A 125-foot-wide public trail easement running over a portion of Lot 10 up to the northern property boundary shall shift to a 20’ wide pedestrian easement running along the northern boundary and connecting with the driveway to Lot 10. The Applicant shall make good faith efforts to obtain appropriate easement to cross the small section of land and connect with Cerro Vista Court.**

The Secunder of the Motion accepted the amendments to the motion.

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

ADJOURNMENT

The meeting adjourned at 11:01 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
June 11, 2026 special meeting as approved by the
Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2026

ITEM NO: 3

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 24, 2026**

The Planning Commission of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.

Absent: None.

PLEDGE OF ALLEGIANCE

Commissioner Stump led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the public.

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

None.

PUBLIC HEARINGS

1. 142 Wheeler Avenue

Request for Review PHST-26-011

APN 532-37-034

Property Owners/Applicants: Rodd and Wendy Rowalt

Appellant: Rodd Rowalt

Project Planner: Erin Walters

Consider an Appeal of a Community Development Director Decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:10. Not subject to CEQA review pursuant to CEQA Section 15061(b)(3), because it can be seen with certainty that removing the property from the Historic Resources Inventory will not significantly affect the physical environment.

Erin Walters, Senior Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Bess Wiersema (Applicant)
2. Jeff Avila
3. Swati Shah
4. Matthew Dailey
5. Emily Lafosse
6. Lee Quintana
7. Bess Wiersema (Applicant)

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

Planning Commission discussed the item.

(Time Stamp: 00:52:13)

MOTION: **Motion by Commissioner Thomas** to grant an appeal of a Community Development Director Decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:10 for 142 Wheeler Avenue. **Seconded by Vice Chair Barnett.**

Commissioners discussed the item.

VOTE: **Motion passed 6-1 with Commissioner Burnett dissenting.**

2. 16724 Chirco Drive

Architecture and Site Application S-25-002
APN 424-21-025
Property Owner/Applicant: Zahra Kassam
Project Planner: Erin Walters

Consider a request for approval to demolish an existing single-family residence and construct a new single-family residence on property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Continued from the May 8, 2026 meeting.

Commissioner Thomas indicated that she lives within 500 feet of the subject property and would recuse herself from participating in the public hearing.

Erin Walters, Senior Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Terry Martin (Applicant)
2. Gus Who
3. Terry Martin (Applicant)

Chair Burch closed Public Comment.

Planning Commission discussed the item.

(Time Stamp: 01:14:32)

MOTION: **Motion by Commissioner Mayer** to approve an Architecture and Site Application for 16724 Chirco Drive. **Seconded by Commissioner Sordi.**

Planning Commission discussed the item.

The Maker of the Motion amended the motion to include the findings as recommended in the staff report.

Secunder of the Motion accepted the amendment to the motion.

Planning Commission discussed the item.

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

3. 116 Vallecitos Way

Architecture and Site Application S-25-046

APN 407-13-018

Applicant: Michelle Miner

Property Owner: Eyal Tokman

Project Planner: Ryan Safty

Consider a request for approval to demolish an existing single-family residence, construct a new two-story single-family residence, and site improvements requiring a Grading Permit on property zoned R-1:10. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Continued from the May 13, 2026 meeting.

Sean Mullin, Planning Manager, presented the staff report.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Michelle Miner (Applicant)
2. Dr. Heather Akin
3. Eileen G.
4. Jan Freimann
5. Marjorie Eddington
6. David Forster
7. Michelle Miner (Applicant)
8. Hailey Lofgren

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

(Time Stamp: 02:28:38)

MOTION: **Motion by Vice Chair Barnett** to approve an Architecture and Site Application for 116 Vallecitos Way. **Seconded by Commissioner Thomas.**

The Maker of the Motion amended the motion to clarify it is one bathroom window, not two, to be obscured.

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

Chair Burch requested the motion be amended to include a condition of approval that no large construction trucks may idle on streets and must be turned off.

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

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

Commissioners discussed the item.

VOTE: Motion passed 4-3 with Commissioners Burnett, Mayer, and Stump dissenting.

OTHER BUSINESS

4. Changes and Additions to Town's Objective Design Standards for Multi-Family and Mixed-Use Projects

Location: Town Wide

Project Planner: Sean Mullin

Forward a recommendation to the Town Council on Proposed Changes and Additions to the Town's Objective Design Standards for multi-family and mixed-use projects. Not subject to CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the changes and additions to the Town's Objective Design Standards for multi-family and mixed-use projects would have a significant effect on the environment. All projects for which the Objective Design Standards for multi-family and mixed-use projects will apply will undergo separate CEQA review and approval.

Sean Mullin, Planning Manager, presented the staff report.

Monica Szydlik, Project Manager with Lisa Wise Consulting, provided a presentation.

Planning Commission asked questions.

Planning Commission discussed the item.

(Time Stamp: 04:09:41)

MOTION: **Motion by Commissioner Stump** to forward a recommendation to Town Council regarding proposed changes and additions to the Town's Objective Design Standards for multi-family and mixed-use projects, with direction provided by the Planning Commission at this hearing. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Thomas

- HPC met June 24, 2026 and conducted two preliminary reviews: 1) Craftsman bungalow on Los Gatos Boulevard; and 2) Property on the corner of Caldwell Avenue.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 11:12 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 24, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2026

ITEM NO: 4

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 12, 2026**

The Planning Commission of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.
Absent: Commissioner Susan Burnett.

PLEDGE OF ALLEGIANCE

Commissioner Sordi led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the Public
2. Rebecca Pollard
3. Sharad Gandhi

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

1. Approval of Minutes – June 10, 2026

2. 16717 Chirco Drive

Minor Residential Development Application MR-24-018

APN 424-20-014

Applicant: My Troung

Appellant: Zahra Hajihashemi

Property Owner: Deepak Gupta

Project Planner: Maria Chavarin

Consider an Appeal of a Community Development Director Decision to approve a request to construct a new second-story addition to an existing single-family residence on property zoned R-1:8. Categorically exempt pursuant to the California Environmental Quality Act, section 15301: Existing Facilities.

(Time Stamp 00:16:39)

MOTION: **Motion by Vice Chair Barnett** to approve adoption of Consent Calendar Item 1, as amended. **Seconded by Chair Burch.**

VOTE: **Motion passed 4-0 with Commissioners Stump and Thomas abstaining.**

(Time Stamp 00:17:05)

MOTION: **Motion by Vice Chair Barnett** to approve adoption of Consent Calendar Item 2. **Seconded by Commissioner Stump.**

VOTE: **Motion passed 5-0 with Commissioner Thomas abstaining.**

PUBLIC HEARINGS

3. 127 Belhaven Drive

Minor Residential Application MR-26-005

APN 527-29-031

Applicant: Greg Stowers

Appellant: Sharad Gandhi

Property Owner: Jeremy Butcher

Project Planner: Suray Nathan

Consider an Appeal of a Community Development Director Decision to approve construction of a second-story addition exceeding 100 square feet on property zoned R-1:10. Categorically exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Suray Nathan, Assistant Planner, presented the staff report.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Sharad Gandhi (Appellant)
2. Jeremy Butcher (Property Owner)
3. Greg Stowers (Applicant)
4. Dorothy Smith

Planning Commission asked questions.

Chair Burch closed Public Comment.

Planning Commission asked questions.

(Time Stamp 00:54:02)

MOTION: **Motion by Commissioner Stump** to deny an Appeal of a Community Development Director Decision to approve construction of a second-story addition exceeding 100 square feet on property zoned R-1:10 for 127 Belhaven Drive. **Seconded by Commissioner Sordi.**

Planning Commission discussed the item.

Vice Chair Barnett requested the motion be amended to make the following findings: 1) that the revised shadow study is accurate after revision; and 2) there is minor impact on the privacy of the applicant.

Planning Commission asked questions.

The Maker of the Motion accepted the first amendment to the motion, and did not accept the second amendment to the motion.

Planning Commission discussed the item.

The Seconder of the Motion accepted the first amendment to the motion, and did not accept the second amendment to the motion.

Planning Commission asked questions.

Vice Chair Barnett amended his motion amendment request to include only Finding 1, that that revised shadow study is accurate after revision, and to eliminate Finding 2, that there is minor impact on the privacy of the applicant.

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

The Seconder of the Motion accepted the amendment to the motion amendment request.

Planning Commission discussed the item.

VOTE: **Motion passed unanimously.**

4. Town Code Amendments re: Objective Design Standards

Town Code Amendment Application A-26-003

Applicant: Town of Los Gatos

Project Location: Town Wide

Project Planner: Ryan Safty

Forward a recommendation to Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding Objective Design Standards for single-family and two-family residential dwelling units and second-story additions. The proposed amendments to the Town Code are not subject to CEQA pursuant to CEQA Section 15061(b)(3) because it can be seen with certainty that they will not significantly affect the physical environment in that they make minor changes to the regulations and design review process applicable to new single-family and two-family residential dwelling units and second-story additions.

Ryan Safty, Associate Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Rebecca Pollard

Chair Burch closed Public Comment.

(Time Stamp 01:30:04)

MOTION: **Motion by Commissioner Stump** to move that the Planning Commission forward a recommend to Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding Objective Design Standards for single-family and two-family residential dwelling units and second-story additions. **Seconded by Commissioner Thomas.**

Planning Commission discussed the item.

Planning Commission asked questions.

Vice Chair Barnett requested the motion be amended to include language stating that materials shielding mechanical equipment shall be durable.

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

The Seconder of the Motion accepted the amendment of the motion.

Planning Commission asked questions.

Commissioner Thomas requested the motion be amended to change language in Sections .410 and .745 from 30 feet to 25 feet.

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

The Seconder of the Motion accepted the amendment of the motion.

Planning Commission asked questions.

VOTE: Motion passed unanimously.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Town Council held a special meeting on 8/11/26 to consider the 178 Twin Oaks Drive project, which was continued with direction to bring back additional information.
- Town Council will hold a special meeting on 8/18/26 to consider the 14789 Oka Road SB 330 project.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Committee Name

None.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 8:50 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 12, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2026

ITEM NO: 5

DATE: August 21, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Town Council on an Ordinance Amending Chapter 29 (Zoning Regulations) of the Town Code for Senate Bill 9 (SB 9) Regarding Urban Lot Splits and Two-Unit Housing Developments in Response to Changes in State Law. The Proposed Amendments to the Town Code Are Not Considered a Project Under Section 15378 of the California Environmental Quality Act, and in Accordance with Government Code Section 66411.7 (n) and 66452.21 (g), Senate Bill 9 Ordinances are Not a Project Subject to the California Environmental Quality Act. Town Code Amendment Application A-26-004. Project **Location: Town Wide**. Applicant: Town of Los Gatos.

REMARKS:

Staff recommends the Planning Commission continue this item to a date certain of September 9, 2026, to allow staff additional time to prepare materials.

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/21/2026

ITEM NO: 6

DATE: August 26, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct a New Second-Story Addition to an Existing Single-Family Residence on Nonconforming Property Zoned R-1:8. **Located at 193 Howes Drive.** APN 527-43-021. Architecture and Site Application S-26-007. Categorically Exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities. Property Owner: Neeraj Goel. Applicant: Laura Cuda. Project Planner: Suray Nathan.

BACKGROUND:

On June 10, 2026, the Planning Commission discussed the item and received public testimony (Exhibit 9). Following deliberation, the Commission continued the item to a date certain of August 26, 2026, with specific direction for the applicant to scale down the overall building massing to improve neighborhood compatibility; and increase the setback of the second-floor great room wall to break up the rear two-story vertical plane.

According to the Letter of Justification (Exhibit 10), the applicant states they have met the Commission's directions by removing the second-floor open space above the great room, thereby reducing the structure's overall massing by 22 percent and eliminating the addition's tallest, most prominent section. This change also removes the second-story wall setback requirement for that portion of the building. Additionally, roof eaves were added to break up the rear two-story vertical plane visually.

DISCUSSION:

The project scope is generally consistent with the June 10, 2026, presentation to the Planning Commission, with two primary revisions: elimination of the second-floor open space over the great room and modification of the garage door material from wood to opaque glass (Exhibit 11).

PREPARED BY: Suray Nathan
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

Elimination of the Great Room

In response to Planning Commission direction, the applicant revised the project by eliminating the second-floor open area above the great room, thereby reducing the overall building mass and bulk while still retaining the total floor area of 2,328 square feet, the maximum permitted for the lot. The revised plans reflect a reconfiguration of the second-floor primary bathroom and walk-in closet while reducing the façade of the second-story addition by approximately 10 feet, decreasing the overall massing of the addition (Exhibit 11, Sheet A3.1).

In the Letter of Justification, the applicant explains that the overall mass of the proposed structure has been reduced by 22 percent by removing the second-story volume above the great room. The applicant further states that this modification responds to both the Consulting Architect's recommendation to set back the great room and the Planning Commission's direction to reduce the building's mass and to increase the setback of the second-floor great room wall to break up the rear two-story vertical plane (Exhibit 10).

Frosted Glass Garage Door

The applicant revised the plans to feature a frosted-glass garage door, which the applicant notes will eliminate any light bleed emanating from within the garage. While the Town Consulting Architect has not evaluated this specific material change, staff notes that the Town's Residential Design Guidelines encourage the use of wood garage doors (Exhibit 11, Sheet A3.3).

PUBLIC COMMENTS:

At the time of preparation of this report, no public comments have been received.

CONCLUSION:

A. Summary

In response to Commission feedback, the applicant provided a Letter of Justification (Exhibit 10) outlining massing reductions to enhance neighborhood compatibility and citing comparable neighborhood precedents. These revisions are reflected in the updated development plans (Exhibit 11).

B. Recommendation

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

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);

2. Make the finding that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the finding that the project is in compliance with the Residential Design Guidelines (Exhibit 2);
4. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
5. Approve Architecture and Site application S-26-007 with the conditions contained in Exhibit 3 and the revised development plans in Exhibit 11.

C. Alternatives

Alternatively, the Commission can:

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

EXHIBITS:

Previously distributed with the June 10, 2026, Staff Report:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Letter of Justification
5. Consulting Architect's Report, dated September 22, 2025
6. Applicant's Response to the Consulting Architect's Report, dated February 10, 2026
7. Summary of Applicant's Neighborhood Outreach
8. Development Plans

Received with this Staff Report:

9. June 10, 2026 Draft Planning Commission Meeting Minutes
10. Letter of Justification
11. Revised Development Plans

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 10, 2026**

The Planning Commission of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi.

Absent: Commissioner Rob Stump, Commissioner Emily Thomas.

PLEDGE OF ALLEGIANCE

Commissioner Mayer led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Gus Who

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

1. **Approval of Minutes – May 27, 2026**

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

VOTE: **Motion passed unanimously.**

The following individuals spoke during Consent Items.

1. Gus Who

PUBLIC HEARINGS

2. 193 Howes Drive

Architecture and Site Application S-26-007

APN 527-43-021

Applicant: Laura Cuda

Property Owner: Neeraj Goel

Project Planner: Suray Nathan

Consider a request for approval to construct a new second-story addition to an existing single-family residence on nonconforming property zoned R-1:8. Categorically exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Suray Nathan, Assistant Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. James Woodard (Applicant)

Chair Burch closed Public Comment.

Commissioners discussed the item.

(TIME STAMP 00:18:36)

MOTION: **Motion by Vice Chair Barnett** to deny an Architecture and Site Application for 193 Howes Drive. **Seconded by Commissioner Burnett.**

Commissioners discussed the item.

Planning Commission asked questions.

(TIME STAMP: 00:23:07)

MOTION: **Alternative Motion by Commissioner Sordi** to approve an Architecture and Site Application for 193 Howes Drive. **Seconded by Chair Burch.**

Commissioners asked questions.

Commissioners discussed the item.

VOTE: **Alternative Motion failed 2-3 with Vice Chair Barnett, Commissioner Burnett, and Commissioner Mayer dissenting.**

Commissioners discussed the item.

Chair Burch Reopened Public Comment.

The following individuals spoke on this item:

1. James Woodard (Applicant)
2. Neeraj Goel

Commissioners discussed the item.

Chair Burch closed Public Comment.

(TIME STAMP: 00:35:32)

MOTION: **Motion by Vice Chair Barnett** to amend the Original Motion to continue Item 3 to a date certain for 193 Howes Drive to allow the Applicant an opportunity to revise the design to address Planning Commission concerns regarding massing from the street and a flat two-story wall plane on the rear.

The Seconder of the Motion requested the motion be amended to include additional siding to be more compatible with the neighborhood, or have more of a mix with both siding and stucco.

The Maker of the Motion did not accept the amendment to the motion.

VOTE: **The Amended Original Motion passed unanimously.**

The Commission determined the item would be continued to the date certain of August 26, 2026.

3. Town Code Amendment re: Accessory Dwelling Units

Town Code Amendment Application A-26-001

Applicant: Town of Los Gatos

Project Location: Town Wide

Forward a recommendation to the Town Council on an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding Accessory Dwelling Units and Definitions. The proposed amendments are not subject to CEQA review pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that they will not significantly affect the physical environment in that they make minor changes to the

regulations applicable to Accessory Dwelling Units and Definitions. Additionally, the proposed amendments are statutorily exempt pursuant to Public Resources Code Section 21080.17.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

No individuals spoke on this item.

Chair Burch closed Public Comment.

(TIME STAMP 00:47:56)

MOTION: **Motion by Commissioner Sordi** to recommend Town Council approval of an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding Accessory Dwelling Units and Definitions. **Seconded by Commissioner Mayer.**

Planning Commission asked questions.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

4. Workplan for Historic Preservation Committee

Discuss the Town Council's direction on the workplan for the Historic Preservation Committee and the evaluation process used to determine the significance of pre-1941 residences. The Planning Commission's discussion is not considered a project under the adopted guidelines for the implementation of the California Environmental Quality Act.

(TIME STAMP 00:50:39)

MOTION: **Motion by Commissioner Burnett** to continue Item 4 to a date certain of August 26, 2026.

Commissioners asked questions.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Bess Wiersema
2. David Zicovich

Planning Commission asked questions.

Chair Burch closed Public Comment.

Chair Burch Seconded the motion.

VOTE: **Motion passed unanimously.**

5. 4 Tait Avenue

APN: 510-44-054

Property Owner/Applicant: Town of Los Gatos

Project Planner: Sean Mullin

Consider a request to determine that the disposition of land is in conformance with the Town of Los Gatos 2040 General Plan for property zoned R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay). The determination is not subject to CEQA review pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that the determination will not have a significant effect on the environment.

Sean Mullin, Planning Manager, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

No individuals spoke on this item.

Chair Burch closed Public Comment.

(TIME STAMP 01:09:18)

MOTION: **Motion by Vice Chair Barnett** to approve a Town Council Amendment Application for 4 Tait Avenue. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee

Vice Chair Barnett

- CDAC met June 10, 2026 to consider a proposal for a three-story building at Bachman Avenue and Santa Cruz Avenue with ground floor retail, second story office, and third floor housing units. CDAC determined there were major problems regarding massing and parking. There was a split of opinion about the project. Two did not like it and one did.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 8:11 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 10, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

PROJECT DESCRIPTION & LETTER OF JUSTIFICATION

193 Howes Drive, Los Gatos, CA 95032

Architecture and Site Application S-26-007

Property Owners: Neeraj Goel and Tulika Garg | Applicant: Seigo Designs | APN: 527-43-021 | Zoning: R-1:8

July 27, 2026

Los Gatos Planning Division
110 E. Main Street, Los Gatos, CA 95030
408.354.6872

RE: Response to Planning Commission Direction of June 10, 2026 — Revised Plans and Letter of Justification for the Continued Hearing of August 26, 2026

Dear Chair, Vice Chair, and Members of the Planning Commission:

This letter accompanies the revised plan set for 193 Howes Drive, submitted in response to the direction the Commission provided at its meeting of June 10, 2026, when this item was continued to a date certain of August 26, 2026. It supplements and updates the Project Description and Letter of Justification submitted on December 23, 2025, and it addresses each of the two directions issued by the Commission as well as each of the four recommendations made by the Town's Consulting Architect.

We are grateful for the time and care the Commission gave this project in June. The discussion was constructive, and the direction we received was specific enough to act on. We have acted on it.

1. About Our Family and Why This Project Matters

We purchased 193 Howes Drive in 2018, and it has been our family home ever since. Our daughter Ada is a sixth grader at Union Middle School and our son Amay is a kindergartner at Alta Vista Elementary School. Both attend public school here, and both have their closest friends within walking distance. Over eight years we have built real relationships with our neighbors, and we have come to think of this street, and this town, as home in a way we could have just hoped for when we first moved in.

Service to the community matters to our family. Tulika is Director of Products at Autodesk and has served on the boards of Rebuilding Together Silicon Valley and AchieveKids. Neeraj, formerly a Senior Computer Scientist at Adobe, serves on the board of Breakthrough Silicon Valley. We mention this not to press any advantage, but because the same values that draw us to that work — living peacefully alongside our neighbors and contributing to the place we live — are the values we have tried to bring to this application.

What has changed since 2018 is our family. We now have two children, and they are growing quickly and need separate bedrooms. Tulika works from home. Neeraj is currently taking a break from his career to raise the children and is home full time. Since Neeraj's father passed away, his mother visits far more often and for longer stays. The existing 1,088-square-foot, two-bedroom, one-and-a-half-bath house simply no longer accommodates the family living in it. Our choice is between adding the space we need or leaving the neighborhood our children have grown up in. We would very much prefer to stay.

The design before you reflects that preference. We have not sought to maximize what the lot will permit. We have kept the existing footprint, built upward rather than outward, and — most recently — removed the interior volume we would have liked to keep, in order to meet the Commission where it asked us to be.

2. Summary of Revisions Since the June 10, 2026 Hearing

The Commission continued this item with two directions. Both have been addressed in the revised plans, and both were addressed through a single substantial design change: the removal of the double-height open volume above the Great Room.

Commission Direction	Response in the Revised Plans
Neighborhood Context — Scale down the overall building massing to better match the surrounding neighborhood.	The second-story mass has been reduced by 22 percent . The double-height open volume above the Great Room has been eliminated, removing the tallest and most prominent portion of the addition.
Wall Relief — Set back the second-floor "Great Room" wall to break up the two-story vertical plane at the rear, per RDG Section 3.3.3.	The setback was to be made into the double-height open space above the Great Room. That open space has been removed , and with it the tall unbroken volume the setback was intended to relieve. Where a two-story condition remains along the rear elevation, the extended first-floor eave and intersecting roof provide the required relief.

3. Response to the Planning Commission's Directions

3.1 Neighborhood Context — Overall Building Massing

The single largest contributor to the perceived mass of the earlier design was the double-height Great Room. That volume carried the roof to its full height across a wide portion of the building and produced the tall, unbroken form that several Commissioners remarked on after visiting the site and viewing the story poles.

In the revised design, that open volume is gone. Removing it eliminated the tallest and most prominent portion of the addition and reduced the second-story mass by 22 percent.

Following pictures demonstrate the changes:

Mass From Back (Before)



Mass From Back (Now)



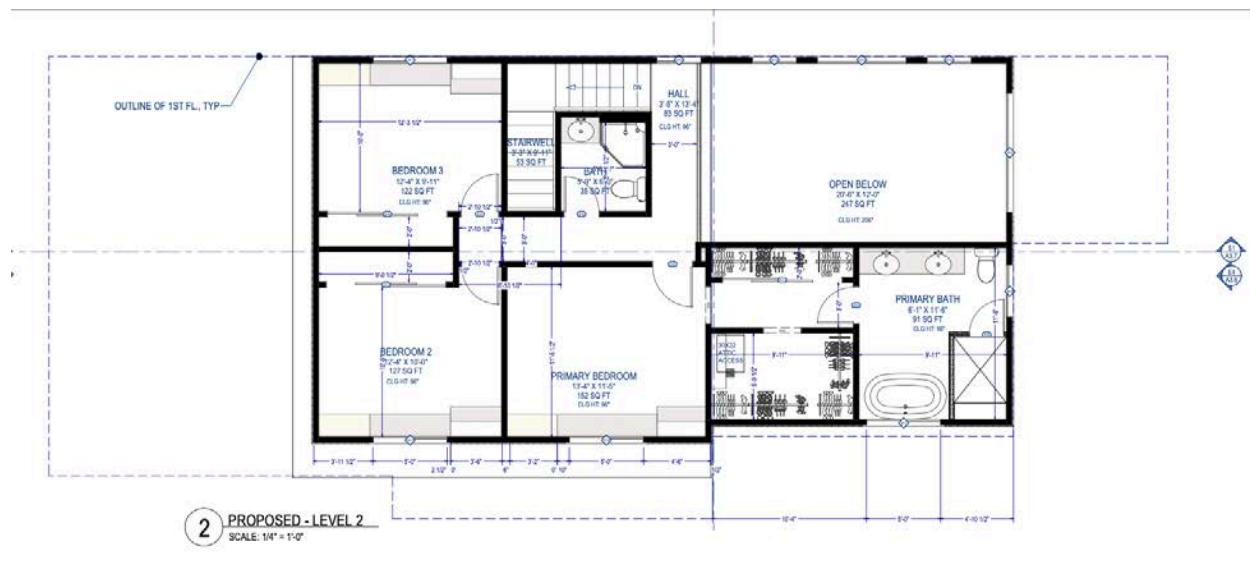
Mass From Front (Before)



Mass From Front (Now)



Proposed Level 2 (Before)



Proposed Level 2 (Now)



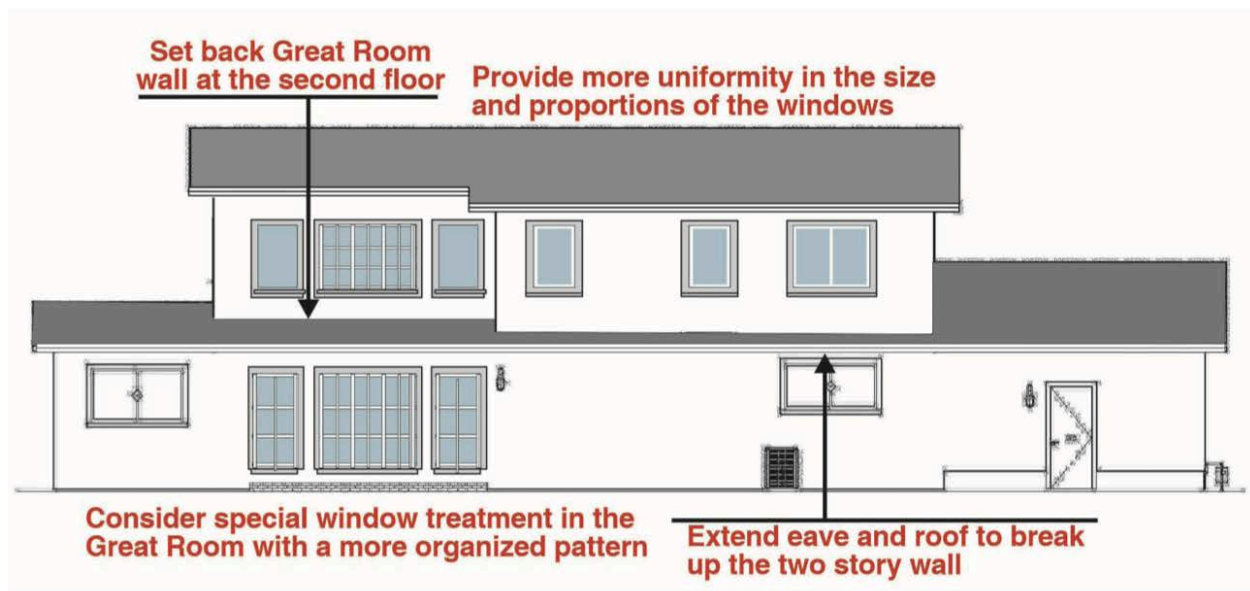
This was not a costless change for us. The open Great Room was a feature of the house we had hoped to build and something our family had looked forward to. We have given it up because the Commission was clear that mass was the issue, and because we would rather have a home in this neighborhood than the house we originally drew.

3.2 Wall Relief — Residential Design Guidelines Section 3.3.3

The Consulting Architect's recommendation on this point contained two distinct elements, and it is worth separating them, because the revised design responds to each in a different way:

- **(a) Extend the first-floor eave and roof across the two-story wall.** This element has been incorporated into the design. Along the portion of the rear elevation where a genuine two-story condition exists — where bedrooms sit above the first floor — the first-floor eave and roof are carried across the wall, producing an intersecting roof plane that breaks the vertical face and establishes a clear horizontal division between the two stories.
- **(b) Set the second-floor Great Room wall back from the first-floor wall line.** The setback contemplated by this element was to be made into the double-height open space above the Great Room. That open space no longer exists in the revised design. It has been removed, and with it the tall unbroken volume that the setback was intended to relieve. There is no longer any open volume into which the wall could be set back, and no longer any condition requiring that it be.

The following diagram was shared by the consulting architect with different sections of the rear of the house.



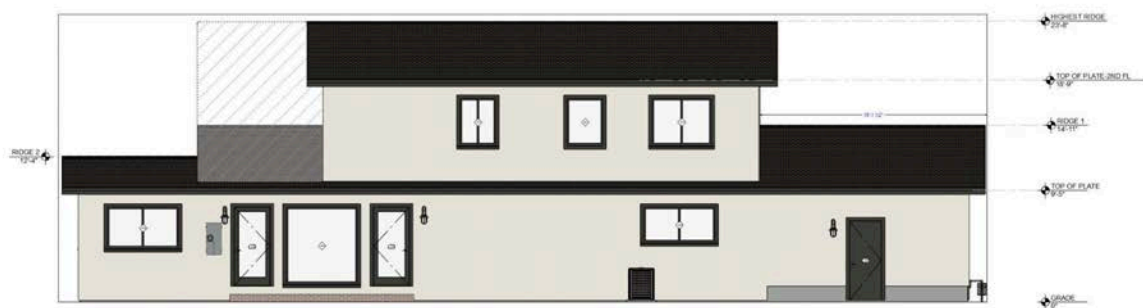
This distinction matters, and we want to state it plainly rather than let it be inferred. At the June hearing, our designer explained that setting the second-floor Great Room wall back was structurally achievable but would encroach upon — and effectively destroy — the open space above the Great Room. That was an accurate description of the trade-off at the time, and the Commission was right to press on it. Faced with the choice between preserving that space and answering the Commission's concern, we chose to give up the space. Rather than carving a setback into the open volume, we have removed the open volume itself.

We believe this responds to the substance of what was asked, and to the concern that produced RDG 3.3.3, more completely than a setback would have. A set-back wall would have preserved the double-height volume and relieved its face by stepping part of it. Removing the volume addresses the height and bulk of that element at its source rather than articulating it. The tall unbroken plane the Commission and the Consulting Architect were responding to is not present in the revised rear elevation, and where a two-story condition does remain along that elevation, the extended first-floor eave and intersecting roof under element (a) provide the relief the Consulting Architect asked for.

Rear elevation on which the recommendation was made (Before)



Rear elevation with the extended eave and roof to break up the wall (Now)



4. Response to the Consulting Architect's Recommendations

The Town's Consulting Architect made four recommendations in his review of September 22, 2025. Each is addressed below, together with the change made in the current plan set.

Recommendation 1 — Extend the first-floor eave and roof across the two-story wall and set the second-floor Great Room wall back from the first-floor wall line.

This recommendation contained two separate elements, and the revised design responds to each differently. Both are now satisfied.

- **Element (a) — extend the first-floor eave and roof across the two-story wall.** Incorporated. The first-floor eave and roof were extended across the two-story wall in the December 2025 resubmittal, providing visual relief through an intersecting roof plane, and staff confirmed in its report that this

element had been met. It applies along the portion of the rear elevation where a two-story condition genuinely exists — where bedrooms sit above the first floor — and it remains in the current plan set.

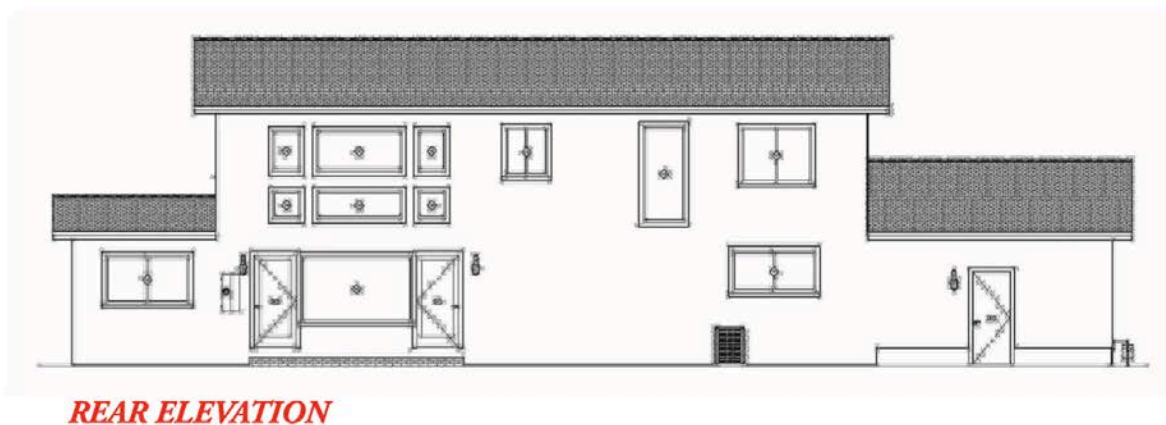
- **Element (b) — set the second-floor Great Room wall back from the first-floor wall line.** Staff correctly identified that this element was not met in the December 2025 resubmittal. It is resolved in the current plan set, though not by setting a wall back. The setback was to be made into the double-height open space above the Great Room; that open space has been removed from the design, and with it the tall unbroken volume the setback was intended to relieve. The condition the recommendation was written to address has been eliminated at its source rather than articulated.

We recognize this is a different answer from the one the recommendation literally called for, which is why we have set it out at length in Section 3.2 above rather than simply reporting the recommendation as met. In substance we believe it responds more completely than a setback would have: a set-back wall would have preserved the double-height volume and stepped its face, whereas the revised plans remove that volume altogether.

Recommendation 2 — Provide more uniformity in the size and proportions of all windows in the house.

Window sizes and configurations were revised to create consistent grouping and proportion across both the front and rear elevations. Staff's report noted that this recommendation had been met with one exception: the window serving the proposed stairway, which the Consulting Architect suggested be modified to match the style and alignment of the other rear windows. We have now addressed that exception. The stairway window has been brought into alignment with the surrounding rear windows in style and proportion, while retaining sufficient glazing to daylight the stair. All windows on the house now read as a single, coherent family.

Rear elevation on which the recommendation was made (Before)



Rear elevation with the windows properly aligned(Now)



Recommendation 3 — Consider a special window treatment in the Great Room within a more organized pattern.

The materials were revised and clarified. Staff's report confirmed that the applicant incorporated the recommendations provided by the Consulting Architect on this point.

Recommendation 4 — Wall materials: the proposed change from horizontal siding to smooth stucco.

The Consulting Architect observed that for a house of this scale a change of material would not likely be objectionable, but suggested staff may wish to discuss it.

This matter was discussed at length at the June 10, 2026 hearing, including a review of the elevations identifying where stucco and where lap siding occurs. At the close of deliberations the Commission considered whether to make the material palette part of its direction and declined to do so. A mixed treatment of stucco and horizontal lap siding was explicitly excluded from the continuance, and no material condition forms part of the direction the Commission adopted.

5. Neighborhood Context

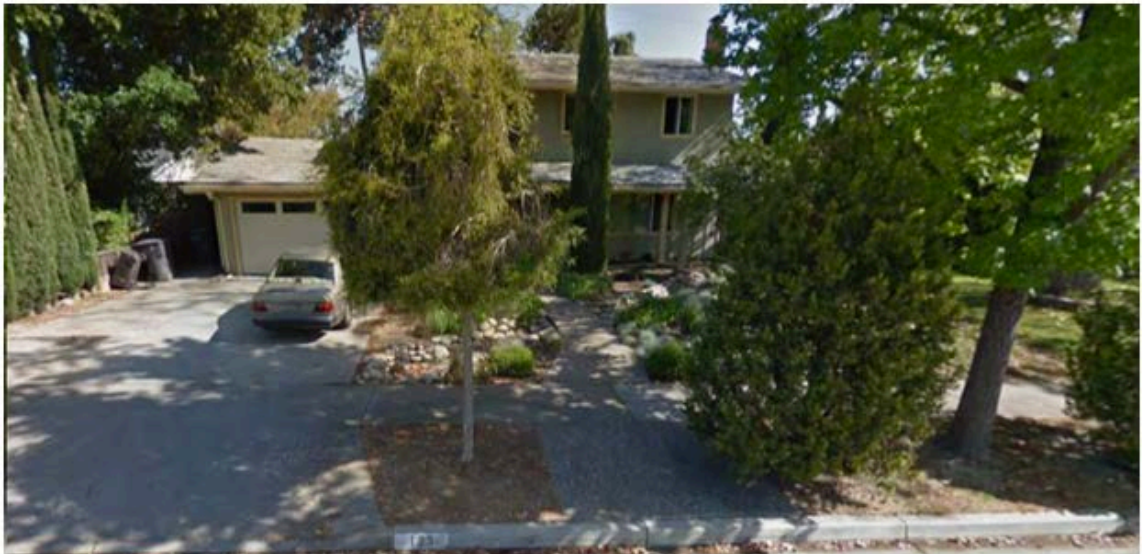
At the June hearing, several Commissioners observed that this parcel sits in an unusual position — on a corner, adjacent to a public play lot, and without an immediately adjacent neighbor on one side — and that the appropriate frame of reference may extend beyond the small group of parcels ordinarily treated as the immediate neighborhood. One Commissioner noted having driven the full length of Howes Drive and found a two-story house bracketing the other end of the block. Following the June hearing, staff encouraged us to survey the broader neighborhood. We have done so, and the results are set out below and documented photographically in the materials accompanying this submission.

The proposed second story would not be an anomaly in this neighborhood. Two-story homes of comparable configuration exist on our own street and immediately behind our property:

- **127 Anne Way** — directly behind our home, sharing our rear fence. This is a two-story house, and the minimum distance between a two-story home and our own is therefore zero.



- **123 Anne Way** — immediately adjacent to 127 Anne Way and also two stories, so that the two-story pattern along our rear property line is established rather than isolated.



123 ANNE WAY

- **211 Howes Drive** — the fourth house to the left on our own street.



- **219 Howes Drive** — the sixth house to the left.



- **169 Howes Drive** — the sixth house to the right.



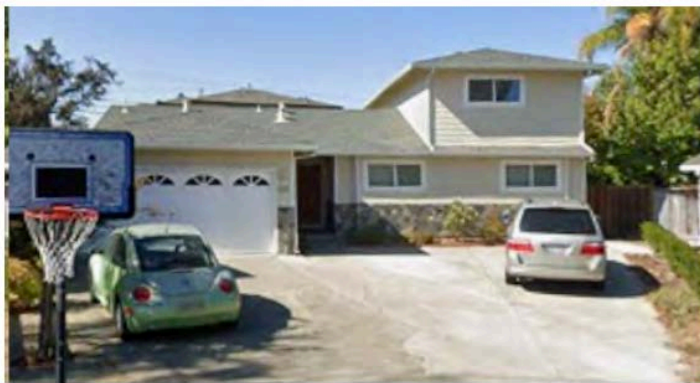
Additional two-story homes within the same development are identified below. Taken together, these establish that the neighborhood is not uniformly single-story, and that a second story at 193 Howes Drive continues an existing pattern rather than introducing a new one. We recognize and appreciate that most Commissioners indicated they had no objection to the two-story form as such.



253 HOWES CT



255 HOWES CT



259 HOWES CT

6. Site Conditions That Reduce Visual Impact

Three characteristics of this particular parcel materially reduce the impact of the addition, and each was noted by Commissioners during the June hearing.

- **Park adjacency.** The property is partially adjacent to a public play lot rather than to another residence. This provides greater separation than a typical interior residential parcel, and the majority of the second-story mass is oriented toward that open space. A Commissioner observed at the hearing that the bulk of the second story is pushed generally toward the park, where no private residence is affected.
- **Mature tree canopy.** Substantial existing trees screen both the front of the house and the park-facing elevation. A Commissioner noted at the site visit that the story-pole netting was difficult to see through the existing vegetation. That vegetation between the addition and the park-side property line will remain. One tree at the front of the property will be removed as part of the work and will be replaced with an approved species.
- **Limited visibility from the public right-of-way.** Because of the tree canopy, the corner siting, and the setback of the addition behind the existing front form, the new construction is only partially visible from Howes Drive and from within the park. Photographs illustrating these conditions are as follows.

Side View from the park (Covered by lots of trees)



Notice the orange section.
This represents the visible
section of the house from
the park

Front View (Covered by a big tree in front of the house)



Notice the orange section.
This represents the visible
section of the house

Front View (Covered by a big tree in front of the house)



Notice the orange section.
This represents the visible
section of the house

7. Conformance with Development Standards and Design Guidelines

7.1 Development Standards

The project meets all applicable objective zoning standards for the R-1:8 district, including height, setbacks, floor area, lot coverage, and parking. Staff confirmed this in its report to the Commission.

7.2 Consistency with the Residential Design Guidelines

The project is consistent with the Residential Design Guidelines in the following respects:

- It retains the existing building footprint and avoids outward expansion, accommodating all additional floor area vertically.
- It preserves established setback patterns and the rhythm of the street.
- It limits bulk through compact second-story massing, now further reduced by 22 percent.
- It provides articulation and relief at the rear elevation in accordance with Section 3.3.3, through both an extended first-floor eave and a setback second-floor wall.
- It employs simple residential forms and proportions appropriate to the neighborhood, with a consistent and organized fenestration pattern.

The design prioritizes compatibility and restraint over maximization of development potential, which we understand to be the intent of the Guidelines: to respect neighborhood character while allowing reasonable improvement of an existing home.

7.3 Compatibility with the Immediate Neighborhood

Compatibility is achieved through siting, massing, and context-sensitive design. The property's partial adjacency to the public play lot provides greater separation than a typical interior residential parcel and reduces potential impacts relating to scale, privacy, and visibility. The project maintains existing setbacks, introduces no new encroachments, and remains consistent with the prevailing pattern of single-family

residential development in the area. Outreach to neighboring property owners produced no objections to the proposed design.

7.4 Privacy and Second-Story Window Design

Privacy was a governing consideration in the placement and sizing of the second-story windows. Windows have been oriented and located to minimize direct views into adjacent residences and private outdoor areas. Where windows face neighboring properties, they are limited in size, set back from property lines, or serve secondary spaces rather than primary living areas. The adjacency to the public play lot further reduces privacy impacts, since the primary outlook from the second story is toward open space rather than toward neighboring yards. We have discussed privacy directly with our immediate neighbor and walked her through how the design protects it.

8. Conclusion and Request

The Commission asked for two things in June: less mass, and relief in the rear wall. We have delivered both, through a single change that removed a feature we wanted in order to answer the concern that was actually raised. The second-story mass is 22 percent smaller. The flat two-story rear plane is gone — not stepped back, but gone, because the double-height volume that created it no longer exists. Every one of the Consulting Architect's four recommendations is now addressed, including the two matters that remained outstanding when this application came before the Commission: the two-story wall at the Great Room and the stairway window.

The result is a home that stays within every objective standard the Town applies, that continues a two-story pattern already present on our street and immediately behind our property, that sits largely screened by mature trees and turns its bulk toward a public play lot rather than toward a neighbor, and that will allow our family to remain in the neighborhood our children are growing up in.

We respectfully request approval of Architecture and Site Application S-26-007. We are grateful for the Commission's consideration and for the care it has given this application, and we look forward to answering any questions on August 26.

Respectfully submitted,

Neeraj Goel, Tulika Garg

Property Owner

James Woodard, CID, NCIDQ

Principal Designer, Seigo Designs

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VINCINTY MAP
NTS



OFFICE OF COUNTY ASSESSOR - SANTA CLARA COUNTY, CALIFORNIA

BOOK 527 PAGE 43

TRACT N° 2978
CAMEO PARK

TRACT N° 3035
CAMEO PARK UNIT 1

TRACT N° 2869

THOMAS AVENUE

HOWARD DRIVE

ANNE WAY

PANARAMA WAY

BRIARWOOD WAY

PIEDMONT CT.

KENSINGTON WAY

TOWN OF LOS GATOS

OSAC

LOS GATOS PLAY LOT

100 PG BE ESMT

BARBARA DRIVE

PROJECT LOT

1" = 100'

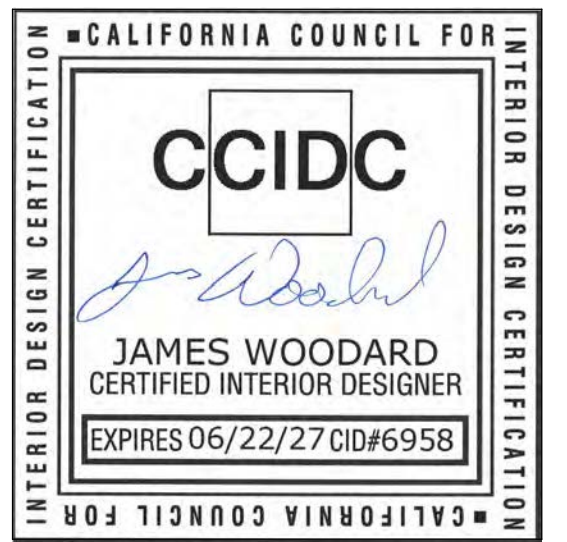
THE CITY MAP 108

LAWRENCE E. STONE - ASSessor
Notified map for assessment purposes only.
Compiled under R. & T. Code, Sec. 227
Effective Roll Year 2024-2025

SITE INFORMATION																			
APN	527-03-021																		
ZONING	R10 S																		
LOT AREA	618.0 SQ FT (REGULAR SHAPE)																		
EXISTING	<table border="1"> <tr> <td>SQUARE FOOTAGE</td> <td>1006</td> </tr> <tr> <td>BEDROOMS</td> <td>2</td> </tr> <tr> <td>BATHS</td> <td>4</td> </tr> <tr> <td>GARAGE SF</td> <td>15.6</td> </tr> <tr> <td>FAR</td> <td>15.6%</td> </tr> <tr> <td>FOOTPRINT</td> <td>156</td> </tr> <tr> <td>LOT COVERAGE</td> <td>22.2%</td> </tr> </table>	SQUARE FOOTAGE	1006	BEDROOMS	2	BATHS	4	GARAGE SF	15.6	FAR	15.6%	FOOTPRINT	156	LOT COVERAGE	22.2%				
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PROPOSED	<table border="1"> <tr> <td>ADDITION SF</td> <td>1240</td> </tr> <tr> <td>TOTAL SF</td> <td>2338</td> </tr> <tr> <td>BEDROOMS</td> <td>4</td> </tr> <tr> <td>BATHS</td> <td>3</td> </tr> <tr> <td>GARAGE SF</td> <td>5</td> </tr> <tr> <td>FAR</td> <td>33.6%</td> </tr> <tr> <td>FOOTPRINT</td> <td>169</td> </tr> <tr> <td>LOT COVERAGE</td> <td>27.5%</td> </tr> <tr> <td>HEIGHT ABOVE GRADE</td> <td>23'-6"</td> </tr> </table>	ADDITION SF	1240	TOTAL SF	2338	BEDROOMS	4	BATHS	3	GARAGE SF	5	FAR	33.6%	FOOTPRINT	169	LOT COVERAGE	27.5%	HEIGHT ABOVE GRADE	23'-6"
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HEIGHT ABOVE GRADE	23'-6"																		
SETBACKS	<table border="1"> <tr> <td>FRONT (NO SIDE #)</td> <td>27'-9"</td> </tr> <tr> <td>REAR</td> <td>19'-0"</td> </tr> <tr> <td>LEFT</td> <td>20'-0"</td> </tr> <tr> <td>RIGHT (PROPOSED #)</td> <td>20'-0"</td> </tr> </table>	FRONT (NO SIDE #)	27'-9"	REAR	19'-0"	LEFT	20'-0"	RIGHT (PROPOSED #)	20'-0"										
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	<table border="1"> <tr> <td>R-18 REQUIREMENTS:</td> <td></td> </tr> <tr> <td>REAR</td> <td>25'</td> </tr> <tr> <td>LEFT</td> <td>20'</td> </tr> <tr> <td>RIGHT SIDE</td> <td>8'</td> </tr> </table>	R-18 REQUIREMENTS:		REAR	25'	LEFT	20'	RIGHT SIDE	8'										
R-18 REQUIREMENTS:																			
REAR	25'																		
LEFT	20'																		
RIGHT SIDE	8'																		
PARKING	SPACES: 2																		

THE PARCELS DESCRIBED DO NOT CONTAIN APPROPRIABLE NATURAL, CULTURAL, OR HISTORIC RESOURCES OR SIGNIFICANT OBSTACLES TO ADJACENT DRAINAGE DITCHES. MINIMUM 10' SETBACKS REQUIRED. THIS PROJECT DOES NOT AFFECT THE AVERAGE LOT OR TRACT COVERAGE.

