



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
APRIL 08, 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 March 25, 2026 Planning Commission Meeting.
2. Approve the Draft Minutes of the March 31, 2026 Planning Commission Special Meeting.

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 a Request for Approval to Demolish an Existing Single-Family Residence and Construct a New Single-Family Residence on Property Zoned R-1:8. **Located at 16724 Chirco Drive.** APN 424-21-025. Architecture and Site Application S-25-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Property Owner/Applicant: Zahra Kassam. Project Planner: Erin M. Walters.

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*

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/08/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
MARCH 25, 2026**

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

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, and Commissioner Rob Stump (via teleconference).

Absent: Commissioner Emily Thomas

PLEDGE OF ALLEGIANCE

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

Chair Burch announced that the Town Council had amended the agenda policy. Attorney Whelan explained that rather than Robert's Rules of Order, the Town boards and commissions would now use Rosenberg's Rules of Order, with the primary difference being that there must be a motion on the floor before any discussion between the commissioners; there can only be three motions on the floor at any one time; and there can still be formal amendments, friendly amendments, and substitute motions.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the Public
2. Courtney Bui

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

1. **Approval of Minutes – February 25, 2026**

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

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

Attorney Whelan announced that Commissioner Thomas was absent because she had recused herself from participating in Item 2, 16769 Farley Road, due to her residence being within 1,000 feet of the subject site.

2. 16769 Farley Road

Conditional Use Permit U-24-010

APN 424-21-062

Applicant: Razi Mohiuddin

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

Project Planner: Jocelyn Shoopman

Consider a request for approval to modify an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association) on property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Gabrielle Whelan, Town Attorney, provided a PowerPoint presentation outlining laws applicable to the application.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

- | | |
|-------------------------------|--------------------------------|
| 1. Razi Mohiuddin (Applicant) | 19. Anas Syed |
| 2. G. Brown | 20. Osman Ghafoor |
| 3. Linda Swenberg | 21. Dr. Omar Ali |
| 4. Lon Allan | 22. Dr. Mohammed Subeh |
| 5. Musa Tariq | 23. Manel Mahrough Khan |
| 6. Hibah Hammoudeh | 24. Amber |
| 7. Bismah Jaffer | 25. Adam and Ameen |
| 8. Mitra Zarinebaf | 26. Dr. Ahmed Zaafran |
| 9. Jeffrey Wang | 27. Omar Ali |
| 10. Diane Fisher | 28. Zahra Kassam |
| 11. Rabbi David Kunin | 29. Umar Shahid |
| 12. Gareth Williams | 30. Hamid Shahid |
| 13. Javed Ellahie | 31. Lucia Contreras |
| 14. Imam Basil Farooq | 32. Aadil Shaihu, Zayn Zaafran |
| 15. Junaid Bhaiyat | 33. Leslie Rohn |
| 16. Dr. Amina Darwish | 34. Ayah Z. |
| 17. Johanes Swenberg | 35. Dr. Hesham Younis |
| 18. Saugher Nojan | 36. Maya Younis |

- | | |
|---------------------|--------------------------------|
| 37. Farman Syed | 51. Jim Ratcliff |
| 38. Robbie Ikkawi | 52. Member of the Neighborhood |
| 39. Dirci Souza | 53. Kim Ratcliff |
| 40. Musa Abbassy | 54. Member of the Neighborhood |
| 41. Dale Gustafson | 55. Christine Kerst |
| 42. Mariam Farooq | 56. Courtney Bui |
| 43. Nada Attar | 57. Alieza Daryan |
| 44. Fouzia Babar | 58. Mark Leonard |
| 45. Ahmed Moneim | 59. Pastor David Watermulder |
| 46. Salma Farahat | 60. Gordon Yamate |
| 47. Naiema Din | 61. Rasha Lashin |
| 48. Chivon Blanton | 62. Ben Piper |
| 49. Mohammed Harrim | |
| 50. Naheed Vora | |

(Video time: 4:30:41)

MOTION: **Motion by Vice Chair Barnett** to extend the closing time of the meeting until 12:00 a.m. **Seconded by Commissioner Burnett.**

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

Chair Burch Continued Public Comment.

- 63. Rabbi Rafi Ellenson
- 64. Hana Itani
- 65. Jeff Suzuki
- 66. Nigel Chandler
- 67. Carin Yamamoto
- 68. Chris Wiley
- 69. Beth Grimes

Chair Burch closed Public Comment.

(Video time: 4:56:37)

MOTION: **Motion by Vice Chair Barnett** to continue the public hearing for 16769 Farley Road to a date certain of March 31, 2026. **Seconded by Chair Burch.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 11:58 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 25, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/08/2026

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING
MARCH 31, 2026**

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

MEETING CALLED TO ORDER AT 6:00 PM

ROLL CALL

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

Absent: Commissioner Emily Thomas

PLEDGE OF ALLEGIANCE

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

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Bert the Cop

Attorney Whelan clarified that the original meeting was noticed for March 25, 2025, that meeting was continued to a date certain of March 31, 2026, and there was no legal requirement to re-notice the meeting.

PUBLIC HEARINGS

1. **16769 Farley Road**

Conditional Use Permit Application U-24-010

APN 424-21-062

Applicant: Razi Mohiuddin

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

Project Planner: Jocelyn Shoopman

Consider a request for approval to modify an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association) on property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Jocelyn Shoopman, Senior Planner, provided a brief presentation.

Chair Burch opened Public Comment.

