



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
SEPTEMBER 09, 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 August 26, 2026, Planning Commission Meeting
- [2.](#) 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.)*

- [3.](#) Consider an Appeal of a Community Development Director Decision to Approve a Request to Construct a Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 16717 Chirco Drive.** APN 424-20-014. Minor Residential Development Application MR-24-018. Categorically Exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities. Property Owner: Deepak Gupta. Applicant: My Troung. Appellant: Zahra Hajhashemi. Project Planner: Maria Chavarin.

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: 09/09/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 26, 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, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, and Commissioner Rob Stump.

Absent: Vice Chair Jeffrey Barnett, and Commissioner Emily Thomas.

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
2. Linda Swenberg

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

1. **Approval of Minutes** – May 21, 2026 Planning Commission Special Meeting
2. **Approval of Minutes** – June 11, 2026 Planning Commission Special Meeting
3. **Approval of Minutes** – June 24, 2026 Planning Commission Meeting
4. **Approval of Minutes** – 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.

The following individual spoke on this item:

1. Brown

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

6. 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. Tulika Garg (Applicant)
2. James Woodard
3. Tulika Garg (Applicant)

Chair Burch closed Public Comment.

(00:27:19)

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

Planning Commission discussed the item.

Commissioner Burnett requested the motion be amended to encourage wooden garage doors.

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

The Secunder of the Motion accepted the amendment to the motion

Commissioner Mayer requested the motion be amended to encourage windows in garage doors.

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

The Maker of the Motion withdrew acceptance of the amendment to encourage wooden garage doors.

The Secunder of the Motion accepted the withdrawal of acceptance of the amendment to encourage wooden garage doors.

The Secunder of the Motion requested the motion be amended to work with staff to implement a design to prevent the light bleed from the garage door.

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

Planning Commission discussed the item.

VOTE: Motion passed 3-2 with Commissioners Stump and Burnett dissenting.

7. 695 Bicknell Road

Minor Residential Application MR-26-001

APN 407-03-006

Applicant: James Heck

Appellant: Dale Drumm

Property Owners: Ronald C. Eddington Jr. and Marjorie Eddington

Project Planner: Sean Mullin

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. Categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.

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. Dale Drumm (Appellant)

2. James Heck (Applicant)
3. Marjorie Eddington (Applicant)
4. Dale Drumm (Appellant)
5. Monique Drumm (Appellant)

Chair Burch closed Public Comment.

(01:02:50)

MOTION: **Motion by Commissioner Mayer** to deny an Appeal of the Community Development Director's 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. **Seconded by Commissioner Burnett.**

Planning Commission discussed the item.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

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 in not considered a project under the adopted guidelines for the implementation of the California Environmental Quality Act.

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. David Zicovich
2. Bess Wiersema
3. Lee Fagot

Chair Burch Closed Public Comment.

Planning Commission asked questions.

Planning Commission discussed the item.

Chair Burch Re-Opened Public Comment.

The following individual spoke on this item:

1. Lee Quintana

Chair Burch Closed Public Comment.

Planning Commission asked questions.

Planning Commission discussed the item.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Town Council held a special meeting on August 11, 2026, and continued the 178 Twin Oaks Drive project to a date uncertain.
- The Town Council held a special meeting on August 18, 2026, and approved the 17489 Oka Road project.
- The West Valley Muslim Association appeal to the Town Council of its project at 16769 Farley Road was continued to a date uncertain.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- HPC met August 26, 2026:
 - Two items were not heard due to lack of a quorum.
 - A third item regarded removing an historic property from the Historic Inventory was heard. The HPC unanimously voted to remove the property from the Historic Inventory as it did not meet the five criteria.
 - A fourth item heard was a review for exterior modifications.

Commission Matters

Commissioner Stump

- Asked the Director of Community Development if there was a possibility of the West Valley Muslim Association project at 16769 Farley being remanded back to the Planning Commission, and was told that is one of the options on the table.

ADJOURNMENT

The meeting adjourned at 9:29 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
August 26, 2026 meeting as approved by the
Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/09/2026

ITEM NO: 2

DATE: September 4, 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 October 14, 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: 09/09/2026

ITEM NO: 3

DATE: September 4, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Community Development Director Decision to Approve a Request to Construct a Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 16717 Chirco Drive.** APN 424-20-014. Minor Residential Development Application MR-24-018. Categorically Exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities. Property Owner: Deepak Gupta. Applicant: My Troung. Appellant: Zahra Hajihashemi. Project Planner: Maria Chavarin.

RECOMMENDATION:

Deny the appeal of a Community Development Director decision to approve a request to construct a second-story addition to an existing single-family residence on property zoned R-1:8, located at 16717 Chirco Drive.

PROJECT DATA:

General Plan Designation: Low Density Residential

Zoning Designation: R-1:8, Single-Family Residential (8,000 square feet minimum)

Applicable Plans & Standards: General Plan, Residential Design Guidelines

Parcel Size: 12,480 square feet

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8

PREPARED BY: Maria Chavarin
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

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

FINDINGS:

- The project is Categorical 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 north side of Chirco Drive at the intersection of Corinne Drive (Exhibit 1). The property is 12,480 square feet and developed with an existing 3,312-square foot, one-story residence and a 450-square foot detached garage. The immediate neighborhood contains one- and two-story residences.

On December 9, 2024, the applicant submitted a Minor Residential Development application for the construction of a second-story addition to an existing single-family residence.

On April 23, 2026, the project identification sign was installed and on June 10, 2026, the story poles were installed on the site. On June 17, 2026, the Town mailed the Notice of Pending Approval for the application to the surrounding property owners and occupants notifying them that it was the intent of the Town to approve the project on June 29, 2026, and providing them with appeal rights with a deadline of 4:00 p.m., Monday, July 9, 2026. On June 29, 2026, the Minor Residential application was approved.

On July 1, 2026, the decision of the Community Development Director was appealed to the Planning Commission by Zahra Hajihashemi, who resides east of the subject property at 15603 Benedict Lane (Exhibit 4). In their appeal, the appellant cites impacts related to privacy; shadow; height and mass; and reduced setbacks 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 legal noticing timelines, full agendas, and the public hearing recess in July, the appeal was originally scheduled for the first regular meeting available on August 12, 2026. Consideration of the appeal was then continued to the September 9, 2026, Planning Commission meeting to allow the property owner additional time to explore alternative design options for the proposed development. The Planning Commission may hear the matter and render a new decision on the matter.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located north side of Chirco Drive at the intersection of Corinne Drive (Exhibit 1). The immediate neighborhood contains one- and two-story residences.

B. Project Summary

The applicant is proposing to construct a new 307-square foot second-story addition and a 679-square foot attached garage to an existing 3,312-square foot single-family residence (Exhibits 5 and 12). A total proposed square footage for the residence of 3,619 square feet and 679 square feet for the new garage.

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the allowable floor area, building coverage, height, setbacks, and parking requirements.

DISCUSSION:

A. Minor Residential Development Analysis

Town Code Section 29.20.480 (2)(a) requires approval of a Minor Residential Development application for new second-story additions to single-family dwellings. The applicant is proposing to construct a new 307-square foot second story addition and a 679-square foot attached garage to an existing 3,312-square foot single-family residence (Exhibits 5 and 12). The total proposed square footage for the residence is 3,619 square feet and 679 square feet for the new attached garage.

B. Building Design

The Town's Consulting Architect reviewed the project and provided recommendations regarding the building design (Exhibit 6). The Consulting Architect noted that the existing house is a very well-designed one-story Ranch style home with a floor plan and roof forms typical of the style. The Consulting Architect opined that the proposed garage and second-floor bedroom addition are not consistent with several Residential Design Guidelines.

The Consulting Architect provided five recommendations for further design refinement of the proposal:

1. Eliminate the awkward angled garage volume on the front façade.
2. Eliminate the awkward angled rear façade gable end.
3. Redesign the addition building form to be more reflective of the existing house and the proposed architectural style.
4. Eliminate the circular driveway and replace a significant amount of the hardscape driveway paving with landscaping.
5. Select garage doors with solid panels and limited transparent glazing.

The applicant revised the plans to address the Consulting Architect's recommendations identified in the report (Exhibit 7). The plan changes are as follows:

1. The angled garage volume remains, however, after consulting with planning staff the garage door was replaced with a window to propose a one-car garage on the front elevation.
2. The angled rear façade was removed and redesigned with a square configuration.
3. The addition building form remains. After consulting with Planning staff, the addition was redesigned to include an extended eave that helps reduce the massing between the first and second floors. The applicant also revised the gable details to align with the existing gable features of the residence
4. The circular driveway was removed and replaced with a traditional driveway.
5. The garage doors were revised with solid panels.

C. Neighborhood Compatibility

The immediate neighborhood is made up of one- and two-story single-family residences. Based on Town and County records, the residences in the immediate area range in size from 1,050 square feet to 3,928 square feet. The floor area ratios range from 0.09 to 0.30. The proposed residence would be 3,619 square feet with a floor area ratio of 0.29. Pursuant to Town Code, the maximum allowable square footage for the 12,480-square foot lot is 3,619 square feet. The following table reflects the current conditions of the immediate neighborhood:

Address	Zoning	Bldg SF	Garage SF	Total SF	Site SF	Bldg FAR	Garage FAR	No. of Stories
15588 Corinne Drive	R-1:8	2,802	475	3,277	9,375	0.30	0.051	1
15589 Benedict Lane	R-1:8	2,308	400	2,708	9,375	0.25	0.043	2
15603 Benedict Lane	R-1:8	1,545	320	1,865	9,375	0.16	0.034	1
15625 Benedict Lane	R-1:8	1,118	480	1,598	13,125	0.09	0.037	1
16712 Chirco Drive	R-1:8	2,596	450	3,046	12,000	0.22	0.038	1
16724 Chirco Drive	R-1:8	1,050	360	1,410	12,000	0.09	0.030	1
16736 Chirco Drive	R-1:8	3,045	355	3,400	11,866	0.26	0.030	2
16748 Chirco Drive	R-1:8	2,777	360	3,137	12,000	0.23	0.030	1
16755 Chirco Drive	R-1:8	2,052	994	3,046	17,524	0.12	0.057	1
16763 Chirco Drive	R-1:8	3,928	1,068	4,996	16,655	0.24	0.064	2
16717 Chirco Drive (P)	R-1:8	3,619	679	4,298	12,480	0.29	0.054	2
16717 Chirco Drive (E)	R-1:8	3,042	413	3,455	12,480	0.24	0.033	1

The proposed residence would be the second largest in terms of floor area and FAR in the immediate neighborhood. The proposed residence would not be the tallest in the immediate neighborhood with the tallest home located at 16736 Chirco Drive.

D. Appeal to Planning Commission

On July 1, 2026, the decision of the Planning Director was appealed to the Planning Commission by a neighbor, Zahra Hajhashemi (Exhibit 4). The appellant included a letter with their appeal detailing concerns about privacy; shadow; height and mass; and reduced setbacks.

On June 29, 2026, the applicant submitted a letter responding to the appellant's concerns (Exhibit 8).

On September 4, 2026, the appellant submitted an additional letter detailing concerns related to privacy; height and shadowing; and character and mass; and the applicant's outreach efforts regarding the project (Exhibit 9). This letter also includes several suggestions for project revisions.

The appellant's reasons for their appeal, as provided in Exhibit 4, are presented below, followed by the staff's analysis in *italic* font. The applicant's response letter addressing each of the appellant's concerns is attached as Exhibit 8. The appellant's additional letter supporting their appeal is included as Exhibit 9.

1. Privacy – New second-story windows overlooking my property. The project converts a single-story home into a two-story home, and that new second story is located on the east side of the house — the side directly facing my home, only eight feet from our shared property line. The east-facing second-story windows would look directly over the existing fence and into my rear yard and pool. In particular, my rear yard contains a swimming pool used by my family, and the elevated second-story windows would look directly down onto the pool and pool area — eliminating the privacy of an outdoor space my family uses and relies on. This is precisely the impact the Town's design guidelines are meant to prevent. I request that the second-story windows facing my property and pool be removed, relocated, reduced in size, fitted with permanently

obscured (frosted) glazing, and/or raised to a minimum sill height of five feet, so they do not provide direct views into my home, yard, and pool.

Staff's Response: The Town Code does not offer privacy protection; however, the project was reviewed by the Town's Consulting Architect for compliance with the adopted Residential Design Guidelines in terms of design within the immediate neighborhood, shadow impacts, including location of windows. Two second-story windows, each measuring three feet by four feet, are proposed along the right elevation facing the adjacent neighbors at 15603 and 15625 Benedict Lane. One of the two windows on the right elevation will need to meet the requirements for emergency egress pursuant to the Building Code. The property owner responded to the appellant and offered to compromise by using a window type that is frosted, etched, or permanently obscured glazing. No agreement was reached between the property owner and appellant.

2. Shadowing, loss of sunlight, and an inadequate shadow study. The applicant submitted a shadow (solar) study on Sheets A.18–A.20, modeling December 21 and June 21 at several times of day. That study depicts only the building masses of the surrounding homes. It does not show my swimming pool, my mature trees, or my rear-yard landscaping, and therefore does not evaluate the project's actual shadow impact on the features of my property that depend on sunlight. I do not believe it accurately represents the impact on my yard. Because my home lies to the east of the new second story — and the applicant has placed the new second-story mass on the east side of the house, closest to my property — the added height would cast afternoon shadows, and especially long, low-angle winter-afternoon shadows, eastward across my rear yard, pool, and trees (a conceptual illustration of this afternoon shadow is attached as Exhibit A). This matters for two specific reasons: (a) I rely on direct sunlight to warm my swimming pool, and shading the pool would reduce the water temperature and the months it is usable; and (b) sunlight is necessary to sustain my rear-yard landscaping and the mature trees in my back yard, which would decline if they are overshadowed by the new second story. I ask the Town to require an independent, verifiable plan-view shadow study, including the winter solstice, that specifically locates and evaluates the impact on my pool and my trees and landscaping, and to require that the second-story massing be revised to reduce shadowing on my property.

Staff's Response: The Town Code does not prohibit or limit additions due to casting shadows on an adjacent residence in the case where there are no existing solar panels being affected. The appellant's residence does not currently include solar panels. The property owner responded to the appellant and provided an updated shadow study (Exhibit 10) that evaluates shadow impacts on the neighboring property throughout different times of the year.

3. Height and mass. The existing house is a single story, approximately 21 feet, nine inches tall. The proposal raises the structure to a full second story at roughly 28 feet (Sheets A.00 and A.14). As shown on the applicant's own Streetscape and Solar exhibits (Sheets A.05 and A.18–A.20), the homes immediately adjacent to the site are single-story and

substantially shorter — including my own home at 15603 Benedict Lane (single-story, approximately 15 feet) and the neighboring 15625 Benedict Lane (single-story, approximately 14 feet). The proposed structure would be among the tallest on the block, and its tallest new mass is placed directly along my property line. The added height and bulk would loom over my home and rear yard and feel out of scale with the immediate streetscape. I request that the second-story massing be reduced and stepped back from my property line.

Staff's Response: Staff reviewed the height and mass of the proposed residence against the immediate neighborhood. Staff found the property at 16763 Chirco Drive to be approximately 27 feet in height making this residence the tallest in the immediate neighborhood. The proposed addition would result in the second tallest at 26 feet, six and one-half inches. The applicant made modifications to the plans in efforts to comply with the recommendations of the Consulting Architect in terms of the design of the addition.

4. Reduced side-yard setback and new attached garage. The plans reduce the side-yard setback from the existing 16 feet, six inches to eight feet, and add a new 679-square-foot attached garage along the east property line my home at 15603 Benedict Lane shares with the subject (Sheets A.00 and A.01). Even if eight feet meets the bare minimum, this change removes more than half of the existing separation between our structures, increasing the sense of enclosure and compounding the privacy and shadow impacts described above. I request that the existing greater setback be maintained, or that the garage be relocated or reduced in size and bulk.

Staff's Response: The property at 16717 Chirco Drive is zoned R-1:8 and the required side yard setback is eight feet. The proposed addition is located at the eight-foot side yard setback line, in compliance with the setback requirement.

E. Parking

Pursuant to Section 29.10.150 (c)(1) of the Town Code, a single-family residence requires two on-site parking spaces. The Town issued a Building Permit to demolish the existing detached two-car garage and construct a new detached accessory dwelling unit (ADU). Pursuant to Section 29.10.320 (f)(1)(h), when a garage is demolished in conjunction with the construction of an ADU, or converted to an ADU, any lost off-street parking spaces required for the primary dwelling shall not be required to be replaced. As part of the Minor Residential application, the applicant is proposing an attached one-car garage.

F. Neighbor Outreach

The applicant provided a summary of their efforts to communicate with their neighbors (Exhibit 10). In response, the applicant received letters of support for the project (Exhibit 11).

G. CEQA Determination

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

PUBLIC COMMENTS:

Story poles and signage were installed on the site prior to the mailing of notices for the public hearing. Written notices of the Planning Commission public hearing were mailed to property owners and occupants within a radius of 300 feet of the subject property. At the time of publishing this report, no public comments have been received.

CONCLUSION:

A. Summary

The Community Development Director's decision to approve the request was appealed to the Planning Commission by a neighbor. The property owner and appellant met to discuss the identified concerns; however, the appellant remained unsatisfied and elected to proceed with the appeal. The proposed project complies with the Residential Design Guidelines and Town Code regulations. As proposed, the project would create a 3,619-square-foot two-story residence including a 679-square foot attached garage.

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-1:8, located at 16717 Chirco Drive, by taking the following actions:

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 for single-family homes not located in the hillside area (Exhibit 2);
4. Approve Minor Residential Development application MR-24-018 with the conditions contained in Exhibit 3 and the development plans in Exhibit 12.

C. Alternatives

Alternatively, the Commission can:

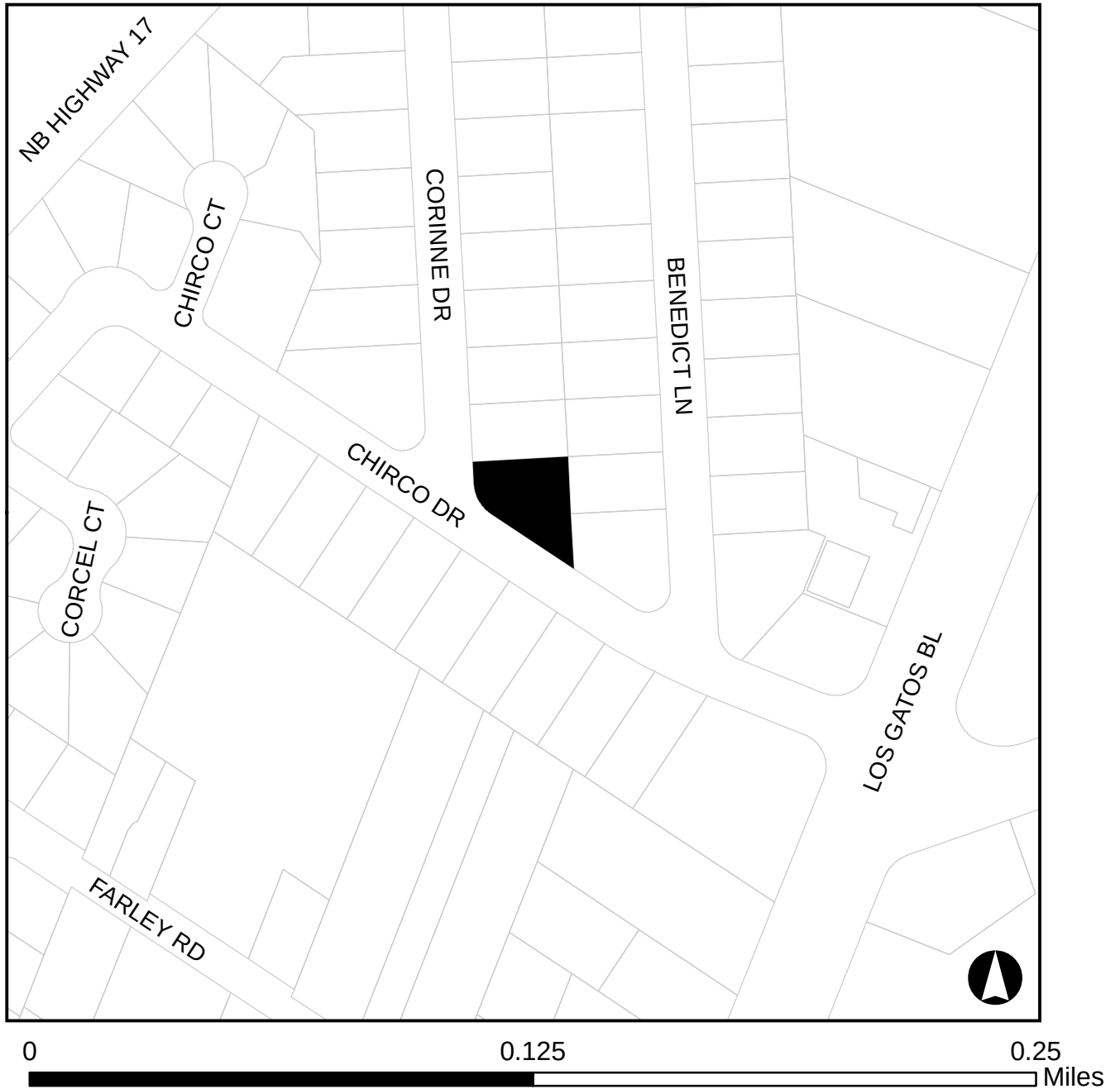
1. Deny the appeal and approve the Minor Residential Development application with additional and/or modified conditions;
1. Grant the appeal and deny the Minor Residential Development application; or
2. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Appeal of the Director of Community Development, received July 1, 2026
5. Letter of Justification, received July 2, 2025
6. Consulting Architect's Report, dated January 23, 2025
7. Applicant's Response to the Consulting Architect's Report, received April 29, 2026
8. Applicant's Response to Appeal, received June 29, 2026
9. Appellant Letter, received September 4, 2026
10. Applicant's Neighborhood Outreach Efforts, received July 9, 2025
11. Neighbor's Letters of Support, received July 9, 2025
12. Development Plans

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16717 Chirco Drive



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PLANNING COMMISSION – August 12, 2026
REQUIRED FINDINGS FOR:

16717 Chirco Drive

Minor Residential Development Application MR-24-018

Consider an Appeal of a Community Development Director Decision to Approve a Request to Construct a Second Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. Located at 16717 Chirco Drive. APN 424-20-014. Minor Residential Development Application MR-24-018. Categorically Exempt pursuant to the California Environmentally Quality Act, Section 15301: Existing Facilities. Property Owner: Deepak Gupta. Applicant: My Troung. Appellant: Zahra Hajihashemi. Project Planner: Maria Chavarin.

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 homes not located in the hillside area.

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PLANNING COMMISSION – August 12, 2026
CONDITIONS OF APPROVAL

16717 Chirco Drive
Minor Residential Application MR-24-018

Consider an Appeal of a Community Development Director Decision to Approve a Request to Construct a Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. Located at 16717 Chirco Drive. PN 424-20-014. Minor Residential Development Application MR-24-018. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities. Property Owner: Deepak Gupta. Applicant: My Truong. Project Planner: Maria Chavarin

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. 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. 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.
7. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
8. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
9. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
10. STORY POLES/PROJECT IDENTIFICATION SIGNAGE: Story poles and/or project

identification signage on the project site shall be removed within 30 days of approval of the Minor Residential Development application.

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

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

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



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

800-3187

PAID

JUL 01 2026

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

PLEASE TYPE or PRINT NEATLY

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

DATE OF DECISION:

6/29/2026

PROJECT/APPLICATION:

MR-24-018

LOCATION:

16717 Chirco Dr, Los Gatos, CA 95032

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

Interested person means:

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

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

Concerns of Privacy, shadowing, Height & mass,
and Reduced side-yard setback.
Please see attached letter for details.

IMPORTANT:

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

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Zahra Hajhashemi

SIGNATURE:

DATE: 6/25/2026

ADDRESS:

PHONE:

EMAIL:

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING:

COMMISSION ACTION:

- 1.
- 2.
- 3.

DATE:

DATE:

DATE:

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

N:\DEV\FORMS\Planning\2025-26 Forms (In Progress - Do not Use)\Appeals\Word Docs\Appeal - Director.docx

06/2025

EXHIBIT 4

Zahra Hajihashemi and Moha Hajirostam
Mailing Address:
Zahra Hajihashemi

Town of Los Gatos

Community Development Department — Planning Division
Attn: Maria Chavarin, Project Planner
110 E. Main Street
Los Gatos, CA 95030

Re: Objection to Proposed Two-Story Addition at 16717 Chirco Drive, Los Gatos, CA 95032 (APN 424-20-014) — Application No. MR-24-018 / Revised Plans dated 02/23/26 (Bay Area Project Pro)

Dear Ms. Chavarin,

I am the owner of [REDACTED] which is immediately east of, and shares a side property line with, the property at 16717 Chirco Drive. I am writing to formally object to the proposed project at that address as currently designed, and to ask that the Town not approve it without significant revisions. My concerns are: (1) loss of privacy from new second-story windows, including direct views onto my family swimming pool; (2) shadowing and loss of the sunlight my pool, trees, and landscaping depend on, and the inadequacy of the applicant's shadow study; (3) the height and mass of the new second story; and (4) the reduced side-yard setback combined with the new attached garage, both placed on the line shared with my home.

I recognize that several of the project's dimensions fall within the maximum limits of the R-1:8 zone. Compliance with maximum permitted standards, however, does not establish that the design is compatible with this neighborhood or that it adequately protects the adjoining properties. Because the project includes a new second story, it is subject to discretionary review under the Town's Residential Design Guidelines (Minor Residential Development). Those guidelines direct, among other things, that windows be placed to minimize views into the living and yard space of adjacent properties, and that new construction be compatible with the scale and character of the immediate neighborhood. I respectfully ask the Town to exercise that discretion and require the changes described below.

Specific Concerns

1. **Privacy — new second-story windows overlooking my property.** The project converts a single-story home into a two-story home, and that new second story is located on the east side of the house — the side directly facing my home, only eight feet from our shared property line. The east-facing second-story windows would look directly over the existing fence and into my rear yard and pool. In particular, my rear yard contains a swimming pool used by my family, and the elevated second-story windows would look directly down onto the pool and pool area — eliminating the privacy of an outdoor space my family uses and relies on. This is precisely the impact the Town's design guidelines are meant to prevent. I request that the second-story windows facing my property and pool be removed, relocated, reduced in size, fitted with permanently obscured (frosted) glazing, and/or raised to a minimum sill height of five feet, so they do not provide direct views into my home, yard, and pool.
2. **Shadowing, loss of sunlight, and an inadequate shadow study.** The applicant submitted a shadow (solar) study on Sheets A.18–A.20, modeling December 21 and June 21 at several times of day. That study depicts only the building masses of the surrounding homes. It does not show my swimming pool, my mature trees, or my rear-yard landscaping, and therefore does not evaluate the project's

actual shadow impact on the features of my property that depend on sunlight. I do not believe it accurately represents the impact on my yard. Because my home lies to the east of the new second story — and the applicant has placed the new second-story mass on the east side of the house, closest to my property — the added height would cast afternoon shadows, and especially long, low-angle winter-afternoon shadows, eastward across my rear yard, pool, and trees (a conceptual illustration of this afternoon shadow is attached as Exhibit A). This matters for two specific reasons: (a) I rely on direct sunlight to warm my swimming pool, and shading the pool would reduce the water temperature and the months it is usable; and (b) sunlight is necessary to sustain my rear-yard landscaping and the mature trees in my back yard, which would decline if they are overshadowed by the new second story. I ask the Town to require an independent, verifiable plan-view shadow study, including the winter solstice, that specifically locates and evaluates the impact on my pool and my trees and landscaping, and to require that the second-story massing be revised to reduce shadowing on my property.

3. **Height and mass.** The existing house is a single story, approximately 21'-9" tall. The proposal raises the structure to a full second story at roughly 28 feet (Sheets A.00 and A.14). As shown on the applicant's own Streetscape and Solar exhibits (Sheets A.05 and A.18–A.20), the homes immediately adjacent to the site are single-story and substantially shorter — including my own home at [REDACTED] (single-story, approximately 15 feet) and the neighboring 15625 Benedict Lane (single-story, approximately 14 feet). The proposed structure would be among the tallest on the block, and its tallest new mass is placed directly along my property line. The added height and bulk would loom over my home and rear yard and feel out of scale with the immediate streetscape. I request that the second-story massing be reduced and stepped back from my property line.
4. **Reduced side-yard setback and new attached garage.** The plans reduce the side-yard setback from the existing 16'-6" to 8'-0" and add a new 679-square-foot attached garage along the east property line my home at [REDACTED] shares with the subject (Sheets A.00 and A.01). Even if 8 feet meets the bare minimum, this change removes more than half of the existing separation between our structures, increasing the sense of enclosure and compounding the privacy and shadow impacts described above. I request that the existing greater setback be maintained, or that the garage be relocated or reduced in size and bulk.

Requests

For the reasons above, I respectfully request that the Town:

- (a) not approve the project as currently submitted;
- (b) require revisions to the second-story windows to protect the privacy of my home and yard;
- (c) require an independent, verifiable shadow study that accounts for my pool, trees, and landscaping, and a reduction in the second-story mass and setback impacts;
- (d) add me to the notification list for this application as an interested adjacent property owner, and notify me of any staff decision, hearing, or comment deadline;

Thank you for considering these concerns. Please confirm receipt of this letter and let me know the date of any decision or hearing and how I may participate.

Sincerely,

Zahra Hajhashemi & Moha Hajirostam

6/25/2026

RE: 16717 Chirco Drive – Cover Letter for Letter of Justification

Applicant: Deepak Gupta
Prepared by: Bay Area Project Pro
To: Town of Los Gatos Planning Division

Date: July 2, 2025

Dear Planning Division,

On behalf of the applicant, Deepak Gupta, we respectfully submit this Letter of Justification in response to the Town's comments and requests regarding the Minor Residential Application at 16717 Chirco Drive. The document addresses specific concerns raised in the First Comment Letter, including driveway and garage configuration, building height, total floor area, and consistency with the Residential Design Guidelines (RDG).

We understand the importance of preserving neighborhood character, ensuring visual balance, and minimizing mass and bulk. In this submission, we have outlined in detail the thoughtful and deliberate revisions made to the project, which reflect our sincere efforts to work collaboratively with Town staff. These revisions include significant reductions to second-story square footage, refinements to the garage configuration, major adjustments to the roof design, facade and landscaping, and sensitivity to height and privacy impacts.

We believe the proposed design is contextually appropriate, functionally necessary, and aligned with both the intent and spirit of the RDG. Furthermore, the project reflects a long-term investment in the community and a commitment to responsible development.

We appreciate your continued review and consideration of this application. Please do not hesitate to contact us should you require any further clarification or documentation.

Sincerely,

Thanh Nguyen
Bay Area Project Pro
bayareaprojectpro@gmail.com
(669) 667-9189

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Applicant’s Summary Regarding Neighborhood Compatibility	Pages 39-44
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APPLICANT'S RESPONSES TO GARAGE AND DRIVEWAY DESIGN

Response: The following section addresses all instances in the Residential Design Guidelines (RDG) **related to garage and driveway design**. For clarity and completeness, each instance mentioning garages or driveways in the RDG is listed below, followed by our corresponding response. Our goal throughout has been to carefully and thoughtfully incorporate the RDG's intent, while also accounting for the unique characteristics of our lot and the context of the immediate and broader neighborhoods. We believe the proposed design successfully minimizes the visual impact of the garage and driveway, maintains appropriate architectural balance, and enhances the streetscape in a manner consistent with both the letter and spirit of the RDG.

Response: We understand and appreciate the importance of ensuring that garages do not dominate the home's street presence, as emphasized in the guidelines. In our proposal, the existing home maintains a street frontage of 78.5 feet, while the proposed garage occupies an additional 22 feet of front facing street frontage and 10 feet at an angle. The garage is placed off to the side instead of front and center. This proportion remains well within commonly accepted ratios in both the immediate and broader neighborhoods and ensures that the garage does not visually dominate the streetscape horizontally.

One specific example of existing immediate neighborhood proportions is **16763 Chirco Dr** which has a total parcel street frontage of 220 feet, circular driveway spanning approximately 135 feet (61%), and garage width approximately 52 feet (24%). A second example in the immediate neighborhood is **16755 Chirco Dr** which has a street frontage of 177 feet (on Chirco Dr) and driveway (3 car) width of 38 feet (21%).

In addition to the horizontal frontage, our proposed garage is also not vertically dominant; it is designed to match the existing house ceiling height and placed beneath a modest second-story addition, maintaining balanced and cohesive massing. Moreover, the garage itself has been carefully designed *to be as compact as functionally possible for a three-car layout*. While a typical three-car garage is approximately 600 square feet, our **proposed design comes in at only 555 square feet**, reflecting a deliberate effort to minimize mass and scale while still accommodating essential storage and vehicle needs.

In accordance with the Residential Design Guidelines (RDG), we are committed to minimizing any dominant features. Should additional measures be requested, we are prepared to incorporate trellises or similar architectural elements to further soften the garage’s presence. Other available strategies (per the RDG) include **breaking up the driveway paving with landscaping and/or special paving materials**, and utilizing individual garage doors to reduce the visual impact of a multi-car garage.

Our current preference is to install two total garage doors — one double door and one single door — as we believe this configuration would blend more naturally into the house design and the character of the neighborhood. In our opinion, this would result in a more cohesive and aesthetically pleasing frontage than three single

doors. However, we are open to modifying the design to three single garage doors if preferred/required to do so in order to meet the town's expectations. The **predominant feature in the immediate and broader neighborhood is a single garage door that is double width.**

Page 12 – Garages on lots between 5,000 and 30,000 square feet

$$\text{FAR} = 0.10 - (A - 5)/25 \times 0.07$$

Response: The proposed design meets this Floor Area Ratio (FAR) requirement as outlined in the Residential Design Guidelines. The garage is appropriately scaled relative to the lot size and overall project, ensuring compliance with the applicable calculation for properties between 5,000 and 30,000 square feet.

Response: In surveying the immediate neighborhood (10 properties), the most common garage configuration is a **single garage door that is double width** located at, near, or slightly in front of the primary facade (8 properties) of the home. The second most common configuration is a three-car garage, with two properties (16763 Chirco Dr and 16755 Chirco Dr) featuring this design. One of the nearby properties, **16763 Chirco Drive (similar street frontage of 220 feet)**, includes a large circular driveway that remains visually balanced and respectful of the Residential Design Guidelines. This is achieved through its **placement at the far end of the parcel near the corner**, rather than across the front of the main entry, helping to preserve the prominence of the home’s façade. In addition, the driveway is softened through strategic landscaping and the use of decorative paving materials. Our proposed design reflects these same thoughtful principles, and we are fully prepared to adopt similar measures to ensure architectural compatibility and streetscape harmony.

That said, our property differs significantly from most others in the immediate neighborhood. We are located on a corner lot and benefit from a substantially wider street frontage (206.14 feet) compared to adjacent properties. These unique aspects of our lot require special consideration in the design of the driveway and garage placement. While the proposed layout may not exactly replicate others nearby, **we believe it is more conservative and restrained in several key ways**. The garage footprint is smaller than many three-car designs in the area, and the driveway coverage — especially following recent revisions — results in **less overall hardscape than even our current configuration**. We have also added substantial landscaping within and around the driveway layout to help soften the appearance and reinforce visual balance. Every effort has been made to ensure that the garage and driveway respect both the scale of our home and the streetscape, in keeping with the Residential Design Guidelines (RDG).

While the term “circular driveway” has been used to describe our proposal, it is important to clarify that the design is not a traditional circular driveway in the conventional sense. Instead, the layout is a **functional and context-driven solution** that enables practical and efficient access to both parking stalls in the garage—particularly critical given the angled orientation and depth required to accommodate full-size vehicles. The two curb cuts and internal turning space are not intended to create an ornamental loop, but rather to **provide maneuverability, improve safety by**

reducing the need to back into the street, and better serve the unique conditions of our lot. This configuration is simply a **well-considered driveway design**, not an attempt to add a gratuitous circular element, and is fully aligned with the goals of usability, proportion, and minimizing visual impact.

As part of the design, we are proposing to convert our current three-car-wide driveway (with a single curb cut at 31 feet in width) into a “circular” driveway with two curb cuts each 16 feet wide, for a total of 32 feet. This change results in only a minimal increase in total curb cut footage. Importantly, it **introduces a significant landscaped area** within the center of the circular driveway along the street frontage, which provides screening and substantially reduces the visual dominance of the garage and driveway when viewed from the street, further enhancing compliance with the RDG objectives.

The curb cut footage should also be considered within the context of our very wide corner lot, which has approximately 206 feet of total street frontage. Moving from a 31-foot single curb cut to a 32-foot split curb cut maintains a low percentage of street frontage dedicated to driveway access — a ratio that remains well within any standard or commonly accepted recommended design guidelines. In contrast, all 10 other properties in the immediate neighborhood demonstrate a higher percentage of lot street frontage dedicated to driveway width than our proposed design.

Regarding additional RDG-specific elements:

- Only one property (15588 Corinne Drive) in the immediate neighborhood features trellises over the garage; however, this trellis is not well maintained. The wood appears weathered and rotted, and the lack of integrated landscaping diminishes its visual effectiveness. While we are open to installing a trellis if requested, we do not believe it is an ideal strategy for enhancing visual appeal.
- While trellises are mentioned as a possible strategy in the Residential Design Guidelines, it is our opinion that in practice, trellises can sometimes increase visual prominence rather than soften it — particularly when they are not well maintained over time. In our observation of the immediate and broader neighborhood, trellises are not commonly used today and may represent a design approach that has in some ways become outdated. In some cases, deteriorating or neglected trellises have become visual eyesores or visual clutter rather than enhancements. For these

reasons, while we remain open to incorporating a trellis if requested by the Town, we respectfully believe that our current design strategies — including architectural detailing, proportional massing, and substantial landscaping — provide a more appropriate and enduring solution to minimize visual impact.

- It is not common for properties in either the immediate or broader neighborhood to use landscaping specifically to break up garages, and it is rarely used for driveways. The few exceptions that do exist are observed **only in the case of actual circular driveways**.
 - Example #1: 16763 Chirco Drive features a tree and gravel/stone elements within its circular layout, though in our view, these features do not contribute to a particularly cohesive or appealing streetscape.
 - Example #2: 15515 Benedict Lane includes modest, conventional landscaping typical of standard residential design—functional, but not distinctive or intentionally used to visually soften or break up garage or driveway massing.
 - Example #3: 15471 Corinne Drive incorporates a palm tree and gravel—again, not especially integrated or visually refined.

While we remain open to incorporating landscaping if required, the neighborhood context does not support this as a common or effective strategy for breaking up garages, but we have taken this into account in the design of our own driveway pending final landscaping design and approval. Our parcel currently uses 3 foot high boxwood hedges along the street which could be used within the landscaped area of the driveway. Alternatively, a dryscaped design similar to surrounding properties could be used.

Page 17 – 2.3.7 Minimize the mass of garages.

If detached garages exist in the neighborhood, consider a detached garage at the rear of the lot to reduce the mass and scale of the house (see examples in Section 2.4.1).

Response: We have given careful consideration to minimizing the mass of the garage in our proposed design. The garage height is kept consistent with the existing home. Additionally, we have added living space above the garage, designed intentionally to blend with the home's primary architecture, rather than presenting the garage as a distinct or dominant structure. As stated above, the garage comes in at 555 SF instead of the typical 600. The new square footage is reduced from 634 in the previous application and reflects our ongoing efforts to thoughtfully balance functional needs with sensitivity to design guidelines and neighborhood context.

Special attention has been given to the angled and articulated roof line design to further reduce the perceived mass. An additional small gable projection has been added over the third garage door, which visually breaks up the overall garage mass. It allows the garage appear more like a two-car garage instead of a three, Matching trim details around the garage doors, consistent with those used elsewhere on the house, add further architectural refinement and break up large surfaces that might otherwise appear monolithic.

As mentioned previously, we have introduced significant landscaping and screening within the central area of the so-called “circular” driveway. This **landscaped segment spans almost 26 linear feet along the street frontage**. This newly introduced green space not only enhances the aesthetic appeal of the frontage but also contributes to a reduction in the visual dominance of paving and garage elements.

While we carefully reviewed the option of a detached garage located at the rear of the lot, it ultimately proved to be incompatible with our overall site layout and the broader objectives of our proposal. We intend to construct an Accessory Dwelling Unit (ADU) under separate application in the area currently occupied by our detached garage, which would render that location unavailable for a new garage structure. Furthermore, our existing driveway of almost 150 feet length to the detached garage is impractical, poor use of land, and contributes to excessive parcel impervious hardscape.

Page 18 – 2.4.1 Locate garages to reinforce the predominant neighborhood pattern.

Where garages near the front face of the houses are common, a similar location is acceptable, but the garage front should generally be set back from the front facade (See guidelines on page 25.) In neighborhoods with garages typically forward of the main house facade, the use of side-loaded garages is strongly encouraged.

Response: This has largely been addressed in the sections above. In the immediate neighborhood, 8 out of 10 properties have garages located **AT** or **NEAR** the front facade of the house or **AT** the frontmost aspect of the structure. This establishes a clear predominant neighborhood pattern.

In many cases, the garages are located to the side of the main living spaces, often in a two-car back configuration as described in the Residential Design Guidelines (RDG). Our proposed design is fully consistent with this pattern, situating the garage in a manner that aligns with both the architectural form of the existing home and the neighborhood context.

The RDG encourages consideration of side-loaded garages in neighborhoods where garages are typically located forward of the house; however, this recommendation is not applicable in our case. Given the prevailing neighborhood pattern, a front-facing garage is the appropriate and contextually compatible design solution.

Page 19 – 2.4.2 Minimize the impact of garage doors on the streetscape.

Limit the use of three-car-wide garages to locations that are not visible from the street or adjoining houses. In neighborhoods where two-car-wide garages are common, a tandem garage may be considered for a third garage space. (Note: Tandem spaces do not count toward required parking.)

Response: This topic has largely been addressed in the preceding sections. A tandem garage configuration is not feasible in our situation due to site layout.

We have considered the Residential Design Guidelines’ recommendation to minimize the visibility of three-car-wide garages from the street and adjoining properties. In the current proposal, the garage doors are intentionally broken up into a two-car garage door and a separate single-car garage door. These are further visually separated and softened through multiple strategies:

- Angling the front garage wall to reduce direct street-facing mass of the third garage.
- Incorporating an additional gable projection (architectural feature) above the single-car garage door, which allows it to blend with the existing architecture of the main home.
- Introducing potential landscaping elements between the two garage doors, if needed.
- Adding a trellis element, if desired by the Town, to further minimize massing.
- Including significant (26 feet) landscaping within the “circular” driveway at the street frontage to soften and screen the view of the garage from the public realm.

These combined strategies substantially reduce the perception of a wide, uninterrupted three-car garage facade and aim to create a visually attractive and acceptable streetscape.

Page 19 – 2.4.4 Limit the use of circular driveways.

Circular driveways are discouraged because they increase the amount of paving in front setbacks. Circular driveways may be considered for larger estate lots with wide street frontages where the width of the total driveway footprint is less than 50 percent of the parcel width. Where circular driveways are allowed, substantial landscaping should be provided along the street front, and special driveway paving materials and/or patterns should be provided.

Response: As stated above, we have given careful consideration to the design of the proposed “circular” driveway. Our existing lot features a very large street frontage of over 206 feet, making it well suited to accommodate a “circular” driveway within the RDG guidelines.

The proposed circular driveway not only maintains the current overall curb cut width — simply reconfigured into two separate curb cuts — but also provides necessary access to the three-car garage. Importantly, the single-car garage door maintains the existing driveway angulation, which is critical to achieving sufficient depth within the garage to park a full-sized SUV. We currently own both a Chevrolet Suburban and a Ford Expedition EL, and the enhanced depth achieved with the current driveway alignment is necessary to accommodate large vehicles of this size.

Additionally, at 15.5%, the total driveway frontage remains far less than 50% of the parcel width, consistent with the RDG standard for circular driveways. Substantial landscaping is proposed within the center of the “circular” driveway to soften the visual impact along the street frontage. We are also agreeable to incorporating special driveway paving materials and/or patterns should the Town require it, in order to further enhance visual quality and compliance with the RDG.

While not specifically described in the RDG, a circular driveway also contributes to improved traffic flow and safety from both vehicle ingress and egress perspectives. The design minimizes the need for reversing into the street, which is particularly important for larger vehicles like Chevrolet Suburban and Ford Expedition EL. This represents a direct and immediate enhancement of public safety.

The circular driveway also reduces paving concentration. The current driveway is three cars wide; the proposed circular configuration spreads paving more gracefully across the frontage and reduces the visual impact of paved surfaces, especially considering the additional screening provided by new landscaping within the circular driveway.

Additionally, a circular driveway provides better access for emergency vehicles, which, while hopefully never needed, offers a secondary functional benefit to the property and the broader community.

We believe that the proposed driveway is appropriate and proportional to **our extra wide lot** and does not create a sense of over-paving or disrupt the established neighborhood character.

Finally, we would like to reiterate that we are committed to working collaboratively with the Town regarding the specific landscaping plan, including species, density, and placement, if they have any suggestions.

Page 19 – 2.4.5 Mitigate the impact of driveways on the streetscape.

Limit the width of curb cuts to the minimum size needed to access the garage. This will reduce the amount of paving in the front setback, and preserve on-street parking spaces. Utilize modular paving materials or special patterns or colors to break up paved driveway areas in front setbacks.

Response: We have carefully considered the design of the driveway to minimize its impact on the streetscape in accordance with the Residential Design Guidelines. Most of this has already been covered above.

The current driveway is three cars wide with a single curb cut measuring 31 feet. The proposed circular driveway reconfigures the access into two curb cuts — each 16 feet wide— for a total of 32 feet of curb cut. While this represents only 1 additional foot of total curb cut width compared to the existing condition, it remains extremely modest relative to the 206 feet of street frontage along our property. As a result, on-street parking spaces are completely preserved, and the new layout does not realistically diminish street parking availability.