D##	DOOR
W##	WINDOW
C##	CABINET
#	FINISH
#	PLAN NOTES
A	COMPLIANCE NOTES

[illegible]

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	7/27/26	commission comment rev	jmw

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

A1.0

EXHIBIT 11

GreenPoint Rated Existing Home Checklist

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each label are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

GreenPoint Rated Existing Home Checklist Version 2.1.3

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY						
TBD	1. Home is Located within 1/2 Mile of a Major Transit Stop	2				
TBD	2. Compact Development & House Size					
TBD	a. Density of 10 Units per Acre or Greater (Enter units/acre)					
TBD	b. Home Size Efficiency (5 points is average, points awarded based on home size)				1-3	
TBD	3. Pedestrian and Bicycle Access/Alternative Transportation					
TBD	a. Site has Pedestrian Access Within 1/4 Mile of neighborhood services:					
TBD	TIER 1: 1) Day Care 2) Community Center 3) Public Park					
TBD	4) Drug Store 5) Restaurant 6) School					
TBD	7) Library 8) Farmer's Market 9) After School Programs					
TBD	10) Convenience Store Where Meat & Produce are Sold					
TBD	TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners					
TBD	4) Hardware 5) Theater/Entertainment 6) Fitness/Gym					
TBD	7) Post Office 8) Senior Care Facility 9) Medical/Dental					
TBD	10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket					
TBD	5. Services Listed Above (Tier 2 Services count as 1/2 Service Value)	1				
TBD	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)	1				
TBD	b. Access to a Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile	1				
TBD	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:	1				
TBD	Designated Bicycle Lanes are Present on Roadways;					
TBD	Ten-Foot Vehicle Travel Lanes;					
TBD	Street Crossings Closest to Site are Located Less Than 300 Feet Apart;					
TBD	Streets Have Bumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands					
TBD	4. Safety & Social Gathering					
TBD	a. Front Entrance Has Views from the Inside to Outside Callers	1				
TBD	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors	1				
TBD	c. Porch (min. 100sf) Oriented to Streets and Public Spaces	1				
TBD	5. Diverse Households					
TBD	a. Home Has at Least One Zero-Step Entrance (prerequisite for 5b. And 5c.)	1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space	1				
TBD	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars	1				
TBD	d. Lot Includes Full-Function Independent Rental Unit	1				
TBD	Total Points Available in Community = 26					
A. SITE						
TBD	1. Protect Existing Topsoil from Erosion and Reuse after Construction	1				1
TBD	2. Divert Construction and Demolition Waste					
TBD	a. Divert All Cardboard, Concrete, Asphalt and Metals (Required for both Whole House and Elements, if Applicable)	N			R	
TBD	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals					2
TBD	3. Construction IAQ Management Plan				2	

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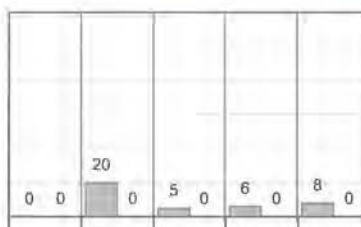
GreenPoint Rated Existing Home Checklist v2.1.3

1



Enter Label: Whole House

Points Achieved:



Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
B. FOUNDATION						
Total Points Available in Site = 6						
TBD	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag					
TBD	a. Minimum 20% Flyash and/or Slag Content					1
TBD	b. Minimum 30% Flyash and/or Slag Content					1
TBD	2. Moisture Source Verification and Correction (Required for Whole House)	N		R		
TBD	3. Retrofit Craw Space to Control Moisture					
TBD	a. Control Ground Moisture with Vapor Barrier					2
TBD	b. Foundation Drainage System					2
TBD	4. Pest Inspection and Correction					1
TBD	5. Design and Build Structural Pest Controls					
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1
TBD	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation					1
TBD	6. Radon Testing and Correction or Radon Resistant Construction					1
TBD	Total Points Available in Foundation = 10					
C. LANDSCAPE						
Total Points Available in Landscape = 32						
TBD	1. Resource-Efficient Landscapes					
TBD	a. No Invasive Species Listed by Cal-IPC Are Planted					1
TBD	b. No Plant Species Require Shearing					1
TBD	c. 50% of Plants Are California Natives or Mediterranean Climate Species					3
TBD	2. Fire-Safe Landscaping Techniques	1				
TBD	a. Minimal Turf Areas					2
TBD	b. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 6 Feet Wide					2
TBD	c. Turf is <25% of Landscaped Area					2
TBD	d. Turf is <10% of Landscaped Area or eliminated					1
TBD	3. Shade Trees Planted	1	1			
TBD	4. Plants Grouped by Water Needs (Hydrozoning)					2
TBD	5. High-Efficiency Irrigation Systems Installed					2
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Low-Flow Sprinklers					3
TBD	b. System Has Smart Controllers					3
TBD	6. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement					2
TBD	7. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing					1
TBD	8. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward					1
TBD	9. Rain Water Harvesting System (1 point for < 5350 gallons, 2 points for > 350 gallons)					1
TBD	a. Cistern(s) is Less Than 750 Gallons					1
TBD	b. Cistern(s) is 750 to 2,500 Gallons					1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons					1
TBD	10. Solid Framed with Compost					1
TBD	Total Points Available in Landscape = 32					
D. STRUCTURAL FRAME & BUILDING ENVELOPE						
Total Points Available in Structural Frame & Building Envelope = 36						
TBD	1. Optimal Value Engineering					
TBD	a. Place Rafters & Studs at 24-Inch On Center Framing					1
TBD	b. Size Door & Window Headers for Load					1
TBD	c. Use Only Jack & Cripple Studs Required for Load					1
TBD	2. Use Engineered Lumber					
TBD	a. Engineered Beams & Headers					1
TBD	b. Insulated Headers					1
TBD	c. Engineered Lumber for Floors					1
TBD	d. Engineered Lumber for Roof Rafters					1
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1
TBD	f. Oriented Strand Board for Subfloor					1
TBD	3. FSC Certified Wood					
TBD	a. Dimensional Lumber, Studs, and Timber					4
TBD	b. Panel Products					2
TBD	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)					
TBD	a. Floors					2
TBD	b. Walls					2
TBD	c. Roofs					2

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GreenPoint Rated Existing Home Checklist v2.1.3

2

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
E. EXTERIOR FINISH						
Total Points Available in Exterior Finish = 7						
TBD	1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking					2
TBD	2. Rain Screen Wall System Installed					2
TBD	3. Durable & Noncombustible Cladding Materials					2
TBD	4. Durable & Fire-Resistant Roofing Materials or Assembly					2
TBD	Total Points Available in Exterior Finish = 7					
F. INSULATION						
Total Points Available in Insulation = 6						
TBD	1. Install Insulation with 30% Post-Consumer Recycled Content					1
TBD	a. Walls and Floors					1
TBD	b. Ceilings					1
TBD	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)					1
TBD	a. Walls and Floors					1
TBD	b. Ceilings					1
TBD	3. Inspect Quality of Insulation Installation before Applying Drywall					1
TBD	Total Points Available in Insulation = 6					
G. PLUMBING						
Total Points Available in Plumbing = 13						
TBD	1. Distribute Domestic Hot Water Efficiently					
TBD	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)					1
TBD	b. Locate Water Heater Within 12' of All Water Fixtures, as measured in plan					1
TBD	c. Install On-Demand Circulation Control Pump					1
TBD	2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)					2
TBD	3. Water Efficient Fixtures					
TBD	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) (Required For Whole House)	N				R
TBD	b. High-Efficiency Showerheads: Use ≤ 1.8 gpm at 80 psi					2
TBD	c. Bathroom Faucets Use ≤ 1.2 gpm					1
TBD	4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)	N				R
TBD	Total Points Available in Plumbing = 13					
H. HEATING, VENTILATION & AIR CONDITIONING						
Total Points Available in Heating, Ventilation and Air Conditioning = 30						
TBD	1. General HVAC Equipment Verification and Correction					
TBD	a. Visual Survey of Installation of HVAC Equipment (Required for Whole House and Elements)	N		R		
TBD	b. Conduct Diagnostic Testing to Evaluate System					2
TBD	c. Conduct Flow Hood Test and Assess Delivery of Air					1
TBD	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal					1
TBD	2. Design and Install HVAC System to ACCA Manuals J, D and S					4
TBD	3. Sealed Combustion Units					
TBD	a. Furnaces					2
TBD	b. Water heaters					2
TBD	4. Zoned, Hydronic Radiant Heating					1
TBD	5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants					1
TBD	6. Effective Ductwork Installation					
TBD	a. New Ductwork and HVAC Unit Installed Within Conditioned Space					1
TBD	b. Duct Mastic Used on All Ducts, Joints and Seams					1
TBD	c. Ductwork System is Pressure Resistant					1
TBD	7. High Efficiency HVAC Filter (MERV 13+)					1
TBD	8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating 200% using CSA Standards					
TBD	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens					
TBD	a. ENERGY STAR Bathroom Fans Vented to the Outside					1
TBD	b. All Bathroom Fans are on Timer or Humidistat					1
TBD	c. Kitchen Range Hood Vented to the Outside					1

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GreenPoint Rated Existing Home Checklist v2.1.3

3

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
I. RENEWABLE ENERGY						
Total Points Available in Renewable Energy = 25						
TBD	1. Offsite Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)					
TBD	Enter % total energy consumption offset, 1 point per 4% offset					25
TBD	Total Points Available in Renewable Energy = 25					
J. BUILDING PERFORMANCE						
Total Points Available in Building Performance = 16+						
TBD	1. Energy Survey and Education (Required for Elements or Meet J3)	N		R		
TBD	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)					
TBD	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)					
TBD	a) After Insulation up to or Exceeding Current Code					1
TBD	b) Craw Space Insulation up to or Exceeding Current Code					1
TBD	c) Wall Insulation up to or Exceeding Current Code					1
TBD	d) High Efficiency Furnace (90% AFUE Minimum)					1
TBD	e) Seal Ducts and Duct Leakage ≤ <15%					1
TBD	f) 15 SEER, 12 EER Air Conditioning Unit (in climate zones 2,4,8-15)					1
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement					1
TBD	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)					
TBD	h) High Efficiency Water Heater ≥ 0.9 EER					0.5
TBD	i) Radiant Barrier in Attic					0.5
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane					0.5
TBD	k) Duct Insulation to Code					0.5
TBD	l) ENERGY STAR Thermostat					0.5
TBD	m) 15 SEER, 12 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)					0.5
TBD	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)					10+
TBD	4. Design and Build Zero Energy Homes					5
TBD	5. Comprehensive Utility Bill Analysis					1
TBD	Total Points Available in Building Performance = 16+					
K. FINISHES						
Total Points Available in Finishes = 21						
TBD	1. Entrways Designed to Reduce Tracked in Contaminants					
TBD	2. Low-No-VOC Paint					
TBD	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)					1
TBD	b. Zero-VOC Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))					2
TBD	3. Coatings Meet SCAQMD Rule 1113 for Low VOCs					2
TBD	4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)					2
TBD	5. Recycled-Content Paint					1
TBD	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Recycled Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local					
TBD	a. Cabinets					1
TBD	b. Interior Trim					1
TBD	c. Shelving					1
TBD	d. Doors					1
TBD	e. Countertops					1
TBD	7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish - Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements)	N			R	

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GreenPoint Rated Existing Home Checklist v2.1.3

4

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
L. FLOORING						
Total Points Available in Flooring = 7						
TBD	1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content E) Exposed Concrete F) Local Flooring Adhesives Must Have <20 gpl VOCs and sealer must meet SCAQMD Rule 1113.					4
TBD	2. Thermal Mass Floors					1
TBD	3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements					2
TBD	Total Points Available in Flooring = 7					
M. APPLIANCES AND LIGHTING						
Total Points Available in Appliances and Lighting = 13+						
TBD	1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)					1
TBD	2. ENERGY STAR Clothes Washing Machine with Water Factor of 3.2 or Less					2
TBD	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.92, Water Factor 3.2)					1
TBD	b. Meets CEE Advanced Tier Requirements (Modified Energy Factor 3.10, Water Factor 3.0)					2
TBD	3. ENERGY STAR Refrigerator Installed					
TBD	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity (Mutually Exclusive with J3)					1
TBD	b. ENERGY STAR Qualified & < 20 cu.ft.Capacity (Mutually Exclusive with J3)					1
TBD	4. Built-In Recycling & Composting Center					
TBD	a. Built-In Recycling Center					2
TBD	b. Built-In Composting Center					1
TBD	5. Electrical Survey (Required for Whole House)					R
TBD	6. Verification of Entire Electrical System					2
TBD	7. Energy Efficient Lighting					1
TBD	8. Low-Mercury Lamps (Linear and Compact Fluorescent)					1
TBD	9. Lighting Controls Installed					1
TBD	Total Points Available in Appliances and Lighting = 13+					
N. OTHER						
Total Points Available in Other = 6						
TBD	1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)	N		R		
TBD	2. Develop Homeowner Manual of Green Features/Benefits					1
TBD	3. Hazardous Waste Testing					1
TBD	a. Lead Testing Interior, Exterior and Soil					1
TBD	b. Asbestos Testing and Remediation					1
TBD	4. Gas Shut Off Valve (motion/non-motion)					1
TBD	Total Points Available in Other = 6					
P. INNOVATIONS						
Total Points Available in Innovation = 26+						
TBD	AA. Community: No Innovation Measures At This Time					
TBD	A. Site					
TBD	1. Cool Site					1
TBD	B. Foundation: No Innovation Measures At This Time					
TBD	C. Landscaping					
TBD	1. Irrigation System Uses Recycled W					

SAMPLE OF EXISTING 2-STORY HOMES IN NEIGHBORHOOD:

- 211 Howes Dr

• 219 Howes Dr

• 259 Howes Ct

• 255 Howes Ct

• 253 Howes Ct

• 123 Anne Way

• 127 Anne Way
- 135 Anne Way

• 139 Anne Way

• 144 Anne Way

• 105 Hildebrand Dr

• 293 Herschner Ct

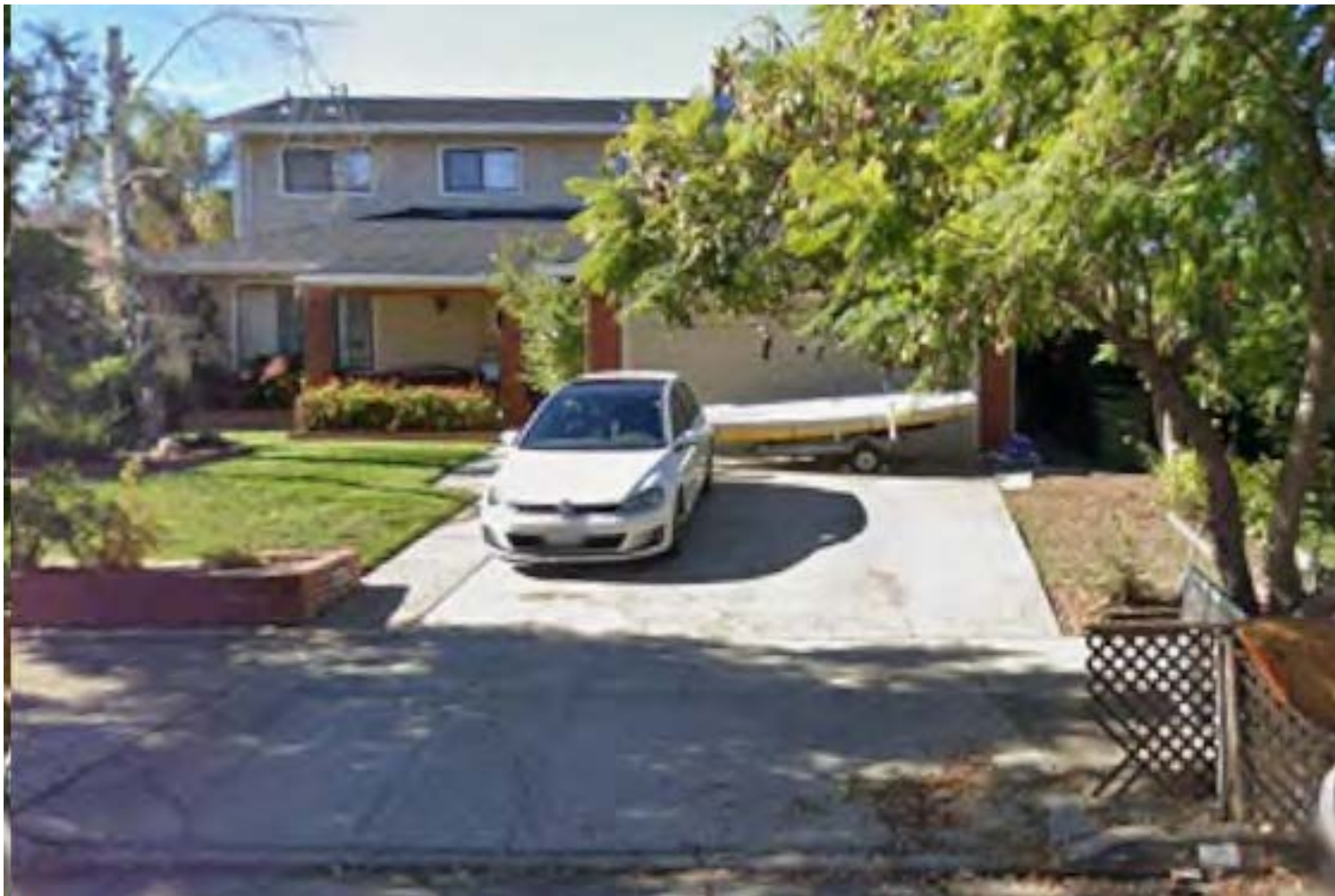
• 295 Herschner Ct

• 287 Herschner Ct

• 259 Herschner Ct



211 HOWES DR



219 HOWES DR



259 HOWES CT



255 HOWES CT



253 HOWES CT



127 ANNE WAY



123 ANNE WAY

PROJECT DESCRIPTION LETTER:

Los Gatos Planning Division

110 E. Main Street, Los Gatos, CA 95030

408.354.6872

December 3, 2025

PROJECT DESCRIPTION & LETTER OF JUSTIFICATION

193 Howes Drive – Minor Residential Application (MR-25-012)

Applicant: Seigo Designs | Owner: Neeraj Goel | APN: 527-43-021 | Zoning: R-1:8

1. Project Overview

This project proposes a **modest second-story addition** totaling **1,240 sq. ft.** to an existing one-story home on a uniquely shaped lot adjacent to the **Howes Drive Play Lot**. The design maintains a predominantly **one-story appearance from the street**, places the second story toward the center of the lot, and incorporates revisions responding to Town comments and recommendations from the **Cannon Design Group**.

2. Response to Los Gatos Comment #6

6a. **Largest FAR in the Immediate Neighborhood?**
No. The proposed FAR is **not the largest**. Several surrounding homes, including **127 Anne Way (two-story)** and larger one-story homes at **201, 205, and 206 Howes Drive**, present equal or greater visible massing. Due to the parcel’s narrowed frontage and adjacency to open space, the proposed mass appears smaller than many nearby structures.

6b. **Tallest in the Immediate Neighborhood?**
No. The proposed ridge of **~23'6"** is **lower than** the nearby two-story home at **127 Anne Way (~26 ft)** and is consistent with neighborhood height patterns. The second story is recessed behind the front façade, reducing perceived height.

6c. **RDG Compliance**
The project complies with the Residential Design Guidelines:

- **Massing (RDG 3.3):** The revised design adds articulation, varied roof planes, and breaks in wall surfaces to reduce two-story massing.
- **Windows (RDG 3.7):** Upper-level windows now follow consistent proportions and patterns, reduced in variety per consultant recommendations.
- **Materials (RDG 3.8):** Stucco and painted wood trim match surrounding homes; final material revisions follow consultant guidance.
- **Neighborhood Context:** The design retains ranch-style proportions and a low street profile.

6d. **Compatibility with the Immediate Neighborhood**
Compatibility is achieved through:

- **Centered second story** away from adjacent properties
- **Deep front setback** matching neighborhood rhythm
- **Traditional roof forms** (4:12 pitch) consistent with nearby homes
- **Shadow study** showing minimal impacts and most shading falling on the play lot
- **Open-space adjacency** which significantly reduces visibility from neighbors’ private yards

6754 Bernal Ave.

#740-118

Pleasanton, CA 94566

USA

Phone

Email

Web site

925 399-1487

info@seigodesigns.com

www.seigodesigns.com

6e. Privacy Standards Compliance

- No second-story windows directly face neighboring primary living areas.
- East/west windows use higher sill heights or modest sizing.
- Most upper-story glazing faces the **play lot**, not private yards.
- Window revisions follow RDG privacy guidelines and Cannon Design Group recommendations.

3. Response to Cannon Design Group Recommendations

Revisions include:

1. Additional articulation and eave extensions to break up two-story rear massing
2. More uniform window sizing and layout
3. Simplified window patterns in the Great Room
4. Materials adjusted for neighborhood sensitivity

These revisions meet or exceed the consultant’s recommendations.

4. Neighbor Outreach Summary (Los Gatos Requirement #9)

From **10/19/2025 to 11/08/2025**, outreach was completed to 13 nearby properties on Howes Dr, Barbara Dr, Anne Way, Regent Dr, and Leigh Ave.

All neighbors who responded expressed support or no objection.

No concerns were raised regarding height, FAR, massing, privacy, or shading.

Key Findings:

- No privacy concerns were raised.
- Neighbors noted that the second story faces the **play lot**, reducing visual impact.
- Several expressed support for improving the home.
- No objections were received

A spreadsheet of neighbor responses shall be submitted.

5. Conclusion

The revised project at **193 Howes Drive:**

- Is **not the tallest** nor the **largest FAR** in the immediate neighborhood
- Complies fully with the **Residential Design Guidelines**
- Incorporates all Town and consulting architect recommendations
- Demonstrates minimal massing, shadow, and privacy impacts
- Has **clear neighbor support and no objections**

The applicant respectfully requests approval of the revised design.

Thank you,

James Woodard, Seigo Designs and Interiors, LLC

6754 Bernal Ave.

#740-118

Pleasanton, CA 94566

USA

Phone

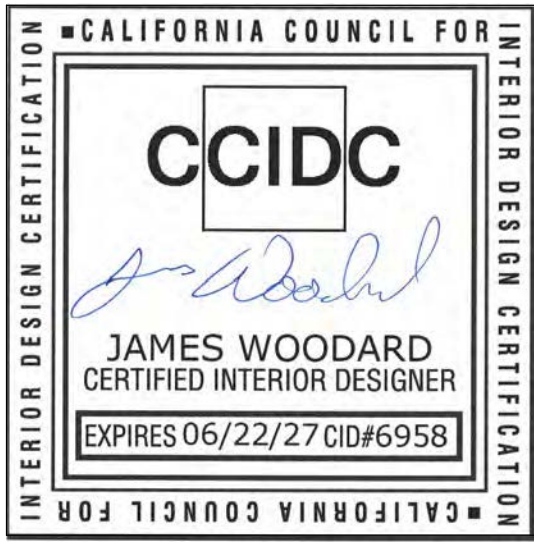
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SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 7/31/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS				
NO	DATE	DESCRIPTION	BY	
1	7/27/26	commission comment rev	jmw	

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

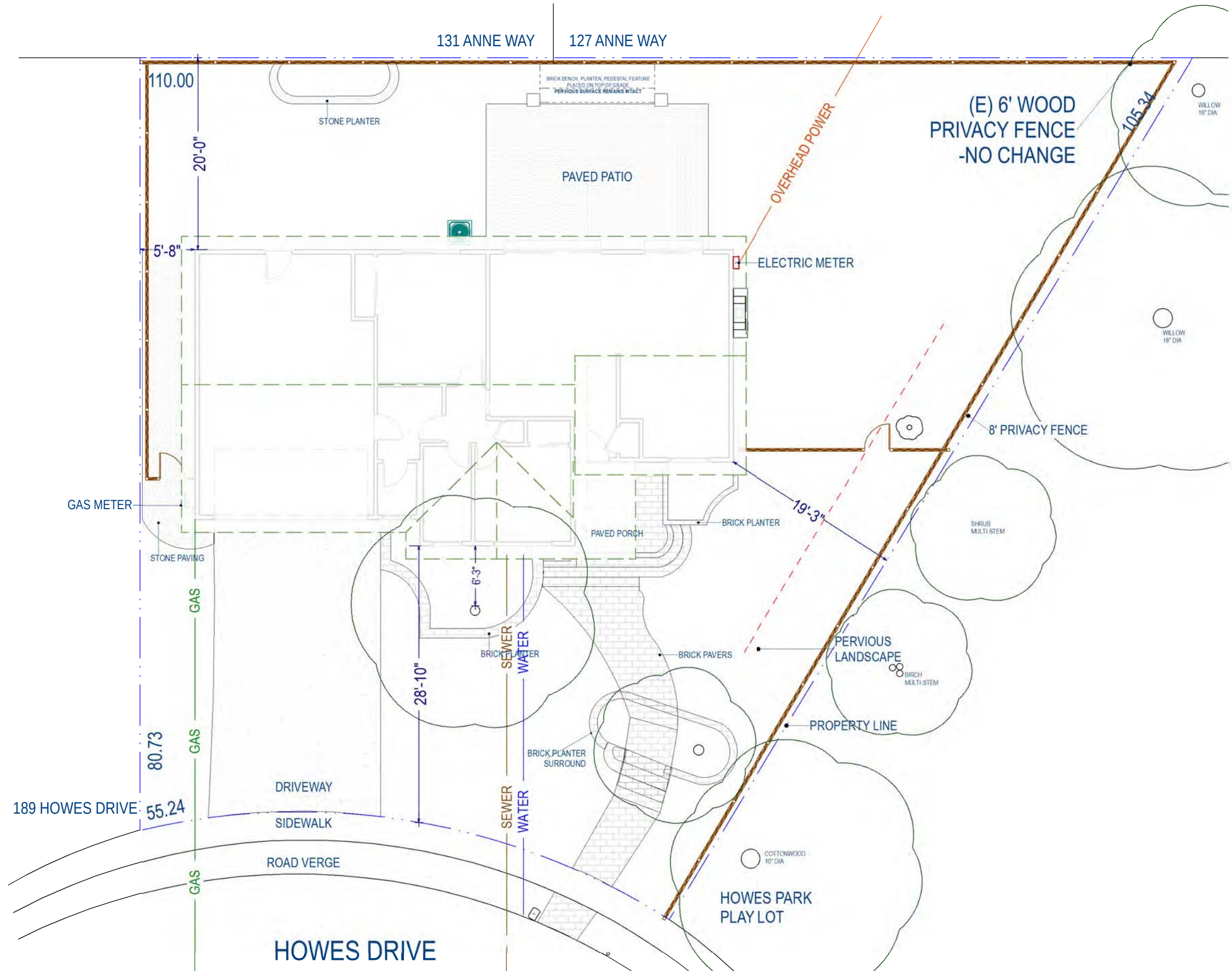
SHEET NAME:
PROJECT DESCRIPTION

A1.4

- NOTE: A SURVEY WAS NOT PREPARED FOR THIS PROJECT. VERIFY IN FIELD.
SITE MEASUREMENTS ARE BASED ON PHYSICAL LANDMARKS. LOT DIMENSIONS ARE PER ASSESSOR'S MAP.
- NO TREES OF NOTABLE SIZE ON THE PROPERTY. (E) TREES SHALL NOT BE AFFECTED
- AVERAGE SLOPE OF LOT: APPROXIMATELY 0% (ESSENTIALLY FLAT, WITH ONLY REQUIRED DRAINAGE AWAY FROM STRUCTURE).

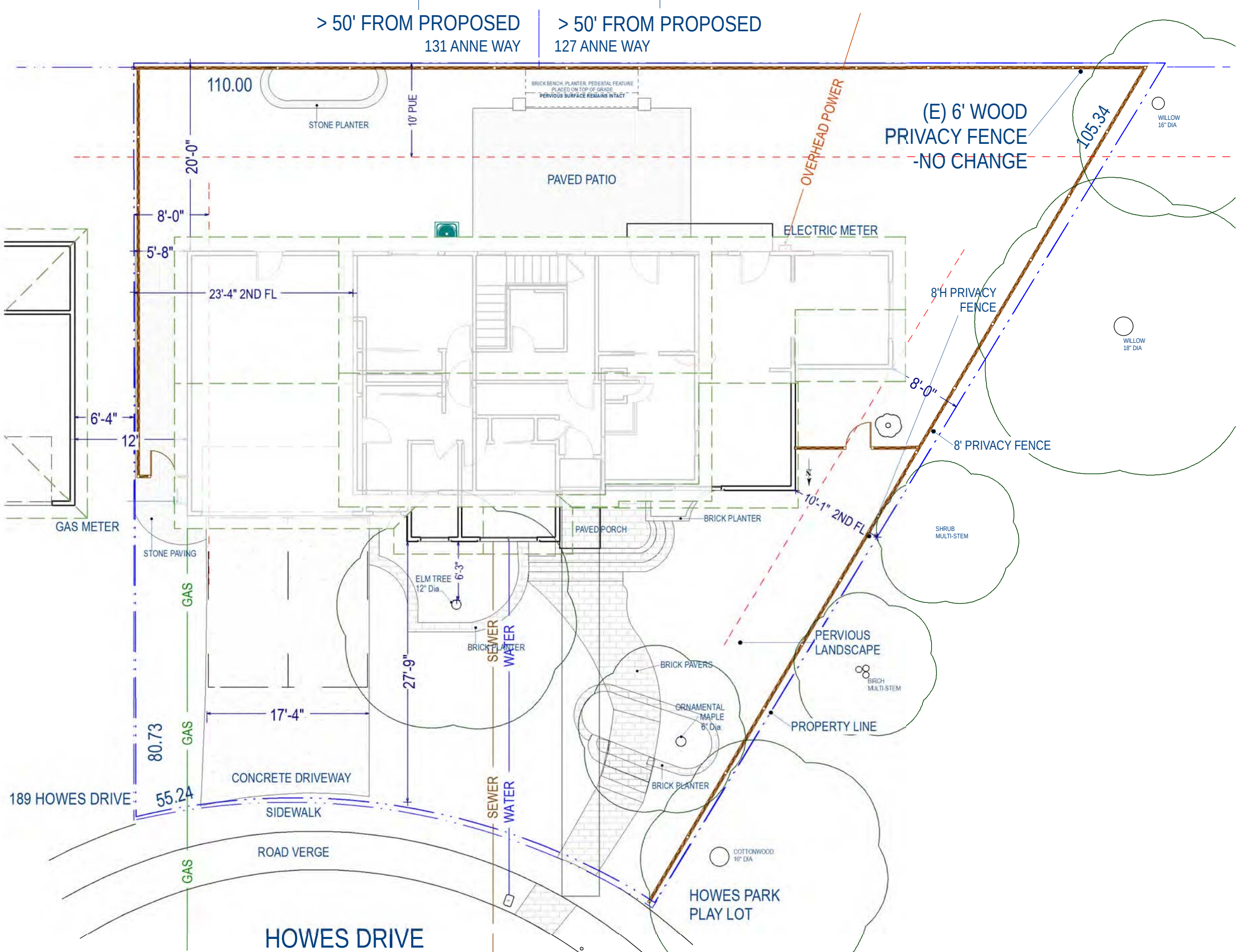
FLOOR AREA SUMMARY:

	EXISTING	PROPOSED	TOTAL
2ND FLOOR	N/A	876 S.F.	876 S.F.
1ST FLOOR	1,088 S.F.	364 S.F.	1,452 S.F.
TOTAL	1,088 S.F.	1,240 S.F.	2,328 S.F.
(MAX ALLOWED HOUSE)		2,328 S.F.	
GARAGE	499 S.F.	0 S.F.	499 S.F.
(MAX ALLOWED GARAGE)		659 S.F.	



1 EXISTING

SCALE: 3/32" = 1'-0"



2 PROPOSED

SCALE: 3/32" = 1'-0"

SITE PLAN NOTES:

- SEE SHEETS NOTES A/NOTES B FOR GENERAL NOTES AND CODE COMPLIANCE
- CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 OR 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.**
- THE BUILDING ADDRESS NUMBERS SHALL BE ILLUMINATED AND PLACED IN APPPOSITION THAT IS LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (2022 CRC R319). THE NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1/2".
- SEISMIC AUTOMATIC SHUT-OFF VALVE TO BE INSTALLED AT THE GAS METER OR PROPANE TANK
- EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATIONS DERIVED FROM AVAILABLE RECORDS.
- DRAINAGE SLOPE OF GRADE AWAY FROM EXTERIOR FOUNDATIONS TO BE 6 INCHES MINIMUM WITHIN 10 FEET (5% MINIMUM). AT IMPERVIOUS SURFACES, A MINIMUM 2% SLOPE IS PERMITTED. [CRC §R401.3]

*TREES SHALL BE SHALL BE PROTECTED PER MUNICIPAL CODE 17.16:
17.16.070 PROTECTION OF EXISTING TREES.

ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:

- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL A STURDY FENCE AT THE DRIPLINE OF ANY TREE WHICH WILL BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS INSIDE THE FENCE. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.
- PROHIBIT EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.
- PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE.
- PROHIBIT THE ATTACHMENT OF WIRES, SIGNS AND ROPES TO ANY HERITAGE TREE.
- DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.
- RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE CERTIFIED OR CONSULTING ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED.
- THE DIRECTOR SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.

TRENCH DEPTH FOR BOTH SEWER AND WATER SHALL BE CPC 314-314.4 COMPLIANT
ELECTRICAL TRENCH SHALL COMPLY WITH CEC 300.5

TRENCH DEPTH NOTES:

ELECTRICAL

- * CAUTION TAPE REQUIRED 6" BELOW GRADE
- * ALL BURIED CONDUIT IN FLOOD ZONE WILL BE REQUIRED TO BE WATER TIGHT TO 1 FOOT ABOVE BFE.

DIRECT BURIAL CABLES

- 24" MIN BELOW GRADE OR BY LISTING SPECIFICATION OF CABLE
- RIGID CONDUIT WITH CONDUCTORS
- 18" MIN BELOW GRADE
- 24" MIN UNDER DRIVEWAYS, STREET, ETC.
- RIGID NONMETALLIC CONDUIT WITH CONDUCTORS

- 18" MIN BELOW GRADE
- SCH 80 FOR RISER PROTECTION TO PANEL BOX OR
- 8 FT ABOVE GROUND
- 24" MIN UNDER DRIVEWAYS, STREETS, ETC.

RESIDENTIAL BRANCH CIRCUITS

- 120 VOLTS OR LESS WITH GFCI PROTECTION (MAX 20 AMPS)
- 12" MIN BELOW GRADE IN RIGID CONDUIT

- CIRCUITS FOR CONTROL OF LANDSCAPE LIGHTING OR IRRIGATION
- 30 VOLTS OR LESS WITH TYPE OF CABLES
- 6" MIN BELOW GRADE

- LOW VOLTAGE DOES NOT REQUIRE CAUTION TAPE

WATER PLUMBING

- P.V.C. (APPROVED FOR EXTERIOR LOCATIONS ONLY)
- 12" MIN BELOW GRADE, PROTECTED AT ALL OTHER LOCATIONS

- FERROUS METAL OR NONFERROUS METAL
- 12" MIN BELOW GRADE

GAS PLUMBING

- NO LP GAS PLUMBING APPROVED UNDER CONCRETE SLABS
- * ALL CONNECTIONS TO BE WRAPPED

- FERROUS (COATED METAL) GAS PLUMBING
- 12" BELOW GRADE

- 18" BELOW GRADE FOR MOBILE HOME INSTALLATIONS

- PLASTIC GAS PIPING (WITH LISTED METALLIC RISERS)
- 18" BELOW GRADE (TO A POINT 6" ABOVE GRADE) WITH ELECTRICALLY CONTINUOUS INSULATED #18 AWG YELLOW COPPER

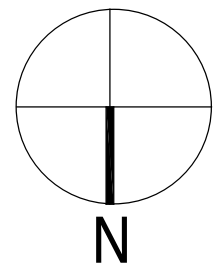
- TRACER WIRE OR APPROVED TRACER TAPE AND SHALL TERMINATE ABOVE GRADE AT EACH END

SEWER PLUMBING (UPC 7183)

ABS

- MIN 12" BELOW GRADE WITHIN 2' OF ANY STRUCTURE ALL OTHER AREAS PROTECTED FROM SUN LIGHT, PHYSICAL DAMAGE AND FROST.
- ALL ELECTRICAL, GAS, WATER & ABS PLUMBING SUGGESTED TO BE MIN OF 4" SEPARATION SAME TRENCH

- * TIP: SEPARATION OF PIPES IS SUGGESTED. IF THERE IS EVER A PROBLEM, IT IS EASIER TO FIX/REPAIR WHEN SEPARATED.



IMPERVIOUS SURFACES:

- EXISTING: 1400 SF
- PROPOSED: 2084

SITE INFORMATION

APN 527-43-021
ZONING R1:8
LOT AREA 6970 SQ FT (IRREGULAR SHAPE)

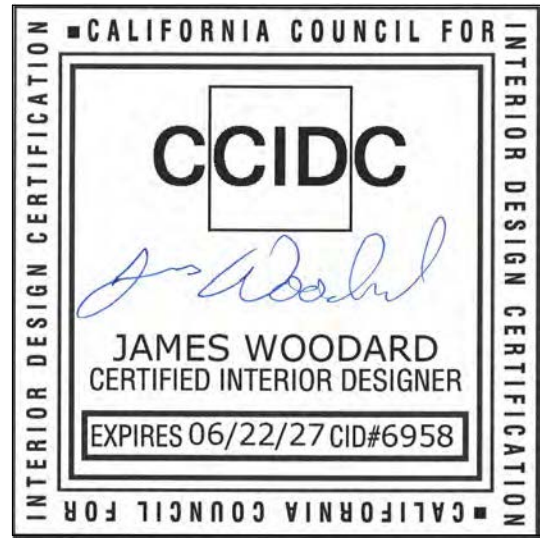
EXISTING	SQUARE FOOTAGE	1088
	BEDROOMS	2
	BATHS	1.5
	GARAGE SF	482
	FAR	15.61%
	FOOTPRINT	1546
	LOT COVERAGE	22.2%

PROPOSED	ADDITION SF	1240
	TOTAL SF	2328
	BEDROOMS	4
	BATHS	3
	GARAGE SF	482
	FAR	33.4%
	FOOTPRINT	1935
	LOT COVERAGE	27.8%
	HEIGHT ABOVE GRADE	23'-6"

SETBACKS	FRONT (NO CHANGE)	27'-9"
	REAR (NO CHANGE)	20'-0"
	LEFT (NO CHANGE)	5'-8"
	RIGHT (PROPOSED 8'-0")	19'-3"

R-1:8 REQUIREMENTS:	
FRONT	25'
REAR	20'
SIDE	8'

PARKING SPACES: 2
THE PARCEL DOES NOT CONTAIN APPRECIABLE NATURAL SLOPE. ONLY STANDARD FOUNDATION DRAINAGE (5% MINIMUM FOR 10 FT) EXISTS, WHICH DOES NOT AFFECT THE AVERAGE LOT SLOPE DETERMINATION.



SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 7/31/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

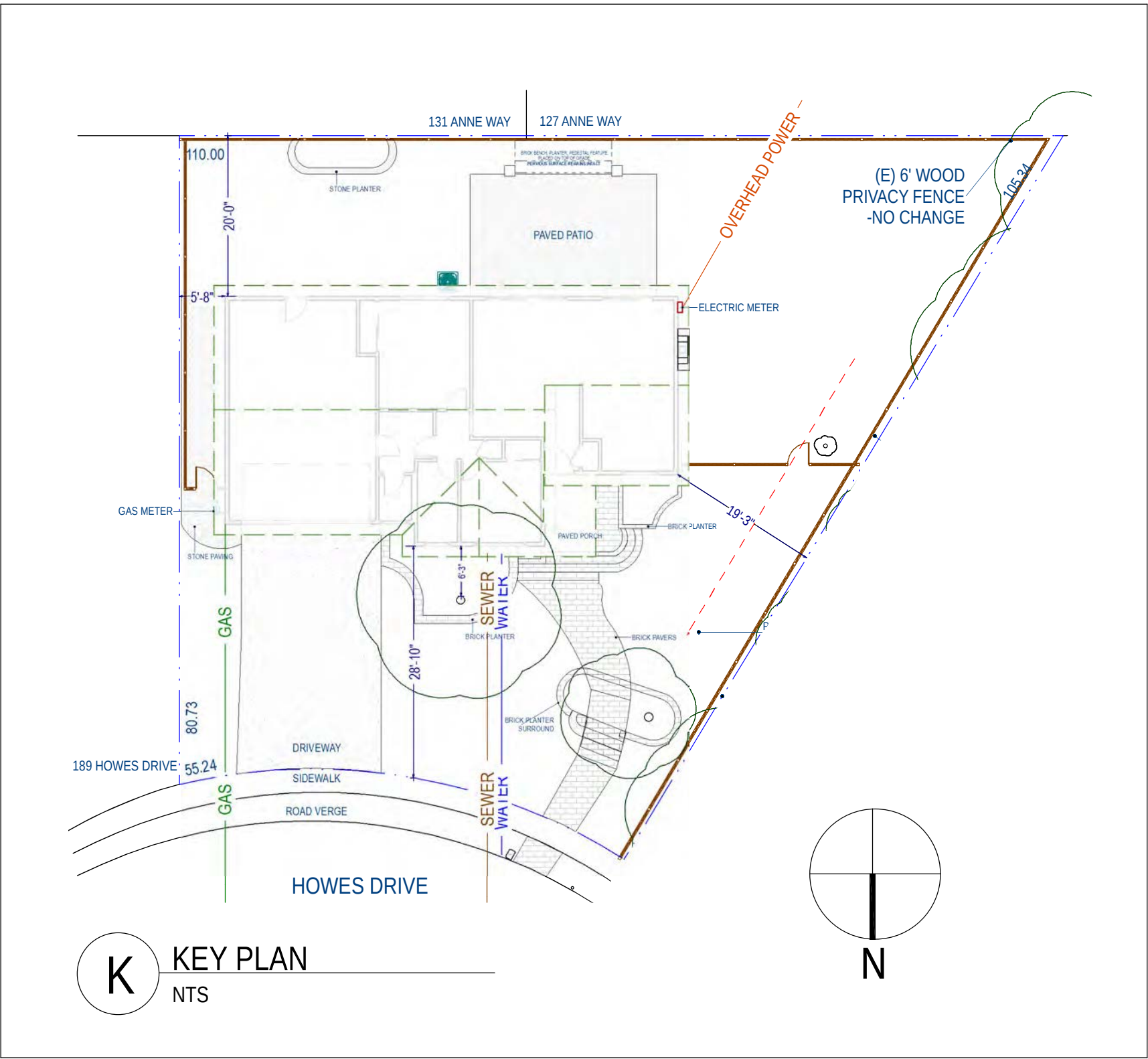
NO	DATE	DESCRIPTION	BY
1	7/27/26	commission comment rev	jmw

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
SITE PLAN

A2.0



1 FRONT -NORTH
NTS



2 LEFT -EAST
NTS



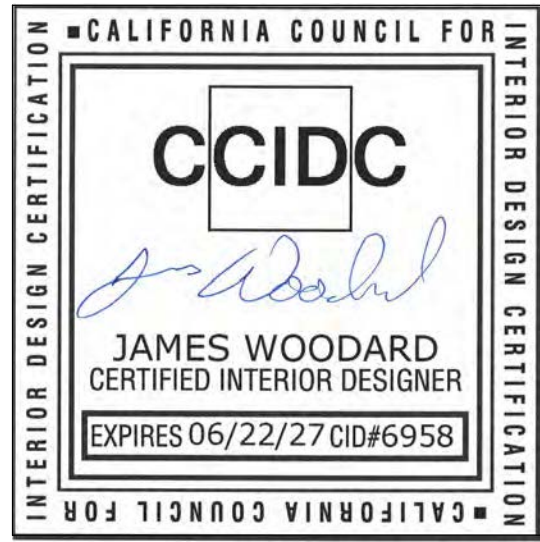
5 PLAYLOT'S FENCELINE TREES
NTS



3 REAR -SOUTH
NTS



4 RIGHT -WEST
NTS



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REVISIONS				
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PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
PHOTOS OF EXISTING

A2.1



ST1 SOUTH VIEW- SAME SIDE
A2.3 NTS

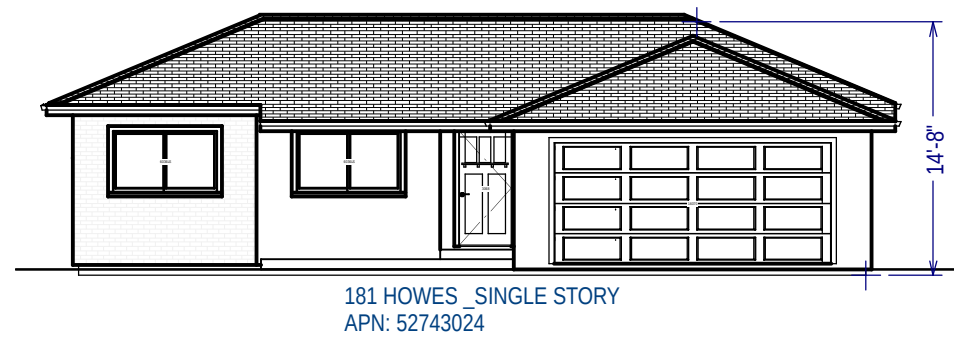
181 HOWES_SINGLE STORY
APN: 52743024

185 HOWES_SINGLE STORY
APN: 52743023

189 HOWES_SINGLE STORY
APN: 52743022

SUBJECT: 193 HOWES

HOWES_PLAY LOT
APN: 52743004



181 HOWES_SINGLE STORY
APN: 52743024



201 HOWES -1 STORY
APN: 52743020

205 HOWES -1 STORY
APN: 52743019

209 HOWES -1 STORY
APN: 52743018



210 HOWES DR -1 STORY
APN: 52745020

206 HOWES DR -1 STORY
APN: 52745019

202 HOWES DR -1 STORY
APN: 52745018

- EXISTING 2-STORY HOMES IN NEIGHBORHOOD:
- 211 Howes Dr
 - 219 Howes Dr
 - 259 Howes Ct
 - 255 Howes Ct
 - 253 Howes Ct
 - 123 Anne Way
 - 127 Anne Way
 - 135 Anne Way
 - 139 Anne Way
 - 144 Anne Way
 - 105 Hildebrand Dr
 - 293 Herschner Ct
 - 295 Herschner Ct
 - 287 Herschner Ct
 - 259 Herschner Ct



SOUTH VIEW -SAME SIDE -181 HOWES DR (adu & jadu permits 2024)



SOUTH VIEW -SAME SIDE -185 HOWES DR



SOUTH VIEW -SAME SIDE -189 HOWES DR



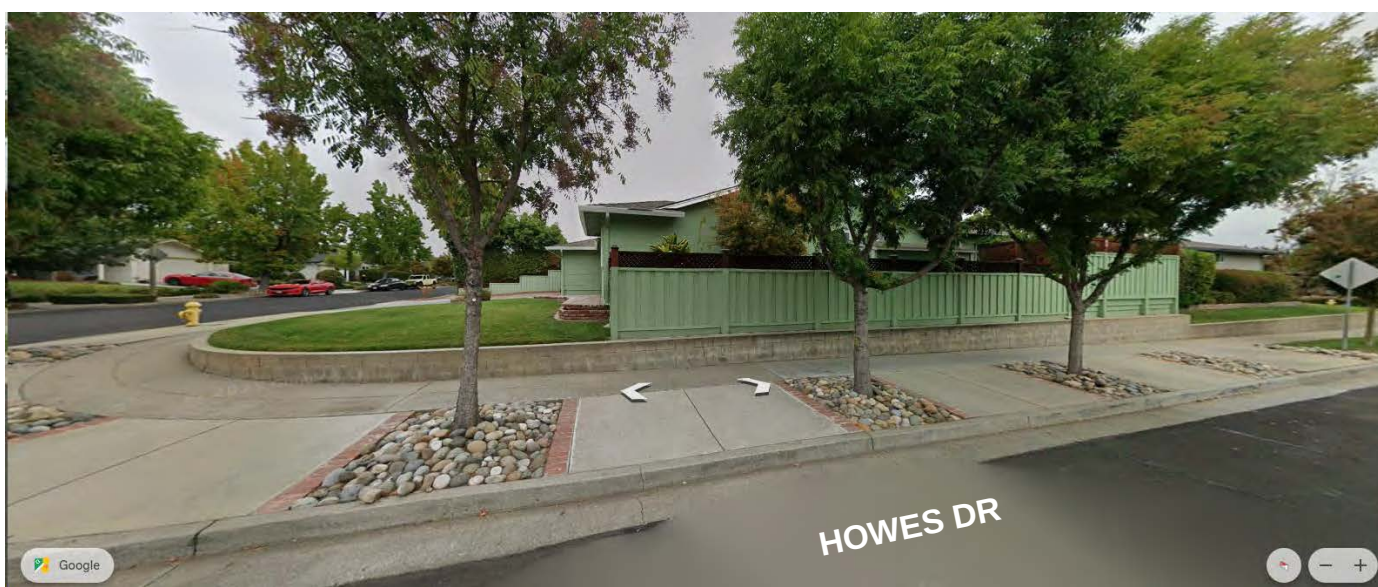
SOUTH VIEW -SAME SIDE -193 HOWES DR

HOWES PLAY LOT



HOWES PLAY LOT -AT THE BEND IN HOWES

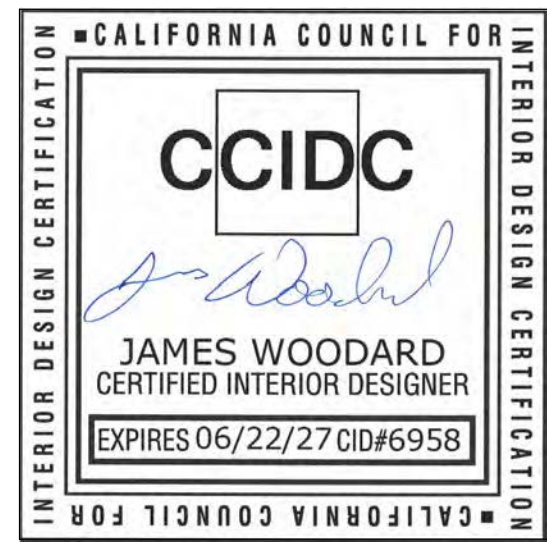
NORTH(west) VIEW -201 HOWES DR



NORTH VIEW -202 HOWES DR



NORTH VIEW -203 BARBARA DR



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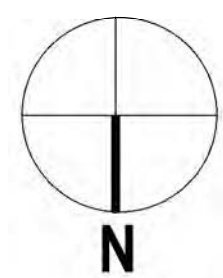
REVISIONS			
NO	DATE	DESCRIPTION	BY
1	7/27/26	commission comment rev	jmw

PROJECT: MULTI-LEVEL ADDITIONS

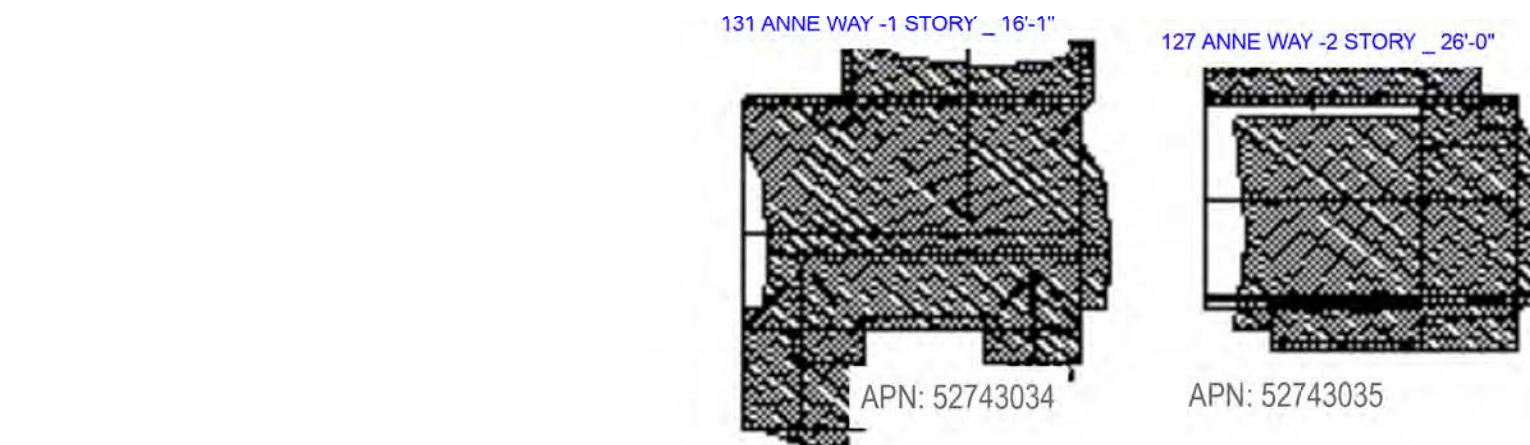
GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
STREETSCAPE

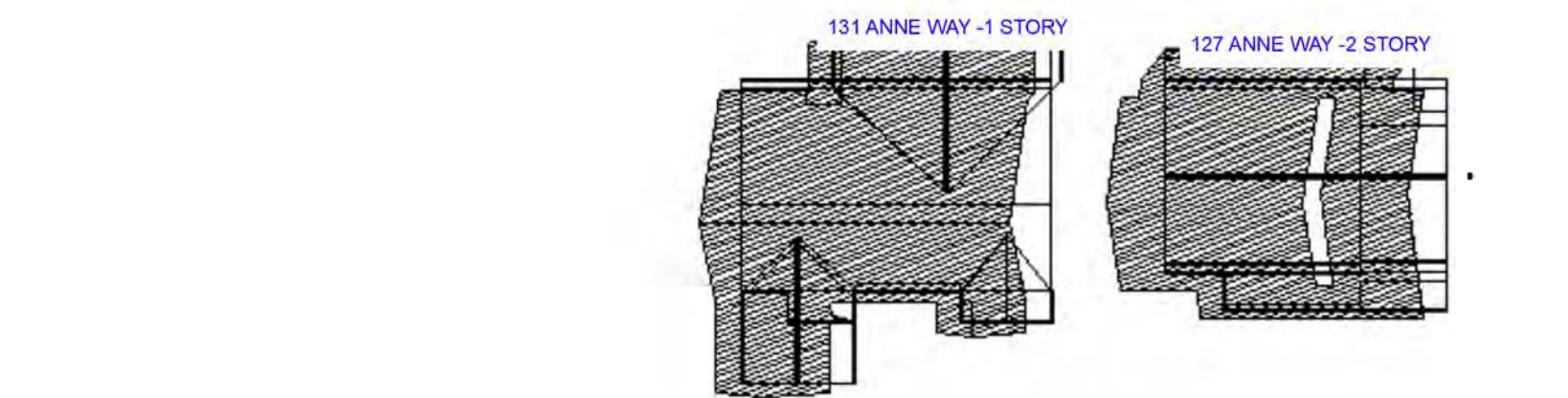
A2.3



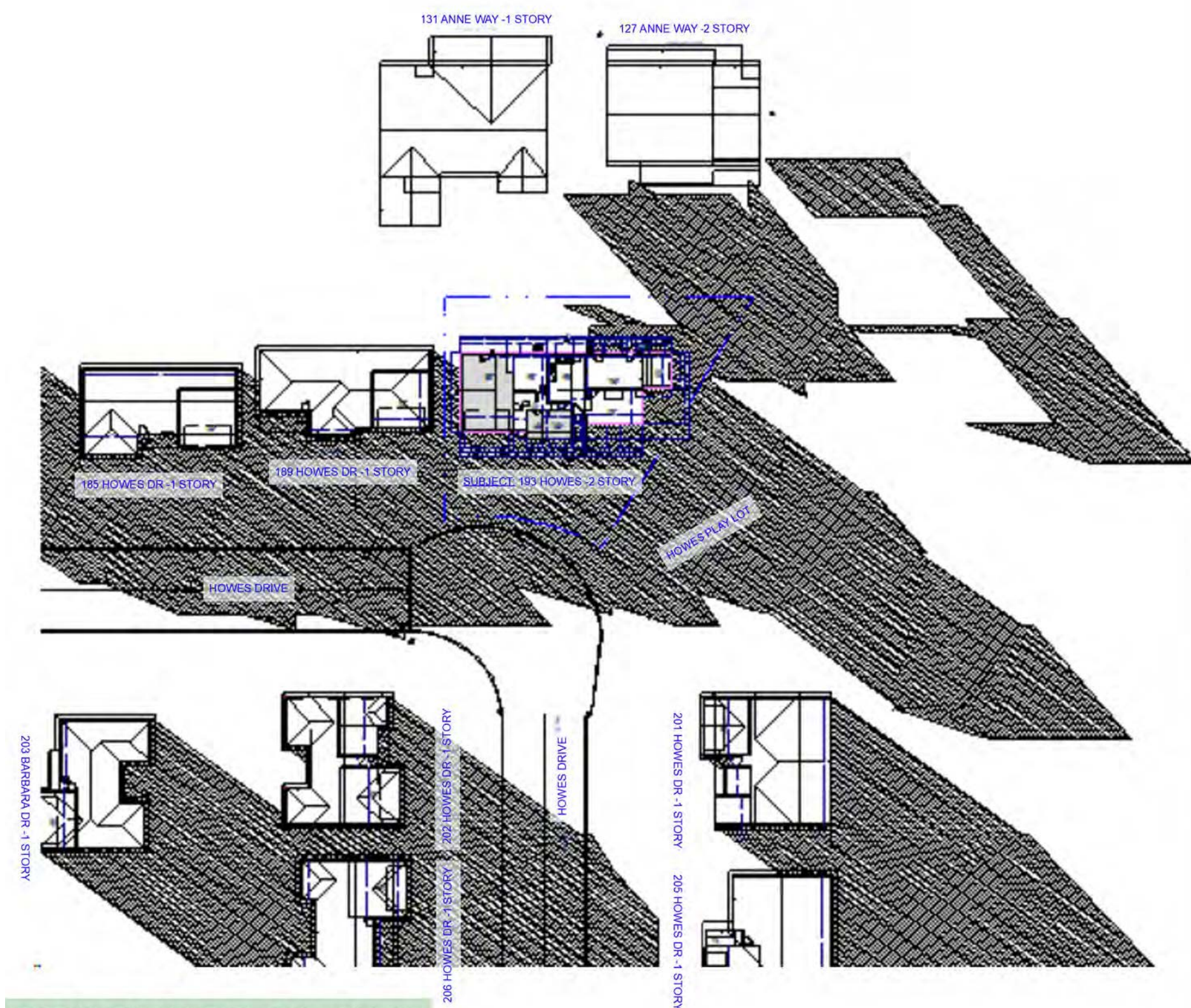
JUNE 21, 9AM



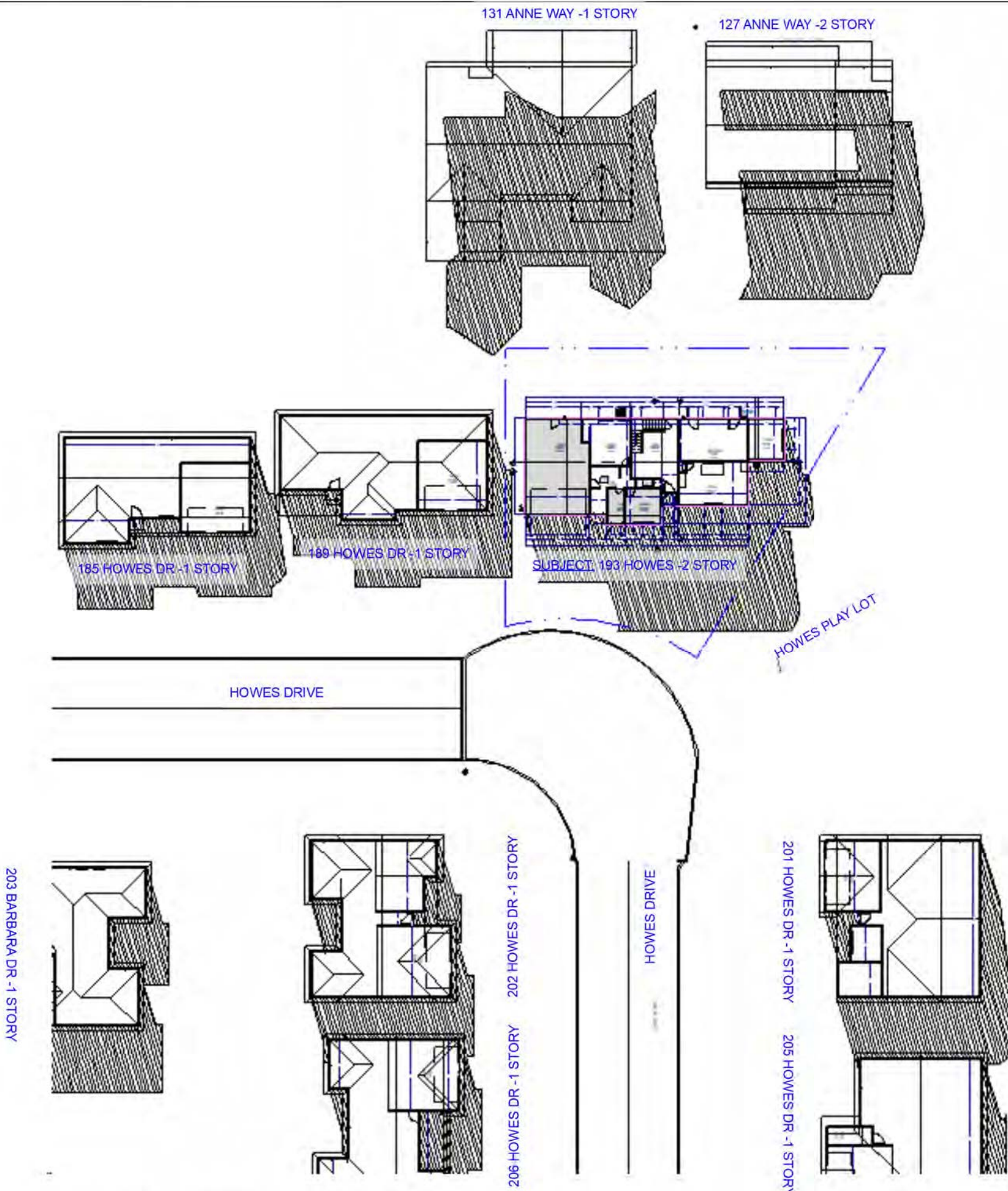
JUNE 21, NOON



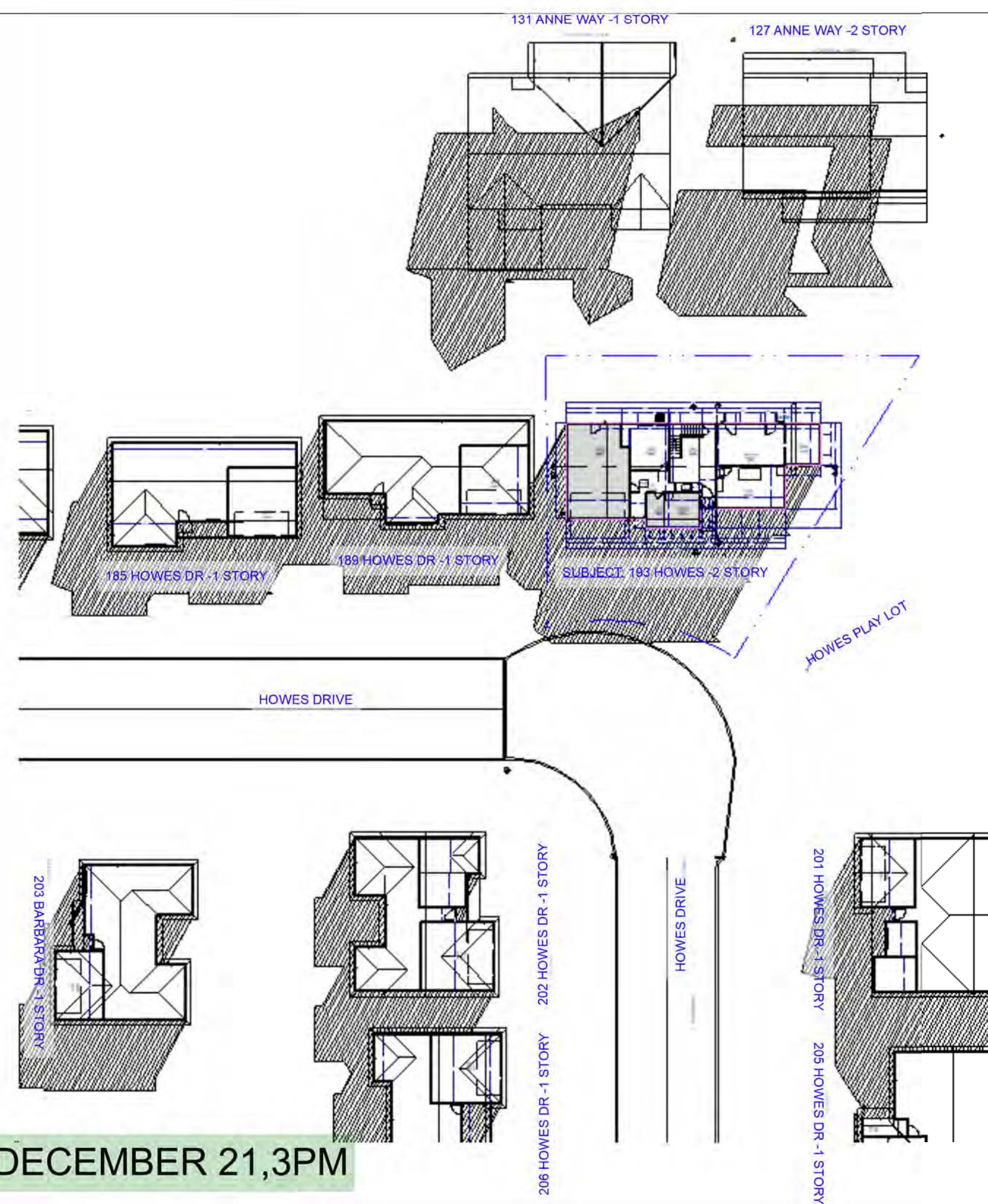
JUNE 21, 3PM



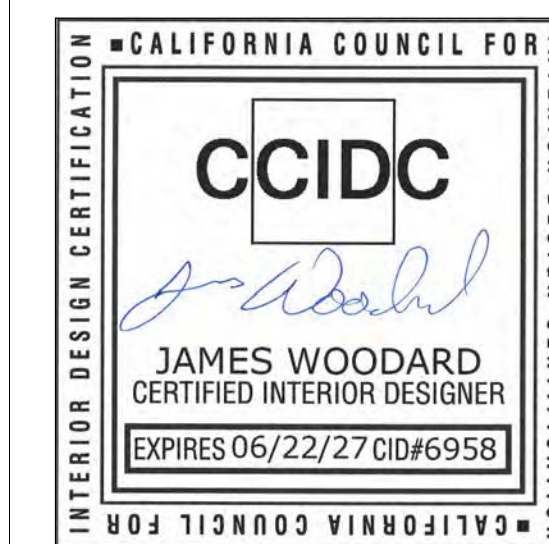
DECEMBER 21, 9AM



DECEMBER 21, NOON



DECEMBER 21, 3PM



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PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
SHADOW STUDY

A2.4

- EXISTING NOTES:**
- SEE NOTES A/NOTES B FOR GENERAL NOTES & CODE COMPLIANCE
 - FIELD VERIFICATION OF EXISTING CONDITIONS & DIMENSIONS PER BUILDER PRIOR TO DEMO
 - HW & HVAC **PER T24**
 - NO WORK IN NOTED GRAY AREAS
 - ELECTRICAL PANEL 100A, SERVICE SHALL BE UPGRADED

KEY NOTES

DESIGN NOTES	
①	AREA OF 620 SF LEVEL 1 ADDITION
②	RELOCATE AND UPDATE 100A ELECTRICAL PANEL AND METER
③	GAS METER
④	EXPAND KITCHEN
⑤	DEMO BRICK FIREPLACE
⑥	4X12 BEAM 97" AFF
⑦	ALTER LIVING TO FACILITATE STAIR ACCESS TO LEVEL 2
⑧	CONVERT BEDROOM TO OFFICE
⑨	REMOVE DOORS, DOORWAY TO REMAIN
⑩	OPEN AND EXPAND LAUNDRY WITH STORAGE
⑪	DEMOLISH POWDER FOR CABINETRY STORAGE
⑫	LIKE-FOR-LIKE REMODEL
⑬	NO WORK

TECHNICAL DEMOLITION CALCULATION:

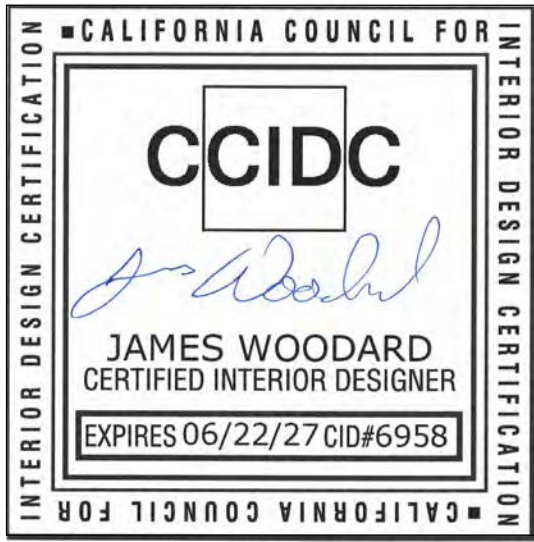
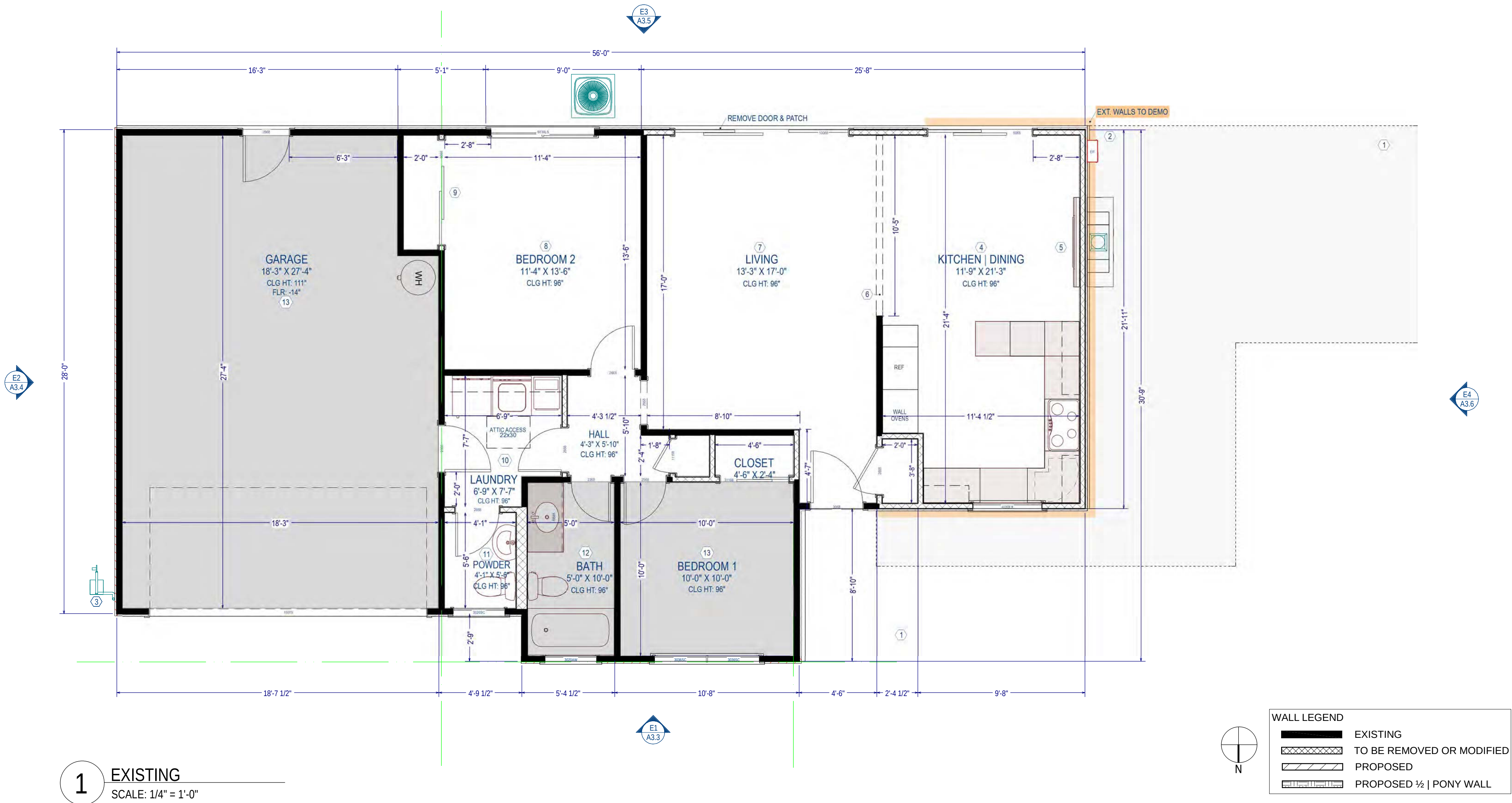
(Per Town of Los Gatos Demolition Policy – Zoning Regulations 29.10.020)

Existing Structure | Preserved Wall Framing (LF) | Demolished Wall Framing (LF)

1st Floor: 174'-4" LF | 146'-4" LF | 28'-2" LF
2nd Floor: 0 LF | 0 LF | 0 LF
Total: 174'-4" LF | 146'-4" LF | 28'-2" LF

- Preserved = **146'-4" LF**
 - Demolished = **28'-2" LF**
- 140 LF > 35 LF → NO TECH DEMO**

* MEASUREMENTS ILLUSTRATED ON EXTERIOR ELEVATIONS



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PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
EXISTING FLOOR PLAN

A3.0

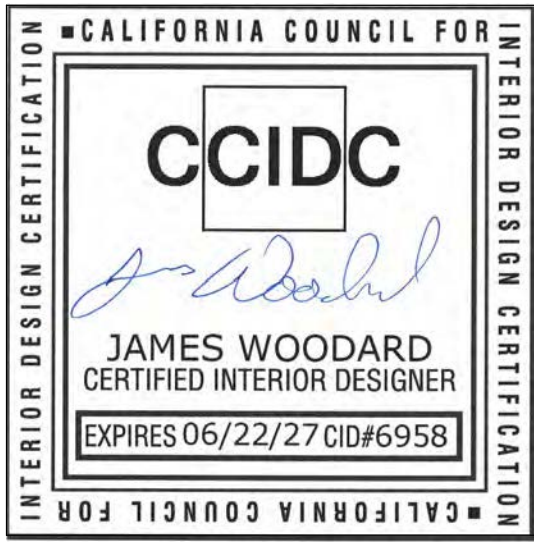
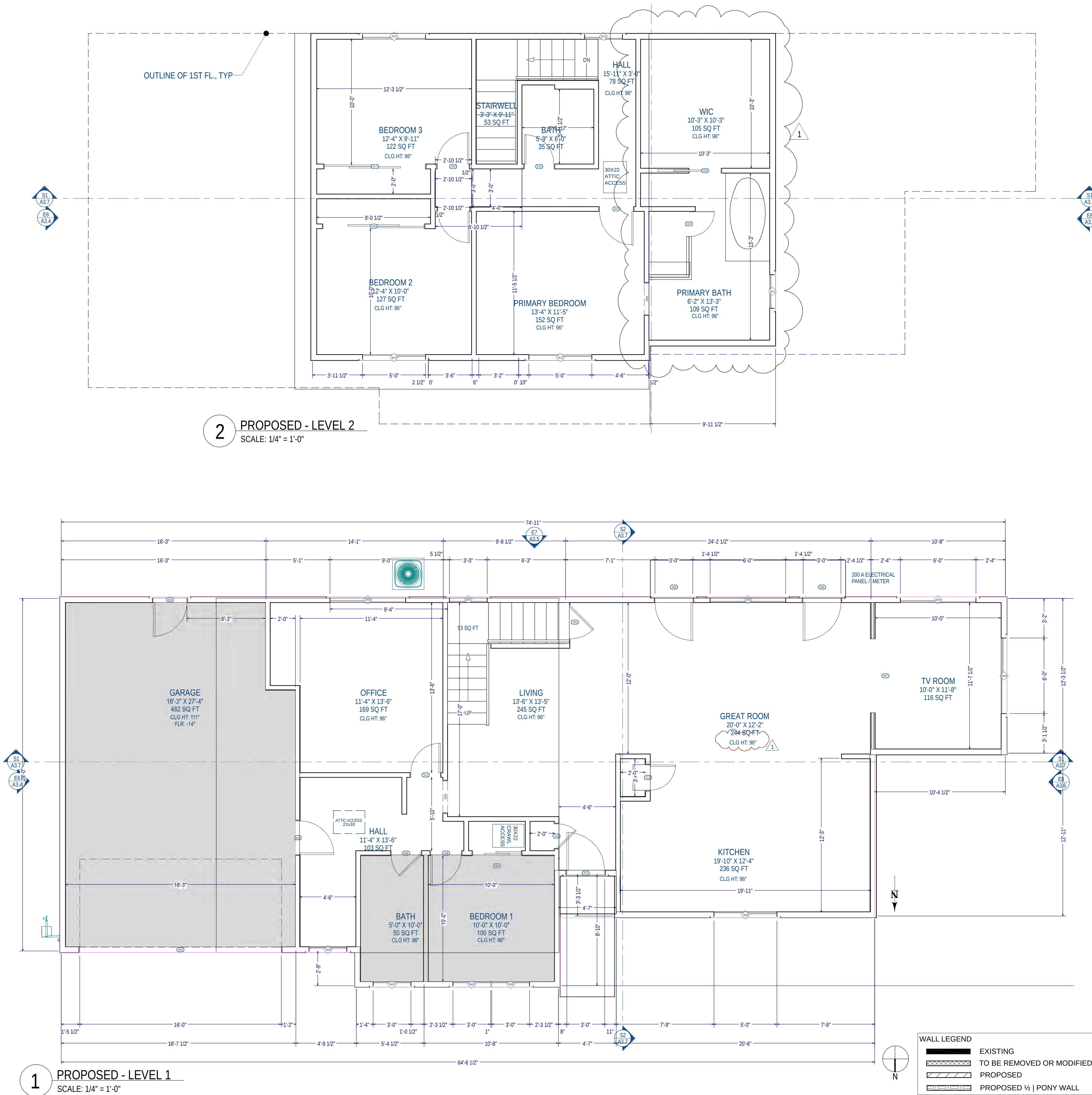
- PROPOSED PLAN NOTES:**
- SEE SHEETS NOTES A/NOTES B FOR CODE COMPLIANCE
 - HW & HVAC Gas
 - EXISTING WINDOWS AND DOORS TO REMAIN UNLESS OTHERWISE NOTED; HEADER SIZES / OPENINGS ARE NOMINAL AND SHALL BE VERIFIED IN FIELD.
 - SHOWER DRAIN TO BE CENTERED UON
 - CABINETS IN PLAN AND SCHEDULE FOR REFERENCE ONLY. SEE CABINET MANUFACTURER / VENDOR SPECIFICATIONS. DETAILS PER DRAWINGS (NOT ATTACHED); CONTRACTOR TO PROVIDE BACKING IN WALLS WHERE REQUIRED TO SUPPORT CABINET
 - ELECTRIC PANEL 100A
 - STAIRWELLS ARE INCLUDED IN SQUARE FOOTAGE PROVIDED

PLAN NOTES	
①	100A ELECTRICAL PANEL
②	DEMO NON-STRUCTURAL WALL
③	ELECTRIC METER
④	GAS METER
⑤	HEADER CHANGE
⑥	INDUCTION COOKTOP, HOOD VENT 100 CFM MIN
⑦	LAUNDRY, DEDICATED CIRCUIT, !!NOTE VENTING!!
⑧	NEW DRYER, WASHER, WATER HOOKUP
⑨	NO WORK OR CHANGES IN GRAY AREAS
⑩	PROPOSED 221 SF ADDITION
⑪	PROPOSED 85 SF COND. SPACE TO (E) DWELLING
⑫	RANGE, ??GAS LINE MOVED??
⑬	RELOCATE ENTRANCE
⑭	TANKLESS WATER HEATERS, GAS

COMPLIANCE NOTES

- (A)** FIRE-RESISTANT CONSTRUCTION: GARAGE / CARPORTS
- SOLID WOOD / SOLID/HONEYCOMB-CORE STEEL 1-3/8" OR THICKER DOOR OR 20-MINUTE FIRE-RATED DOOR BETWEEN THE GARAGE AND RESIDENCE. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE - 2022 CRC R302.5.1
 - PARTITION 1/2" OR GREATER GYPSUM BOARD (OR EQ) APPLIED TO THE GARAGE SIDE - 2022 CRC R302.6, TITLE 24 PART 2.5
 - CEILING SEPARATION 5/8" TYPE X GYPSUM BOARD (OR EQ) - 2022 CRC R302.6
- (B)** EGRESS WITH NET OPENING 5.7 SQFT, HEIGHT OF 24", WIDTH 20", BOTTOM AFF 44" OR GREATER. - CRC R310.2.1-3, 2022
- (C)** BATH EXHAUST FANS:
- BATHROOM EXHAUST FANS SHALL PROVIDE A RATE OF 50CFM MINIMUM FOR INTERMITTENT OPERATION AND 20CFM MINIMUM FOR CONTINUOUS OPERATION. 2022 CMC 405.3.1
 - ALL BATH FANS THAT SERVE A TUB OR SHOWER AREA SHALL BE ENERGY STAR COMPLIANT WITH HUMIDITY CONTROLS AND TERMINATING TO THE EXTERIOR OF THE BUILDING. EXHAUST FANS SHALL BE ENERGY STAR RATED DEVICES WITH 50-80 HUMIDITY CONTROL. 2022 CGBSC 4.506.1
- (D)** SHOWER CONTROL VALVES TO HAVE AN ANTI-SCALD CAPACITY WITH A HIGH LIMIT STOP OF 120° - 2022 CPC 408.3.2
- (E)** RANGE HOOD SHALL HAVE A CAPTURE EFFICIENCY (CE) RATING OF 85% OR A MINIMUM FLOW RATE OF 280 CFM. CEnc 150.0(O)1G
- (F)** 20AMP DEDICATED CIRCUIT TO BE INSTALLED FOR 240-VOLT CLOTHES DRYER. CEC 210.11(C)(2), 210.52(F), 2022 TITLE 24 105.0(V)
- (G)** EXTERIOR RECEPTACLE OUTLET TO BE READILY ACCESSIBLE FROM GRADE AND LESS THAN 6.5 FEET ABOVE GRADE AT THE FRONT AND BACK OF THE DWELLING. CEC 210.52(E)(1)
- (H)** EXTERIOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH WITH ACTIONS OF EITHER:
- A PHOTOCELL OR EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 - AN ASTRONOMICAL TIME CLOCK CONTROL, CENC 150.0(K)3

FLOOR AREA BREAKDOWN (LGMC \$29.10.020)			
	Existing	Proposed	Total
1st Floor (Living)	1,088 s.f.	364 s.f.	1,452 s.f.
2nd Floor (Living)	N/A	823 s.f.	823 s.f.
Stairwell (counted on 2nd floor only)	N/A	53 s.f.	53 s.f.
TOTAL HOUSE (FAR)	1,088 s.f.	1,240 s.f.	2,328 s.f.
(MAX ALLOWED HOUSE)			2,328 s.f.



SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 7/31/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	7/27/26	commission comment rev	jmw

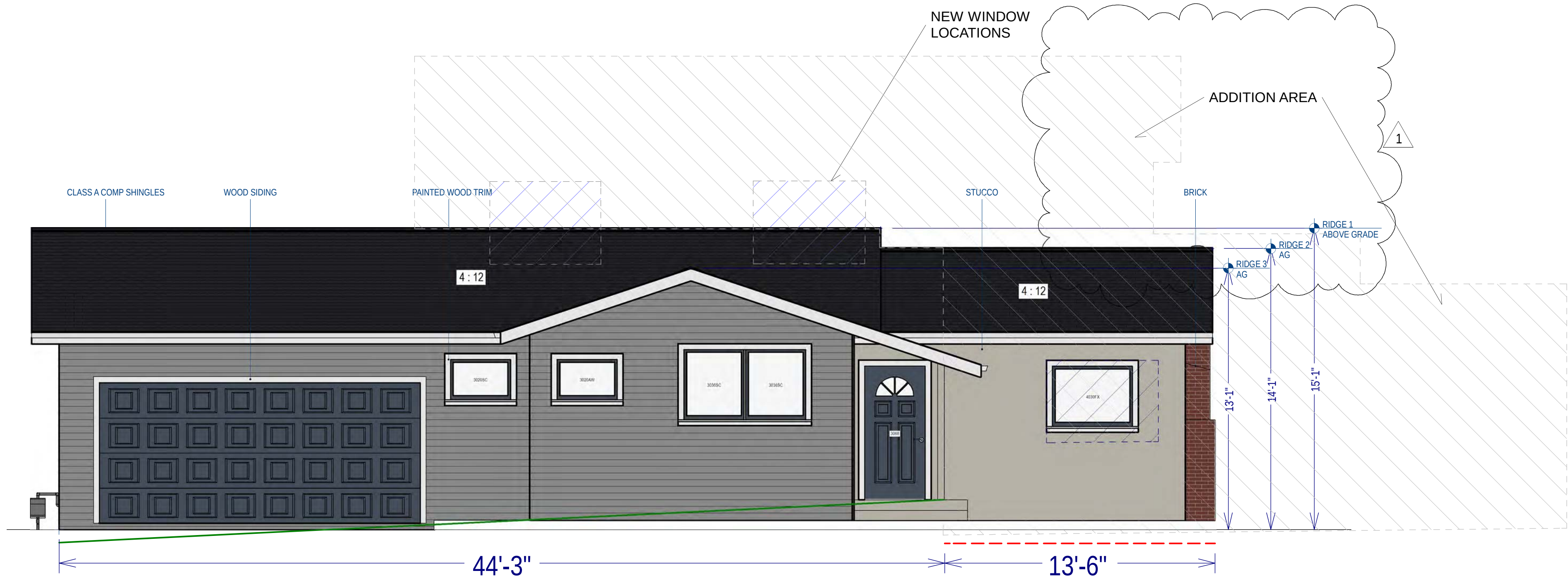
EXISTING EXT. ELEVATION NOTES:

- MATERIALS/FINISHES AS SHOWN
- NO CHANGE TO GRADE

WALL DEMO

PRESERVE- LINEAR FT

DEMO- LINEAR FT



E1 FRONT -NORTH
A3.3 SCALE: 1/4" = 1'-0"

PROPOSED EXT. ELEVATION NOTES:

- DOORS AND WINDOWS AS LABELED, SEE SCHEDULES
- NEW EXTERIOR MATERIALS
 - ROOF - COMP SHINGLES, CLASS A
 - WALLS - STUCCO
 - WALL ACCENT -STAINED WOOD V BOARDS
 - TRIM - PAINTED WOOD
- ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL790 OR ASTM E108

WINDOWS # DOORS

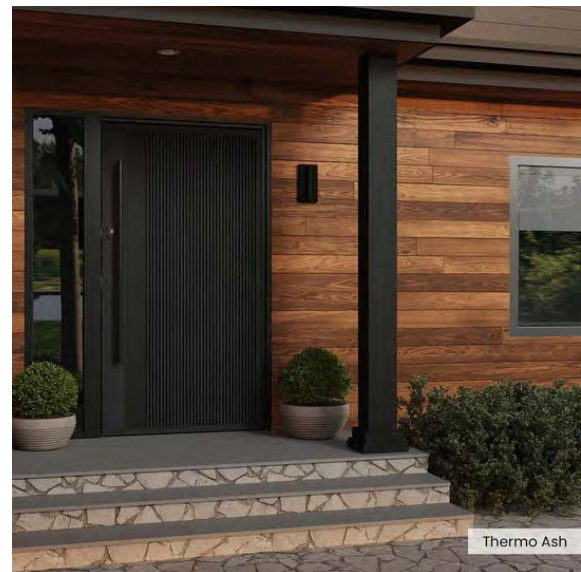
- NEW WINDOWS TO MATCH THE EXISTING ONES IN STYLE AND MATERIAL., WHITE VINYL
- ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES.
- NO SKYLIGHTS ARE PROPOSED.



E5 FRONT -NORTH
A3.3 SCALE: 1/4" = 1'-0"

NOTE:
EXTERIOR FROSTED GLASS
INTERIOR BLACKOUT TO
ELIMINATE LIGHT BLEED

MATERIAL BOARD



WOOD SIDING
MAUNFACTURE:
WOODPLANK
LINE:
MODERN EXTERIOR
WOOD CLADDING
COLOR: THERMO ASH



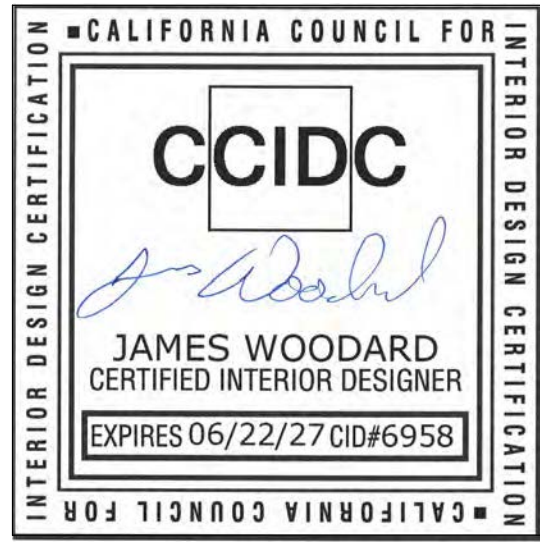
ROOFING
MAUNFACTURE:
CERTANTEED
LINE:
LANDMARK PRO
COLOR: CHARCOAL
BLACK



EXTERIOR WALL FINISH
STUCCO TEXTURE:
MATCH EXISTING

BODY COLOR:
SHERWIN WILLIAMS
COLOR: NUANCE
SW7049
SHEEN: FLAT

TRIM COLOR:
BODY COLOR:
SHERWIN WILLIAMS
COLOR: IRON ORE
SW7069
SHEEN: SEMI-GLOSS



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REVISIONS			
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1	7/27/26	commission comment rev	jmw

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
EXTERIOR ELEVATIONS

A3.3

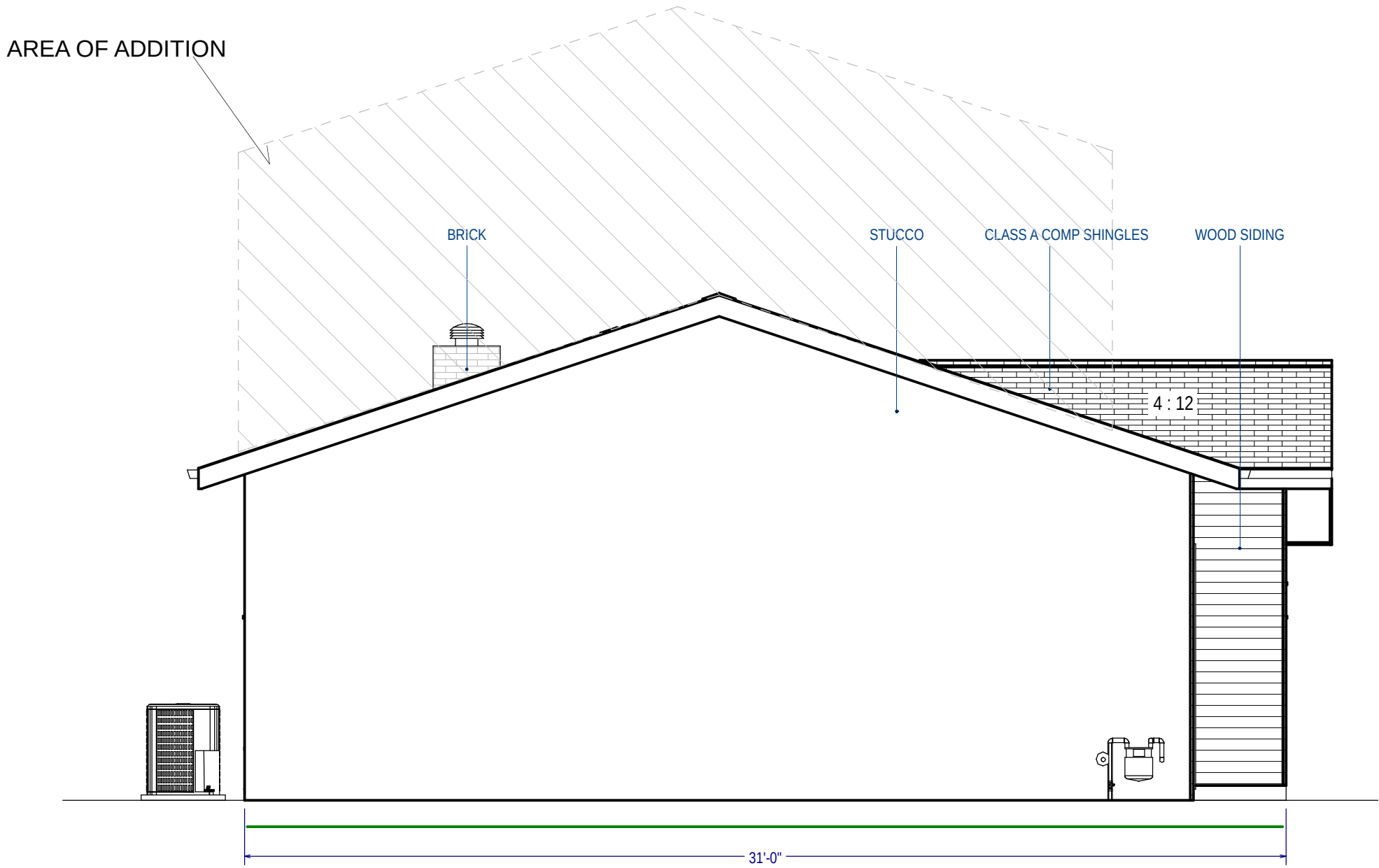
EXISTING EXT. ELEVATION NOTES:

- MATERIALS/FINISHES AS SHOWN
- NO CHANGE TO GRADE

WALL DEMO

PRESERVE- LINEAR FT

DEMO- LINEAR FT



E2 LEFT -EAST
A3.4 SCALE: 1/4" = 1'-0"

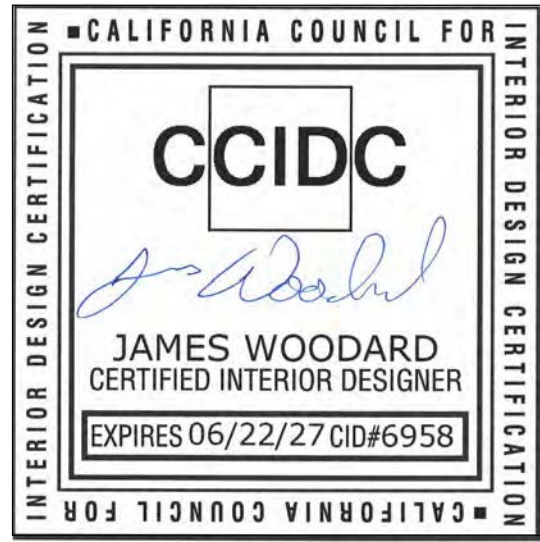
PROPOSED EXT. ELEVATION NOTES:

- DOORS AND WINDOWS AS LABELED, SEE SCHEDULES
- NEW EXTERIOR MATERIALS
 - ROOF - COMP SHINGLES, CLASS A
 - WALLS - STUCCO
 - WALL ACCENT -STAINED WOOD V BOARDS
 - TRIM - PAINTED WOOD
- ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL790 OR ASTM E108

WINDOWS # DOORS



E6 LEFT -EAST
A3.4 SCALE: 1/4" = 1'-0"



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PROJECT: MULT-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

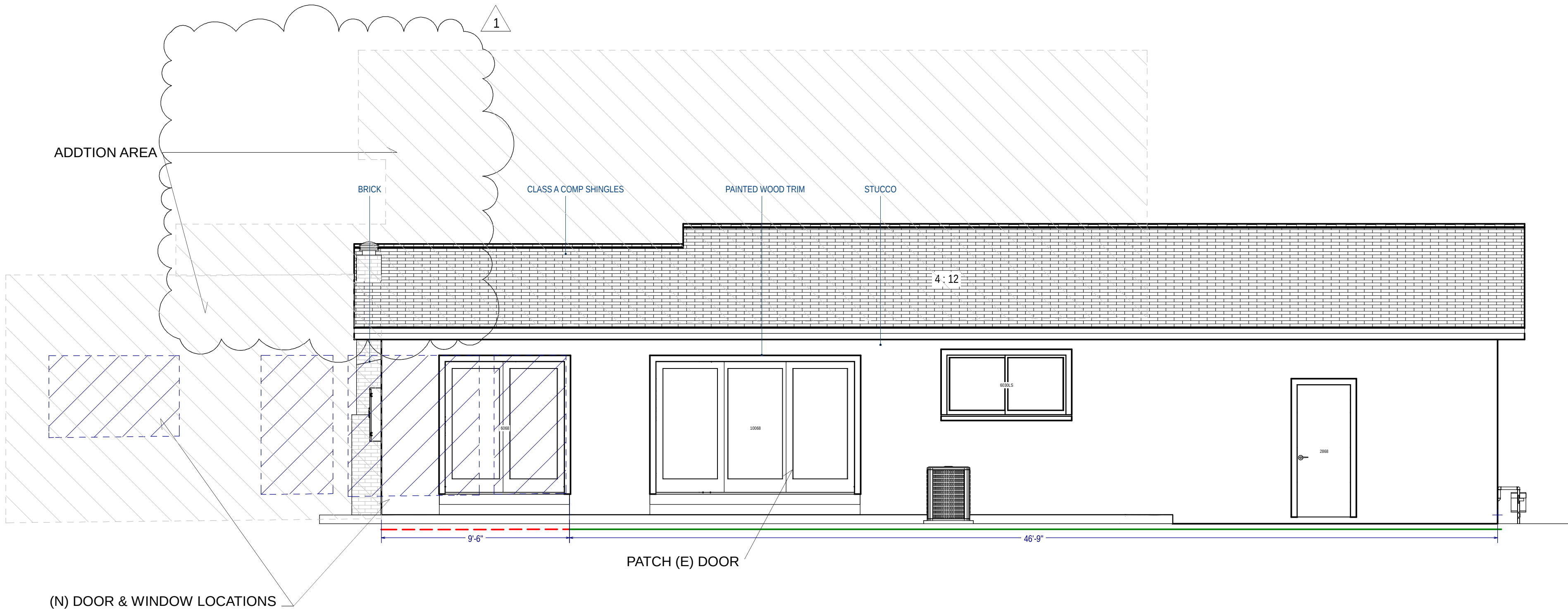
SHEET NAME:
EXTERIOR ELEVATIONS

A3.4

EXISTING EXT. ELEVATION NOTES:

- MATERIALS/FINISHES AS SHOWN
- NO CHANGE TO GRADE

WALL DEMO	
PRESERVE- LINEAR FT	
DEMO- LINEAR FT	



E3
A3.5 REAR-SOUTH
SCALE: 1/4" = 1'-0"

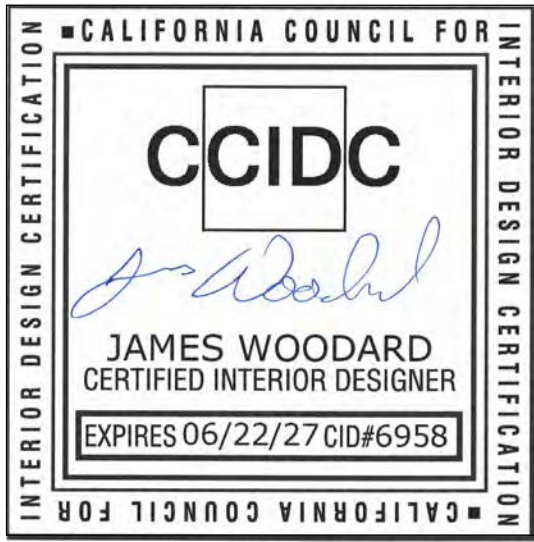
PROPOSED EXT. ELEVATION NOTES:

- DOORS AND WINDOWS AS LABELED, SEE SCHEDULES
- NEW EXTERIOR MATERIALS
 - ROOF - COMP SHINGLES, CLASS A
 - WALLS - STUCCO
 - WALL ACCENT -STAINED WOOD V BOARDS
 - TRIM - PAINTED WOOD
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WINDOWS # DOORS



E7
A3.5 REAR-SOUTH
SCALE: 1/4" = 1'-0"



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PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
EXTERIOR ELEVATIONS

A3.5

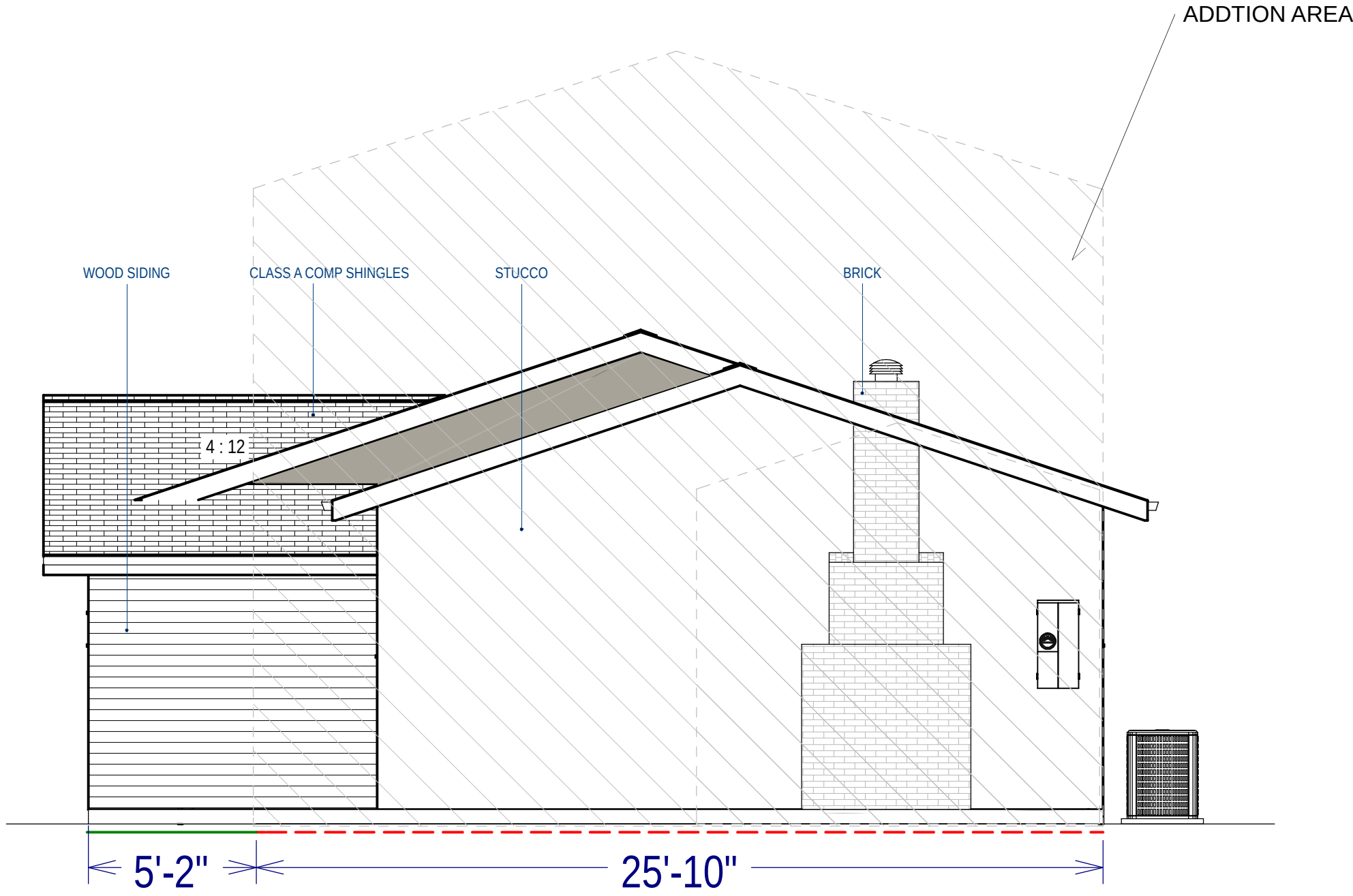
EXISTING EXT. ELEVATION NOTES:

- MATERIALS/FINISHES AS SHOWN
- NO CHANGE TO GRADE

WALL DEMO

PRESERVE- LINEAR FT —————

DEMO- LINEAR FT - - - - -



E4 RIGHT -WEST
A3.6 SCALE: 1/4" = 1'-0"

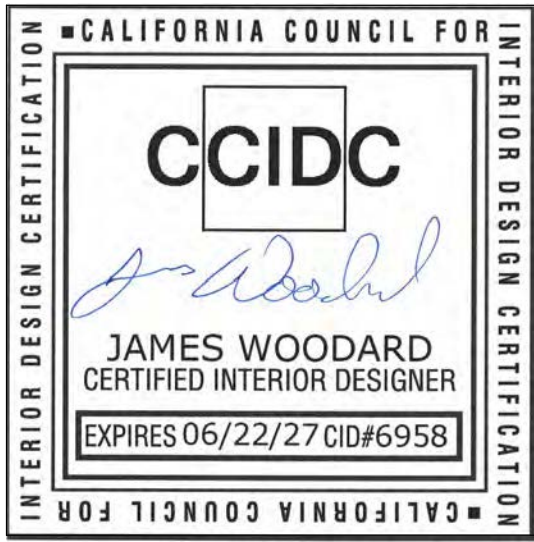
PROPOSED EXT. ELEVATION NOTES:

- DOORS AND WINDOWS AS LABELED, SEE SCHEDULES
- NEW EXTERIOR MATERIALS
 - ROOF - COMP SHINGLES, CLASS A
 - WALLS - STUCCO
 - WALL ACCENT -STAINED WOOD V BOARDS
 - TRIM - PAINTED WOOD
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WINDOWS # DOORS



E8 RIGHT -WEST
A3.6 SCALE: 1/4" = 1'-0"



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PROJECT: MULT-LEVEL ADDITIONS

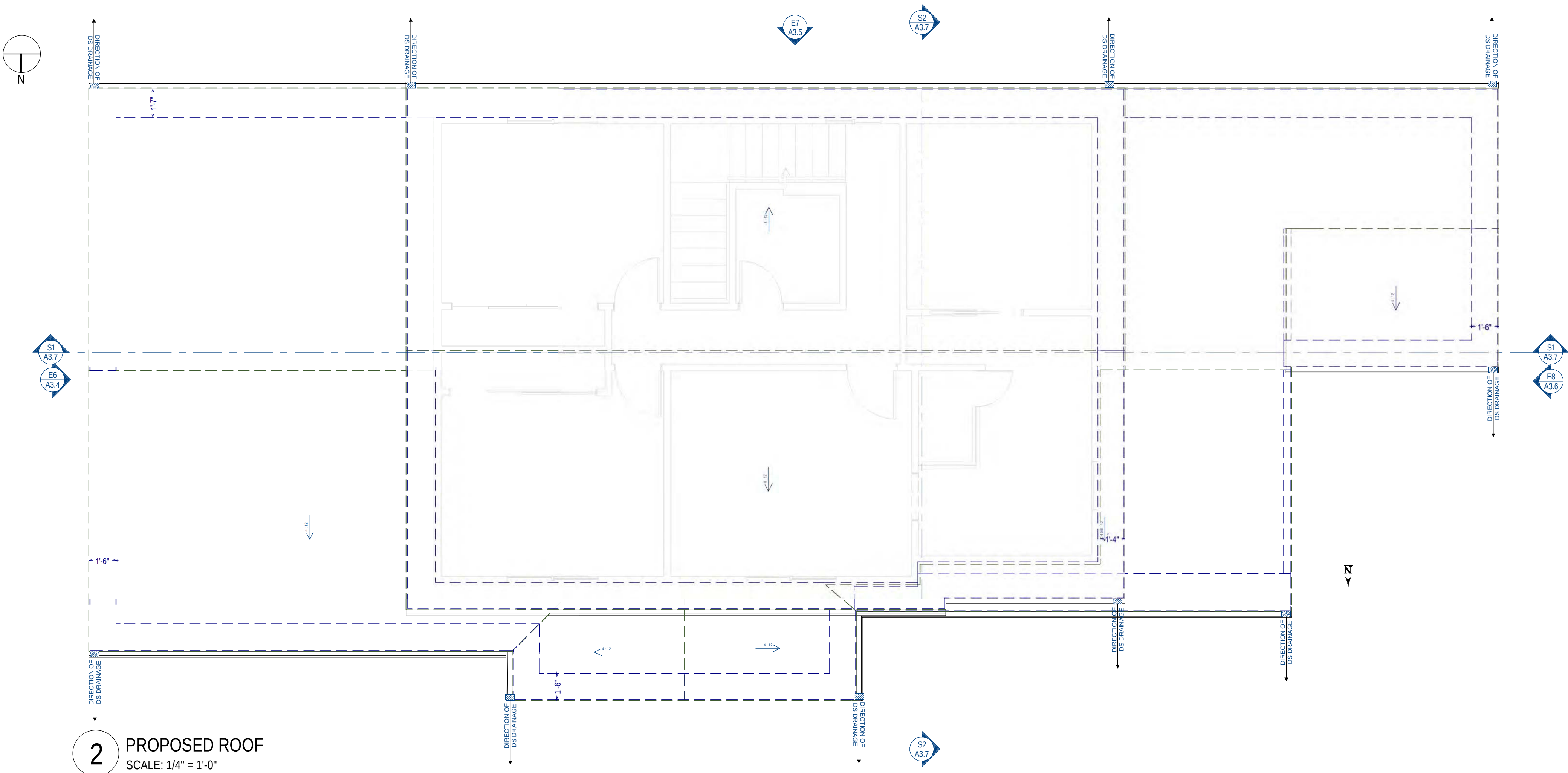
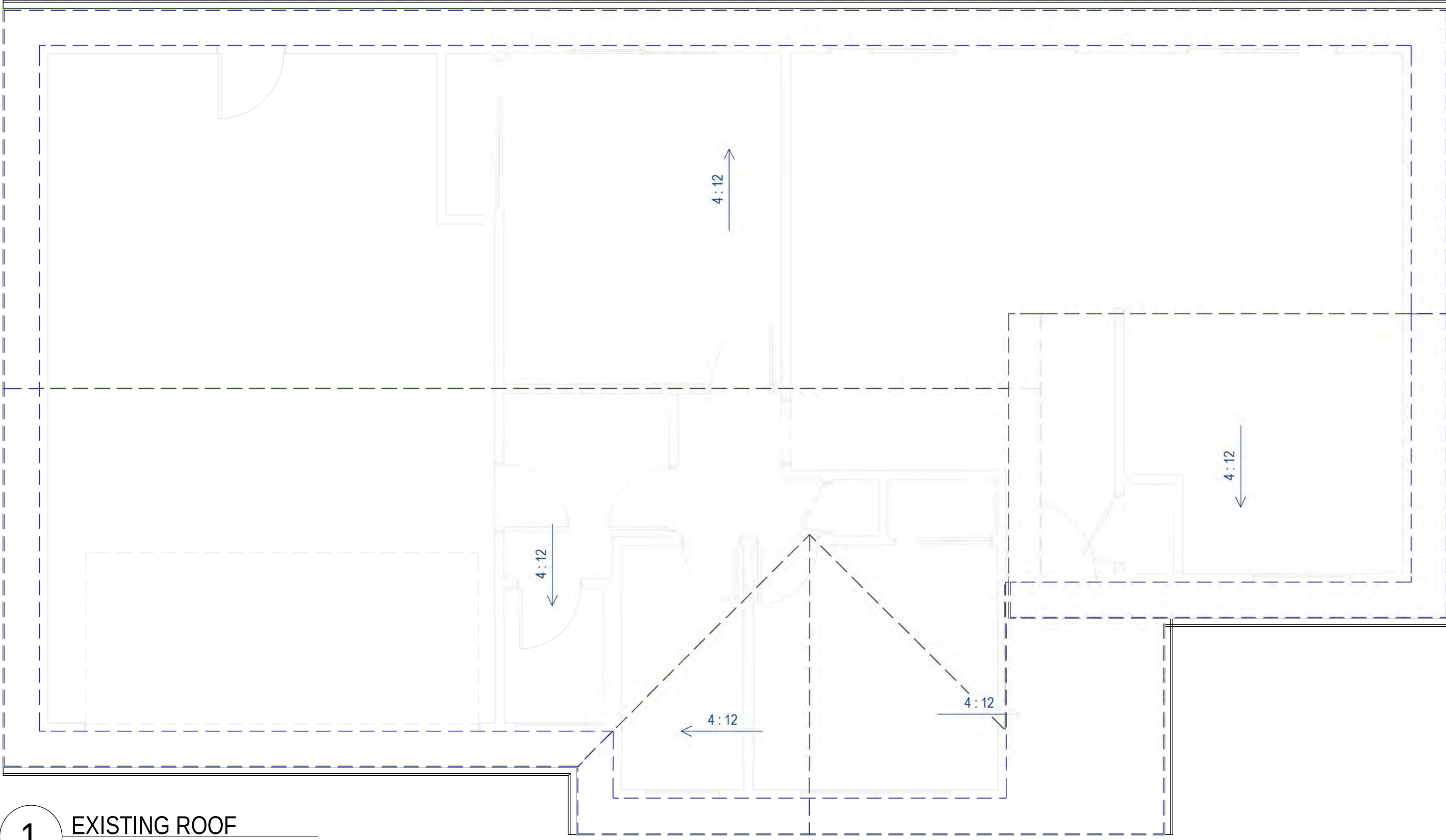
GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
EXTERIOR ELEVATIONS

A3.6

ROOF PLAN

- NOTES:
- MATCH EXISTING ROOF PITCH, EAVE DEPTH
 - VERIFY IN FIELD ROOF PITCH, EAVE DEPTH. ROOF PITCH AND EAVES SHALL EQUAL EXISTING.
 - ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL790 OR ASTM E108
 - NO SKYLIGHTS PROPOSED

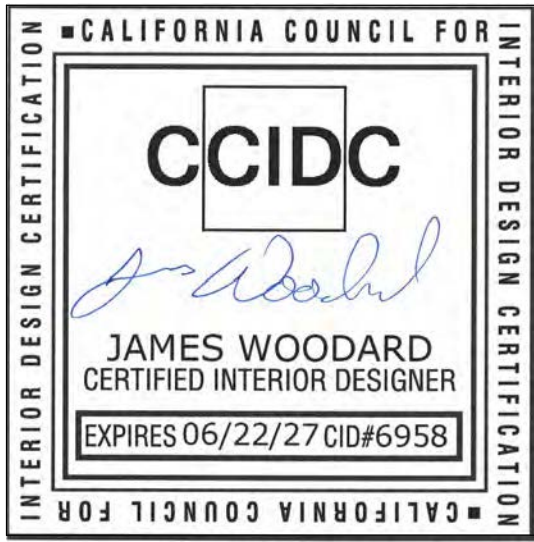
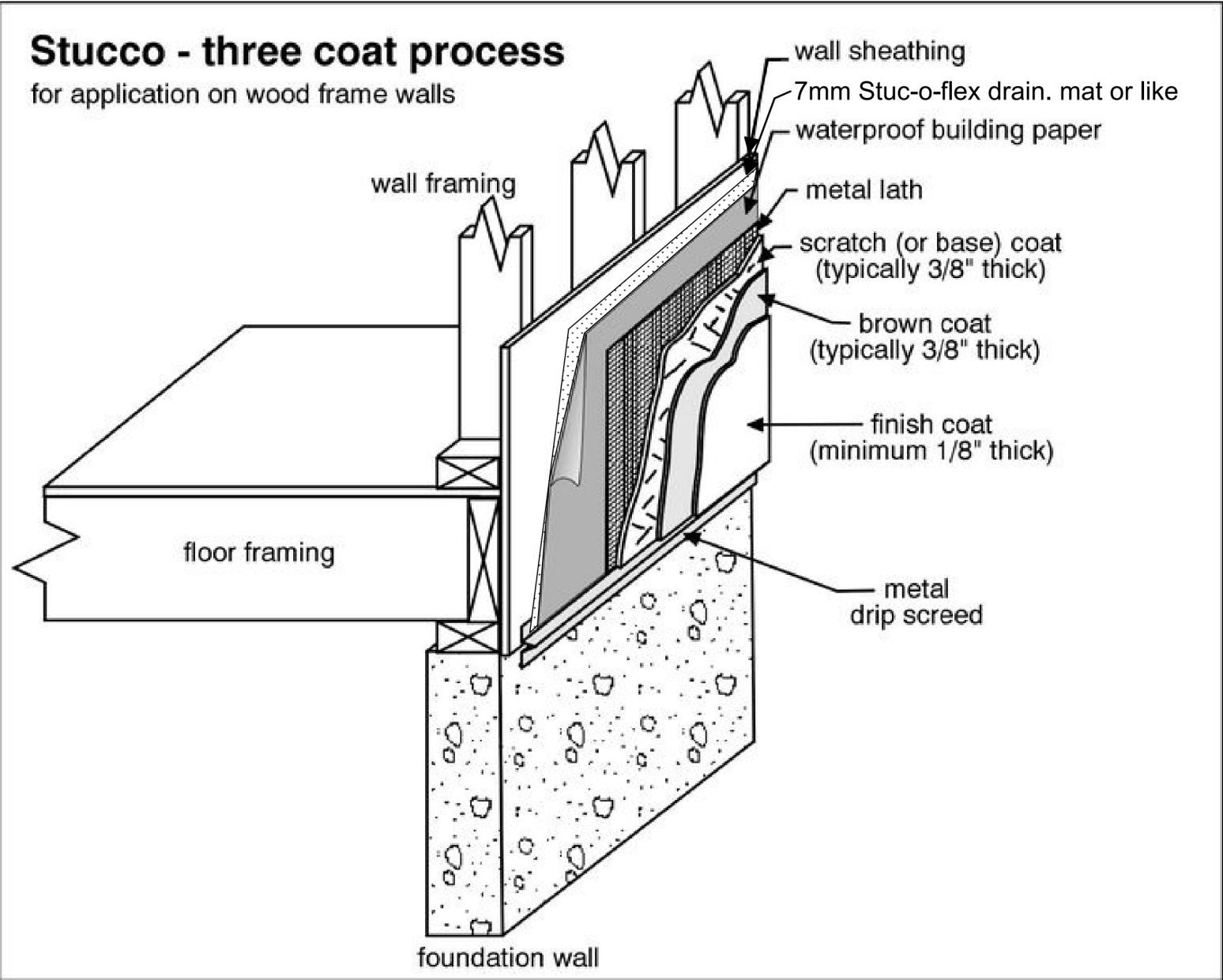


VENTILATION

ATTIC VENTILATION
ROOF VENT = 12.5 SQ. IN. NFA / LF
OWENS CORNING VENTSURE RIGID ROLL RIDGE VENT OR EQUAL
EAVE VENT = 10 SQ. IN. NFA / LF
OWENS CORNING VENTSURE INFLOW INTAKE VENT OR EQUAL
[NFA - NET FREE AREA]

ATTIC AREA = 1061 SF
DIVIDED BY 150 SF = REQUIRED VENT AREA = 7.10 SF
INTAKE FREE AIR NEEDED: 3.55 SF / 511 SQ. IN.
EXHAUST FREE AIR NEEDED: 3.55 SF / 511 SQ. IN.
PROVIDE 41 LF RIDGE VENT = 3.56 SF
PROVIDE 52 LF EAVE VENT = 3.61 SF
VENTILATION PROVIDED = 7.17 SF

FOUNDATION VENTILATION
UNDER FLOOR AREA = 484 SF
DIVIDE BY 150 SF = REQUIRED AREA OF 3.23 SF / 465 SQ. IN.
FOUNDATION VENT 8"x16" = 128 SQ. IN. / VENT (0.89 SF / VENT)
SILVER METALS V26F OR EQUAL
PROVIDE 4 V26F = 3.56 SF