Of note, property **16763 Chirco Drive** provides a highly relevant neighborhood comparison, as it features a **similar street frontage of 220 feet** and incorporates a **circular driveway and three car garage** that is well blended into the character of the neighborhood. The design of 16763 Chirco Dr demonstrates how, when applied thoughtfully and in proportion to the scale of the lot, a circular driveway and three car garage can enhance both functionality and visual integration without appearing dominant or out of place. We believe this precedent further supports the appropriateness of our proposal given our own parcel’s wide frontage and careful design approach.

At 15.5%, the resulting curb cut percentage is far below the RDG’s suggested threshold of 50%, and importantly, maintains a lower curb cut-to-frontage ratio than the 10 comparable properties surveyed in the immediate neighborhood, most of which have much lower street frontage but still standard driveway widths.

The “circular” driveway layout not only preserves appropriate street frontage proportions but also improves traffic flow and vehicle safety by minimizing the need for reversing into the street. Additionally, it distributes the paving across the wide frontage, but with new additional screening, thereby reducing the visual impact compared to a single, wider curb cut.

Regarding paving materials, we are committed to softening the appearance of the driveway and enhancing its visual integration with the surrounding streetscape. To that end, we are prepared to incorporate special paving treatments, including the use of paving stones, modular materials, or subtle color and pattern variations. These enhancements will help reduce the visual dominance of the paved area and contribute to a more refined, contextually appropriate appearance. This approach is fully aligned with the Residential Design Guidelines, which encourage the use of such materials to break up expansive hardscaping and improve overall streetscape harmony.

Page 21 – Garages shall be subservient to entries and ground floor living spaces.

Response: We have carefully designed the project to ensure that the garage remains visually and architecturally subservient to the entry and ground floor living spaces, in accordance with the Residential Design Guidelines.

The garage is positioned off to the side of the main house structure, ensuring it does not compete visually with the primary entry or the main living spaces. The main entrance is strongly emphasized by prominent architectural features including a substantial stone chimney, a distinctive double dormer window above, and a bright red front door, all of which clearly draw attention to the primary entry point. These key visual cues are preserved and maintained in the current proposal. In addition, we are willing to add an illuminated house number sign near the front door to further accentuate and highlight the main entryway.

The entry is further emphasized through design elements including prominent path stones, well-planned landscaping, and intentional lighting to guide the eye toward the front door.

The main interior living spaces extend away from the garage area, reinforcing the architectural priority of the home's active spaces over the garage. Through these combined strategies, the garage is respectfully subordinate to both the front entry and the primary living spaces, maintaining the intended visual hierarchy consistent with the RDG and enhancing the character of the property and surrounding neighborhood.

Page 25 – 3.4.1 Limit the prominence of garages.

Avoid designs that allow the garage to dominate the street facade. Limit the garage width to a maximum of 50 percent of the total facade width. Set garages back from the front facade. Recess garage doors as much as possible from the garage facade. Consider adding trellises with landscaping over garage doors to soften their visual appearance. Integrate the garage into the house forms in a manner that de-emphasizes the garage doors.

Response: This guideline has been addressed extensively in the preceding sections. The garage has been integrated into the home's design in a manner that ensures it does not dominate the street facade. The garage is positioned off to the side, its height remains consistent with the main house, and it is softened through architectural strategies including an additional articulation and angled front wall, a gable projection over the single-car door, matching stucco and trim detailing, and custom Craftsman-style wood doors. In addition, our three car garage design comes in at 555 square feet which is less than the traditional 600 square feet.

The primary home entry remains the visual focal point, enhanced by prominent features such as the stone chimney, four dormer windows including one double, path stones, landscaping, intentional lighting, and a proposed illuminated house number sign. Landscaping has been introduced within the driveway area, and we remain open to additional landscape enhancements or a trellis if requested by the Town.

The proposed design maintains proportions **well under** the RDG's suggested 50% facade width limit for garages and preserves the intended visual hierarchy, consistent with both the letter and spirit of the Residential Design Guidelines.

- The existing main home is 78.5 feet across the façade. The proposed main garage façade (front facing double door) is 22 feet. This equates to 21.9% of the total façade width and approximately 10.6% of our total street frontage.
- Including the third garage bay (angled and recessed) and single door increases the width of the proposed garage to 32 feet. This equates to 28.9% of the total façade width and approximately 15.5% of total parcel street frontage.

One final point, in further demonstration of our commitment to working collaboratively with the Town and responding to concerns regarding mass and scale, we have reduced the size of the proposed garage from 634 square feet to 555 square feet. This reduction reflects our ongoing efforts to thoughtfully balance functional needs with sensitivity to design guidelines and neighborhood context.

Page 26 – 3.4.2 Minimize the visual impact of larger garages.

Three-car garages may not be appropriate in most neighborhoods. Where larger garages are customary and appropriate, steps should still be taken to minimize their visual impact on the house and streetscape. Some techniques include: using side-loaded or split-apart garages where possible, accommodating additional cars in tandem spaces, separating the garage doors, breaking up driveway paving with landscaping and/or special paving, and utilizing individual doors to reduce the visual impact of multi-car garages. Avoid wide driveways in favor of adding landscaping.

Response: In the immediate neighborhood survey (10 properties), **three-car garages are present in two cases and two-car garages with prominent front locations are the dominant pattern.** Given the presence of multiple examples of three-car garages in the neighborhood, and our wide corner lot with over 206 feet of street frontage, we believe a three-car garage configuration is contextually appropriate for our site.

Recognizing the importance of minimizing visual impact, we have incorporated several strategies as outlined in the RDG and as largely stated above:

- The garage doors are separated into a two-car door and a single-car door rather than grouped into one large opening. We are open to using three single doors if needed.
- The third garage wall is angled, with an additional gable projection over the single-car garage, further breaking up the facade and visually softening the massing.
- Substantial landscaping and screening is proposed within the circular driveway and adjacent areas to reduce paved area dominance and soften the streetscape view.
- We are agreeable to incorporating modular paving materials, color variation, or special patterns to further reduce the appearance of continuous paved surfaces if requested by the Town. We also believe the current blacktop surface *could* be a more “plain” or blended aesthetic and result in less visual draw.
- As discussed, tandem parking was not feasible on this site due to depth constraints, especially to accommodate large vehicles like a Chevrolet Suburban and Ford Expedition EL. A one car width garage door for a relatively larger house also seemed proportionally too small.

Page 26 – 3.4.3 Integrate garage doors into the design with appropriate details. Garage door windows and trim in this Los Gatos house are closely related to the rest of the façade.

Windows in garage doors are encouraged. Wood doors are encouraged. Use wood trim similar to the house windows.

Response: We have attempted to integrate the garage doors into the overall architectural design of the home in full alignment with the Residential Design Guidelines.

The proposed garage doors will be wood doors featuring traditional Craftsman-style detailing, including panels and divided windows. The doors will match the current detached garage (see photo) and the main house, ensuring consistency and visual cohesion. *Both the existing garage door and proposed new garage doors look nearly identical to the picture on the next page (taken from RDG page 26).*



They will be custom wood doors featuring panels and divided light windows, carefully designed to avoid the appearance of a blank or overly large garage facade. We would also like to clarify that the glass garage doors depicted in the 3D renderings submitted with our original proposal are not an accurate representation of the intended final design. The final garage doors will maintain a traditional Craftsman aesthetic consistent with the architecture of the home and the character of the surrounding neighborhood.

Additionally, wood trim detailing around the garage doors will mirror the trim used around the home's windows, further reinforcing the integration of the garage into the overall facade rather than allowing it to read as a separate or dominant element.

We would also like to clarify that the glass garage doors depicted in the original 3D renderings are not an accurate representation of the intended final design. The actual doors will reflect the custom wood, panel, and window detailing described above, consistent with the Craftsman character of the home and surrounding neighborhood.

We believe that use of natural materials, integrated architectural detailing, and consistent design is a more enduring and effective method for minimizing the visual impact of garages than relying on applied features such as trellises.



The example provided in the RDG on Page 26 illustrates **a home with an angled driveway and garage configuration on a traditional Craftsman home**, demonstrating how thoughtful orientation can create visual harmony and a highly appealing streetscape while at the same time incorporate the unique features and constraints of a given parcel.

In this context, we find it difficult to reconcile the suggestion (in the architectural review) that our own similarly considered and carefully developed design should be deemed “awkward.”

Page 34 – New outbuildings

New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials, and details which are similar to the main structure. Garages should generally be located to the rear of the lot behind the rear wall of the residence. One-car-wide access driveways should be utilized.

Response: This section is not applicable to our proposal. The garage is an integrated part of the main home structure rather than a separate outbuilding.

Page 41 – Historic Resources – 4.3 Alterations

This section is not applicable. The subject property is not designated as a historic resource.

Page 53 – Historic Resources – 4.8.15 Garages

This section is not applicable. The subject property is not designated as a historic resource.

APPLICANT'S RESPONSES TO HEIGHT AND SQUARE FOOTAGE DESIGN

Response to Item 11) Provide a Letter of Justification to address that the proposed second story addition may be the tallest in the immediate neighborhood. Town records for 15589 Benedict Lane are limited and without the height of the residence identified. However, this home appears to be two stories in the immediate neighborhood. Town records for 16736 Chirco Drive is another two-story home that is two-stories. Please discuss how the new addition will/will not result in the tallest and how the design addition is in keeping with the neighborhood.

Response: This letter addresses the concern that the proposed second story addition may be the tallest structure in the immediate neighborhood. Town records for nearby properties are incomplete in some cases, and height data is not consistently available. To provide an accurate and objective assessment, **we conducted direct field laser guided measurements**. Each property was measured three times to minimize error; the average values are reported below.

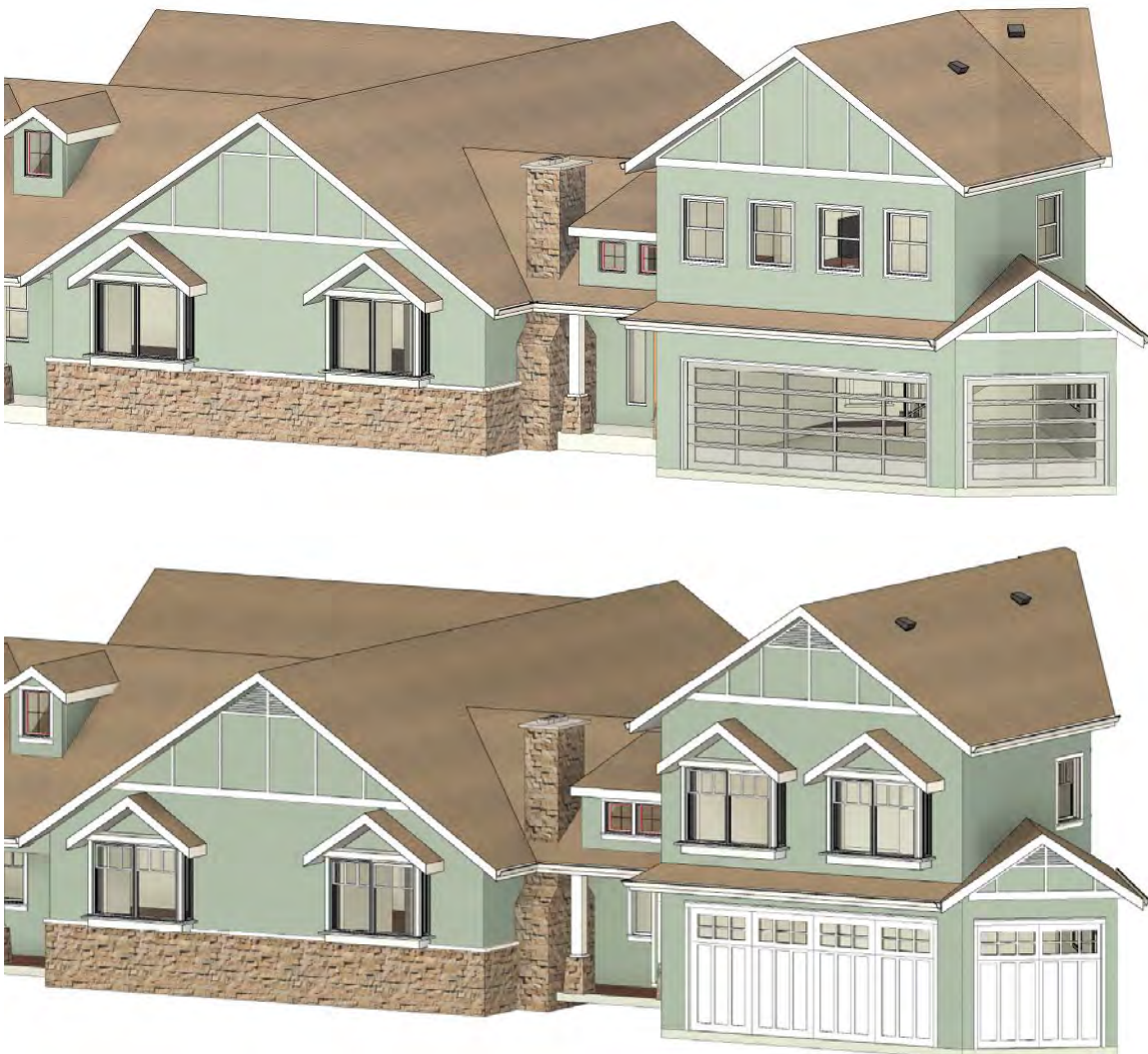
Measured Two-Story Properties in the Immediate Neighborhood:

- **16700 Chirco Drive** (across the street, diagonally left): **26 feet**
- **16736 Chirco Drive** (across the street, diagonally right): **27 feet**
- **15589 Benedict Lane** (adjacent): **25 feet**
- **16763 Chirco Drive** (two homes away): **30 feet**
- To validate the accuracy of our method, we also measured our current residence at **16717 Chirco Drive**, which yielded a height of **20 feet**. The known actual height of our home is **19' 10 1/4"**, confirming a measurement accuracy **greater than 99% with our measurement device**.

To further reduce perceived mass and height, we have integrated new matching bay windows into the second-story facade — a feature already present on the existing home on the first story. This provides architectural continuity while also **breaking up the previously flat vertical plane** of the upper facade. The bay window adds visual dimension and **redirects eye focus to a mid-level elevation**, helping to soften the overall scale of the addition. Rather than drawing attention to the roofline, the design now naturally emphasizes the bay window projections, aligning with the human scale and reducing the

visual impact of height from the street. Together, these modifications demonstrate our thoughtful approach and willingness to adapt the design in response to community and Town feedback.

Before and After:



In summary, the proposed second story addition has a maximum height of **26' 9"**, which places it squarely in the middle of the range of existing two-story homes in the immediate neighborhood and well under the town limit of 30 feet. In fact, **it is the median value** in this sample of two-story properties based on our measurements. While we believe the current height is both reasonable and contextually appropriate, we are willing to work collaboratively to find a solution that meets both design goals and community expectations.

Response to Item 12) Provide Letter of Justification to address that the proposed project will result in the largest in floor area. Please explain how the project is similar in mass, bulk and scale to the immediate neighborhood. Residences within the immediate neighborhood are below the proposed square footage. This project may not be able to be supported by staff and may be referred to the Planning Commission based on the proposed square footage.

Response: We acknowledge that the proposed project will result in a total floor area larger than many (but not all) of the surrounding homes; however, we respectfully submit that increased square footage alone **does not equate** to disproportionate mass, bulk, or scale. The proposed design has been carefully developed to ensure that it remains contextually appropriate, visually balanced, and architecturally consistent with the character of the immediate neighborhood, in full alignment with the spirit of the Residential Design Guidelines (RDG).

Several key points support this position:

- **Street Presence and Proportion:** Despite the increase in total square footage, the home maintains a balanced and proportionate appearance from the street. The second story overall height of **26' 9"** remains **consistent with or lower than** other two-story homes in the neighborhood. It is **the median height** for two story homes. From a visual standpoint, the scale is proportional with the neighborhood.
- **Lot Size and Frontage:** The proposed floor area is **proportionally scaled to the width of the lot**, which is significantly wider than all neighboring parcels. With **over 206 feet of street frontage**, the home's footprint is distributed in a way that avoids excessive horizontal bulk.
- **Articulation and Design Techniques:** The design incorporates several strategies to **break up visual massing**, including stepped rooflines, angled garage walls, increased second-story setbacks from the front and side, varied elevations, and substantial landscaping. These elements ensure that the home does not appear bulky or monolithic despite the square footage.
- **Invisible Square Footage from the Street:** A substantial portion of the floor area is located **toward the rear of the home**, minimizing its impact on the streetscape and ensuring compatibility with the immediate visual context.
- **Neighborhood Evolution:** While existing homes may be smaller, the neighborhood is not static — nor should it be. The proposed design reflects an evolving standard of

living space for modern families, including multi-generational households. In our case, the home will accommodate **five adults** (two homeowners and our three elderly parents) **and one child**, plus the **likely addition of a caregiver** in the near future to assist with elder care. These living circumstances make efficient, well-distributed space not only appropriate but necessary. We believe it is entirely possible to respect neighborhood character while allowing for thoughtful architectural evolution that supports modern family structures and enhances long-term livability.

- In addition, we would like to note that **16724 Chirco Drive**, located directly across the street, has also submitted a development proposal to **demolish the existing structure** and construct a **new primary residence of approximately 3,500 square feet**, a **500 square foot garage**, and a **1,200 square foot attached ADU**. This proposed project reflects a similarly scaled evolution in neighborhood development and supports the notion that larger homes — when thoughtfully designed and site-responsive — are becoming part of the natural progression of the area. Our proposal is consistent with this trajectory and remains within reasonable bounds of size and scale relative to emerging patterns in the immediate neighborhood.

Importantly, we also note that several nearby homes either meet or exceed similar thresholds in total square footage:

- **16763 Chirco Drive**, directly in the immediate neighborhood, features **3,928 sq ft of living space**, a **1,075 sq ft garage**, and a total of **5,003 sq ft**—which is **827 sq ft (19.8%) larger** than our proposed design.
- **15624 Benedict Lane** has a total living area of **3,550 sq ft**, which is **only slightly smaller** than our proposed 3,621 sq ft.
- **16700 Chirco Drive**, just across the street, includes **3,327 sq ft**, also within close range of our proposal.

Additionally, in response to staff concerns and as a demonstration of our willingness to work collaboratively:

- We have **reduced the second story from 563 sq ft to 309 sq ft**.
- We have **reduced the proposed garage size from 634 sq ft to 555 sq ft**.

In summary, although the proposed project will have a higher total square footage than most (but not all) neighboring homes by a slight amount, we believe it is **not disproportionate** in massing, scale, or visual presence. We have also aimed to incorporate modern family needs, contemporary economic realities, and the

evolving character of the neighborhood. We respectfully request that the proposal be reviewed in light of its **overall design integrity**, lot context, and alignment with the spirit of the Residential Design Guidelines.

Our intent throughout has been to create a home that is functional for a multi-generational family, thoughtfully scaled to the lot, and compatible with the character of the surrounding community. We remain open to collaborating with the Town to ensure the project satisfies both the technical requirements and the spirit of the Town's design expectations.

APPLICANT'S RESPONSES TO ARCHITECTURAL REVIEW BY CANNON DESIGN GROUP

Page 4 – “Angled gable is awkward and not well integrated into the existing home.”

Response: We **fully agree** with this observation. In response, **we have eliminated** the previously proposed angled gable roof from the rear of the second-story addition. This element, while initially intended to introduce architectural variation, was ultimately determined to be inconsistent with the clean, traditional lines of the existing home.

The revised design replaces the angled gable with a **more typical, traditionally oriented roof** form that integrates better into the overall structure. The new roofline is consistent with the home's original massing and style, improving the architectural cohesion of the addition. It better reflects the Craftsman-inspired character of the home and ensures the second story does not appear disjointed or overly massive or overly complex.

This adjustment contributes to the overall compatibility of the project with the Residential Design Guidelines, and reflects a meaningful improvement and demonstrates responsiveness to Town feedback and design integrity.

Response: We respectfully **disagree** with this assessment. The proposed garage volume has been the result of extensive collaboration and careful planning by multiple stakeholders, including the homeowners, the father of the homeowner (a licensed civil engineer for 60 years), a family member who is a general contractor, and our architectural team. Collectively, several hundred hours have been dedicated to refining this design. The current configuration reflects the realistic constraints of the lot, including setback limitations, access angles, and the need to meet functional parking requirements.

The proposed garage accommodates bicycle/motorcycle space as well as two parking spaces - one of which must be significantly extended in depth to house a Chevrolet Suburban (length 224.4 inches) or Ford Expedition EL (length 221.3 inches), both of which we own. These are vehicles used by our household, and their dimensions necessitate a longer stall that cannot be achieved with a standard design as proposed in the architectural review. While we acknowledge that the angled third garage door departs from traditional 90-degree geometry, **it is functionally essential**. Eliminating it for the sake of orthogonality would result in a **major sacrifice**: loss of valuable square footage and the removal of one full-sized vehicle space - an outcome that is disproportionate to the **minimal potential design benefit**.

The applicants note with some concern that the architectural reviewer did not acknowledge the substantial reduction in garage square footage he tacitly made—from **555 square feet to approximately 324 square feet**. The reviewer’s suggestion to revise the design to a “traditional” two-car garage appears to be based on a conceptual sketch, possibly intended to depict a standard 20' x 20' configuration (400 square feet). However, when this configuration is translated into CAD software and integrated into the site constraints, the practical interior dimensions measure closer to **18' x 18'**, or **324 square feet (or smaller)**. This is **significantly smaller than even a minimally compliant two-car garage per RDG standards**, and we believe this important contextual detail warrants acknowledgment as part of the review. A 20x20 two car garage does not fit as he has suggested without encroaching on the side setback.

In addition, to further preserve architectural clarity, the second story addition was intentionally designed not to extend over the angled third garage bay. This decision helps preserve the typical 90-degree facade line of the main house and avoids creating an awkward volume above the angled garage door. This design aspect enhances integration by reinforcing the primary mass of the home and ensuring that the angled garage reads as a complementary, not dominant, architectural feature.

Moreover, it is important to note that the existing home already incorporates multiple non-orthogonal walls in a way that feels intentional and cohesive, giving the residence a sense of custom character and architectural interest. The proposed garage angle continues this established design language and does not appear as an anomaly when viewed in the context of the full structure.

We also point to an **example provided in the Residential Design Guidelines (Page 26)** which features a home with a similarly angled garage. This example illustrates how thoughtful orientation - particularly when responding to lot constraints - can produce a visually appealing and contextually appropriate streetscape. Our proposal follows that spirit by embracing a design that works with the unique shape and limitations of the lot while still delivering strong architectural cohesion and proportionality.

Response: In response to this concern and in the interest of reducing hardscape coverage, we have revised the proposal to eliminate the existing driveway paving behind the proposed new garage, an area that would no longer be needed for vehicle access. This change results in a **new reduction of approximately 991.32 square feet of hardscape driveway paving area** in the new proposal compared to the existing condition.

In reviewing aerial photographs of the other properties in the immediate neighborhood, we observed a wide range of driveway and hardscape conditions, including several properties with extensive paving and very limited pervious surface area remaining, including 16763 Chirco Dr and 15561 Corinne Dr.

Based on this visual survey, we believed our original proposal fell roughly in the middle of the range in terms of driveway coverage relative to lot size and configuration. In our revised design, we have made a point to **maintain and add** substantial pervious areas along the majority of the front of the lot adjacent to the street, as well as across the large side yard, the smaller side yard behind the new garage, and backyard, all of which help preserve the overall permeability and openness of the site. Nonetheless, in light of the feedback received, **we have proactively revised the design to reduce total hardscape coverage**, and we hope this adjustment will help fully address any remaining concerns regarding paving extent and site balance.

We believe this revision demonstrates our commitment to addressing design feedback constructively while also improving the balance between built and landscaped areas on the property.

Page 5 – “Garage volume is awkward and not well integrated into the existing home.”

Response: Please see our detailed response provided above in reference to the same comment. In summary, we believe the garage configuration is both functional and contextually appropriate given the site constraints and vehicle needs. The angled garage bay was a deliberate design choice, reflecting our attempt at a thoughtful coordination between architectural goals and real-world usability, and is consistent with elements already present in the existing home. We have also taken intentional steps — including limiting second-story massing over this area - to better integrate the garage with the overall structure and reduce its visual prominence.

We would also like to note, on a personal level, that we genuinely believe this design looks better and more refined than a conventional three-car, straight-line garage. The slight angle adds dimension, visual interest, and character to the elevation, making the garage feel more intentionally sculpted than simply tacked on.

Additionally, the third, single-bay garage door is clearly secondary to the primary two-car garage and is not intended for everyday vehicle use. As reflected in the revised design, it will primarily serve as a parking and storage space for a motorcycle, bicycles, or seasonal items. Alternatively, it would be the best space to accommodate one of our large SUVs (Chevrolet Suburban and Ford Expedition EL), which are used for family travel only seasonally — especially in the winter months.

Response: We respectfully acknowledge the Town’s concerns and refer to our detailed responses above under Items 3C and 3D, which directly address the intent, function, and form of the proposed driveway. While the Residential Design Guidelines (RDG) generally discourage circular driveways, we believe our proposal constitutes a well-reasoned design that aligns with the broader goals of the RDG, particularly given the specific characteristics of our parcel.

The proposed design is **not a “circular driveway” in the traditional sense**, but rather a context-sensitive configuration that provides **practical access** to a two-car and single-car garage layout on an unusually wide corner lot. The increase in curb cut width is minimal—**just one foot**—and the revised plan introduces **over 25 linear feet of new landscaping** within the driveway alone. This results in a **net increase in screening** of the driveway and meaningfully softens the overall visual presence of hardscape, particularly compared to the existing three-car-wide straight/open driveway.

Functionally, this configuration significantly improves ingress and egress **safety**, especially for **large vehicles** like our Chevrolet Suburban and Ford Expedition EL. It reduces the need to reverse into the street, thereby enhancing visibility and safety. These practical safety benefits, while not explicitly addressed in RDG 2.4.4, are very much in the spirit of thoughtful and responsible neighborhood design.

We remain open to working with the Town on any refinements that would further enhance visual integration, but we respectfully submit that this driveway configuration is both **contextually appropriate** and consistent with the intent of the RDG when viewed in the totality of the site’s layout, constraints, and architectural objectives.

Page 5 – “Garage doors appear to be metal with large amount of transparent glazing which would not be consistent with Residential Design Guideline 3.4.1.”

Response: We **agree** with this observation. The original renderings included a generic garage door style that does not accurately reflect the intended final design. As described in our earlier responses, we have updated the proposal to include custom wood garage doors that are consistent with the existing architecture and Craftsman character of the home. These doors will feature raised panels and divided-light windows, matching the style and materials of the current detached garage and main residence, thereby ensuring alignment with Residential Design Guideline 3.4.1 and the overall visual continuity of the property.

Page 6 – “Organize garage and stair to be more reflective of the existing house and architectural style.”

Response: We would like to clarify that there was an **error on the originally submitted plans** that showed only an exterior door accessing the stairwell. This was not intentional and does not reflect the intended design. The correct configuration (see plans) places the doorway to the stairwell directly in the existing interior entry foyer, ensuring a cohesive and practical connection between the second story bedroom space and the main home.

The alternative design suggestion by the architectural reviewer carries forward the anomalous exterior door feature, and similarly misses the mark in terms of functionality, flow, and architectural integration. It disconnects the stairwell from the core circulation of the home and would result in an impractical separation between the second story living space and the main living space. We believe this comment may stem from a misunderstanding of the intended design (due to our error) and spatial relationships, and we hope this clarification resolves the concern.

Our revised layout is corrected specifically to support a seamless internal doorway that maintains the usability, privacy, and comfort of the interior space of the home.

Moreover, the stair placement allows us to preserve the extended length of the third garage stall, which is essential for accommodating our full-size vehicles (Chevrolet Suburban and Ford Expedition EL). Due to the layout of the existing home and the location of the foyer, the staircase can only be reasonably situated at the rear of the foyer and garage. As a direct result, the second-story square footage must also be concentrated toward the back of the proposed addition to maintain proper vertical alignment and functional interior flow. This configuration reflects both practical necessity and thoughtful integration with the existing floor plan.

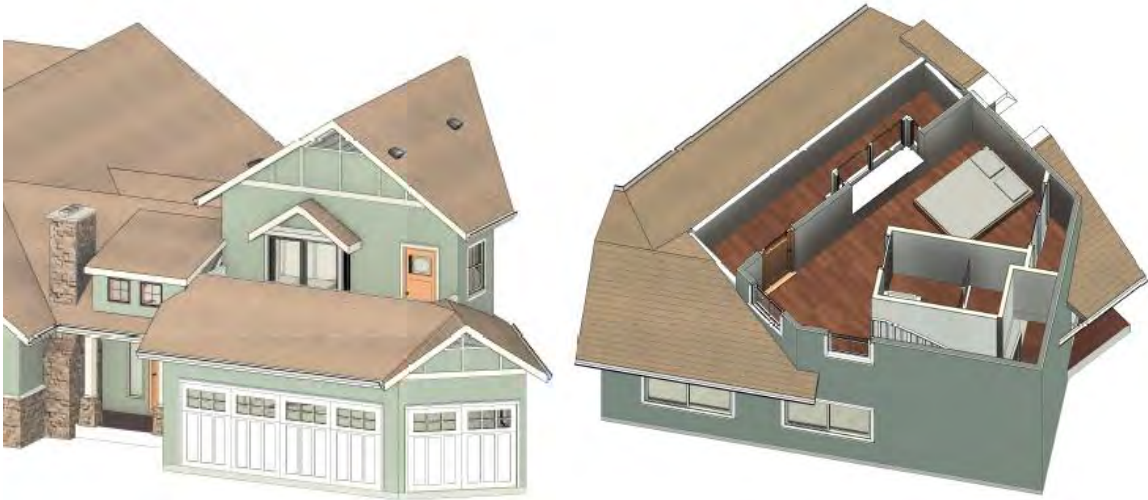
As a result, the proposed design now incorporates an **“open to below” space** on the second story, which brings natural light into the garage, enhances architectural cohesion along the front façade, and provides a fully integrated roof structure over the garage to minimize the risk of water intrusion.

We carefully considered alternative options, including a **flat roof or balcony** over the front garage volume. However, these proved to be **less compatible with the architectural language** of the existing home, introduced **greater potential for [inevitable] long-term water intrusion**, and **visually disrupted the continuity** of the second story. Designs incorporating a gabled roof above the garage or a pony-walled balcony tend to **obscure key second-story architectural elements** and lead to **disjointed visual lines** between the garage level and the upper floor as well as with the original residence.

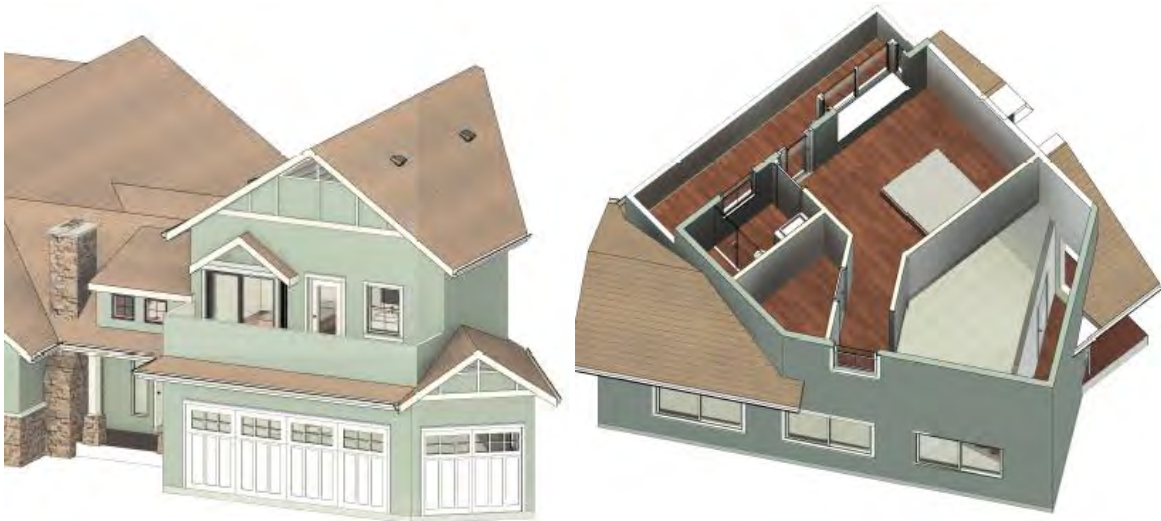
Ultimately, the current solution was selected for its **visual integrity, functional benefit, and alignment with the design goals** of a cohesive and high-quality addition.

Several examples of Rejected Designs:

Rejected Design #1:



Rejected Design #2:



Additionally, we anticipate little to no regular use of a front-facing balcony at that location, raising the concern that it could become a visual eyesore or attract clutter over time, which would detract from the overall aesthetic and streetscape. A front-facing

balcony is also fraught with safety concerns, especially with young children in the house. Given the tight dimensional constraints of the site and required setbacks, this configuration represents a careful balance of architectural alignment, functionality, and spatial efficiency.

Should there be any remaining concerns, we respectfully request a more detailed and specific explanation of how the current stair design is seen as inconsistent with the architectural style of the existing home. The stair placement was intentionally designed to connect directly to the existing foyer, enabling a seamless internal transition between the new second story addition and the main living space.

We welcome further clarification from staff if there are specific elements of the stair design that are of concern, but at this time we believe the current layout is appropriate, well-integrated, and responsive to the unique conditions of the property.

Page 6 – “Eliminate excess paving in favor of landscaping.”

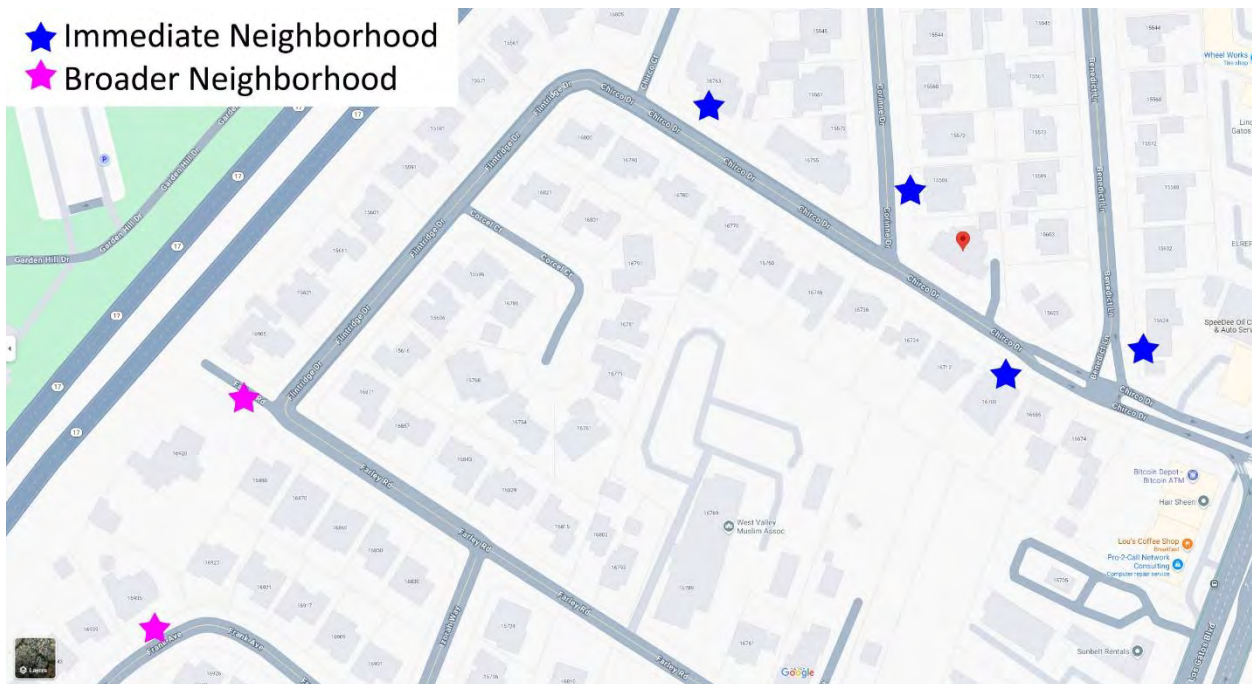
Response: This concern has been addressed in detail above, including a revision to the proposal that removes existing paving behind the garage, a **net reduction of 991 SF hardscape** on the property. The revised design also introduces **new landscaping and driveway screening** within the circular driveway at the street frontage, which helps soften the visual impact of the driveway/garage and contributes positively to the streetscape. In addition, the design maintains significant pervious areas along the front, side, and rear yards. Together, these revisions support the goals of the Residential Design Guidelines by reducing excess paving and reinforcing landscape integration.

APPLICANT'S SUMMARY REGARDING NEIGHBORHOOD COMPATIBILITY

Address	Zoning	Bldg SF	Garage SF	Total SF	Site SF	Bldg FAR	Garage FAR	No. of Stories
15588 Corinne Dr	R-1:8	2802	475	3277	9375	0.30	0.051	1
15589 Benedict Ln	R-1:8	2308	400	2708	9375	0.25	0.043	2
• Height 25 feet			estimated					
15603 Benedict Ln	R-1:8	1545	320	1865	9375	0.16	0.034	1
15624 Benedict Ln	R-1:8	3550	400	3950	16749	0.21	0.024	1
			estimated					
15625 Benedict Ln	R-1:8	1118	480	1598	9375	0.09	0.043	1
16700 Chirco Dr	R-1:8	3327	747	4074	12000	0.28	0.062	2
• Height 26 feet								
16712 Chirco Dr	R-1:8	2596	450	3046	12400	0.22	0.036	1
16717 Chirco Dr (Existing)	R-1:8	3042	413	3455	12480	0.24	0.033	1
16717 Chirco Dr (Proposed)	R-1:8	3621	555	4176	12480	0.29	0.044	2
• Height 26.75 feet								
16724 Chirco Dr	R-1:8	1050	360	1410	12000	0.09	0.030	1
16736 Chirco Dr	R-1:8	3045	355	3400	11250	0.26	0.040	2
• Height 27 feet								
16748 Chirco Dr	R-1:8	2777	360	3137	12000	0.23	0.030	1
16755 Chirco Dr	R-1:8	2052	994	3046	17524	0.12	0.057	1
16763 Chirco Dr	R-1:8	3928	1075	5003	16653	0.24	0.065	2
• Height 30 feet								
16920 Farley Rd (Broader)	R-1:8	4000	400	4400	40946	0.10	0.010	2
16935 Frank Ave (Broader)	R-1:8	3841	782	4623	14810	0.26	0.053	2

★ Immediate Neighborhood

★ Broader Neighborhood



Neighborhood Compatibility Analysis for 16717 Chirco Drive

The proposed development at 16717 Chirco Drive has been thoughtfully designed to blend into the established neighborhood character. This analysis demonstrates how the project aligns with surrounding properties through key comparisons and specific examples from both the immediate and broader neighborhood.

Building Size

The proposed building of **3,621 square feet** sits comfortably within the neighborhood range, particularly when compared to properties in the immediate and broader vicinity.

- Out of utmost respect for the Town's feedback and with a genuine desire to work collaboratively through this process, we have made significant and thoughtful revisions to the proposed design. Most notably, we have reduced the size of the second story by nearly half - **from 563 square feet to 309 square feet** - a substantial concession intended to directly address concerns around mass and bulk. In addition, we have also changed the second-story windows and taken care to **replicate the bay window element** from the existing home's kitchen and bonus rooms - further reinforcing architectural consistency and cohesion. This also draws the focus of human eyes from the street down from the roof line, reducing vertical height perception.
- In further demonstration of our commitment to working collaboratively with the Town and responding to concerns regarding mass and scale, **we have reduced the size of the proposed garage from 634 square feet to 555 square feet**. This reduction reflects our ongoing efforts to thoughtfully balance functional needs with sensitivity to design guidelines and neighborhood context.
- These changes represent not only a significant design adjustment, but also a clear reflection of our willingness to compromise and engage in good faith with the Town's review process. We have worked diligently and thoughtfully to arrive at these softened revisions and sincerely appreciate the City's time and consideration in reviewing them.

Additional Immediate Neighborhood Comparisons:

15588 Corinne Drive (immediate neighborhood):

- Building: 3,277 SF

- FAR: 0.30
- **Our proposed FAR of 0.29 is comparable**

16700 Chirco Drive (diagonally across the street):

- Building: 3,327 SF
- Total with garage: 4,074 SF
- FAR: 0.28
- **Our proposed FAR of 0.29 is comparable**

15624 Benedict Lane (immediate neighborhood):

- Building: 3,550 SF is comparable in size
- **Only 1.9% smaller than the proposed 3,621 SF**

16763 Chirco Drive (immediate neighborhood):

- **This property is 19.8% larger than our proposed design**
- Building: 3,928 SF
- Garage: 1,075 SF (largest in neighborhood)
- Total: 5,003 SF
- Our Total with garage: $3,621 + 555 = 4,176$ SF

Broader Neighborhood Comparisons:

Looking at the broader area reveals additional comparable properties:

16935 Frank Avenue:

- Building: 3,841 SF
- Large garage: 782 SF
- Total: 4,623 SF
- FAR: 0.26 (comparable to the proposed 0.29)
- **This property is 10.4 % larger than our proposed design**

16920 Farley Road:

- Building: 4,000 SF
- **This property is 10.5 % larger than our proposed design**
- Demonstrates that larger homes exist throughout the neighborhood

Garage Comparisons:

Our proposed garage (555 SF, FAR 0.044) is appropriate size and not the largest:

- Immediate neighborhood
 - 16700 Chirco Drive garage is 747 SF, garage FAR 0.062
 - 16755 Chirco Drive garage is 994 SF, garage FAR 0.057
 - 16763 Chirco Drive garage is 1075 SF, garage FAR 0.065
 - 15588 Corinne Drive garage FAR is 0.051
- Broader neighborhood
 - 16935 Frank Avenue garage is 782 SF, garage FAR 0.053

Important Pattern Recognition

As noted, all of these larger properties are disproportionate for their own respective immediate neighborhoods. They appear to be "sprinkled in at low frequency" throughout the broader area. This pattern is important to consider, because homes of the proposed size already exist in both immediate and broader neighborhoods, ie. our proposal is not an outlier.

Summary with Local Context

By the numbers:

- Nearly identical FAR to 16700 Chirco (0.29 vs 0.28)
- Comparable building size as 15624 Benedict (1.9% difference)
- 16.3% smaller than 16763 Chirco Drive
- Smaller than both broader neighborhood comparables

- 9.4% smaller than 16935 Frank Avenue
- 9.5% smaller than 16920 Farley Road
- Building size: 77th percentile (meaning 23% of homes are larger)
- Total development: 69th percentile (meaning 31% of properties are larger)
- Stays below 4 existing larger developments
- Matches median garage size exactly and median second story height exactly
- Preserves over 70% open space

The proposed development is not introducing a new scale to the neighborhood - it fits within an established range that already exists both immediately adjacent and in the broader area.

Addressing the Core Question: Neighborhood Fit

The data demonstrate that:

1. In the immediate neighborhood, there are near-twins in terms of FAR (16700 Chirco) and building size (15588 Corinne)
2. The proposal is not the largest – there are both immediate neighborhood and broader neighborhood properties that exceed our proposed size
3. The pattern of moderately larger homes "sprinkled" throughout is established - the proposal follows this existing pattern
4. The proposal represents responsible development and efficient land use with comparison to both immediate and broader neighborhood context

Conclusion

The proposed 16717 Chirco Drive development is demonstrably within the established parameters of both the immediate and broader neighborhood. With nearly identical FAR to two immediate neighbors, comparable in building size as another immediate neighbor, and significantly smaller than the largest nearby property, the proposal represents a thoughtful addition that maintains neighborhood character while meeting modern housing needs.

The existence of these comparable properties - particularly in the immediate vicinity - provides precedent for the proposed development. The project is not setting a new standard but rather conforming to an existing pattern of appropriately-scaled homes that are already successfully integrated into the neighborhood fabric.

A Note On Shadowing

We have carefully evaluated the potential impact of the proposed second-story addition on neighboring properties and are confident that there will be no material loss of light, privacy, or view. The addition has been set back significantly from side property lines and is located on the parcel, so as to preserve generous spatial buffers between neighboring residences. In addition, the orientation and design avoid alignment with neighboring windows or outdoor gathering areas, and there are minimal second-story windows directly facing adjacent structure windows or private yard spaces, minimizing any privacy intrusion. Where second-story windows are present, they are thoughtfully placed or obscured to reduce potential sight lines.

With regard to shadow impact, the new massing is limited as much as possible in scale and height (maximum 26' 9") and will cast **zero new shadowing on adjacent structures**, including during low-angle light conditions. Existing spatial separation, mature landscaping, and the orientation of the proposed addition further ensure that **no measurable shadow encroachment will occur on neighboring structures or outdoor living areas**.

As a result, we believe the proposed design reflects responsible and neighbor-conscious development, consistent with the goals of the Residential Design Guidelines and with full respect for the privacy and daylight access of adjacent homes.

A FINAL PERSONAL NOTE

Architectural Continuity & Enhancement

The proposed design represents a thoughtful and architecturally cohesive evolution of the existing home, not a departure from it. Rather than a disjointed addition or mass of new square footage, the design embraces the established character of the residence and carefully builds upon it with complementary forms, materials, and proportions. The incorporation of familiar elements, including matching rooflines, bay windows, and restrained detailing, ensures that the project maintains a strong sense of architectural continuity.

At the same time, the design introduces a modern interpretation of traditional forms. For example, the updated massing, refined materials, and reoriented garage layout enhance the home's curb appeal and functionality while remaining rooted in a timeless and respectful aesthetic. In this way, the home reflects both an appreciation for its architectural context and a forward-looking sensitivity to evolving family needs and design standards.

Long-Term Neighborhood Compatibility

This project is a **long-term investment by a family intending to remain in the neighborhood**, not a speculative development. As such, every aspect of the proposal has been approached with care and responsibility toward both the property and the surrounding community. The proposal does not attempt to maximize floor area indiscriminately but rather balances increased livability with site-appropriate design, careful modulation of bulk, and preservation (addition) of meaningful open space.