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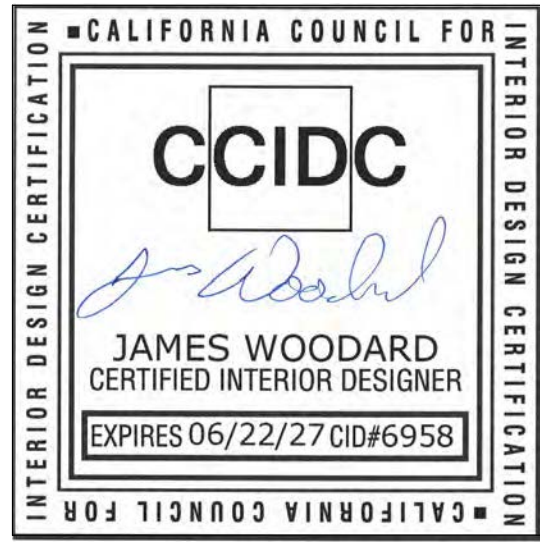
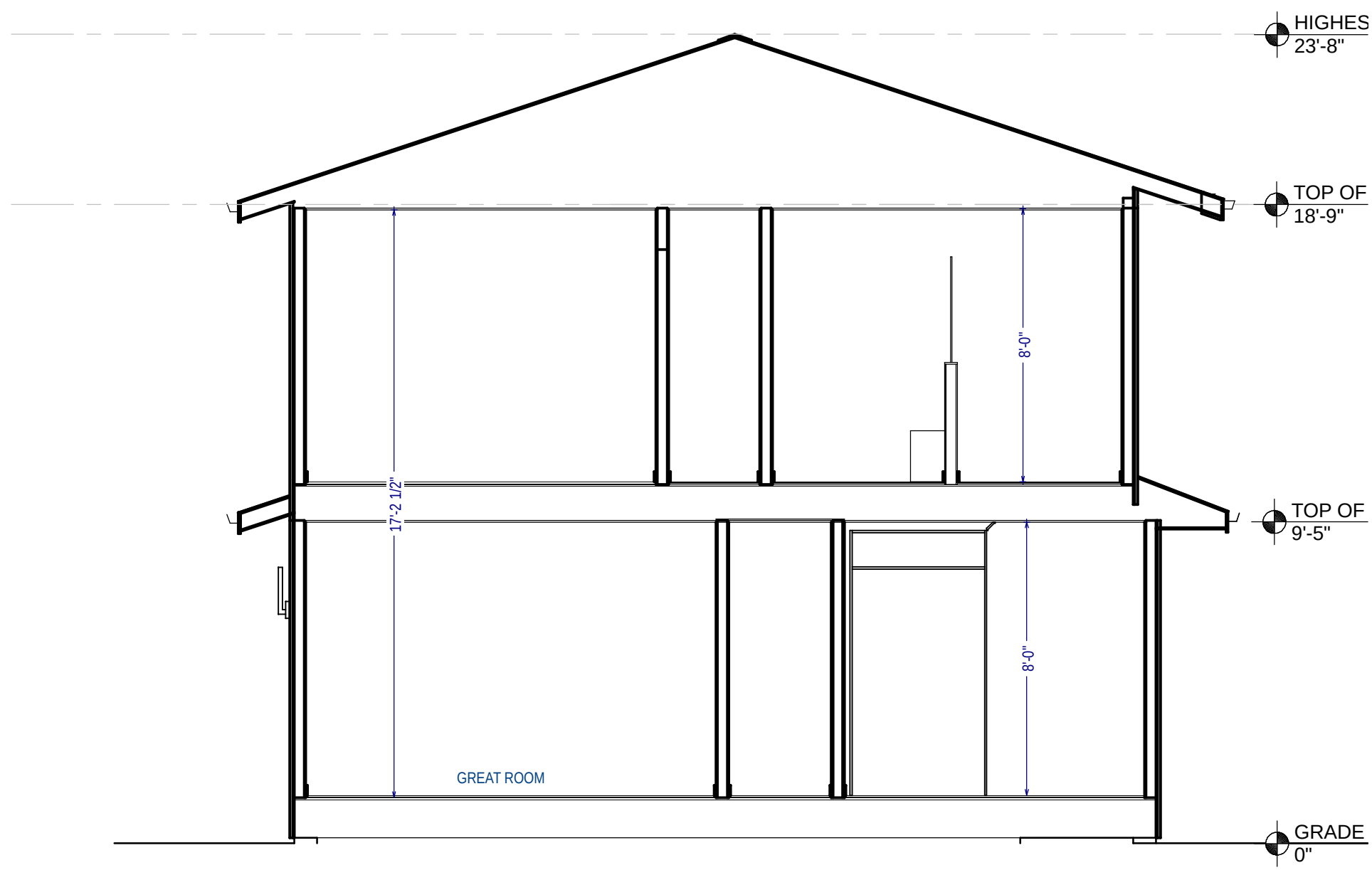
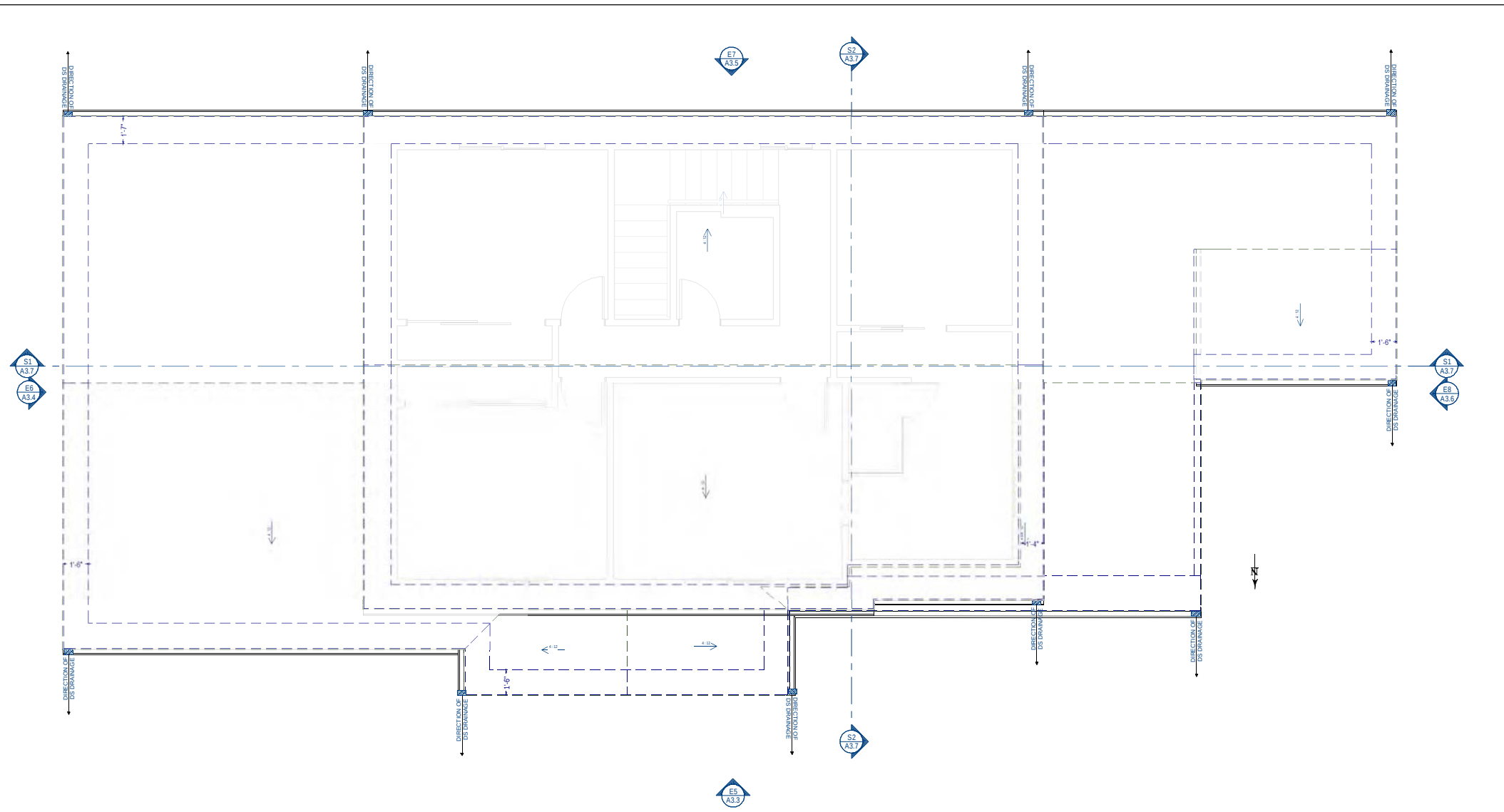
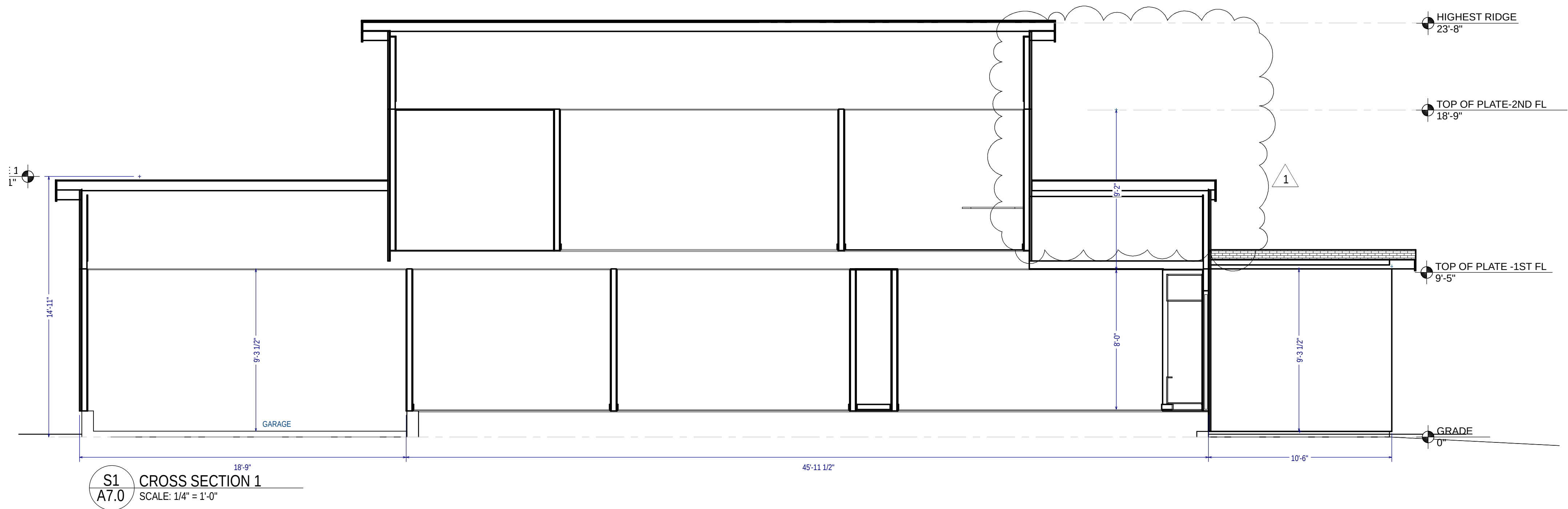
PROJECT: MULTI-LEVEL ADDITIONS
GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
ROOF PLAN

A3.7

CROSS SECTIONS

- NOTES:
- R-1bd INSULATION IN NEW EXTERIOR WALLS
 - R-TBD INSULATION IN ATTIC



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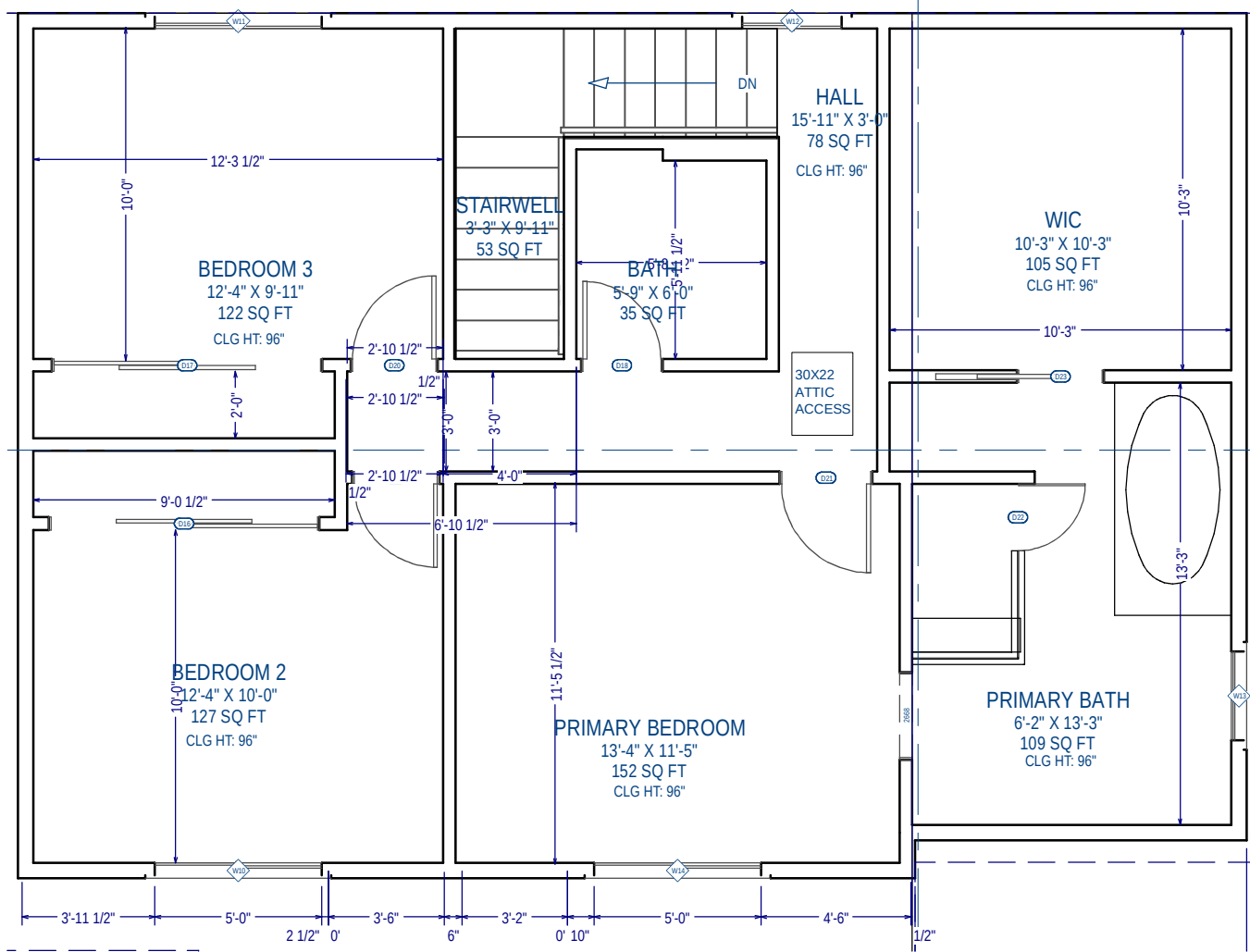
PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
CROSS SECTIONS

A3.8

SCHEDULES



2 PROPOSED - LEVEL 2
SCALE: 1/4" = 1'-0"

*E/N - EXISTING / NEW
EXISTING WINDOW AND DOORS TO REMAIN UNLESS OTHERWISE NOTED

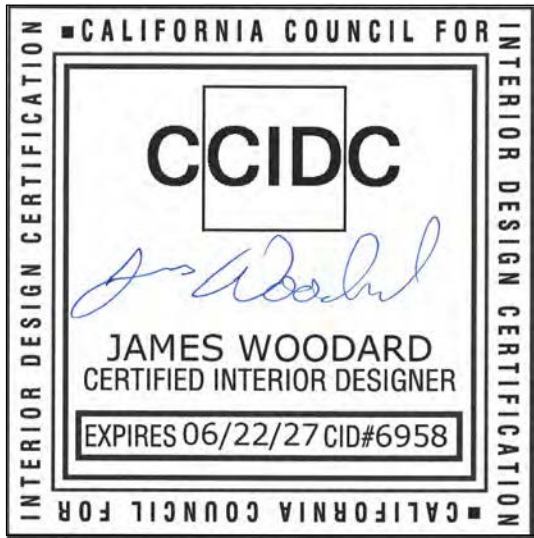
DOOR SCHEDULE						
#	E/N/R	FLR	ROOM	DESCRIPTION	DIMENSIONS	QTY COMMENTS
D01	N	1	UNDER-STAIRS	HINGED-DOOR P04	32"X80"X1 3/8" L IN	1
D02		1	CLOSET/BEDROOM 1	SLIDER-DOOR P04	(2) 24"X80"X1 3/8" R IN	1
D03	E	1	GARAGE	EXT. HINGED-SLAB	32"X80"X1 3/4" R EX	1
D04	E	1	GARAGE	GARAGE-AVANTE 2 PANEL 21"	192"X84"X1 3/4"	1
D05	N	1	GREAT ROOM	EXT. HINGED-GLASS PANEL	36"X80"X1 3/4" L EX	1
D06	N	1	GREAT ROOM	EXT. HINGED-GLASS PANEL	36"X80"X1 3/4" R EX	1
D07	N	1	GREAT ROOM /TV ROOM	EXT. DOUBLE POCKET-GLASS PANEL	(2) 35"X80"X1 3/4" L/R EX	1
D08	E	1	HALL/BATH	HINGED-DOOR P04	28"X80"X1 3/8" L IN	1
D09	E	1	HALL/BEDROOM 1	HINGED-DOOR P04	28 15/16"X80"X1 3/8" R IN	1
D10	E	1	HALL/GARAGE	EXT. HINGED-SLAB	32"X80"X1 3/4" R EX	1 FIRE-RATED
D11		1	HALL/OFFICE	HINGED-DOOR P04	28"X80"X1 3/8" R IN	1
D12		1	KITCHEN/CLOSET	HINGED-GLASS PANEL	24"X80"X1 3/8" L IN	1
D13	E	1	LIVING	EXT. HINGED-DOOR E10	36"X80"X1 3/4" L EX	1
D14		1	LIVING/CLOSET	HINGED-DOOR P04	23"X80"X1 3/8" R IN	1
D15		1	UNSPECIFIED	EXT. HINGED-DOOR E21	36"X80"X1 3/4" L EX	2
D16		2	CLOSET/BEDROOM 2	SLIDER-DOOR P04	(2) 49"X80"X1 3/8" L IN	1
D17		2	CLOSET/BEDROOM 3	SLIDER-DOOR P04	(2) 49"X80"X1 3/8" L IN	1
D18		2	HALL/BATH	HINGED-DOOR P04	28"X80"X1 3/8" L IN	1
D19		2	HALL/BEDROOM 2	HINGED-DOOR P04	30"X80"X1 3/8" L IN	1
D20		2	HALL/BEDROOM 3	HINGED-DOOR P04	30"X80"X1 3/8" R IN	1
D21		2	HALL/PRIMARY BEDROOM	HINGED-DOOR P04	32"X80"X1 3/8" L IN	1
D22		2	PRIMARY BATH/PRIMARY BATH	SHOWER-GLASS SLAB	24"X80"X1/2" L	1
D23		2	PRIMARY BATH/WIC	POCKET-DOOR P04	30"X80"X1 3/8" L	1

NO SKYLIGHTS PROPOSED

WINDOW SCHEDULE							
#	E/N/R	FLR	ROOM	DESCRIPTION	DIMENSIONS	AFF	QTY COMMENTS
W01	E	1	BATH	SINGLE AWNING	36"X24"AW	56"	1 TEMPERED
W02	E	1	BEDROOM 1	SINGLE CASEMENT-HL	36"X42"SC	38"	1 EGRESS
W03	E	1	BEDROOM 1	SINGLE CASEMENT-HR	36"X42"SC	38"	1 EGRESS
W04	N	1	GREAT ROOM	FIXED GLASS	72"X80"FX	0"	1
W05	E	1	HALL	SINGLE CASEMENT-HL	36"X24"SC	60"	1 TEMPERED
W06	E	1	KITCHEN	LEFT SLIDING	60"X42"LS	38"	1
W07	N	1	LIVING	FIXED GLASS	36"X48"FX	142"	1
W08	E	1	OFFICE	LEFT SLIDING	72"X36"LS	44"	1 EGRESS
W09	N	1	TV ROOM	LEFT SLIDING	72"X42"LS	38"	2
W10	N	2	BEDROOM 2	LEFT SLIDING	60"X42"LS	38"	1
W11	N	2	BEDROOM 3	LEFT SLIDING	60"X48"LS	32"	1
W12	N	2	HALL	LEFT SLIDING	36"X48"LS	32"	1
W13		2	PRIMARY BATH	SINGLE HUNG	32"X48"SH	32"	1
W14	N	2	PRIMARY BEDROOM	LEFT SLIDING	60"X42"LS	38"	1

CABINETS IN PLAN AND SCHEDULE FOR REFERENCE ONLY.
SEE CABINET MANUFACTURER / VENDOR SPECIFICATIONS FOR INSTALL

CABINET SCHEDULE					
#	FLR	ROOM	DESCRIPTION	DIMENSIONS	QTY
C01	1	HALL	BASE CABINET	72"X18"X18"	1
C02	1	HALL	WALL CABINET	72"X12"X24"	1
C03	1	HALL	BASE CABINET	30"X24"X36"	1
C04	1	HALL	WALL CABINET	30"X12"X39"	1
C05	1	HALL	WALL CABINET	33"X12"X39"	2
C06	1	KITCHEN	BASE CABINET	24"X24"X36"	4
C07	1	KITCHEN	BASE CABINET	36"X24"X36"	3
C08	1	KITCHEN	UTILITY CABINET	48"X24"X93"	1
C09	1	KITCHEN	BASE CABINET	18"X24"X36"	1
C10	1	KITCHEN	UTILITY CABINET	30"X24"X93"	1
C11	1	KITCHEN	BASE CABINET	48"X12"X18"	2
C12	1	KITCHEN	BASE CABINET	45"X24"X36"	2
C13	1	KITCHEN	CORNER WALL CABINET	24"X24"X39"	2
C14	1	KITCHEN	WALL CABINET	24"X12"X39"	2
C15	1	KITCHEN	BASE CABINET	30"X24"X36"	2
C16	1	KITCHEN	WALL CABINET	30"X12"X39"	1
C17	1	KITCHEN	BASE CABINET	4"X36"X36"	2
C18	1	KITCHEN	BASE CABINET	27"X24"X36"	2
C19	1	KITCHEN	WALL CABINET FILLER	1 7/16"X12"X39"	1
C20	1	KITCHEN	WALL CABINET	54"X12"X39"	2
C21	2	BEDROOM 2	BASE CABINET	41 1/4"X24"X30"	1
C22	2	BEDROOM 2	BASE CABINET	65"X18"X18"	1
C23	2	BEDROOM 2	UTILITY CABINET	41 1/8"X18"X93"	1
C24	2	BEDROOM 2	WALL CABINET	41 1/8"X12"X63"	1
C25	2	BEDROOM 3	BASE CABINET	63"X18"X18"	1
C26	2	BEDROOM 3	BASE CABINET	39"X24"X30"	1
C27	2	BEDROOM 3	WALL CABINET	39"X12"X63"	1
C28	2	BEDROOM 3	UTILITY CABINET	39"X18"X93"	1
C29	2	PRIMARY BATH	UTILITY CABINET	18"X24"X93"	1
C30	2	PRIMARY BEDROOM	BASE CABINET	39"X24"X30"	1
C31	2	PRIMARY BEDROOM	BASE CABINET	39 15/16"X18"X18"	2
C32	2	PRIMARY BEDROOM	UTILITY CABINET	38"X18"X93"	1
C33	2	PRIMARY BEDROOM	WALL CABINET	39"X12"X63"	1



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DRAWN BY: JMW / LCC

REVISIONS			
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PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
SCHEDULES

A4.0

GENERAL NOTES:

- A BUILDING CODES: ALL WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, AS WELL AS THE STATE AND LOCAL BUILDING CODES.
- B SHOULD ERRORS, OMISSIONS, OR DISCREPANCIES APPEAR IN DRAWINGS OR SPECIFICATIONS OR IN THE WORK DONE BY OTHERS AFFECTING THIS WORK, THE DESIGNER SHALL BE NOTIFIED AT ONCE AND SHALL ISSUE INSTRUCTIONS AS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITHOUT CONTACTING THE DESIGNER AND/OR OWNER, THE CONTRACTOR SHALL BE LIABLE FOR ANY EXPENSIVE THAT MAY RESULT.
- C DETAILED DRAWING AND SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWING AND SPECIFICATIONS, DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- D THE CONTRACTOR SHALL CONFORM TO AND ABIDE BY ALL LOCAL, CITY, COUNTY, AND STATE BUILDING AND SAFETY LAWS. SUCH LAWS SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS AND THE PROVISIONS OF SUCH REGULATIONS SHALL BE OBSERVED. THE CONTRACTOR SHALL NOTIFY THE DESIGNER IF DRAWINGS OR SPECIFICATIONS THAT ARE AT VARIANCE. SHOULD THE CONTRACTOR PERFORM ANY WORK CONTRARY TO SUCH LAWS OR REGULATIONS. THE CONTRACTOR SHALL BEAR ALL SUCH COSTS ARISING.
- E SCOPE: ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED, OR REQUIRED BY CODES AS LISTED IN 'A' SHALL BE COMPLETED FOR A COMPLETE AND PROPER FINISHED JOB.
- F PERMITS: THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED & PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE TAKEN OUT & PAID FOR BY EITHER THE GENERAL BUILDING CONTRACTOR OR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- G ALTERNATES: DESIGNS, MATERIALS, EQUIPMENT, PRODUCTS, & CONSTRUCTION METHODS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED THEY ARE FIRST APPROVED IN WRITING BY THE OWNER, DESIGNER, PREVAILING ENGINEER, & GOVERNING AUTHORITY.
- H INTENTION: THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT & TRANSPORTATION NECESSARY FOR THE COMPLETION OF THE WORK.
- I CHANGE ORDERS: THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE SCOPE OF WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
- J CUTTING & PATCHING: ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC.
- K CLEAN UP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH FROM & ABOUT THE BUILDING AND ALL THEIR TOOLS, SCAFFOLDING, & SURPLUS MATERIALS & LEAVE THE JOB IN A BROOM-CLEAN CONDITION INCLUDING REMOVING ALL LABELS, STICKERS, PAINT SMEARS, ETC., FROM LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS SURFACES FINISH HARDWARE, CABINETS, COUNTERTOP, ETC.
- L TEMPORARY TOILETS: THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR ALL TRADES UNTIL THE COMPLETION OF THE PROJECT.
- M LINES & LEVELS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES & LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES & LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION & CONSTRUCTION OF THE WORK & DISCREPANCIES BEFORE PROCEEDING WITHOUT CONTACTING THE OWNER & DESIGNER. THE CONTRACTOR SHALL BE LIABLE FOR ANY EXPENSE THAT MAY RESULT.
- N HOMEOWNER WILL TAKE ANY NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OR BEING DAMAGED DUE TO THE CONSTRUCTION PROCESS.

SITE NOTES:

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
2. NEW RAINWATER DOWNSPOUTS, IF ANY, SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING. RUNOFF SHALL REMAIN WITHIN PROPERTY LINES.
3. ADDRESS IDENTIFICATION
BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7MM). PER CBC [F] 502.1, CRC R319.1
4. SEISMIC AUTOMATIC SHUT-OFF VALVE TO BE INSTALLED AT THE GAS METER OR PROPANE TANK.

2025 CAL GREEN CODE- EFFECTIVE 01/01/26

- WATER CONSERVING PLUMBING FIXTURES & FITTINGS
 - * ALL NONCOMPLIANT PLUMBING FIXTURES WILL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PER CALIFORNIA CIVIL CODE 1101.1
 - 4.303.1.1 WATER CLOSETS: LESS THAN OR EQUAL TO 1.28GAL/FLUSH
 - 4.303.1.2 URINALS: LESS THAN OR EQUAL TO 0.125 GAL/FLUSH FOR WALL MOUNT AND 0.5 GAL/FLUSH FOR ALL OTHER URINALS
 - 4.303.1.3.1 SINGLE SHOWERHEADS: LESS THAN OR EQUAL TO 1.8 GPM @ 80 PSI.
 - 4.303.1.3.2 MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT ONE TIME
 - 4.303.1.4.1 LAVATORY FAUCET TO BE 1.2 GM @ 60PSI MAXIMUM THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8 GPM @ 20 PSI
 - 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDING: LESS THAN OR EQUAL TO 0.5 GPM @ 60 PSI
 - 4.303.1.4.3 METERING FAUCETS: LESS THAN OR EQUAL TO 0.2 GALLONS PER CYCLE
 - 4.303.1.4.4 KITCHEN FAUCETS: LESS THAN OR EQUAL TO 1.8 GPM @ 60 PSI;
 - 4.506.1 EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY STAR" COMPLIANT EXHAUST FAN, BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80%
 - 5.303.3.1 TOILETS [TO HAVE] A MAXIMUM FLOW RATE OF 1.28 GPF.
- FENESTRATION
 - NEW AND REPLACEMENT WINDOWS AND SKYLIGHTS SHALL COMPLY WITH THE FENESTRATION REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, TITLE 24 PART 6 SECTION 110.6
 - FIREPLACES
 - 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE

EMERGENCY ESCAPE AND RESCUE OPENINGS AND DOORS

- 2025 CRC, TITLE 24 PART 2.5
- R310.2.1 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M²)
- R310.2.2 THE NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610MM), WIDTH SHALL BE 20 INCHES (508 MM)
- R310.2.3 THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES (1118MM) MEASURED FROM THE FLOOR
- R310.3 WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDING DOOR

MEANS OF EGRESS

- 2025 CBC, TITLE 24 PART 2
- 1003.2 CEILING HEIGHT: SHALL NOT BE LESS THAN 7 FEET 6 INCHES ABOVE THE FINISHED FLOOR
- 2025 CRC, TITLE 24 PART 2.5
- R310.2.1 ALL NEW/REMODELED BEDROOMS TO HAVE EMERGENCY EGRESS WINDOWS WITH A MINIMUM 24" HEIGHT, MINIMUM 20" WIDTH OR A MINIMUM 5.7SQFT OPENING; FINISHED SILL NO HIGHER THAN 44" AFF
- R311.1 THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R319.2 NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE CLEAR MINIMUM WIDTH OF 32 INCHES AT A 90-DEGREE OPENING. THE CLEAR HEIGHT OF THE OPENING SHALL BE A MINIMUM OF 78 INCHES (1961MM).
- R311.3 THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. LANDINGS SHALL BE A MINIMUM OF 36 INCHES (914MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%).
- R311.3.1 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1.5 INCHES (38MM) LOWER THAN THE TOP OF THE THRESHOLD.
- R311.6 THE WIDTH OF THE HALLWAY SHALL NOT BE LESS THAN 3 FEET (914MM)
- R311.7.1 STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEAD ROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 31.5 INCHES (787MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
- R311.7.2 THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
- R311.7.3 A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET 7 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR LANDINGS.
- R311.7.6 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE FLIGHT SERVED. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN 36 INCHES (914MM).
- R311.7.7 THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2% SLOPE).

FIRE-RESISTANT CONSTRUCTION: GARAGE / CARPORTS

- 2025 CRC, TITLE 24 PART 2.5
- R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.
- R302.6 THE GARAGE AND/OR CARPORT SHALL BE SEPARATED AS REQUIRED:
 - FROM THE RESIDENCE AND ATTICS - NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
 - FROM HABITABLE ROOMS ABOVE THE GARAGE/CARPORT - NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
 - GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT - NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

VENTILATION NOTES:

- ENVIRONMENTAL AIR DUCT EXHAUST FOR THE LAUNDRY, BATHROOM, KITCHEN AND OTHER EXHAUST FAN DUCTS SHALL TERMINATE OUTSIDE THE BUILDING.
- THE FAN SHALL RUN INTERMITTENTLY (ON DEMAND) OR CONTINUOUSLY.
- A READILY ACCESSIBLE MANUAL CONTROL DESIGNED TO BE OPERATED AS NEEDED OR AN AUTOMATIC CONTROL SHALL BE PROVIDED FOR INTERMITTENT OPERATIONS. CMC 405.3, 405.4
- THE EXHAUST DUCT SHALL HAVE A BACK DRAFT DAMPER. HOWEVER, WHEN THE EXHAUST FAN OPERATES CONTINUOUSLY A BACK DRAFT DAMPER IS NOT REQUIRED.
- BATHROOM EXHAUST FANS SHALL PROVIDE A RATE OF 50CFM MINIMUM FOR INTERMITTENT OPERATION AND 20CFM MINIMUM FOR CONTINUOUS OPERATION. CMC 405.3.1
- KITCHEN EXHAUST FANS SHALL PROVIDED A RATE OF100 CFM MINIMUM FOR INTERMITTENT RANGE HOOD OPERATION OR 300CFM MINIMUM FOR MECHANICAL EXHAUST FANS INCL. DOWNDRAFT APPLIANCES.
- FOR CONTINUOUS OPERATED VENTILATION, THE EXHAUST RATE SHALL NOT BE LESS THAN 5 AIR CHANGES PER HOUR BASED ON ENCLOSED KITCHEN VOLUME.
- EXHAUST FANS SHALL BE ENERGY STAR RATED DEVICES WITH 50-80 HUMIDITY CONTROL. CALGREEN 4.506.1
- THE TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING SUCH AS DOORS, WINDOWS, SKYLIGHTS OR ATTIC VENTS, 3 FEET FROM A PROPERTY LINE AND 10 FEET FROM A FORCED-AIR INLET. CMC 502.2.1

WATER HEATING MANDATORY REQUIREMENTS

- 2025 ENERGY CODE
TITLE 24, PART 6
HEAT PUMP WATER HEATERS
- § 110.3(C)7A – EXTERNAL OR INTERNAL BACKUP HEAT REQUIRED WHEN
 - INLET AIR UNCONDITIONED, AND
 - COMPRESSOR CUTOFF TEMPERATURE > WINTER MEDIAN OF EXTREMES (JA2 TABLE 2-3)
 - § 110.3(C)7B – VENTILATION REQUIREMENTS
 - INSTALLED PER MANUFACTURER'S METHOD TO MEET OR EXCEED PERFORMANCE STANDARDS IN § 110.3(C)7B2-B4
 - INSTALLATION SPACE PLUS VENTILATION SPACE ≥ 100 FT3 PER KBTU/H OR PER MANUFACTURER REQUIREMENT, WHICHEVER IS GREATER
 - LOUVERED/GRILLED PERMANENT OPENINGS OR DOORS WITH MINIMUM NET FREE AREA
 - WHEN DUCTS USED:
 - § R-6 INSULATION FOR EXHAUST DUCTS AND DUCTS CROSSING PRESSURE BOUNDARIES
 - § AIR SEAL ALL CONNECTIONS AND BOUNDARY CROSSINGS

SINGLE FAMILY MANDATORY REQUIREMENTS

- 2025 CEC, Title 24, Part 6
INSULATION
- §150.0(C) – UPDATES MANDATORY WALL INSULATION
 - 2X4 WOOD-FRAMING MAXIMUM U-FACTOR 0.095 (MINIMUM R-15, 16 O.C.) OR
 - 2X6 WOOD-FRAMING MAXIMUM U-FACTOR OF 0.069 (MINIMUM R-21,16 O.C.)
 - §150.1(C)1A, § 150.1(C)1AIII – ATTIC VENTILATION PRESCRIPTIVE OPTION C - TABLE 150.1-A
 - CATHEDRAL CEILING INSULATION MINIMUM R-38 WITH NO RADIANT BARRIER ALL CLIMATE ZONES
 - CEILING INSULATION FOR VENTED ATTIC
 - §MINIMUM R-38 IN CLIMATE ZONES 1, 8-16 (ADDS 8, 9, 10)
 - §MINIMUM R-30 IN CLIMATE ZONES 2-7

- FENESTRATION
- §150.0(Q) – MAXIMUM WEIGHTED AVERAGE U-FACTOR 0.40, INCLUDING SKYLIGHTS. EXCEPTION: FENESTRATION INSTALLED IN FIRE HAZARD SEVERITY ZONES.
 - §150.1(C)3A – MAXIMUM U-FACTOR 0.27 IN CLIMATE ZONES 1-5, 11-14, 16; MAXIMUM U-FACTOR 0.30 IN CLIMATE ZONES 6-10, 15
 - EXCEPTION: 500 SQUARE FEET OR LESS IN CLIMATE ZONE 5 ALLOWS MAXIMUM U-FACTOR 0.30; UP TO 16 SQUARE FEET OF SKYLIGHT IN CLIMATES ZONES 2, 4, 6-16 ALLOWS MAXIMUM U-FACTOR 0.30, SHGC 0.30. NO SHGC REQUIREMENT IN CLIMATE ZONES 1, 3, 5, 16
 - § 150.2(B)1 – ALTERATIONS THAT INCREASE NEW FENESTRATION AREA OR REPLACE FENESTRATION MAXIMUM SHGC VALUE OF 0.23 IN CLIMATE ZONE 15.

- HVAC
- §150.0(H)2 – SOURCE SELECTIONS TO COMPLY WITH LISTED SOURCES FOR OUTDOOR DESIGN CONDITIONS
 - §150.0(H)5 – MANDATORY HEAT PUMP MINIMUM HEATING CAPACITY TO MEET CBC MIN. REQUIREMENTS, WITHOUT ACCOUNTING FOR SUPPLEMENTARY HEATING; NO MAXIMUM HEATING CAPACITY LIMIT; FURNACE HEATING CAPACITY BASED ON ACCA MANUAL S-2023, TABLE N2.5.
 - §150.0(H)6 – MANDATORY INSTALLER-ADJUSTABLE DEFROST DELAY TIMERS ON HEAT PUMPS MUST BE SET TO 90+ MINUTES. INSTALLER TESTS AND CERTIFIES ON CF2R. EXCEPTIONS: CLIMATE ZONES 6-7; 500 SQUARE FEET OR LESS OF CONDITIONED FLOOR AREA IN CLIMATE ZONES 3, 5-10, 15.
 - §150.0(H)7 – MANDATORY HEAT PUMP SUPPLEMENTARY HEATING ONLY OPERATES AT OUTDOOR TEMPERATURES BELOW 35°F. EXCEPT DURING DEFROST OR EMERGENCY OPERATION. INSTALLER TESTS AND CERTIFIES ON CF2R. EXCEPTIONS: HEAT PUMPS WITH SUPPLEMENTARY HEAT IN CLIMATE ZONES 7, 15, AND 500 SQUARE FEET OR LESS FOLLOWING OPTION A OR B; ROOM AIR-CONDITIONER HEAT PUMPS.
 - §150.0(H)8 – MANDATORY ELECTRIC RESISTANCE SUPPLEMENTARY HEAT CAPACITY CANNOT EXCEED HEAT PUMP NOMINAL COOLING CAPACITY (AT 95°F AMBIENT CONDITIONS) X 2.7 KW/TON, ROUNDED UP TO CLOSEST KW.
 - §150.0(H)9,§150.0(I)2 – MANDATORY VARIABLE OR MULTI-SPEED SYSTEMS CONTROLLED BY THIRD-PARTY THERMOSTATS MUST BE ABLE TO RESPOND TO LOADS BY MODULATING COMPRESSOR SPEED AS SPECIFIED
 - § 150.0(M)1BI – MANDATORY REQUIREMENTS FOR DUCTS IN UNVENTED ATTICS MAY BE INSULATED TO R-4.2 WHEN OTHER REQUIREMENTS MET.
 - § 150.0(M)13 – MULTI OR VARIABLE SPEED COMPRESSOR SYSTEMS WITH CONTROLS THAT VARY FAN SPEED PER NUMBER OF ZONES AS CERTIFIED BY INSTALLER MAY MEET AIRFLOW AND FAN EFFICACY REQUIREMENTS BY OPERATING AT MAXIMUM COMPRESSOR CAPACITY AND FAN SPEED, WITH ALL ZONES CALLING FOR CONDITIONING.

- PLUMBING
- § 110.3(C)7A – BACKUP HEAT REQUIRED FOR HEAT PUMP WATER HEATER (HPWH) WITH UNCONDITIONED INLET AIR, UNLESS COMPRESSOR CUTOFF TEMPERATURE BELOW LOCAL HEATING WINTER MEDIAN OF EXTREMES.
 - § 110.3(C)7B – VENTILATION OR MINIMUM ROOM VOLUME REQUIRED WHEN INSTALLING HPWH.
 - § 150.0(N)1AI – FUTURE HPWH CONDUCTOR REQUIREMENT TO MINIMUM 30A BRANCH CIRCUIT.
- INDOOR AIR QUALITY
- §150.0(I)CIV – BALANCED AND SUPPLY-ONLY VENTILATION TO HAVE ACCESSIBLE AIR FILTERS, INCLUDING HRV/ERV RECOVERY CORES, IAQ SYSTEM COMPONENTS, AND OUTDOOR AIR INTAKE DESIGN, LOCATION, AND ACCESSIBILITY.
 - HEAT-PUMPS AND HRV/ERV
 - § 150.1(C)6-7,15 – HEATING EQUIPMENT TO BE HEAT PUMP IN ALL CLIMATE ZONES OR MEET PERFORMANCE REQUIREMENTS IN § 150.1(B)1; REFRIGERANT CHARGE VERIFICATION FOR HEAT PUMPS IN ALL CLIMATE ZONES, AND AIR CONDITIONERS IN CLIMATE ZONES 2, 8-15; FAULT INDICATOR DISPLAY REQUIRED FOR HRV/ERV SYSTEMS WITH ECC-RATER FIELD VERIFICATION.
 - § 150.1(C)9 – DUCT SYSTEMS AND AIR HANDLERS TO BE ENTIRELY IN CONDITIONED SPACE AND ECC-RATER VERIFIED, BELOW CEILING IF NOT HIGH PERFORMANCE ATTIC PER OPTION B IN TABLE 150.1-A
 - § 150.1(C)15 – FID ONLY FOR HEAT RECOVERY VENTILATION (HRV) AND ENERGY RECOVERY VENTILATION (ERV) WITH ECC-RATER VERIFICATION
 - § 150.2(A)1E – MAXIMUM HEATING AND COOLING SYSTEM CAPACITY LIMITS FOR ADDITIONS IN TABLES 150.2-A AND -B THAT DEPEND ON RELATIVE SIZES OF CALCULATED HEATING DESIGN LOAD (HL) AND COOLING DESIGN LOAD (CL), TYPE OF SPACE CONDITIONING SYSTEM, AND DUCT SIZING; ENVELOPE LEAKAGE SPECIFIED IN LOAD CALCULATION MUST NOT EXCEED VALUES FROM TABLE 150.2-C (AVERAGE FOR LOAD CALCULATION SOFTWARE); WITH ECC-RATER FIELD VERIFICATION, TESTED ENVELOPE LEAKAGE VALUE MAY BE USED.

- WATER HEATERS
- §150.0(N)1A – IF INSTALLING GAS WATER HEATERS, A 30A FOR HPWH ELECTRIC-READY BRANCH CIRCUIT TO BE INSTALLED
- BATTERY ENERGY STORAGE SYSTEM READY (BESS)
- §150.0(S) – NEWLY CONSTRUCTED SINGLE-FAMILY BUILDINGS WITH DWELLING UNIT ELECTRICAL SERVICE OVER 125A TO BE BESS-READY
- SOLAR PV
- §150.1(C)14 – PRESCRIPTIVE PV SIZING USING SOLAR ACCESS ROOF AREA (SARA) FOR STEEP AND LOW SLOPE ROOFS
 - SARA MULTIPLIED BY
 - § 18 WATTS PER FT2 FOR STEEP SLOPED ROOFS
 - § 14 WATTS PER FT2 FOR LOW SLOPED ROOFS

MULTIFAMILY MANDATORY REQUIREMENTS

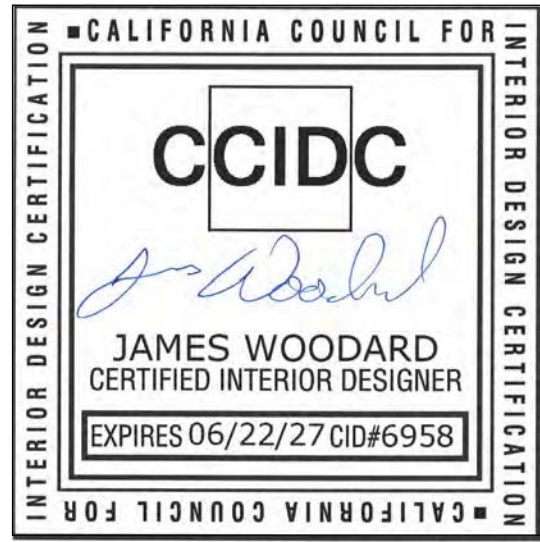
- 2025 CEC, Title 24, Part 6
INSULATION
- § 160.1(B) – UPDATES MANDATORY WALL INSULATION U-FACTORS
 - METAL-FRAMED U-FACTOR 0.151
 - 2X4 FRAMING U-FACTOR 0.095
 - 2X6 FRAMING U-FACTOR 0.069
- ROOFING PRODUCTS
- § 170.2(A)1A – COMPONENTS TO COMPLY WITH PRESCRIPTIVE ROOFING PRODUCT EFFICIENCIES IN TABLE 170.2-A
 - OPTION B: STEEP-SLOPED ROOF MAXIMUM AGED SOLAR REFLECTANCE (SR) 0.25 IN CLIMATE ZONES 10, 11, 13, 15; AGED SR 0.20 IN CLIMATE ZONES 12, 14

- FENESTRATION
- § 170.2(A)3 – MAXIMUM U-FACTORS IN TABLE 170.2-A FOR ALL OTHER FENESTRATION: U-FACTOR 0.28 IN CLIMATES ZONES 1,3-5, 11, 13-16, U-FACTOR 0.30 IN CLIMATE ZONES 2, 8-10, 12, U-FACTOR 0.34 IN CLIMATE ZONES 6, 7
 - OPTION D: LOW-SLOPED ROOF AGED SOLAR REFLECTANCE 0.63, THERMAL EMITTANCE 0.75, SRI 75 IN CLIMATE ZONES 2, 4, 6-15
- HVAC(DWELLING UNITS
- § 160.2(B)2AXI – BALANCED AND SUPPLY-ONLY VENTILATION TO HAVE ACCESSIBLE AIR FILTERS, INCLUDING HRV/ERVS FOR ATTACHED DWELLING UNITS
 - § 160.3(B)Y – HEAT PUMPS WITH DEFROST DELAY TIMER TO COMPLY WITH DEFROST REQUIREMENTS
 - § 160.3(B)8 – THERMOSTATS WITH VARIABLE OR MULTI-SPEED SYSTEMS TO COMPLY WITH REQUIREMENTS
- IAQ(DWELLING UNITS
- § 170.2(C)3BIV – BALANCED SYSTEMS IN CLIMATE ZONES 1, 2, 4, 11-14, AND 16 TO COMPLY WITH HRV/ERV PRESCRIPTIVE; HEAT RECOVERY VENTILATION (HRV) AND ENERGY RECOVERY VENTILATION (ERV) TO HAVE PRESCRIPTIVE FAULT INDICATOR DISPLAY WITH ECC RATER VERIFICATION

- HVAC(COMMON USE AREAS
- SHVAC TO COMPLY WITH 170.2 REQUIREMENTS
 - §170.2(C)2 – SOURCE SELECTIONS TO COMPLY WITH LISTED SOURCES FOR OUTDOOR DESIGN CONDITIONS
 - §170.2(C)4FV – COOLING TOWER EFFICIENCY TO COMPLY WITH REVISED PRESCRIPTIVE REQUIREMENTS;TABLE 170.2-1
 - §170.2(C)4N2 – DEDICATED OUTDOOR AIR SYSTEMS (DOAS) TO COMPLY WITH REVISED PRESCRIPTIVE REQUIREMENTS
- HVAC(ADDITIONS
- §180.1(A)2 – EXCEPTION FOR DWELLING UNIT AIR LEAKAGE TEST FOR ADDITIONS
- WATER HEATING
- § 110.3(C)Y – BACKUP HEAT REQUIRED FOR HPWHs WITH UNCONDITIONED INLET AIR, UNLESS COMPRESSOR CUTOFF TEMPERATURE BELOW LOCAL HEATING WINTER MEDIAN OF EXTREMES; ADDS VENTILATION OR MINIMUM SPACE VOLUME REQUIREMENTS WHEN INSTALLING CONSUMER INTEGRATED HPWH.
 - § 160.4(E) – INSULATION ON FIRST 8 FEET OF COLD WATER PIPING, INSULATION CONTINUITY, PIPE SUPPORTS MUST BE ON OUTSIDE OF INSULATION, ISOLATION VALVES MUST BE EXTENDED-STEM, AND INSULATION FOR HOT WATER PLUMBING APPURTENANCES
 - § 160.9(E) § 160.9(F) – DWELLINGS TO MEET MANDATORY REQUIREMENTS FOR INDIVIDUAL AND CENTRAL HPWH-READY, INCLUDING DEDICATED RECEPTACLE, CONDENSATE DRAIN, DESIGNATED SPACE, AND VENTILATION
 - § 170.2(D)1 – DWELLINGS WITH INDIVIDUAL WATER HEATERS TO HAVE 120V HPWH, LOW-RISE MULTIFAMILY BUILDINGS WILL NOT HAVE GAS TANKLESS WATER HEATERS
 - § 170.2(D)2A – CENTRAL HPWH TO MEET NEEA ADVANCED WATER HEATER SPECIFICATION FOR COMMERCIAL HPWH TIER 2, MAIN HPWH MUST PRESCRIPTIVELY BE SINGLE PASS
 - § 170.2(D)2C – ALL HOT WATER PIPES TO MEET CA PLUMBING CODE APPENDIX M
 - § 170.2(D)2D – CENTRAL SYSTEMS: HPWH CAN MEET NEEA ADVANCED WATER HEATER SPECIFICATION FOR COMMERCIAL HPWH TIER 2; MAIN HPWH MUST BE SINGLE-PASS; ALL HOT WATER PIPES MUST MEET CALIFORNIA PLUMBING CODE APPENDIX M; SYSTEMS SERVING BUILDINGS WITH MORE THAN 8 DWELLINGS MUST HAVE RECIRCULATION SYSTEMS WITH THERMOSTATIC MIXING VALVE ON EACH SUPPLY AND RETURN LOOP. MEET RA4.4.19; PIPE INSULATION REQUIRES ECC-RATER VERIFICATION PER RA3.6.3
 - § 170.2(D)2E – PIPE INSULATION MUST BE ECC-RATED PER RA3.6.3

- SOLAR PV AND BATTERY ENERGY STORAGE SYSTEMS
- §170.2(F-G) – PRESCRIPTIVE PV SIZING USING SOLAR ACCESS ROOF AREA (SARA) FOR STEEP AND LOW SLOPE ROOFS
 - SARA MULTIPLIED BY
 - § 18 WATTS PER FT2 FOR STEEP SLOPED ROOFS
 - § 14 WATTS PER FT2 FOR LOW SLOPED ROOFS
 - §170.2(F-G) – EXCEPTION 2 TO BE APPLIED FOR MINIMUM PV SYSTEM SIZE LESS THAN 4 KW FOR LOW-RISE
- LIGHTING(DWELLING UNITS
- §160.5(A)1A – ALL INSTALLED LUMINAIRES AND LIGHT SOURCES TO MEET JA8 CRITERIA;REMOVES TABLE 160.5-A AND REFERENCES
 - §160.5(A)2F – LIGHTING INTEGRAL TO KITCHEN RANGE HOODS AND BATHROOM EXHAUST FANS DO NOT REQUIRE DIMMING CONTROLS
- LIGHTING(COMMON AREAS
- §160.5(B)4A – MANUAL CONTROLS TO BE LOCATED SUCH THAT CONTROLLED LIGHTING OR STATUS CAN BE SEEN WHEN OPERATING CONTROLS
 - §160.5(B)4B – MULTILEVEL CONTROLS MUST PROVIDE AND ENABLE CONTINUOUS DIMMING FROM 100 TO 10% OR LOWER; REMOVES TABLE160.5-B; EXCEPTION 3 ALLOWS HID AND INDUCTION LUMINAIRES TO HAVE ONE CONTROL STEP BETWEEN 30-70%
 - §160.5(B)4CI – OCCUPANT SENSING CONTROLS MUST HAVE NO MORE THAN 20-MINUTE TIME DELAY; EXCEPTION 4 ONLY APPLIES TO EMERGENCY LIGHTING INTENDED TO FUNCTION ONLY WHEN NORMAL POWER IS ABSENT
 - §160.5(B)4CIV – LIGHTING IN RESTAURANTS DOES NOT REQUIRE AUTOMATIC HOLIDAY SHUT-OFF FEATURE WITH AUTOMATIC TIME-SWITCH CONTROLS
 - §160.5(B)4CIVI – OCCUPANCY SENSING CONTROL ZONES FOR OFFICES GREATER THAN 250 SQUARE FEET MUST BE SHOWN ON PLANS.
 - § 160.5(B)4D – AUTOMATIC DAYLIGHTING CONTROLS IN SKYLIT AND SIDELIT DAYLIT ZONES WITH 75 WATTS OR GREATER OF GENERAL LIGHTING OR GREATER; LUMINAIRES LONGER THAN 8 FEET MUST BE CONTROLLED IN SEGMENTS UP TO 8 FEET; EXCEPTION 3 EXEMPTS SECONDARY SIDELIT DAYLIT ZONES WITH LESS THAN 85W OF GENERAL LIGHTING FROM DAYLIGHT RESPONSIVE CONTROLS, IF PRIMARY SIDELIT DAYLIT ZONES DO NOT REQUIRE DAYLIGHT RESPONSIVE CONTROLS

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DATE: 7/31/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	7/27/26	commission comment rev	jmw

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
NOTES A

A5.0

INTERIORS

- LIGHT AND VENTILATION: 2025 TITLE CRC, R303.1
- HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS. THE OPENABLE AREA TO THE OUTDOORS SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA.
- **HABITABLE SPACE DIMENSIONS**
- 2025 TITLE 24 CBC, 1208
- 1208.1 HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET (2134MM). KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET (914MM) BETWEEN COUNTER FRONTS AND APPLIANCES OR WALLS.
- 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 7 FEET 6 INCHES (2286MM) ABOVE THE FINISHED FLOOR. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 7 FEET (2134MM) ABOVE THE FINISHED FLOOR.
- 1208.3 EVERY DWELLING UNIT SHALL NOT HAVE LESS THAN ONE ROOM THAT SHALL NOT HAVE LESS THAN 120 SQUARE FEET (11.2M²) OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL NOT HAVE A NET FLOOR AREA OF 70 SQUARE FEET (6.5M²).
- 1208.4 EFFICIENCY DWELLING UNITS SHALL HAVE A LIVING ROOM OF NOT LESS THAN 190 SQUARE FEET (17.7M²) OF FLOOR AREA, BE PROVIDED WITH A SEPARATE CLOSET, BE PROVIDED WITH A KITCHEN SINK, COOKING APPLIANCE AND REFRIGERATOR (EACH HAVING A CLEAR WORKING SPACE OF NOT LESS THAN 30 INCHES IN FRONT), AND BE PROVIDED WITH A SEPARATE BATHROOM CONTAINING A WATER CLOSET, LAVATORY AND BATHTUB OR SHOWER.
- 2025 TITLE 24 CRC, R304
- R304.1 HABITABLE ROOMS SHALL NOT HAVE A FLOOR AREA LESS THAN 70 SQUARE FEET (6.5M²). A KITCHEN IS AN EXCEPTION.
- R304.2 HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FEET (2134MM) IN ANY HORIZONTAL DIMENSION. A KITCHEN IS AN EXCEPTION.
- R304.3 PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET (1524MM) OR A FURRED CEILING MEASURING LESS THAN 7 FEET (2134MM) FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA.
- 2025 TITLE 24 CRC, R305
- R305.1 HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL NOT HAVE A CEILING HEIGHT LESS THAN 7 FEET (2134MM). BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 6 FEET 8 INCHES (2032MM).
- R305.1.1 PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACES OR HALLWAYS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 6 FEET 8 INCHES (2032MM).
- **CRAWL AND ATTIC SPACE DIMENSIONS**
- 2025 TITLE 24 CBC, 1209
- 1209.1 CRAWL SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESS OPENING THAT SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES (457MM BY 610MM).
- 1209.2 AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES (559MM BY 762MM) SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES (762MM). CLEAR HEADROOM OF NOT LESS THAN 30 INCHES (762MM) SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
- **BATH SPACES**
- 2025 TITLE 24 CBC, 1210
- 1210.2.3 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1829MM) ABOVE THE DRAIN INLET.
- 1210.2.4 BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.
- 2025 TITLE 24 CRC, 307 AND 702
- 307.2 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE THE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT SHALL NOT EXTEND TO A HEIGHT LESS THAN 6 FEET (1829MM) ABOVE THE FLOOR.
- 702.3.7 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- 702.3.7.1 WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE IS DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- 2025 TITLE 24 CPC, 408
- 408.6 ALL NEW SHOWERS TO BE 1024 SQUARE INCHES MINIMUM AND CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE
- 408.5 THE HEIGHT OF SHOWER THRESHOLD TO COMPLY WITH CPC 408.5.
- 408.5 THE TOP OF THE DRAIN TO BE A MINIMUM 2 INCHES AND MAXIMUM 9 INCHES BELOW THE TOP OF THE THRESHOLD.
- SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN A 22" MIN. UNOBSTRUCTED OPENING FOR EGRESS PER CPC.

SMOKE AND CARBON MONOXIDE ALARMS

- *SMOKE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ALL BATTERY POWERED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.
- *CONTRACTOR TO FIELD VERIFY SMOKE ALARMS IN ALL BEDROOMS AND AT ALL CEILING HEIGHT CHANGES.
- *CONTRACTOR TO FIELD VERIFY SMOKE ALARMS AS REQUIRED BY R314.1, R314.2
- 2025 TITLE 24 CBC, [F] 907.2.11.2; CRC, R314.3
- SMOKE ALARMS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, EACH STORY OF THE BUILDING, BASEMENTS AND HABITABLE ATTICS
- SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610MM) OR MORE
- 2025 TITLE 24 CBC, [F] 907.2.11.8; CRC, R314.3.3
- NFPA 72 SECTION 29.8.3.4 SPECIFIC LOCATION REQUIREMENTS
- SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS
- SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR GARAGES OR IN OTHER SPACES WHERE TEMPERATURES CAN FALL BELOW 40°F (4°C) OR EXCEED 100°F (38°C)
- SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
 - **THE ALARM OR DETECTOR SHALL BE EITHER A PHOTOELECTRIC SMOKE ALARM OR IONIZATION ALARM WITH AN ALARM-SILENCING SWITCH IF PLACED CLOSER THAN 20 FEET FROM A PERMANENTLY INSTALLED COOKING DEVICE.
- SHALL NOT BE INSTALLED LESS THAN A 3-FOOT (0.91M) HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A REQUIRED SMOKE ALARM
- SHALL NOT BE INSTALLED WITHIN A 36-INCH (910MM) HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS
- SHALL NOT BE INSTALLED WITHIN A 36-INCH (910MM) HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED FAN
- SHALL BE LOCATED TO DETECT SMOKE RISING IN A STAIRWAY WITHOUT AN INTERVENING DOOR OR OBSTRUCTION
- SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY TO THE STAIRS FOR STAIRWAYS LEADING UP FROM A BASEMENT
- SHALL BE INSTALLED ON THE HIGHEST PORTION OF A TRAY-SHAPED (COFFERED) CEILING WITHIN 12 INCHES (300MM) VERTICALLY DOWN FROM THE HIGHEST POINT
- ALARMS / DETECTORS INSTALLED IN ROOMS WITH JOISTS OR BEAMS SHALL COMPLY WITH THE NFPA 17.7.3.2.4 REQUIREMENTS
- 2025 TITLE 24 CRC, R315
- *CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
- *CONTRACTOR TO FIELD VERIFY CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1, R315.2
- FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE OR FIREPLACE AND/OR HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
- WHERE AN ADDITION IS MADE TO AN EXISTING DWELLING, OR A FUEL-BURNING HEATER, APPLIANCE OR FIREPLACE IS ADDED TO AN EXISTING DWELLING, NOT PREVIOUSLY REQUIRED TO BE PROVIDED WITH CARBON MONOXIDE ALARMS, NEW CARBON MONOXIDE ALARMS SHALL BE INSTALLED.
- COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL COMPLY WITH SECTION R315 AND ALL REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL FOR SMOKE ALARMS. R315.4

RESIDENTIAL SKYLIGHTS

- *SKYLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS (INCLUDING NEW FLASHING)
- 2025 CRC TITLE 24, PART 2.5, R308.6.2
- GLAZING MATERIALS SHALL BE LIMITED TO LAMINATED GLASS WITH NOT LESS THAN A 0.015-INCH (0.38MM) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQUARE FEET (1.5M²) OR LESS, FULLY TEMPERED GLASS, HEAT-STRENGTHENED GLASS, WIRED GLASS, APPROVED RIGID PLASTIC
- 2025 CRC TITLE 24, PART 2.5, R308.6.8
- UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH LESS THAN 3:12 (25% SLOPE) SHALL BE MOUNTED ON A CURB EXTENDING A MINIMUM OF 4 INCHES (102MM) ABOVE THE ROOF PLANE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER
- Energy Code Title 24, Part 6 §110.6 Table 110.6-A
- DEFAULT SKYLIGHT FENESTRATION U-FACTOR
 - METAL FRAME SINGLE PANE TO BE 1.98, NONMETAL FRAME SINGLE PANE TO BE 1.47
 - METAL FRAME DOUBLE PANE TO BE 1.3, NONMETAL FRAME DOUBLE PANE TO BE 0.84
- Energy Code Title 24, Part 6 §110.6 Table 110.6-A
- DEFAULT SKYLIGHT FENESTRATION U-FACTOR
 - METAL FRAME SINGLE PANE TO BE 1.98, NONMETAL FRAME SINGLE PANE TO BE 1.47
 - METAL FRAME DOUBLE PANE TO BE 1.3, NONMETAL FRAME DOUBLE PANE TO BE 0.84
- 2025 California Energy Code Title 24, Part 6 §150.0(g)
- FENESTRATION, INCLUDING SKYLIGHT PRODUCTS MUST HAVE a maximum U-factor of 0.45 and THE AREA-WEIGHTED AVERAGE U-FACTOR OF ALL FENESTRATION, INCLUDING SKYLIGHT PRODUCTS, SHALL NOT EXCEED 0.45
- 2025 CBC TITLE 24, PART 2, 2610.0
- LIGHT TRANSMITTING PLASTIC SKYLIGHT GLAZING
 - 2610.3 SHALL NOT SLOPE LESS THAN 4:12
 - 2610.4 SHALL HAVE A MAXIMUM AREA WITHIN THE CURB OF 100 SQUARE FEET (9.3M²)
 - 2610.6 SKYLIGHTS SHALL BE SEPARATED FROM EACH OTHER BY A DISTANCE NOT LESS THAN 4 FEET (1219 MM) IN A HORIZONTAL PLANE
 - 2610.7 WHERE EXTERIOR WALL OPENINGS ARE REQUIRED TO BE PROTECTED (FIRE-RATED CONSTRUCTION), A SKYLIGHT SHALL NOT BE INSTALLED WITHIN 6 FEET (1829MM) OF SUCH EXTERIOR WALL
- 2025 CPC TITLE 24, PART 2, 906.2
- OPERABLE SKYLIGHTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE 3 FEET FROM ANY ENVIRONMENTAL AIR VENT

Electrical Notes:

All permits applied for after January 1, 2026 must comply with the 2025 T24 standards.

outlets and circuits

- *Final location of all outlets shall be verified with the owner at time of inspection
- GROUND-FAULT CIRCUIT-INTERRUPTION SHALL BE PROVIDED ON NEWLY INSTALLED RECEPTACLE OUTLETS IN DWELLING UNIT LOCATIONS SPECIFIED IN CEC 210.8(A)(1) THROUGH (A)(11). CEC 210.8(A)
- FOR NEW STRUCTURES AND ADDITIONS TO EXISTING STRUCTURES, A CONCRETE ENCASED GROUND ELECTRODE SHALL BE INSTALLED. THIS SHALL CONSIST OF 20" OF 1/2" MINIMUM DIAMETER BARE OR ZINC COATED REBAR OR BARE COPPER WIRE IN THE PORTION OF THE FOOTING IN CONTACT WITH THE EARTH. CEC 250.52(A)(3)
- H. REPAIR OR REPLACEMENT OF ELECTRICAL WIRING AND EQUIPMENT UNDERGOING REPAIR WITH LIKE MATERIAL SHALL BE PERMITTED, EXCEPT [PMC 20.10.110]:
- REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH CEC406.4(D). ARC-FAULT CIRCUIT-INTERRUPTER TYPE AND GROUND-FAULT CIRCUIT-INTERRUPTER TYPE RECEPTACLES SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. CEC 406.4(D)(1)
- A NON-GROUNDING-TYPE RECEPTACLE SHALL BE PERMITTED TO BE REPLACED WITH A GROUNDING-TYPE RECEPTACLE WHERE SUPPLIED THROUGH A GROUND-FAULT CIRCUIT INTERRUPTER, GROUNDING-TYPE RECEPTACLES OR THEIR COVER PLATES SHALL BE MARKED "GFCI PROTECTED" AND "NO EQUIPMENT GROUND," VISIBLE AFTER INSTALLATION. AN EQUIPMENT GROUNDING CONDUCTOR SHALL NOT BE CONNECTED BETWEEN THE GROUNDING-TYPE RECEPTACLES. CEC 406.4(D)(2)
- PLUG FUSES OF THE EDISON-BASE TYPE SHALL BE USED FOR REPLACEMENTS ONLY WHERE THERE IS NO EVIDENCE OF OVER FUSING OR TAMPERING CEC 240.51(B)
- RECEPTACLES SHALL BE NO MORE THAN 6 FEET MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE FROM A RECEPTACLE OUTLET. CEC 210.52(A)(1)
- WALLS 2 FEET WIDE OR GREATER AND UNBROKEN BY THE FLOOR LINE SHALL HAVE AN OUTLET CEC 210.52(A)(2)
- ALL RECEPTACLES TO BE INSTALLED NOT MORE THAN 5'-6" ABOVE THE FLOOR SHALL BE TAMPER-RESISTANT. CEC 406.12
- RECEPTACLES SERVING THE KITCHEN COUNTERTOPS SHALL BE GFCI/AFCI PROTECTED AND TAMPER RESISTANT. CEC 210.8(A)(6) AND 406.12
- RECEPTACLE OUTLETS SHALL BE INSTALLED A MAXIMUM OF 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. CEC 210.52(C)(1)
- ISLAND AND PENINSULAR COUNTERTOPS SHALL HAVE AT LEAST ONE RECEPTACLE 9 SQUARE FEET, OR FRACTION THEREOF, OF THE COUNTERTOP AND FOR ADDITIONAL 18 SQUARE FEET, OR FRACTION THEREOF, AT LEAST ONE RECEPTACLE OUTLET SHALL BE LOCATED WITHIN 2 FEET OF THE OUTER END OF A PENINSULAR COUNTERTOP. CEC 210.52(C)(2)
- RECEPTACLE OUTLETS SHALL BE NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP. BELOW THE COUNTERTOP, RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 12 INCHES AND SHALL NOT BE INSTALLED WHERE THE COUNTER EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. CEC 210.52(C)(3)
- ALL RECEPTACLES IN BATHROOMS, LAUNDRY AREAS, AT OR BELOW GRADE CRAWL SPACES, BASEMENTS, OR OTHER INDOOR DAMP/WET LOCATIONS SHALL BE GFCI PROTECTED CEC 210.8
- AT LEAST ONE BATHROOM RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. CEC 210.52(D)
- AT LEAST ONE RECEPTACLE IN AREAS DESIGNATED FOR LAUNDRY EQUIPMENT. CEC 210.52(F)
- AT LEAST ONE GARAGE RECEPTACLE OUTLET SHALL BE INSTALLED IN THE IN EACH VEHICLE BAY AND NOT MORE THAN 5.5 FEET ABOVE THE FLOOR. CEC 210.52(G)(1).
- HALLWAYS 10 LINEAR FEET OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. CEC210.52(H)
- SEPARATE FOYERS GREATER THAN 60 SQUARE FEET SHALL HAVE RECEPTACLES LOCATED IN EACH UNINTERRUPTED WALL SPACE 3 FEET OR WIDER.
- ALL EXTERIOR RECEPTACLES SHALL BE GFCI, WATERPROOF, AND TAMPER RESISTANT AND INSTALLED WITHIN 6 1/2 FT ABOVE GRADE AT THE FRONT AND BACK OF THE DWELLING. CEC 210.8(A)(3), 406.9(B), 210.52(E)
- ALL 120 VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(A)
- TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS. CEC 210.11 (C)(1)
- BATHROOM RECEPTACLE OUTLETS TO BE SUPPLIED BY AT LEAST ONE DEDICATED 120-VOLT, 20 AMP BRANCH CIRCUIT. CEC 210.11(C)(3)
- 30 AMP DEDICATED CIRCUIT TO BE INSTALLED FOR 220- AND 240-VOLT CLOTHES DRYER. CEC 220.54, NFPA 70, 2020
- WHERE A BOX IS USED AS THE SOLE SUPPORT OF A CEILING SUSPENDED (PADDLE) FAN, THE BOX SHALL BE LISTED FOR THE APPLICATION AND FOR THE WEIGHT OF THE FAN TO BE SUPPORTED AS PER CEC 314.27(C) AND 422.18

Electrical Notes CONTINUED:

All permits applied for after January 1, 2026 must comply with the 2025 T24 standards.

interior fixtures and switching

- All proposed lighting shall be high efficacy under Exception 4 and must meet JA8 requirements. Energy Code §150.0(k)1A. New exceptions: lighting integral to ceiling fan kits subject to DOE's Appliance and Equipment Standards Program; LEDs installed outdoors, decorative colored solid state lighting (SSL) luminaires, high intensity discharge (HID) light sources, and luminaires with hardwired high-frequency generator and induction lamp.
- lighting integral to kitchen range hoods and bathroom exhaust fans do not require dimming controls. § 150.0(k)2F
- Any recessed DOWNLIGHT LUMINAIRES to be type "IC" in insulated areas
- Any recessed DOWNLIGHT LUMINAIRES shall not contain screw base lamp sockets and have a label that certifies the LUMINAIRES is airtight with air leakage less than 2.0 CFM at 75 Pascal. lights shall be sealed installed per manufacturer's instructions to maintain airtightness between the LUMINAIRES housing and ceiling and meet the clearance and installation requirements of California electrical code section 410.116. Energy Code 150(k)1C
- All recessed DOWNLIGHT LUMINAIRES located in cathedral ceilings to be directional fixtures
- luminaires permitted in clothes closet to be any of the following:
 - surface-mounted or recessed incandescent or led luminaires with completely enclosed light sources
 - surface-mounted or recessed fluorescent luminaires
 - surface-mounted fluorescent or LED luminaires identified as suitable for installation within the clothes closet storage. CEC 410.16
- luminaires installed in wet or damp locations (incl. tub or shower enclosures) shall be marked, "suitable for wet locations" or "suitable for damp locations" CEC 410.10(A)
- a luminaire installed in a tub or shower area shall have no parts of cord-connected luminaires, chain- cable-, or cord-suspended (paddle) fans located within 3 ft horizontally and 8 ft vertically from the top of the bathtub rim or shower stall threshold. CEC 410.10(D)
- this zone is all-encompassing and includes the space directly over the tub or shower
- Luminaires located where subject to shower spray shall be marked suitable for wet locations.
- ALL Lighting shall have readily accessible wall-mounted controls that allow manual on and off switching. Energy Code 150.0(k)2a
- Light switches to be mounted at 48" aff unless otherwise noted
- No Controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section Energy Code §150.0(k). Energy Code 150.0(K)2binterior
- All proposed lighting shall be high efficacy under Exception 4 and must meet JA8 requirements. Energy Code §150.0(k)1A.
- AT LEAST ONE INSTALLED LUMINAIRE IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTION. Energy Code 150(K)2E
- INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. Energy Code 150(K)2G
- UNDERCABINET, UNDERSHELF, INTERIOR DISPLAY CABINET, SWITCHED OUTLETS TO BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING Energy Code 150(K)2G
- exterior fixtures and switching
- All proposed lighting shall be high efficacy under Exception 4 and must meet JA8 requirements. Energy Code §150.0(k)1A.
- All outdoor electrical equipment shall be weatherproof
- EXTERIOR WP GFCI PROTECTED OUTLETS TO HAVE BUBBLE COVER.
- at least one receptacle outlet readily accessible from grade and not more than 6.5 FEET above grade level shall be installed at the front and back of the dwelling. CEC 210.52(E)(1)
- permanently mounted Exterior lighting shall be controlled by a manual ON and OFF switch that permits the automatic actions of either listed below:
 - a photocell or either a motion sensor or an automatic time switch control; or
 - an astronomical time clock control, Energy Code 150.0(k)3

*multifamily

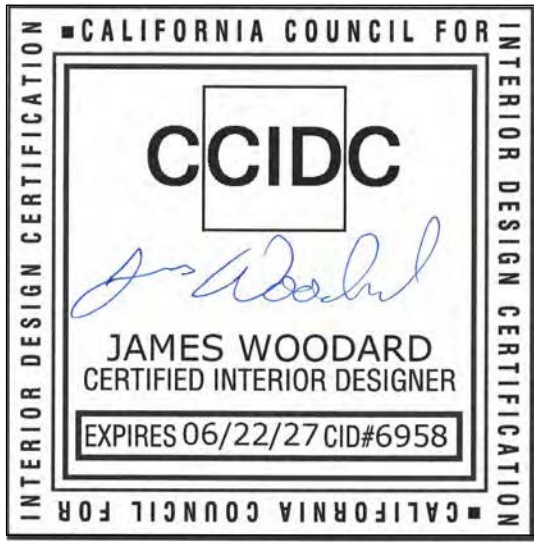
Dwelling Units

- All proposed lighting shall be high efficacy under Exception 4 and must meet JA8 requirements. Energy Code §150.0(k)1A.

Common Areas

- §160.5(b)4D – Daylighting controls trigger to be 75W; daylighting control exception for secondary sidelit daylit zones < 85W; linear luminaires to be controllable in up to 8-ft segments
- §160.5(c)2C – Building facade, ornamental hardscape and outdoor to have outdoor motion sensor controls

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6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 7/31/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS				
NO	DATE	DESCRIPTION	BY	
1	7/27/26	commission	comment	rev jmw

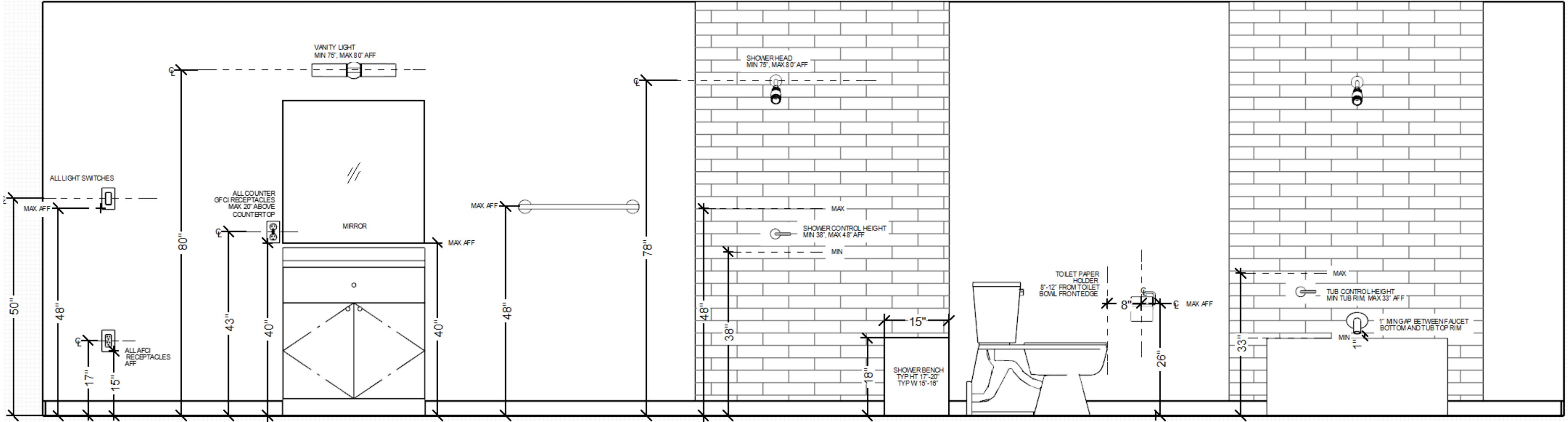
PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

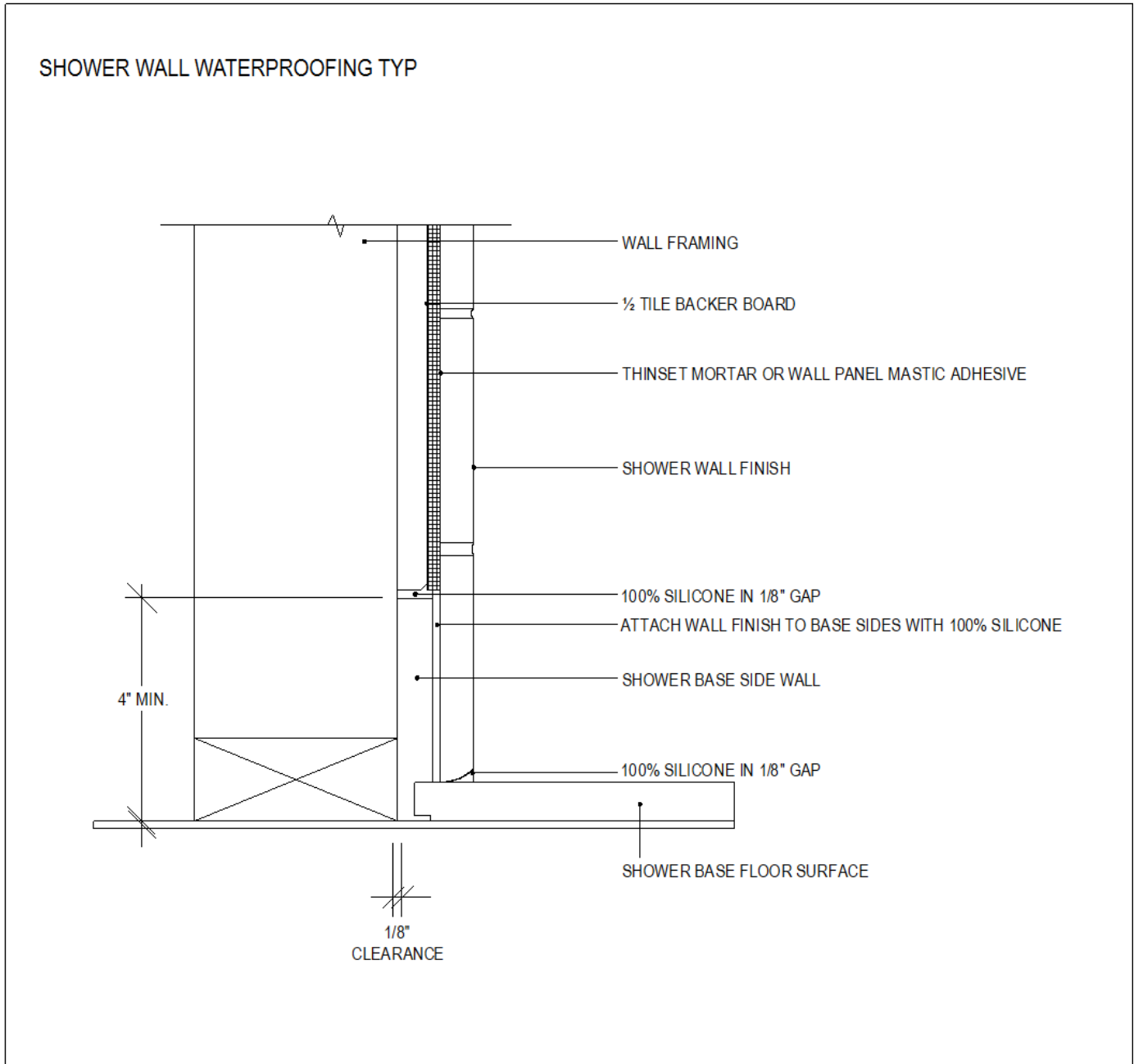
SHEET NAME:
NOTES B

A5.1

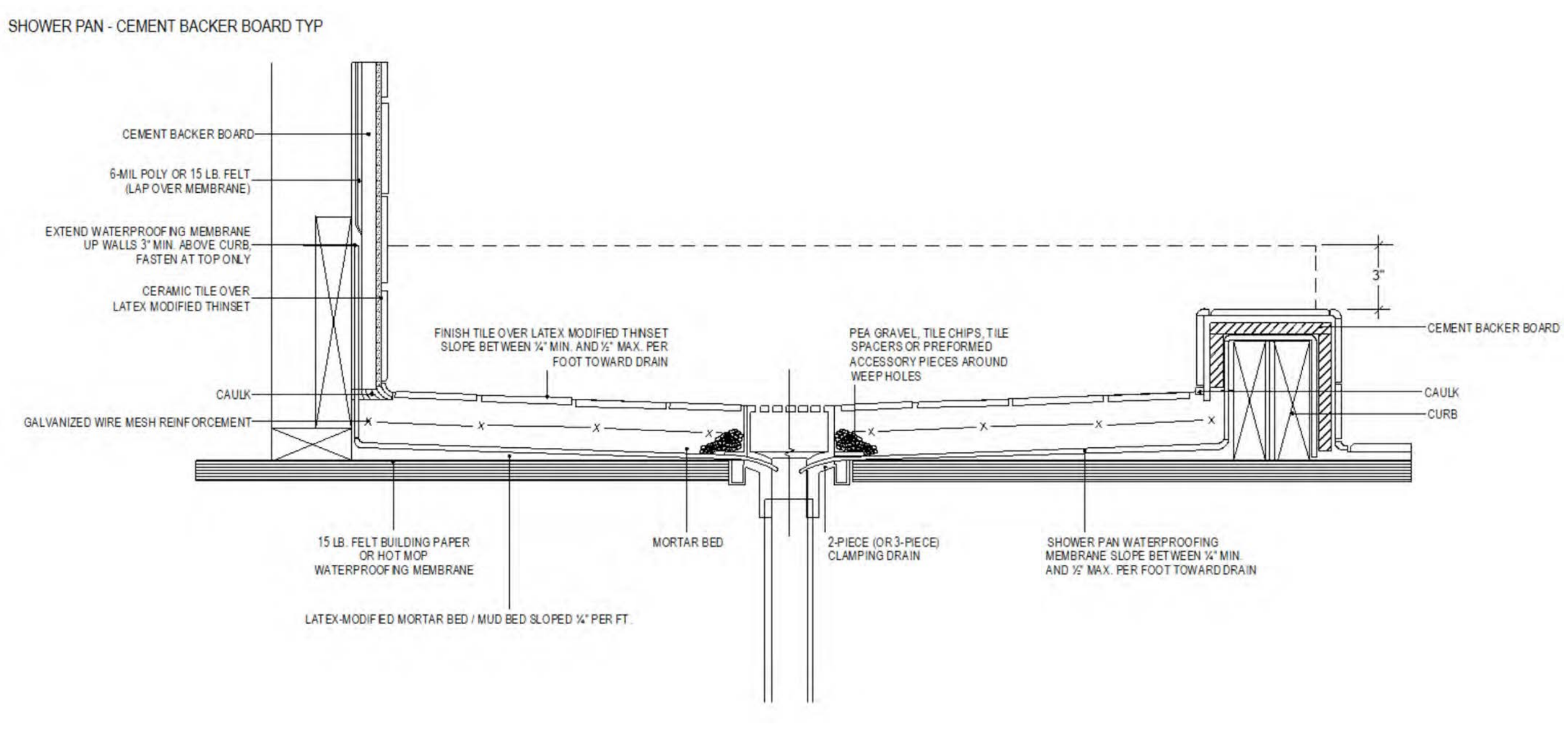
TYPICAL RESIDENTIAL HEIGHTS



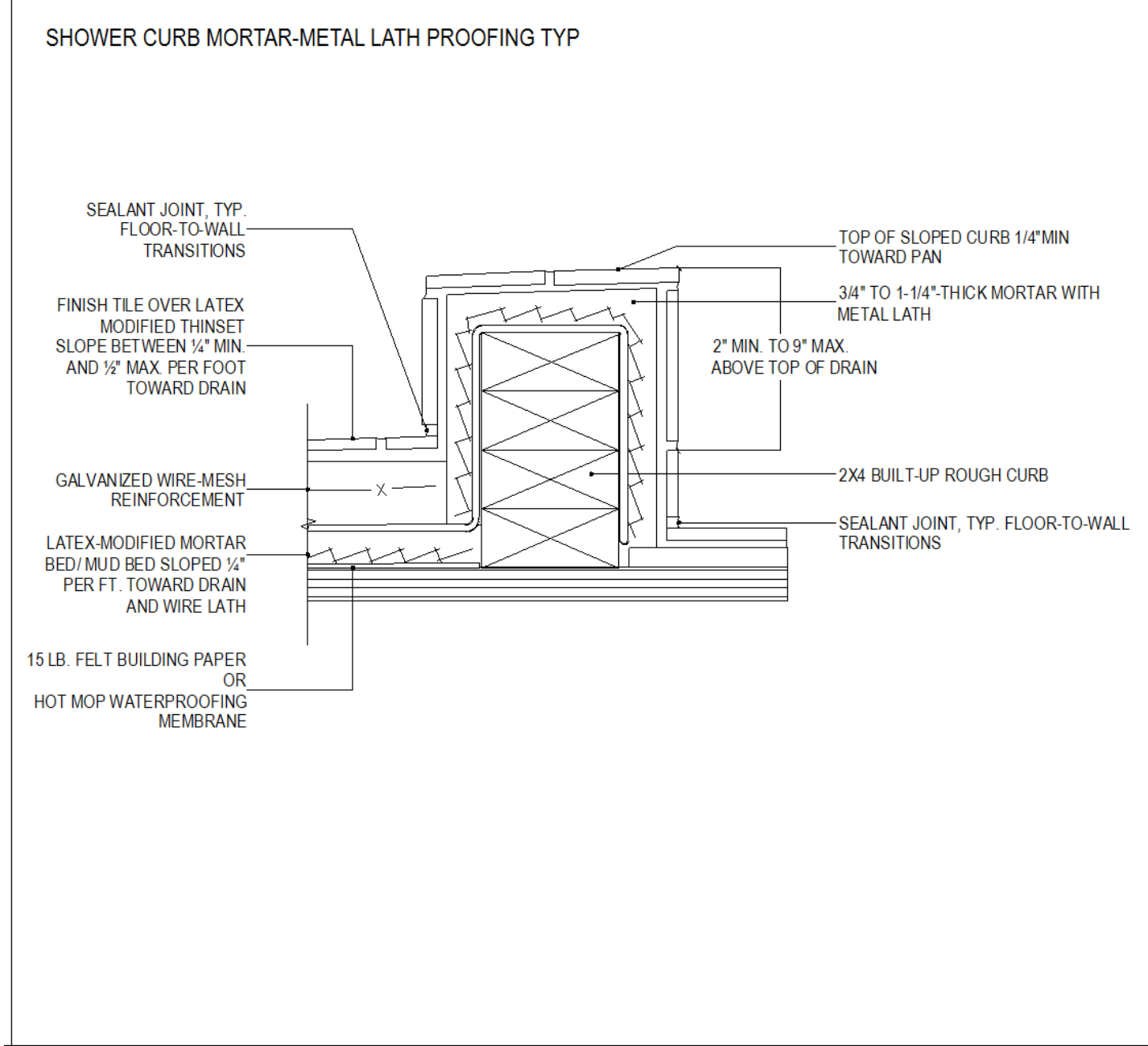
WATERPROOFING DETAILS



1 SHOWER WALL PROOFING
NTS

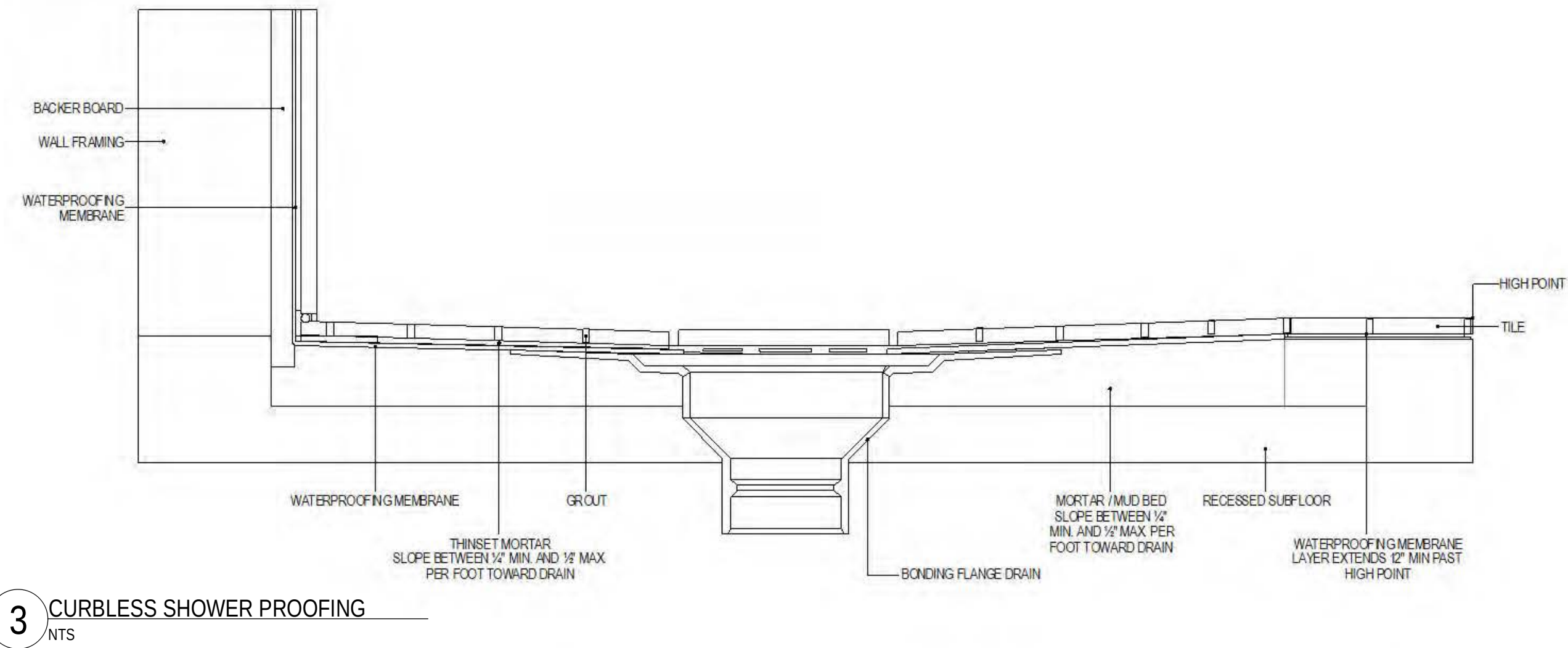


2 SHOWER PAN - CEMENT BACKER BOARD PROOFING
NTS



3 SHOWER CURB - MORTAR PROOFING
NTS

CURBLESS SHOWER TYP



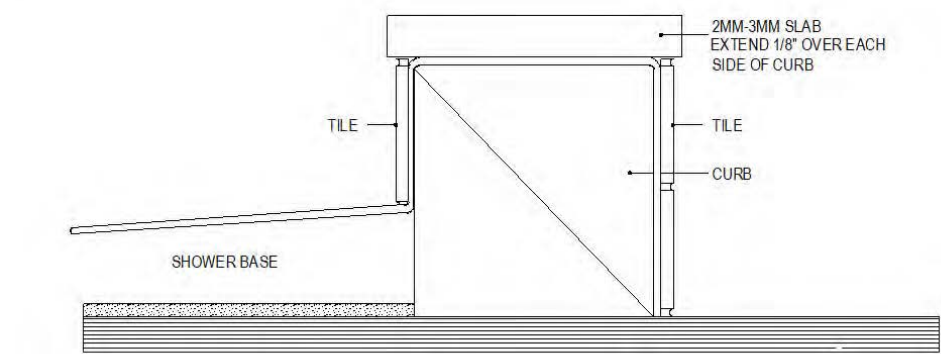
3 CURBLESS SHOWER PROOFING
NTS

SHOWER CURB FINISH APPLICATION REFERENCE

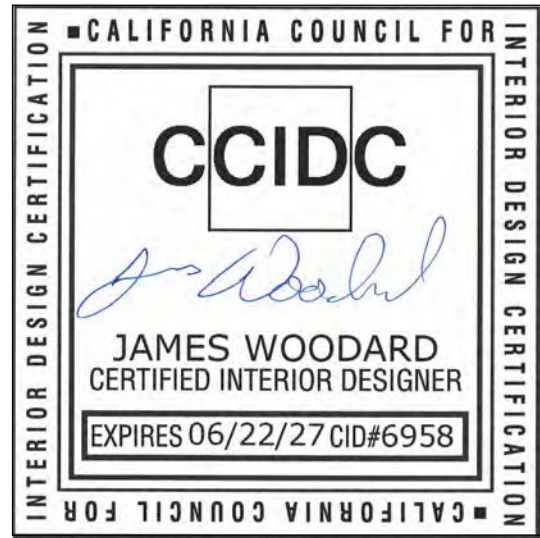


- SHOWER PAN TILE
- CURB CAP: COUNTER SLAB
- CURB FRONT: FLOOR/WALL TILE

SHOWER CURB CAP USING COUNTER SLAB TYP
SEE SHOWER CURB WATERPROOFING DETAILS FOR WATERPROOFING



4 SHOWER CURB CAP
NTS



SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 7/31/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	7/27/26	commission comment rev	jmw

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
NOTES C

A5.2

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2026

ITEM NO: 7

DATE: August 21, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider an Appeal of the Community Development Director Decision to Approve a Request to Construct a Second-Story Addition Exceeding 100 Square Feet to an Existing Single-Family Residence on Property Zoned R-1:20:PD. **Located at 695 Bicknell Road.** APN 407-03-006. Minor Residential Application MR-26-001. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owners: Ronald C. Eddington Jr. and Marjorie Eddington. Applicant: James Heck. Appellant: Dale Drumm. Project Planner: Sean Mullin.

RECOMMENDATION:

Deny the appeal of the Community Development Director's decision approving a request to construct a second-story addition exceeding 100 square feet to an existing single-family residence on property zoned R-1:20:PD, located at 695 Bicknell Road.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:20:PD – Single-Family Residential – Planned Development (20,000 square feet minimum)
Applicable Plans & Standards: General Plan, Residential Design Guidelines
Parcel Size: 24,440 square feet

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:20:PD
South	Residential	Low Density Residential	R-1:20
East	Residential	County	County
West	Residential	Low Density Residential	R-1:20 and R-1:20:PD

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director

CEQA:

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in compliance with the Residential Design Guidelines for single-family residences not located in the hillside area.

ACTION:

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

BACKGROUND:

The subject property is located on the east side of Bicknell Road approximately 145 feet north of Smith Creek Drive (Exhibit 1). The 24,440-square foot subject lot is currently developed with a 3,028-square foot two-story residence with an attached 524-square foot garage, 125.5-square foot shed, swimming pool, and a tennis court. Surrounding properties are developed with one- and two-story single-family residences.

On January 27, 2026, the applicant submitted a Minor Residential Development application to construct a second-story addition exceeding 100 square feet to the existing two-story residence (Exhibit 4).

On June 16, 2026, the Town mailed the Notice of Pending Approval to the neighboring residents, notifying them that it was the intent of the Town to approve the project on June 26, 2026, and providing them with appeal rights with a deadline of 4:00 p.m., Monday, July 6, 2026 (Exhibit 5). The application was approved on June 26, 2026.

On July 1, 2026, the decision of the Community Development Director was appealed to the Planning Commission by a neighbor, Dale Drumm, who resides south of the subject property at 697 Bicknell Road (Exhibit 6). In their appeal, the appellant cites privacy impacts to their rear yard and pool area, and visual impacts from the second-story addition as reasons for their appeal.

Pursuant to Section 29.20.480 (c) of the Town Code, any interested person, as defined in Section 29.10.020, will have ten (10) days from the date of approval to file a written notice of

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

Pursuant to Town Code Section 29.20.265, the hearing for the appeal must be set for the first regular meeting of the Planning Commission more than five days after the date of filing the appeal. Due to availability constraints and the public hearing recess, the appellant and applicant agreed to a hearing date of August 26, 2026. The Planning Commission may hear the matter anew and render a new decision on the matter.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the east side of Bicknell Road approximately 145 feet north of Smith Creek Drive (Exhibit 1). The 24,440-square foot subject lot is currently developed with a 3,028-square foot two-story residence with an attached 524-square foot garage, 125.5-square foot shed, swimming pool, and a tennis court. Surrounding properties are developed with one- and two-story single-family residences.

B. Project Summary

The applicant is proposing to expand the existing 3,028-square foot two-story residence with a first-floor addition of 306 square feet and a second-floor addition of 816 square feet, for a total addition of 1,122 square feet (Exhibit 13).

C. Zoning Compliance

A single-family residence is permitted in the R-1:20 zone. The project meets the objective standards of the zoning code for height, floor area, building coverage, parking, and setbacks.

DISCUSSION:

A. Minor Residential Development Application

Town Code Section 29.20.480 (2)(b) requires approval of a Minor Residential Development application for additions to an existing second story where the additional area will exceed 100 square feet. The applicant proposes expanding the existing 3,028-square foot two-story residence with a first-floor addition of 306 square feet and a second-floor addition of 816 square feet, for a total addition of 1,122 square feet (Exhibit 13). The proposed size of the residence is 4,150 square feet, where the maximum allowed for the lot is 4,686 square feet. The proposed project would comply with the Town’s demolition calculation and would not

be considered a new residence. A summary of the floor area for the proposed residence is included in the following table.

Floor Area Summary				
	Existing SF	Addition SF	Proposed SF	Max Allowed SF
First Floor	2,042	306	2,348	4,686
Second Floor	986	816	1,802	
Total	3,028	1,122	4,150	

On June 16, 2026, the Town mailed the Notice of Pending Approval to the neighboring residents, notifying them that it was the intent of the Town to approve the project on June 26, 2026, and providing them with appeal rights with a deadline of 4:00 p.m., Monday, July 6, 2026 (Exhibit 5). The application was approved on June 26, 2026.

B. Neighborhood Compatibility

The immediate neighborhood consists of one- and two-story traditional single-family residences. Based on Town and County records, the residences in the immediate neighborhood range in size from 2,481 to 4,678 square feet. The FAR ranges from 0.078 to 0.361. The proposed residence would be 4,150 square feet with a FAR of 0.170, making it the third largest residence in the immediate neighborhood in terms of square footage and the seventh largest in terms of FAR. The average slope of the property is 11.02 percent. Based on Town requirements, the gross lot area is reduced based on the average slope to 21,497 square feet. The net lot size allows for a maximum allowable square footage of 4,686 square feet for the residence and 1,157 square feet for the garage. The table below reflects the current conditions of the immediate neighborhood:

Address	Zoning	Residence Floor Area	Garage Floor Area	Total Floor Area	Lot Size	Residence FAR	No. of Stories
695 Bicknell Rd (E)	R-1:20:PD	3,028	524	3,552	24,440	0.124	2
695 Bicknell Rd (P)	R-1:20:PD	4,150	524	4,674	24,440	0.170	2
100 Chippendale Ct	R-1:20:PD	2,481	528	3,009	10,340	0.240	1
100 Smith Creek Dr	R-1:20	2,648	528	3,176	34,100	0.078	2
690 Bicknell Rd	R-1:20:PD	3,032	744	3,776	8,400	0.361	2
691 Bicknell Rd	R-1:20:PD	4,454	647	5,101	22,498	0.198	2
693 Bicknell Rd	R-1:20:PD	4,678	670	5,348	23,750	0.197	2
696 Bicknell Rd	R-1:20:PD	2,936	609	3,545	11,760	0.250	1
697 Bicknell Rd	R-1:20	2,740	528	3,268	29,926	0.092	2
698 Bicknell Rd	R-1:20	2,764	817	3,581	22,800	0.121	1
704 Bicknell Rd	R-1:20	3,205	550	3,755	15,300	0.209	2

C. Building Design

The Town's Consulting Architect reviewed the proposed residence on February 5, 2026, and noted that the proposed additions are modest and consistent with the building form traditionally associated with the architectural style (Exhibit 7). The Consulting Architect identified several aspects of the proposal that were not consistent with the Town's Residential Design Guidelines and provided six recommendations to better align the project with the Guidelines. Each recommendation is provided below, followed by the applicant's response and staff's analysis (Exhibit 8).

1. Clarify the second-floor plan above the home entry. I am assuming that the front wall of Bedroom 5 will continue in line with the front façade.

Applicant's response: The plans have been corrected to fix this on sheet A-2 and A-4.

Staff analysis: The floor plans and elevation drawings included in the development plans were revised to clarify that the front wall of Bedroom 5 will continue in line with the front façade.

2. Add surrounding trim on all windows and doors consistent with Residential Design Guideline 3.7.4.

Applicant's response: Have added trim to doors and windows on sheets A-2, A-2.1.

Staff analysis: The elevation drawings were revised to include door and window trim.

3. Add the missing ground-floor column at the balcony and remove the random second floor column.

Applicant's response: We have removed unnecessary column on second level. The missing column on ground level at end is missing due to location to swimming pool and has been engineered for not having column.

Staff analysis: The elevation drawings were revised to address this recommendation.

4. Add a beam across the columns at the rear balcony.

Applicant's response: Per RDG 3.10.1 and 3.10.2, this balcony extends past the roof line and this does not allow for columns to roof. We have made the design change to wood to comply with RDG 3.10.1 and 3.10.2

Staff analysis: The elevation drawings were revised to address this recommendation.

5. Use a wood balcony railing in lieu of the proposed metal railing.

Applicant's response: We have made the design change to wood to comply with RDG 3.10.1 and 3.10.2 on sheet A-2.

Staff analysis: The elevation drawings were revised to include a wood balcony railing.

6. The issue of the awkward second-floor roof form and waterproofing is one that I believe that the applicant should address. If they wish to leave it as proposed, I do not believe that the resulting condition would be detrimental enough to recommend changes. However, should the applicant wish to explore alternatives to maintain the second-floor use areas while improving the construction drainage and waterproofing details, a couple of approaches are illustrated below.

APPROACH A

The simplest approach would be to shift Bedroom 5 and the office a bit toward the home frontage so that the first-floor roof peak would hit the wall plane, eliminating the roof drainage toward the building face and maintaining the proposed windows. This is shown in the plan and section illustrations below. An option would be to retain the rear wall at the office in alignment with the adjacent rear wall by increasing either the depth of Bedroom 5 or the office. The downside of this approach as shown is that a portion of the second-floor Bedroom 5 volume would intrude into the first-floor elevated ceiling space.

APPROACH B

A similar approach that would leave the first floor Living Room volume untouched looks awkward in section but would be a simple fix. It would align the Bedroom 5 wall with the Living Room wall below and add an extended window ledge to bring a wall facade out to match the first-floor roof ridge.

The applicant should be asked to explore other approaches but in the end it is probably their choice to make.

Applicant's response: After review of the two options provided by Larry at CDG, we have decided that option "A and B" would cause structural changes and modify the lower living room ceiling. However, we have changed the design to extend the existing roof to the new exterior wall for better weather proofing. Changes to sheets A-2 and A-4 as windows sizes have been reduced.

Staff analysis: The development plans were revised to extend the existing roofline to meet the second-story addition, as shown in the section drawing on Sheet A-2.

D. Appeal to the Planning Commission

On July 1, 2026, the decision of the Community Development Director was appealed to the Planning Commission by a neighbor, Dale Drumm, who resides south of the subject property at 697 Bicknell Road (Exhibit 6). The appellant contends that the proposed second-story addition would adversely affect the privacy of their rear yard and pool area and result in visual impacts to their property. Following the filing of the appeal, the applicant submitted a written response addressing the issues raised by the appellant (Exhibit 9). An additional letter from the appellant responding to the applicant's letter is included as Exhibit 11.

The following sections summarize the appellant's stated grounds for the appeal and the applicant and appellant response letters. Refer to Exhibits 6, 9, and 11 for the complete appeal, applicant response, and appellant response. Staff's analysis of the issues follows.

Privacy

Appellant: Our home is the only home directly affected by the new addition since all of the proposed addition is on the rear south building corner of their house. The proposed addition would directly overlook our pool, and the main entertaining area of our backyard (Exhibit 6).

Applicant Response: We respect their privacy, so we contacted the Planning Department. On 3/26, we met with our neighbors at our house, discussed options and concerns, which we heard. They asked to see the revised plans, which we gave them when ready (May 15) (Exhibit 9).

To address the privacy concerns:

1. We removed the entire set of exterior stairs from the balcony to the ground that were adjacent to their property.
2. We shortened the rear balcony by four feet on both sides of the house, decreasing the overall length and moving it away from their yard. We picked the largest distance/footage possible to keep it architecturally symmetrical and harmonious. This puts the balcony just over 21 feet from the setback on their side.
3. We have put in a privacy lattice on the end side of the balcony facing their property so we cannot look down into their back yard.
4. We reduced the width of the rear-facing window closest to them (which does not look toward them) by two feet so it is now on our side of the privacy lattice.
5. We made the windows on the south side facing them smaller, raising them to be above head and eye level so we would not overlook their property, but still have light and cross-breeze.

Appellant Response: They have made some of changes to the plans that we requested but the major item affecting us is not having this large two-story element towering directly above our pool and back yard area. Our houses are not side by side, ours sets closer to the street such that their home directly overlooks our backyard and pool. We will get the full impact of the addition not only from our home's windows, but significantly from our rear outdoor backyard where it will be in full view. Our useable backyard is limited to the side yard and about 15 feet from the rear of the house due to the large hill rising up behind our home, so most of our entertaining area is on that side of the house (Exhibit 11).

Staff Response: Prior to approval of the Minor Residential Development application, the applicant made several revisions to the project to address the privacy concerns of the adjacent neighbor. Staff determined that the revisions to the project satisfactorily addressed the privacy concerns and the application was approved on June 26, 2026 (Exhibit 5).

Massing

Appellant: Our main problem is that the design is still one giant flat stucco wall going from single story at the front to two story at the back with no architectural elements, or design features at all to break up the large flat surface that we will be looking at on a daily basis. We had suggested, in our previous letter referenced above, that the second story be inset so it is not just one giant flat stucco wall. This would allow the front living room to have its rear roof line come down towards the backyard and a roof element would be formed over the new inset second story area. This also sets the second story element back, so it doesn't seem so close and tower over our property. Thus, achieving a design that's attractive in appearance and mass, and not overwhelming the one-story portion of our home and dominate our views and backyard area.

Applicant Response: Looking at “a flat stucco wall” is enough for them to appeal and to delay our project, which has already been significantly delayed. Their complaint is a complaint of preference, which is subjective. They want us to push back the second story and reduce square footage that is within the maximum allowed so that they can look at a slanting roof line. To address their concerns:

- We decided to put trellises above the first story windows and sliding glass doors because:
 - They are recommended on the Town’s Residential Guideline website as a way to break up a flat wall;
 - Our neighbors can see the trellises over the fence line;
 - The trellises break up the flat look.

Appellant Response: We are not asking them to not have a second story, but are only requesting that the second story be inset so that it is not one giant flat stucco wall. This would reduce its towering effect, minimize its mass, and also gives it some design elements

and features, so it is at least pleasing to look at on a daily basis. The rooms that would be affected by this change to the second story would be the office and bedroom #5. Any reduction in room size would not significantly disrupt the use of the rooms especially with all the other rooms within the existing and proposed home. The Town's own Residential Design Guidelines Section 3.3.2 specifically recommends this technique to minimize the second-story visual impact. (Exhibit 11).

Staff Response: As detailed above, the Town's Consulting Architect reviewed the project and provided several recommendations to address its consistency with the Residential Design Guidelines (Exhibit 7). The Consulting Architect did not identify the two-story wall plane on the side elevation as a concern and did not provide a recommendation regarding this design feature. The applicant incorporated all of the Consulting Architect's recommendations into the project to the satisfaction of the Community Development Director. Additionally, in response to the appellant's concern, the applicant added trellises along the right-side elevation to break up the two-story wall plane. This approach is consistent with Section 3.3.3 of the Residential Design Guidelines.

Tree Screening Request

Appellant: In addition, we would also like to see on whatever plan is approved, that the bottlebrush tree adjacent to the living room be saved. And, that a new tree be planted in the area between the fence and new first floor game room and not put directly against the fence but more toward the new addition. We request that these changes be considered before the project is approved.

Applicant Response: We put on the plans that we would keep the existing bottle brush tree. We also added the other existing yucca tree to the plans.

Unfortunately, we cannot fulfill the request to plant a tree on our property away from the fence so that leaves will not drop into their pool.

- We contacted the Town Arborist, Jeremy Cawn, who told us we could not plant a tree there:
 - The roots would damage the drainage system that is there to prevent our house from flooding.
 - The planting area is too small.

Staff Response: The applicant agreed to preserve the existing bottlebrush tree at the request of the appellant. The applicant also explored whether additional trees could be planted to further assuage the appellant's concerns and was informed by the Town Arborist that there is not sufficient space to accommodate additional trees (Exhibit 10).

PUBLIC COMMENTS:

Story poles are not required for this project pursuant to the Town's Story Pole Policy (Resolution 2024-017) since the adjacent residences are two stories. Project signage was installed on the subject property prior to the mailing of notices for the public hearing. Written notice was sent to property owners and residents within 300 feet of the subject property. Public comments received by 3:00 p.m., Friday, August 21, 2026, are included as Exhibit 12.

ENVIRONMENTAL REVIEW:

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

CONCLUSION:

A. Summary

The neighbor appealed the Community Development Director's decision to the Planning Commission (Exhibit 6). The appellant contends that the proposed second-story addition would adversely affect the privacy of their rear yard and pool area and result in visual impacts to their property. The applicant provided a response to the concerns of the appellant (Exhibit 9). Staff finds that the proposed project is in compliance with the Residential Design Guidelines and the Town Code.

B. Recommendation

For the reasons stated in this report, it is recommended that the Planning Commission deny the appeal of the Community Development Director's decision approving a request to construct a second-story addition to an existing single-family residence on property zoned R-1:20:PD, located at 695 Bicknell Road.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Grant the appeal and deny the Minor Residential Development application.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Letter of Justification
5. Notice of Pending Approval, dated June 16, 2026
6. Appeal of the Director of Community Development, received July 1, 2026
7. Consulting Architect's Report, dated February 5, 2026
8. Applicant's Response to the Consulting Architect's Report, dated May 15, 2026
9. Applicant's Response to Appeal, dated July 16, 2026
10. Town Arborist Feedback
11. Appellant's Response to Applicant, dated August 19, 2026
12. Public Comments received prior to 3:00 p.m., Friday, August 21, 2026
13. Development Plan

695 Bicknell Road

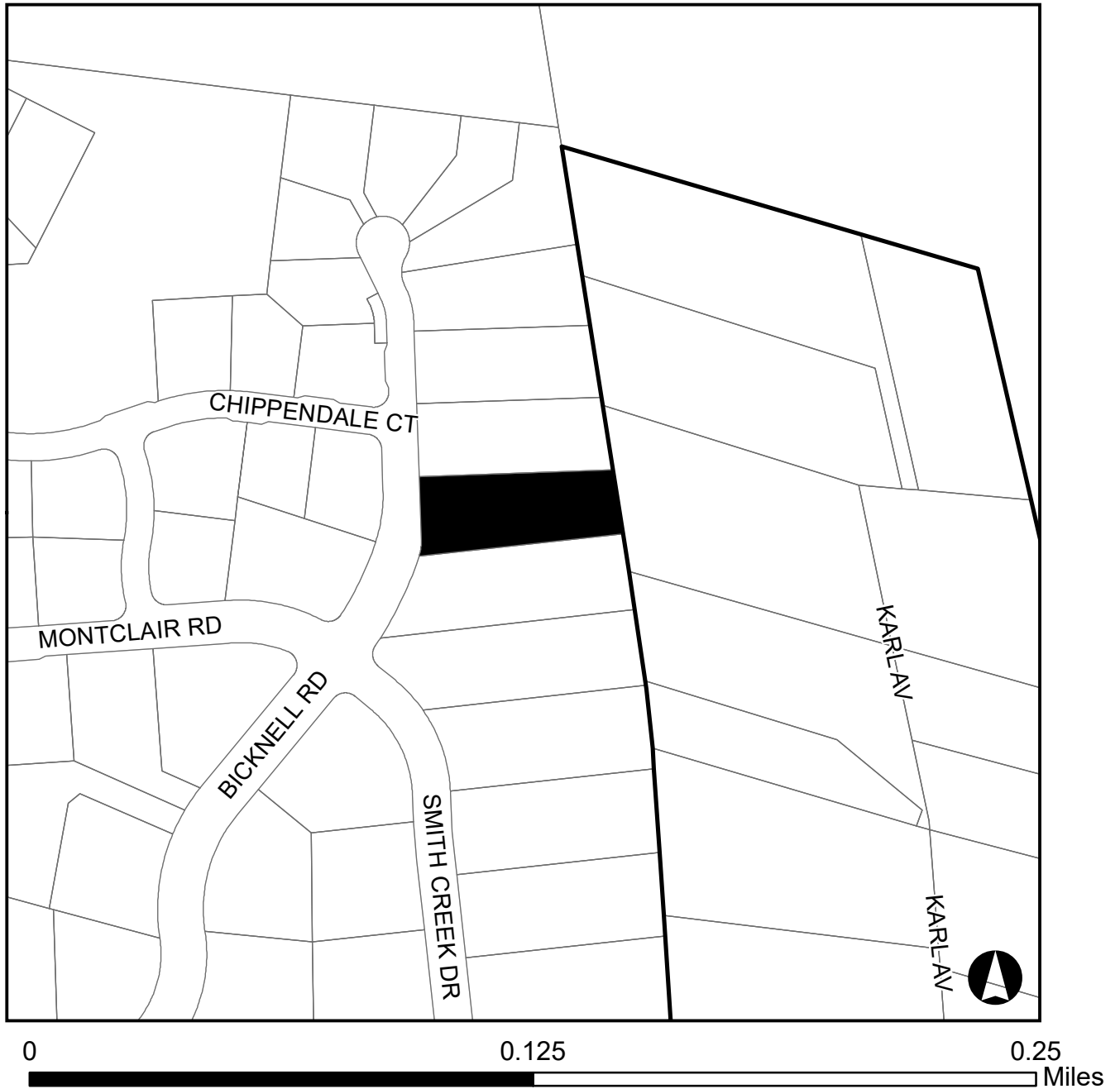


EXHIBIT 1

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PLANNING COMMISSION – August 26, 2026
REQUIRED FINDINGS FOR:

695 Bicknell Road
Minor Residential Application MR-26-001

Consider an Appeal of the Community Development Director Decision to Approve a Request for Approval to Construct a Second-Story Addition Exceeding 100 Square Feet to an Existing Single-Family Residence on Property Zoned R-1:20:PD. APN 407-03-006. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Property Owners: Ronald C. Eddington Jr. and Marjorie Eddington
Applicant: James Heck
Appellant: Dale Drumm
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 compliance with the Zoning Regulations:

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

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.

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PLANNING COMMISSION – August 26, 2026
CONDITIONS OF APPROVAL FOR:

695 Bicknell Road
Minor Residential Application MR-26-001

Consider an Appeal of the Community Development Director Decision to Approve a Request for Approval to Construct a Second-Story Addition Exceeding 100 Square Feet to an Existing Single-Family Residence on Property Zoned R-1:20:PD. APN 407-03-006. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.