The project also upholds the broader values of the Residential Design Guidelines, sensitivity to scale, neighborhood character, and environmental responsibility, even when we may respectfully differ from a particular reviewer's interpretation. Our efforts to reduce visual massing, increase landscaping, minimize hardscape, and improve integration with the original structure underscore a **deep commitment to good land use and design stewardship, preservation (addition) of open space, and long-term compatibility with the immediate neighborhood.**

Far from diminishing its context, the proposed home is designed to age gracefully, improve surrounding property values, and contribute positively to the evolving architectural fabric of the immediate and broader neighborhoods.

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ARCHITECTURE PLANNING URBAN DESIGN

January 23, 2025

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

RE: 16717 Chirco Drive

Dear Maria

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

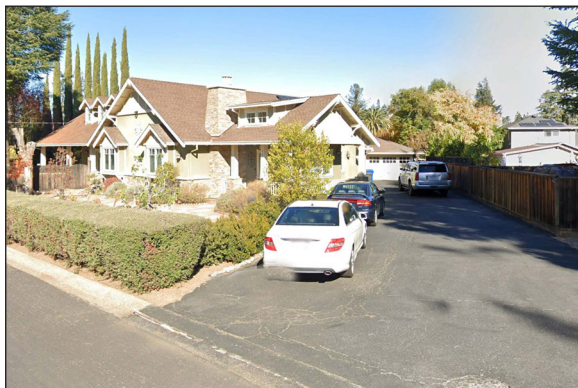
NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood of one and two story homes with a range of traditional architectural styles. Photos of the site and its surrounding neighborhood are shown on the following page.

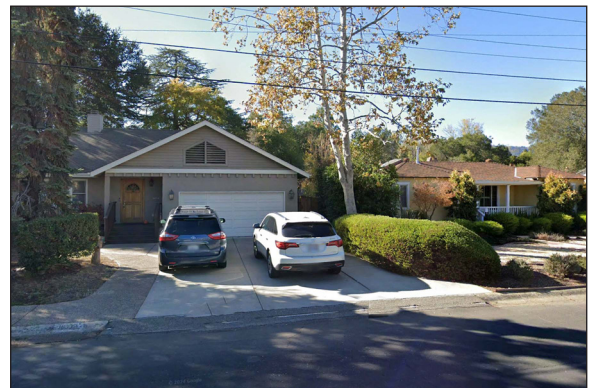


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

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



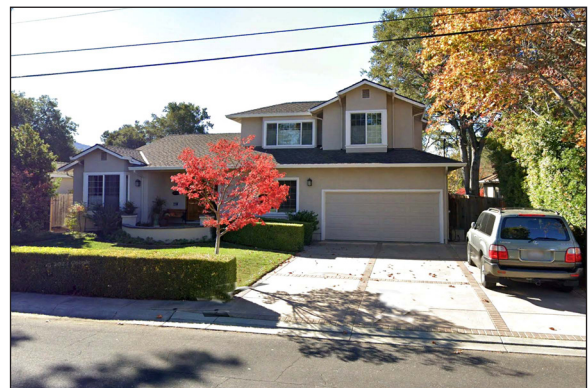
THE SITE



House immediately across Chirco Drive

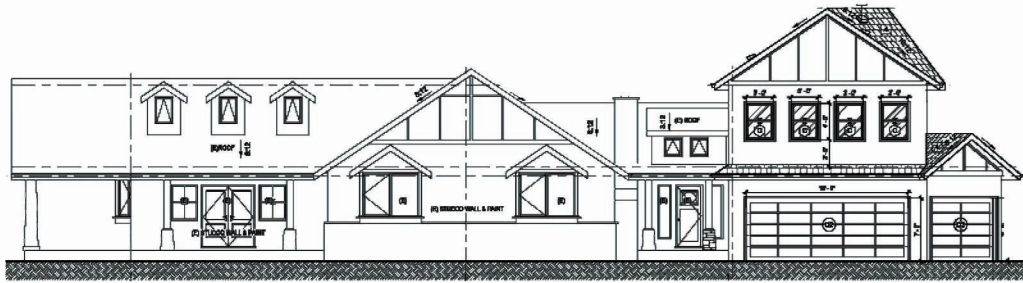


House to the immediate right on Chirco Drive



House immediately across Chirco Drive

PROPOSED PROJECT



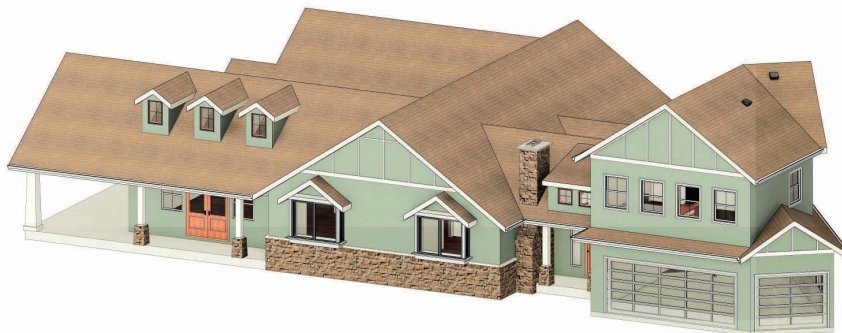
Proposed Front Elevation



Proposed Rear Elevation



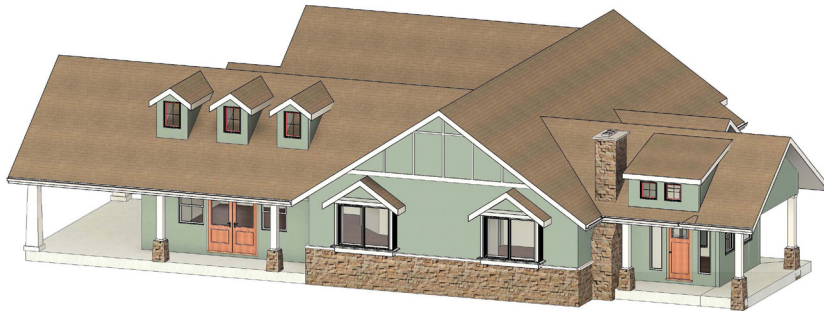
EXISTING FRONT SKETCH



PROPOSED FRONT SKETCH

ISSUES AND CONCERNS

The existing house is a very well designed one story Ranch Style home with floor plan and roof forms typical of the style - see existing house sketches below.



Front and Right Side



Rear and Right Side

The proposed garage and second floor bedroom addition are not consistent with several Residential Design Guidelines.

1. The addition is very awkward and not consistent with the Residential Design Guideline 3.1 Principles.



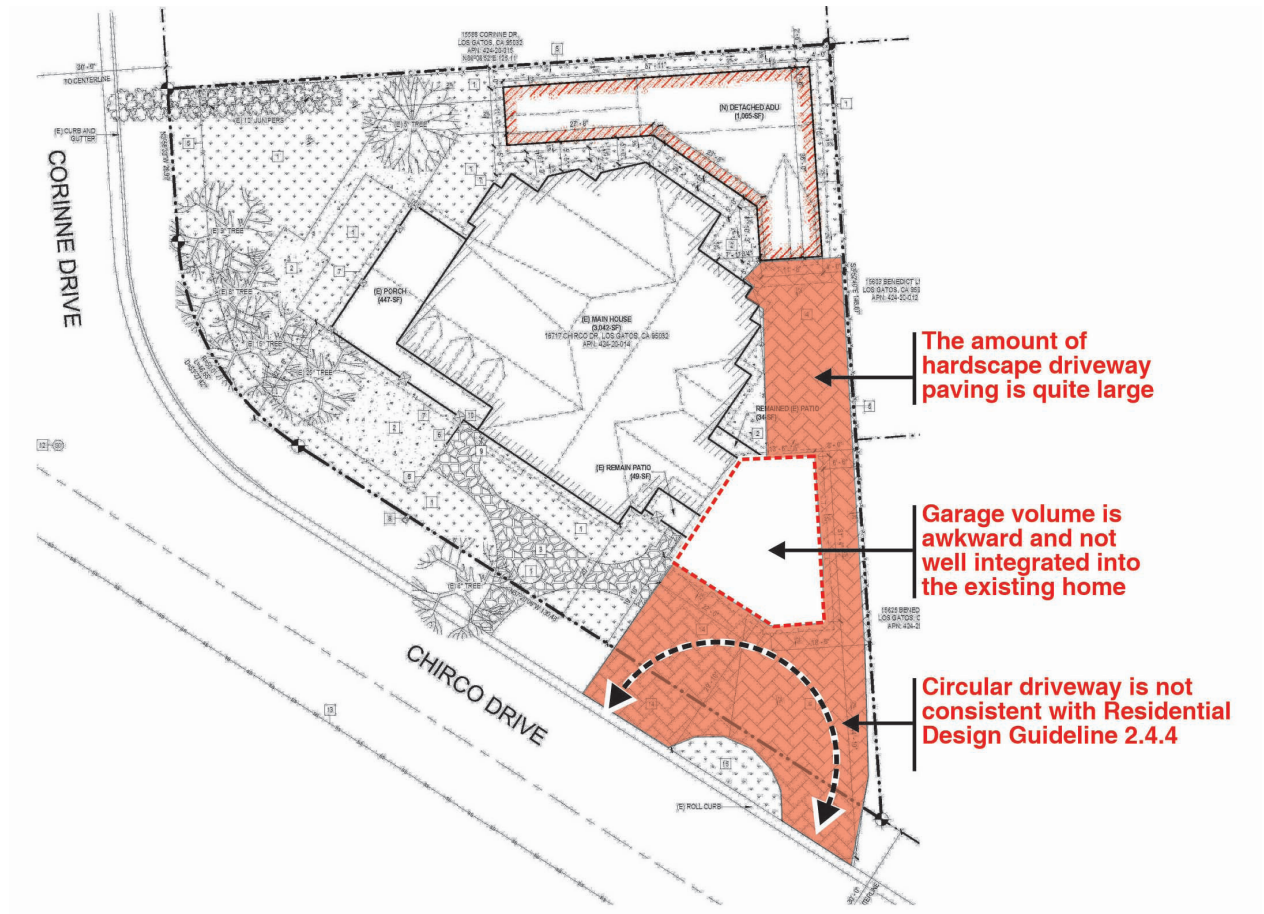
3.1 GENERAL BUILDING DESIGN PRINCIPLES

Design features, proportions and details shall be consistent with the architectural style selected.

2. The proposed site development plan includes a circular driveway and a very large increase in hardscape driveway paving which would not be consistent with Residential Design Guideline 2.4.4.

2.4.4 Limit the use of circular driveways

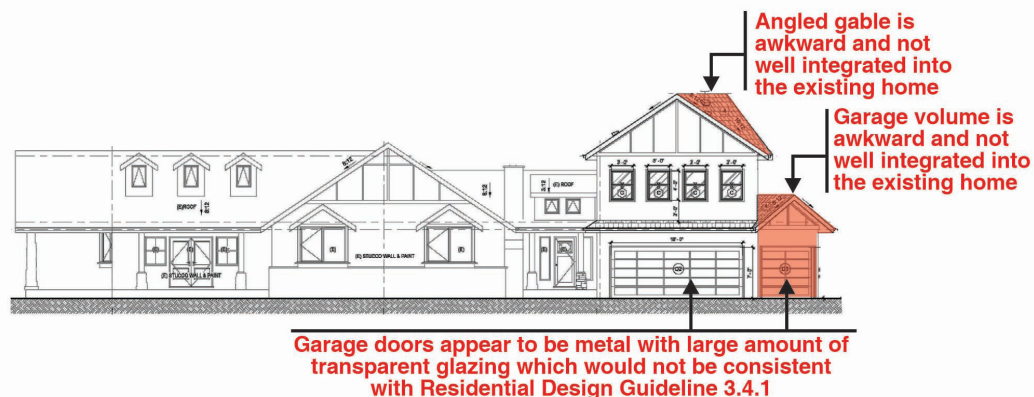
- Circular driveways are discouraged because they increase the amount of paving in front setbacks.



3. The sketch and elevations appear to show metal garage doors with large sections of transparent glazing which, in this neighborhood context, would not be consistent with Residential Design Guideline 3.4.1.

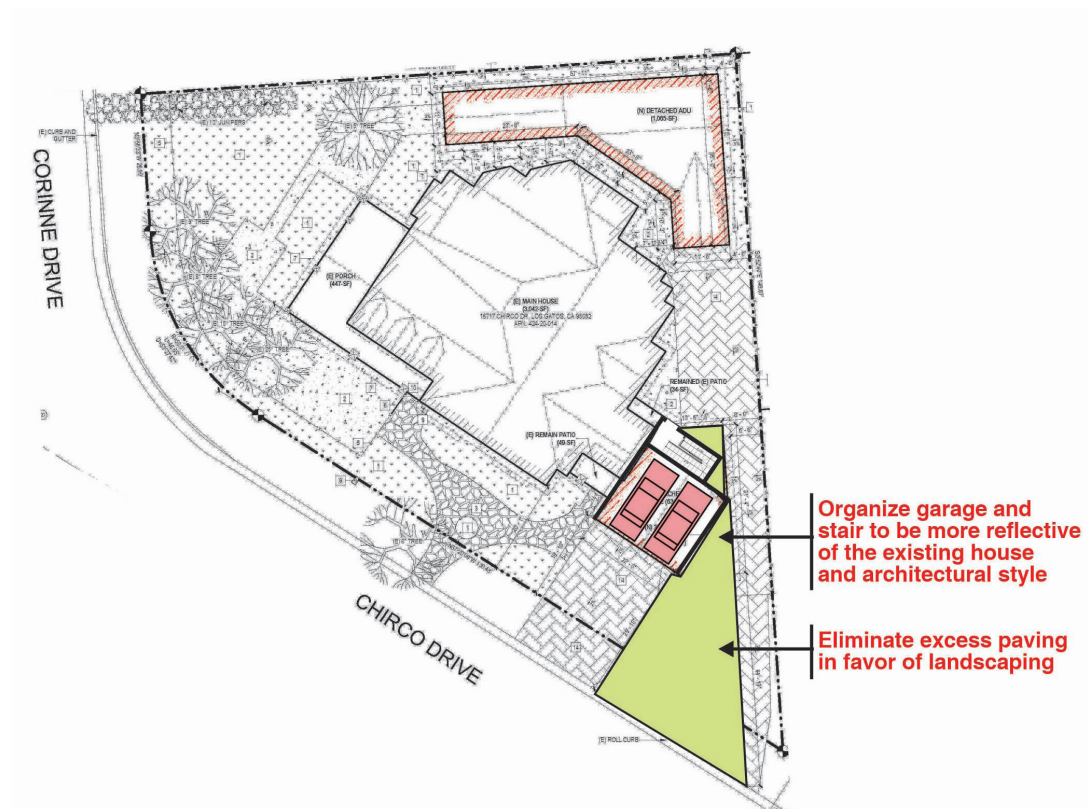
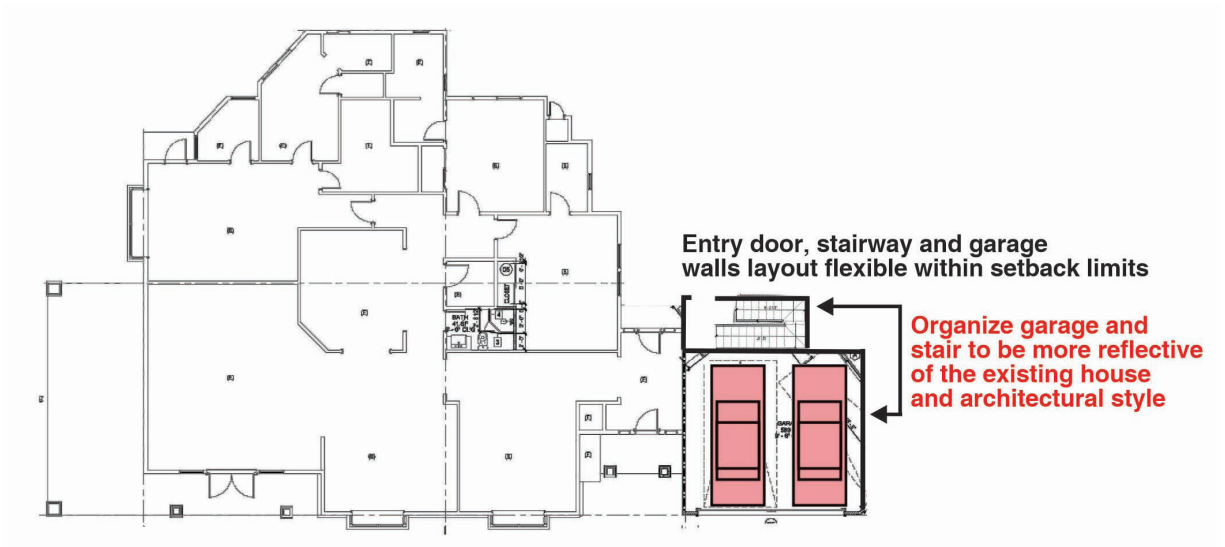
3.4.1 Limit the prominence of garages

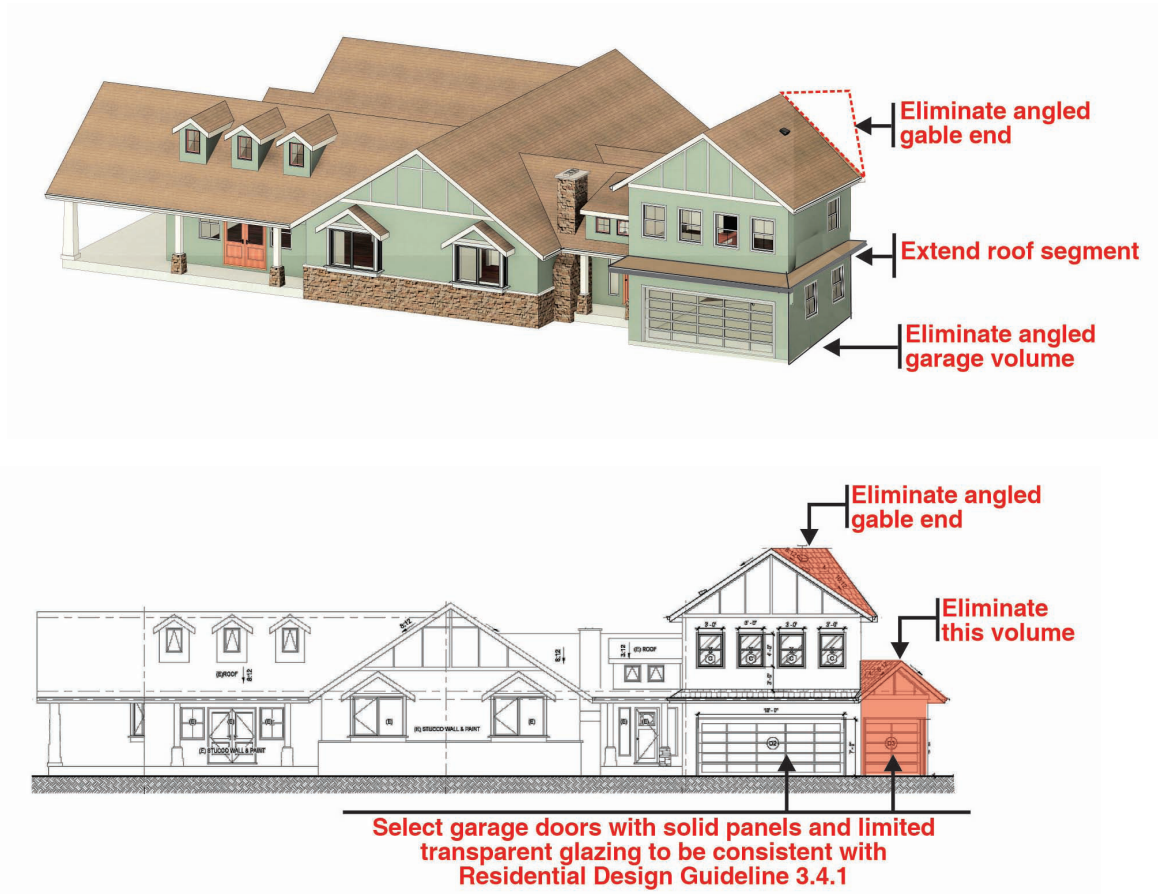
- Avoid designs that allow the garage to dominate the street facade.



RECOMMENDATIONS

1. Eliminate the awkward angled garage volume on the front facade.
2. Eliminate the awkward angled rear facade gable end.
3. Redesign the addition building form to be more reflective of the existing house and the proposed architectural style.
4. Eliminate the circular driveway and replace a significant amount of the hardscape driveway paving with landscaping.
5. Select garage doors with solid panels and limited transparent glazing.





Maria, 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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RE: 16717 Chirco Drive - Response to Consulting Architect Recommendations

Dear Planning Division,

We respectfully submit the following responses to the architectural recommendations provided as part of the project review for 16717 Chirco Drive. We have carefully considered each recommendation and have made the following revisions.

1. Eliminate the angled garage volume on the front façade

We evaluated the alternative concept proposed by Mr. Cannon and explored its feasibility within the constraints of the site and overall design objectives. When fully implemented into a CAD model, the configuration presented several challenges, including a reduction of the garage area from approximately 679 square feet to 324 square feet. This significantly limits functionality and intended use of the space. As discussed with Ms. Erin Walters and Mr. Sean Mullin during our Zoom meeting on December 17, 2025, the angled garage was developed for storage capacity while also complementing the triangular geometry of the lot and corresponding angled elements on the opposite side of the home, helping maintain overall architectural balance and symmetry. An interactive 3D rendering was presented during that meeting and subsequently shared via email with staff and the Director for further review.

<https://sketchfab.com/3d-models/25012-mdm-16717-chirco-46d195b409e54290b5cf2496a4c21eff>

Based on that discussion and follow-up communication, the angled garage door element has been removed as requested and replaced with a window to further simplify and refine the front façade. The final result of the revised design is two-car wide garage. This is consistent with the predominant pattern in the immediate neighborhood and was submitted in the “How to read your neighborhood” workbook from the Residential Design Guidelines. Our understanding is that this design was deemed acceptable and no further revisions were requested.

2. Eliminate the angled rear façade gable end

The rear angled façade has been removed and revised to a squared-off configuration in accordance with the recommendation from the consulting architect and planner.

3. Redesign the addition building form to better reflect the existing house and architectural style

Per discussions with Ms. Walters and Mr. Mullin, the design has been updated to incorporate architectural elements that more closely reflect the existing home. Specifically, an extended eave has been introduced between the first and second floors, and gable detailing has been added to mirror the character of the existing front elevation.

4. Eliminate the circular driveway and reduce hardscape paving

The circular driveway has been removed from the design. In addition, a substantial portion of hardscape located behind the proposed garage has been eliminated and replaced with landscaping. These changes result in a net reduction of 991 square feet of hardscape and net increase in landscaped area.

5. Select garage doors with solid panels and limited glazing

The revised design incorporates a solid panel garage door consistent with the architectural style of the existing home and garage. We believe it is now in compliance with this recommendation.

We appreciate the Town's continued guidance and collaboration throughout this process. We believe the revised design reflects a balance between functional requirements, site constraints, and adherence to the Residential Design Guidelines. We respectfully request your continued review and consideration.

Sincerely,
Deepak Gupta
16717 Chirco Drive
Los Gatos, CA 95032

Response to Neighbor Concerns

Prepared by Deepak Gupta and team, on June 26-28, 2026

Submitted to Town of Los Gatos on June 29, 2026

I. Introduction

We appreciate the Town forwarding the neighbor correspondence regarding the proposed project at **16717 Chirco Drive**, and we also thank the adjacent property owner for taking the time to review the plans and provide written comments. We understand that changes to a neighboring property can raise important questions, particularly with respect to privacy.

We have taken these concerns seriously and have tried to be fair and considerate in our responses below. Where feasible, suggested options for revision are presented below. At the same time, we also hope that both the subject neighbor and Town understand that there are constraints and we hope to be able to compromise a fair resolution where needed.

We remain committed to working constructively with the Town and neighboring property owners to ensure the final project is fair, respectful, and contextually appropriate.

II. General Response

We believe it is important to provide several overarching points regarding the proposed project and the review process to date.

First, this project has undergone numerous significant revisions in response to Town feedback, consultant architectural review, neighbor feedback, and our own continued evaluation of neighborhood compatibility. These revisions have required substantial time and effort from multiple parties, including our design and architectural team, engineering consultants, contractors, surveyors, and family members. Reviews and revisions have also resulted in not-insignificant additional expenses; we mention this not as a complaint, but to emphasize that the current proposal reflects a long and careful process of refinement, not an inflexible design.

Second, the proposed project complies with applicable zoning regulations and has been designed with careful attention to the intent of the Residential Design Guidelines. While compliance with zoning standards alone is not the only consideration, we believe the current design also addresses the broader RDG goals of neighborhood compatibility, proportionality and scale, appropriate architectural character, and sensitivity to adjacent properties.

Third, every effort has been made to balance multiple competing considerations, including minimizing impact on the neighborhood, privacy, functionality of interior circulation, architectural quality, and the needs of a multigenerational household. We believe the revised proposal reflects this balance in a reasonable manner.

III. Response to Individual Concerns

A. Privacy

We understand and respect the neighbor's concern regarding potential privacy impacts from the proposed second-story windows. The second-story windows have been reduced from earlier design iterations, reflecting our effort to balance architecture, natural light, and privacy considerations. The remaining windows provide natural light, ventilation, emergency egress, and visual articulation so the second-story façade does not appear as a solid blank wall.

It should also be noted that the windows do not create direct overlook as suggested in the neighbor's letter as the second story does not abut his property line. To the extent any angled or partial view toward the neighboring property may exist, we are willing to incorporate **factory-finished frosted, etched, or otherwise permanently obscured glazing** where appropriate to further reduce privacy concerns. However, complete removal of the windows, significant reduction in opening size, or raising sill heights beyond certain limits may not be feasible because bedroom windows must still satisfy applicable building code requirements for emergency egress. In the spirit of continued collaboration, we believe these revisions and proposed accommodations adequately protect neighboring privacy.

It is also worth noting that the existing immediate neighborhood already includes second-story windows at comparable or shorter distances to neighboring properties, as they cannot be completely avoided unless second stories are eliminated altogether. Nevertheless, we have taken care to avoid creating a direct overlook condition and remain willing to use obscured glazing, if required, where appropriate.

B. Shadowing

We have reviewed the neighbor's concern regarding potential shadowing, particularly as it relates to the pool, trees, and landscaping. It should be noted that the neighbor's concerns are not presented with any accompanying measurements, scientific data, or studies to support stated concerns. The neighbor has also requested an *independent, verifiable* shadow study in lieu of the submitted shadow study in our C3 submission. We take this concern seriously and have also reviewed the neighbor's submitted conceptual illustration.

Our submitted shadow study was prepared using a conventional shadow-analysis approach, evaluating the project during relevant daytime intervals (9:00am-3:00pm) and already includes both the **winter solstice (A.18-A.19)** and **summer solstice (A.19-A.20)**. The winter solstice represents the lowest sun angle and therefore the most conservative

shadow condition, while the summer solstice represents the season when pool use, landscape growth, and sunlight exposure are typically most relevant.

The neighbor's conceptual exhibit was also reviewed and appears to depict a very long, low-angle shadow. However, the exhibit itself is labeled as conceptual and is not a scaled or surveyed shadow study so it is unclear exactly how to use this. From a geometric standpoint, an approximately **85-foot shadow** from a **26.5-foot-tall structure** would require a sun elevation angle of only **17.3 degrees above the horizon**. This represents a very low-angle sun condition, typically associated with dusk rather than standard daytime conditions. It is not typical for shadowing during dusk to have material adverse impact, as **it is brief and expected** before sunset. The conceptual drawing is also inaccurate as it positions the subject neighbor directly east of the proposed second story which is not accurate. An accurate figure depicting the proposed configuration is included here with no immediate abutment along his property line (15603 Benedict) line.

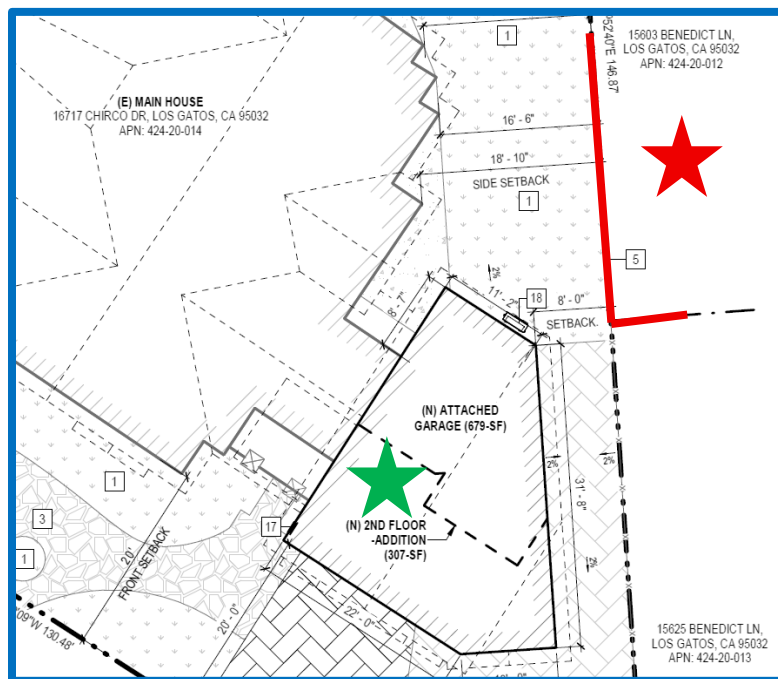


Figure B0. The proposed second story (green star) does not immediately abut the subject neighbor's property line (red star and red line). The correct direction between the two structures is Northeast (not East).

In addition, the neighbor's conceptual shadow exhibit appears to contain a directional inconsistency. The diagram depicts sunlight approaching from one direction while the

projected shadow appears to extend in a different direction. From a geometric standpoint, the direction of incoming sunlight and the direction of the resulting shadow should be aligned on the same axis. Because the exhibit does not appear to maintain that relationship, we understand this to be a conceptual illustration only, rather than a reliable or scaled representation of actual shadow impact. As our original shadow study *does not correlate* with the neighbor's drawing and at **the neighbor's request**, we performed a **supplemental shadow study** on June 26-28, 2026, **focused** solely on the relationship with the subject neighbor's property. This supplemental study, similar to the original shadow study, does not correlate with the neighbor's conceptual drawing and is discussed further below.

In our supplemental focused study performed on June 26-28, 2026, portions of the neighboring pool were noted to **experience significant shadowing from existing structures and/or existing mature trees during winter-afternoon** conditions when pool use and solar warming are naturally not typical. The proposed addition was found to result in incremental shadowing during the late-day winter period, but that incremental effect appears minor, limited in duration (3:00pm-3:30pm), and generally comparable to existing shadow conditions. In particular, the incremental shadowing does not appear to affect the neighbor's main residence and does not appear to create any new shadow whatsoever over the pool during the primary seasons of pool use. The concern that the project would materially reduce the usable pool season or significantly impair solar warming is not supported by the available objective analysis in both studies. See additional **ATTACHED FIGURES B1-B18 for supplemental focused shadow study results**.

It is also important to distinguish between *existing shadowing* and *shadowing caused by the proposed project*. It should be noted that the neighbor's own residence and own existing mature trees along the property line already contribute significant shade patterns to the neighbor's rear yard and pool, and any fair analysis should separate those existing conditions from any additional shadow attributable solely to the proposed second-story addition.

Based on the original shadow study and supplemental study, the available evidence does not suggest a significant shadow impact on the neighboring property caused by the new second story. During summer, when the swimming pool and landscaping are most dependent on sunlight, the sun is high in the sky (vertical light) and shadows cast by the proposed addition are correspondingly short. As a result, **the proposed second-story addition does not affect sunlight access whatsoever** to the neighbor's pool, trees, or landscape health during the season when those features are most actively used and most dependent on direct sunlight.

During the winter solstice, there is incremental shadowing limited in both extent and duration which we believe is not a significant loss of sunlight to the neighbor's rear yard. More specifically, there is partial pool shadowing about 30 minutes earlier, around 3:00pm, instead of 3:30pm. It should also be noted that during the winter solstice timepoint, there would be **no leaves** on the trees nor any expected watering of the landscape, and shadow onset 30 minutes earlier would not be expected to play a critical role in pool temperature nor landscape health.

Please note that during both the summer and winter solstice, the neighbor's own residence already overshadows the pool for most of the morning sunlight hours between 8:00am and 11:30am, and this is the major source of pool shadowing with or without the proposed second story addition.

In summary, while we understand the neighbor's theoretical concern, and recognize that some low-angle winter-afternoon shadowing may occur 30 minutes earlier before sunset, the available objective evidence indicates that the shadow from the proposed addition is extremely minimal, seasonal, and not materially adverse. The submitted shadow study already includes winter and summer solstice conditions, and new supplemental study further supports the same conclusion as original submission that the project will not create additional significant shadowing over the neighbor's pool, mature trees, landscaping, or main residence.

Finally, we also respectfully request two more important points to be considered:

- The subject neighbor's trees along the rear property line contribute significant daytime shadowing to our proposed open yard and landscaping behind the new garage. We are accepting of this and respectfully request reciprocal consideration.
- The neighborhood is a moderate density zone with side setbacks of 8 feet. It is not a rural or estate setting where very large separations between structures exist. There are numerous examples in the neighborhood where shadows affect neighbors to some degree and we respectfully request similar reasonable allowance.

C. Height and Neighborhood Compatibility

We understand the neighbor's concern regarding the height and perceived mass of the proposed second-story addition. First, it is important to note that the proposed second story does not abut the neighbor's property, and is actually situated approximately 85 feet away from his house, and adjacent to a different neighbor at 15625 Benedict Lane.

Furthermore, our understanding is that neighborhood compatibility should be evaluated in the context of the "immediate neighborhood" as a whole, rather than by comparison only to one immediately adjacent property. The Residential Design Guidelines require submission

of a neighborhood analysis in their workbook, and our submitted design was prepared with that systematic framework in mind.

As part of our review, we identified existing two-story homes in the immediate neighborhood with heights ranging from approximately **25' to 30'**. The proposed maximum height of our project was previously reduced to **26'6"**, which places it in the lower half of the observed range of two-story homes. Importantly, the proposed project would **not be the tallest** home in the immediate neighborhood.

The current revised design also reflects substantial effort to reduce perceived mass and bulk. The proposed second-story floor area was previously reduced from **563 sf to 307 sf**, a significant reduction that materially decreases the upper-level volume, and was carefully limited to the minimum area needed to meet the functional goals of the project while maintaining neighborhood compatibility.

In addition, our neighborhood survey confirms that two-story homes are present and common in the immediate area at an incidence of ~40%. As such, the proposed addition does not introduce an unprecedented condition, nor does it create a height relationship outside the established range of nearby homes.

In the spirit of compromise and good faith collaboration, one suggestion we have is to possibly consider changing the rear roofline from gable to hip. This would reduce the rear height (from 26'6" to 18') that is diagonal and visible from the subject neighbor's backyard. This is a proposed rear height reduction of ~33%. This would unfortunately disrupt the Craftsman architectural consistency at the rear façade that was required by the Town of Los Gatos during the review process, but would have a potential benefit of reduced height and mass at the rear closest to the subject neighbor. This would also push the maximum height of the roof ridge *away* from subject neighbor by 14' 5" per his request. This would still be subject to design and engineering, and planning approval. This alternate design and engineering has been requested to assess feasibility, but due to the short notice, has not yet been completed. See preliminary 3D drawings (*to scale*) which are **ATTACHED (C1-C8)**.

A second last-minute alternative design is also preliminarily included in **ATTACHED FIGURES C9-C14**. This design has not yet been engineered or assessed for viability.

Taken together, the neighborhood height data, reduced second-story square footage, and architectural flow demonstrate that the revised design is in many ways appropriately scaled and contextually compatible with the immediate neighborhood. **TWO** possible rear roofline/rear height revisions (reduction by 33%) are reluctantly presented above for consideration.

D. Garage and Setbacks

We have reviewed the neighbor's concern regarding the proposed garage location and side-yard setback. The subject property has an unusual triangular lot configuration, and the existing home's orientation creates **no realistically feasible alternative option for locating a functional attached garage while maintaining appropriate circulation, access, and architectural integration.** It should be noted that the proposed garage is nearly completely *concealed by a fence* between our properties, and as stated above, does *not abut* the subject neighbor's property.

The proposed garage has also been revised and reduced in size during the review process. It is not a maximal or excessive garage volume; rather, it has been carefully tailored/revised to meet functional needs while keeping scale and reducing impact. We have previously reduced garage square footage, eliminated hardscape behind the proposed garage, and replaced that area with **increased open space and landscaping** that does directly abut the subject neighbor's property.

Importantly, the proposed garage complies with the required side-yard setback. While the neighbor prefers the existing larger separation, the current proposal remains within the development standards applicable to the property. The design should therefore be evaluated based on whether it complies with the Town's requirements and satisfies the intent of the Residential Design Guidelines, rather than whether it preserves an existing condition that exceeds the required setback. It should be noted that the proposed garage is approximately 85 feet away from the subject neighbor's residence. This is almost the same distance between my front door and the neighbor across the street from me, yet we do not require increasing front setbacks to push houses farther apart across the street. The immediate neighborhood is a moderate-density single-family neighborhood, but it is not a rural or estate setting where very large separations between structures are expected. Many homes in the immediate neighborhood are located within standard code-compliant setback patterns, and the proposed garage similarly complies with the applicable side-yard setback requirement. To require additional setback for our project would not be an established standard in our immediate neighborhood.

Finally, it should be noted that in the spirit of good faith neighborly cooperation, we have tried to minimize the impact of an attached garage, and would expect some grace from neighbors to be able to make efficient use of our property to meet personal goals. For these reasons, maintaining the prior 16'6" setback or relocating the garage would be impractical and disproportionate to the concern raised. Such a change would require starting from scratch or project abandonment. While we respect the neighbor's perspective, the

reasonable use and layout of the property must also be considered. We believe the revised garage location represents a practical, compliant, and context-sensitive solution.

IV. Communication and Neighbor Outreach

We have made multiple good-faith efforts to communicate directly and transparently with the adjacent property owner regarding the proposed project. Because the owner does not reside at the property and the home is currently tenant-occupied, there have been limited opportunities for informal, in-person discussion in the normal course of neighborhood interaction.

Over the course of the project, we attempted to contact the owner several times to discuss the plans and address any concerns.

1. July 1, 2025 – texted neighbor re: project, no response.
2. July 2, 2025 – texted neighbor re: project, he requested speaking at a later date.
3. July 7, 2025 – texted neighbor re: a different matter. My age 5 son hit a baseball over the fence into his backyard. No mention of wanting to discuss the project.
4. Oct 21, 2025 – text and phone call with neighbor re: a different matter. Neighbor had listed his house for sale. No mention of wanting to discuss the project.
5. June 13, 2026 - During a visit to the neighborhood, the neighbor notified me that he had seen the project sign on our property. Although we were away from the house at that moment, I called the neighbor and offered to return promptly in order to meet in person and discuss the project while he was nearby. Unfortunately, by the time we returned, he had left and requested to speak later by phone, which did not occur.
6. June 28, 2026 – I emailed the neighbor to acknowledge receipt of his letter and intent to send him additional figures, information, and possible solutions to his concerns regarding our project. No response thus far from neighbor.

We note this history not to criticize the neighbor, but to document that we have consistently attempted to be transparent and accessible. Our intent has always been to engage constructively and approach this project with the same consideration we have shown in our outreach to other neighbors, many of whom have met with us personally and provided feedback. Unfortunately, the neighbor has decided to wait until **1 business day** before approval (June 29, 2026) to submit his objections, which was very alarming. This has resulted in significant short notice/overtime/hasty effort to consider possible revisions in design, concepts, and a *de novo* supplemental shadow study. Nonetheless, we remain fully willing to continue the dialogue and collaboration with this neighbor.

V. Overall Design Philosophy

We believe it is important to explain the broader philosophy of the project. The proposed design was not an effort to maximize square footage without regard to context. Rather, it reflects an attempt to balance architectural quality, multigenerational family needs, preservation of open space, and respectful visual and neighborhood impacts.

With the guidance and collaboration of the Town, we have studied nearby homes, lot configurations, building heights, garage placement, setbacks, and overall massing patterns to ensure the proposal remains contextually appropriate. We have met with multiple neighbors and incorporated feedback in the previous revisions. While the design cannot exactly replicate every neighboring condition, it has been revised/refined/reduced upwards of 50 times to achieve best fit within the immediate neighborhood.

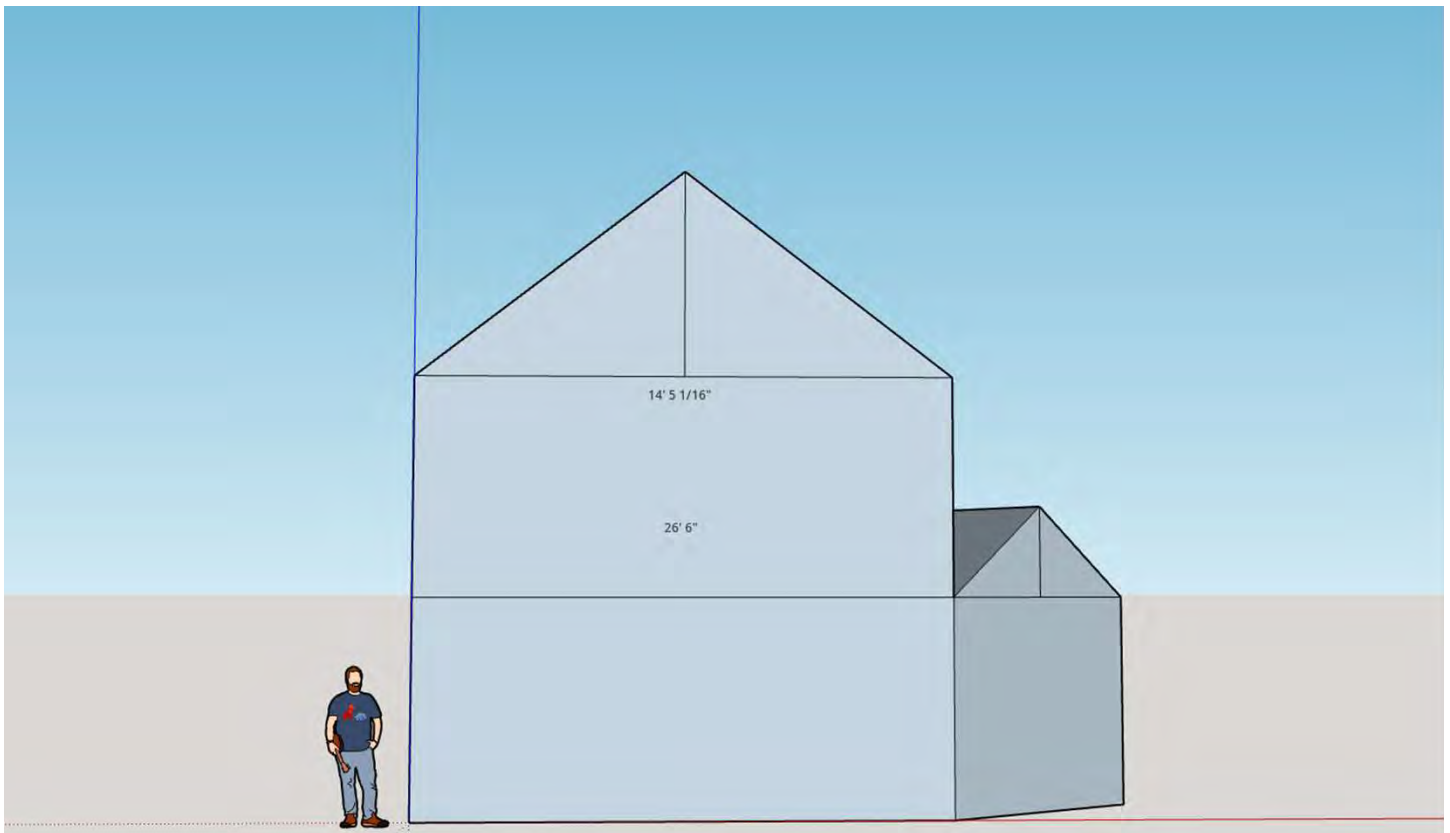
At the same time, the project must use available lot space and serve real functional needs for a multigenerational household. The design attempts to provide necessary space, parking, storage, and circulation in a manner that is efficient and respectful. We have also made a good-faith effort to preserve/increase open space, to use the lot responsibly, and avoid unnecessary overdevelopment that would negatively impact the neighborhood.

VI. Conclusion

We appreciate the neighbor taking the time to review the proposed project and express his concerns. We understand that changes to an adjacent property can raise important questions, and we have taken those concerns seriously. The letter above is an attempt to explain the reasons for many of the decisions made over the last 18+ months of design.

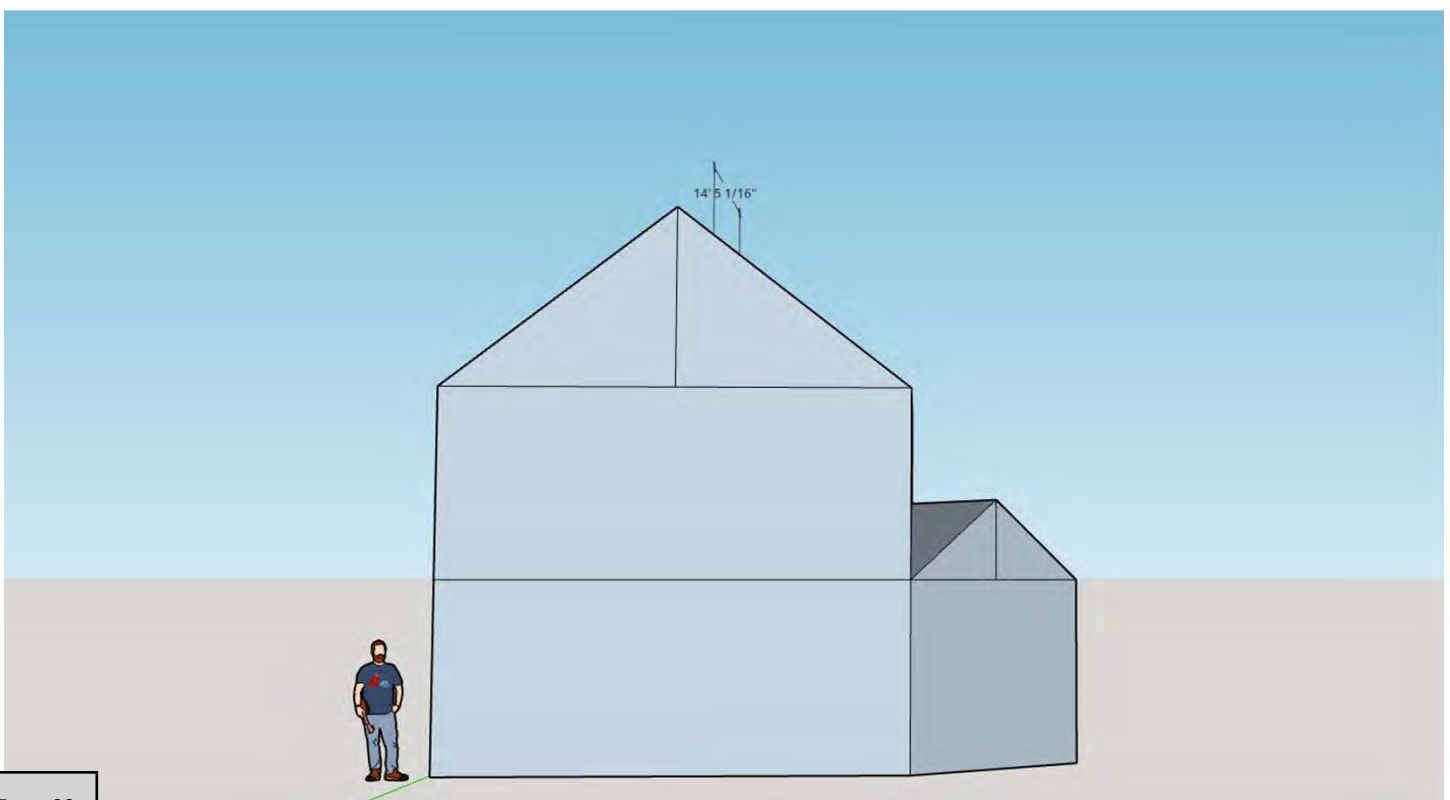
Where feasible, we have also suggested possible revisions to accommodate the concerns brought forth by the subject neighbors. Overall, we maintain that the proposal remains consistent with applicable zoning standards and faithful to the intent of the Residential Design Guidelines, while also reflecting meaningful revisions made in good faith throughout the review process.

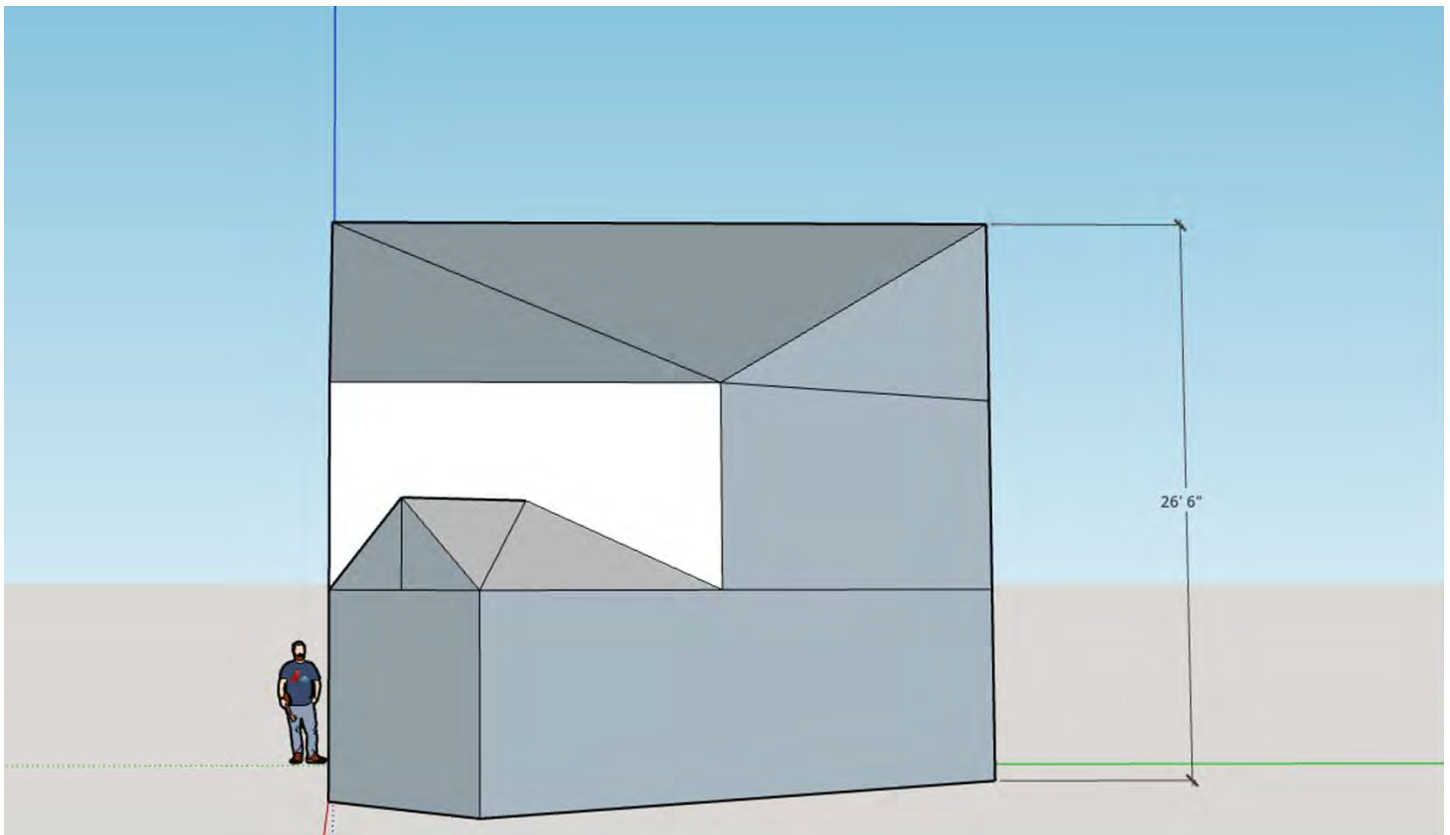
We remain willing to continue working constructively with Town staff and neighboring property owners to address any reasonable remaining concerns and to ensure the final project is fair, respectful, and compatible with the neighborhood.



Front Elevation remains unchanged.

Figure C1. Above. Submitted design with rear gable roof.
 Figure C2. Below. Rear roofline modified to hip instead of gable.

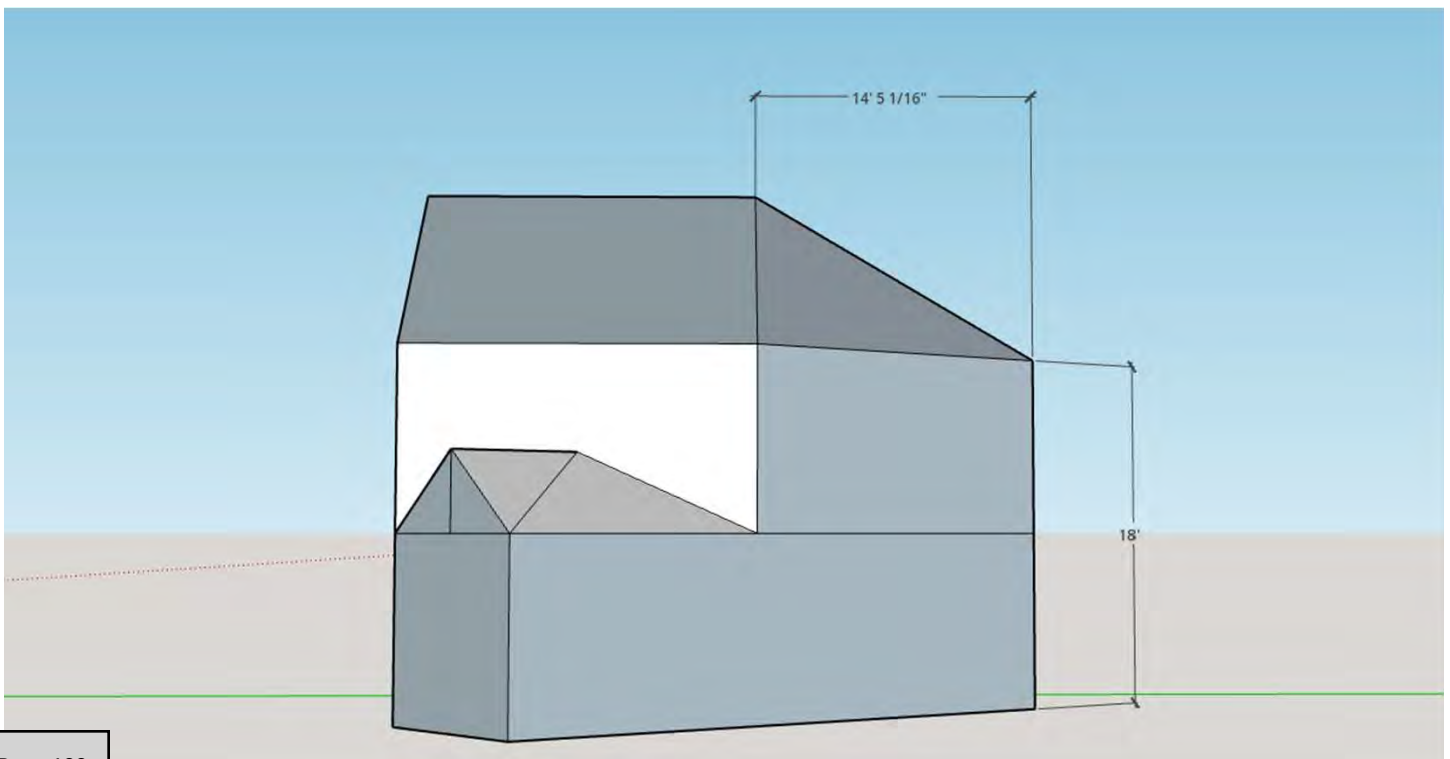


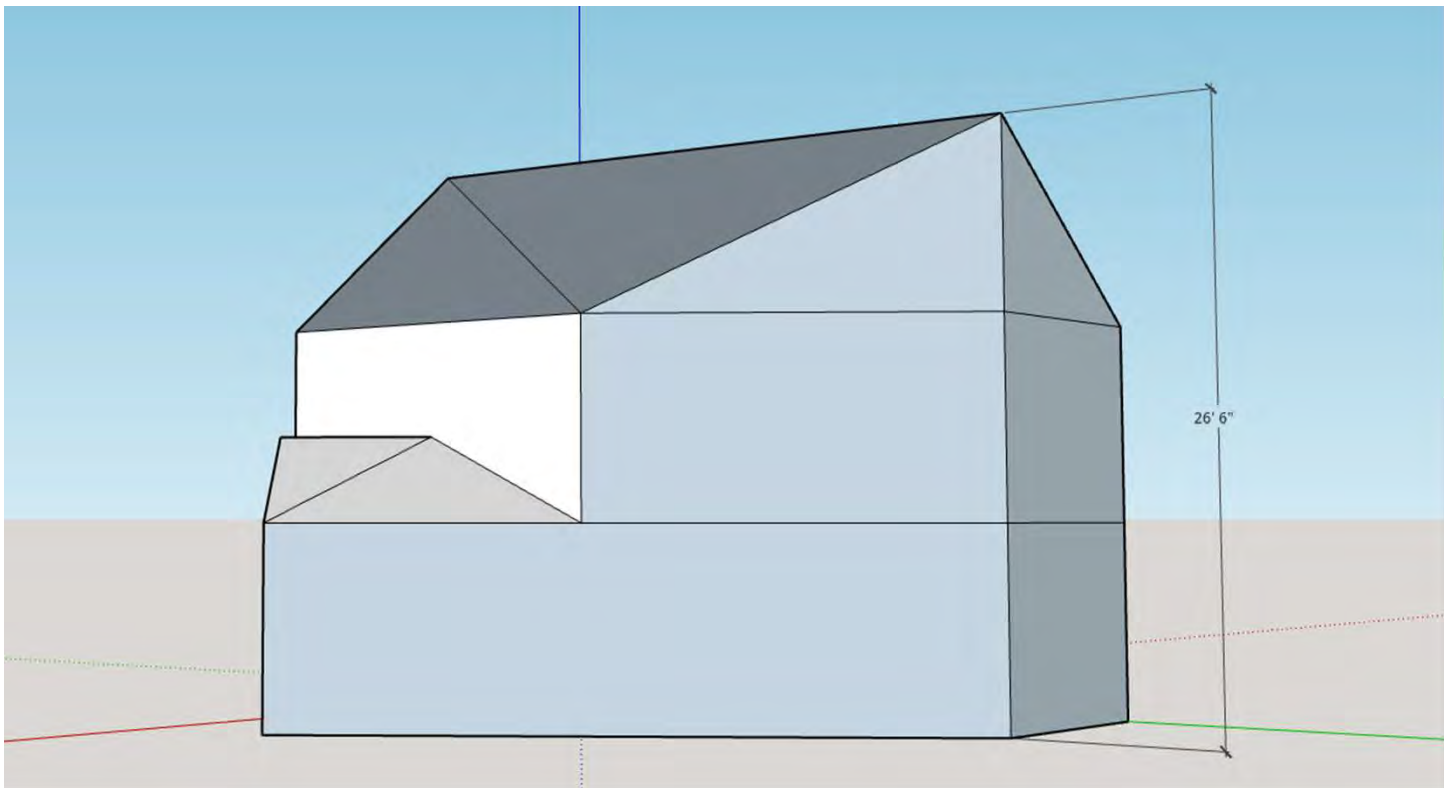


Right Elevation

Figure C3. Above. Submitted design with rear gable roof.

Figure C4. Below. Possible revision shows rear roof hip architecture instead of existing Craftsman/gable style. This results in a rear height reduction from 26'6" to 18'. The maximum height of the roof is pushed forward, away from the subject neighbor, by 14' 5" per neighbor's request.

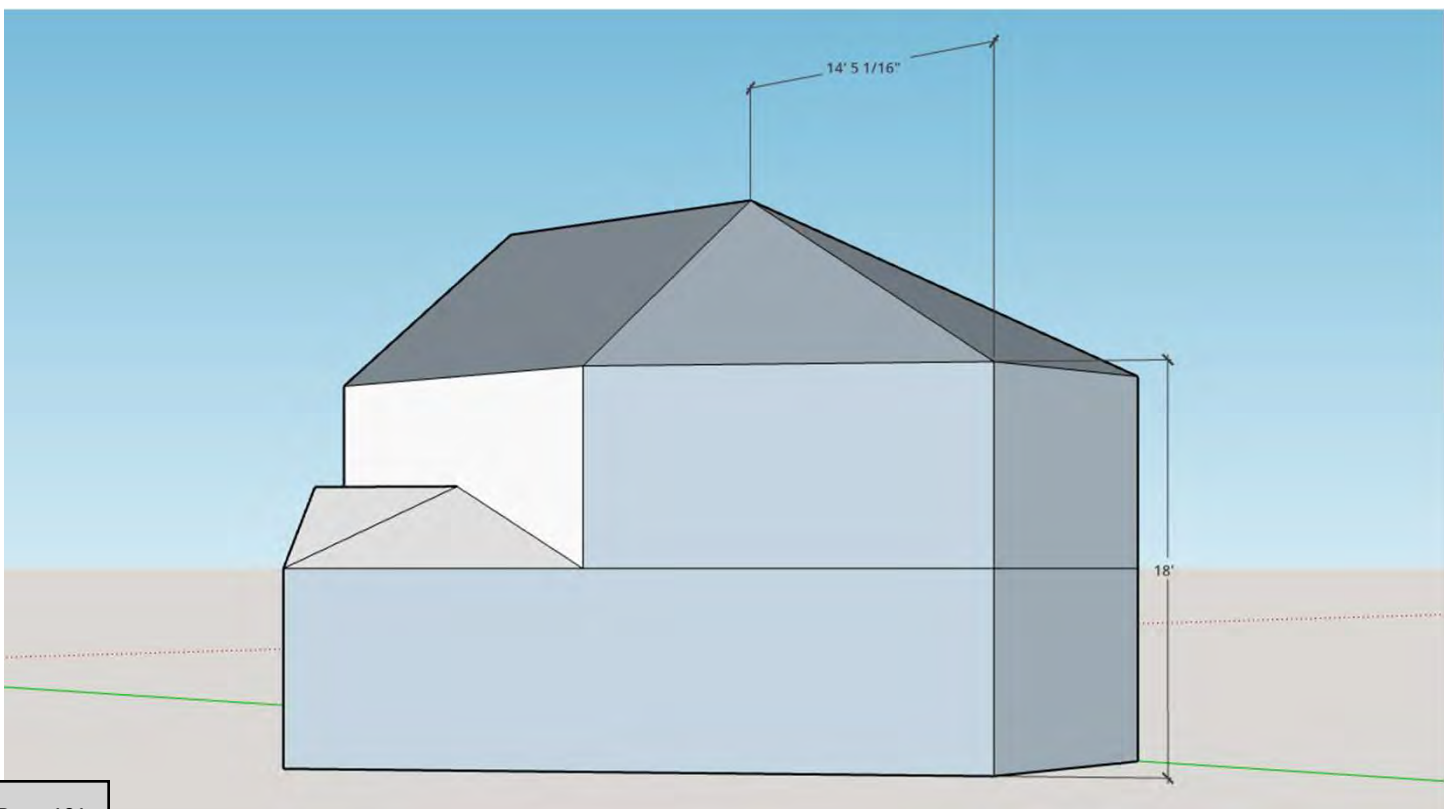


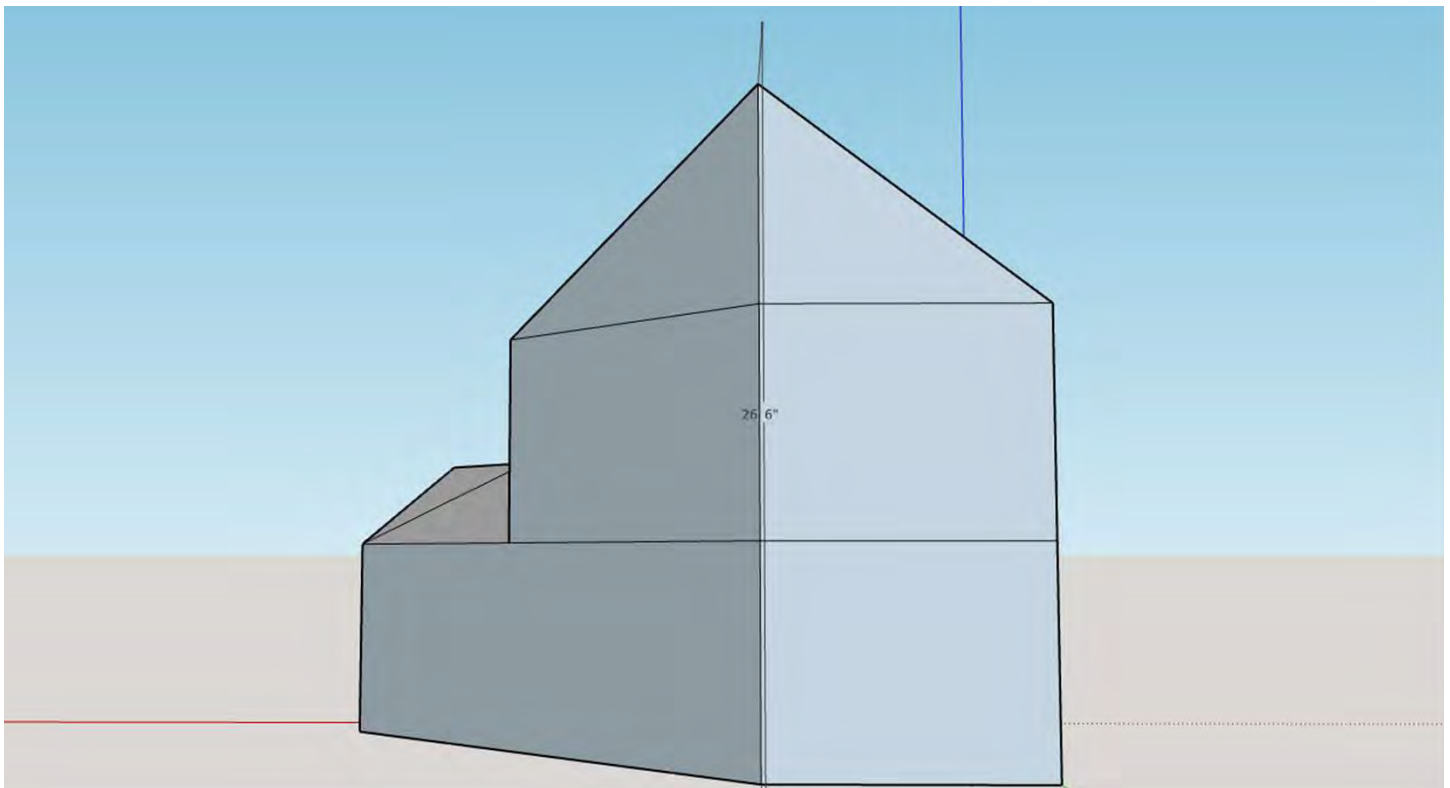


Right-Rear Elevation

Figure C5. Above. Submitted design with rear gable roof.

Figure C6. Below. Possible revision shows rear roof hip architecture instead of existing Craftsman/gable style. This results in a rear height reduction from 26'6" to 18'. The maximum height of the roof is pushed forward, away from the subject neighbor, by 14' 5 1/16" per neighbor's request.

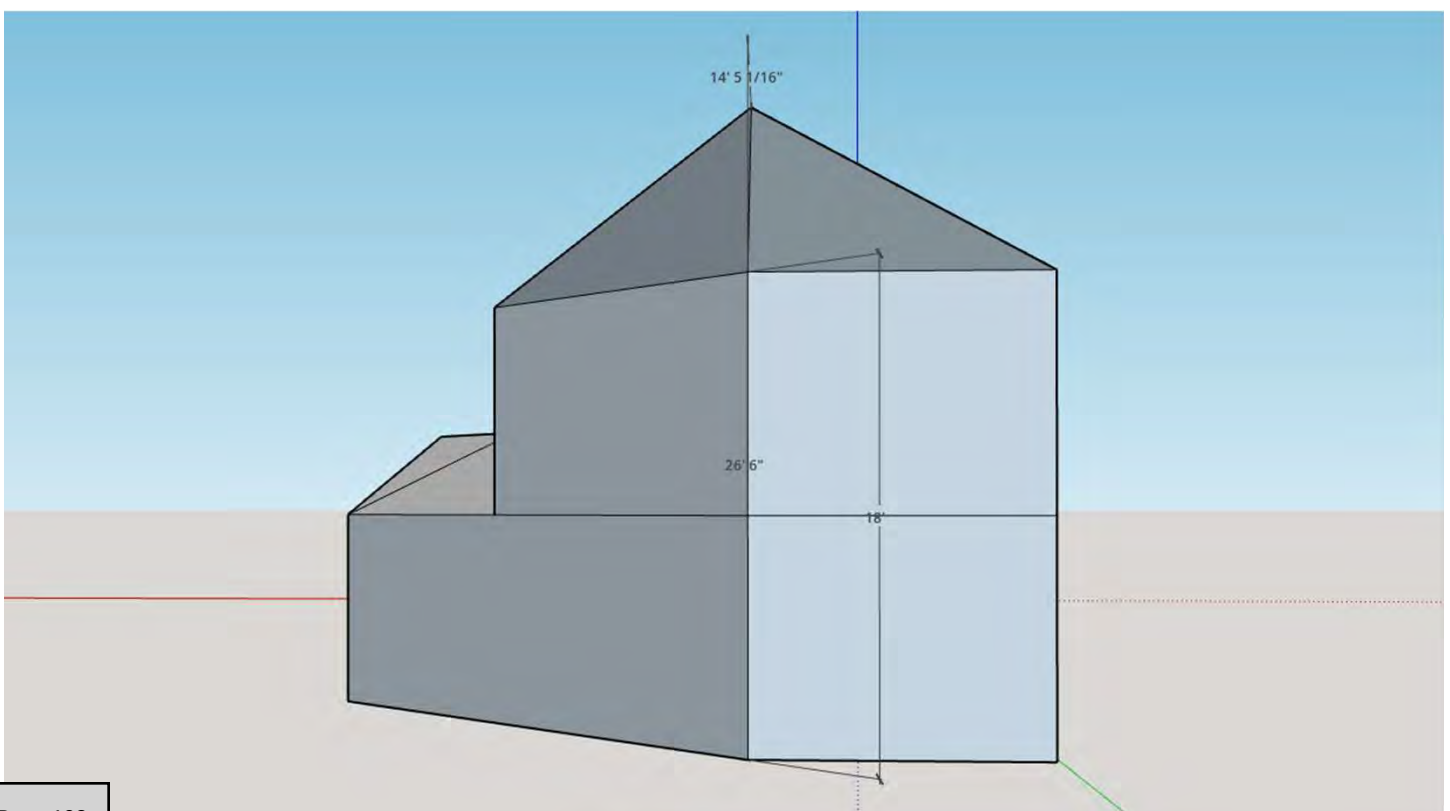


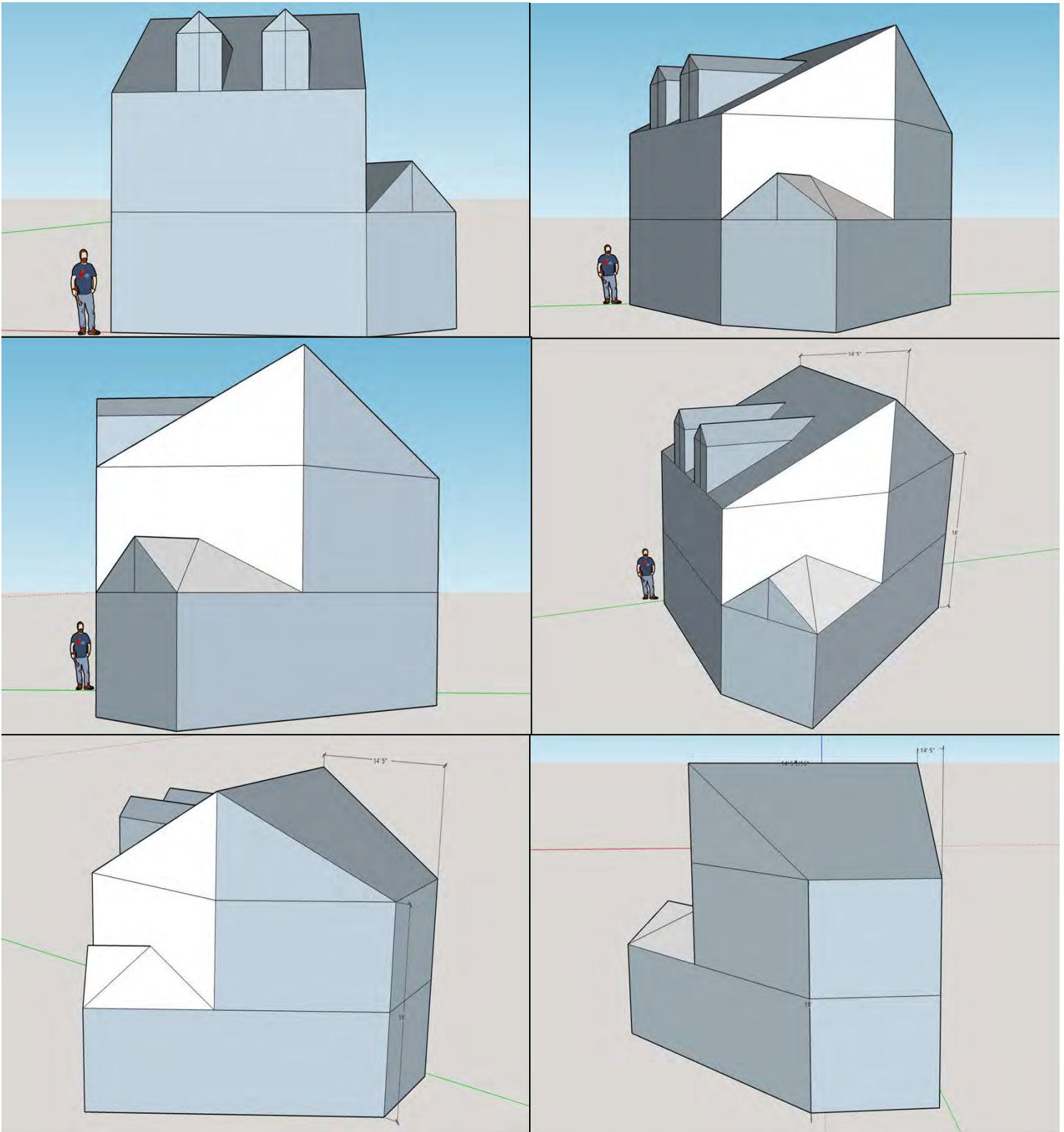


Rear Elevation

Figure C7. Above. Submitted design with rear gable roof.

Figure C8. Below. Possible revision shows rear roof hip architecture instead of existing Craftsman/gable style. This results in a rear height reduction from 26'6" to 18'. The maximum height of the roof is pushed forward, away from the subject neighbor, by 14' 5" per neighbor's request.





Second Possible Alternative

Figure C9-C14. A second possible alternative roof design is included to blend gable and hip styles to reduce rear height and still maintain some architectural consistency. Due to the short notice of this response, this conceptual design has not yet been fully designed or engineered to assess viability. Dormer windows would blend well with existing structure.

Existing 9:00am

Summer
Solstice
Jun 21

**Figure
B1**



The neighbor's pool is overshadowed by the neighbor's own home (15603).

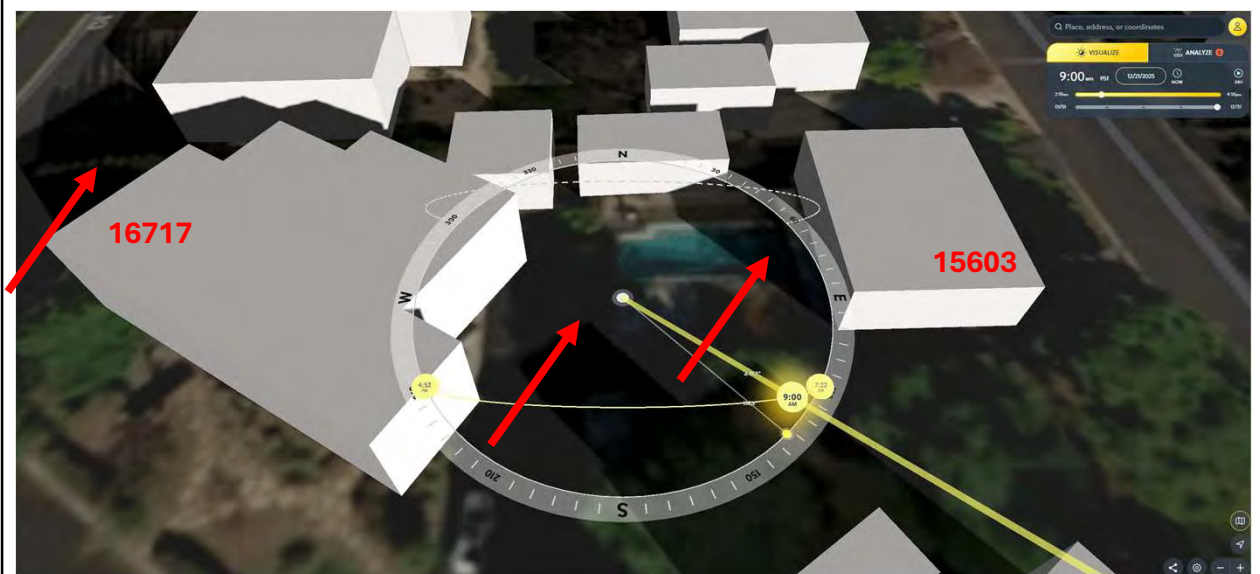
Planned open space/landscaping on our property (16717) is overshadowed by the neighbor's rear lot trees.

There is no shadowing of the neighbor's (15603) lot by our property (16717).

Winter
Solstice
Dec 21

Sunset
4:52pm

**Figure
B2**



The neighbor's pool is overshadowed by the neighbor's own home (15603).

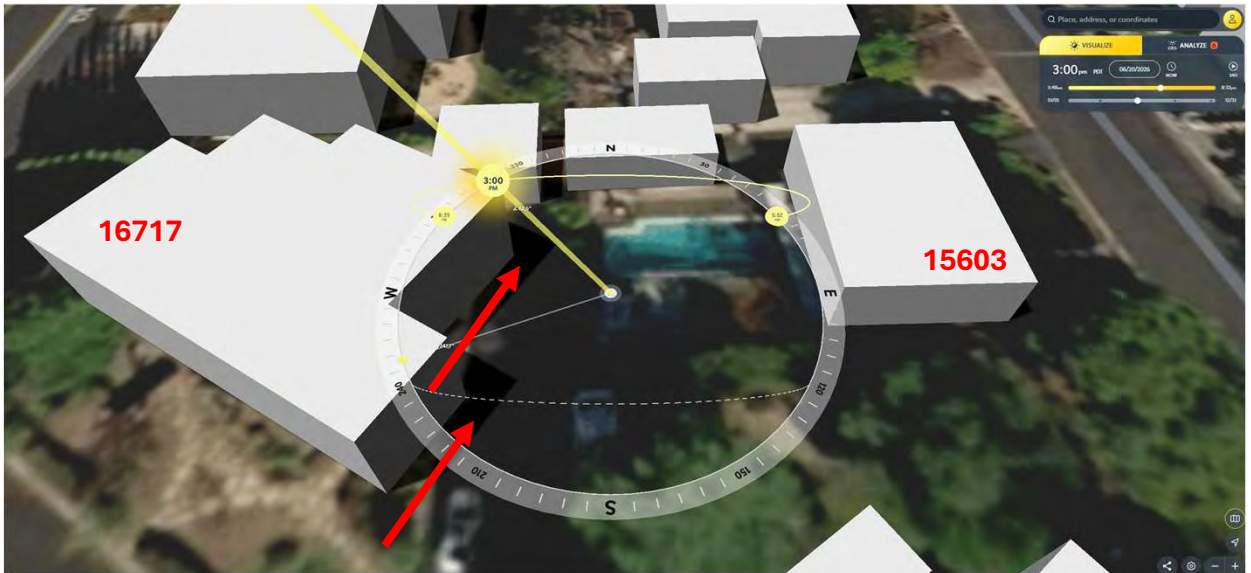
Planned open space/landscaping on our property (16717) is overshadowed by the neighbor's rear lot trees.

There is no shadowing of the neighbor's (15603) lot by our property (16717).

Existing 3:00pm

Summer
Solstice
Jun 21

Figure
B3



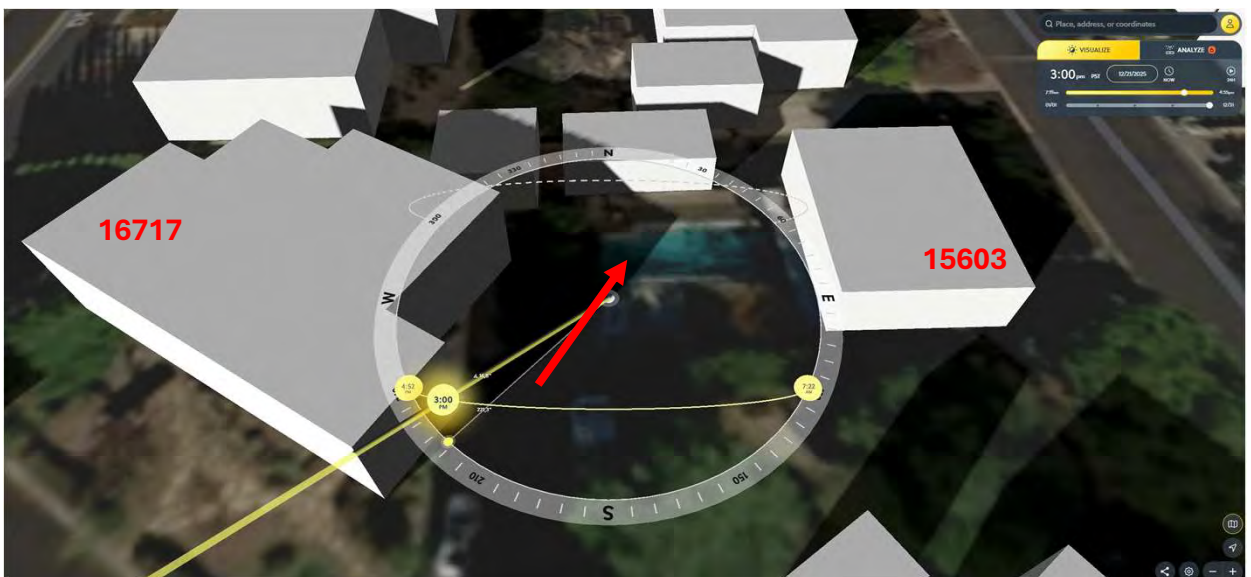
There are no shadow concerns.

Our (16717) property has a short shadow that does not impact the neighbor's (15603) property.

Winter
Solstice
Dec 21

Sunset
4:52pm

Figure
B4

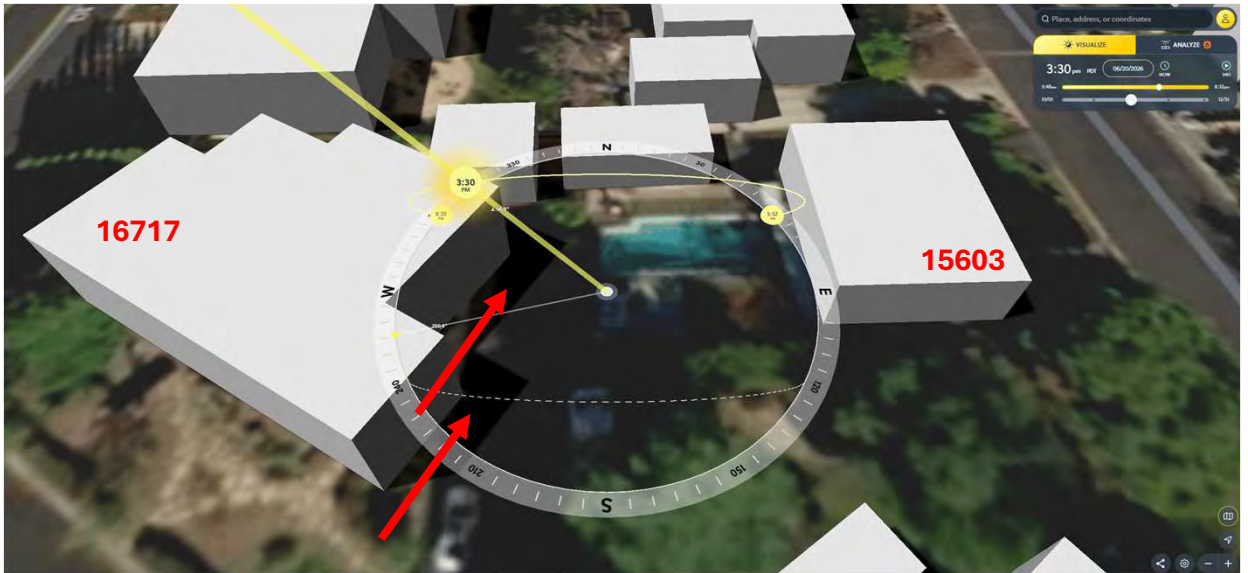


The **existing** shadow cast by our main home results in partial shadowing of the neighbor's pool and trees during the late afternoon in winter only, when the trees have no leaves, and the pool is not actively warmed nor used. This is already **existing**.

Existing 3:30pm

Summer
Solstice
Jun 21

Figure
B5



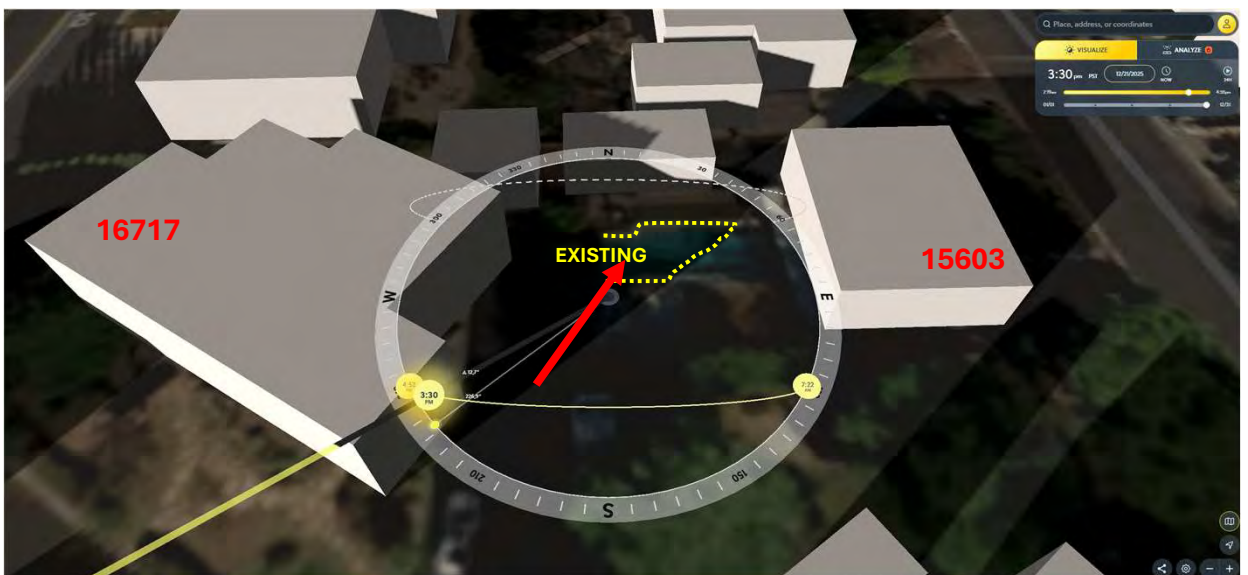
There are no shadow concerns.

Our (16717) property has a short shadow that does not impact the neighbor's (15603) property.

Winter
Solstice
Dec 21

Sunset
4:52pm

Figure
B6

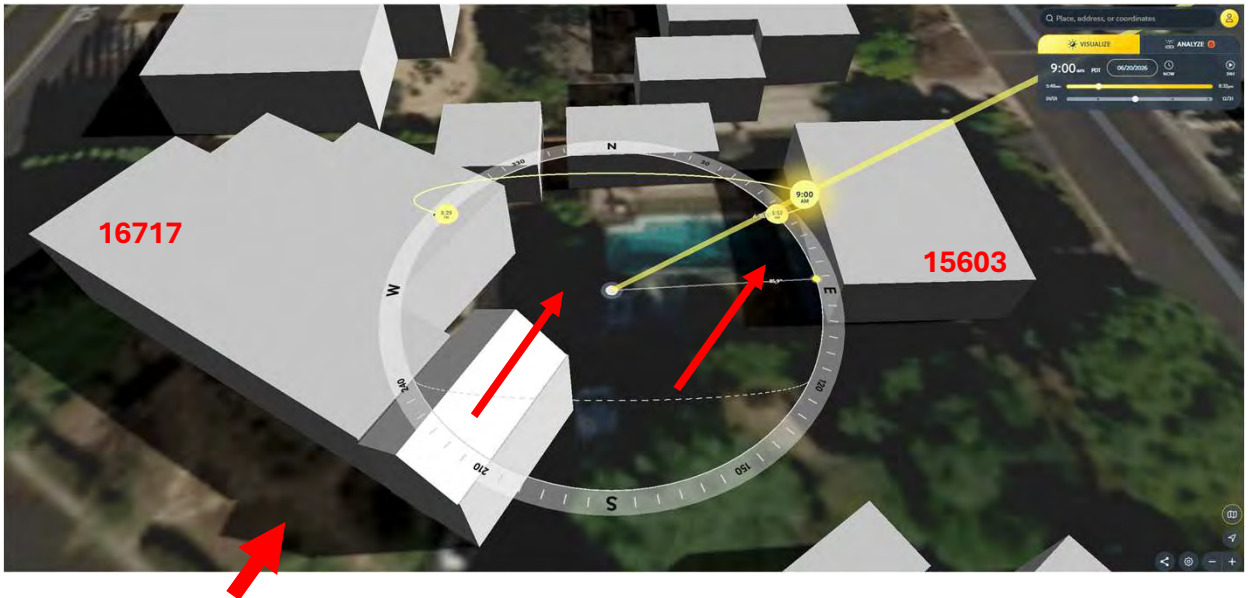


The **existing** shadow cast by our main home results in partial shadowing of the neighbor's pool and trees during the late afternoon in winter only, when the trees have no leaves, and the pool is not actively warmed nor used. This is already **existing**.

Project 9:00am

Summer
Solstice
Jun 21

**Figure
B7**



The proposed second story casts a shadow **to the west** and does not impact the neighbor's property (pool, trees, landscaping, residence, etc.) whatsoever.