Property Owners: Ronald C. Eddington Jr. and Marjorie Eddington
Applicant: James Heck
Appellant: Dale Drumm
Project Planner: Sean Mullin

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **OUTDOOR LIGHTING:** Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. **TREE REMOVAL PERMIT:** A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. **EXISTING TREES:** All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. **ARBORIST REQUIREMENTS:** The developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.
7. **TREE FENCING:** Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
8. **TREE STAKING:** All newly planted trees shall be double-staked using rubber tree ties.
9. **PROJECT IDENTIFICATION SIGNAGE:** Project identification signage on the project site shall be removed within 30 days of approval of the Minor Residential Development application.

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

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

11. **COMPLIANCE MEMORANDUM:** A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.
12. **CONDITIONS OF APPROVAL IN THE PLANSET:** Include the conditions of approval outlined in this document on either the first or second page of the construction drawing plan set. All sheets in the construction drawings shall be the same size.
13. **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.



PACIFIC BLUE DEVELOPMENTS

35 Colleen Way
Campbell CA 95008
radu@mac.com

(408) 504-6826 Cell

May 17, 2026
Letter of Justification

To: Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street Los Gatos CA 95031

Project.: Minor Residential Application Michael Radu-26-001 at 695 Bicknell Road

Review Date: 02/02/2026

Project Description: A rear addition on an already second level and on first level

Permit Center:
Samina Merchant / Sean Mullin

A. This project complies with Town of Los Gatos - Single and Two Families Residential Guidelines

B. As shown on the architectural design sheets A-1 through A-6 this design for the addition meets the current Zoning standard, FAR, square feet, height and setbacks.

i.) The design follows the Residential Guidelines with careful attention to match the existing residence. The second level addition is simply an extension of the existing second level. It stays at the same height as the current house. We use the same materials.

ii.) For providing privacy for the neighbors we altered the design:

a.) We have removed the rear set of stairs to the rear balcony.

b.) In addition, after meeting with the neighbors, we shortened the rear balcony to greater than 21 feet away from the property line. The fact is that the balcony is 21 feet 2.5 inches away.

c.) And, we have reduced and raised the window sizes that face the neighbor.

d) Homeowners also obtained an official survey of the property to verify setbacks. Their property setbacks are greater than originally shown on the drawings, which are noted on the design. So, the project in no way interferes with setbacks 15-foot side setbacks, which would be the only ones in consideration.

iii.) Neighborhood context:

a) This current design will not increase the existing overall height of the residence. It stays the same. It is not the tallest building in the neighborhood. 693 neighbor height is taller.

b) This design does not bring the square footage and FAR to the maxim allowed, and it is not the largest FAR. See table on sheet A-1.

c) This design does not result in the largest square footage: See table on sheet A-1.

C. Included is the response to the Consulting Architect recommendations.

Note regarding the columns in the back yard: Because we have changed the design to shrink the balcony to move it farther away from 697 Bicknell in order to increase privacy, we had to change the columns. As shown on the rear elevation, they are not perfectly centered. However, they are equidistant from each other. We worked to find the ideal locations to increase safety and improve sight-lines out of the way of foot traffic for doorways and out of sight-lines from inside the kitchen and family room. We even moved sliding glass doors in the new addition game room to increase the wall space between the two sets of doors so that we could visually block it from view from inside and keep it out of the foot path to the doors.

D. The town arborist came by and said there were no issues with the trees. We are not adding the stairs, so nothing touches the trees. He said he would submit his letter to the town.

E. Homeowners Margie and Chris Eddington's neighborhood outreach:

i., ii., iii.) We have spoken to the neighbors on either side of us – Bob and Sue Beck at 693 Bicknell and Dale and Monique Drum at 697 Bicknell. We have spoken on and off to Bob and Sue for over 5-10 years, and they helped us in Dec 25-Jan 26, letting us know what slope their lot was and their square footage. We spoke occasionally with Dale Drum, and told him mid Feb that we have permits in. We also mentioned it to neighbors down the street as well – 689 Bicknell. There was a remodel two doors down (691 Bicknell) that took considerable time. We have a remodel going on above us (probably on Karl). We have spoken about it with neighbors on Smith Creek. We did not knock on doors because no one has knocked on ours and did not know that was customary. But since the comment letter, Margie and Chris have talked with the Drums (see next response).

F. In relation to the second floor balcony:

i., ii. Addressed:

Once we received the letter to the town from Monique and Dale Drum (697 Bicknell) stating their opposition to the plans as proposed regarding privacy in the backyard, Margie and Chris reached out (March 22) and set up a time to meet. March 26, they came over to their house to look at the plans from our backyard. They listened to their concerns and proposals and discussed options.

As a result of this meeting, homeowners elected to do the following:

a) Remove the rear stairs from the balcony/deck.

b) Decrease the rear balcony total length, moving it 4 feet farther away from their property (as well as from the pool side to make it architecturally harmonious). So the distance from the fence and property line is now greater than 21 feet. The first comment letter from the town says the balcony needs to be 10 feet from side property. So the balcony meets the requirements. It is even greater than the 15-foot side setback.

c) Increase privacy by adding lattice. Without the input or suggestion from the Drums, the homeowners asked the architect and contractor about adding lattice. So we have elected to install lattice on the 5-ft side of the balcony that faces 697 Bicknell from the railing to the roof line in order to block the view looking towards their backyard.

c) Decrease the size of the windows facing their house. They will be smaller (only 18 inches) and are now located higher so we can't look out, for better privacy, but still maintain our desire for light and cross breeze.

d) Plant trees if desired. We discussed and are happy to plant trees along our shared fence on our side to create more privacy. But given they have a pool there, we have asked to work together to decide which type of trees are best.

e) Friday, May 15, Margie emailed the plans to Dale and Monique to ask what they thought about the changes they made. Margie will email the response separately.

Thank You
Michael Radu - Pacific Blue Developments
radu@mac.com
(408) 504-6826

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TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95031

June 16, 2026

NOTICE OF PENDING APPROVAL

The Los Gatos Community Development Department has received an application from James Heck, on behalf of property owners Ronald C. Eddington and Marjorie F. Eddington requesting approval to construct a second-story addition exceeding 100 square feet and exterior alterations to an existing single-family residence on property zoned R-1:20:PD. APN 407-03-006. Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. **Located at 695 Bicknell Road.** Minor Residential Development Application MR-26-001. It is the intent of the Town to approve this proposal ten days from the date of this letter (June 26, 2026).

The plans are available for public review in the Town Planning Department from 8:00 a.m. to 1:00 p.m. Monday through Friday. The plans are also available on the Town's website: <https://www.losgatosca.gov/2216/Pending-Planning-Projects>. Any interested person may appeal this decision to the Planning Commission. Appeals, with complete Appeal Form and fee payment, must be received by this office in writing within ten days from the date of approval, or by 4:00 p.m., July 6, 2026.

If you have any questions, please contact Sean Mullin at (408) 354-6823 or Smullin@losgatosca.gov.

Best regards,

Sean Mullin, AICP
Planning Manager

Attached: DRAFT Conditions of Approval
Neighborhood Notification List

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**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
110 E. Main Street
Los Gatos, CA 95030**

**APPEAL OF THE DECISION OF
DEVELOPMENT REVIEW COMMITTEE**



PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DEVELOPMENT REVIEW COMMITTEE as follows:

DATE OF DECISION: 6/28/2026

PROJECT/APPLICATION: MR-26-001

LOCATION: 885 Bicknell Road, Los Gatos

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

Interested person means:

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

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

See attached letters sent to the planning department on 3/16 and 6/11/2026. We are the only adjacent home that is affected by this large two story addition that will be towering over our property. We have requested that the second story portion be moved back so it is not just a large flat stucco wall that will tower over our home and back yard area. No one seems to care about what the adjacent homeowner has to see, therefore we are appealing.

IMPORTANT:

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

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Dale Drumm SIGNATURE: _____

DATE: 7/1/2026 ADDRESS: [REDACTED]

PHONE: [REDACTED] EMAIL: [REDACTED]

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

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

PLAPPEAL \$ 271.00 Residential
PLAPPEAL \$ 1,081.00 Commercial
PLAPPEAL \$ 110.00 Tree Appeals



Town of Los Gatos
CDD
110 E Main St
Los Gatos, CA 95030
+1 (408) 354-6835
Town of Los Gatos

07/01/2026 10:28AM HMenicucci
Receipt Number: BPD-000003186
000867-0003
Payment effective date 07/01/2026

MISCELLANEOUS

APPEALS (PLAPPE)

2027 PLAPPE

1 @ \$271.00

\$271.00

\$271.00

Subtotal

\$271.00

Total

\$271.00

Tenders

CHECK

\$271.00

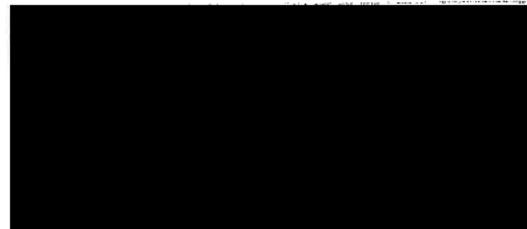
Check Number 2620

Change due

\$0.00

Paid by: DALE M DRUMM MONIQUE S DRUM

Comments: MR-26-001 695 BICKNELL RD
APPEAL



Thank you for your payment

Town of Los Gatos COPY
DUPLICATE RECEIPT

Dale and Monique Drumm

6/11/2026

Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street Los Gatos CA 95031

Project PRE25-01176
695 Bicknell Road

We see on the Towns online portal that our neighbors have submitted new plans for their proposed remodel at 695 Bicknell Road, seeking approval from the Town to construct a 1122 square foot addition to their home.

We have reviewed the new plans from the Town's website and are not happy with the plans and how it impacts our home which is directly adjacent and to the south. Our home is ***the only*** home directly affected by the new addition since all of the proposed addition is on the rear south building corner of their house. The proposed addition would directly overlook our pool, and the main entertaining area of our backyard.

We have met with the Eddington's several times and see that some of our concerns referenced in our letter of 3/16/26 were made, smaller second story windows, removing the staircase adjacent to us and shortening the rear deck. Our main problem is that the design is still one giant flat stucco wall going from single story at the front to two story at the back with no architectural elements, or design features at all to break up the large flat surface that we will be looking at on a daily basis. We had suggested, in our previous letter referenced above that the second story be inset so it is not just one giant flat stucco wall. This would allow the front living room to have its rear roof line come down towards the back yard and a roof element would be formed over the new inset second story area. This also sets the second story element back so it doesn't seem so close and tower over our property. Thus, achieving a design that's attractive in appearance and mass, and not overwhelming the one story portion of our home and dominate our views and backyard area.

In reviewing the Towns Residential Guidelines this approach is specifically noted in section 3.3.2 Take care in the placement of second floor masses. Unless the architectural style traditionally has the second floor front wall at or near the first floor wall, set the second floor back from the front facade a minimum of 5 feet.

- _The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.

Some techniques include:

- Step down to one story elements near the side setbacks
- Provide substantial side setbacks for the entire house
- Provide substantial second floor side setbacks
- Use hip roofs at the sides rather than gables

There are other references in the guidelines that also reference respect for adjacent neighbor's views and sensitivity to the bulk and mass of any new construction (1.4, 2.3.1, 2.3.6, 2.5.2) The current design just fills in the back rear vacant area with a square box and stacks a larger box on top of it and then they attach a large 46.5 foot deck across the rear. The large second story element is the dominating feature that negatively impacts our property. The current design is not what I deem very architecturally attractive, it just achieves maximum interior square footage at no consideration for what it looks like from the exterior.

We purchased our home because of the privacy it offered and the serene backyard views and would like to keep it somewhat that way and being senior citizens, we don't plan on moving. We are not opposed to them increasing the square footage of their home, we just don't need to have it negatively impact the privacy and views of our property. Right now, the two story element of their home is about 50 feet from the property line, has no windows and blends in so its not dominating. Building the proposed addition out to the side setback makes it tower over our property and dominates our views to the north and makes our area feel crowded in by the impact of the height of the structure. The more the second story is setback the less the impact. Yes, they have the right to build an addition, but we also have rights too.

In addition, we would also like to see on whatever plan is approved, that the bottlebrush tree adjacent to the living room be saved. And, that a new tree be planted in the area between the fence and new first floor game room and not put directly against the fence but more toward the new addition. We request that these changes be considered before the project is approved.

Sincerely,
Dale and Monique Drumm

Project PRE25-01176

695 Bicknell Road

We were just informed by our neighbor who just put up a sign in their front yard that they were seeking approval from the Town to construct a 1122 square foot addition to their home.

We have reviewed the plans from the Town web site and are not happy with the plans and how it impacts the privacy of our property which is directly adjacent, and to the south of their property. Since the majority of the proposed addition is on the rear south building corner it has a major impact on our privacy. The proposed addition would directly overlook our pool, backyard area and living room windows. Furthermore, the setback referenced on the side yards is shown as 8 feet when the zoning references 15 feet and some of the structure and staircase are encroaching this setback.

Their plans do not show the south elevation for some reason, except for a cross section, but it appears we would be looking at a large flat 2 story stucco wall with 2 large windows and an exceptionally tall living room chimney on the south wall. The plans also show a large deck that goes all along the rear of the house with a staircase at the south side directly adjacent to our property, again invading our privacy.

If this addition is approved this would be one of the larger homes in the neighborhood and we question how this meets the Town's Residential Design Guidelines specifically section 3.11.2 as to intrusions on adjacent residences.

We are definitely opposed to the addition as it is currently proposed. Some of the items of main concern are:

- 1) No 2nd story windows facing our property
- 2) Inset the 2nd story on the south side so it is not one big flat stucco wall. This would allow a roof element to break up the wall at the top of the first floor.
- 3) No deck on the rear south side of the house past the proposed bathroom and move the staircase to the middle or other end.
- 4) We also question the need for all the square footage.
- 5) The improvements are not to encroach the 15 foot setback.

Sincerely,
Dale and Monique Drumm

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ARCHITECTURE PLANNING URBAN DESIGN

February 5, 2026

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

RE: 695 Bicknell Road

Dear Samina

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

NEIGHBORHOOD CONTEXT

The site is located on deep lot in an established neighborhood of homes. Photos of the site and its surrounding neighborhood are shown on the following page.



6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

EXHIBIT 7



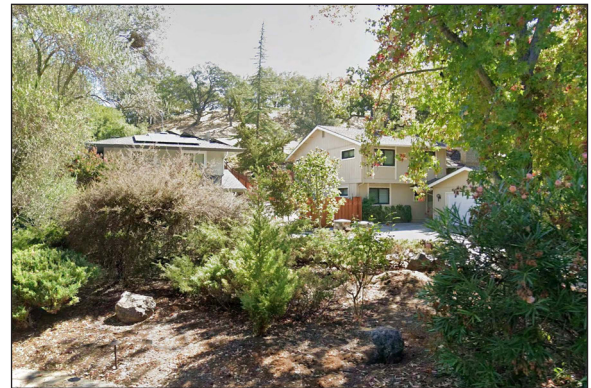
THE SITE



House immediately across Bicknell Road



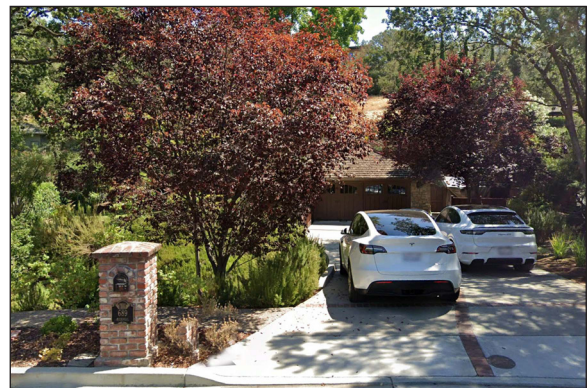
House to the immediate left



House to the immediate right



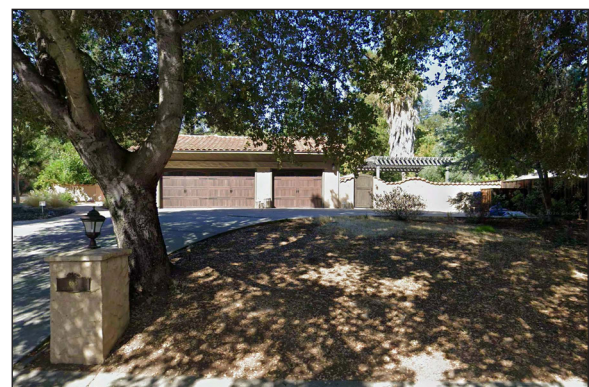
Nearby house to the left



Nearby house to the left



Nearby house across Bicknell Road



Nearby house across Bicknell Road

PROPOSED PROJECT

EXISTING ELEVATIONS

SITE PHOTOS



FRONT



REAR



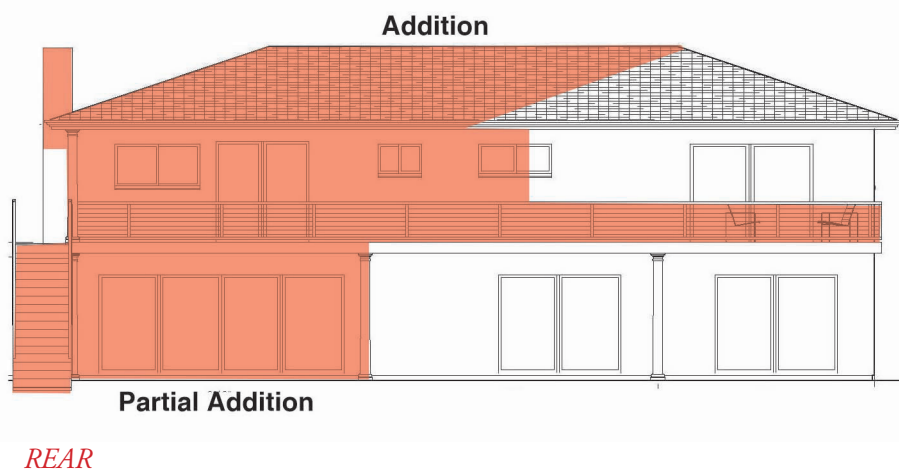
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

ISSUES AND CONCERNS

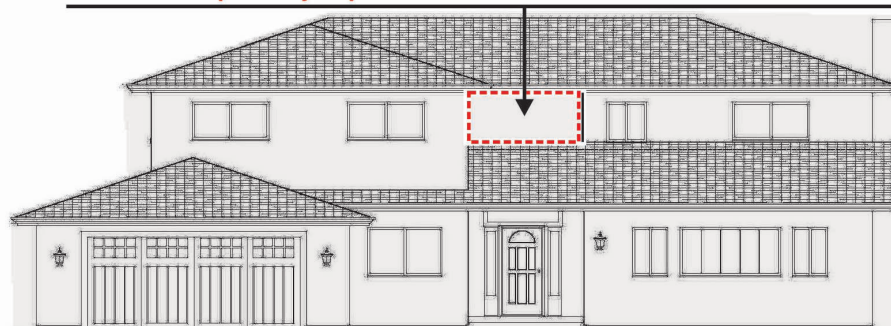
The project includes a second floor addition to the existing second floor plan, an infill addition to the rear of the first floor and the addition of a balcony extending across the full rear facade. - see illustrations below.



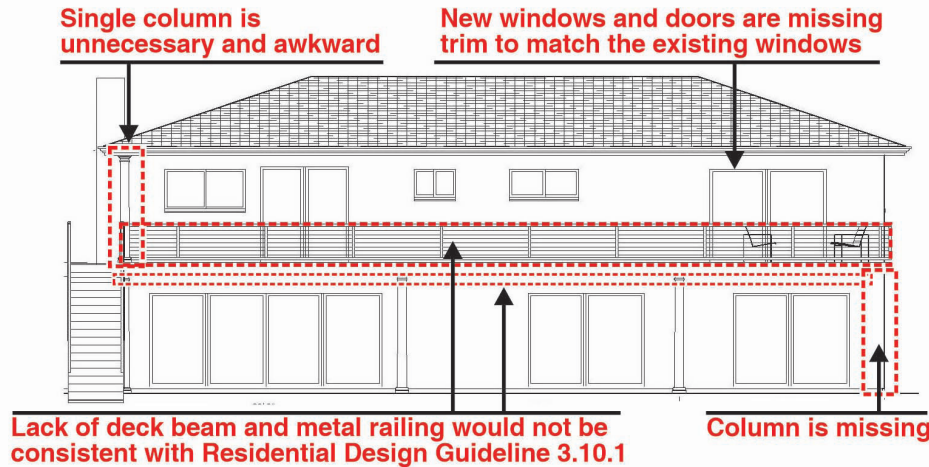
The proposed additions are modest and in keeping with the building form traditional to the architectural style. There are, however, a few issues related to the town's Residential Design Guidelines.

1. There is something missing and not coordinated at the second floor addition over the home entry. The floor plans call for an open space to the floor below but does not show an exterior wall.

Unclear what happens in this area
Second floor plan says open to below but there is no outside wall shown



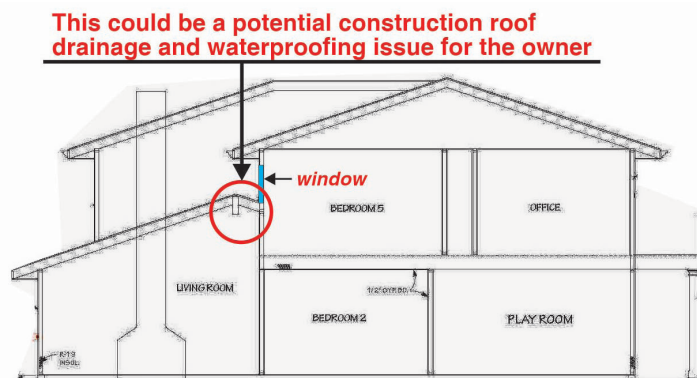
2. New windows and doors have sizes and proportions compatible with the existing house but do not show surrounding trim to match the existing openings as required by the Residential Design Guidelines.
3. The new rear balcony across the full width of the rear facade is missing a supporting column at one end and has an unnecessary and awkward added single column at the second floor.



4. The rear balcony lacks a beam over the columns which would not be consistent with Residential Design Guideline 3.10.1.
5. The metal railing at the rear balcony would not be consistent with Residential Design Guideline 3.10.1.

3.10.1 Porches and Entries

- *Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.*
 - *Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch.*
6. There is one other substantial concern that has some visual design issues but may be more of an issue of the applicant's construction detailing. The current proposal has an awkward front first floor roof form caused by the desire to have front-facing windows on the Bedroom 5 facade that match the existing second floor windows on Bedrooms 3 and 4. This would have some impact on the roof form view from the street but might not be critical. This roof form could be a potential construction roof drainage and waterproofing issue for the owner since it directs roof drainage into the adjacent wall rather than away from it which is usually the preferred solution.

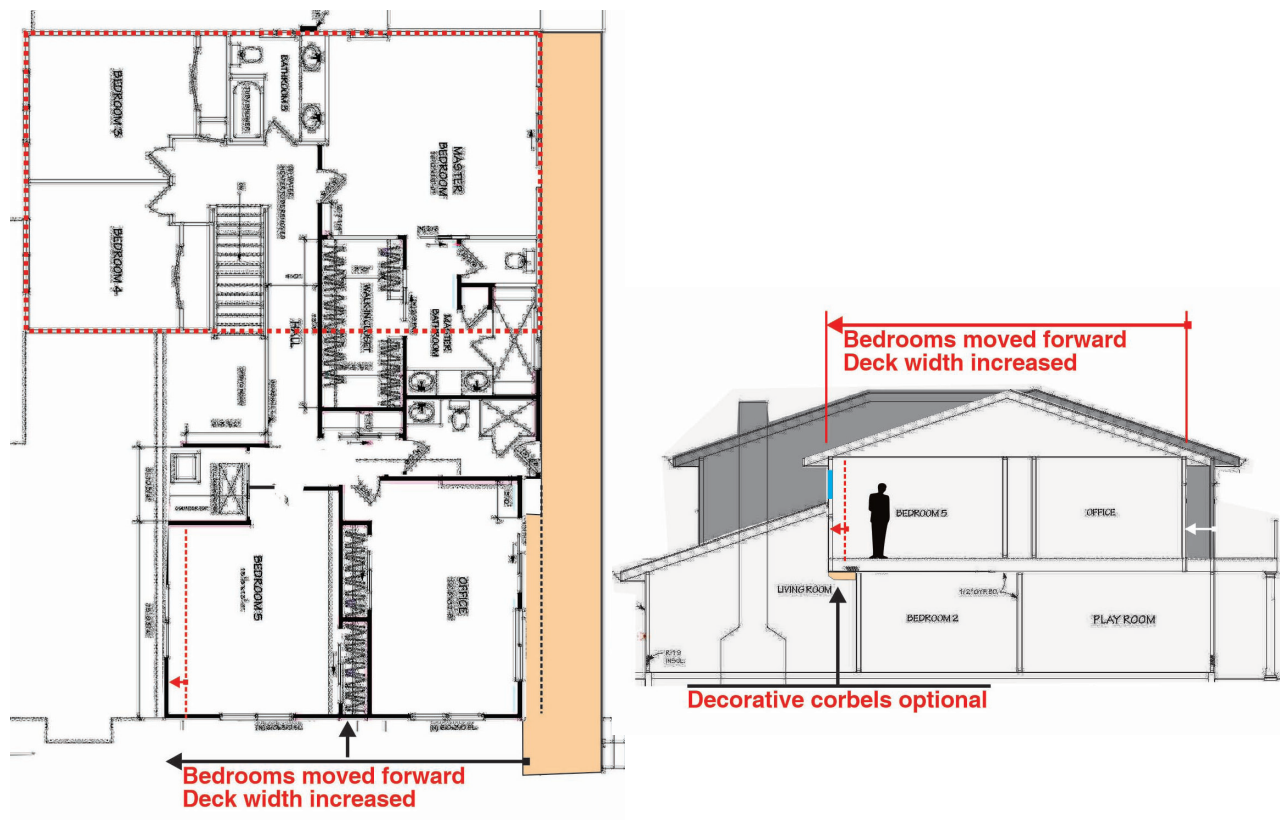


RECOMMENDATIONS

1. Clarify the second floor plan above the home entry. I am assuming that the front wall of Bedroom 5 will continue in line with the front facade.
2. Add surrounding trim on all windows and doors consistent with Residential Design Guideline 3.7.4.
3. Add the missing ground floor column at the balcony and remove the random second floor column.
4. Add a beam across the columns at the rear balcony.
5. Use a wood balcony railing in lieu of the proposed metal railing.
6. The issue of the awkward second floor roof form and waterproofing is one that I believe that the applicant should address. If they wish to leave it as proposed, I do not believe that the resulting condition would be detrimental enough to recommend changes. However, should the applicant wish to explore alternatives to maintain the second floor use areas while improving the construction drainage and waterproofing details, a couple of approaches are illustrated below.

APPROACH A

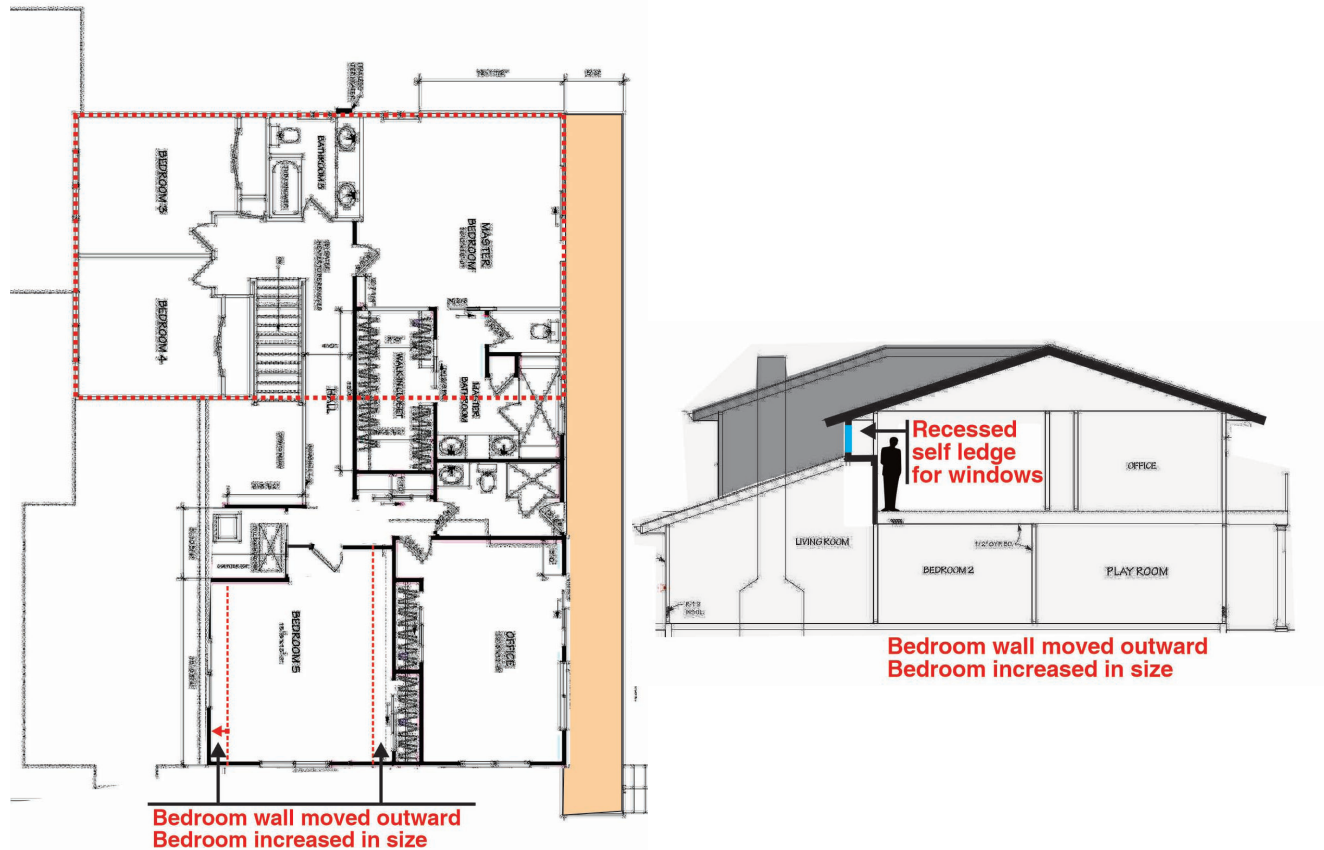
The simplest approach would be to shift Bedroom 5 and the office a bit toward the home frontage so that the first floor roof peak would hit the wall plane, eliminating the roof drainage toward the building face and maintaining the proposed windows. This is shown in the plan and section illustrations below. An option would be to retain the rear wall at the office in alignment with the adjacent rear wall by increasing either the depth of Bedroom 5 or the office.



The downside of this approach as shown is that a portion of the second floor Bedroom 5 volume would intrude into the first floor elevated ceiling space.

APPROACH B

A similar approach that would leave the first floor Living Room volume untouched looks awkward in section but would be a simple fix. It would align the Bedroom 5 wall with the Living Room wall below and add an extended window ledge to bring a wall facade out to match the first floor roof ridge.



The applicant should be asked to explore other approaches but in the end it is probably their choice to make.

Samina, please let me know if you have any questions or if there are any issues that I did not address.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon

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PACIFIC BLUE DEVELOPMENTS

35 Colleen Way
Campbell CA 95008
radu@mac.com

(408) 504-6826 Cell

**May 15, 2026
Response Letter**

**To: Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street Los Gatos CA 95031**

PLAN CHECK CORRECTIONS

Project.: 695 Bicknell Road Review Date: 02/05/2026

Project Description: A rear addition on an already second level and on first level

Permit Center:

Ms. Samina Merchant/ Sean Mullin

Response to CDG - Larry L. Cannon (707) 843-5747

I (we) have responded to the recommendation from Larry at CDG. I have added my responses in red following each comment. If you have any question please call or email me.

Comments:

1. There is something missing and not coordinated at the second floor addition over the home entry. The floor plans call for an open space to the floor below but does not show an exterior wall. **Ans: The plans have been corrected to fix this on sheet A-2 and A-4.**
2. New windows and doors have sizes and proportions compatible with the existing house but do not show surrounding trim to match the existing openings as required by the Residential Design Guidelines. **Ans: Have added trim to doors and windows on sheets A-2, A-2.1.**
3. The new rear balcony across the full width of the rear facade is missing a supporting column at one end and has an unnecessary and awkward added single column at the second floor. **Ans: We have removed unnecessary column on second level. The missing column on round level at end is missing due to location to swimming pool and has been engineered for not having column.**
4. The rear balcony lacks a beam over the columns which would not be consistent with Residential Design Guideline 3.10.1. **Ans: Per RDG 3.10.1 and 3.10.2 This balcony extends past the roof line and this does not allow for columns to roof. We have made the design change to wood to comply with RDG 3.10.1 and 3.10.2**
5. The metal railing at the rear balcony would not be consistent with Residential Design Guideline 3.10.1. **Ans: We have made the design change to wood to comply with RDG 3.10.1 and 3.10.2 on sheet A-2.**

6. There is one other substantial concern that has some visual design issues but may be more of an issue of the applicant's construction detailing. The current proposal has an awkward front first floor roof form caused by the desire to have front-facing windows on the Bedroom 5 facade that match the existing second floor windows on Bedrooms 3 and 4. This would have some impact on the roof form view from the street but might not be critical. This roof form could be a potential construction roof drainage and waterproofing issue for the owner since it directs roof drainage into the adjacent wall rather than away from it which is usually the preferred solution. **Ans: After review of the two options provided by Larry at CDG we have decided that option "A and B" would cause structural changes and modify the lower living room ceiling. However we have changed the design to extend the existing roof to the new exterior wall for better weather proofing. Changes to sheets A-2 and A-4 as windows sizes have been reduced.**

Thank You,
Michael Radu - Pacific Blue Developments
radu@mac.com
(408) 504-6826

July 16, 2026

Dear Planning Commissioners:

This is in response to the Drumms' appeal of the proposed addition to our existing two-story home-Project PRE25-01176.

We ask that the appeal be denied and that we be allowed to continue the project. We have complied with the Town of Los Gatos Residential Guidelines. We comply in all maximum lot / site coverages and are not requesting any variances for this project. This project has satisfactorily answered the Town's privacy concerns and all comments from the Town architect, who made no comments regarding the "flat stucco wall" facing the Drumms' house, to which the appellants object.

We have worked with our neighbors and have made many modifications to address all their concerns. They are listed below.

Initially, both the Town, in their first comment letter, and our neighbors, in their letter of 3/16/26, raised the privacy concern. Our neighbors did not want our new addition to have, in their words, "a major impact on our privacy" or "directly overlook our pool, backyard area."

We respect their privacy, so we contacted the Planning Department. On 3/26, we met with our neighbors at our house, discussed options and concerns, which we heard. They asked to see the revised plans, which we gave them when ready (May 15).

To address the privacy concerns:

1. We removed the entire set of exterior stairs from the balcony to the ground that were adjacent to their property.
2. We shortened the rear balcony by 4 feet on both sides of the house, decreasing the overall length and moving it away from their yard. We picked the largest distance/footage possible to keep it architecturally symmetrical and harmonious. This puts the balcony just over 21 feet from the setback on their side.
3. We have put in a privacy lattice on the end side of the balcony facing their property so we cannot look down into their back yard.
4. We reduced the width of the rear-facing window closest to them (which does not look toward them) by 2 feet so it is now on our side of the privacy lattice.
5. We made the windows on the south side facing them smaller, raising them to be above head and eye level so we would not overlook their property, but still have light and cross-breeze.

In further text conversations, we discussed trees as options, and at their request (a text to us and written in their letter of 6/11), we have done the following:

EXHIBIT 9

6. We put on the plans that we would keep the existing bottle brush tree. We also added the other existing yucca tree to the plans.

In the letter of 6/11/26, they iterated a point they had previously asked us to do:

...that a new tree be planted in the area between the fence and new first floor game room and not put directly against the fence but more toward the new addition.”

Unfortunately, we cannot fulfill this request to plant a tree on our property away from the fence so that leaves will not drop into their pool.

- We contacted the Town arborist, Jeremy Cawn, who told us we could not plant a tree there:
 - The roots would damage the drainage system that is there to prevent our house from flooding.
 - The planting area is too small. (See arborist letter at bottom.)

Per our conversations with the Planning Department, and pro-actively addressing the concerns of the neighbor, Mr. Drumm, in this way has satisfied the Community Development and the individuals in the Planning Department enough to give us pending approval.

However, looking at “a flat stucco wall” is enough for them to appeal and to delay our project, which has already been significantly delayed. Their complaint is a complaint of preference, which is subjective. They want us to push back the second story and reduce square footage that is within the maximum allowed so that they can look at a slanting roof line. To address their concerns:

- We decided to put trellises above the first story windows and sliding glass doors because:
 - They are recommended on the Town’s Residential Guideline website as a way to break up a flat wall;
 - Our neighbors can see the trellises over the fence line;
 - The trellises break up the flat look.
- The steps we took to address the Drumms’ “flat wall” concern are listed after the arborist’s letter.

In addition:

- Our proposed addition conforms to Residential Guidelines.
- The Town architect made no comments regarding the style choice or ask us to change it.

- The architectural style fits in with the neighborhood and our existing house.
- Many houses on our street and in our neighborhood have two-story flat walls with windows.
- We are extending the addition so that we can use the existing structure.
- We believe simplicity has elegance.

Nevertheless, to address our neighbors' concerns, we spent valuable time researching ideas and having our designer, Michael Radu, change the design to be similar to one Mr. Drumm had drawn and given us, only to realize it wouldn't work. Without the urging of the Town, we added trellises so that it is not a flat stucco wall. This did not satisfy Mr. Drumm.

Instead, our neighbors are insisting we conform to their concept of what they want to view. The appellants have cited Residential Guidelines 3.3.2, 2.3.1, 2.3.6, 2.5.2, 1.4. Here are our responses:

3.3.2 Height and bulk at front and side setbacks (avoiding windows)

- The addition does not exceed our current height.
- Our neighbors' house on our other side, 693 Bicknell, is both larger in square footage and taller than ours. Even with the addition, our house including the proposed addition is within the range of square footage in the neighborhood.
- Our home, including the proposed addition, is still 17 feet 7 inches to 20 feet away from the side property line, approximately 3 feet more than the setback. (Our designer corrected this on the site plans after we had a survey done after the first letters.)
- The proposed addition of our house does not look bulky at all from the street side/front, as it is set back in an architecturally aesthetic way.
- Regarding the side wall, we have a bottle brush tree, a yucca tree, a chimney, and trellises that help minimize a sense of "bulk" and also break up the line. We are willing to plant vines in the one open area where we can't plant a tree.
- The side-facing windows are for breeze and light only as they are above eye/head level.

8;9;7.Design.two.story.houses.in.primarily.one.story.neighborhoods.to.blend.with.the.smaller.homes

We are predominately a two-story neighborhood.

- There are five two-story houses in a row just on our side of the street—100 Smith Creek that shares a driveway with 697 Bicknell; 697 Bicknell (the appellants); our house; 693 Bicknell (our other neighbors); 691 Bicknell.
- There are several more two-story homes on our street and in our neighborhood.

8;9;2.Locate.second.floor.mass.to.minimize.impacts.on.the.streetscape.and.
adjacent.neighbors

Our proposed second story addition is set back from the front of the house behind the ridge line, further back than our existing second story, so there are three parallel layers going back.

- We are using an inner wall behind the ridgeline to build the second story for structural purposes.
- This also helps minimize the impact from the front, as well as maintains the character and design of our current architecture.
- It harmonizes with the rest of the home and provides levels of architectural interest.

Regarding adjacent neighbors: the new second story is an extension of our existing second story portion of our house; and even though the second story does come closer to the property line:

- It is still more than 2.5 feet further away from property lines than the 15-foot setback; 17 feet, 7 inches at the end corner away from the side setback.
- Most of the addition is greater than 18 feet away from the side setback.

8;18;..Design.with.sensitivity.to.adjacent.neighbors;. Existing.views.are.not.protected.as.a.right.(• .views?sky.exposure?sun.access? privacy);

We have designed and amended our design with sensitivity to our neighbors. Our addition does not change any views, as the proposed second story maintains the exact same lines as the existing second story portion of our home, keeping the same sightlines and views. It also keeps the same single-story lines. We are not compromising their views. Furthermore, we have changed our design to maintain privacy (listed above).

7;0.Community.expectations.

We believe we are doing all of this, giving a friendly and aesthetically pleasing presence to the neighborhood and maintaining architectural integrity.

Throughout the process, we have done our best to listen to and respond our neighbors. We have also talked with the Planning Department to make sure we are doing everything we can to hear and address the concerns of the Town and meet Residential Guidelines. We feel we have gone above and beyond in outreach and in listening and respecting our neighborhood.

In the appeal letter, the Drumms wrote: No one seems to care about what the adjacent homeowner has to see, therefore we are appealing.”

We are sorry that they feel that way. We do care, as the evidence stated in the letter above shows with respect to everything we have done. We love our privacy and we respect theirs, but we do not agree on what looks good. We have different opinions. We are adding on to our home in a way that not only conforms to the Residential Guidelines but respects the intent and spirit of the Guidelines as well. We believe we have done so in a way that beautifies our property, the streetscape, and the neighborhood.

Please deny the appeal and allow us to continue to add on to our home with the proposed plans.

Respectfully submitted,
The Eddingtons

Additional Information

Arborist email of June 24:

I reviewed the project submittals and the documents we provided to the town, including our comments. I can't find any comments from us that require planting a replacement tree on the property. Given the small size of the planting space between the fence and the patio wall, the drain pipe, and the nearby tree cover, I would recommend not installing a tree in the area shown in the pictures you submitted.

Thank you,

Jeremy Cawn

Fire Protection Planner V



Prior to the decision to add trellises, Mr. Drumm sent us a design of what he would like to see after their first comment letter. So, to address this issue:

- On June 3, we met with Mr. Drumm again in our backyard, who said if we would not set back the second story wall as he wanted, then we should continue the existing first story roof line as an attachment so that there would be a downward slant, and then a straight roof line going across and over the sliding door.
- Our designer spent additional time adjusting the plans and drew out a design similar to the one provided by Mr. Drumm because we initially thought this was possible.

- We showed the new design to our contractor and found out that this concept was simply not going to work.
- We let the neighbors know that we had tried.
- We offered to put Juliet balconies for the second story under the elevated windows and sent over example pictures. The neighbors did not want to consider them.
- We looked at other houses and talked with the Planning Department.

The letter of 3/16 also raised the issue of setbacks, as did the Town:

- We hired a survey company: the survey showed our setback is within the Residential Guide standards with a 15-foot side setback; we do not encroach on the setback.
- With the addition extending in a straight line from the first floor of the existing house, the home is 17 feet 7 inches to 20 feet away from the side property line.
- Our designer, Michael Radu, corrected the site plans.
- This delayed our project, and we were not able to get new plans until May 15.

A brief note:

We have had these plans in the making since 2013, right after we bought the house in Dec. 2012, and we had different neighbors then. Life happens, and we did not have the funds to support this addition until 2022, at which point the engineer took 3 1/2 years to finish the drawings. While we were urged to sue, that is not an action that makes us feel comfortable. (We have a new engineer now.) Our dream and design, while it has gone through a few internal iterations, has not really changed over the course of the decade plus. Yet, since the Drumms first made a public comment, we have made many compromises to help satisfy their requests to the best of our ability while still keeping our dream intact.

From: Jeremy Cawn [REDACTED] >

Subject: Re: 695 Bicknell pics 2

Date: June 24, 2026 at 1:51:12 PM PDT

To: Margie Eddington [REDACTED] >

Hi Margie,

I reviewed the project submittals and the documents we provided to the town, including our comments. I can't find any comments from us that require planting a replacement tree on the property. Given the small size of the planting space between the fence and the patio wall, the drain pipe, and the nearby tree cover, I would recommend not installing a tree in the area shown in the pictures you submitted.

Thank you,

Jeremy Cawn

Fire Protection Planner V

O: 510 601 2507 **C:** 510 227 9567

dudek.com

EXHIBIT 10











Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street Los Gatos CA 95031

Project PRE25-01176
695 Bicknell Road

After reading the letter submitted by the Eddington's in response to our filing an appeal on the proposed addition to their home, we felt we should make a few comments on their letter.

First, we have lived next to the Eddington's for the past 12 years and have spoke to them on various occasions, we see them when walking in the neighborhood and interact with their two children when balls and items come over our fence. Their letter references that they have been considering doing an addition for a long time. I am discouraged that they never mentioned this or asked us our opinion of the plans prior to submitting it to the town. It wasn't until the required notice of the proposed application was posted in their yard that we were informed of it. The application drawings submitted represent everything that **they** would like to have in their newly remodeled home for **their** use but does not take into account the impacts or its effect on the neighborhood or us as adjacent neighbors.

At any point they could have discussed what their plans were and we could have given them our opinion on what are thoughts were. That didn't happen. Once we were notified of the application and were able to review the plans, the high second story wall was our main concern. We emailed them of our concerns and I even sketched up a drawing on how the wall facing our property could be greatly improved by inseting the second floor instead of one flat towering stucco wall as indicated on their plans. They dismissed the idea.

If this were changed, we would not be filing this appeal. (see email of 5/15/26 and sketch attached).

They have made some of changes to the plans that we requested but the major item affecting us is not having this large 2 story element towering directly above our pool and back yard area. Our houses are not side by side, ours sets closer to the street such that their home directly overlooks our backyard and pool. We will get the full impact of the addition not only from our home's windows but significantly from our rear outdoor backyard where it will be in full view. Our useable backyard is limited to the side yard and about 15 feet from the rear of the house due to the large hill rising up behind our home, so most of our entertaining area is on that side of the house.

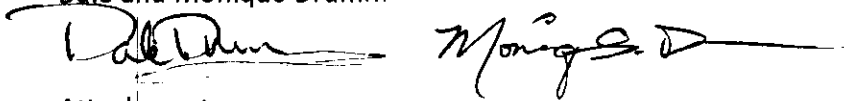
We are not asking them to not have a second story but are only requesting that the second story be inset so that it is not one giant flat stucco wall. This would reduce its towering effect, minimize its mass and also gives it some design elements and features, so it is at least pleasing to look at on a

daily basis. The rooms that would be affected by this change to the second story would be the office and bedroom #5. Any reduction in room size would not significantly disrupt the use of the rooms especially with all the other rooms within the existing and proposed home. The Town's own Residential Guidelines section 3.3.2 specifically recommends this technique to minimize the second story visual impact.

We urge the commission to see this project from our point of view and ask yourself would you like to look at this if you lived in our home as it is now proposed or would you rather see it as shown in the attached sketch as option number two with the second floor inset?

Thank-you

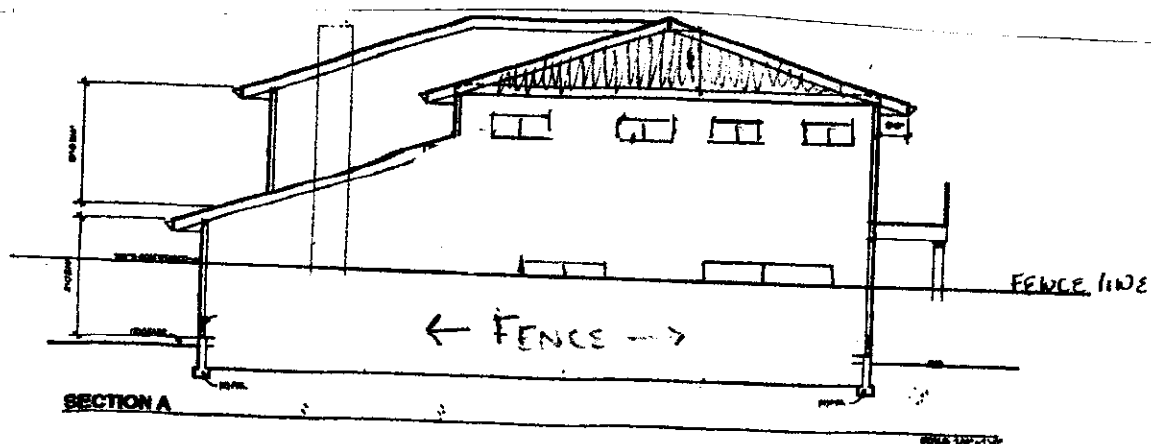
Dale and Monique Drumm

The image shows two handwritten signatures in black ink. The first signature, on the left, is 'Dale Drumm' and the second, on the right, is 'Monique Drumm'. Both signatures are written in a cursive, flowing style.

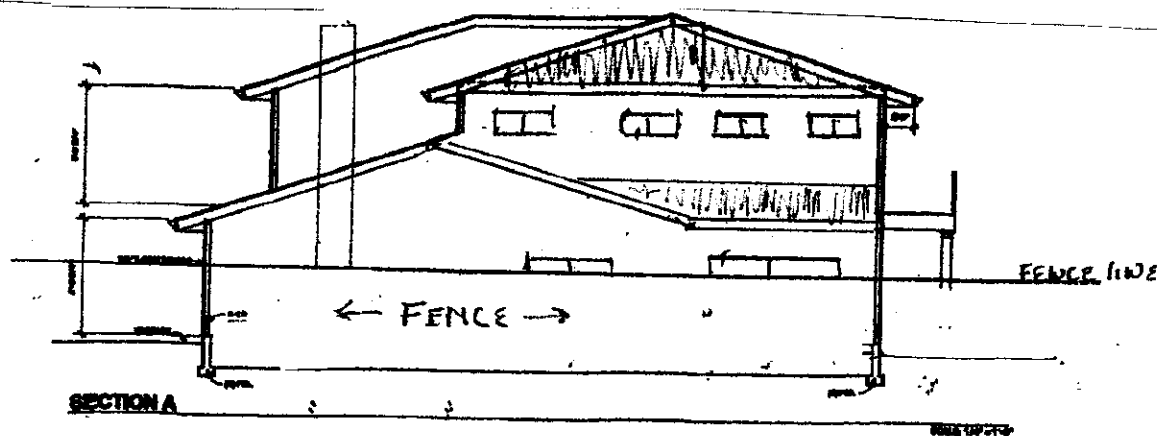
Attachments;

Email of 5/15/26 and attached sketch

Google map view of subject property and the Drumm's property



CURRENT ELEVATION
option 1



REVISED ELEVATION WITH 2ND STORY SETBACK
2 TO 3 FEET

option 2

SENT with EMAIL DATED 5/15/26
to the Eddingtons

From: Dale Drumm
Subject: Re: Latest plans for review dated 5/13/2026
Date: May 15, 2026 at 4:46 PM
To: Margie Eddington

Hi Margie and Chris,

Thanks for sending the plans over. I took a look at the new plans and here's my comments.

1) Removing the stairs is great, moving the deck back is a definite improvement, and the adding of a privacy lattice another good idea. Thank you for that. I would have liked it moved farther back but we can live with that.

2) Yes, reducing the size and raising the second floor windows is acceptable.

3) The bottle brush tree should remain and be left as large as possible to screen the structure from view. There's not much room for additional planting but once the structure is up we could review what could be planted to help.

4) I'm disappointed that your architect did not provide an elevation of the south side, especially since this is where all the new construction will take place and we are the only neighbor affected.

I have attached a quick sketch of your current plan Option 1, and a second one Option 2, with the second story set back 2-3 feet so another roof element is added and the front gable comes down so it gives a uniform look.

I definitely would prefer looking at Option 2 with the set back. Previously would have been standard treatment by all the cities for second floor additions next to neighbors and the standard was always 5 feet for the setback. Surprised this did not come up.

Sorry to say but I think this needs to happen if I'm going to stare at this from my living room windows for the rest of my life.

One other item in reviewing the notes, on the site plan page it references a composition roof, on the elevation page it references a metal roof and yet your current roofing material is S-tile. So which is correct?

Thanks,
Dale Drumm

Yanping Ju

8/19/2026

Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street Los Gatos CA 95031

Project PRE25-01176
695 Bicknell Road

It has been brought to my attention that the neighbors at 695 Bicknell Road are planning to remodel their home. This property is directly viewed from our rear deck and back yard when looking towards the Drumm's property at [REDACTED]

I have reviewed the propose plans with Mr. Drumm and definitely agree that given the two options of the plan currently up for approval and Mr. Drumm's proposed setback of the second story makes the addition much more desirable to look at.

I also request that this change to the plans be made.

Sincerely,



Yanping Ju

MR. & MRS. EDDINGTON ADDITION

ROOF PLAN NOTES

ALL NEW GUTTERS SHALL BE MIN. 5" FASCIA TYPE 26 GA. GALVANIZED IRON OVER 2X DF # 2 FASCIA BOARD (MATCH EXISTING) WITH 2" ROUND 26 GA. GI DOWNSPOUTS.

IF REQUIRED, ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO AN APPROVED UNDERGROUND DRAINAGE SYSTEM WITH TERMINATION TO STORM DRAIN OR A DRYWELL.

PROVIDE ATTIC VENTILATION PER U.B.C. SECTION 1505.3.

EXTEND ALL APPLICABLE PLUMBING AND MECHANICAL VENTS AND FLUES THROUGH ROOF AS REQUIRED.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

ROOFING MATERIAL TO BE FIBERGLASS COMPOSITION SHINGLES OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLYWOOD OR 1" CLIPS AT 48" O.C. (TYPICAL).

SITE PLAN NOTES

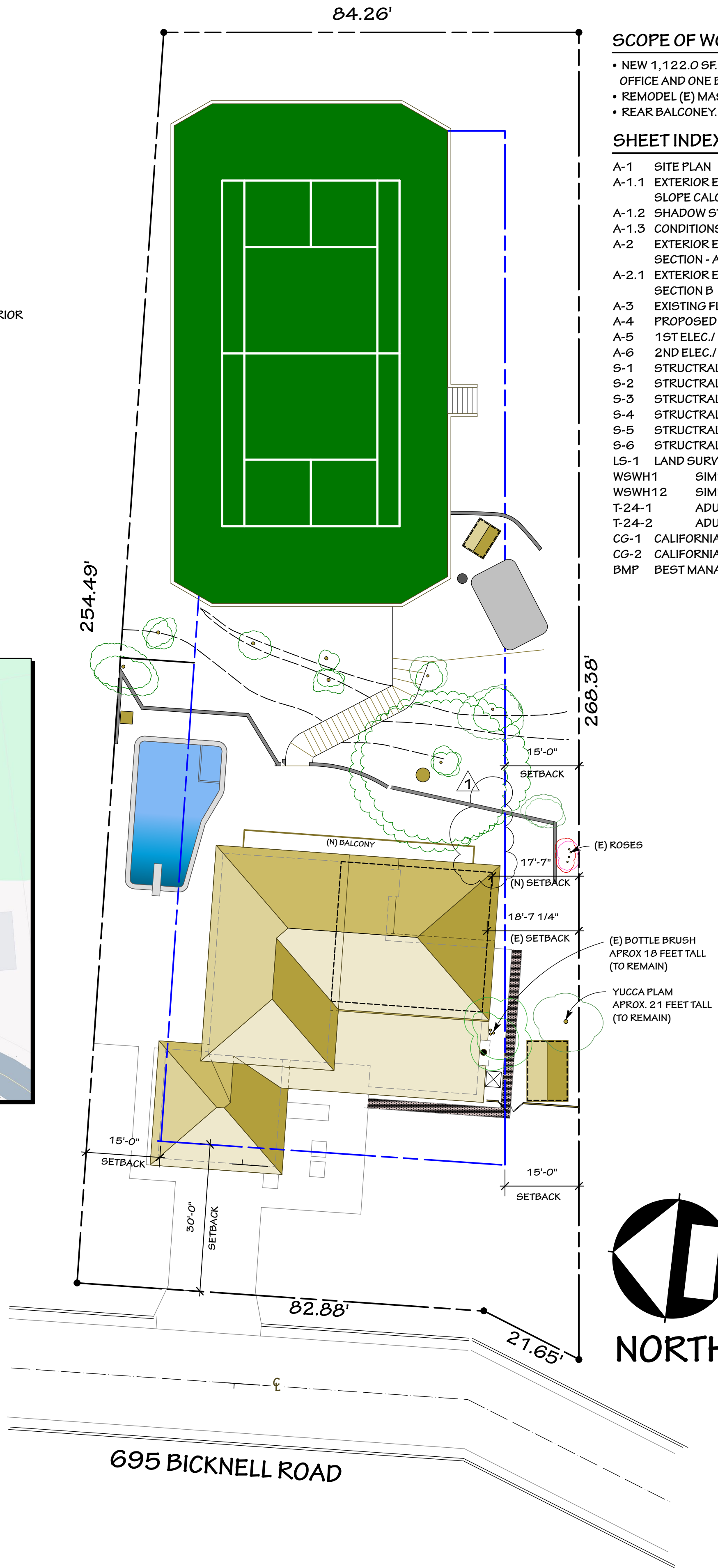
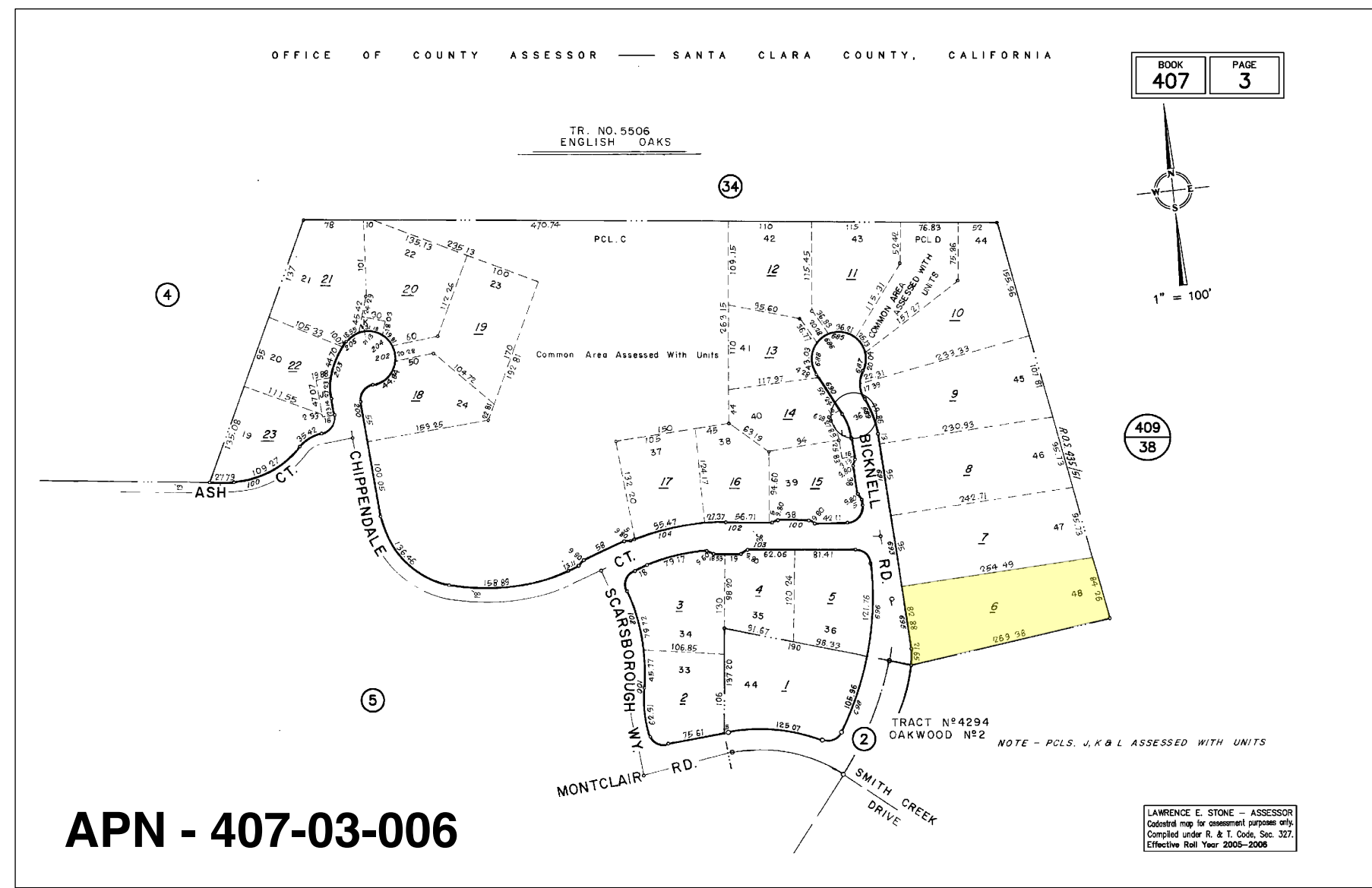
PROVIDE POSITIVE DRAINAGE AWAY FROM NEW FOUNDATION. (SLOPE FINISH GRADE AWAY MINIMUM 2 % TYPICAL).