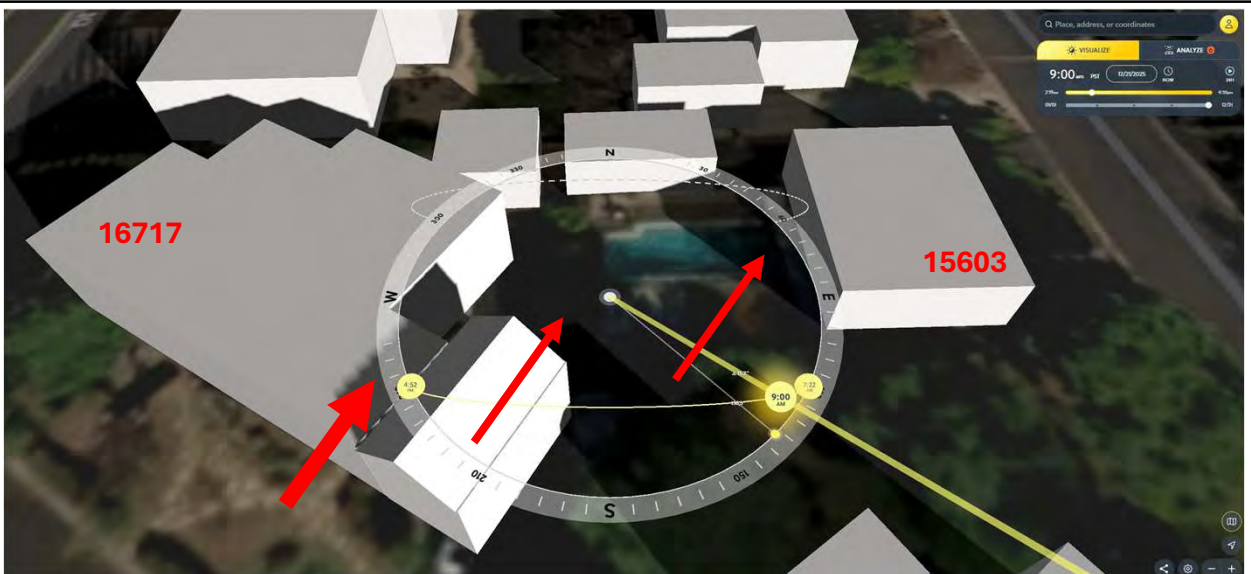
The neighbor's pool is overshadowed by the neighbor's own home (15603).

Planned open space/landscaping on our property (16717) is overshadowed by the neighbor's rear lot trees.

Winter
Solstice
Dec 21

Sunset
4:52pm

**Figure
B8**



The proposed second story has shadow **to the northwest** and does not impact the neighbor's property (pool, trees, landscaping, residence, etc.) whatsoever.

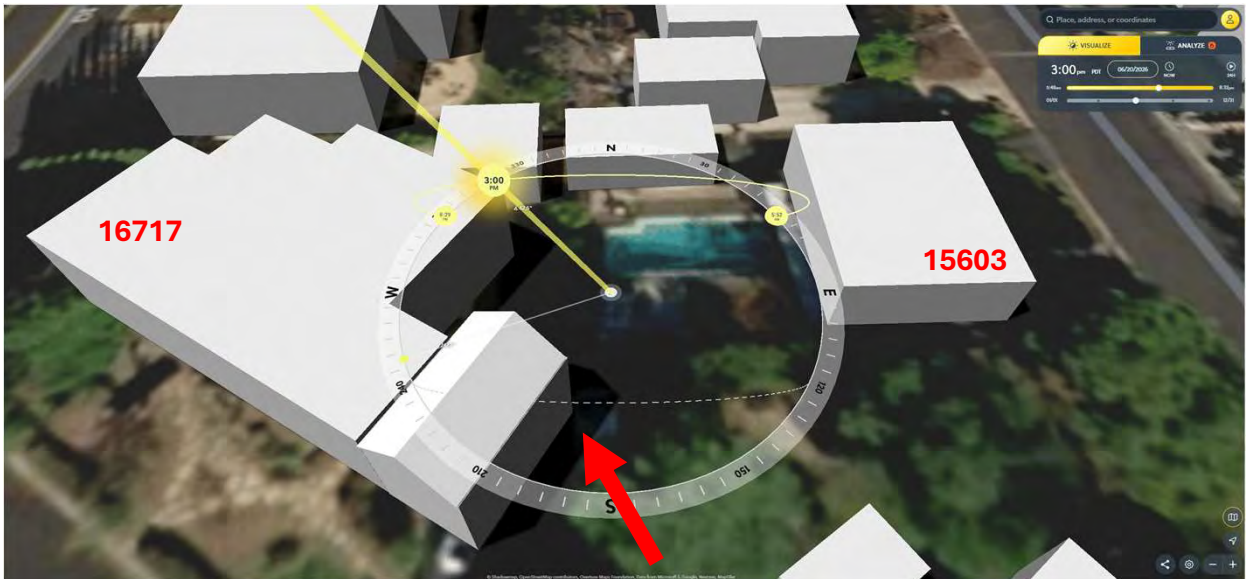
The neighbor's pool is overshadowed by the neighbor's own home (15603).

Planned open space/landscaping on our property (16717) is overshadowed by the neighbor's rear lot trees.

Project 3:00pm

Summer
Solstice
Jun 21

Figure
B9



There are no shadow concerns.

Our (16717) property **and second story** have a short shadow that does not impact the neighbor's (15603) property.

Winter
Solstice
Dec 21

Sunset
4:52pm

Figure
B10



The **existing** shadow cast by our main home results in partial shadowing of the neighbor's pool and trees. The **second story** adds incremental shadowing over the pool during the winter months only in the late afternoon.

This is during the winter only when the trees have no leaves, and the pool is not actively warmed or used. This is a combination of **existing and new**.

Existing Shadow vs. New Shadow – June 21 (Summer Solstice), 9:00am

Existing

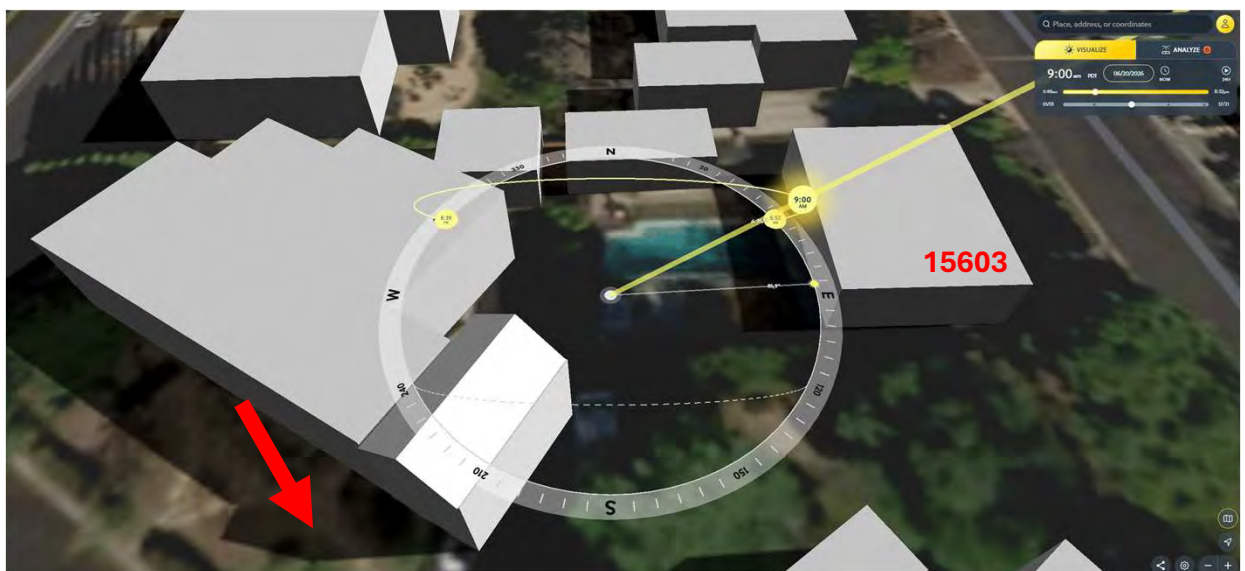
Figure B11



Our **existing** home casts a shadow to the west and has no impact on the neighbor.

New

Figure B12

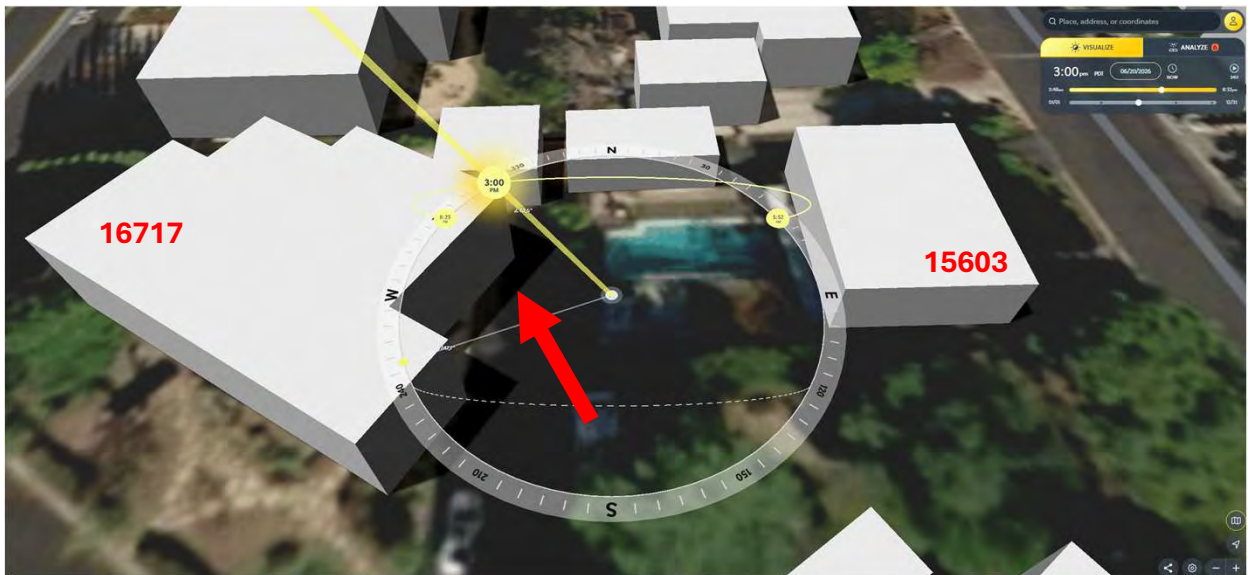


The **proposed second story** casts a shadow to the west and has no impact on the neighbor.

Existing Shadow vs. New Shadow – June 21 (Summer Solstice), 3:00pm

Existing

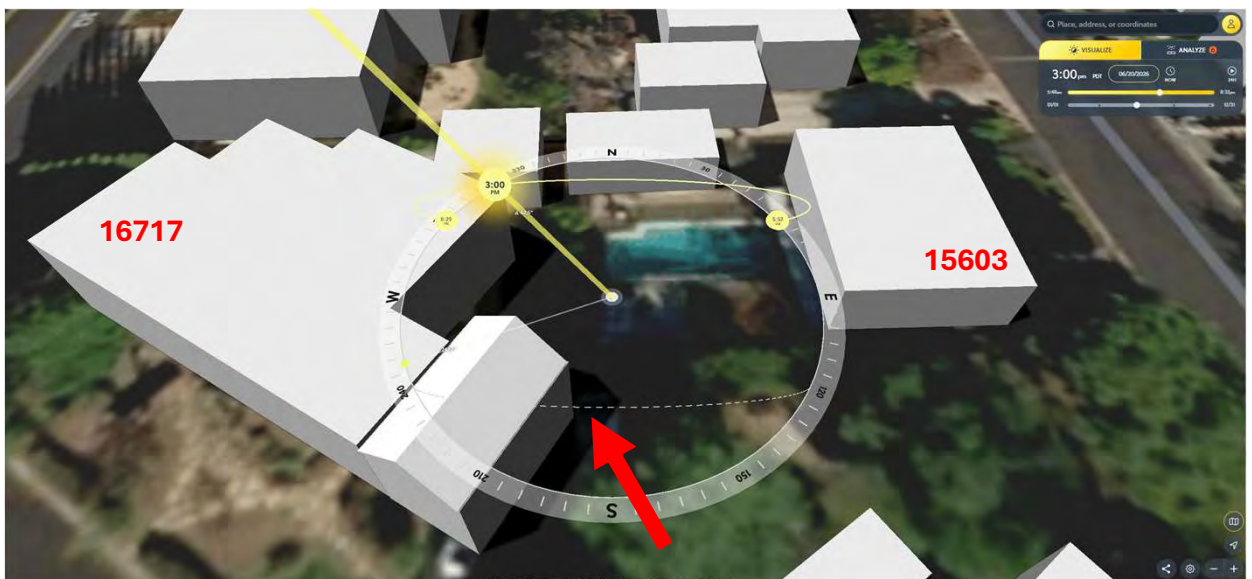
Figure B13



Our **existing** home casts a short shadow and has no impact on the neighbor.

New

Figure B14



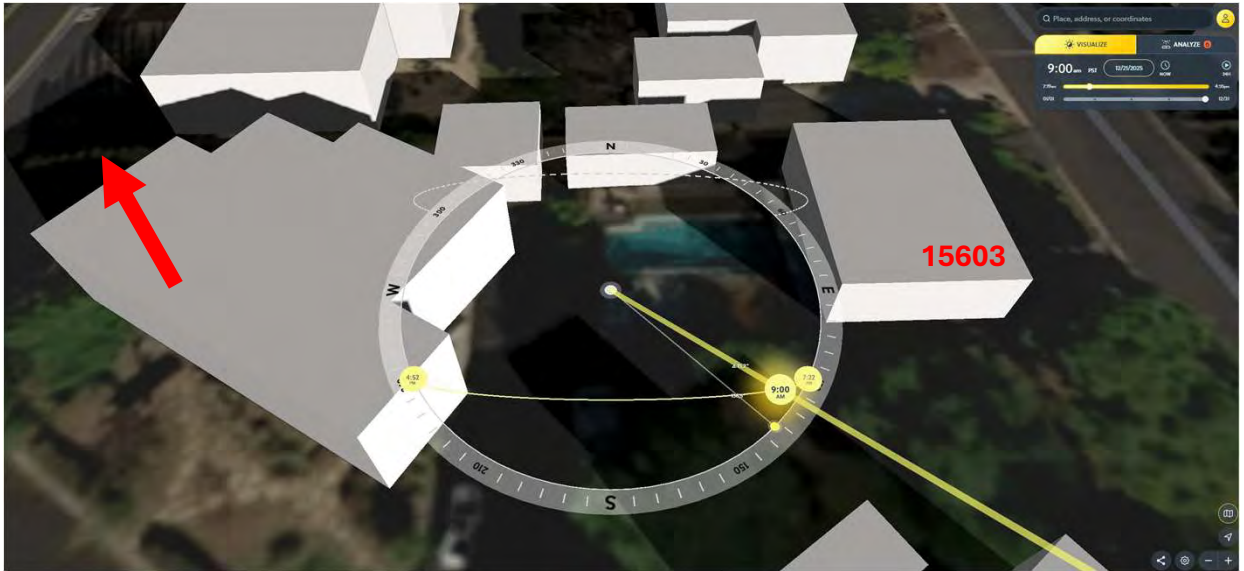
The **proposed second story** casts a short shadow and has no impact on the neighbor.

Existing Shadow vs. New Shadow – December 21 (Winter Solstice), 9:00am

Existing

Sunset
4:52pm

Figure
B15

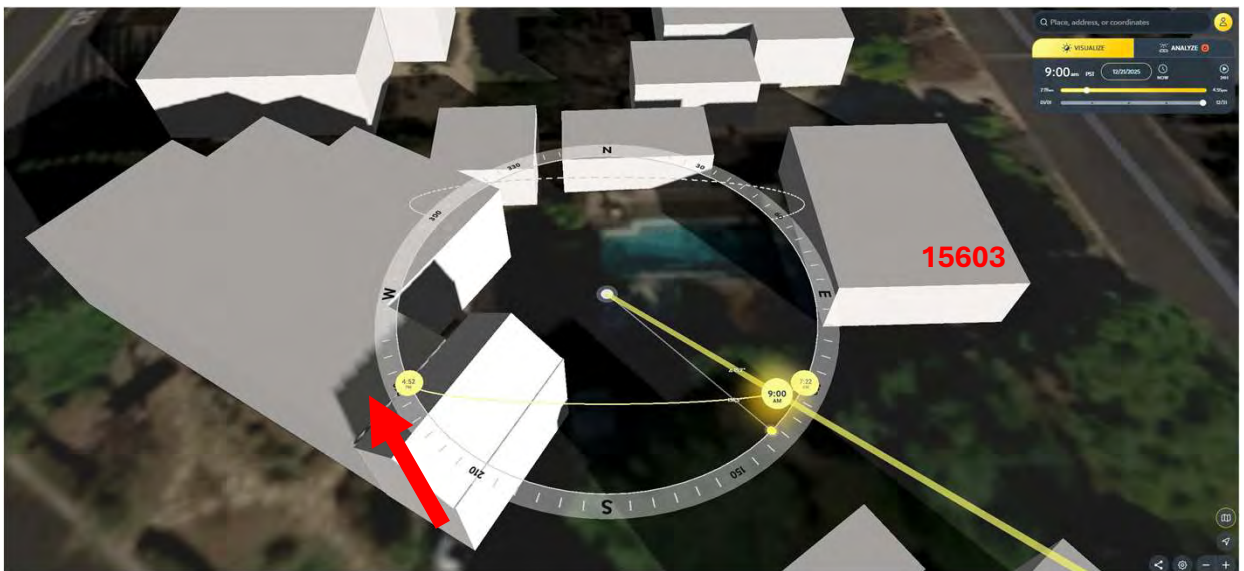


Our **existing** home casts a shadow to the northwest and has no impact on the neighbor.

New

Sunset
4:52pm

Figure
B16



The **proposed second story** casts a shadow to the northwest and has no impact on the neighbor.

Existing Shadow vs. New Shadow – December 21 (Winter Solstice), 3:00pm

Existing

Sunset
4:52pm

Figure
B17



The **existing** shadow cast by our main home results in partial shadowing of the neighbor's pool and trees by 3:30pm. **Sunset is at 4:52pm.**

This is during the winter afternoon only when the trees have no leaves, and the pool is not actively warmed or used. This is already **existing**.

New

Sunset
4:52pm

Figure
B18



The **existing** shadow cast by our main home results in partial shadowing of the neighbor's pool and trees. The **second story** adds incremental shadowing over the pool during the winter months only in the late afternoon by 3:00pm.

This is during the winter only when the trees have no leaves, and the pool is not actively warmed or used. This is a combination of **existing and new**.

Zahra Hajihashemi, and Moha Hajirostam

Mailing Address:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9/4/2026

Town of Los Gatos Planning Commission

c/o Community Development Department — Planning Division

110 E. Main Street, Los Gatos, CA 95030

Re: Comments and objection regarding the proposed second-story addition at 16717 Chirco Drive (APN 424-20-014), Minor Residential Application MR-24-018 — from the adjacent property owner at [REDACTED]

Dear Chair and Members of the Planning Commission,

As the property owners at [REDACTED], adjacent to 16717 Chirco Drive, we are writing to express our concerns regarding the proposed second-story addition at that address (MR-24-018). We respectfully request that the Commission refrain from approving the project as currently designed until revisions are made to address these concerns.

Our concerns and some suggestions are outlined below:

A. Privacy: The proposed second story includes two windows on the east and southeast and one window on the north elevations. These windows provide a direct line of sight into our backyard and swimming pool. Given that our family frequently utilizes the pool and backyard, these windows raise significant privacy concerns. (Figure 1)

B. Height and Shadowing: The proposed second story addition is among the taller structures in the immediate neighborhood, and current shadow study exhibits do not clearly depict the true effect on our property. Our backyard relies on direct sunlight to warm our pool and sustain the trees and landscaping. The addition of the second story will increase the shadow cast over our

backyard, particularly in fall and winter when sunlight is most crucial for maintaining the yard and pool's warmth. This will restrict our use of the backyard and pool during those seasons. The residential design guidelines emphasize the significance of minimizing shadows. A comprehensive study that evaluates the shadow impact of both the planned ADU and the second story would provide a clearer understanding of the sunlight loss our property will experience once the entire project is completed. While a shadow study is not mandatory for the ADU, considering the impacts of both the ADU and the second story structures together would reveal the extent of sunlight loss. A redesign of the second floor would significantly reduce both shadows and privacy concerns.

C. Character and Mass: A further concern is the character and mass of the second-story addition. This addition is completely out of character to the existing one-story house. It is not well integrated as the massing is completely lopsided. This goes against the residential design guidelines (Chapter 3). From our backyard perspective, it will appear as a substantial, uninterrupted two-story wall. The addition should be oriented along the length of the house, rather than the current perpendicular direction. Many of these points are highlighted in the peer architectural review conducted by Cannon Design Group (Figure 2). Additionally, in the town's own review comments to the applicant (Figure 3), it is mentioned that the project exceeded the maximum allowable floor-area ratio (FAR) by 79 square feet. The applicant disputes this, so the FAR remains unresolved in the record.

D. Suggestion #1 to reduce mass and address privacy concerns: To address both mass and privacy impacts, we identified an open area (area A in Figure 4) adjacent to the living area on the second floor (area B in Figure 4). The living area B could be constructed within area A, adjacent to the street-facing windows, thereby utilizing the street-facing windows and eliminating the necessity of having two windows facing our backyard (marked with red crosses in Figure 4). The third window can be eliminated by constructing a window on the west-facing wall (indicated by the green arrow in Figure 4). These modifications would address privacy concerns by eliminating the unwanted windows, while simultaneously reducing mass by eliminating the unoccupied area (area B).

E. Suggestion #2: Another suggestion to address mass and privacy concerns is to construct the second story closer to the main house (Figure 5). For this option to be effective, it should be combined with relocating area B to area A, eliminating the side windows, and removing the additional space. This comprehensive approach would effectively address both the excessive mass and privacy issues.

F. Suggestion #3: Figure 6 presents additional modifications that address our concerns without reducing the square footage. Please note that, all the above-mentioned suggestions are merely preliminary proposals to demonstrate that our concerns can be addressed with reasonable

modifications to the current plan. The precise changes and details should be determined and provided by the project owner.

G. Notice of the second story: In the limited text-message communications we received from our neighbor regarding his project (Figure 7), the scope of the project was explicitly stated as the addition of an ADU for his parents. Notably, no mention was made of a second-story addition. We became aware of the second-story addition only when the story poles were erected and the town's project sign was installed. This clarification serves to explain the timing of our comments.

We respectfully request that the Commission refrain from approving the project as currently designed until revisions are made to address our concerns as outlined above. We have proposed several design modifications to demonstrate that addressing our concerns is feasible with making reasonable changes to the current design.

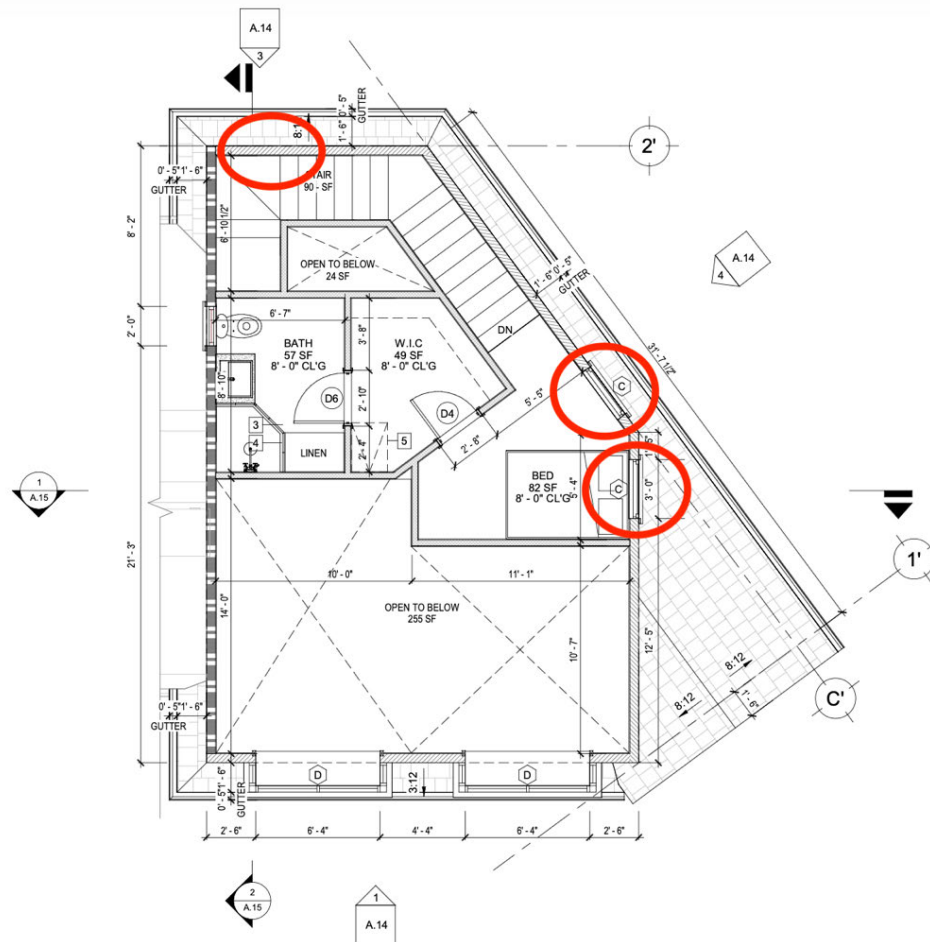
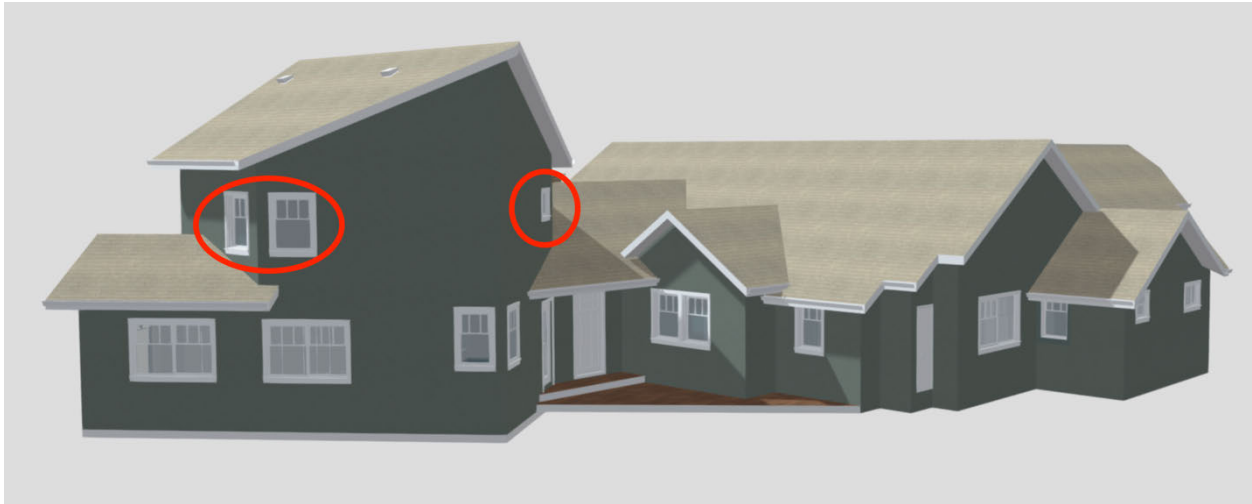
Thank you for your time and attention to this matter. We respectfully ask the commission to consider the concerns and suggestions described above and to notify us of any hearing or decision on this application and of the applicable comment and appeal periods, so that we may participate. We remain willing to work constructively with the Commission, Town staff, and the applicant toward a fair and reasonable resolution.

Respectfully,

Zahra Hajihashemi

Moha Hajirostam

cc: Maria Chavarin, Assistant Planner, Town of Los Gatos (mchavarin@losgatosca.gov)



1 PROPOSED 2 ND FLOOR PLAN
1/4" = 1'-0"

Figure 1: Windows facing [REDACTED] Backyard, providing direct sight into the backyard and pool.

The proposed garage and second floor bedroom addition are not consistent with several Residential Design Guidelines.

1. The addition is very awkward and not consistent with the Residential Design Guideline 3.1 Principles.



Figure 2: Findings by Cannon Design Group.



**TOWN OF LOS GATOS
PLANNING DIVISION
SECOND REVIEW COMMENTS**

street parking requirement is no longer be applicable.

- The proposed project currently exceeds the maximum allowed Floor Area per Town Code.
Response: The Floor Area was reduced by 2sf to 3619 and now meets the Town Code.
- As currently designed staff would not be able to support the project. The application would require review at the Planning Commission public hearing level and require additional fees. The Planning Commission will review the applicant's Letter of Justification for not meeting the Consulting Architect's recommendations, not meeting the required on-site parking, and exceeding the maximum allowable FAR. To approve an application the Planning Commission must make findings that the project meets the Town Code and Residential Design Guidelines.
Response: as itemized and explained above, the project was revised to meet the Town Code and Residential Design Guidelines.
- Staff recommends that the applicant's team schedule an in-person meeting with staff to discuss the proposed project and options.
Response: Property owner and Design Team members met with Ms. Erin Walters and Mr. Sean Mullin on 12/17/25 by Zoom. A subsequent email exchange was noted. The valuable feedback was wholly incorporated into the revised design. Previous meetings also included 7/23/25 and 11/21/25 with LG planning staff.

DEVELOPMENT PLAN DEFICIENCIES:

Development Plans

- 1) Sheet A.00:
 - a. Revise the Floor Area listed in the Project Data to read as follows:
 - i. Residence
Allowed (0.29) 3,619 S.F.
Response: We have revised the Floor Area in the Project Data.
 - b. The proposed project is over the maximum allowed floor area by 79 square feet. When adding 309 sq. ft. (second floor) plus 77 sq. ft. (stairs – should be counted for the second floor only) this totals to 386 sq. ft. When adding the existing square footage of the residence (3,312) plus 386 this number totals to 3,698 sq. ft., which is over the maximum allowed FAR by 79 sq. ft. Reduce the square footage by 79 square feet. Please revise FAR accordingly.
Response: The proposed second-floor area of 307 sq. ft. already includes the stair area. Therefore, the total floor area of the residence is calculated as the existing floor area of 3,312 sq. ft. plus 307 sq. ft., which equals 3,619 sq. ft.
 - c. Revise the required front yard setback to read, 25 ft.
Response: The required front yard setback has been revised.
 - d. How many parking spaces exist on site? Add the interior dimensions of the existing detached garage.

Figure 3: FAR exceeding the max allowed in town's communication to the applicant.

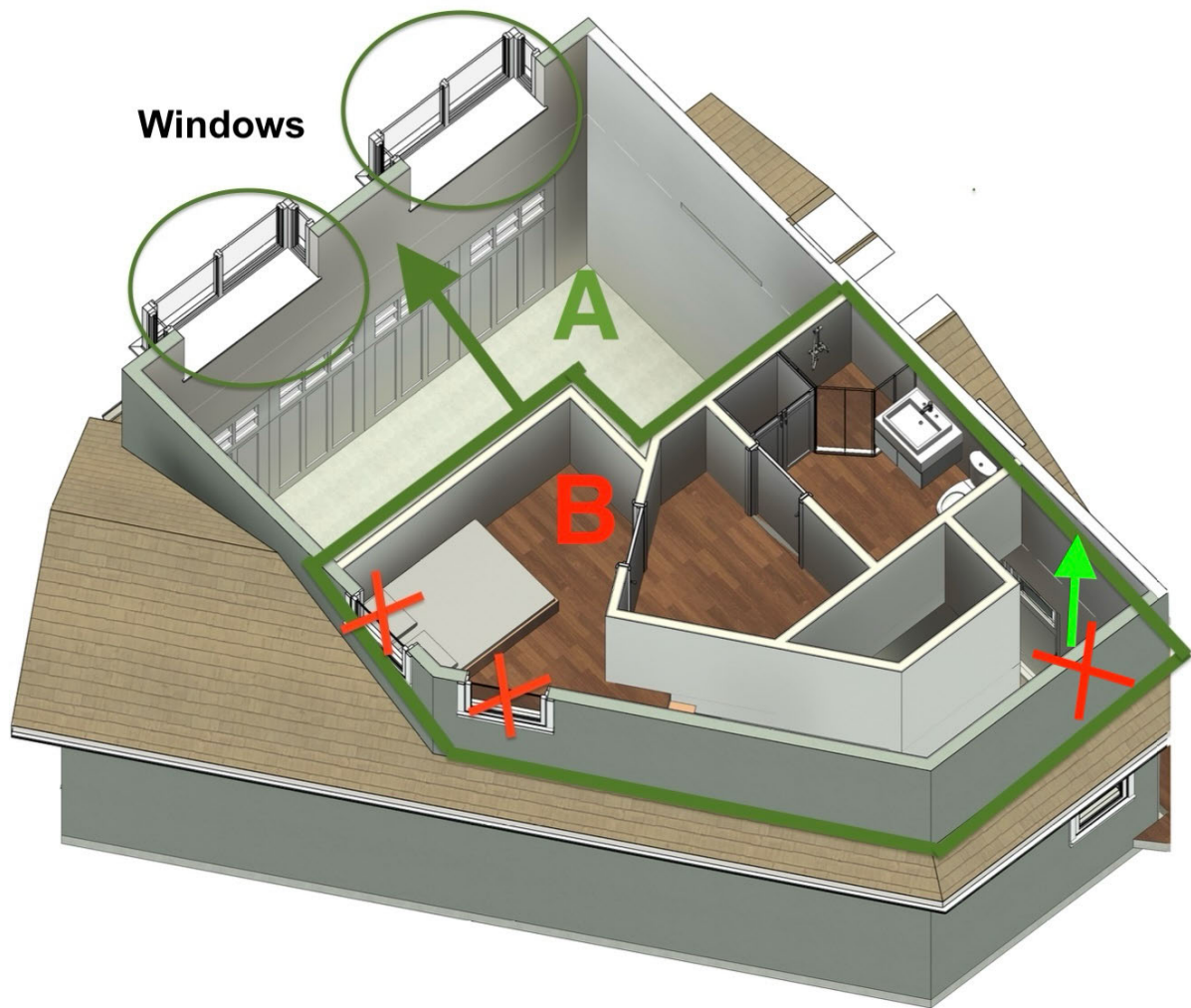


Figure 4: Proposal to construct the living area in A and eliminate the side windows and area B.

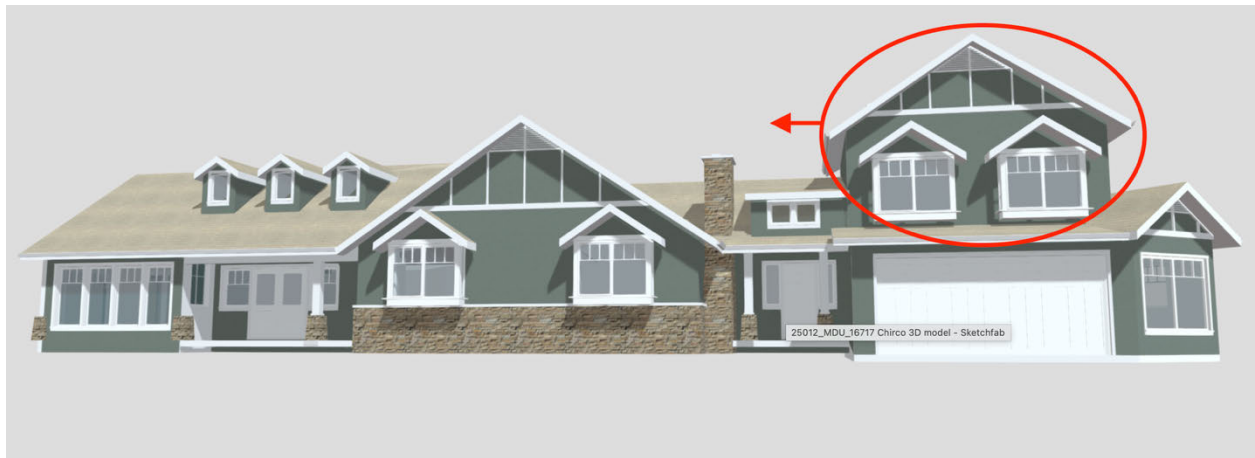


Figure 5: Proposal to construct the second story unit adjacent to the existing house.

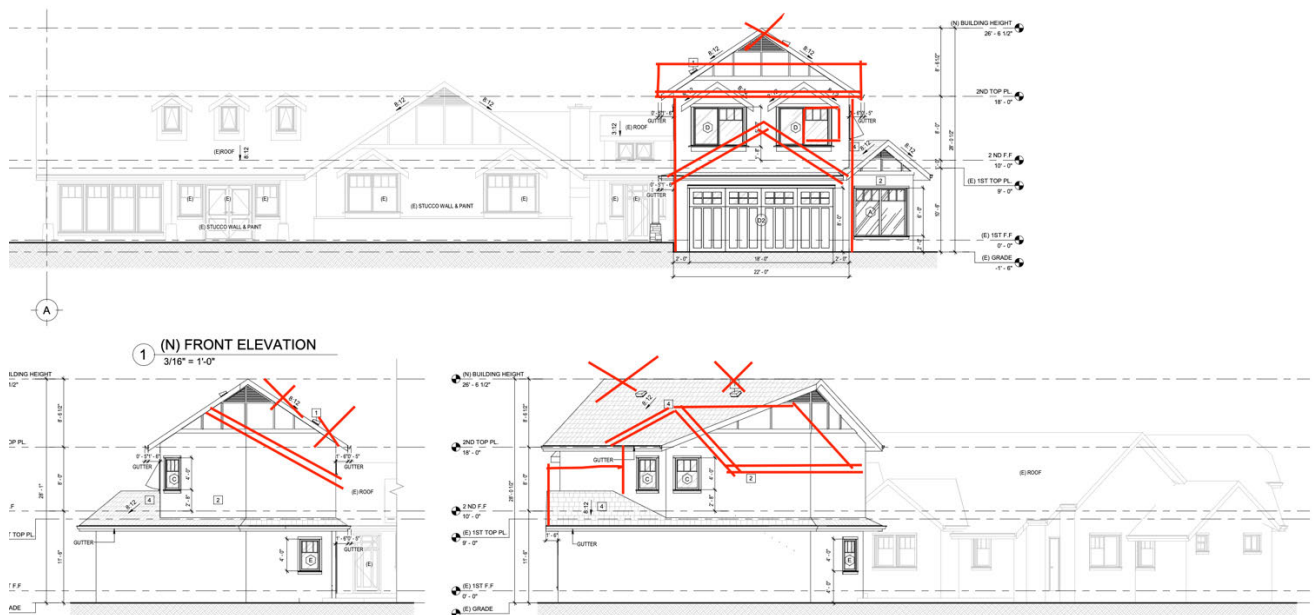
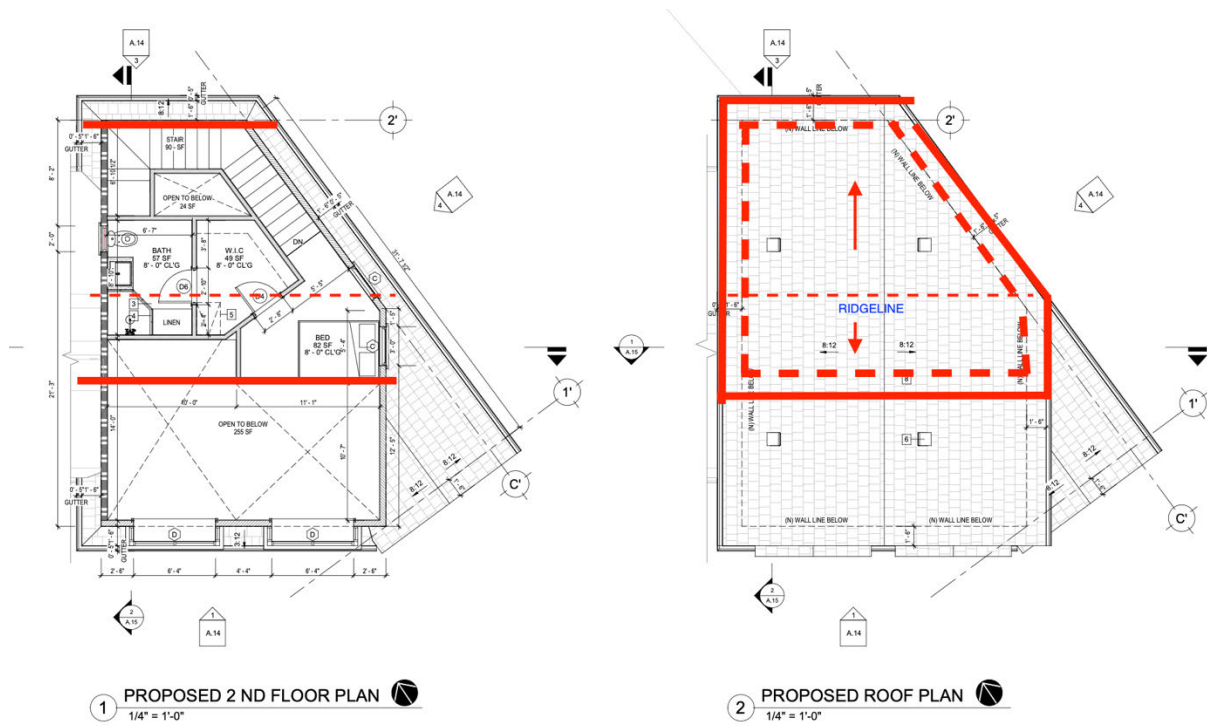


Figure 6: Design modifications to address mass, height and privacy concerns.

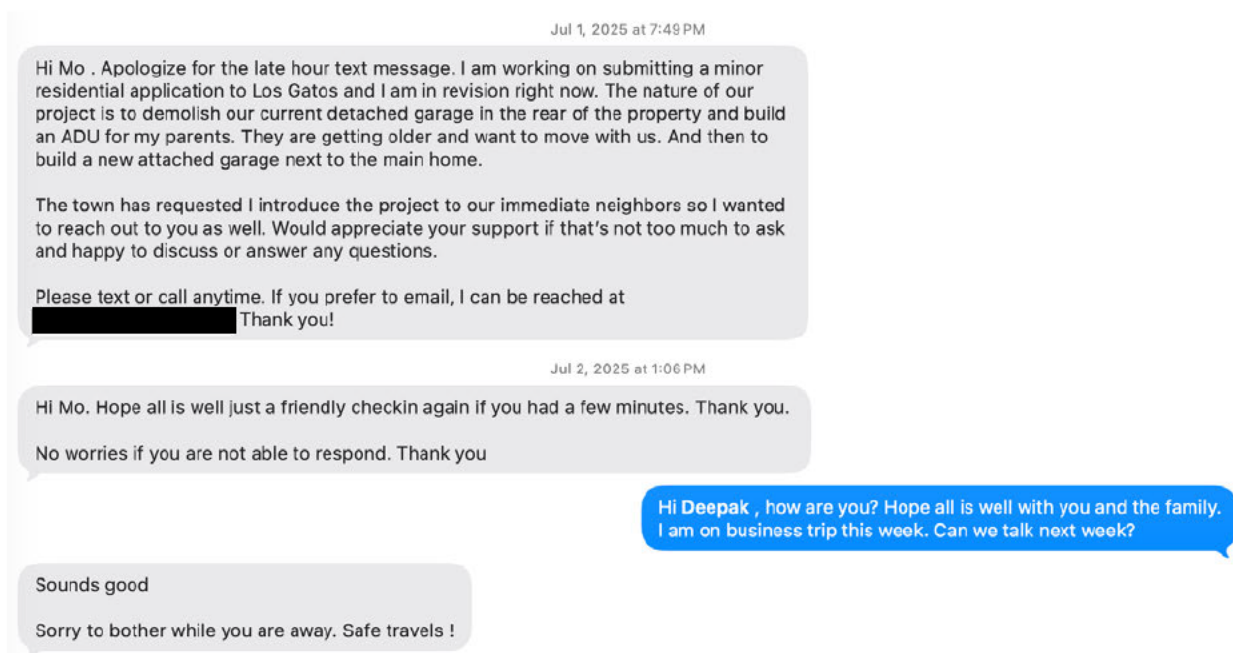


Figure 7: Text message communication regarding the project.

We used the table on Page 2 of Ms. Chavarin’s First Review Comments letter as a guide to help complete the task requested in General Comments #2.

- **Deepak Gupta and Carolyn Ngoc Nguyen**
16717 Chirco Dr, Los Gatos, CA 95032-2531

We would like to clarify that while we have provided outreach information for all neighbors listed in the Town’s First Comment Letter, one of the 14 names included was our own (Deepak Gupta and Carolyn Nguyen, 16717 Chirco Drive). As such, we have included our information in the response table for completeness and consistency with the Town’s list. This means we were only provided contact details for 13 unique neighboring households. We want to ensure there is no misunderstanding — we have engaged all of the other neighbors listed and did not intentionally omit any outreach.

- **Mohammad Hajirostam and Zahra Hajihashemi**
[REDACTED]

I met with “Mo” in 2024 (exact date not recalled) and briefly discussed our project. He seemed generally supportive of moving my elderly parents in with us. His property’s backyard borders our side yard where the proposed construction is anticipated. He did not raise any specific concerns during our conversation.

Two additional separate attempts were made in June 2025 to meet with our neighbors and discuss the project. Unfortunately, they were not home during either visit, and we were unable to connect with them at that time. I then sent Mo a text message, and he responded saying he has been out of town and would be happy to meet with me upon his return. We remain committed to engaging with them and will continue to make further attempts.

- **Sandra L Scaletta, Trustee**
[REDACTED]

Met on site with Ms. Scaletta and her sons in May 2024 to review the project in detail. They expressed support and appreciation for the opportunity to discuss the plans in person.

- **Occupant**
[REDACTED]

Met on site with the occupant during a visit by the property owner, Ms. Scaletta, and her sons in May 2024 to discuss the project. They were informed of the proposal and expressed support.

- **Beverly K and Jeffrey Shih**
[REDACTED]

We have met with the Shih family on several occasions to review the proposed project and share our plans. They expressed full support and enthusiasm. After reviewing images and details from the plan set, they found the design inspiring and mentioned it has motivated them to begin considering a future renovation project for their own home.

- **Raman Bindlish and Nidhi Verma**

[REDACTED]

We met with these neighbors in June 2025 to discuss the project. They were fully supportive, offering comments such as, “Definitely no issue,” and “I don’t see the problem — you should be able to enjoy your property.” They expressed genuine enthusiasm about the prospect of our elderly parents moving in with us, noting that their own elderly parents also frequently visit and may relocate to the area in the future. They shared that the possibility of our families connecting over shared experiences was something they looked forward to.

Please note that the address provided by the Town in the neighbor list appears to be incorrect; the accurate address is reflected in the entry below.

- **Occupant**

[REDACTED]

See previous entry for details of this interaction. There is no non-owner occupant at this address.

- **Bill Yu-Fan Chen, Trustee & et al**

[REDACTED]

Two separate attempts were made in June 2025 to meet with our neighbors and discuss the project. Unfortunately, they were not home during either visit, and we were unable to connect with them at that time. We remain committed to engaging with them and will continue to make further attempts.

- **Ebrahim and Tina F Hashemi, Trustees**

[REDACTED]

Two separate attempts were made in June 2025 to meet with our neighbors and discuss the project. Unfortunately, they were not home during either visit, and we were unable to connect with them at that time. We remain committed to engaging with them and will continue to make further attempts.

Of note, my mother-in-law who stays with us most days visits with Ms. Tina multiple times weekly and has mentioned ongoing construction plans. There has been no mention of objection or questioning. We also share home grown garden fruits and vegetables with the Hashemi’s.

- **Occupant**

[REDACTED]

Two separate attempts were made in June 2025 to meet with our neighbors and discuss the project. Unfortunately, they were not home during either visit, and we were unable to connect with them at that time. We remain committed to engaging with them and will continue to make further attempts.

- **Zahra Kassam and Omar Ali**

[REDACTED]

I introduced our project to our neighbors in June 2025. They appreciated the personal and direct communication and expressed full support. They conveyed their hope that the Town approves the proposal (and quickly) and wished us good luck in completing our plans successfully.

- **Occupant**

[REDACTED]

I met with the current occupant in June 2025. She and her teenage son are tenants at this address and confirmed they rent the property from the owners listed above. She expressed no objections to the project as described, but understandably recommended that I also speak directly with the property owners. Details of my attempt to contact the property owners are noted in the previous entry.

- **Jin Mo Sung, Trustee & et al**

[REDACTED]

Two separate attempts were made in June 2025 to meet with our neighbors and discuss the project. Unfortunately, they were not home during either visit, and we were unable to connect with them at that time. We remain committed to engaging with them and will continue to make further attempts.

- **Sharath Raghava and Smrithi S Konanur, Trustees**

[REDACTED]

I met with the neighbors in June 2025, and they were extremely supportive of the project. We had a warm and extended visit, even sharing a homemade snack together. Prior to this meeting, we had not been well acquainted, so it was a meaningful opportunity to connect. I also met their daughter and learned more about their family, including that both sets of their elderly parents either live on the premises or visit frequently. Like another supportive neighbor, they expressed enthusiasm about the possibility of my own elderly parents moving into the neighborhood. They noted that the seniors nearby would likely enjoy each other's company and share common interests. Their comments included: "It is really nice to bring your parents, that makes sense, we have our parents here too.", "We have no issue at all.", "It's no disruption to us.", and "Please keep us posted on the progress of the project and the move date for your parents so we can all get together."

- **Troy Z. Jaramillo Jr. and Jubie M. Jaramillo, Trustees**

[REDACTED]

Two separate attempts were made in June 2025 to meet with our neighbors and discuss the project. Unfortunately, they were not home during either visit, and we were unable to connect with them at that time. We remain committed to engaging with them and will continue to make further attempts.

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AARON WILLIAM BEAN, INC.
GENERAL BUILDING CONTRACTOR
[REDACTED]



June 11, 2025

Ms. Maria Chavarin
Assistant Planner
Community Development Department
Planning Division
110 E. Main Street
Los Gatos, CA 95030

Mr. Deepak Gupta
16717 Chirco Drive
Los Gatos, CA 95032

RE: 16717 Chirco Drive
Minor Residential Application MR-24-018
APN 424-20-014

Dear Ms. Chavarin:

I have met with the property owner, Deepak Gupta, and toured the site to examine the proposed development first-hand. I have also reviewed the plans in detail, assessed the neighborhood for architectural elements, patterns, features, and structural size, height, and mass. I have examined copies of your first review comments as well as the consulting architect's review of the submittal. Additionally, I have reviewed a neighborhood comparison survey provided by Mr. Gupta.

I have been working in the Town of Los Gatos for over 30 years now. I am familiar with the Town procedures and what it takes to achieve planning (and building) approval for a diverse range of projects, from Historic buildings to small additions to very large estates. I pride myself on understanding what Town staff is looking for and being intimately familiar with the design standards used by the Town to maintain neighborhood character.

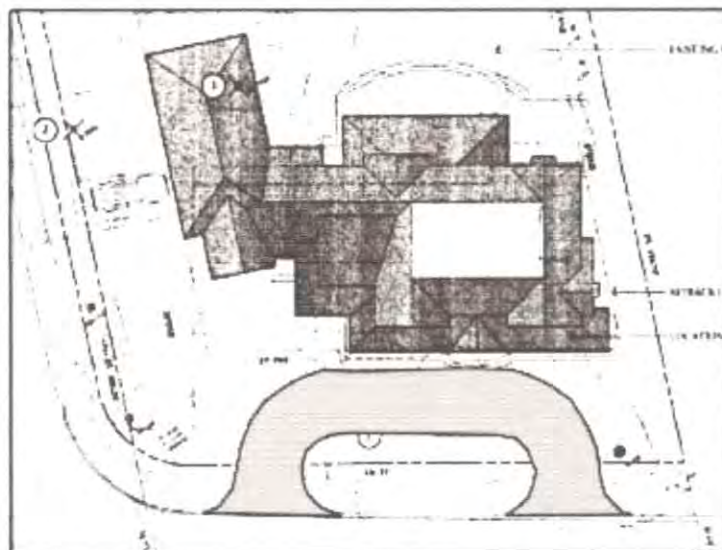
The project that Mr. Gupta is proposing is not out of the ordinary. He would like to amend his home to match not only his family's needs, but safety and security as well. The subject property is a corner parcel, one of the four largest parcels in his immediate neighborhood. The plot is angular in nature (as are the other 3 large corner parcels) and is inherently wider along the main street frontage than the typical surrounding parcel. Other smaller lots are deeper than they are wide. This needs to be considered when comparing homes in the neighborhood, and how they are judged on "mass" from the street facing elevation.

The proposed addition, as drawn, shows the existing home at approximately 20' of height. The addition above the new attached garage is shown at approximately 26'6", well under the

Town maximum of 30'. Mr. Gupta has provided me with a neighborhood survey that specifically measures four other nearby homes which range in height from 25 to 30'. The 30' example is only two homes away. There is intent in the design: minimize mass while allowing some livable area above the garage, allowing the addition to harmonize with the existing roof lines.

When reviewing the architectural review letter provided by Larry Cannon of Cannon Design Group, I found comments that seem reasonable upon first review, but after visiting the site and getting an understanding of what the property owner's needs and is working with in the surrounding neighborhood, the comments become somewhat unfounded. What Mr. Cannon neglects to point out is that the immediate right-side neighbor stores an extremely large RV (motorhome) right along the angular property line, creating visual blight to the subject property. Mr. Cannon also offers his own design of a traditional two car garage, eliminating the angular portion – neglecting to point out that this reduces the overall garage volume by approximately 230 square feet, which is space the owner requires for covered, off street parking of cars, motorcycles, and bicycles.

Mr. Cannon also points out that the “circular driveway” is “not consistent with Residential Design Guideline 2.4.4”. I would argue that the “circular driveway” as designed is not really a circular driveway at all. It is simply a good design to access both garage entrances, while allowing a vehicle to turn around when backing out of the garage as to approach Chirco Drive in a front facing manner. Chirco is a busy, throughfare street, which means backing out is difficult and unsafe. It should be noted that a circular drive by architectural definition typically crosses a majority of the front of a property, in front of the main entrance of the home, providing significant off-street parking for guests and visitors – not just garage access (specifically see the diagram in the Residential Design Guidelines adjacent to 2.4.4).



Circular driveways like this are discouraged

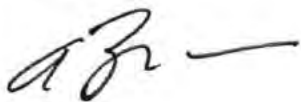
As for impervious paving area, once the existing asphalt driveway is removed (which traverses the entire right hand property line currently, varying from 20 to 25 feet wide to reach the current detached garage to be demolished) the new driveway area is significantly less. I have discussed using a more upscale paving surface like paving stones for this in lieu of asphalt, to which Mr. Gupta is in agreement.

In discussions with the property owner, Mr. Gupta admitted that the transparent garage panels were an oversight and not his intent. This will be an easy change on the resubmittal where they will be called out as traditional wood carriage doors which are much more in keeping with the home's architecture.

One additional comment that will be addressed upon resubmittal is the "awkward angled gable" at the far right of the habitable addition above the garage. During conversations with the property owner at the site visit, I discovered that some previously permitted work was being wrapped up on the home. A covered porch on the left end of the home has been enclosed and converted to livable area. When added to the allowable square footage as calculated by Floor Area Ratio, this pushed the latest submittal slightly over the maximum habitable square footage, an oversight. Mr. Gupta has verified this oversight and will address corrections on the resubmittal. This will necessitate making the habitable area over the garage smaller, likely eliminating the right facing gable, eliminating any awkwardness of roof design.

In conclusion, as a Los Gatos resident and businessman, I support this project, subject to the minor adjustments depicted above. This project *does* follow the Residential Design Guideline put forth by the Town and is an appropriate fit in both scale and design to the neighborhood. I welcome any feedback or questions from the Town concerning this project. My direct contact information is below.

Respectfully,



Aaron W. Bean
President
Aaron William Bean, Inc.





AARON WILLIAM BEAN, INC.
GENERAL BUILDING CONTRACTOR



July 1, 2025

Ms. Maria Chavarin
Assistant Planner
Community Development Department
Planning Division
110 E. Main Street
Los Gatos, CA 95030

Mr. Deepak Gupta
16717 Chirco Drive
Los Gatos, CA 95032

RE: 16717 Chirco Drive
Minor Residential Application MR-24-018 – REVISED / RESUBMITTED
APN 424-20-014

Dear Ms. Chavarin:

As I explained in my previous letter of support and justification dated June 11, 2025, I have met with the property owner, Deepak Gupta, and toured the site to examine the proposed development first-hand. I have also reviewed the plans in detail, assessed the neighborhood for architectural elements, patterns, features, and structural size, height, and mass. I have examined copies of your first review comments as well as the consulting architect's review of the submittal. Additionally, I have reviewed a neighborhood comparison survey provided by Mr. Gupta. Since then, Mr. Gupta has worked with his design team to revise the original submission based on feedback from Planning, Town Architectural review, and other sources.

The most significant changes address the most important details: The size of the livable area above the garage has been significantly reduced to properly fall inside the allowed FAR while maintaining good architectural character and function. The angular second story gable has been deleted to relieve any imbalance in the structure. The garage doors have gone to "carriage house doors" for a more artistic elevation and the header heights at the vehicle openings have been raised slightly to accommodate SUV type vehicles and harmonize better with the residence's header heights.

Elements that are important to the style of architecture have been maintained: Gables dominate the front facing elevations (in sets of three, proper architectural guidelines). Clearstory windows brighten the garage and offer space for hoists used for storing bicycles

and seasonal items. Meanwhile, bay windows match the architectural style of the main house.

The driveway layout is unchanged and is detailed in my June 11th letter. It is softened with paving stones, landscaping, and reduced impervious coverage.

As stated in my previous correspondence, Mr. Gupta's project is not out of the ordinary or pushing any Town limits. He is proposing excellent utilization of his oversized parcel which in the long run will benefit his neighbors and therefore the Town as a whole. I feel strongly that the Town should support such applicants that work diligently to follow the Residential Design Guidelines and neighborhood character while also improving property value and character.

As previously noted, I welcome any feedback or questions from the Town concerning this project. My direct contact information is below.

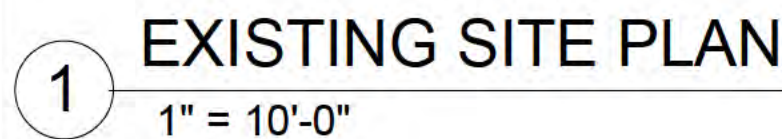
Respectfully,

A handwritten signature in black ink, appearing to be 'AWB' followed by a long horizontal stroke.

Aaron W. Bean
President
Aaron William Bean, Inc.



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REVISION

ID	DATE	BY
----	------	----

COVER SHEET

ADDITION

16717 Chirco Dr. Los Gatos. CA 95032

DATE: 02/23/26

SCALE: AS SHOWN

DRAW BY: T.E

STAMP



JOB NO: #42

DRAWING NO

A.00

PARCEL MAP



PROJECT DATA

ADDRESS	16717 CHIRCO DR, LOS GATOS, CA 95032
BLOCK / PARCEL #	424-20-014
ZONING	R-1-8
OCCUPANCY	R3/U
BUILDING TYPE	V-8
FIRE SPRINKLERS	NO
GROSS LOT AREA	0.3 AC (12,480 SF)

DEVELOPMENT STATISTICS

	EXISTING	PROPOSED	ALLOWED
TOTAL FLOOR AREA	3,312 SF	3,619 SF (307 SF 2ND FLOOR ADDITION)	3,619 SF
GARAGE	450 SF (DETACHED)	679 SF (ATTACHED)	996 SF
FRONT SIDE PORCH	92 + 148 = 240 SF	REDUCED BY 107 SF = 133 SF	
FLOOR AREA RATIO	3,312 / 12,480 = 0.265	3,619 / 12,480 = 0.29	0.29
LOT COVERAGE	(3,312 + 450 + 240) / 12,480 = 32.07%	(3,312 + 679 + 133) / 12,480 = 33.05%	40%
HEIGHT	21'-9"	28'-0 1/2"	30'-0"
NUMBER OF STOR ES	1	2	2
FRONT SETBACK	20'-0"	20'-0" (MAINTAIN NG EX. NON-CONFORMITY)	25'-0"
REAR SETBACK	20'-0"	20'-0"	20'-0"
S DE SETBACK	16'-6"	8'-0"	8'-0"
STREET SIDE SETBACK	19'-3"	19'-3"	15'-0"

PARKING NOTES

THE EXISTING AND PROPOSED PARKING REQUIREMENT ARE PENDING ON THE ADU (B25-1077) PERMIT APPROVAL.

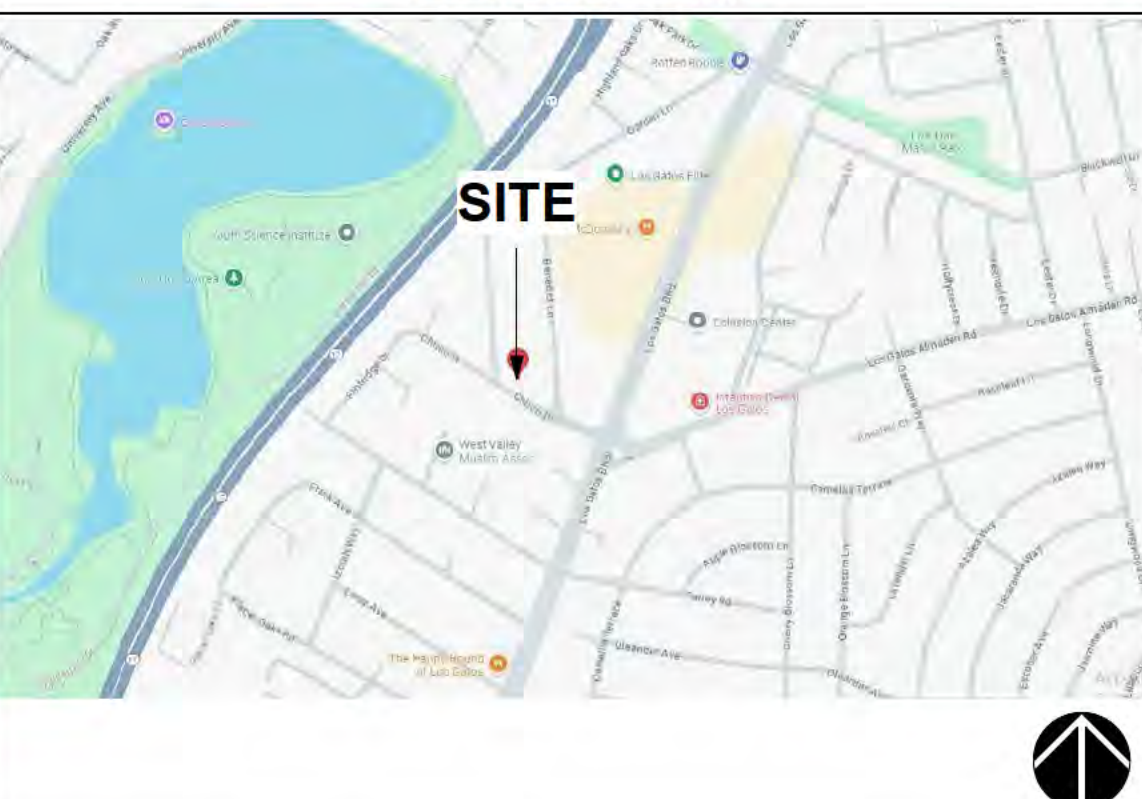
SITE PLAN KEYNOTES

1	(E) LANDSCAPE	10	(E) 200A MAIN PANEL TO BE UPGRADED TO 320
2	(E) CONCRETE WALKWAY	11	(E) MAIL BOX TO BE RELOCATED
3	(E) PAVERS	12	(E) STORM MANHOLE
4	(E) ASPHALT DRIVEWAY	13	(E) SEWER LINE
5	(E) FENCE	14	(N) ASPHALT DRIVEWAY
6	(E) GATE	15	(N) LANDSCAPE
7	ROOF LINE ABOVE	16	(N) PARKING
8	(E) WATER METER	17	(N) 200A-SUB PANEL
9	(E) GAS METER	18	(N) AC-CONDENSER UNIT

SITE PLAN NOTES

1. DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA, NON-USABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE LOCATED AT LEAST 10 FEET FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETED TO BROOM FINISH. EXISTING NG MATERIALS AND/OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING NG, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING NG, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING NG STRUCTURE, PROVIDED DE-WATERING FACILITIES ARE FOR CONSTRUCTION AS REQUIRED, COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO DESIGNER/ENGINEER AS REQUIRED.
2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
3. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT-CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, TRANSFORMER PULLBOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, PURFITTANCES, ETC.) OR TO THE MAIN ELECTRICAL TIE-UP. THE CONTRACTOR SHALL MAINTAIN A TEN FEET CLEAR OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
4. WHEN UTILITIES METER ALTERATION / RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

VICINITY MAP



PROJECT INFORMATION

OWNER: DEEPAK GUPTA
ADDRESS: 167 17 CHIRCO DR, LOS GATOS, CA 95032
PHONE: [REDACTED]
EMAIL: [REDACTED]

DESIGNER:
CONTACT: BAY AREA PROJECT PRO
ADDRESS: MY TRUONG
99 S ALMADEN BLVD #800, SAN JOSE, CA 95113
PHONE: 669-667-9189
EMAIL: BAYAREAPROJECTPRO@GMAIL.COM

CIVIL ENGINEER:
ADDRESS: T MOTHY NGUYEN
99 S ALMADEN BLVD #800, SAN JOSE, CA 95113
PHONE: 669-667-9189

APPLICABLE CODE

LEGAL JURISDICTION : CITY OF LOS GATOS, CA

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMB NG CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA GREEN BUILD NG STANDARDS

REGULATION OF THE STATE AND LOCAL FIRE MARSHALS & CITY ORD NANCE

CITY OF LOS GATOS,MUNIC PAL CODE.

SCOPE OF WORK

NEW ATTACHED GARAGE (679-SF) IN THE S DE YARD.
ADD 307-SF FOR BEDROOM ON 2ND FLOOR.
THE PROPOSED ADU SHALL BE PROCESSED VIA A SEPARATE BUILD NG PERMIT APPLICATION

SYMBOL LEGEND

PROPERTY LINE CORNER POINTS
AND
ELEVATION DATUM

KEYNOTE CALLOUTS

EXIST NG BU LD NG L NE

PROPOSED BUILDING LINE

PROPERTY LINE

LOT LINE

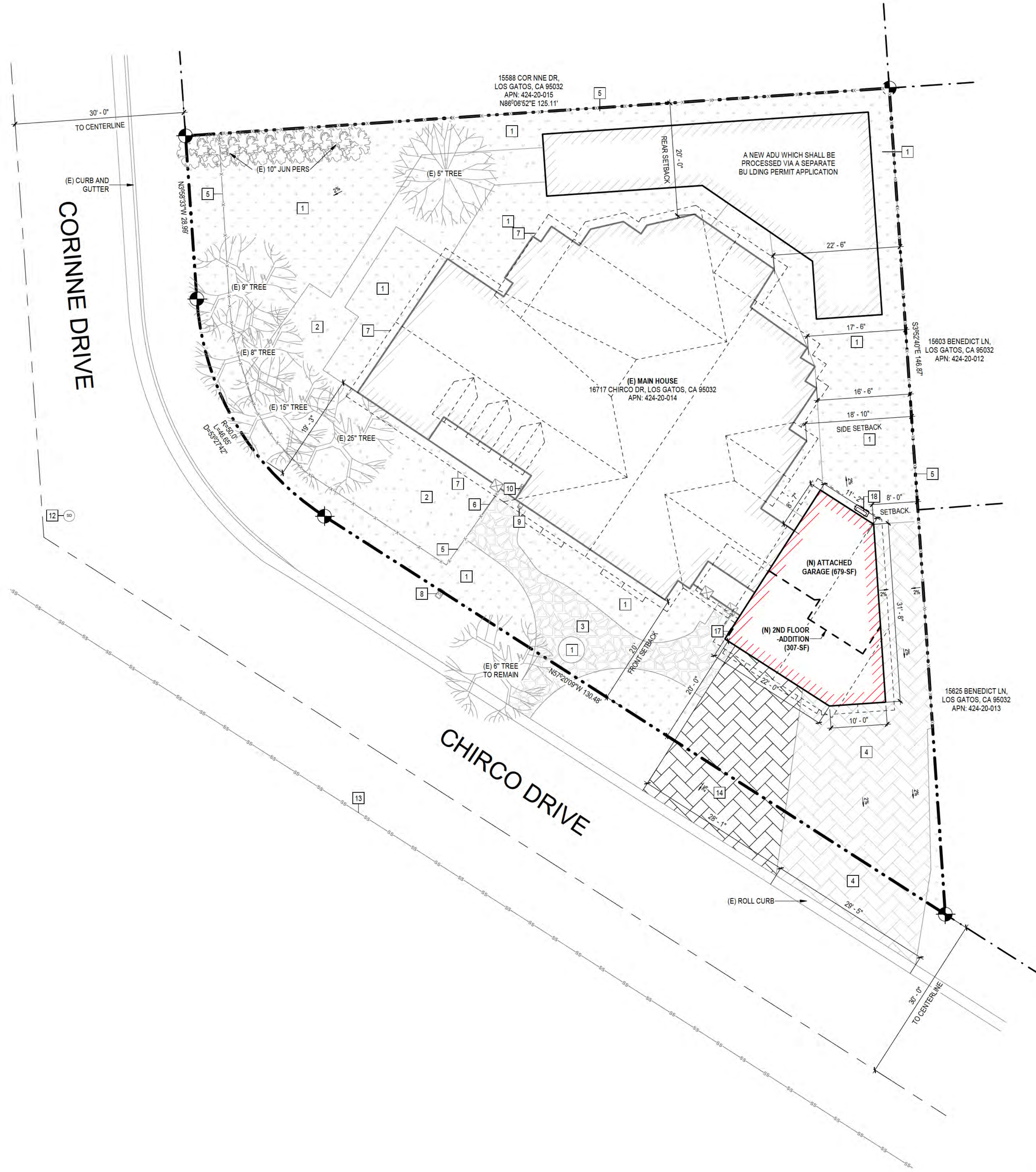
FENCE

FLOW DIRECTION

SHEET INDEX

A 00	COVER SHEET
A 01	PROPOSED SITE PLAN
A 02	CAL GREEN CODE
A 03	CAL GREEN CODE
A 04	GENERAL DETAILS
A 05	STREETSCAPE
A 10	EXIST NG FLOOR/ ROOF PLAN
A 11	EXIST NG ELEVATIONS
A 12	PROPOSED 1ST FLOOR PLAN
A 13	PROPOSED 2 ND FLOOR PLAN/ ROOF PLAN
A 14	PROPOSED ELEVATIONS
A 15	PROPOSED SECTIONS
A 16	PROPOSED ELECTRICAL & MECHANICAL PLAN
A 17	3D VIEWS
A 18	SOLAR DIAGRAM
A 19	SOLAR DIAGRAM
A 20	SOLAR DIAGRAM

1 PROPOSED SITE PLAN
1" = 10'-0"



1 (E) LANDSCAPE

2 (E) CONCRETE WALKWAY

3 (E) PAVERS

4 (E) ASPHALT DRIVEWAY

5 (E) FENCE

6 (E) GATE

7 ROOF LINE ABOVE

8 (E) WATER METER

9 (E) GAS METER

10 (E) 200A MAIN PANEL TO BE UPGRADED TO 320A

11 (E) MAIL BOX TO BE RELOCATED

12 (E) STORM MANHOLE

13 (E) SEWER LINE

14 (N) ASPHALT DRIVEWAY

15 (N) LANDSCAPE

16 (N) PARKING

17 (N) 200A-SUB PANEL

18 (N) AC-CONDENSER UNIT

PROPERTY LINE CORNER POINTS AND ELEVATION DATUM

KEYNOTE CALLOUTS

EXISTING BUILDING LINE

PROPOSED BUILDING LINE

PROPERTY LINE

LOT LINE

FENCE

FLOW DIRECTION

REVISION

ID DATE BY

PROPOSED SITE PLAN

ADDITION

16717 Chirco Dr, Los Gatos, CA 95032

CRZ

TREE PROTECTION FENCE AT CRZ.

CHAIN LINK FENCE.

(10'-0") MAXIMUM

DRIPLINE (VARIES)

FENCE LOCATION

(LIMITS OF CRITICAL ROOT ZONE)

1" DBH=1.5' RADIUS OF THE CRITICAL ROOT ZONE

POST AND FENCE DETAIL

10' Max

Typical Signage (See Detail Sheet xxx)

Tension Bar Opt.

Ground Surface

Post

6'-0" Min

2'-0" Min

TREES 8" DBH AND SMALLER:

(8'-0" FOR 8" DBH TREE)

CRZ RADIUS

(45'-0" FOR 30" DBH TREE)

CRZ RADIUS

DRIPLINE

0'-8 1/2"

STANDARD SIGN DIMENSION

0'-11"

STANDARD SIGN DIMENSION

WARNING

TREE PROTECTION ZONE

THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 28.10.1025

WARNING SIGN

PRELIMINARY EARTHWORK GRADING QUANTITIES

GRADED CUTS AND FILLS			
SITE ELEMENT	CUT (CU.YD.)	FILL (CU.YD.)	NET (CU.YD.)
HOUSE AND ATTACHED GARAGE	11.79	0	11.79

DATE: 02/23/26

SCALE: AS SHOWN

DRAW BY: T.B

STAMP:

REGISTERED PROFESSIONAL ENGINEER

THOMAS T. NORTON

C 92902

EXP. 12/31/27

CIVIL

STATE OF CALIFORNIA

nguyenshu

JOB NO: #422

DRAWING NO:

A.01

Page 134

GENERAL NOTES :

1. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, CONSTRUCTION TAXES AND FEES REQUIRED BY CITY, COUNTY AND STATE LAWS EXCEPT THE GENERAL BUILDING PLAN CHECK FEE AND REQUIRED REFUNDABLE DEPOSITS WHICH WILL BE PAID BY THE OWNER. CONTRACTOR SHALL ARRANGE FOR ALL METERS TO BE INSTALLED AND PAY ALL FEES FOR SAID METERS. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND EROSION CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL BUILDING CODE.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND SHALL VERIFY GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE DEPICTED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF ANY DISCREPANCIES FOUND WITHIN THE DRAWINGS AND SPECIFICATIONS.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF DETAILS; FOR CONFIRMING AND COORDINATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY AND PERFORMANCE OF ALL WORK IN A SAFE AND SATISFACTORY MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK INCLUDING THAT OF THE SUB-CONTRACTORS. CONTRACTOR SHALL PROVIDE SUPERVISION OF THE JOB DURING ALL PHASES OF CONSTRUCTION ACTIVITIES. A COMPETENT SUPERINTENDENT SHALL BE SELECTED BY THE CONTRACTOR AND SHALL BE IN CHARGE OF THE JOB UNTIL ITS COMPLETION. CONTRACTOR AGREES TO BIND EVERY SUB-CONTRACTOR BY THE TERMS OF THE CONTRACT AS FAR AS SUCH TERMS ARE APPLICABLE TO THE SUB-CONTRACTOR'S WORK.

4. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR OPERATIONS. ALL SCRAP DEBRIS AND OTHER EXCESS MATERIAL SHALL BE LAWFULLY REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE CONTRACTOR.

5. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS AND PRODUCTS FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE WORK AND CONTRACTOR SHALL REPAIR OR REPLACE, OR CAUSE TO BE REPAIRED OR REPLACED ANY OR ALL SUCH WORK TOGETHER WITH ANY OTHER WORK WHICH MAY BE DISPLACED IN DOING SO, THAT MAY PROVE DEFECTIVE WITHIN ONE YEAR, WITHOUT ADDITIONAL EXPENSE. ORDINARY WEAR AND TEAR, UNUSUAL ABUSE OR NEGLIGENCE IS EXCEPTED. EXCEPTIONS TO ONE YEAR GUARANTEE ARE SPECIFIED IN OTHER SECTIONS OF THE PROJECT MANUAL OR DRAWINGS. STATE LAW, OR MANUFACTURER'S GUARANTEE SHALL GOVERN IF LENGTH AND TYPES OF GUARANTEES ARE MORE STRICT OR FOR LONGER PERIODS.

6. THAT IS RESPONSIBILITY OF CONTRACTOR TO PROVIDE MATERIALS AND CONSTRUCTION WHICH WILL YIELD A REASONABLE VALUE OVER A PERIOD OF TIME WHICH MAY EXCEED THE SPECIFIED GUARANTEE AND WARRANTY PERIODS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR A WEATHER TIGHT BUILDING, FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP. EACH SUB-CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE STATING THAT WORK EXECUTED BY HIM IS FREE AND WILL REMAIN FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE OF HIS WORK BY OWNER, AND THAT REPAIR AND REPLACEMENT OF SUCH DEFECTIVE WORK AND ALL OTHER WORK DAMAGED AS A RESULT THEREBY WILL BE EXECUTED IN A TIMELY MANNER AT THE CONVENIENCE OF THE OWNER AND WITHOUT COST TO OWNER.

8. THE ARCHITECT WILL NOT ACT AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. ARCHITECT WILL ADVISE AND CONSULT WITH OWNER. ARCHITECT WILL OBSERVE CONSTRUCTION PER HIS AGREEMENT WITH OWNER AND RENDER INTERPRETATIONS NECESSARY FOR THE PROPER EXECUTION OR PROGRESS OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. ARCHITECT WILL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS, OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

ANY VERBAL INSTRUCTION OR AUTHORIZATION THAT IS CONFIRMED BY LETTER, MEETING NOTE, MEMORANDA, OR THE LIKE, (WITH A COPY SENT TO THE OWNER, OR THE OWNER'S REPRESENTATIVE), THERE IS NO EXCEPTION TAKEN WITHIN (10) CALENDAR DAYS, SHALL BE DEEMED EQUIVALENT TO RECEIPT OF WRITTEN INSTRUCTION, APPROVAL AND AUTHORIZATION FROM THE OWNER.

9. OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED TO THE MUTUAL SATISFACTION OF THE OWNER, ARCHITECT AND CONTRACTOR. BEFORE ANY CHANGES ARE BEGUN, THE ADDED OR DEDUCTED SUM SHALL BE PRESENTED TO OWNER IN WRITING FOR APPROVAL.

10. SUBSTITUTIONS OF MATERIALS OR METHODS PROPOSED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS CONTRARY TO DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR APPROVAL OR DENIAL. IF MORE THAN ONE MANUFACTURER IS SPECIFIED IN THE PLANS OR SPECIFICATIONS, IT SHALL BE THE CONTRACTOR'S OPTION TO SELECT THE ONE WHICH HE MAY DESIRE. IF MORE THAN ONE FINISH OR STYLE IS AVAILABLE IN THE ITEM SPECIFIED, CONTRACTOR SHALL BE OBLIGATED TO NOTIFY ARCHITECT VERBALLY AND IN WRITING OF THIS FACT FOR ARCHITECT'S AND OWNER'S DECISION.

11. THESE DRAWINGS AND SPECIFICATIONS SHALL BE INTENDED TO SHOW AND DESCRIBE DETAILS FOR A CONSTRUCTIBLE BUILDING. PARTS AND DETAILS NOT FULLY SHOWN OR DESCRIBED SHALL BE DETAILED AND EXECUTED ACCORDING TO STANDARD FIRST CLASS PRACTICE AND IN SIMILAR MANNER AND SPIRIT OF THE DETAILS WHICH ARE SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE PROJECT MANUAL. IF CONTRACTOR OR SUB-CONTRACTOR FINDS ANY DETAILS WHICH, IN HIS OPINION, ARE UNSOUND, UNSAFE, OR NOT WATERPROOF, IT IS HIS DUTY TO NOTIFY ARCHITECT IN WRITING OF THIS FACT. IF WORK IS PERFORMED AS DETAILED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS TO THE DETAIL. ACCURACY OF ALL DIMENSIONS SHALL BE CHECKED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS.

12. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT STANDARD.

13. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THE ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF A APPROPRIATE OWNER & ARCHITECT IN WRITING IN A TIMELY MANNER. AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE; AND IN ANY DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION.

14. FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE, AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS. SUB-CONTRACTOR AND CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD PRIOR TO ANY WORK BEING CONSTRUCTED OR MATERIALS OR PRODUCTS FABRICATED OR ORDERED. SPECIFICATIONS AND WRITTEN NOTES AND SCHEDULES ON DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO INFORMATION FURNISHED IN THE FORM OF LINE DRAWINGS. DETAILED DRAWINGS FURNISHED DURING CONSTRUCTION OR APPROVED BY CONTRACTOR OR ARCHITECT ARE TO BE CONSIDERED EXPLANATORY AND NOT AS CHANGES TO DRAWINGS AND SPECIFICATIONS. NOTES, FIGURES AND DETAILS ON SAID DRAWINGS SHALL BE FOLLOWED AND EXECUTED AS IF PART OF THESE DOCUMENTS.

15. ERRORS OR OMISSIONS WHICH APPEAR ON THE DRAWINGS, IN SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR AND TO THE CONTRACTOR BY THE SUB-CONTRACTOR IN WRITING. IN EVENT OF FAILURE OF SUB-CONTRACTOR TO GIVE SUCH WRITTEN NOTIFICATION BEFORE CONSTRUCTION OR FABRICATIONS OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COSTS OF RECTIFYING SAME. HOWEVER, DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WORK CALLED FOR ON ONE AND NOT THE OTHER SHALL BE PROVIDED AS THOUGH FULLY SET FORTH IN BOTH.

16. AT ALL TIMES DURING CONSTRUCTION ACTIVITIES OR ERECTION OF PROJECT OR ITS COMPONENT PARTS, PRIOR TO COMPLETION OF THE STRUCTURAL FRAME OR REPLACEMENT AND PERMANENT CONNECTION OF COMPONENT MEMBERS TO THE STRUCTURAL FRAME, SUB-CONTRACTORS SHALL PROVIDE, INSTALL AND MAINTAIN PROPERLY DESIGNED AND CONSTRUCTED TEMPORARY BRACING OF ADEQUATE STRENGTH TO PREVENT DISLOCATION, DISTORTION, CRACKING, FALLING OFF, OR ANY OTHER DAMAGE TO WORK OR ANY OF ITS COMPONENT PARTS DUE TO FORESEEABLE NORMAL AS WELL AS NOT FORESEEABLE EXCESSIVE WIND AND EARTHQUAKE FORCES WITHOUT ADDITIONAL COST TO OWNER. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL, AT THEIR EXPENSE, REPLACE OR REPAIR, AS DIRECTED, DAMAGED PORTIONS OF THEIR WORK OR COMPONENT PARTS.

17. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ENGINEER WHOSE SIGNATURE APPEARS HEREON.

18. NO FRAMING OF ANY TYPE TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

19. REFERENCES TO ANY DETAIL OR DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.

20. THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT, OR MANUFACTURED DEVICE.

21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS FOR WHICH THE BUILDING PERMIT WAS ISSUED. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.

22. INSPECTOR TO REVIEW AND APPROVE UNDERGROUND ELEC. SERVICE PRIOR TO CONCRETE PLACEMENT.

23. ISSUANCE OF A BUILDING PERMIT DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS, YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

24. GENERAL CONTRACTOR, CONTRACTORS, SUB-CONTRACTORS AND BUILDERS TO COORDINATE ALL ENGINEERING AND MECHANICAL DRAWINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. IF DISCREPANCIES ARE APPARENTLY OBSERVED OR INFORMATION APPARENTLY IS THOUGHT TO BE MISSING, NOTIFY ARCHITECT WITHIN 24 HOURS WITH SKETCH, DRAWING, PDF, PHOTOCOPIES WITH LEGIBLE HAND WRITTEN NOTES AND/OR WRITING (FAX, EMAIL OR CORRESPONDENCE). IF CONFLICT WITH EXISTING CONDITIONS, PROVIDE DOCUMENTATION (PHOTOS, SKETCHES, DWGS) OF EXISTING CONDITIONS AND SUGGEST PROPOSAL(S) FOR SOLUTION (SKETCH, DRAWING, AND/OR WRITING).

ABBREVIATION :

& < @ C Ø PL	AND ANGLE AT CENTERLINE DIAMETER OR ROUND PROPERTY LINE, PLATE	(E.) E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. E.Q.	EXISTING/ EAST/ ENTRY/ EACH EXPANSION JOINT ELEVATION ELECTRIC ELEVATOR EMERGENCY ENCLOSURE ELECTRIC PANEL EQUAL/ EQUIVALENT	I.D. IN INSUL. INIT. INV.	INSIDE DIAMETER/ INTERIOR DESIGNER INCH INSULATION INTERIOR INVERT/ INVERTED	R.A. RAD. R.D. R.D.L. RECPT. RECT. REF. REFR/ R/F REG. REINF. REQ'D. RESIL. RET. RM. R.O. R.R. RWD.	RETURN AIR RADIUS ROOF DRAIN ROOF DRAIN LEADER RECEPTACLE RECTANGULAR REFERENCE REFRIGERATOR REGISTER REINFORCEMENT REQUIRED RESILIENT RETAIN(ING), RETURN ROOM ROUGH OPENING ROOF RAFTER REDWOOD
A.B. ABV. A/C A.C. ACOUS. A.D. ADH. ADJ. AL. ALT. ANOD. A.P. APPX. APPV/D ARCH. ASB. ASSY. AUTO.	ANCHOR BOLT ABOVE AIR CONDITIONING ASPHALT CONCRETE ACOUSTICAL AREA DRAIN ADHESIVE ADJUSTABLE ALUMINUM ALTERNATE ANODIZED ACCESS PANEL APPROXIMATELY APPROVED ARCHITECTURAL ASBESTOS ASSEMBLY AUTOMATIC	F. F.A. FAC. F.C.O. F.D. FDN. F.E. F.E.C. F.G. F.H. FIN. FIX/FIXT F.J. F.L. FLASH. FLR. FLUOR. F.O.C.	FIXED FIRE ALARM FACTORY FLOOR CLEAN OUT FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH GRADE FLAT HEAD FINISH FIXTURE FLOOR JOIST FLOW LINE FLASHING FLOOR FLUORESCENT FACE OF CONCRETE/ FACE OF CURB FACE OF FINISH FACE OF STUD/ FACE OF STRUCTURE FACE OF MASONRY FLAREPLACE FLOOR SINK FOOT OR FEET FOOTING FURRING FUT. F.V.	M.AINT. MAS. MAT. MAX. M.B. M.C. MECH. MEMB. M.H. MIN. MIR. MISC. M.O. MOS. MTD. MUL.	MAINTENANCE MASONRY MATERIAL MAXIMUM METAL BOLT MEDICINE CABINET MECHANICAL MEMBRANE METAL MFR/MFGR MANUFACTURER MAN HOLE MIRROR MISCELLANEOUS MASONRY OPENING MOSAIC MOUNTED MULLION	S. S.A. S.C. S.C.D. SCHED. S.D. SEC. SEL. SH. SHT. SHT'G. SIM. SIMP. S.J. S.S. S.SK. STA. STD. STEEL STOR. STRUCT. SUSP. SYM.	SOUTH SUPPLY AIR SOLID CORE SEAT COVER DISPENSER SCHEDULE SUB DRAIN/ SOAP DISPENSER SECTION SELECTED SHELF SHEET SHEATHING SIMILAR SIMPSON SOFFIT JOIST STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
B. BD. BEL. BET. BITUM. BLDG. BLK. BLK'G BM. B.O. BOT. BR. B.W.	BATH BOARDS BELOW BETWEEN BITUMINOUS BUILDING BLOCK BLOCKING BEAM BY OWNER/BY OTHERS BOTTOM BEDROOM BACK OF WALK/ BOT. OF WALL	F.O.F. F.O.S. F.O.M. FP. F.S. FT. FTG. FURR. FUT. F.V.	CABINET CATCH BASIN CEMENT CORNER GUARD CHANNEL CHANGE CAST IRON CONTROL JOINT/ CONST. JOINT CEILING/ CEILING JOIST CAULKING CLEAR COUNTER CONCRETE CONDITION CONSTRUCTION CONTRACTOR/ CONTINUOUS CORRIDOR, CORROSIVE COUNTERSUNK CENTER	(N.) N. NAT. N.I.C. N.G. NO. NOM. N.T.S.	NEW NORTH NATURAL NOT IN CONTRACT NATURAL GRADE NUMBER NOMINAL NOT TO SCALE	T. T.C. T.CL. TEL. TEMP. TER. T.D. T.&G. THK. T.P. T.PL. T.O.S. TRANS. T.S. T.W. TYP. U U.B.C. U.G. U.L. UNF. U.N.O. UR.	TREAD TOP OF CURB TIME CLOCK TELEPHONE TEMPERED TERRAZZO TOP OF FENCE TONGUE AND GROOVE THICK TOP OF PAVING TOP OF PLATE TOP OF STRUCTURE/SLAB TRANSFORMER TOP OF STEP TOP OF WALL TYPICAL UNDER UNIFORM BUILDING CODE UNDERGROUND UNDERWRITER'S LABORATORY UNFINISHED UNLESS NOTED OTHERWISE URINAL
CAB. C.B. CEM. C.G. CHAN. CHG. C.I. C.J.	CABINET CATCH BASIN CEMENT CORNER GUARD CHANNEL CHANGE CAST IRON CONTROL JOINT/ CONST. JOINT	G.A. GALV. G.B. G.C. GEN. G.F.I. G.I. G.L. G.L.B. GND. GR. GYP. G.P.	GAUGE GALVANIZED GRAB BAR/GRADE BEAM GENERAL CONTRACTOR GENERAL GROUND FAULT INTERRUPT GALVANIZED IRON GLASS GLU-LAM BEAM GROUND GRADE GYPSUM GRADE PLANE	O. O.A. OBS. O.C. O.D. O.F.D. OFF. OPNC. OPP.	OVER OVERALL OBSURE ON CENTER OUTSIDE DIAMETER/ DIMENSION OVERFLOW DRAIN OFFICE OPENING OPPOSITE	V. VENT. VERT. VER. V.T.R. V.I.F.	VERTICAL VENTILATING VERTICAL VERIFY VENT THROUGH ROOF VERIFY IN FIELD
CLG. CLKG. CLR. CNCR. CONC. COND. CONST. CONT. CORR. CTSK. CTR.	CLG. CLKG. CLR. COUNTER CONCRETE CONDITION CONSTRUCTION CONTRACTOR/ CONTINUOUS CORRIDOR, CORROSIVE COUNTERSUNK CENTER	H. H.B. H.C. HD. HDR. HDWD. HDWR. H.M. HORIZ. HR. HT./HGT. HVAC	HIGH HOSE BIB HOLLOW CORE HARD HEADER HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING VENTILATING/ AIR COND.	PERIM. PL. P.LAM. PLAS. PLUMB. PLYWD PNT P.O.C. PR. PROJ. PSL. PT.	PERIMETER PLATE/PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PAINT POINT OF CONNECTION PAIR PROJECTION PARALLEL STRAND LAMINATE POINT	W. W/ WD. W.H. W.C. W.I. WP. W.W.M.	WEST, WIDE, WIDTH WASHING MACHINE WITH WOOD WATER HEATER WATER CLOSET WROUGHT IRON WATERPROOF WELDED WIRE MESH

SYMBOLS LEGEND :

	NUMBER TOP TO BOTTOM		WALL TYPE	WALL TYPE
	LETTER LEFT TO RIGHT		KEYNOTE NUMBER	KEY NOTE REFERENCE
	SECTION NUMBER SHEET NUMBER		STEP AS SLAB	
	ELEVATION NUMBER SHEET NUMBER		REVISION NUMBER	REVISION REFERENCE
	DETAIL NUMBER SHEET NUMBER		DOOR ID	DOOR TYPE
			WINDOW ID	WINDOW TYPE, GLASS
	ROOM NUMBER WALL NUMBER INTERIOR ELEV. SHEET NUMBER			
	ROOM NAME ROOM NUMBER			

EMERGENCY EGRESS

1. MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET.

2. MIN. SET CLEAR HEIGHT OF 24 INCHES.

3. WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR.

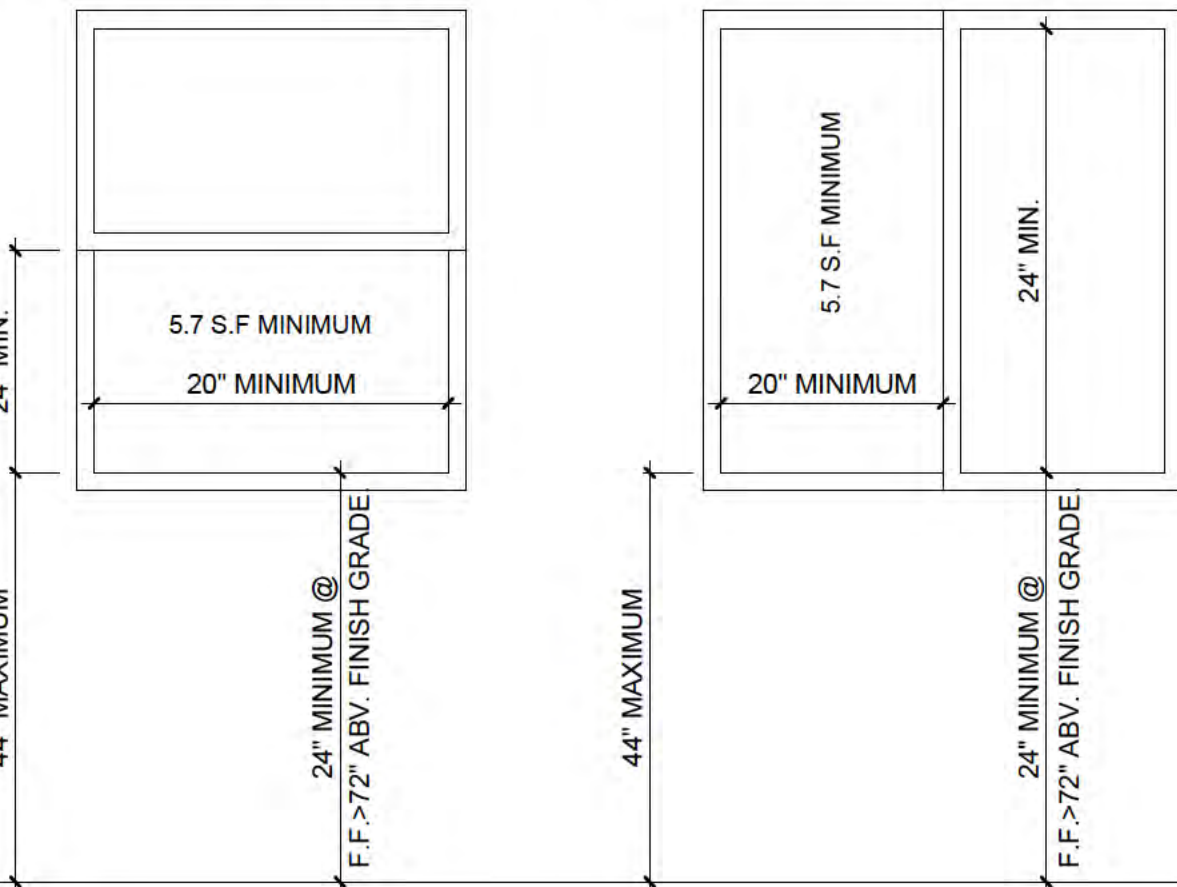
WINDOW AND DOOR NOTE

1. WINDOW MANUFACTURER AND INSTALLER SHALL INSURE THAT ALL WINDOWS MEET OR EXCEED ALL EGRESS REQUIREMENTS OF CRC R310 & R312

2. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE INSTALLED PER AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION AAMA 2400-02 RECOMMENDATIONS "STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH INTEGRAL MOUNTING FLANGES IN STUD FRAME CONSTRUCTION".