VERIFICATION OF EXISTING OR NEW LOT STAKES SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT. EXISTING LOT STAKES MUST BE EXPOSED, VERIFIED, AND INDICATED ON BUILDING PLANS; OR NEW LOT STAKES MUST BE SET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. IF REQUIRED BY STATE LAW, CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL FILE A RECORD- OF-SURVEY MAP. IF ANY EARTH WORK AND/OR GRADING IS DONE ON THE PROPERTY OR ANY ACCESS ROADS, OWNER OR CONTRACTOR SHALL MAINTAIN AN UNINTERRUPTED FLOW OF WATER IN SWALES AND NATURAL COURSES. UPON COMPLETION OF THE PROJECT, PROPERTY OWNER IS RESPONSIBLE FOR THE ADEQUACY OF ANY DRAINAGE FACILITIES AND FOR THE CONTINUED MAINTENANCE THEREOF IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.

CONSULTING GEOLOGIST SHALL OBSERVE AND PROVIDE APPROVAL LETTER PRIOR TO FINAL INSPECTION.

ALL NEW ON-SITE UTILITIES, MAINS, AND SERVICES (IF APPLICABLE) SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE. OFF-SITE WORK SHALL BE COORDINATED WITH ANY UNDERGROUND TO SERVE OTHER PROPERTIES IN THE IMMEDIATE AREA.

SITE PHOTOS



SITE PLAN

SCALE: 1/16" = 1'-0"

SCOPE OF WORK

- NEW 1,122.0 SF. ADDITION TO SIDE CONSISTING OF NEW OFFICE AND ONE BEDROOM AND ONE PLAY ROOM.
- REMODEL (E) MASTER BEDROOM AND MASTER BATH
- REAR BALCONY.

SHEET INDEX

- A-1 SITE PLAN
- A-1.1 EXTERIOR ELEVATION PHOTOS
- A-1.2 SLOPE CALCULATION
- A-1.3 SHADOW STUDY / STREETSCAPE
- A-1.3 CONDITIONS OF APPROVAL
- A-2 EXTERIOR ELEVATIONS 1
- SECTION - A
- A-2.1 EXTERIOR ELEVATIONS 2
- SECTION B
- A-3 EXISTING FLOOR PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 1ST ELEC. / MECH. / PLUMB. PLAN
- A-6 2ND ELEC. / MECH. / PLUMB. PLAN
- S-1 STRUCTURAL COVER SHEET
- S-2 STRUCTURAL ROOF FRAMING PLAN
- S-3 STRUCTURAL CEILING PLAN
- S-4 STRUCTURAL FRAMING PLAN
- S-5 STRUCTURAL FOUNDATION PLAN
- S-6 STRUCTURAL DETAILS
- LS-1 LAND SURVEY
- WSWH1 SIMPSON STRONG WALL
- WSWH12 SIMPSON STRONG WALL
- T-24-1 ADU TITLE 24
- T-24-2 ADU TITLE 24
- CG-1 CALIFORNIA GREEN 1
- CG-2 CALIFORNIA GREEN 2
- BMP BEST MANAGEMENT PRACTICES

PROPOSED ADDITION

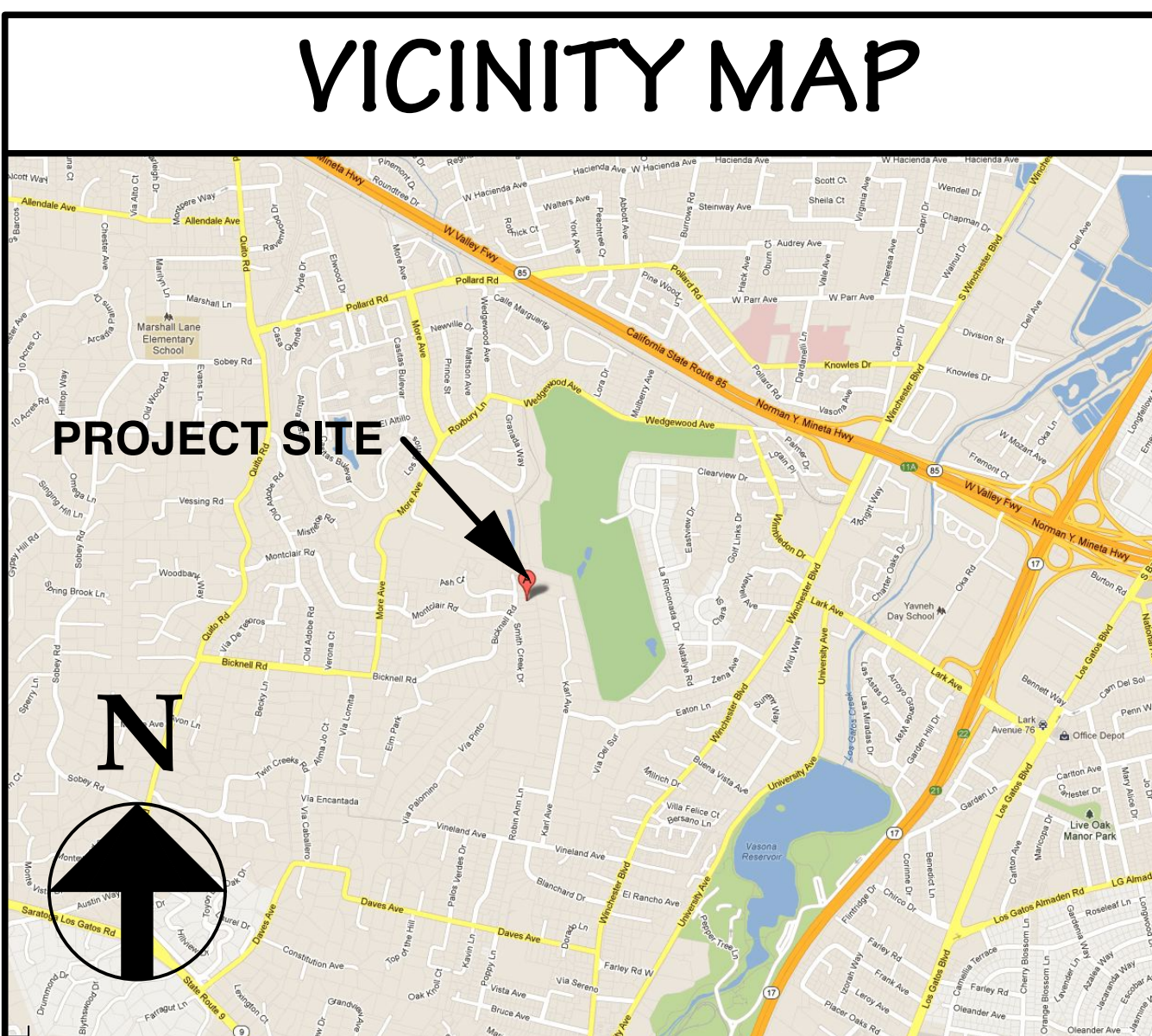
MINOR RESIDENTIAL APPLICATION: MR-26-001

Site Data			
General:			
APN	407-03-006		
Lot Size (Gross)	24,440 SF		
Lot Size (Net, due to slope reduction)	21,497 SF		
Zoning	R-1:20		
Average Slope	11.02%		
	Existing	Proposed	Required/Allowed
Square Footage:			
First Floor Area	2,042.0	2,348 (+306.0)	
Second Floor Area	986.0	1,802 (+816.0)	
Accessory buildings & Sheds	125.5	125.5	
Home SF:	3,028.0	4,150.0	Max 4,686 SF
Garage SF:	524.0	524.0	Max 1,114 SF
FAR - Home	0.141	0.193	Max FAR 0.194
FAR - Garage	0.0244	0.0244	Max FAR 0.0456
Lot Coverage	8.66%	11.3%	Max 40%
Height	22'-9"	22'-9"	Max 30 feet (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point directly above that grade)

BUILDING CODES AND REGULATIONS

2022 CRC CALIFORNIA RESIDENTIAL CODE
2022 CPC CALIFORNIA PLUMBING CODE
2022 CMC CALIFORNIA MECHANICAL CODE
2022 CEC CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA CODE FOR BUILDING CONSERVATION
2022 BUILDING ENERGY EFFICIENCY STANDARDS
2022 CGB/C CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CFC CALIFORNIA FIRE CODE
ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

APPROVAL AND STAMP AREA



OWNER: MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

DESIGN BY:

PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
15000 California
Campbell, CA 95008
(408) 504-6626 Cell
www.pacificblue.com



REVISION:	DATE	DESCRIPTION
1	02/02/26	PER CITY COMMENTS DATED 02/02/26
2	06/02/26	PER CITY COMMENTS DATED 06/02/26

SITE W/ ROOF PLAN
VICINITY MAP
PLAN NOTES

DRAWN BY

CHECKED BY

PBD

JOB NO.

21-02

DATE

06/29/2026

SCALE

AS SHOWN

SHEET

A-1

EXHIBIT 13



EAST EXTERIOR PHOTOS

SCALE: N.T.S.



NORTH EXTERIOR PHOTOS

SCALE: N.T.S.



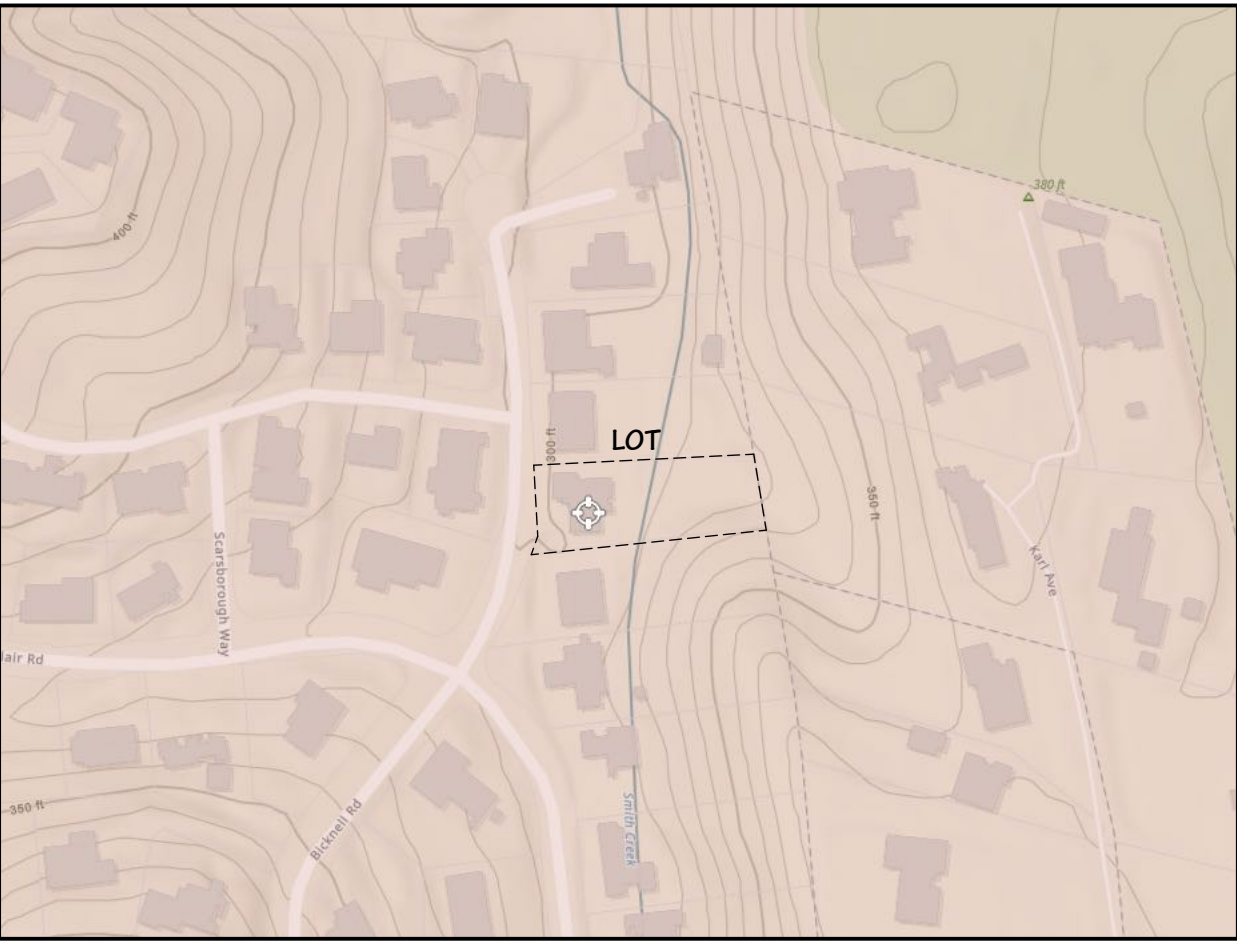
WEST EXTERIOR PHOTOS

SCALE: N.T.S.



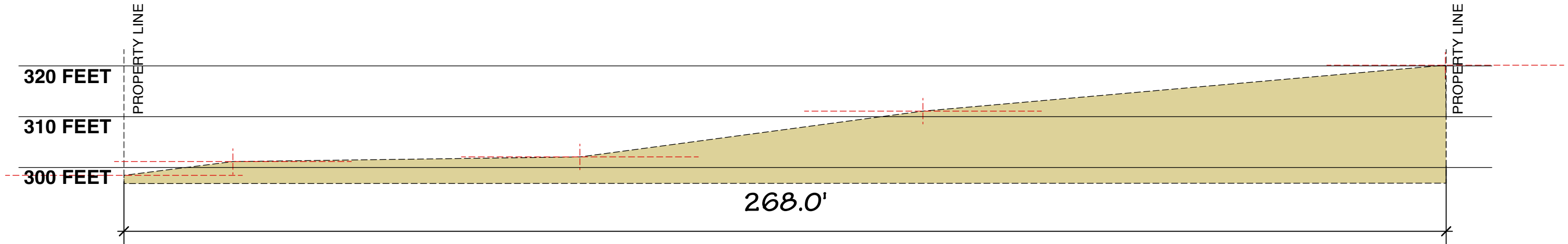
SOUTH EXTERIOR PHOTOS

SCALE: N.T.S.



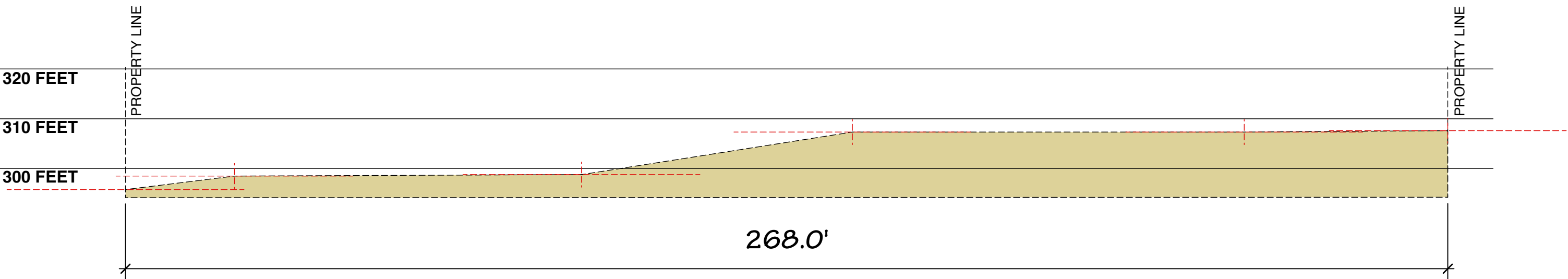
USGA SITE

SCALE: N.T.S.



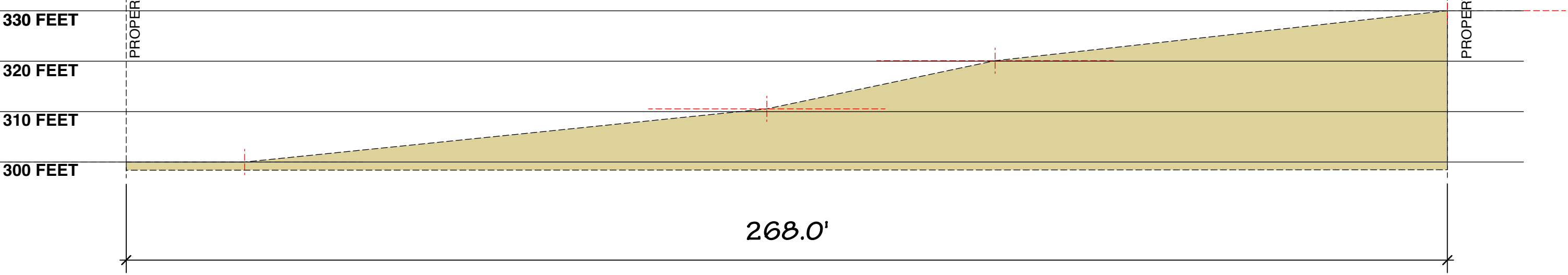
SECTION A

SCALE: N.T.S.



SECTION B

SCALE: N.T.S.



SECTION C

SCALE: N.T.S.

SECTION A	SECTION B	SECTION C
HIGHEST ELEVATION = 320.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT	HIGHEST ELEVATION = 308.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT	HIGHEST ELEVATION = 330.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT
$320.0 - 285.0 = 45 \text{ FT}$ $45 / 268 = .130$ AVERAGE SLOPE = 13%	$330.0 - 285.0 = 23 \text{ FT}$ $45 / 268 = .085$ AVERAGE SLOPE = 8%	$330.0 - 285.0 = 45 \text{ FT}$ $45 / 268 = .167$ AVERAGE SLOPE = 16%

$S = (0.00231L) / A$
 $S = (0.0023(10)(268.38)) / .56$
 $S = 11.02\%$

AVERAGE SLOPE FOR LOT = 11.02%

OWNER: MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
S. Chaitin, AIA
C. Chaitin, AIA
(408) 504-6525 Cell
www.pacificbluedev.com

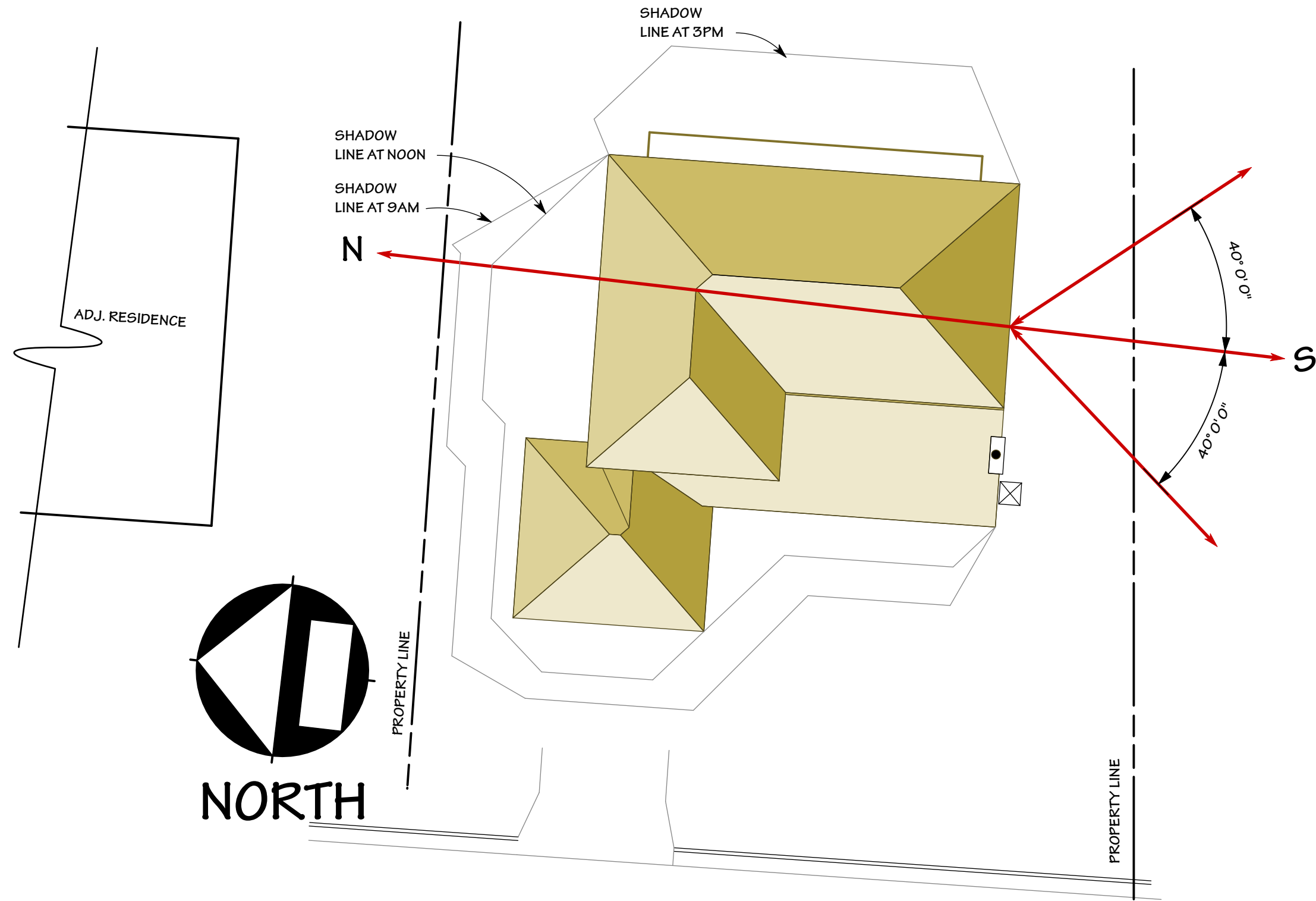


REVISION:	PER CITY COMMENTS DATED 02/02/26	PER CITY COMMENTS DATED 06/02/26
1		
2		
3		

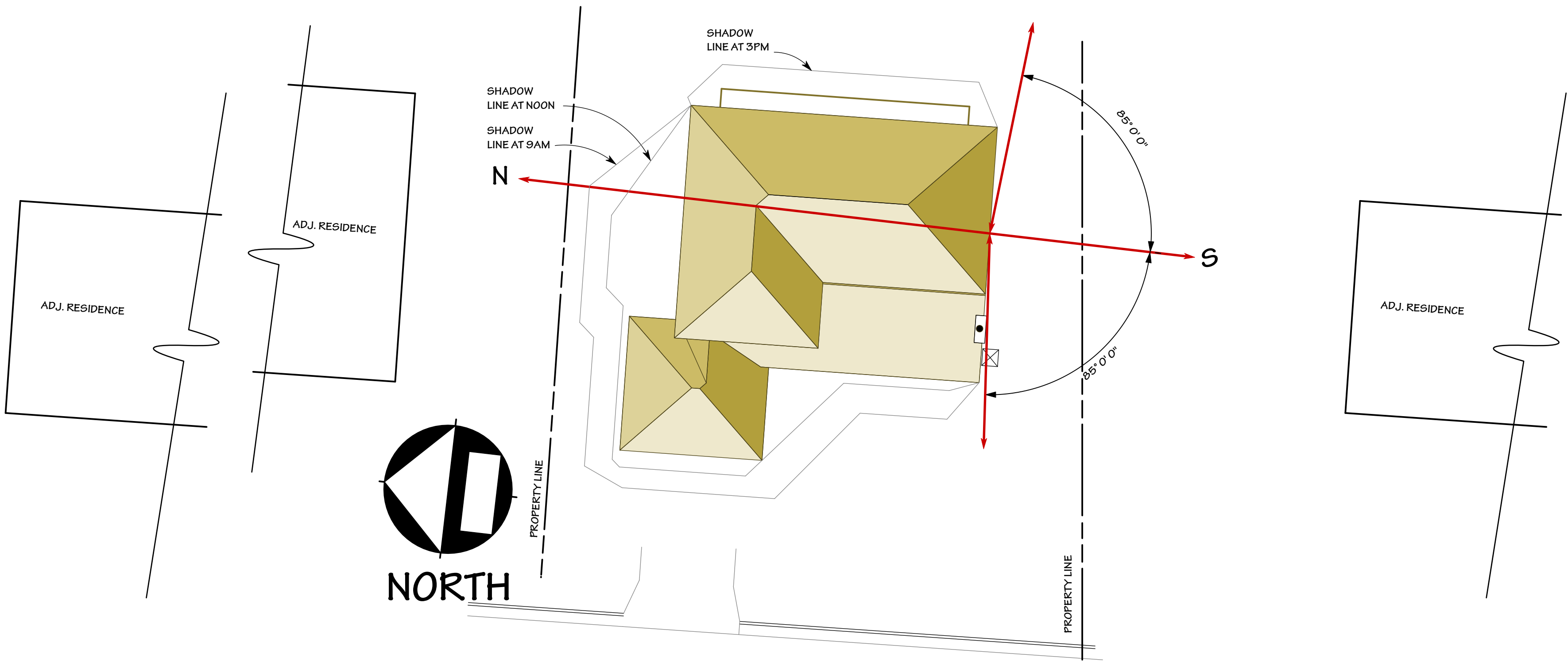
EXTERIOR ELEVATIONS PHOTOS
SLOPE SECTIONS AND CALCULATIONS

DRAWN BY
CHECKED BY
PBD
JOB NO.
21-02
DATE
06/09/2026
SCALE
AS SHOWN
SHEET

A-1.1



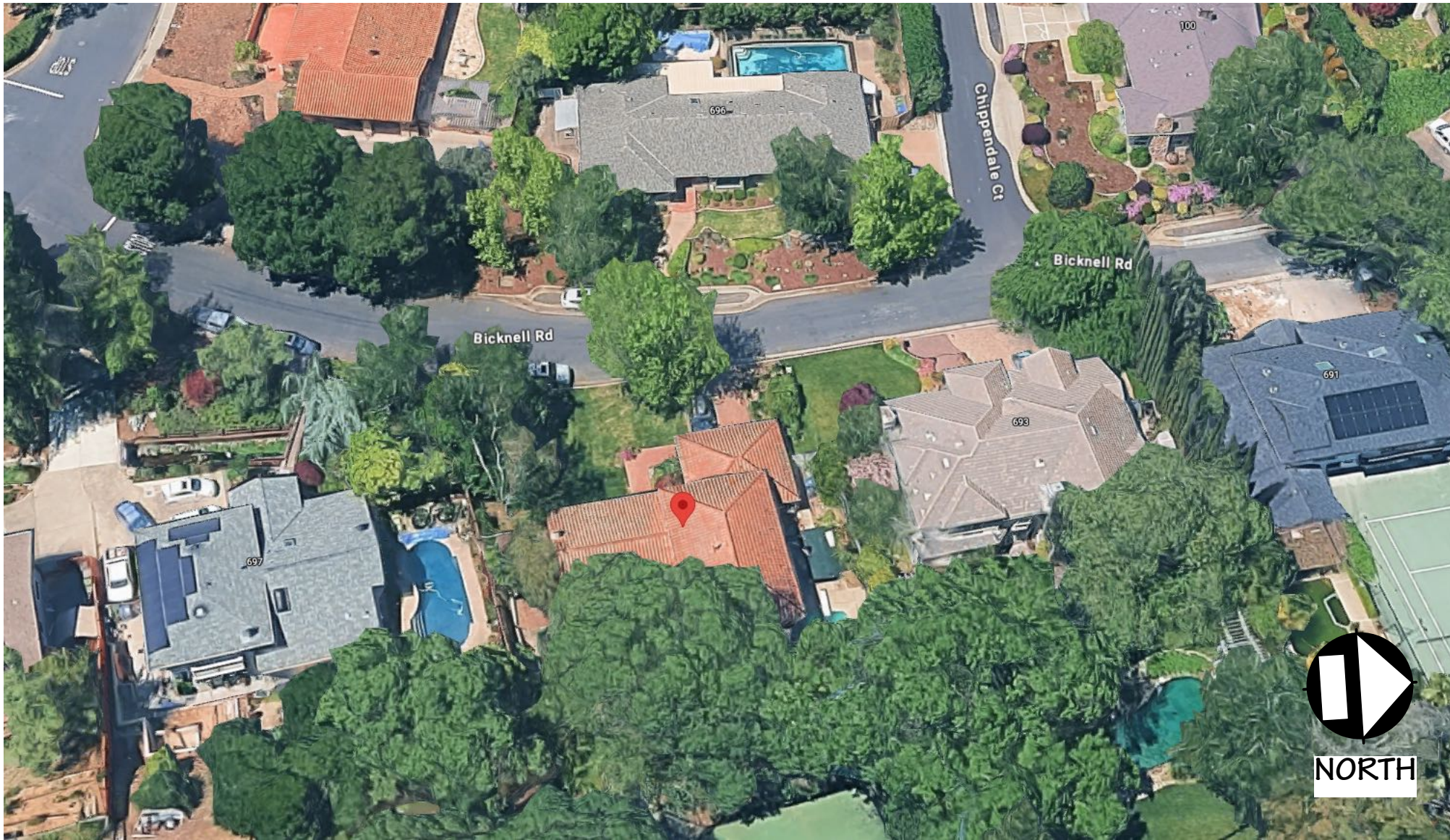
DECEMBER STUDY



JUNE STUDY

SHADOW STUDY

SCALE: 1/16" = 1'-0"



STREETSCAPE

SCALE: 1/8" = 1'-0"

OWNER:

MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

DESIGN BY:

PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
Michael S. Radu
Cambell, CA. 95008
(408) 504-6626 Cell
www.pacificbluedev.com

REVISION:

1	PER CITY COMMENTS DATED 02/02/26
2	PER CITY COMMENTS DATED 06/02/26
3	
4	
5	

SHADOW STUDY
STREET FRONTAGE SECTIONS
STREET SCALE

DRAWN BY

Michael S. Radu

CHECKED BY

PBD

JOB NO.

21-02

DATE

06/09/2026

SCALE

AS SHOWN

SHEET

A-1.2

EXTERIOR ELEVATION NOTES

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR IN THE C.B.C. STANDARDS AND APPLIED DIRECTLY OVER STUDS OR SHEATHING AT ALL EXTERIOR WALLS. BARRIERS SHALL BE INSTALLED HORIZONTALLY, WEATHERBOARD FASHION, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS OCCUR LAP BARRIER NOT LESS THAN 6 INCHES. PER C.R.C.

EXTERIOR STUCCO FINISH SHALL BE A 3-COAT SYSTEM, 7/8 INCH MINIMUM THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). PER C.R.C. R703.7, R703.7.2.1 AND R703.7.3

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

FLASH ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER WITH SHEET METAL OR APPROVED WATERPROOF PAPER. EXTEND AT LEAST 3" UNDER BUILDING PAPER BEHIND EXTERIOR WALL COVERING. ALL PENETRATIONS SHALL BE THOROUGHLY CAULKED AND SEALED. PER C.R.C.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

PROVIDE 26 GA. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

STAIRS AND STEP RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). PER C.R.C SECTIONS R311.7.5.1 RISERS AND R311.7.5.2 TREADS.

ANCHORED MASONRY VENEER SHALL BE 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) TO RESULT IN ONE ANCHOR PER 2-SQ. FT. OF MASONRY VENEER (E.G., SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 12" O.C. MAXIMUM VERTICAL). PER C.R.C. SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8, AND R703.12

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

ROOFING MATERIAL TO BE LIGHTWEIGHT METAL TILE (IC0# 9001) OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLYWOOD OR H' CLIPS AT 48" O.C. (TYPICAL).

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. MANUAL S-2004 OR EQUIVALENT.

NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER C.R.C. SECTION 319.1

NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE (BULB) IS NOT VISABLE AND DIRECTED DOWNWARD.

ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVETREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. PER C.R.C. SECTION 317.1.2
AN 18" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF FLOOR JOISTS. FURTHER, SPECIFY A 12" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF GIRDERS. PER C.R.C. SECTION 317.1

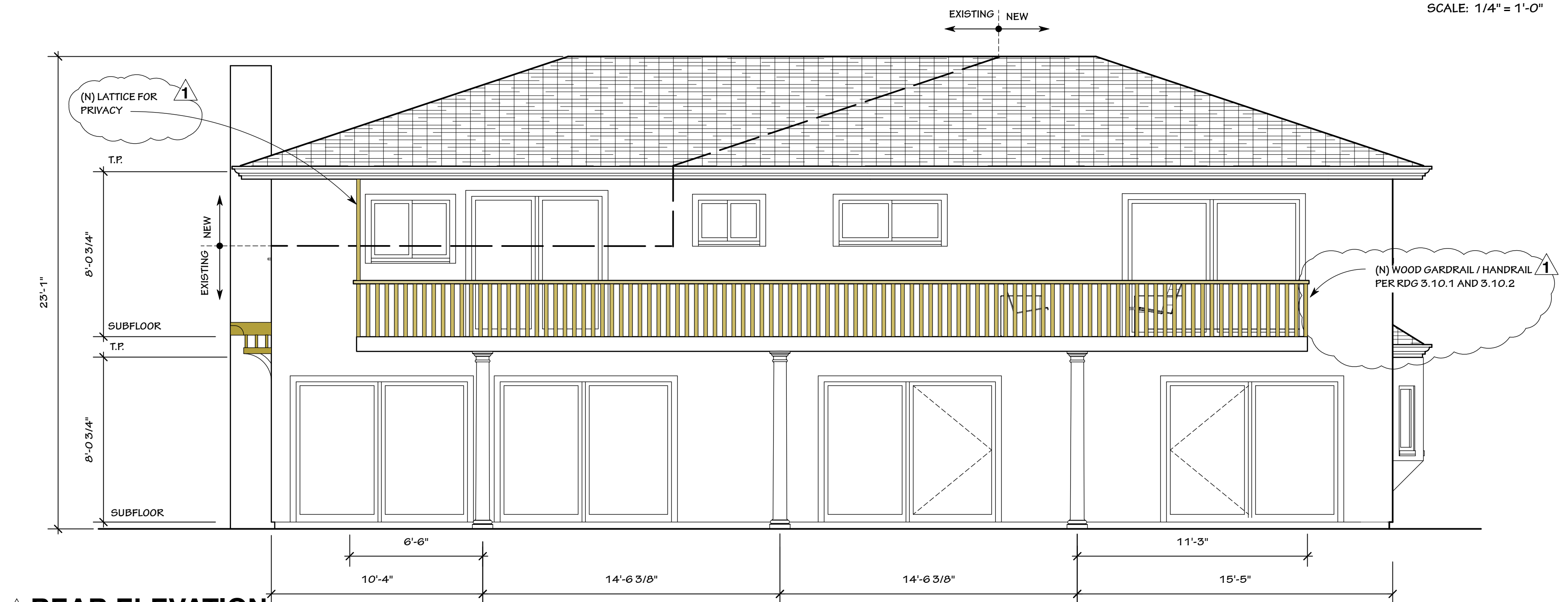
USE PTDF AT FOUNDATION. PER C.R.C. SECTION 317.1 ITEM 3

CONCRETE PEDESTAL, WITHIN THE CRAWLSPACE, PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. PROJECTING 6" MINIMUM ABOVE EXPOSED EARTH. PER C.R.C. 317.1.4 EXCEPTION 1

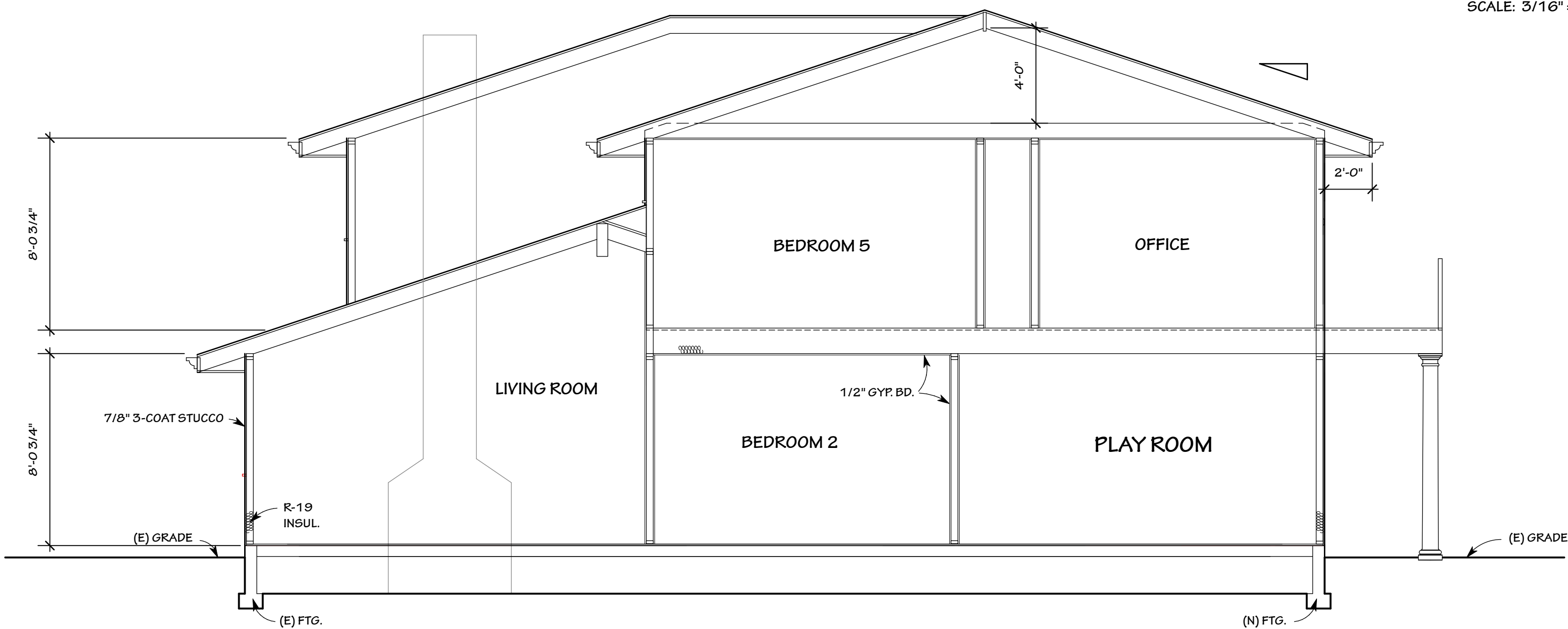
CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH. SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER. PER C.R.C. R317.1.4 EXCEPTION 2



1 FRONT ELEVATION



1 REAR ELEVATION



SECTION A

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR IN THE C.B.C. STANDARDS AND APPLIED DIRECTLY OVER STUDS OR SHEATHING AT ALL EXTERIOR WALLS. BARRIERS SHALL BE INSTALLED HORIZONTALLY, WEATHERBOARD FASHION, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS OCCUR LAP BARRIER NOT LESS THAN 6 INCHES. PER C.R.C.

EXTERIOR STUCCO FINISH SHALL BE A 3-COAT SYSTEM, 7/8 INCH MINIMUM THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). PER C.R.C. R703.7, R703.7.2.1 AND R703.7.3

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ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

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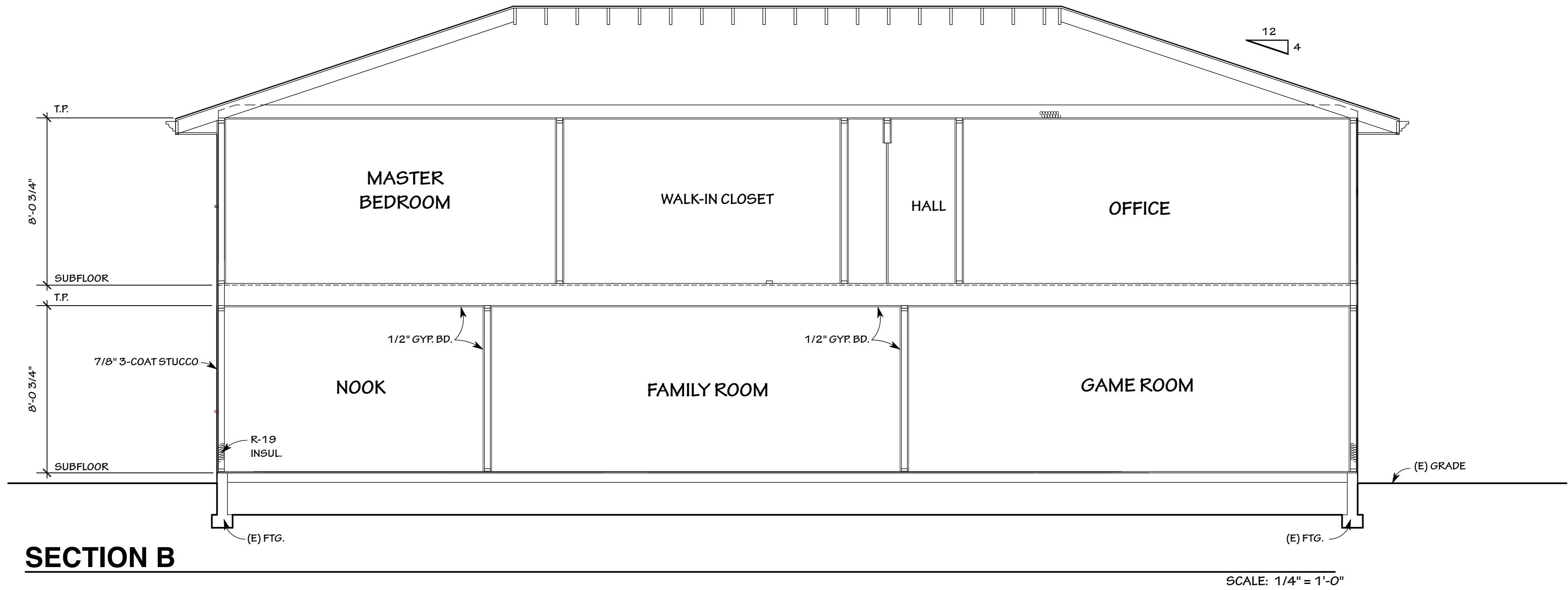
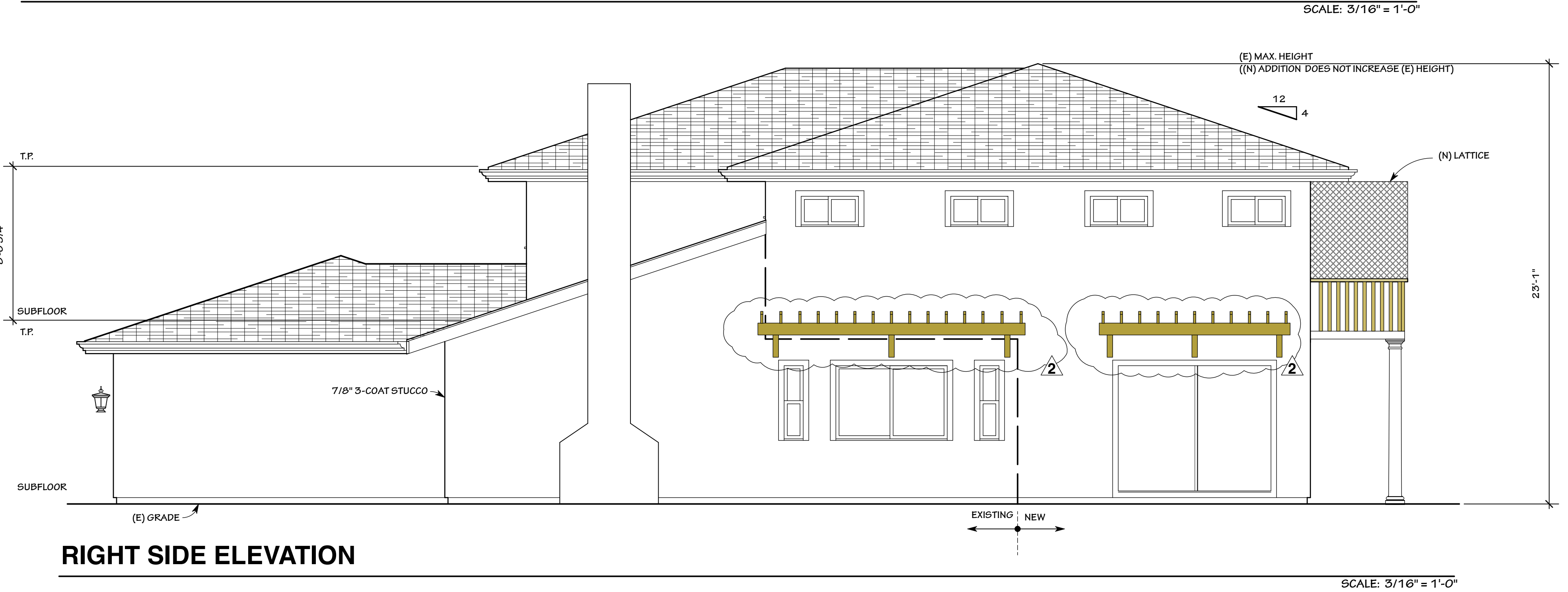
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AN 18" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF FLOOR JOISTS. FURTHER, SPECIFY A 12" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF GIRDERS. PER C.R.C. SECTION 317.1

USE PTDF AT FOUNDATION. PER C.R.C. SECTION 317.1 ITEM 3

CONCRETE PEDESTAL, WITHIN THE CRAWLSPACE, PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. PROJECTING 6" MINIMUM ABOVE EXPOSED EARTH. PER C.R.C. 317.1.4 EXCEPTION 1

CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH. SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER. PER C.R.C. R317.1.4 EXCEPTION 2



MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

OWNER:

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
Michael S Radu
5 Calaveras Way
Carmel, CA 95008
(408) 504-6626 Cell
www.pacificbluedev.com

REVISION:
Δ PER CITY COMMENTS DATED 02/02/26
Δ PER CITY COMMENTS DATED 06/02/26

EXTERIOR ELEVATIONS
PLAN NOTES

DRAWN BY
Michael S Radu

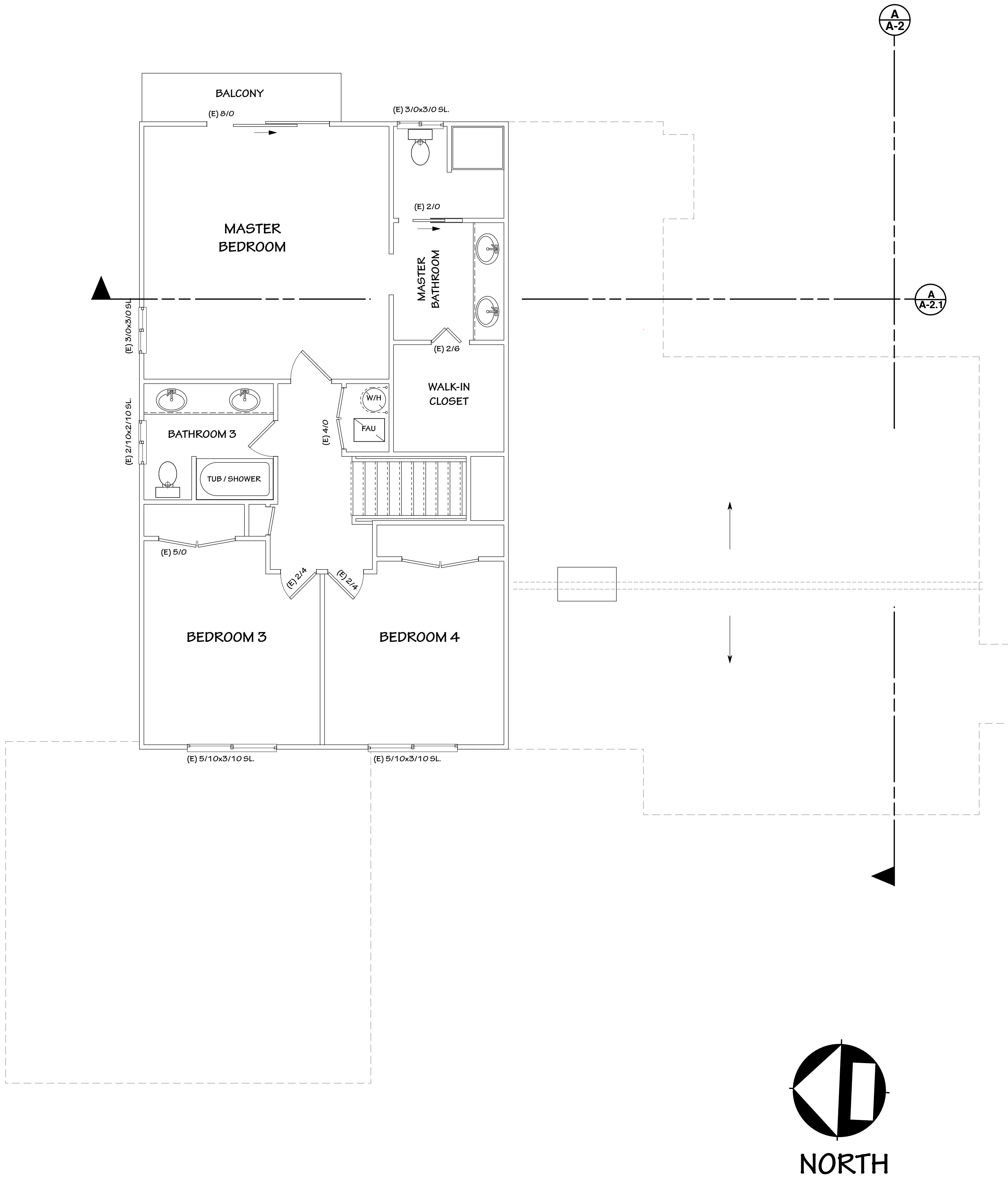
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21-02

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06/09/2026

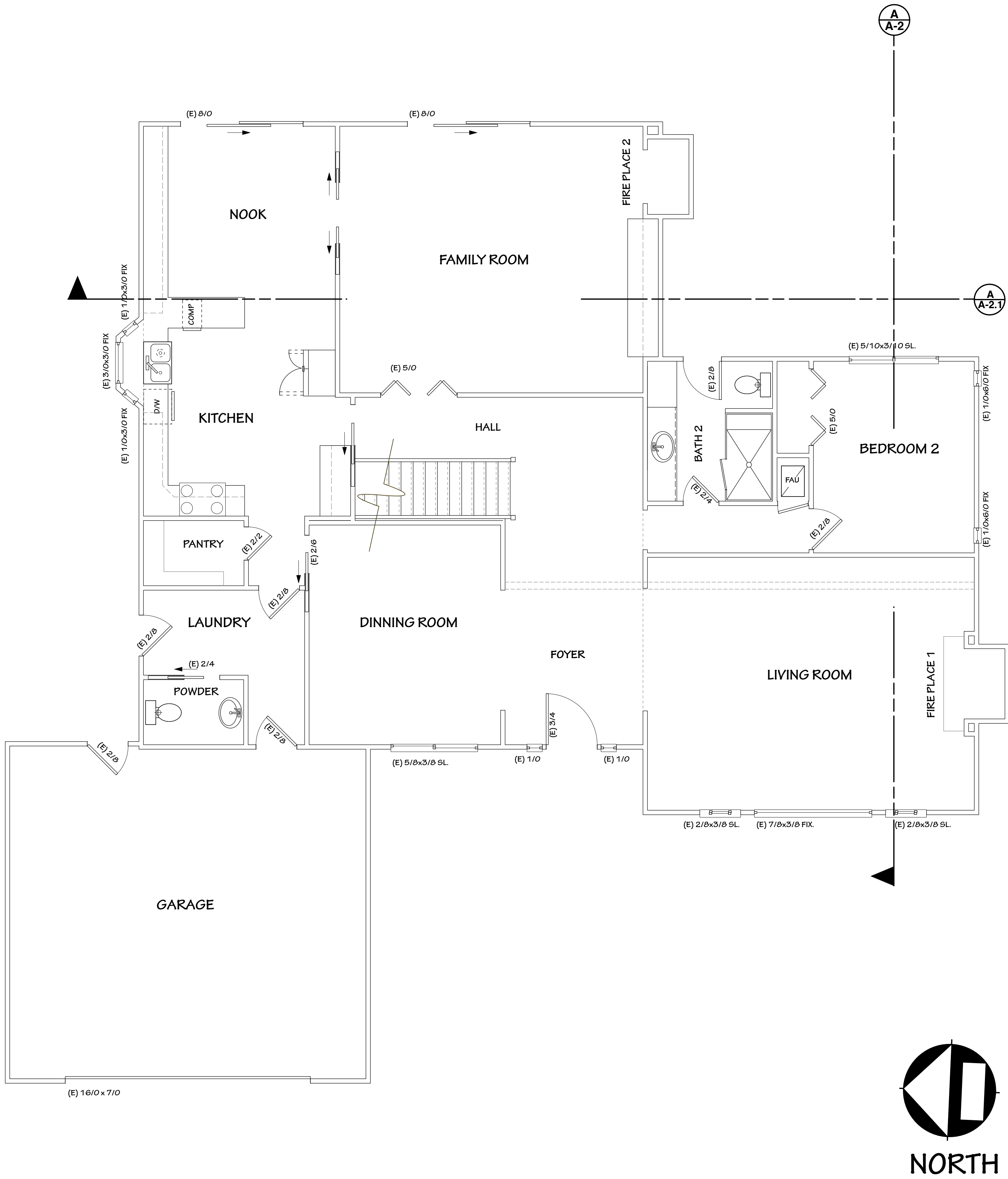
SCALE
AS SHOWN

SHEET
A-2.1



EXISTING / SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING / FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL

NEW WALL

OWNER: MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
Architect
Camberlton, CA 95008
(408) 504-6826 Cell
www.pacificbluedev.com

REVISION:

1	PER CITY COMMENTS DATED 02/02/26
2	PER CITY COMMENTS DATED 06/02/26

EXISTING / DEMO FIRST FLOOR PLAN
EXISTING / DEMO SECOND FLOOR PLAN

DRAWN BY:

CHECKED BY: PBD

JOB NO. 21-02

DATE 06/09/2026

SCALE AS SHOWN

SHEET

A-3

ELECTRICAL / MECHANICAL / PLUMBING NOTES

PROVIDE ELECTRICAL SYSTEM GROUNDING PER SECTION 250 OF THE CALIFORNIA ELECTRICAL CODE TYPICAL.