3. INSTALL AN ISOLATION MEMBRANE BELOW THE THRESHOLD OF ALL SLIDING GLASS DOORS THAT REST ON A CONCRETE SLAB.

4. ALL SEALANT SHALL BE OF HIGH QUALITY AND REVIEWED OFR COMPATIBILITY WITH ASPHALTIC MEMBRANES AND FLASHING MATERIAL.



REVISION

ID DATE BY

GENERAL DETAILS

ADDITION

16717 Chirco Dr., Los Gatos, CA 95032

DATE: 02/23/26

SCALE: AS SHOWN

DRAW BY: T.B

STAMP:

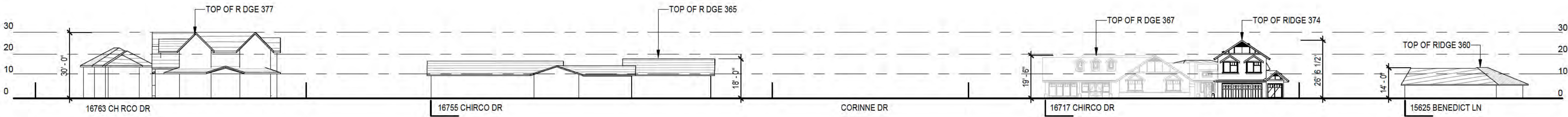
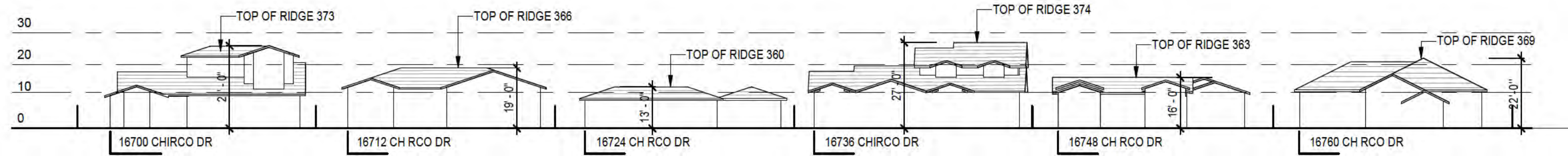
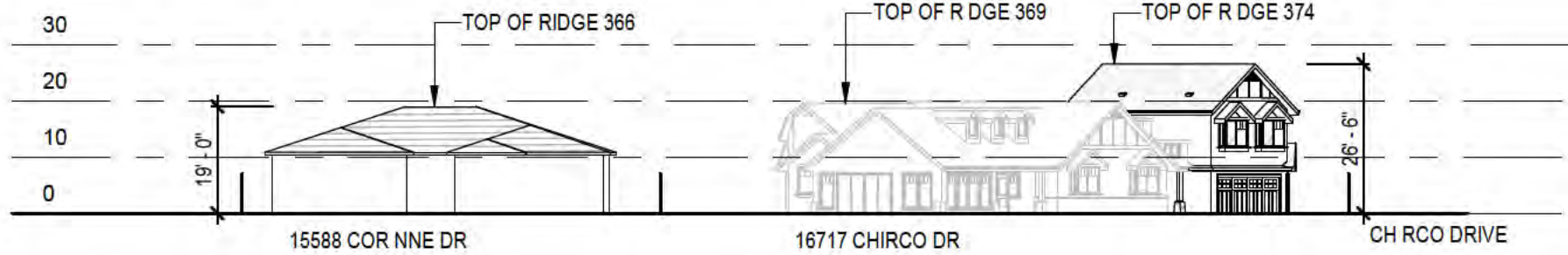


JOB NO: #422

DRAWING NO:

A.04

ADDRESSES	NUMBER OF STORIES	HEIGHT (FEET)
15588 CORINNE DRIVE	1	19'
16717 CHIRCO DRIVE	2	26' 6 1/2"
16755 CHIRCO DRIVE	1	18
16763 CHIRCO DRIVE	2	30
16700 CHIRCO DRIVE	2	26
16712 CHIRCO DRIVE	1	19
16724 CHIRCO DRIVE	1	13
16736 CHIRCO DRIVE	2	27
16748 CHIRCO DRIVE	1	16
16760 CHIRCO DRIVE	1	22
15625 BENEDICT LANE	1	14
15603 BENEDICT LANE	1	15
15589 BENEDICT LANE	2	25



REVISION		
ID	DATE	BY

STREETSCAPE

ADDITION

DATE: 02/23/26
SCALE: AS SHOWN
DRAW BY: T.B



JOB NO: #422
DRAWING NO:

A.05

LEGEND

- EXTERIOR CONSTRUCTION TO BE DEMOLISHED
- EXTERIOR CONSTRUCTION TO REMAIN



REVISION

ID DATE BY

EXISTING FLOOR/ ROOF PLAN

ADDITION

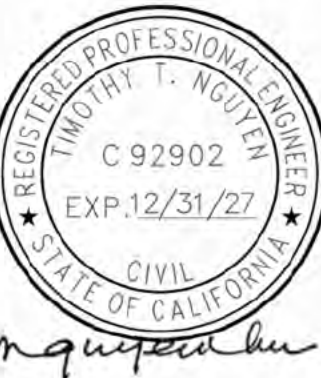
16717 Chirco Dr, Los Gatos, CA 95032

DATE: 02/23/26

SCALE: AS SHOWN

DRAW BY: T.B

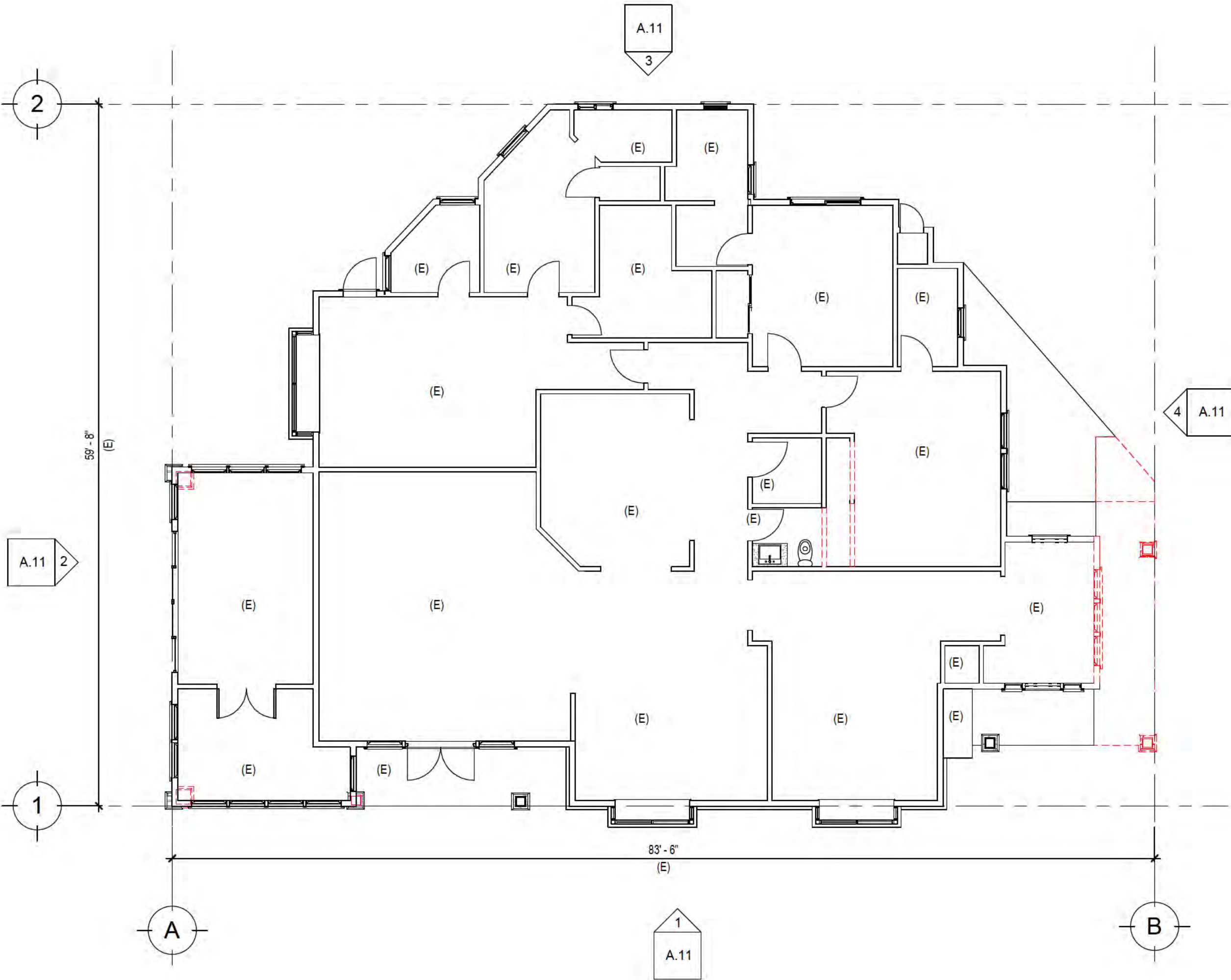
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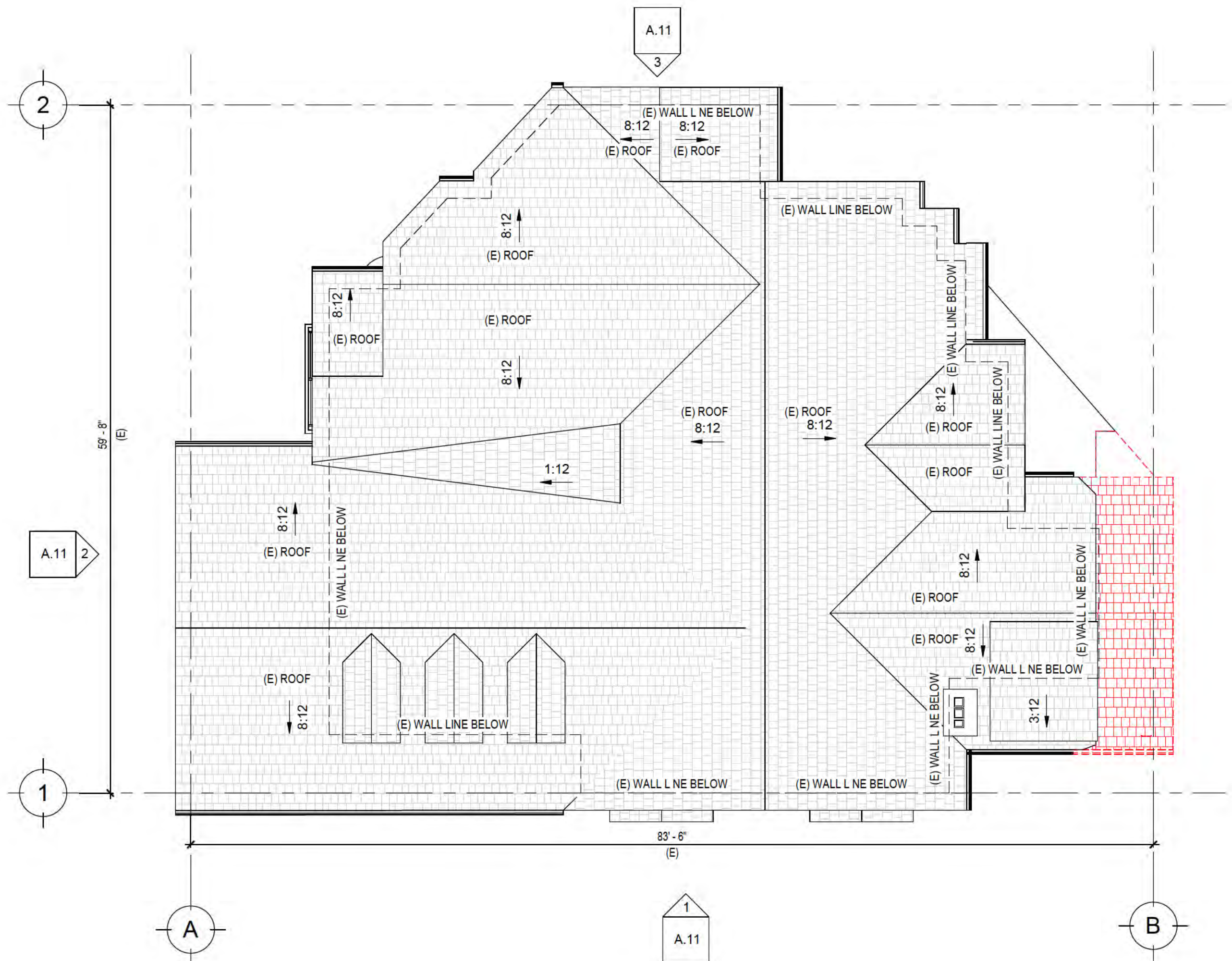
JOB NO: #422

DRAWING NO:

A.10



1 EXISTING FLOOR PLAN
1/8" = 1'-0"



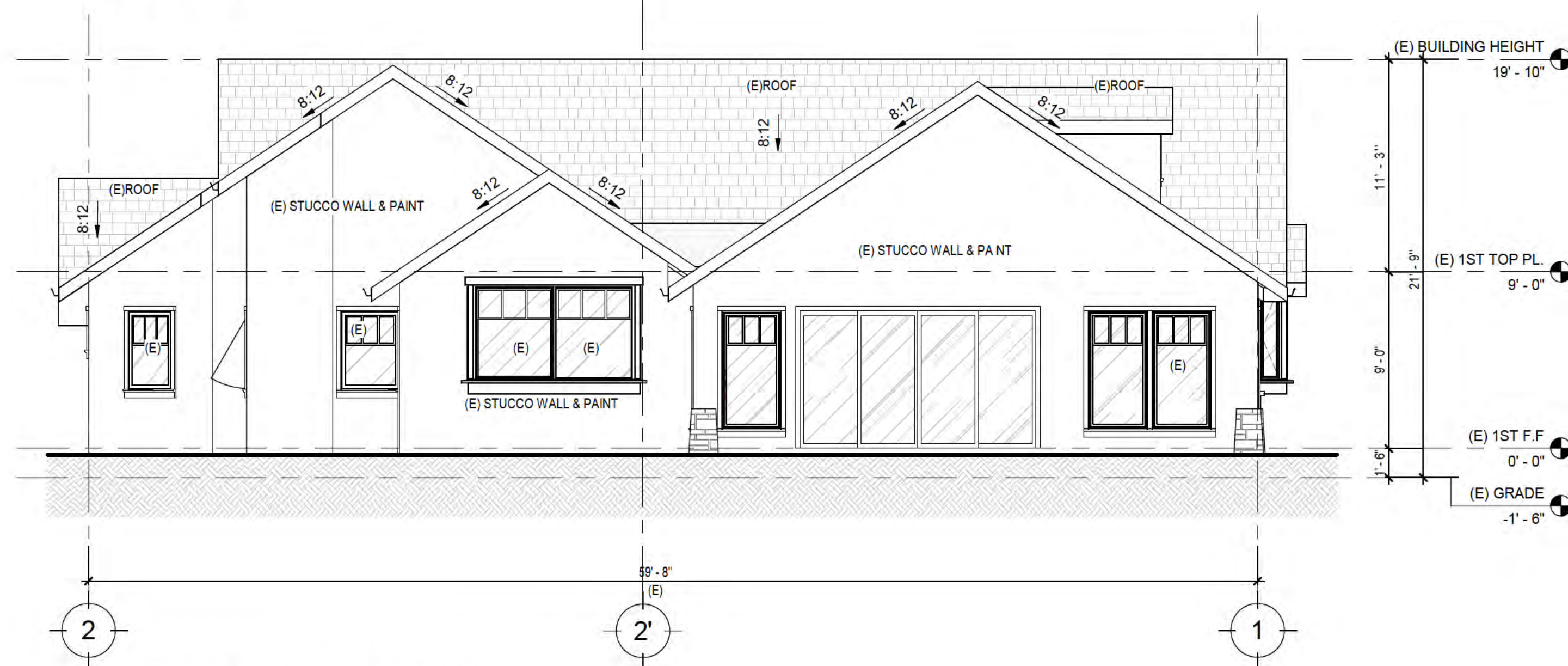
2 EXISTING ROOF PLAN
1/8" = 1'-0"



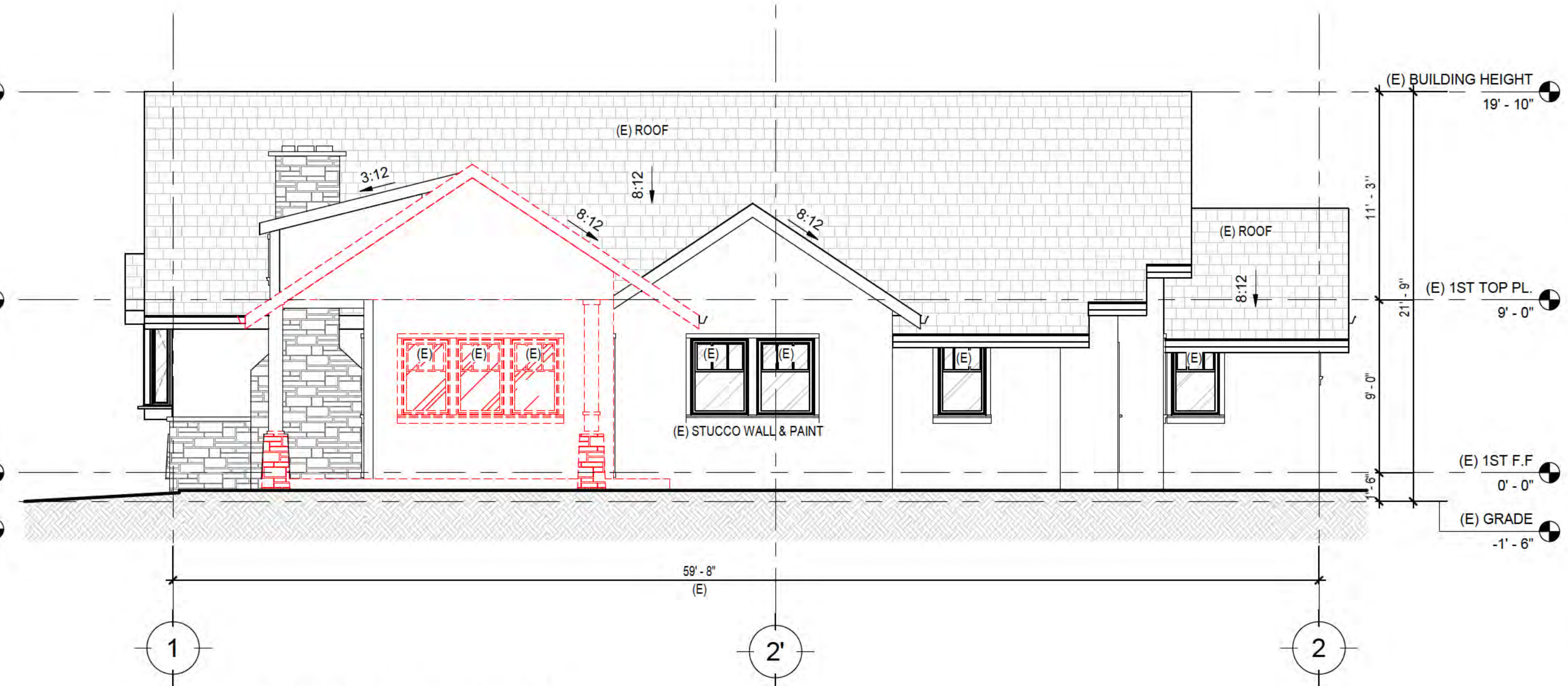
1 (E) FRONT ELEVATION
3/16" = 1'-0"



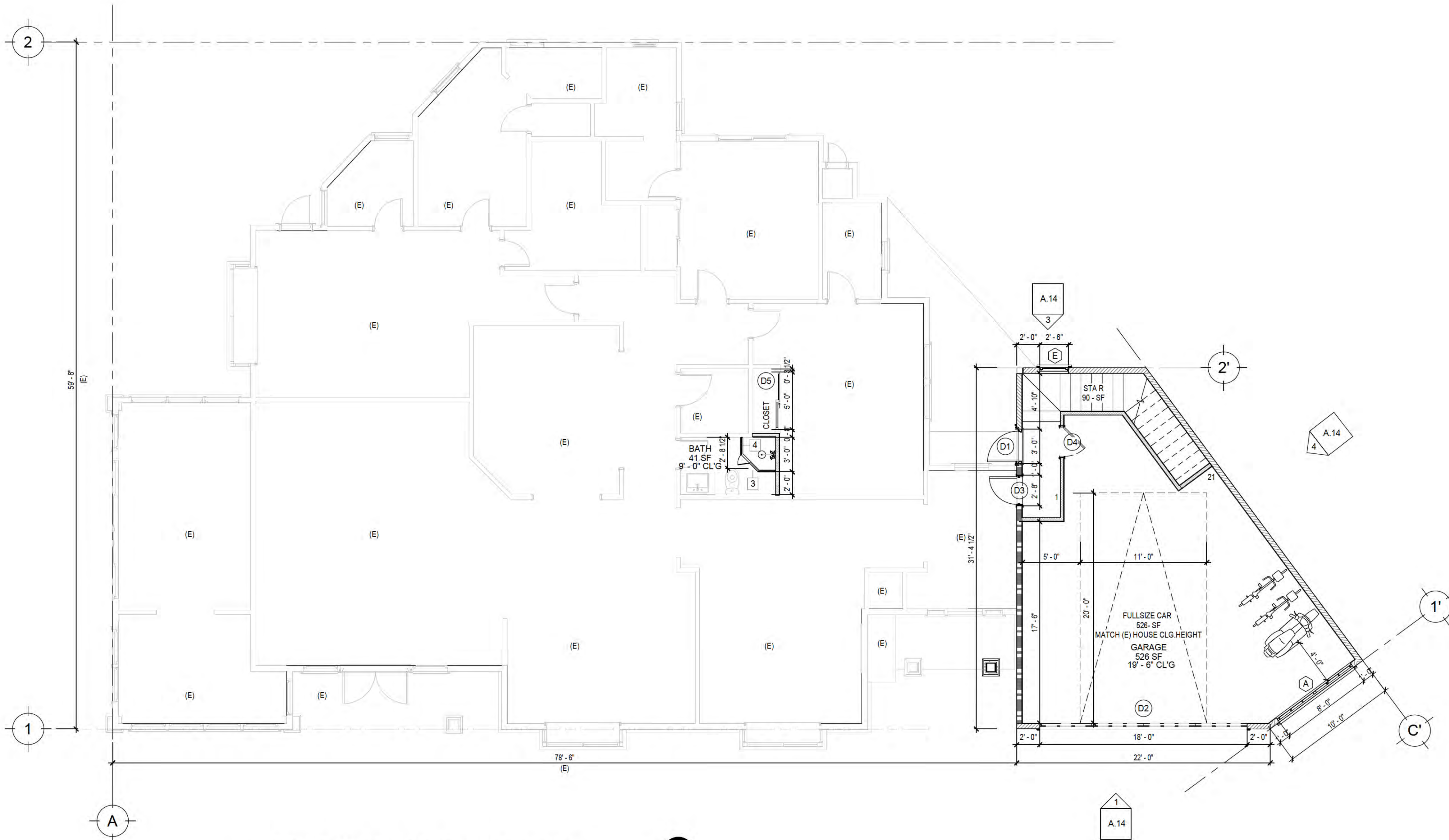
3 (E) REAR ELEVATION
3/16" = 1'-0"



2 (E) LEFT ELEVATION
3/16" = 1'-0"



4 (E) RIGHT ELEVATION
3/16" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
3/16" = 1'-0"

MDU - DOOR SCHEDULE					
NUMBER	W DTH x HEIGHT	EXT./INT.	COUNT	WALL	DESCRIPTION
D1	3'-0" x 6'-8"	EXT.	1	0'-5 1/2"	SINGLE DOOR, WOOD FRAME/ PANEL
D2	18'-0" x 8'-0"	EXT.	1	0'-5 1/2"	DOOR GARAGE, WOOD FRAME/ PANEL
D3	2'-8" x 6'-8"	INT.	1	0'-4 1/2"	SINGLE DOOR, SELF CLOS NG, FIRE RATED, HINGED DOOR
D4	2'-8" x 6'-8"	INT.	2	0'-4 1/2"	SINGLE DOOR, WOOD FRAME/ PANEL
D5	5'-0" x 6'-8"	INT.	1	0'-4 1/2"	SINGLE DOOR, WOOD FRAME/ PANEL
D6	2'-10" x 6'-8"	INT.	1	0'-4 1/2"	SINGLE DOOR, WOOD FRAME/ PANEL

NOTED:
New Windows will match existing brand, model, design and style with top row divided light.
Window header height will match existing.
Window casing/trim will match existing (wood)

ADDITIONAL NOTES:
1. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH DOOR MANUFACTURER PRIOR TO PLACING ORDER.
2. CONTRACTOR TO VERIFY SWING DIRECTIONS WITH FLOOR PLANS PRIOR TO PLACING ORDER.
3. NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER FINAL INSPECTION IS COMPLETED.

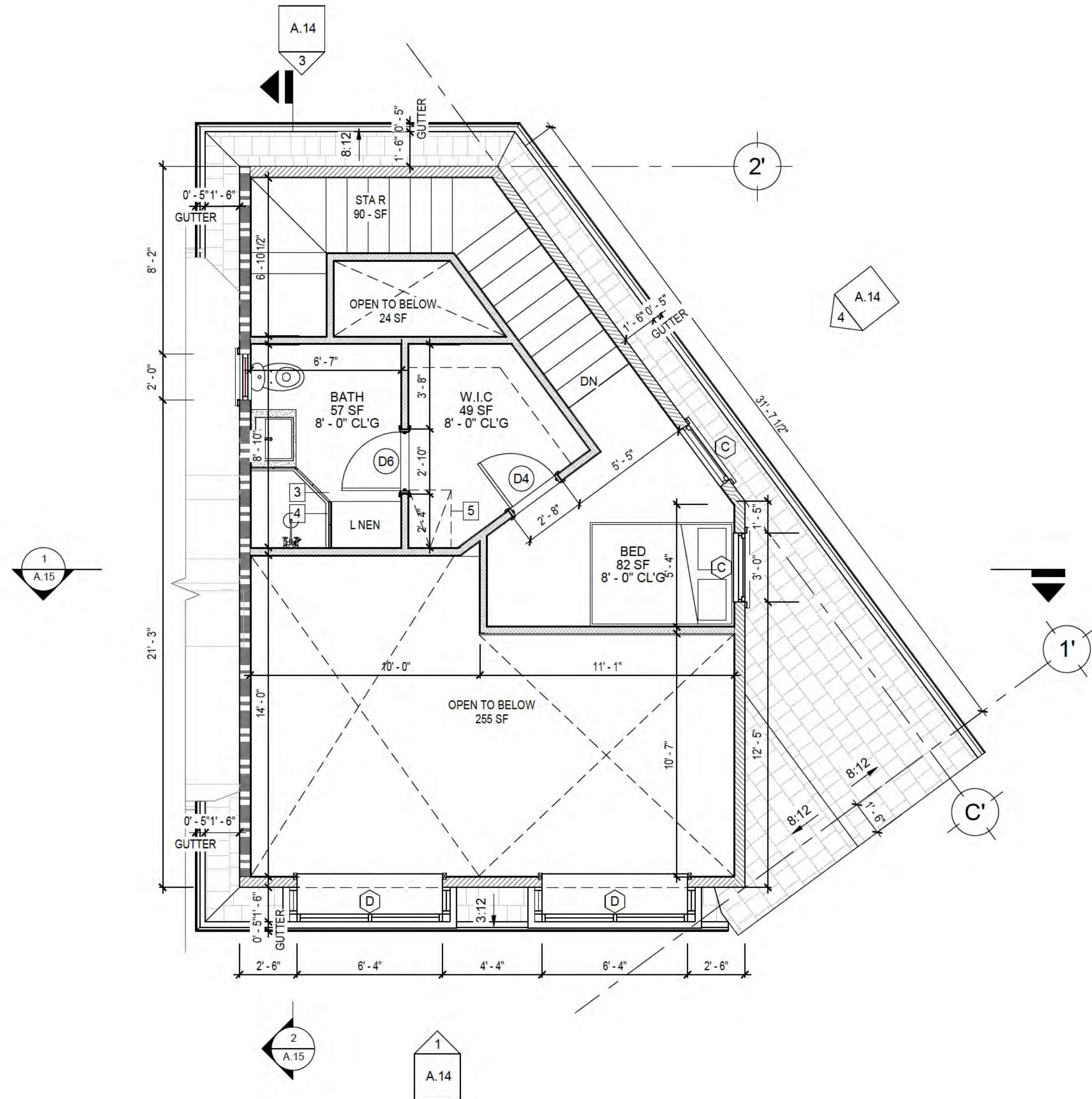
MDU - WINDOW SCHEDULE				
NUMBER	W DTH x HEIGHT	HEADER HEIGHT	COUNT	DESCRIPTION
A	8'-0" x 6'-0"	6'-6"	1	FIXED WINDOW, TEMPERED GLASS
B	2'-0" x 2'-0"	6'-8"	1	AWNING WINDOW, WOOD PANEL, OBSCURED, TEMPERED GLASS
C	3'-0" x 4'-0"	6'-8"	2	WINDOW, GLASS, WOOD PANEL
D	6'-4" x 5'-0"	8'-0"	2	BAY WINDOWS, GLASS, WOOD PANEL
E	2'-8" x 4'-0"	8'-0"	1	(E)W NDOW

ADDITIONAL NOTES:
1. WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY ROUGH OPENING SIZE WITH MANUFACTURER.
2. EGRESS MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES, MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES, AND HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
3. PROVIDE TEMPERED GLASS AT AREAS OF GLASS WITHIN 18" OF FINISH FLOOR AND ALL SKYLIGHTS.
4. NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER INSULATION INSPECTION IS COMPLETED.
5. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER PRIOR TO PLACING ORDER.
6. RESIDENTIAL WINDOWS AND DOORS MUST MEET THE FOLLOWING CODE REQUIREMENTS
A. TESTED AND LABELED TO COMPLY WITH THE AAMA STANDARDS PER CRC, SEC. 609.3
B. SAFETY GLAZING TESTING AND LABELING PER CRC, SECTIONS 308.1 & 308.4
C. ENERGY TESTING AND CERTIFICATION PER CENC, SEC. 110.6

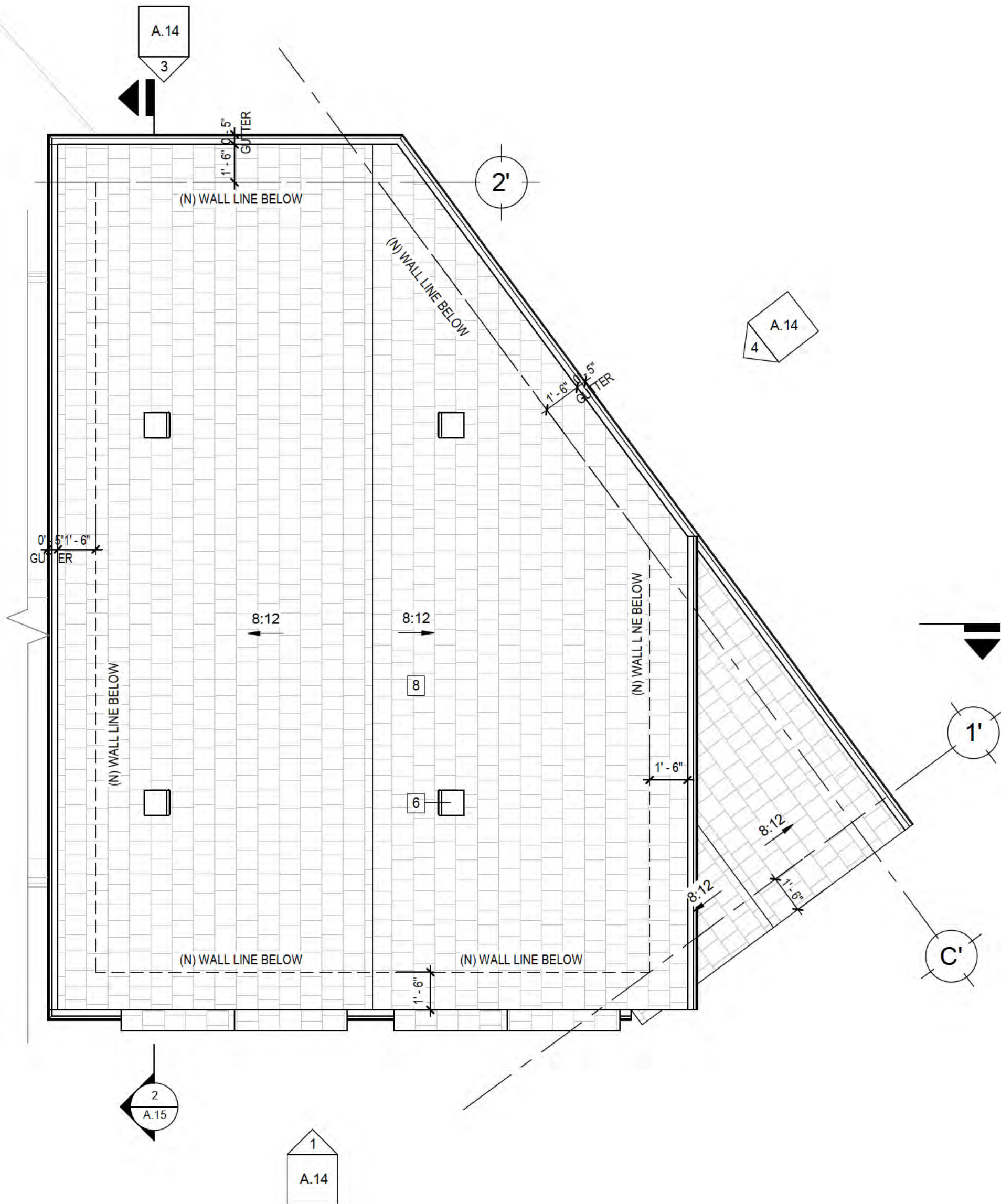
FLOOR PLAN LEGEND	
	(E) 2X WALL
	(N) EXTERIOR WALL
	(N) 1HR FIRE RATED WALL
	(N) INTERIOR WALL
	(N) BATH WALL

FLOOR PLAN KEYNOTE	
1	(N) LANDING. 1 1/2" BELOW THRESHOLD. MINIMUM 36" IN DEPTH. MIN. 2% SLOPE AWAY FROM BUILDING.
2	OBSCURED, TEMPERED GLASS
3	TEMPERED GLASS, THE GLAZING SHALL BE SAFETY GLAZING PER R308.4 CRC.
4	2" CURB
5	(N) 22X30 ATTIC ACCESS
6	(N) ROOF VENT
7	(N) SKYLIGHT
8	(N) ROOF TO MATCH WITH EXISTING ROOF MATERIAL

- ### FLOOR PLAN NOTES
- VERIFY ALL APPLIANCE EQUIPMENT AND FIXTURE DIMENSIONS AND INSTALLATION REQUIREMENTS PRIOR TO CASEWORK FABRICATION INSTALLATION.
 - FINISH END WALLS OF CABINETS FLANKING OPENING TO MATCH CABINET FACE. PRIME & PAINT EXPOSED GYP. BD. WALL TO MATCH WALLS. INSTALL MATCHING BASE BD.
 - EXTEND FLOORING UNDER APPLIANCES RESTING ON FLOOR.
 - SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.
 - OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4" FROM PERPENDICULAR WALL, UNO.
 - CEILING HEIGHTS INDICATED ARE MEASURED FROM FINISH FLOOR TO BOTTOM OF CEILING FINISH
 - SMOKE DETECTORS WILL BE PROVIDED PER CHAPTER 3 CRC. THE SMOKE DETECTOR WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED (1) IN EACH BEDROOM, HALLWAYS OUTSIDE BEDROOMS, AND ON EACH STORY. SMOKE DETECTOR ALARM SOUND MUST BE AUDIBLE IN SLEEPING AREAS WHICH MAY REQUIRE INTERCONNECTED SMOKE DETECTORS WITHIN THE UNIT. SEE UTILITY PLANS FOR LOCATIONS. INSTALL AND LOCATE PER MFG. LISTED REQUIREMENTS.
 - PROVIDE CARBON MONOXIDE DETECTOR ALARMS ON CEILINGS OR WALLS OUTSIDE SLEEPING ROOMS PER CHAPTER 3 CRC.
 - ALL NEW WINDOWS TO BE DUAL PANES TO MEET CURRENT ENERGY STANDARD REQUIREMENTS.
 - USE 2x8 STUDS FOR PLUMBING WALL IF NECESSARY.
 - PROVIDE BACKING FOR ALL ACCESSORIES, FIXTURES AND WINDOW COVERINGS.
 - PROVIDE TWO LAYERS OF GRADE D OR 60-MINUTE GRADE D PAPER OVER ALL WOOD BASE SHEATHING AT EXTERIOR WALLS.
 - A MINIMUM 26 GAUGE, CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREED SHALL BE A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1)
 - PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED AT OUTDOORS, IN BATHROOM, AT COUNTER TOP SURFACES AND GARAGES. (CEC2108(a)).
 - PROVIDE GFCI RECEPTACLES AT BATHROOMS, KITCHEN COUNTERTOP SURFACES, LAUNDRY / WET BAR AREA WITHIN 6FT FROM EDGE OF THE SINKS (CEC 210-8)
 - INSTALL THE REINFORCEMENT 2x8 LUMBER AT 36" ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING FOR BATH



1 PROPOSED 2 ND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

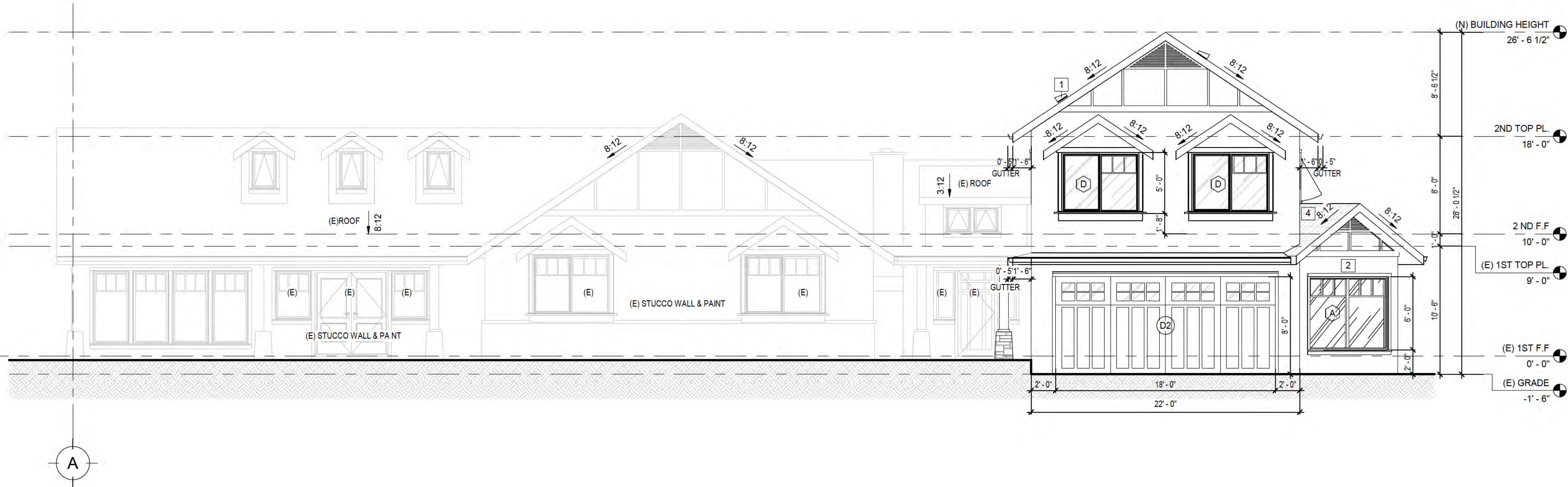
ROOF VENTILATION NOTES: (CRC R806)

- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE AT LEAST DIM. OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED W/ CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIM. OF 1/16" MIN. AND 1/4" MAX. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQ'TS. OF CRC R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
- THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 IF ONE OR MORE OF THE FOLLOWING ARE MET: 1. IN CLIMATE ZONES 14 & 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. 2. AT LEAST 40% AND MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST OF THE SPACE SHALL BE PERMITTED.
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHT'G. AND AT THE LOCATION OF THE VENT.
- VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MFR'G.'S INSTALLATION INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE W/ THE REQ'TS. OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE W/ THE REQ'TS. OF SECTION R703.1.
- UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) AND UNVENTED ENCLOSED RAFTER ASSEMBLIES (SPACES BETWEEN CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBER/RAFTERS AND THE STRUCTURAL ROOF SHT'G. AT THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS) SHALL BE PERMITTED IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
 - NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER ASSEMBLY.
 - WHERE WOOD SHINGLES OR SHAKES ARE USED, A MIN. 1/4" VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHT'G.
 - IN CALIFORNIA CLIMATE ZONES 14 & 16, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS III VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT W/ THE UNDERSIDE OF THE INSULATION (SEE TITLE 24, PART 6, FIG. 100.1-A).
 - EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHT'G. (NO INSULATION SHALL BE REQ'D. WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONT. UNDERLAYMENT IS INSTALLED. A CONT. LAYER SHALL BE CONSIDERED TO EXIST IF SHT'G., ROOFING PAPER OR ANY CONT. LAYER WHICH HAS A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD.):
 - AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT W/ THE UNDERSIDE OF THE STRUCTURAL ROOF SHT'G.
 - AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHT'G., RIDGE BOARD OR SHEET INSULATION W/ AN R-VALUE OR R-4 SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHT'G. FOR CONDENSATION CONTROL.
 - AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT W/ THE UNDERSIDE OF THE STRUCTURAL ROOF SHT'G. FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-PERMEABLE INSULATION.
 - WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PER METER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONT. LAYER.

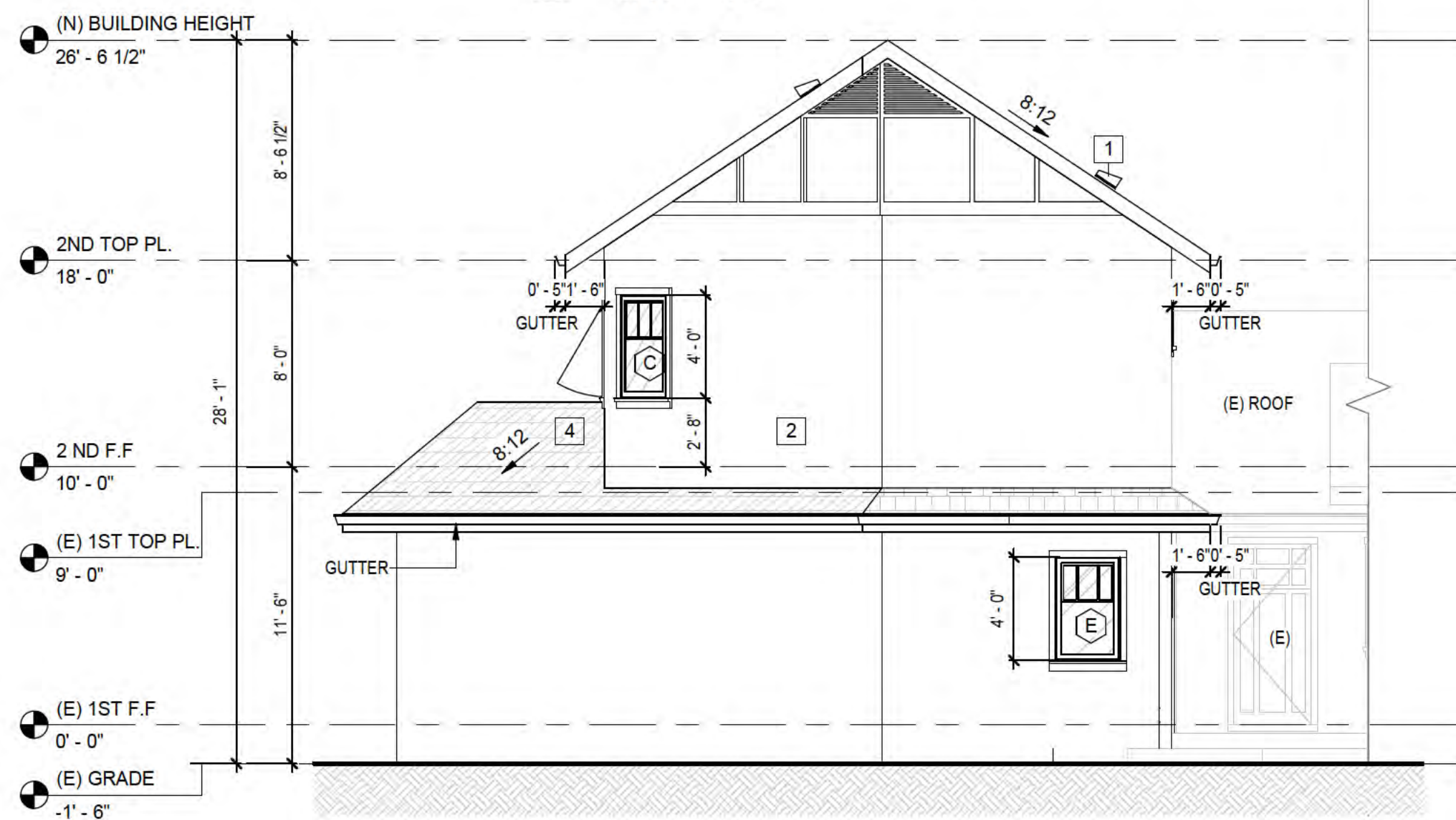
ROOF VENTILATION CALCULATION

ATTIC AREA: 612 SF
USE BALANCE METHOD:
NET VENT AREA REQUIRE: 612/ 300 X .144 SQ. IN = 293.8 SQ. IN
1/2 OF VENT AREA WILL BE PLACED AT HIGHT PART OF ROOF (EXHAUST VENT)
1/2 OF VENT AREA WILL BE PLACED AT LOW PART OF ROOF (INTAKE VENT)
LOW: USE 2 UNITS O'HAGIN VENT (72 SQ. N / UNIT)
HIGHT: USE 2 UNITS O'HAGIN VENT (72 SQ. N / UNIT)





1 (N) FRONT ELEVATION
3/16" = 1'-0"



3 (N) REAR ELEVATION
3/16" = 1'-0"



4 (N) RIGHT ELEVATION
3/16" = 1'-0"

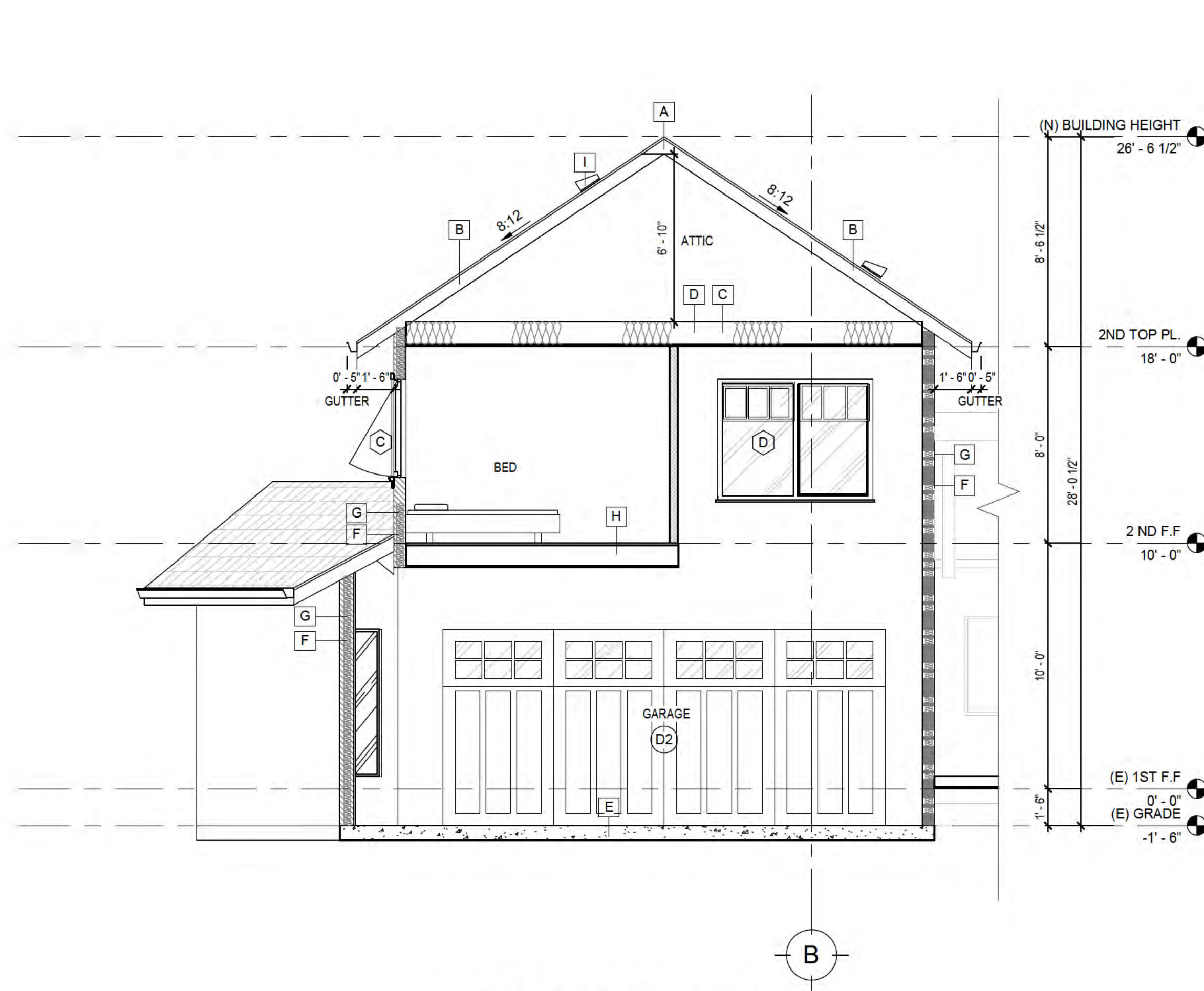
ELEVATION & SECTION NOTES

- PROVIDE FIRE BLOCKING IN CONCEALED SPACES 10" O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES, CRC R302.11.
- ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY, CRC R317.2(2).
- ALL WALLS TO BE SMOOTH FINISH U.N.O.
- CONTRACTOR TO INCLUDE ALL FINISH AND COLOR SPECIFIED BY OWNER AND INTERIOR DESIGNER.
- CONTRACTOR TO VERIFY W/ OWNER'S INTERIOR DESIGNER FOR MATERIAL SELECTION AND COLOR PRIOR TO FINAL PRICING AND CONSTRUCTION.
- MIN. 3/8" CDX PLYWOOD THROUGH-OUT @ OUTSIDE FACE OF WALL
- CONTRACTOR TO INCLUDE INSULATION OF CLOSET ORGANIZER. (SELECTED BY OWNER)
- CONTRACTOR TO VERIFY ALL OWNER'S APPLIANCE MANUAL SPEC. PRIOR TO CONSTRUCTION.
- DESIGN BUILT CABINET TO FIT
- ALL INTERIOR, DOOR, WINDOW SIDE, HEAD AND SILL TO BE MOLDING
- EXTERIOR CONCRETE LANDING TO COMPLY 2022 CRC R311.3
 - THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).
 - LANDINGS AT THE REQUIRED DOOR SHALL NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING
- GROUND ADJACENT TO THE FOUNDATION SHALL FALL A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL. (CRC R401.3)

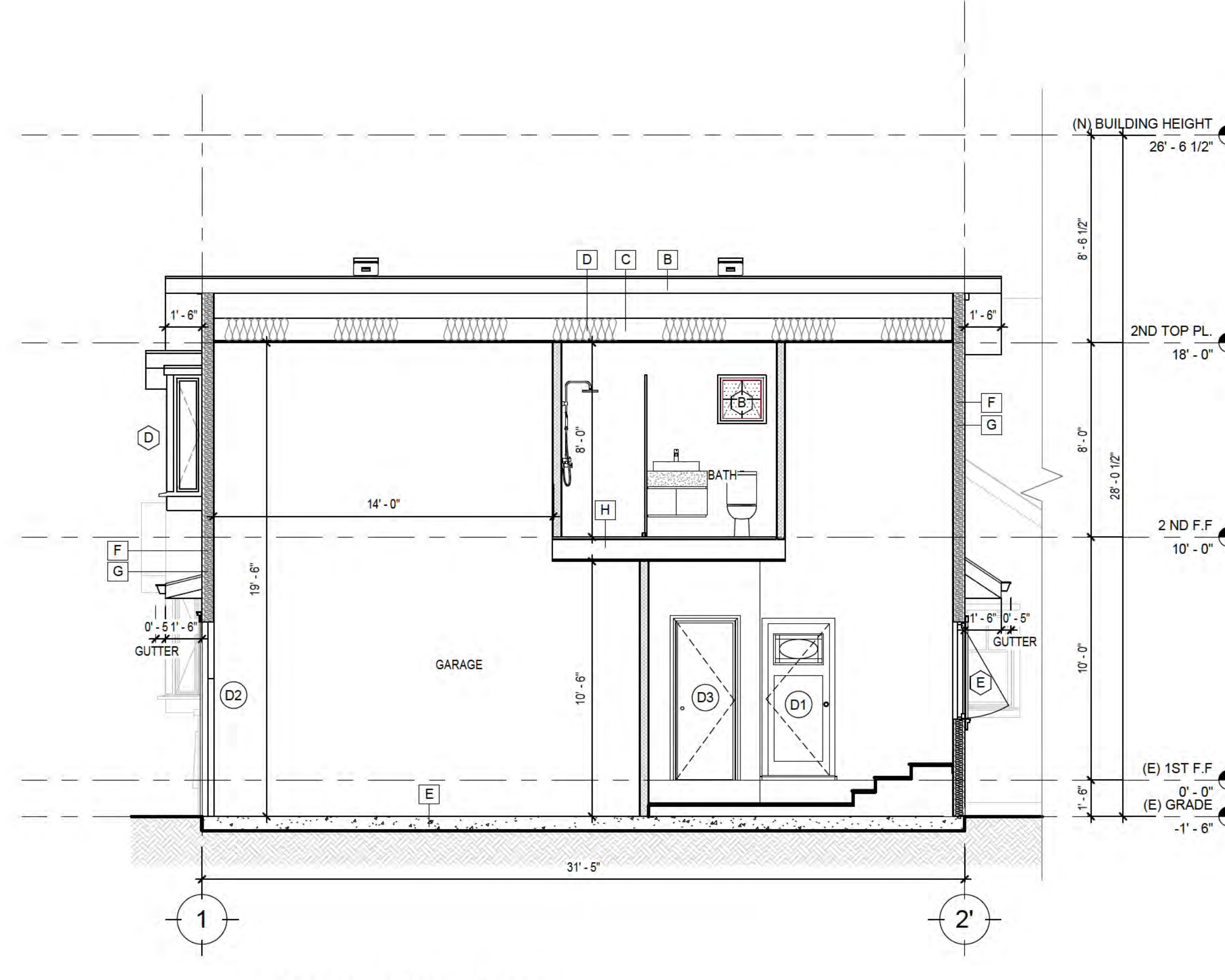
NOTED:
New Windows will match existing brand, model, design and style with top row divided light.
Window header height will match existing.
Window casing/trim will match existing (wood)

ELEVATION KEYNOTE LEGEND

- (N) ROOF VENT
- (N) STUCCO, PAINT AND MATERIAL TO MATCH EXISTING
- (N) 2 1/2" VINYL CLAD WOOD MOLDING TRIM FOR ALL WINDOWS TO MATCH EXISTING HOUSE
- (N) ROOF MATERIAL TO MATCH EXISTING ROOF
- (N) FASCIA & TRIMMING PAINT
- (N) POST, SEE STRUCT.



1 MDU - SECTION 1
1/4" = 1'-0"



2 MDU - SECTION 2
1/4" = 1'-0"

ELEVATION & SECTION NOTES

- PROVIDE FIRE BLOCKING IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES, CRC R302.11.
- ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY, CRC R317.2(2).
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- EXTERIOR CONCRETE LANDING TO COMPLY 2022 CRC R311.3
 - THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).
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- GROUND ADJACENT TO THE FOUNDATION SHALL FALL A MIN MUN OF 8 INCHES WITHIN THE FIRST 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL. (CRC R401.3)

KEYNOTE SECTION LEGEND

- | | |
|---|---|
| A | (N) 2x RIDGE BOARD PER STRUCT. |
| B | (N) 2x ROOF RAFTER PER STRUCT. |
| C | (N) 2x CEILING JOISTS PER STRUCT, INSULATION PER T-24 |
| D | (N) ATTIC INSULATION PER T-24 |
| E | (N) CONCRETE SLAB PER STRUCT |
| F | (N) WALL INSULATION PER T-24 |
| G | (N) 2x STUD WALL PER STRUCT. |
| H | (N) WOOD FLOOR |
| I | (N) ROOF VENT |
| J | (E) LANDING |

BAY AREA
PROJECT PRO

REVISION

ID	DATE	BY
----	------	----

PROPOSED ELECTRICAL & MECHANICAL PLAN

ADDITION

16717 Chirco Dr, Los Gatos, CA 95032

DATE: 02/23/26

SCALE: AS SHOWN

DRAW BY: T.B

STAMP:

REGISTERED PROFESSIONAL ENGINEER

THOMAS T. MOUTON

C 92902

EXP. 12/31/27

CIVIL

STATE OF CALIFORNIA

mquintanilla

JOB NO: #422

DRAWING NO:

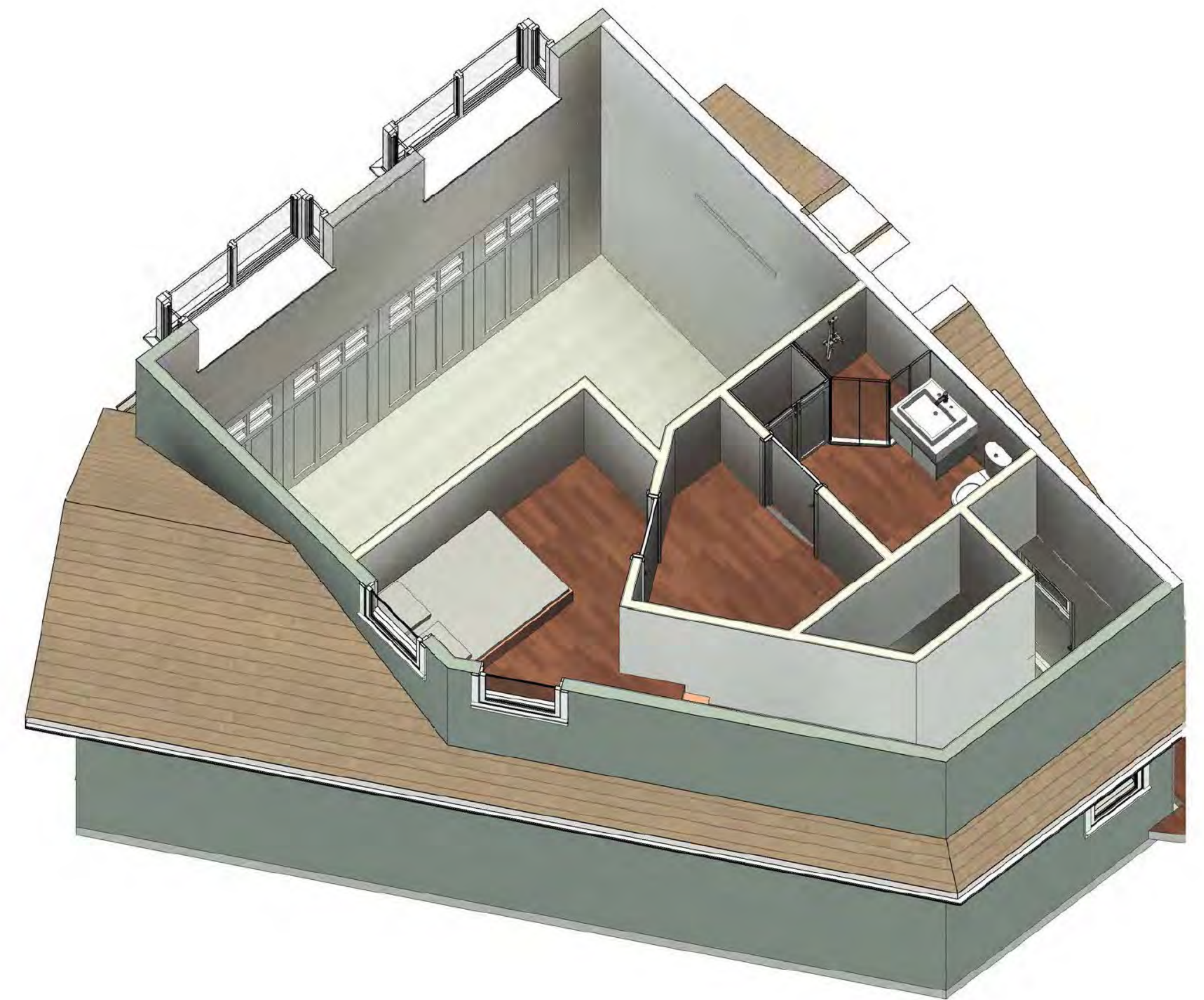
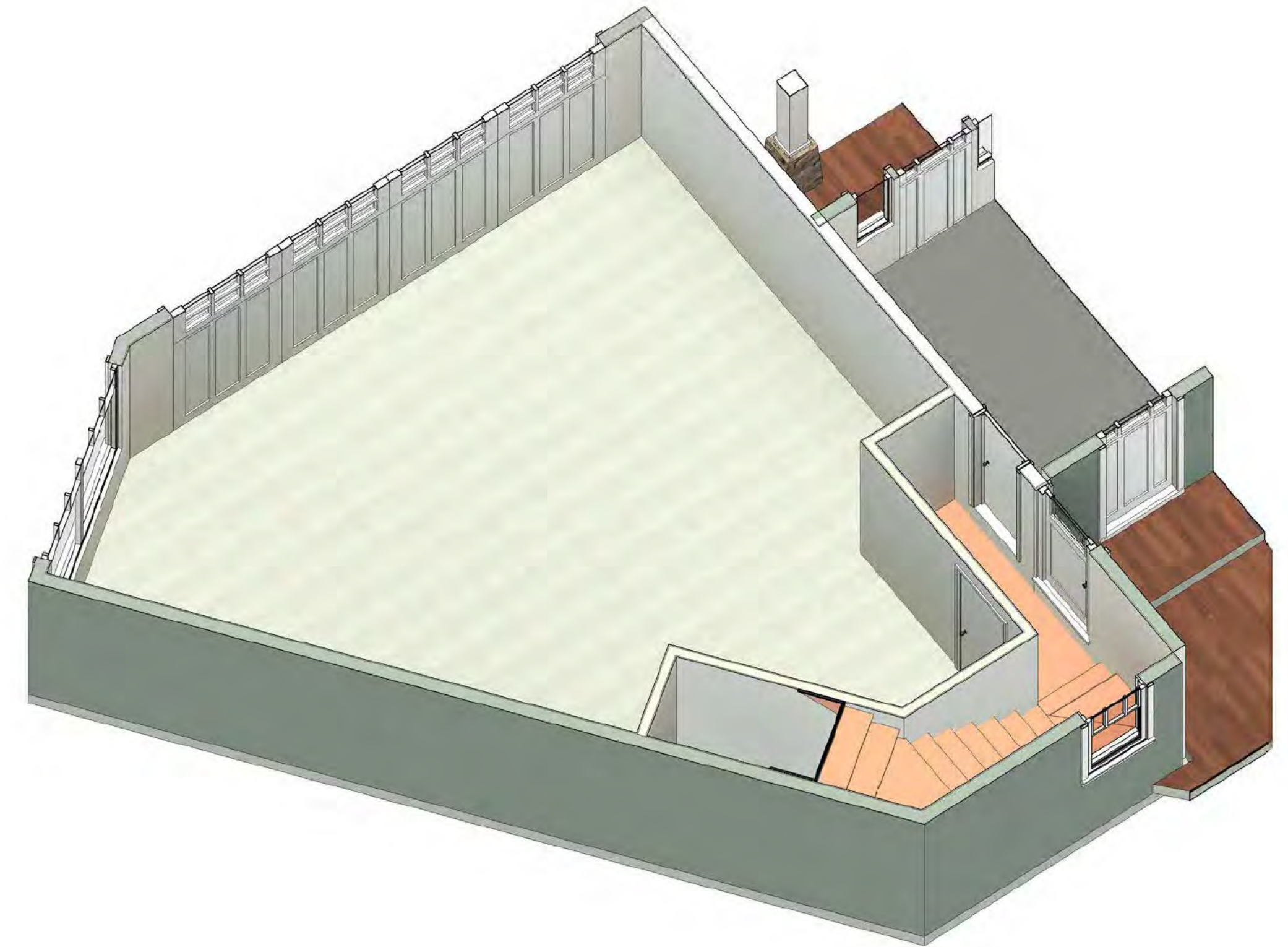
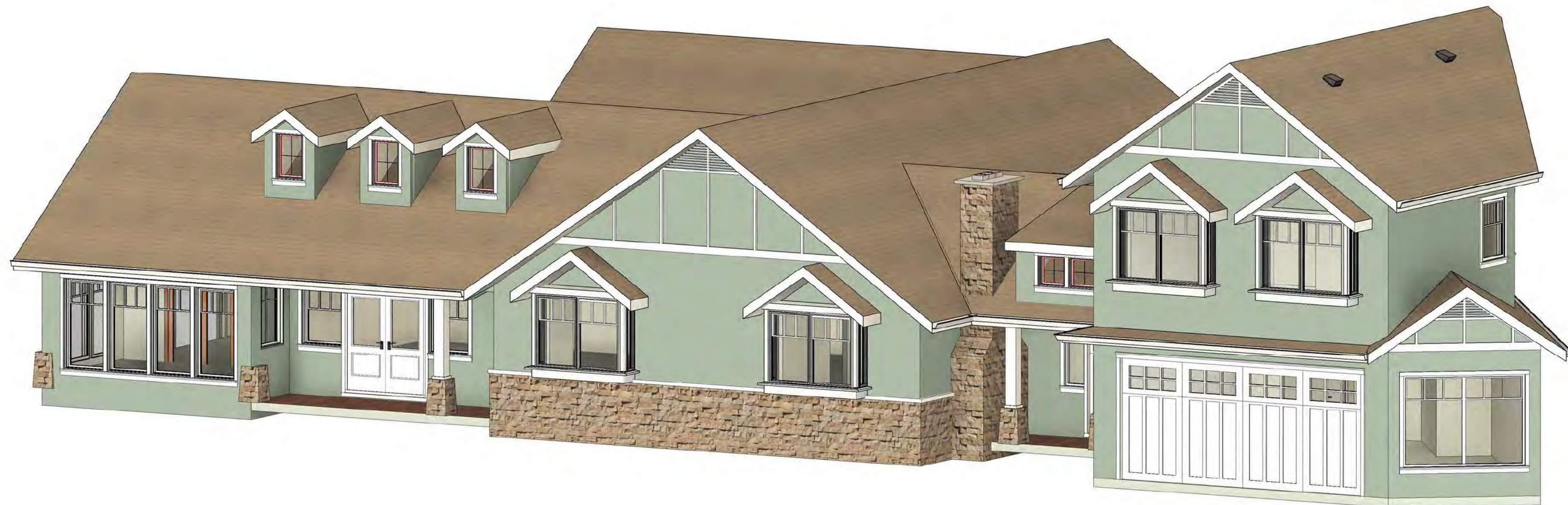
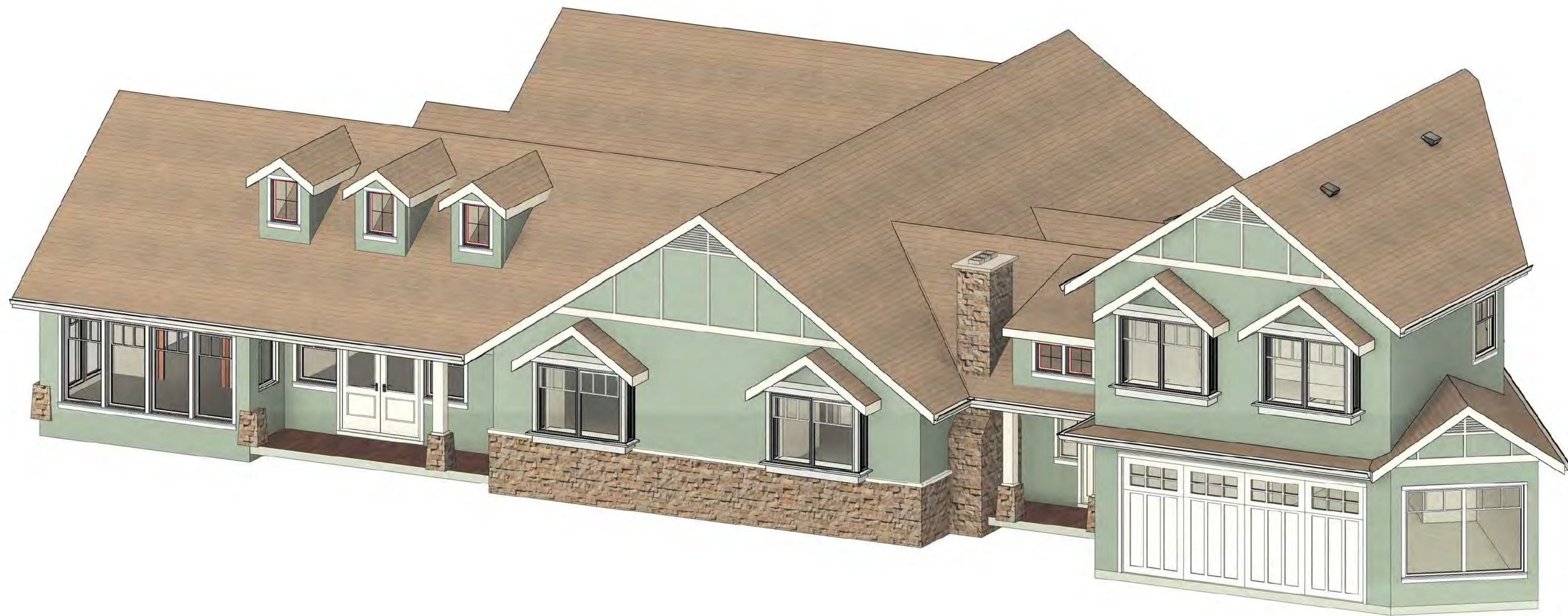
A.16

MECHANICAL LEGEND	ELECTRICAL LEGEND
AC CONDENSOR UNIT WALL MOUNTED (INDOOR UNIT) EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT w/ HUMIDITY CONTROL PER CMC 402.5, BETWEEN 50%-80% SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL. REFRIGERANT LINE	HIGH EFFICACY RECESS CEILING LIGHT 4' LED LINEAR WALL-MOUNTED HIGH EFFICACY WALL MOUNTED w/ MOTION SENSOR DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPTER (ENTIRE CIRCUIT) DUPLEX OUTLET, ARC FAULT CIRCUIT INTERRUPTER (ENTIRE CIRCUIT) SINGLE POLE SWITCH 1-WAY LIGHT SWITCH 2-WAY LIGHT SWITCH SWITCH w/ MOTION SENSOR (VACANCY SENSOR) VANITY WALL LIGHT SMOKE DETECTOR HARDWIRED w/ BATTERY BACK-UP CEILING FAN EV CHARGER EXTERIOR GARAGE MOTION SENSOR HIGH EFFICACY WEATHER RESISTANT w/ MOTION SENSOR AND PHOTO CELL
MECHANICAL NOTES	LIGHTING REQUIREMENTS
1. PROVIDE A RECEPTACLE OUTLET AND A PERMANENT LIGHT FIXTURE WITHIN THE VICINITY OF THE FAULTY LIGHT FIXTURE. THE LIGHT FIXTURE SHALL BE CONTROLLED BY A WALL SWITCH LOCATED AT THE ENTRANCE TO THE ATTIC ACCESS OR PASSAGEWAY, IN ACCORDANCE WITH CMC SECTION 304.4. 2. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.9). 3. BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL BE PROVIDED WITH APPROVED MECHANICAL VENTILATION (R303.3) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. 4. BATHROOM, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3). 5. BATH ROOM EXHAUSTS, DRYER EXHAUST, AND KITCHEN EXHAUST NEED TO TERMINATE AT A MINIMUM OF 3 FEET IN VERTICAL DIRECTION FROM FRESH AIR INTAKE SUCH AS WINDOWS/ DOORS/ VENTILATION TO HOUSE. 6. PLUMBING VENT TERMINATIONS NEED TO BE AT LEAST 10 FEET FROM FRESH AIR INTAKE OR VENTILATION. 7. B-VENTS NEED TO TERMINATE AT LEAST 4 FEET FROM FRESH AIR INTAKE DORMERS, WINDOWS, DOORS. 8. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267 MM), INCLUDING TWO 90 DEGREE (1.57 RAD) ELBOWS. A LENGTH OF 2 FEET (610 MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 RAD) ELBOW IN EXCESS OF TWO. 9. CLOTHES DRYER EXHAUST DUCT SHALL BE CONSTRUCTED OF RIGID MATERIAL PER 2022 CMC SECTION 504. 10. EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION-RESISTANT SCREEN HAVING NOT LESS THAN 1/4 OF AN INCH (6.4 MM) OPENINGS, AND SHALL HAVE NOT MORE THAN 1/2 OF AN INCH (12.7 MM) OPENINGS (EXCEPTION: CLOTHES DRYERS), 2022 CMC SECTION 502.2.1. 11. EXHAUST DUCT SHALL BE EQUIPPED WITH BACKDRAFT DAMPER, 2022 CMC SECTION 504.1.1. 12. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267 MM), INCLUDING TWO 90 DEGREE (1.57 RAD) ELBOWS. A LENGTH OF 2 FEET (610 MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 RAD) ELBOW IN EXCESS OF TWO. 13. USING FIRE-RATED STEEL FOR AIR DUCTS PASSING THROUGH THE SEPARATION WALL OR CEILING BETWEEN THE GARAGE AND LIVING AREA IS THE RIGHT CHOICE TO ENSURE COMPLIANCE WITH FIRE SAFETY REQUIREMENTS WHILE MEETING THE 26 GA THICKNESS REQUIREMENT AS PER SECTION R302.5.2 OF THE CALIFORNIA RESIDENTIAL CODE (CRC). 14. PER 504.3 2022 CMC: THE DRYER MOISTURE EXHAUST DUCTS SHALL BE METAL, OR MOISTURE-RATED PVC WITH A SMOOTH INTERIOR SURFACE WITHOUT SCREWS. 15. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. CPC SEC. 807.3 16. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 13 FILTERS OR BETTER, CEC 150.0(M)12C.	GENERAL LIGHTING: 1. LIGHTING SHALL BE SELECTED TO MEET INTERIOR/ARCHITECT DESIGN AND SHALL BE LISTED AS WELL AS INSTALLED IN COMPLIANCE WITH LOCAL CODE/ NFPA/CALIFORNIA ELECTRICAL CODE. 2. ALL LUMINAIRE LIGHTING FITTINGS SHALL BE HIGH EFFICIENCY LED OF GREATER THAN 100 LMW, CRI NOT LESS THAN 90 AND MEET ENERGY COMMISSION OF STATE. 3. ALL LIGHTING SHALL BE OF WEATHER PROOF AND WATERPROOF TYPE FOR OUTDOOR INSTALLATION AND WATERPROOF TYPE FOR WET/DAMP/EXCESSIVE MOISTURE AREAS WITH PROPER IP. 4. ALL INSTALLED OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTO CONTROL, ASTRONOMICAL TIME-SWITCH CONTROL, OR OTHER CONTROL CAPABLE OF AUTOMATICALLY SHUTTING OFF THE OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE.
ELECTRICAL NOTES	GENERAL NOTES
	1. WIRING MUST BE ROMEX APPROVED FOR INSTALLATION IN CONCEALED AREAS. ALL WIRING MUST BE 3-WIRE AND PROPERLY GROUNDED. 2. ELECTRICAL BOX HEIGHTS/TYPES: - SWITCH - 48" ABOVE THE FLOOR (WHITE DECORA). - RECEPTACLE - 18" ABOVE THE FLOOR (WHITE DECORA). - CABINET RECEPTACLE - 42" ABOVE THE FLOOR. - WATER DISPENSER OUTSIDE - HIGHER THAN 20" WITH COMPLETED COVER. - J-BOX WALL - 84" ABOVE THE FLOOR (UON). 3. ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND OUTDOOR AREAS MUST BE GFCI DEVICES OR CONNECTED TO A GFCI CIRCUIT BREAKER. 4. ALL CEILING-MOUNTED FIXTURES MUST BE LOW-VOLTAGE JADO DEVICES. THE FINAL COVER IS TO BE CHOSEN BY THE HOMEOWNER. 5. ALL HANGING LIGHTS AND WALL SCONCES WILL BE SUPPLIED BY THE HOMEOWNER. 6. INSTALL J-BOX AND SMOKE DETECTORS (110V) AT THE HIGHEST POINT OF THE HALLWAY OUTSIDE THE MASTER BEDROOM, IN EACH BEDROOM, AND IN THE GARAGE - AS PER REGULATIONS. 7. ALL INSTALLED LIGHTING MUST MEET HIGH EFFICIENCY AS PER ENERGY CODE 150.0-A, ENERGY CODE 150(K)(1A). 8. PROVIDE DEDICATED 20 AMP CIRCUITS FOR BATHROOM OUTLET. 9. PROVIDE DEDICATED 20 AMP CIRCUIT FOR THE WASHING MACHINE. 10. PROVIDE DEDICATED 30 AMP / 220V CIRCUIT FOR THE CLOTHES DRYER. 11. LIGHTING AT THE SHOWER/TUB AREA MUST BE LABELED AS "SUITABLE FOR WET LOCATIONS" PER NEC. 12. ALL BRANCH CIRCUITS SUPPLYING 15A, 20A - 125V RECEPTACLES IN BEDROOMS MUST BE PROTECTED BY AFCI (ARC FAULT CIRCUIT INTERRUPTER). 13. ALL BRANCH CIRCUITS AT THE SERVICE ENTRANCE AND SUBPANELS MUST BE CLEARLY AND PERMANENTLY IDENTIFIED FOR THE INTENDED PURPOSE. 14. NEW ELECTRICAL RECEPTACLES SHALL BE TAMPER-RESISTANT IN ACCORDANCE WITH CEC 406.12. 15. IN ALL NEW DWELLING ROOMS, RECEPTACLES MUST BE SPACED NO MORE THAN 12 FEET ON CENTER, WITH A 6 FEET OF DOOR OPENINGS, AND ON ANY WALL SPACE 2 FEET WIDE OR MORE, PER CEC 210.52. 16. COMBINATION LIGHT/FAN UNITS MUST BE SEPARATELY SWITCHED IN ACCORDANCE WITH CEC 150.0(K)(2)(B). 17. IN BATHROOMS AND UTILITY ROOMS, AT LEAST ONE LIGHT FIXTURE MUST BE CONTROLLED BY AN OCCUPANCY SENSOR PER ENERGY CODE 150(K)(2)(J). (NOTE: THIS APPEARS TO BE A DUPLICATE OF ITEM 17.) 18. AUTOMATIC GARAGE DOOR OPENERS, WHERE PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. [R309.4] ELECTRICAL PANEL: 1. SUB-PANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS. 2. PROVIDE MINIMUM WORKING CLEARANCE OF 36" DEPTH, 30" WIDTH, AND 8'-6" HEIGHT IN FRONT OF ALL ELECTRICAL PANELS PER NEC 110.26. AREA SHALL BE KEPT CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES. 3. A TYPE 2 SURGE PROTECTIVE DEVICE (SPD) WILL BE INSTALLED INSIDE THE MAIN SERVICE PANEL. COMPLIANT WITH CEC 230.67(A)-(C). GENERAL LIGHTING: 1. LIGHTING SHALL BE SELECTED TO MEET INTERIOR/ARCHITECT DESIGN AND SHALL BE LISTED AS WELL AS INSTALLED IN COMPLIANCE WITH LOCAL CODE/ NFPA/CALIFORNIA ELECTRICAL CODE. 2. ALL LUMINAIRE/LIGHT FIXTINGS SHALL BE HIGH EFFICIENCY LED OF GREATER THAN 100 LMW, CRI NOT LESS THAN 90 AND MEET ENERGY COMMISSION OF STATE. 3. ALL LIGHTING SHALL BE OF WEATHER PROOF AND WATERPROOF TYPE FOR OUTDOOR INSTALLATION AND WATERPROOF TYPE FOR WET/DAMP/EXCESSIVE MOISTURE AREAS WITH PROPER IP. 4. ALL INSTALLED OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTO CONTROL, ASTRONOMICAL TIME-SWITCH CONTROL, OR OTHER CONTROL CAPABLE OF AUTOMATICALLY SHUTTING OFF THE OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE. GROUNDING SYSTEM: ELECTRICAL INSTALLATION SHALL BE PROVIDED WITH GROUNDING SYSTEM TO COMPLY WITH NFPA/CALIFORNIA ELECTRICAL CODE/POWER UTILITY AUTHORITY

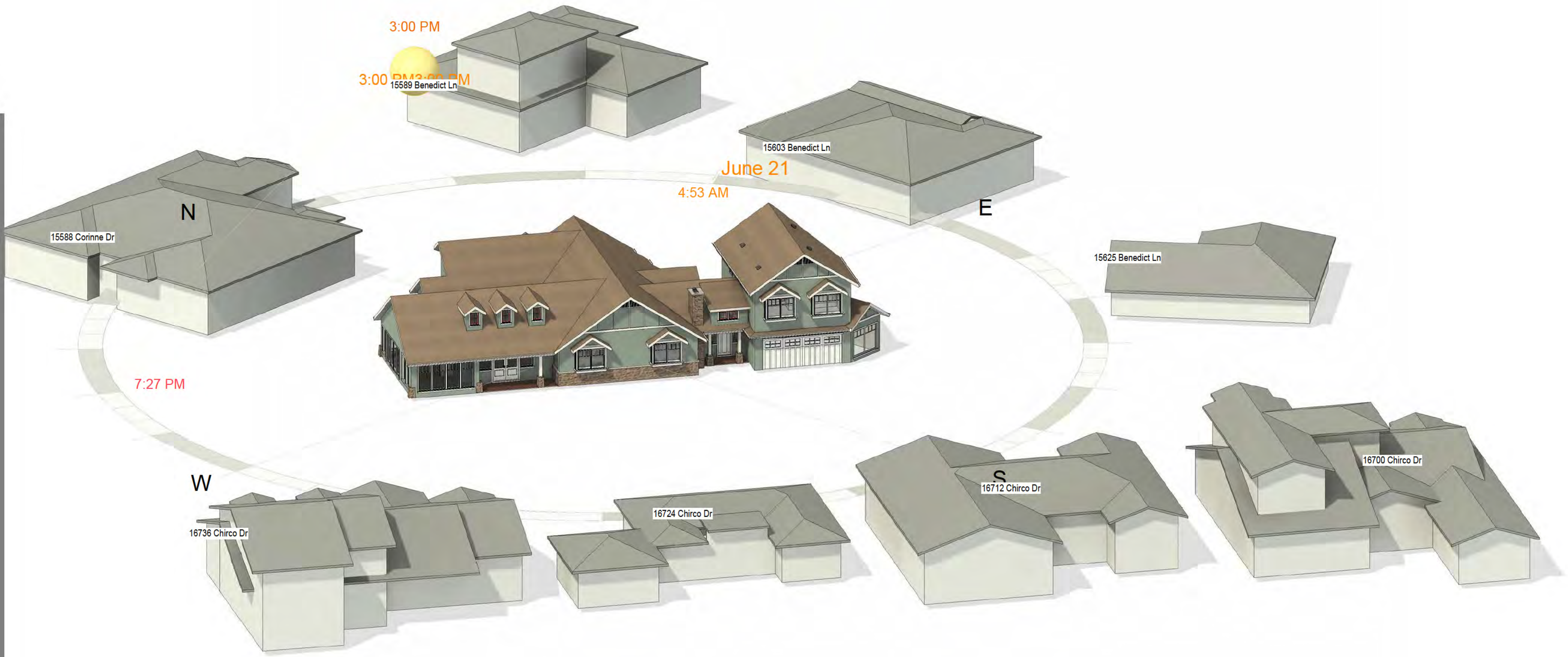
1
1/4" = 1'-0"

2
1/4" = 1'-0"

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ADDRESSES	NUMBER OF STORIES	HEIGHT (FEET)
15588 CORINNE DRIVE	1	19'
16717 CHIRCO DRIVE	2	26' 6 1/2"
16755 CHIRCO DRIVE	1	18
16763 CHIRCO DRIVE	2	30
16700 CHIRCO DRIVE	2	26
16712 CHIRCO DRIVE	1	19
16724 CHIRCO DRIVE	1	13
16736 CHIRCO DRIVE	2	27
16748 CHIRCO DRIVE	1	16
16760 CHIRCO DRIVE	1	22
15625 BENEDICT LANE	1	14
15603 BENEDICT LANE	1	15
15589 BENEDICT LANE	2	25





REVISION

ID	DATE	BY
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SOLAR DIAGRAM

ADDITION

16717 Chirco Dr, Los Gatos, CA 95032

DATE: 02/23/26

SCALE: AS SHOWN

DRAW BY: T.B

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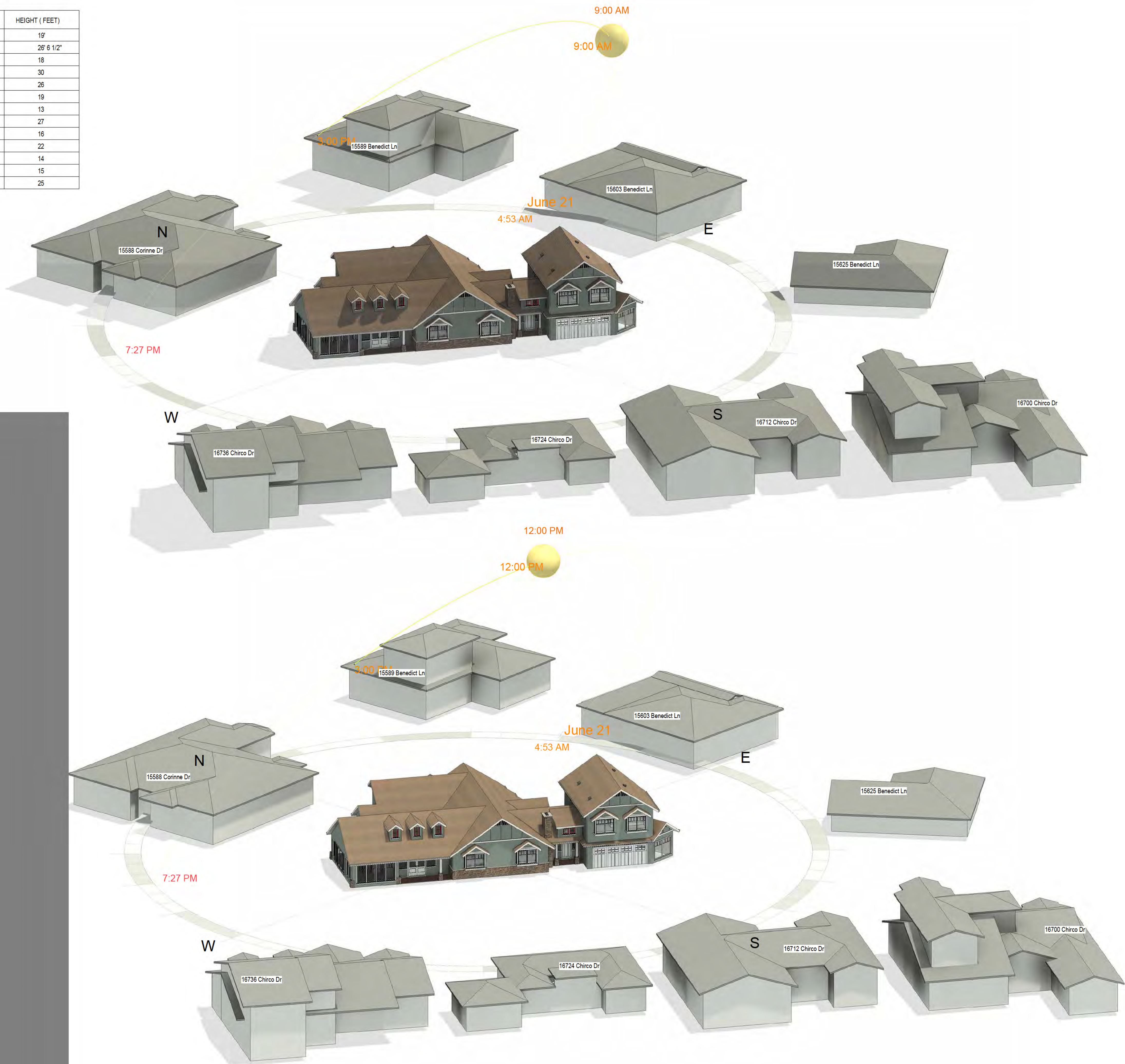
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