SMOKE DETECTORS IN DWELLING UNITS SHALL BE HARDWIRED AND MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IF THE DWELLING UNIT HAS MORE THAN ONE STORY A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN ANY BASEMENT IF APPLICABLE. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. REFER TO C.E.C.

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE-STANDING BAR-TYPE COUNTERS, SHALL BE INCLUDED IN THE SIX FOOT MEASUREMENT. C.E.C.

ATTICS AND ROOF AREAS THAT ARE ACCESSIBLE, THE ELECTRICAL CABLE WITHIN SEVEN (7) FEET OF OPENING SHALL BE PROTECTED. PER C.E.C. 320.23

CARBON MONOXIDE ALARMS

- (A) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING PER C.R.C R315
- (B) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL2034 AND UL2075 PER C.R.C. R315.3

RECEPTACLES SHALL,
(A) NOT BE OVER 6' FROM OPENINGS INCLUDING ANY WALL SPACE 2' OR WIDER.

(B) NOT BE MORE THAN 12' O.C. INCLUDING SLIDING GLASS DOORS.

(C) BE G.F.I. CIRCUITS WHEN INSTALLED WITHIN 6' OF SINKS AND WHEN INSTALLED OUTDOORS PER C.E.C. ARTICLE 210-8(a).

(D) HAVE WATERPROOF COVERS WHEN INSTALLED OUTDOORS.

A 22" x 30" MINIMUM ACCESS TO FURNACE LOCATED IN THE ATTIC IS REQUIRED. IN ADDITION THE OPENING AND PASSAGEWAY MUST BE AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.

A SOLID 24" MIN. WIDE PLATFORM PATH FROM THE ACCESS OPENING TO THE FURNACE, WITH A RECEPTACLE AT THE FAU AND LIGHT, SWITCHED FROM THE ACCESS OPENING. PER C.M.C. 904.11

PROVIDE AN ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT (IE. FURNACE) INSTALLED IN ATTIC. A SECONDARY DRAIN LINE MUST BE LOCATED AT A POINT WHERE IT CAN BE READILY OBSERVED. PER C.M.C. 310.2

ACCESS DOOR TO THE FURNACE/COOLING EQUIPMENT / COMPARTMENT SHALL BE A MINIMUM OF 24" WIDE AND A MINIMUM OF 30" CLEAR WORKING SPACE (OF A HEIGHT EQUAL TO THAT OF THE EQUIPMENT OR 6.5 FEET) ON THE FIREBOX SIDE.

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF CGBC SECTION 4.303.1.1 THROUGH 4.303.1.4.4

PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGBC SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE C.P.C AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OR RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SMOKE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS:
(1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS, (4) AT LEAST ONE AT EVERY LEVEL AND (5) FARTHER THAN 3 FEET HORIZONTAL DISTANCE FROM THE BATHROOM DOOR CONTAINING A BATHTUB OR SHOWER. PER C.R.C. R314.3, R314.4, R314.5.

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE PHASE, 15-AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. PER C.E.C. 210.12(A)

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES — ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. PER C.E.C. 210-11(C)(1) AND 210-52 (B)

A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) PER C.E.C. 210.52 (C)(3) AND EXCEPTION: CEC210.23(A)(1) AND (A)(2).

A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. PER C.E.C. 210.11(C)(2) AND 210.52(F)

A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE), LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E., DISHWASHER, WASHING MACHINE, ETC.). PER C.P.C. 609.10

EXHAUST OUTLETS SHALL BE LOCATED A MINIMUM OF 10-FT FROM DOORS, OCCUPIED AREAS AND OPERABLE WINDOWS. PER C.M.C. 407.2.2

NOTES FOR HIGH EFFICACY LIGHTING:

A. BATHROOM LIGHTING SHOWN ON SHEET A-2, TO HAVE HIGH EFFICACY LIGHTING, OR ARE PROVIDED WITH A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J

B. GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY, OR HAVE A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J

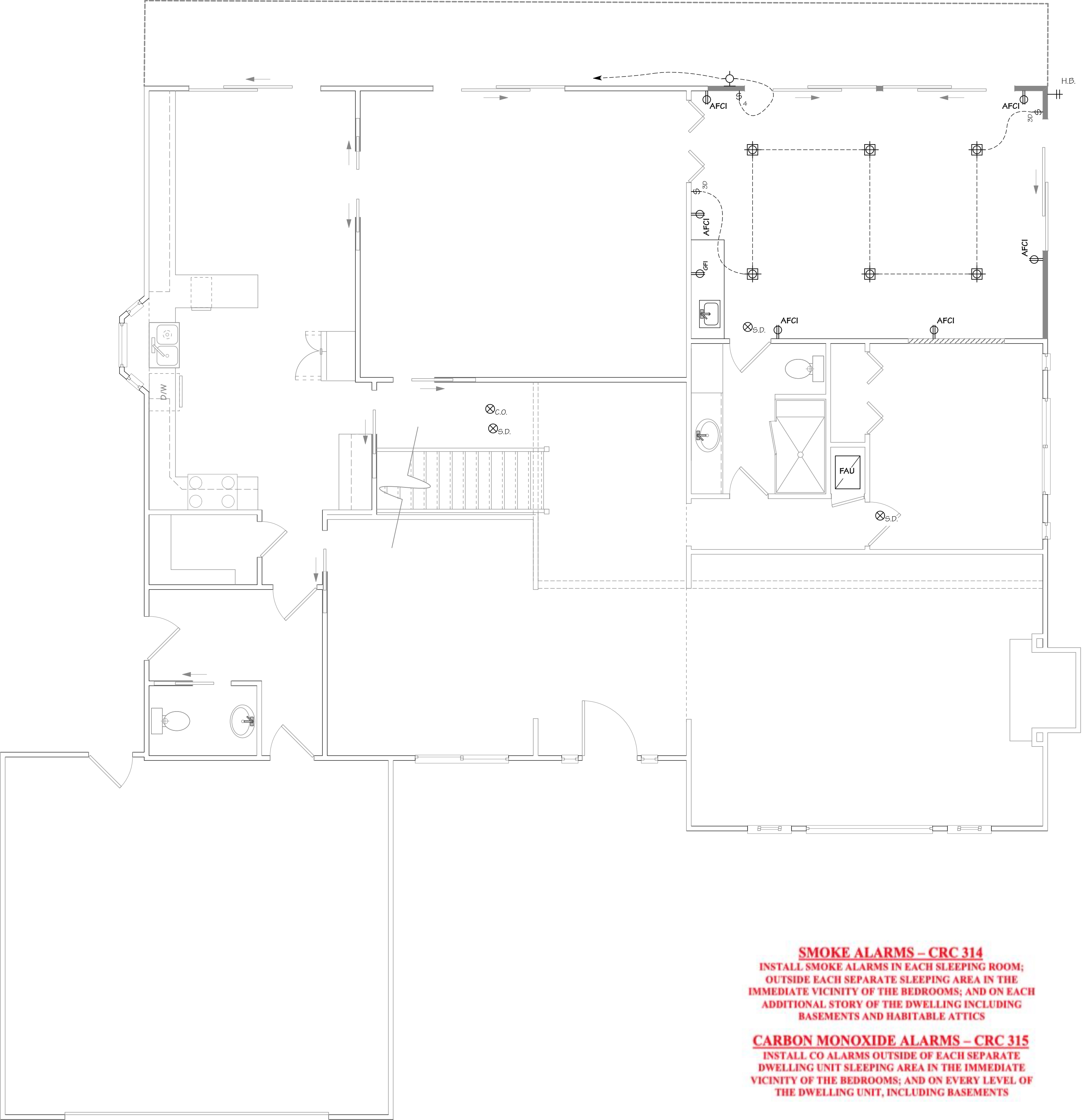
C. INDICATE THAT OTHER AREAS IN THE HOME, I.E., BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC., SHALL HAVE HIGH EFFICACY LIGHTING CONTROLLED BY DIMMERS OR VACANCY SENSOR FOR LIGHTING CONTROL, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND HALLWAYS. CA ENERGY CODE 150.0(K)1A, 2K AND TABLE 150.0-A

D. OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPER LIGHTING) IS EXEMPT. CA ENERGY CODE 150.0(K)3A

Recessed luminaries with the following features per CA Energy Code 150.0(k)1C:

- a. IC-rated,
b. Airtight (AT) per ASTM E283,
c. Sealed with gasket or caulk,
d. Accessible ballast or drivers from below the ceiling,
e. Without screw base sockets, and
f. Light sources compliant with JC8-2016-E.

NOTE:
ALL LIGHTING FIXTURES SHALL BE OF HIGH EFFICACY.



SMOKE ALARMS – CRC 314
INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM;
OUTSIDE EACH SEPARATE SLEEPING AREA IN THE
IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EACH
ADDITIONAL STORY OF THE DWELLING INCLUDING
BASEMENTS AND HABITABLE ATTICS

CARBON MONOXIDE ALARMS – CRC 315
INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE
DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE
VICINITY OF THE BEDROOMS; AND ON EVERY LEVEL OF
THE DWELLING UNIT, INCLUDING BASEMENTS

ELECTRICAL/MECHANICAL
SYMBOL LEGEND

- LIGHT SWITCH, SINGLE POLE; +48" U.O.N.
- LIGHT SWITCH, 3-WAY; +48" U.O.N.
- LIGHT SWITCH, DIMMABLE; +48" U.O.N.
- LIGHT SWITCH, VACANCY SENSOR; +48" U.O.N.
- CEILING FAN/LIGHT CONTROL
- OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +12" U.O.N.
- OUTLET, SAME AS ABOVE EXCEPT GFI TYPE
- OUTLET, SAME AS ABOVE EXCEPT GFI & WATER PROOF
- OUTLET, ARC-FAULT CIRCUIT INTERRUPTER
- OUTLET, IN CAB FACE, GFI IN KITCHEN
- SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +12" U.O.N.
- OUTLET, FOURPLEX CONVENIENCE - 20A, 120V +12" U.O.N.
- OUTLET, INDIVIDUAL APPLIANCE - 20A, 220V
- UNDER-COUNTER OUTLET
- COUNTER-TOP OUTLET
- FLOOR OUTLET - 20A, 120V
- DOT ADJACENT TO SYMBOL INDICATES MOUNTING ABOVE COUNTER TOP
- PENDANT MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- LOW VOLTAGE RECESSED FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- RECESSED FLOURESCENT CEILING LIGHT FIXTURE
- ACCENT LIGHT
- WALL MOUNTED LIGHT FIXTURE
- WALL SCENCE
- FLOURESCENT FIXTURE, UNDER CAB MNTD. DIRECT WIRE, LENGTH VARIES
- SURFACE MOUNTED FLOURESCENT FIXTURE
- FAN/FLOURESCENT LIGHT
- EXHAUST FAN (CEILING UNIT U.O.N.) (TO PROVIDE MIN. 5 AIR CHANGES/HR. PER UBC 1203.3)
- DISPOSAL
- TELEPHONE OUTLET +12" U.O.N.
- FLOOR MOUNTED TELEPHONE JACK
- TELEVISION HOOKUP
- PUSH BUTTON
- DOORBELL CHIME
- THERMOSTAT
- JUNCTION BOX
- MOTOR CONNECTION
- APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
- APPROVED CARBON MONOXIDE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
- GARAGE DOOR OPENER
- GAS OUTLET
- FG. KEY
- HOSE BIB w/ VACUUM BREAKER
- AIR RETURN
- AIR REGISTER AT FLOOR
- AIR REGISTER @ WALL
- AIR REGISTER @ CEIL.
- MOTION / SOLOR FLOOD LIGHT
- CEILING FAN

MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

OWNER:

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
18000 E. 1st Avenue
Camarillo, CA 93608
(805) 504-6826 Cell
www.pacificblue.com



REVISION:	DATE	DESCRIPTION
1	02/02/26	PER CITY COMMENTS DATED 02/02/26
2	06/02/26	PER CITY COMMENTS DATED 06/02/26

ELEC. / MECH. / PLUMB. PLANS
PLAN NOTES

DRAWN BY
<i>Michael S. Radu</i>
CHECKED BY
PBD
JOB NO.
21-02
DATE
06/09/2026
SCALE
AS SHOWN
SHEET

A-5

1ST FLOOR ELEC. /MECH. /PLUMB. PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL / MECHANICAL / PLUMBING NOTES

PROVIDE ELECTRICAL SYSTEM GROUNDING PER SECTION 250 OF THE CALIFORNIA ELECTRICAL CODE TYPICAL.

SMOKE DETECTORS IN DWELLING UNITS SHALL BE HARDWIRED AND MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IF THE DWELLING UNIT HAS MORE THAN ONE STORY A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN ANY BASEMENT IF APPLICABLE. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. REFER TO C.E.C.

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE-STANDING BAR-TYPE COUNTERS, SHALL BE INCLUDED IN THE SIX FOOT MEASUREMENT. C.E.C.

ATTICS AND ROOF AREAS THAT ARE ACCESSIBLE, THE ELECTRICAL CABLE WITHIN SEVEN (7) FEET OF OPENING SHALL BE PROTECTED.PER C.E.C. 320.23

CARBON MONOXIDE ALARMS

- (A) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING PER C.R.C R315
- (B) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL2034 AND UL2075 PER C.R.C. R315.3

RECEPTACLES SHALL,
(A) NOT BE OVER 6' FROM OPENINGS INCLUDING ANY WALL SPACE 2' OR WIDER.

(B) NOT BE MORE THAN 12' O.C. INCLUDING SLIDING GLASS DOORS.

(C) BE G.F.I. CIRCUITS WHEN INSTALLED WITHIN 6' OF SINKS AND WHEN INSTALLED OUTDOORS PER C.E.C. ARTICLE 210-8(a).

(D) HAVE WATERPROOF COVERS WHEN INSTALLED OUTDOORS.

A 22" x 30" MINIMUM ACCESS TO FURNACE LOCATED IN THE ATTIC IS REQUIRED. IN ADDITION THE OPENING AND PASSAGEWAY MUST BE AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.

A SOLID 24" MIN. WIDE PLATFORM PATH FROM THE ACCESS OPENING TO THE FURNACE, WITH A RECEPTACLE AT THE FAU AND LIGHT, SWITCHED FROM THE ACCESS OPENING. PER C.M.C. 904.11

PROVIDE AN ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT (IE. FURNACE) INSTALLED IN ATTIC. A SECONDARY DRAIN LINE MUST BE LOCATED AT A POINT WHERE IT CAN BE READILY OBSERVED. PER C.M.C. 310.2

ACCESS DOOR TO THE FURNACE/COOLING EQUIPMENT / COMPARTMENT SHALL BE A MINIMUM OF 24" WIDE AND A MINIMUM OF 30" CLEAR WORKING SPACE (OF A HEIGHT EQUAL TO THAT OF THE EQUIPMENT OR 6.5 FEET) ON THE FIREBOX SIDE.

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF CGBC SECTION 4.303.1.1 THROUGH 4.303.1.4.4

PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGBC SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE C.P.C AND SHALL MEET THE APPLICABLE REFEREND STANDARDS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OR RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SMOKE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS:
(1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS, (4) AT LEAST ONE AT EVERY LEVEL AND (5) FARTHER THAN 3 FEET HORIZONTAL DISTANCE FROM THE BATHROOM DOOR CONTAINING A BATHTUB OR SHOWER. PER C.R.C. R314.3, R314.4, R314.5.

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE PHASE, 15-AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. PER C.E.C. 210.12(A)

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES — ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. PER C.E.C. 210-11(C)(1) AND 210-52 (B)

A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) PER C.E.C. 210.52 (C)(3) AND EXCEPTION: CEC210.23(A)(1) AND (A)(2).

A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. PER C.E.C. 210.11(C)(2) AND 210.52(F)

A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE), LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E., DISHWASHER, WASHING MACHINE, ETC.). PER C.P.C. 609.10

EXHAUST OUTLETS SHALL BE LOCATED A MINIMUM OF 10-FT FROM DOORS, OCCUPIED AREAS AND OPERABLE WINDOWS. PER C.M.C. 407.2.2

NOTES FOR HIGH EFFICACY LIGHTING:

A. BATHROOM LIGHTING SHOWN ON SHEET A-2, TO HAVE HIGH EFFICACY LIGHTING, OR ARE PROVIDED WITH A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J

B. GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY, OR HAVE A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J

C. INDICATE THAT OTHER AREAS IN THE HOME, I.E., BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC., SHALL HAVE HIGH EFFICACY LIGHTING CONTROLLED BY DIMMERS OR VACANCY SENSOR FOR LIGHTING CONTROL, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND HALLWAYS. CA ENERGY CODE 150.0(K)1A, 2K AND TABLE 150.0-A

D. OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPER LIGHTING) IS EXEMPT. CA ENERGY CODE 150.0(K)3A

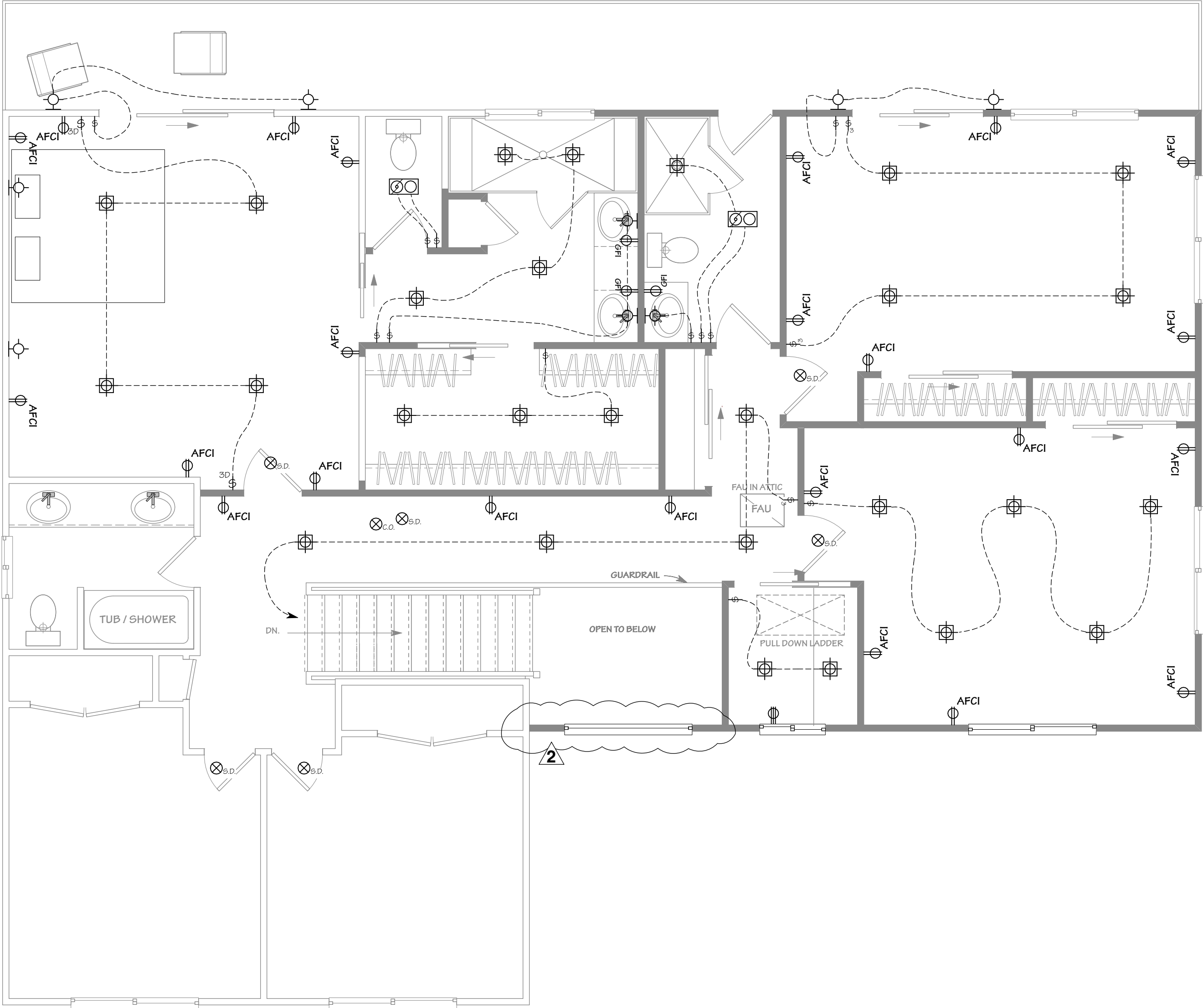
Recessed luminaries with the following features per CA Energy Code 150.0(k)1C:

- a. IC-rated,
b. Airtight (AT) per ASTM E283,
c. Sealed with gasket or caulk,
d. Accessible ballast or drivers from below the ceiling,
e. Without screw base sockets, and
f. Light sources compliant with JC8-2016-E.

NOTE:
ALL LIGHTING FIXTURES SHALL BE OF HIGH EFFICACY.

SMOKE ALARMS – CRC 314
INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM;
OUTSIDE EACH SEPARATE SLEEPING AREA IN THE
IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EACH
ADDITIONAL STORY OF THE DWELLING INCLUDING
BASEMENTS AND HABITABLE ATTICS

CARBON MONOXIDE ALARMS – CRC 315
INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE
DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE
VICINITY OF THE BEDROOMS; AND ON EVERY LEVEL OF
THE DWELLING UNIT, INCLUDING BASEMENTS



2ND FLOOR ELEC. /MECH. /PLUMB. PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL/MECHANICAL
SYMBOL LEGEND

	LIGHT SWITCH, SINGLE POLE; +48" U.O.N.
	LIGHT SWITCH, 3-WAY; +48" U.O.N.
	LIGHT SWITCH, DIMMABLE; +48" U.O.N.
	LIGHT SWITCH, VACANCY SENSOR; +48" U.O.N.
	CEILING FAN/LIGHT CONTROL
	OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +12" U.O.N.
	OUTLET, SAME AS ABOVE EXCEPT GFI TYPE
	OUTLET, SAME AS ABOVE EXCEPT GFI & WATER PROOF
	OUTLET, ARC-FAULT CIRCUIT INTERRUPTER
	OUTLET, IN CAB FACE, GFI IN KITCHEN
	SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +12" U.O.N.
	OUTLET, FOURPLEX CONVENIENCE - 20A, 120V; +12" U.O.N.
	OUTLET, INDIVIDUAL APPLIANCE - 20A, 220V
	UNDER-COUNTER OUTLET
	COUNTER-TOP OUTLET
	FLOOR OUTLET - 20A, 120V
	DOT ADJACENT TO SYMBOL INDICATES MOUNTING ABOVE COUNTER TOP
	PENDANT MOUNTED LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	LOW VOLTAGE RECESSED FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED FLOURESCENT CEILING LIGHT FIXTURE
	ACCENT LIGHT
	WALL MOUNTED LIGHT FIXTURE
	WALL SCONCE
	FLOURESCENT FIXTURE, UNDER CAB MNTD. DIRECT WIRE, LENGTH VARIES
	SURFACE MOUNTED FLOURESCENT FIXTURE
	FAN/FLOURESCENT LIGHT
	EXHAUST FAN (CEILING UNIT U.O.N.) (TO PROVIDE MIN. 5 AIR CHANGES/HR. PER UBC 1203.3)
	DISPOSAL
	TELEPHONE OUTLET + 12" U.O.N.
	FLOOR MOUNTED TELEPHONE JACK
	TELEVISION HOOKUP
	PUSH BUTTON
	DOORBELL CHIME
	THERMOSTAT
	JUNCTION BOX
	MOTOR CONNECTION
	APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
	APPROVED CARBON MONOXIDE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
	GARAGE DOOR OPENER
	GAS OUTLET
	F.G. KEY
	HOSE BIB w/ VACUUM BREAKER
	AIR RETURN
	AIR REGISTER AT FLOOR
	AIR REGISTER @ WALL
	AIR REGISTER @ CEIL
	MOTION / SOLOR FLOOD LIGHT
	CEILING FAN

MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

OWNER:

DESIGN BY:

PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
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(805) 504-6626 Cell
www.pacificbluedev.com



REVISION:

1	PER CITY COMMENTS DATED 02/02/26
2	PER CITY COMMENTS DATED 06/02/26

ELEC. / MECH. / PLUMB. PLANS
PLAN NOTES

DRAWN BY

Michael S. Radu

CHECKED BY

PBD

JOB NO.

21-02

DATE

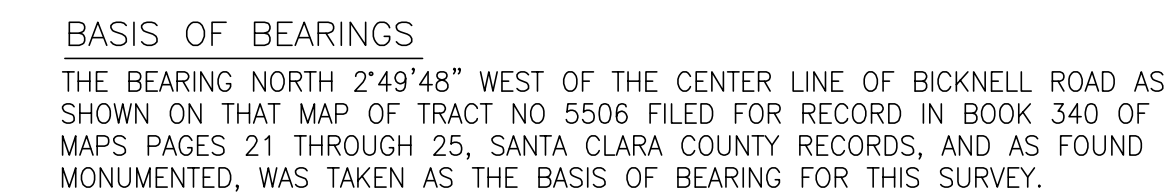
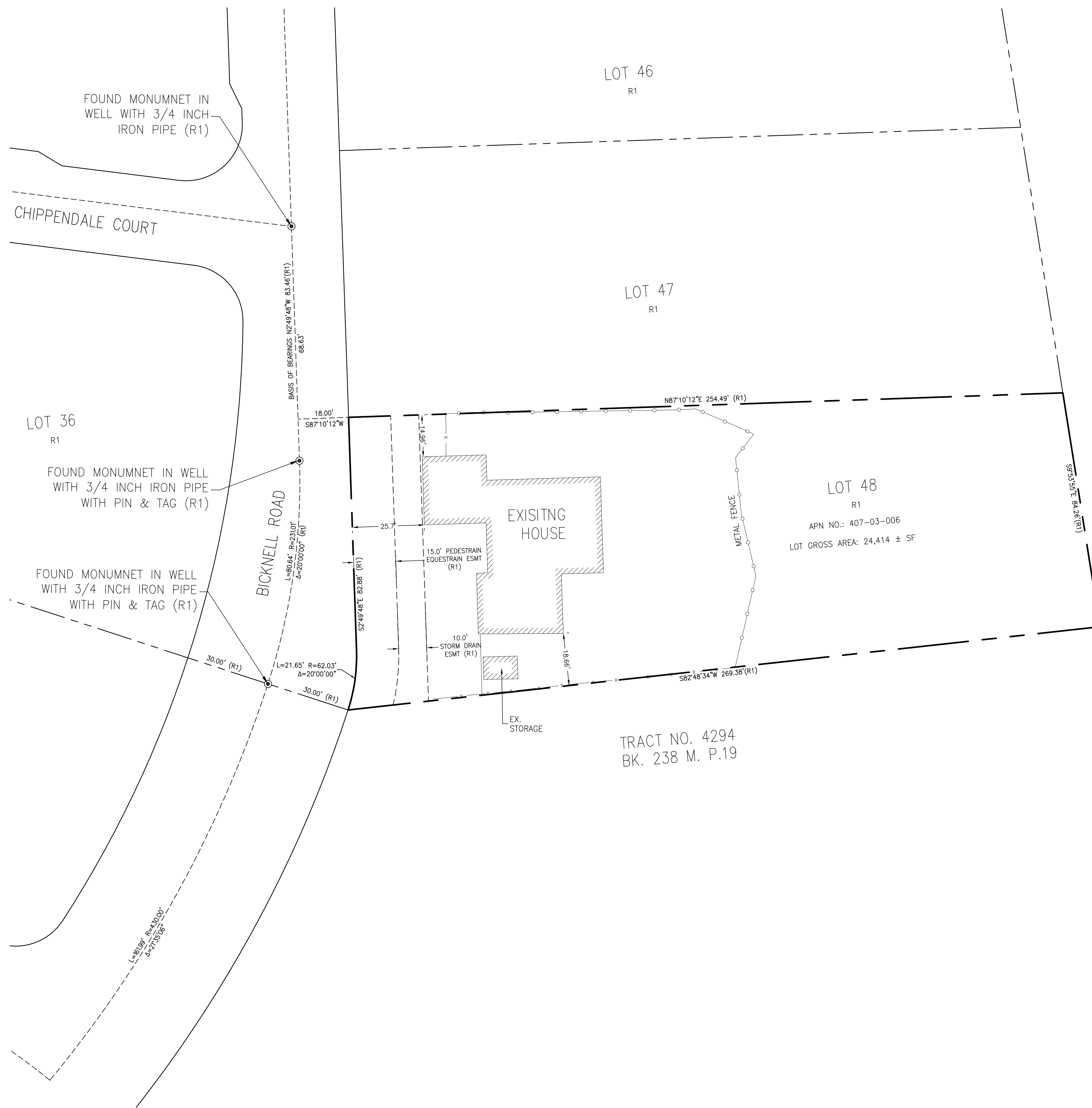
06/09/2026

SCALE

AS SHOWN

SHEET

A-6



R1 TRACT NO. 5506 340-M-21-25

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASEMENT
BM	BENCH MARK
BTC	BUILDING SETBACK LINE
BTRC	BATCH/TOP OF ROLLED CURB
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
P.L.	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
R#	REFERENCE DOCUMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
3. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
4. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
5. BUILDING FOOTPRINTS ARE SHOWN AT GROUND-LEVEL.
6. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
7. A FLOOD RISK FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. CLIENT MUST PROVIDE TITLE WITH HYPERLINKS TO UNDERLYING DOCUMENTS.

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
PLS 8921 EXP. 9-30-2

DATE OF SURVEY	PRELIMINARY SITE SURVEY 695 BICKNELL ROAD, LOS GATOS APN: 407-03-006	SWN JOSE Project No.: 4233 Drawn By: F.M. Checked: O.G. Date: 5/13/2026 CALIFORNIA
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SHEET
LS-1
OF 01 SHEETS



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2026

ITEM NO: 8

DATE: August 21, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Discuss the Town Council's Direction on the Workplan for the Historic Preservation Committee and the Evaluation Process Used to Determine the Significance of Pre-1941 Residences. The Planning Commission's Discussion is Not Considered a Project Under the Adopted Guidelines for the Implementation of the California Environmental Quality Act.

BACKGROUND:

On February 25, 2026, the Chair requested that an item be added to a Planning Commission agenda for a discussion of the Town Council's direction on the workplan for the Historic Preservation Committee (HPC) and the evaluation process used to determine the historic significance of pre-1941 residences.

On December 2, 2025, the Town Council discussed a letter from the HPC regarding future historic preservation workplan items (Exhibit 1, Attachment 1). The Council directed staff to evaluate the level of effort and the feasibility of the following items:

- Preserving smaller homes;
- Reviewing the boundaries of the historic districts;
- Refreshing the Bloomfield survey;
- Considering replacement structure historically relevant;
- Adopting pre-1941 to 70-year rolling; and
- Updating and clarifying definitions and required findings for determining [historic] status.

The Council asked that staff return with this information after the objective standards update is substantially completed (Exhibit 2). The objective standards update project is in progress. Staff has not begun to evaluate the Town Council's requests regarding historic preservation.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director and Town Attorney

PAGE 2 OF 2

SUBJECT: Discussion of Council Direction on HPC Workplan

DATE: August 21, 2026

On June 10, 2026, the Planning Commission received the staff report, heard public comment, and voted to continue the matter to a date certain of August 26, 2026.

Staff looks forward to the Commission's discussion on this topic.

PUBLIC COMMENTS:

Staff conducted outreach to a group of local architects and designers to make them aware of the Commission's discussion. Public comments received by 3:00 p.m., Friday, August 21, 2026 are included as Exhibit 3.

ENVIRONMENTAL REVIEW:

The discussion of the Town's Council's direction on the workplan for the HPC and the evaluation process to determine significance of pre-1941 residences is not considered a project under the adopted Guidelines for the Implementation of the California Environmental Quality Act.

EXHIBITS:

1. Town Council Staff Report with Attachment, December 2, 2025
2. Town Council Meeting Minutes, December 2, 2025
3. Public comments received by 3:00 p.m., Friday, August 21, 2026



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/02/2025

ITEM NO: 20

DATE: November 26, 2025
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Discuss a Letter from the Historic Preservation Committee to the Town Council Regarding Future Historic Preservation Workplan Items and Provide Direction to Staff**

RECOMMENDATION: Discuss a Letter from the Historic Preservation Committee to the Town Council Regarding Future Historic Preservation Workplan Items and Provide Direction to Staff.

FISCAL IMPACT:

This discussion has no fiscal impact.

STRATEGIC PRIORITY:

This discussion supports the Town's core goal of Community Character and the strategic priority to preserve the Town's small-town charm and provide a range of housing opportunities and historic neighborhoods, while diligently maintaining and implementing the Housing Element.

BACKGROUND:

At its meeting on September 24, 2025, the Historic Preservation Committee (Committee) discussed several historic preservation topics at the request of the Committee Chair, with the goal of identifying potential items for inclusion in a letter to the Town Council regarding future work plan priorities. The Committee reached consensus on a number of topics to be included in the letter, and the Chair requested that a final draft be returned to the Committee for formal adoption.

On November 19, 2025, the Committee discussed the final draft of the letter to the Council and voted unanimously to adopt the letter.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

SUBJECT: Discuss a Letter from the Historic Preservation Committee to the Town Council
Regarding Future Historic Preservation Workplan Items and Provide Direction
to Staff

DATE: November 26, 2025

This letter is being presented to the Council for discussion and consideration at the request of the Mayor.

DISCUSSION:

The Historic Preservation Committee typically has not had a separate work plan as the Town Code prescribes an existing workload of items for their consideration. Per Section 29.80.227 of the Town Code, the powers and duties of the Committee include the following:

1. Regularly review and make recommendations to the Planning Commission concerning the determination of all matters pertaining to historic preservation which comes before the Planning Commission.
2. Review and make recommendations to the Planning Director concerning the determination of a minor residential development permit for properties with a LHP overlay zone or structures which were built prior to 1941.
3. Review and make recommendations to the Planning Director concerning minor residential and commercial exterior alterations not covered under the architecture and site approval process or the minor residential development permit, for designated properties with a LHP overlay zone pursuant to subsection 29.20.485.
4. Upon request of the Planning Director, review pending or proposed building permits dealing with historic structures when it is questionable that the work proposed meets the guidelines for pre-1941 structures.
5. May, on request of the property owner, advise with respect to any proposed work requiring or not requiring a Town permit on any historic structure, a designated landmark site or in a designated historic district. Examples of the work referred to are additions, demolitions, painting and repainting of exterior surfaces, roofing, fencing, landscaping, glazing, and installation of lighting fixtures. In advising, the Historic Preservation Committee shall be guided by the purposes and standards specified in this division and other applicable ordinances and/or development standards. This subsection does not impose regulations or controls on any property.
6. Review and make recommendations to the Planning Director on requests for removal of a pre-1941 property from the Historic Resources Inventory.

Town commissions, committees, and boards serve at the pleasure of the Council, and any work plans are established by Council direction. The Committee's letter outlines several potential work plan items for consideration (Attachment 1). The topics included in the proposed historic preservation workplan would require review and consideration by the Historic Preservation Committee, Planning Commission, and Town Council. It is not meant to be limited to the Historic Preservation Committee since it addresses the Town's approach and regulations of historic preservation in the Town.

PAGE 3 OF 3

SUBJECT: Discuss a Letter from the Historic Preservation Committee to the Town Council
Regarding Future Historic Preservation Workplan Items and Provide Direction
to Staff

DATE: November 26, 2025

Staff seeks Council guidance on which items the Council is interested in exploring. Clear direction from the Council will help ensure alignment with Council priorities, efficient use of the Committee's time, adequate staff support, and appropriate consideration of budgetary impacts. As this is being agendized outside of the regular work plan cycle, staff has not yet had the opportunity to evaluate these items and the impacts may be broad reaching. Once Council provides guidance on items of interest, staff will evaluate the items for impacts for Council's further consideration, including staffing and budgetary resources.

CONCLUSION:

Staff looks forward to the Council's discussion on these topics. Additionally, staff will be prepared to discuss the next potential steps based on the Council's direction.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

ATTACHMENTS:

1. Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items

To: Mayor Hudes and Members of the Town Council
From: Historic Preservation Committee
Re: Proposed Historic Preservation Committee Work Program
Date: November 13, 2025

The Historic Preservation Committee is pleased to submit the proposed Work Program for your review and consideration. The attached document outlines the Committee's overarching goal, key objectives, and a series of recommended action items designed to support the Town's historic preservation priorities.

For clarity and ease of reference, the recommended action items are organized into five categories. During the Committee's Special Meeting on October 29, 2025, members acknowledged areas of overlap among these categories; however, the Committee unanimously agreed to retain them, as each reflects important intersections and gaps within existing guiding documents and policies.

While mindful of the Town's current budget and staffing constraints, the Committee believes this Work Program is well aligned with the Town's strategic objectives and will strengthen the preservation, understanding, and stewardship of Los Gatos' historic resources. We respectfully request the Council's consideration of the proposed action items.

Respectfully submitted,
Lee Quintana, Chair
Martha Queiroz, Vice Chair
Susan Burnett, Committee Member
Alan Feinberg, Committee Member
Emily Thomas, Committee Member

Historic Preservation Work Program

Goal of the Work Program

Enhance efficiency, transparency, and understanding of the entire historic resources review and approval process for the community members, committee members/commissioners, Town Council members, and staff.

Objectives of the Work Program

- **Objective A:** Update and clarify the definitions and required findings for determining historic resource status in Town code
- **Objective B:** Provide consistency and alignment across Town documents, procedures, and code sections related to historic preservation and resources
- **Objective C:** Improve the consistency and predictability of decisions by clarifying the criteria and standards used in evaluating historic resources
- **Objective D:** Improve shared understanding of the purpose and value of historic resources through clearer documentation, communication, and education
- **Objective E:** Improve efficiency of the Historic Preservation review and approval process
- **Objective F:** Enhance historic preservation policies and procedures that support Housing Element goals
- **Objective G:** Update existing historic districts and evaluate potential districts, heritage areas, and special recognition area

Recommended Action Items

Area	Action Item	Justification	Objective
Chapter 29 Article I Division 1. - Miscellaneous Sec. 29.10.09030. - Demolitions	1. Clarify demolition of historic structures (c)	Article I Division 1 Sec. 29.10.09030. Demolitions and Article VIII Division 3 Sec. 29.80.310 are not consistent with each other or the Residential Design Guidelines. Sec. 29.10.09030. (c) cites criteria for permit approval for demolition of a historic structure although the requirements are not identified as findings. It is not clear how these requirements differ or relate to findings listed in Sec. 29.10.09030.(e)(2).	☐ A ☒ B ☒ C ☒ D ☒ E ☐ F ☐ G
	2. Clarify definition of "contributor to a potential historic district"	Sec. 29.10.09030. (c) term "contributor to a potential historic district" is not defined and only used in the Bloomfield Survey.	
	3. Clarify the reason for and criteria of the "report"	In Sec. 29.10.09030.(c) the required "report" is vague and its intent is not clear; it doesn't state if/when the report is used to determine historic resource status or other decision making.	
	4. Clarify preservation of historically or architecturally significant buildings or structures (e)(2)	Sec. 29.10.09030.(e) is not clear with regards to the difference between findings for historic and non-historic structures and its relevance to granting architecture and site applications.	
Chapter 29 Article VIII Division 3 - Historic Preservation and LHP Landmark and Historic Preservation Overlay Zone	5. Add definitions of the Town's historic resources	The code does not currently include definitions of historic resources or findings in Chapter 29 Article VIII Division 3. The difference between "pre-1941", "Historic Status Code", and "contributor" are not defined but used to make decisions.	☒ A
	6. Add findings for different types of historic resources	Findings are only required with regards to status in the historic inventory. Considerations for all other situations are not clear.	☒ B
	7. Clarify the differences between the Federal/State findings and the Town's findings for integrity		☒ C
	8. Clarify the difference between findings and considerations and when they are applied		☒ D ☒ E ☐ F ☐ G

Recommended Action Items

	9. Change title of Sec. 29.80.290 Standards for Review from “Standards” to “Considerations” 10. Move Sec. 29.80.290 Standards for Review to follow definitions	Considerations are currently described in the code as standards. Sec. 29.80.290 outlines the review process but is currently “hidden” after less used code.	
1991 Historical Resources Survey Project (Bloomfield Survey and Historic Inventory)	11. Update, conduct a new survey, or use the current survey for reference only	The Bloomfield Survey was a “windshield” survey conducted 30 years ago, therefore, not all pre-1941 structures in Town were evaluated and some structures included in the survey do not meet criteria for a historic resource.	☐ A ☒ B ☒ C ☒ D ☒ E ☒ F ☒ G
	12. Add a description of the Bloomfield Survey including its purpose, study area, methodology, and final recommendations to the Residential Design Guidelines	The Bloomfield Survey is central to the review, analysis, and decision making process and its intended use is currently absent from the Residential Design Guidelines. A description of the survey will increase the understanding of the Town’s historic preservation review process.	
	13. Consider revising the 1941 construction date for historic resources	This date was chosen because it was the first year the County has comprehensive tax records for the Town. The Bloomfield Survey recommended changing the 1941 date.	
	14. Protect historic resources not currently covered under the LHP Overlay by: a. Designating additional historic districts and/or updating current historic districts as recommended by the Bloomfield Survey, starting with Glenridge b. Establishing a Heritage Area based on the Bloomfield Survey area c. Establishing special recognition areas or sites to acknowledge architectural, cultural, or aesthetic resources that are newer than 1941	There are districts in Town with a high concentration of pre-1941 structures that have been identified in the Bloomfield Survey as “potential contributors to historic districts”. The Survey suggested the addition of Historic Districts, specifically Glenridge. A Heritage Area could protect structures identified as “potential contributors to a historic district” by the Bloomfield Survey. There are areas of Town outside of current Historic Districts that have architectural, cultural, and aesthetic significance that do not qualify as a historic resource under the current 1941 standard. For example, the mosaics depicting early California life at Riviera Drive.	

Recommended Action Items

	15. Separate the Town's Inventory of Historic Resources from the Bloomfield Survey and publish the Inventory	Not all pre-1941 structures listed in the Survey meet the criteria for a Los Gatos Historic Resource. Publishing the Historic Inventory and list of the Survey would allow better public access and transparency.	
Residential Design Guidelines Chapter 4 Historic Resources	16. Revise and update acceptable substitute materials including window replacements and siding materials	There are many new materials available that are of high quality, integrity, and indistinguishable from traditional materials. In addition, these materials may be required by fire code and/or insurance companies for fire safety.	☐ A ☒ B ☒ C ☒ D ☒ E ☒ F ☐ G
	17. Add specific guidelines for additions and accessory structures for historic resources and historic districts	The Guidelines currently focus on the immediate neighborhood for compatibility, which is appropriate for new construction, but not for additions or accessory structures for historic resources or districts. Specific guidance for additions and accessory structures for historic resources and districts with consideration of the architecture and character defining features of the existing structure rather than immediate neighborhood would be more appropriate.	
	18. Clarify Section 4.5 Demolitions and definitions in the sidebar on page 42; cite findings required to demolish a historic resource	The process is unclear and does not align with Sec. 29.10.09030 Demolition Code.	
Other	19. Add a Flow Chart or Table of the various types referrals to the HPC	It is not clear how projects move through historic review in Town. Adding a flow chart, a table, and/or graphics would demystify the process for the various types of applications and projects that are referred to the HPC.	☐ A ☐ B ☒ C ☒ D ☒ E ☒ F ☐ G
	20. Sec. 29.40.075. - Floor area ratio Consider adjusting the garage square footage included FAR calculations for historic properties and/or historic districts zoned R-1D and R-D	Historic properties and lots in historic districts typically have smaller detached garages located at the rear of the property. Garages that are detached from historic structures minimize the mass of additions to existing structures. Changing the FAR calculation to incentivise detached garages would keep the historic pattern of neighborhoods. Alternatively, extending the 400 square foot limit to lots greater than 5,000 square feet could achieve a similar outcome.	



TOWN OF LOS GATOS COUNCIL AGENDA REPORT

Minutes of the Town Council Meeting Tuesday, December 2, 2025

The Town Council of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Mayor Matthew Hudes, Vice Mayor Rob Moore, Council Member Mary Badame, Council Member Rob Rennie, Council Member Maria Ristow.

Absent: None.

PLEDGE OF ALLEGIANCE

Mayor Hudes invited Ben Daniel to lead the Pledge of Allegiance. The audience was invited to participate.

The Mayor announced that items seventeen and eighteen will be moved to the next regular meeting, and that item twelve will be addressed immediately after the Youth Commission's presentation on their work plan.

PRESENTATIONS

The Youth Commission gave a presentation on their work plan.

OTHER BUSINESS

12. Approval of a Two-Year Work Plan for the Los Gatos Youth Commission (2026 - 2028).

Council discussed the item.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

MOTION: **Motion by Council Member Ristow** to approve the work plan with the change suggested by the Vice Mayor [support the Town of Los Gatos's implementation of the 2026 statewide plastic bag ban through educating residents and recognizing businesses that comply with the new law]. **Seconded by Vice Mayor Moore.**

VOTE: **Motion passed unanimously.**

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

1. Approve the Minutes of the November 18, 2025, Town Council Meeting.
2. Adopt a Resolution Declaring Weeds a Public Nuisance, Ordering Such Nuisance to be Abated, and Setting a Public Hearing Date of February 3, 2026, to Consider Objections to the Proposed Abatement. **RESOLUTION 2025-060**
3. Authorize the Town Manager to Execute a Third Amendment to an Agreement for Services with OpenGov, Inc., for an Amount Not to Exceed \$401,214.79.
4. Authorize the Town Manager to Execute an Agreement for Consultant Services with Dudek for the Preparation of an Urban Forest Management Plan for an Amount Not to Exceed \$243,810 and Approve Revenue and Expenditure Budget Adjustments in the Amount of \$243,810.
5. Receive an Annual Report Regarding the Independent Police Auditor Function.
6. Authorize the Town Manager to Execute a First Amendment to the Agreement for Services with Lisa Wise, Inc., Revising the Scope of Work at No Additional Cost.
7. Adopt an Ordinance of the Town Council of the Town of Los Gatos Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," of the Town of Los Gatos Municipal Code, and Replacing Them with a New Chapter 6, "Building Code and Regulations," that Includes the New 2025 California Building, Fire, and Reach Codes as Amended. Amendments Include Updated Fire Safety Requirements in Wildland Urban Interface Areas for New, Renovated, or Repaired Structures, as well as Reach Codes Affecting Air Conditioning Replacement and Electrical Readiness in Renovations/Alterations. Town Code Amendment Application A25-005. Project Locations: Town Wide. Applicant: Town of Los Gatos.
Ordinance Title: An ordinance of the Town Council of the Town of Los Gatos Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," and Replacing Them with a New Chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building, Fire, and Reach Codes, as Amended. Amendments Include Updated Fire Safety Requirements in Wildland Urban Interface Areas for New, Renovated, or Repaired Structures. **ORDINANCE 2380**
8. Authorize the Town Manager to Execute Agreements for Environmental Consultant Services with David J. Powers and Associates, EMC Planning Group, Inc., and Raney Planning and Management, Inc.
9. Authorize the Town Manager to Execute the First Amendment to an Agreement for Services with Los Gatos Monte Sereno Safe Routes to School Program for an Amount of \$371,158.26 Plus Annual CPI Increases, and Budget Adjustments in the Amount of \$88,457 to Recognize Annual Funding from Valley Transportation Authority's Measure B Education & Encouragement Program (CIP No. 812-0134).
10. Authorize the Town Manager to Execute a Fourth Amendment to the Agreement for Services with Sequoia Ecological Consulting Inc.
11. Authorize the Town Manager to Reopen the Building Replacement at Corporation Yard Project (4118715; CIP No. 821-2302) and Authorize an Expenditure Budget Adjustment in the Amount of \$83,565.38.

12. Approval of a Two-Year Work Plan for the Los Gatos Youth Commission (2026 - 2028).
13. Authorize the Town Manager or Designee to Enter into a First Amendment to the Contract for Litigation Legal Services for FY 2025-26 with Goldfarb and Lipman to Increase the Contract Amount by \$150,000.00, for a Total Contract Amount Not to Exceed \$350,000.00 and Authorize an Expenditure Budget Adjustment of \$150,000.00 from the General Fund Unassigned Fund Balance.
14. Authorize the Town Manager to Execute a Fifth Amendment in substantially the form presented with Hinderliter de Llamas & Associates dba HdL Companies for Sales or Transaction and Use Tax Management and Audit Services; Adopt a Resolution as Required by the California Department of Tax and Fee Administration (CDTFA), Authorizing Certain Town Representatives and a Town Contractor Access to Sales or Transactions, and Use Tax Records Pursuant to Revenue and Taxation Code Section 7056; and Rescind Resolution 2025-051. **RESOLUTION 2025-063**
15. Authorize a Revenue and Expenditure Budget Adjustment in the Amount of \$9,500.00 from the Town's Public Art Fund for the Forbes Mill Footbridge Children's Art for Fiscal Year 2025-26.
16. Adopt a Resolution Modifying the Hours of Enforcement for Passenger Loading Zones on East Main Street Adjacent to Los Gatos High School. **RESOLUTION 2025-061**

Mayor Hudes opened public comment.

Lee Quintana

- Commented on item eight.

Mayor Hudes closed public comment.

MOTION: Motion by Council Member Ristow to approve items one through eleven, and thirteen through sixteen. **Seconded** by Vice Mayor Moore.

VOTE: Motion passed unanimously.

VERBAL COMMUNICATIONS

Sudhana Belur, Indigenous Justice Coalition

- Commented on the federal recognition for Muwekma Ohlone Tribe.

Parker Huynhm, Indigenous Justice Coalition

- Commented on the federal recognition for Muwekma Ohlone Tribe.

Ray He, Indigenous Justice Coalition

- Commented on the federal recognition for Muwekma Ohlone Tribe.

Gavin Chang, Indigenous Justice Coalition

- Commented on the federal recognition for Muwekma Ohlone Tribe.

OTHER BUSINESS

17. Adopt a Resolution for the California Public Employees' Retirement System Retirement Plan to Waive the 180-day Retiree Rehire Wait Period for Gitta Ungvari.

This item was moved to the next regular Town Council Meeting (December 16).

18. Adopt a Resolution for the California Public Employees' Retirement System Retirement Plan to Waive the 180-day Retiree Rehire Wait Period for Janette Judd.

This item was moved to the next regular Town Council Meeting (December 16).

19. Resolution Terminating Membership in the Pooled Liability Assurance Network Joint Powers Authority and Authorizing Membership in the California Joint Powers Insurance Authority (CJPIA) to Obtain Risk Management and Insurance Coverages. **RESOLUTION 2025-062**

Chris Constantin, Town Manager, presented the staff report and provided a presentation outlining the purpose of the item, the staff recommendation, and an overview of the item.

The Council asked questions of a CJPIA representative.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

Council asked questions and discussed the item.

MOTION: Motion by **Council Member Badame** to adopt a resolution authorizing the Town Manager and Town Attorney to issue written notice of termination of the Town's membership in the Pooled Liability Assurance Network Joint Powers Authority (PLAN JPA) at the end of the fiscal year and to execute all necessary agreements to join the California Joint Powers Insurance Authority (CJPIA) and obtain risk management and insurance coverages. **Seconded** by **Vice Mayor Moore**.

VOTE: Motion passed unanimously.

COUNCIL/TOWN MANAGER REPORTS

Council Matters

20. Discuss a Letter from the Historic Preservation Committee to the Town Council Regarding Future Historic Preservation Workplan Items and Provide Direction to Staff.

Sean Mullin, Planning Manager, presented the staff report.

Mayor Hudes opened public comment.

Lee Quintana, Historic Preservation Committee Chair

- Commented on the proposed work plan items.

Susan Burnett

- Commented on the reasons for the proposed workplan items.

Mayor Hudes closed public comment.

The Council asked questions and discussed the item.

MOTION: Motion by **Mayor Hudes** to ask staff to evaluate the level of effort and the feasibility of the following items: preserving smaller homes, reviewing the boundaries of the historic districts, refreshing the Bloomfield survey, considering replacement structure historically relevant, and adopting pre-1941 to seventy year rolling, and to update and clarify definitions and required findings for determining [historic] status after the objective standards have been substantially completed. **Seconded by Council Member Badame.**

VOTE: Motion passed unanimously.

Council Matters

- Council Member Badame stated she participated in a meeting of the Silicon Valley Animal Control Authority (SVACA), a resident wildfire advisory group; attended a Diversity, Equity, and Inclusion Commission (DEIC) meeting as an observer, and a meeting of the Finance Commission as an observer.
- Council Member Ristow stated she attended the Los Gatos Interfaith Thanksgiving Service, the Live Oak Thanksgiving Celebration, a Silicon Valley Clean Energy Authority (SVCEA) Finance and Administration Committee meeting; met with the North40 developers, and residents.
- Vice Mayor Moore stated he attended the Los Gatos Interfaith Thanksgiving Service, a meeting with El Camino Hospital representatives, Muse Markets, a Finance Commission meeting, and other meetings.
- Council Member Rennie stated he attended the SVCEA Risk Oversight Committee meeting.
- Mayor Hudes stated he met with neighbors of the Twin Oaks development; observed the DEIC meeting; participated in meetings with the Community Center group, SVCEA, the West Valley Mayors and Managers, and the Los Gatos Thrives Foundation.

PAGE 6 OF 6

SUBJECT: Minutes of the Town Council Meeting of December 2, 2025

DATE: December 2, 2025

Town Manager Report

Chris Constantin, Town Manager

- Stated he had no report.

Closed Session Report

Gabrielle Whelan, Town Attorney

- Stated that the Town Council started closed session (before the regular meeting) and will reconvene in closed session after the regular meeting is adjourned, and will return to the Chambers to report out.

ADJOURNMENT

The meeting adjourned at 9:17 p.m.

Respectfully Submitted:

/s/ Jenna De Long, Deputy Town Clerk

Sean Mullin

From: Bess Wiersema [REDACTED]
Sent: Monday, June 22, 2026 4:17 PM
To: Sean Mullin
Subject: Kendra's request from the HPC PC mtg

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Sean,

Thanks for hosting the PC meeting agenda item regarding the HPC's request and notifying architects locally so we could participate. I am certain we all are happy to continue a productive conversation when more folks (both from the HPC and local professionals) can be present - summer is always hard on schedules!

To Commissioner Burch -

Thank you for allowing us to speak at the recent PC meeting regarding HPC's request to update regulations, ordinances and interpretations of local historically designated homes. I did speak fast - so here's my write-up of what I said at that meeting, per your request:

I encourage the Commission to develop a clear and usable set of local evaluation standards that reflect our Town's unique history while remaining consistent with National Park Service guidance. These standards should identify the historical themes, development patterns, architectural styles, and community values that are important to our Town and establish objective criteria for determining significance and integrity. Such guidance would provide property owners, applicants, committee members and commissioners with a common framework for evaluating resources and would reduce uncertainty, inconsistency, and subjective decision making.

I respectfully ask the Planning Commission to direct the HPC to apply nationally recognized preservation standards, including guidance found in National Register Bulletin 15, when evaluating historic resources. The NPS makes clear that age alone does not establish historic significance or historic integrity. Rather, a property must retain sufficient integrity - through aspects such as location, design, setting, materials, workmanship, feeling and association - to convey its significance. The Commission's responsibility is not to determine what individual members personally believe is historic, but to ensure that evaluations are conducted using objective, established criteria. By directing HPC to consistently apply these national standards, we can promote fair, defensible, and transparent decision making while ensuring that resources are evaluated based upon documented and nationally accepted means.

A locally adopted set of standards should clearly define what constitutes a historic resource in our community, distinguish between buildings that are merely old and those that are indeed historically significant, and establish expectations for the level of integrity required for designation. By creating these standards through a public process and grounding them in recognized preservation practices, the Town can ensure that future evaluations are consistent, predictable, and defensible. Such an approach will help preserve the resources genuinely contributing to the community's historic character while avoiding

the designation of properties that no longer retain the integrity necessary to convey historical significance.

Ultimately, the goal should be to preserve and protect resources that genuinely represent our history and heritage, not simply those that have survived based upon age alone. A combination of nationally recognized preservation principals and clearly articulated local standards will provide a stronger foundation for identifying, protecting and managing historic resources that truly contribute to the Town's character.

I also encourage the Planning Commission to direct HPC and the planning department to seek input from local architects, preservation professionals, contractors, and other qualified experts in developing practical local guidelines. We bring valuable (and free) expertise regarding building materials, construction methods, architectural styles, rehabilitation practices and the realities of maintaining and adapting older structures to today's current building and fire codes, as well as materials and methods. We are here - and ready to help. We need consistency! Creating real, appropriate definitions and standards benefits all of us and only strengthens our community's aged building inventory as a whole.

In follow-up you asked me about where do I have experience with other jurisdictions where addressing potentially historic structures is successful / consistent - and I believe I stated Carmel and Santa Clara - and the reason, in my perspective, is that they rely on professionals to inform decisions, or at least interpret/defend status.

Thank you for your time!

B

Bess Wiersema
principal + owner
408.292.3252



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