The following individuals spoke on this item:

- | | |
|---|--|
| 1. Rebecca Garza | 13. Lynley |
| 2. Louise Leprohon | 14. Lee Quintana |
| 3. Truc Dam | 15. Margaret Kramer |
| 4. Brad Kerst | 16. Mindy Wellington on behalf of Rusty Dehorn |
| 5. Andrea Shelton on behalf of Eunice Kim | 17. Erica Hagelberg |
| 6. Margaret Kwami | 18. Faisal Yazadi |
| 7. Yasmine Darayan | 19. Ammar Khan |
| 8. Rich Stephens | 20. Ali Miano |
| 9. Bill Hoeft | 21. Kim Lee |
| 10. Mary Hogan | 22. Fatima |
| 11. Greg Slack | 23. Razi Mohiuddin (Applicant) |
| 12. Scott Hepworth | |

Chair Burch closed Public Comment.

Planning Commission asked questions of staff.

(Video time: 3:38:48)

MOTION: **Motion by Vice Chair Barnett** to approve a request for approval to modify an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association) for 16769 Farley Road, subject to modified conditions of approval.

The motion was not seconded.

(Video time: 3:42:57)

MOTION: **Motion by Commissioner Stump** to continue the public hearing to a date certain in June 2026, to allow for the applicant and neighborhood to complete voluntary mediation and report back to the Planning Commission with additional information.

Chair Burch re-opened Public Comment.

The following individuals spoke on this item:

1. Razi Mohiuddin (Applicant)
2. Jim Ratcliff

Chair Burch closed Public Comment.

Planning Commission asked questions of staff.

The motion was not seconded.

(Video time: 3:50)

MOTION: **Motion by Commissioner Stump** to continue the public hearing to a date to be determined in June 2026, to allow for the applicant and neighborhood to complete voluntary mediation, with a mediator who is experienced in RLUIPA (Religious Land Use and Institutionalized Persons Act) and report back to the Planning Commission with additional information. The applicant shall pay the cost of the mediation.

Chair Burch re-opened Public Comment.

The following individuals spoke on this item:

1. Razi Mohiuddin (Applicant)
2. Member of the Neighborhood

Chair Burch closed Public Comment.

Planning Commission discussed the item.

Chair Burch re-opened Public Comment.

The following individual spoke on this item:

1. Member of the Neighborhood

Chair Burch closed Public Comment.

Planning Commission asked questions of staff.

The motion was Seconded by Commissioner Burnett.

Planning Commission discussed the item.

(Video time: 3:57:50)

MOTION: **Motion by Commissioner Stump** to continue the public hearing for 16769 Farley Road to a date certain to allow the two parties to discuss the possibility of mediation. **Seconded by Commissioner Sordi.**

Planning Commission discussed the item.

The maker of the motion amended the motion to include the date certain of April 22, 2026.

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

VOTE: Motion passed unanimously.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 10:01 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 31, 2026, meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/08/2026

ITEM NO: 3

DATE: April 3, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Demolish an Existing Single-Family Residence and Construct a New Single-Family Residence on Property Zoned R-1:8. **Located at 16724 Chirco Drive.** APN 424-21-025. Architecture and Site Application S-25-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. Property Owner/Applicant: Zahra Kassam. Project Planner: Erin M. Walters.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8
Applicable Plans & Standards: General Plan, Residential Design
Parcel Size: 12,013 square feet
Surrounding Area:

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

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 16724 Chirco Drive/S-25-002

DATE: April 3, 2026

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required for compliance with the Residential Design Guidelines.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject property is located on the south side of Chirco Drive (Exhibit 1). The property is approximately 12,013 square feet and is developed with an existing 1,080-square foot, single-story residence with a 340-square foot attached garage.

The project is being considered by the Planning Commission due to concerns related to the project's consistency with the Residential Design Guidelines in terms of neighborhood compatibility.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the south side of Chirco Drive, approximately 500 feet northwest of Los Gatos Boulevard (Exhibit 1). The property is developed with a single-family residence and attached garage. Single-family residential development abuts the property to the north, east, and west. A religious observance facility abuts the property to the south.

B. Project Summary

The applicant proposes to demolish the existing 1,080-square foot residence and construct a new 3,196-square foot, one-story single-family residence with an attached 445-square foot garage (Exhibit 13).

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The proposed residence complies with the allowable floor area, building coverage, setbacks, parking, and height requirements for the property. No exceptions are requested.

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing to demolish the existing one-story 1,080-square foot, traditional architecture style residence and 340-square foot attached garage.

The applicant proposes to construct a contemporary, modern style, one-story single-family home with 3,196-square foot of house floor area and a 445-square foot attached garage. The height of the proposed residence would be approximately 17 feet, 10 inches, where a maximum of 30 feet is allowed. The applicant provided a Project Description and a Letter of Justification summarizing the project (Exhibits 4 and 5). The proposed Development Plans are included in Exhibit 13.

B. Building Design

The proposed residence is a contemporary, modern style, taking strong inspiration from Eichler-style homes; having clean, simple lines, large windows for natural light, and an indoor-outdoor floor plan. The design proposes a pitched gable roof; composition asphalt shingles; vertical wood siding; concrete accent entry wall; solid wood front door to complement the vertical siding; folding glass aluminum nana wall doors with transom windows; dark metal windows and doors; and wood trellis' over the side and rear yard patios (Exhibit 9).

Original Design

The Town's Consulting Architect reviewed the applicant's first submittal of a proposed contemporary, modern style, one-story home on February 6, 2025 (Exhibit 7). The Town's Consulting Architect found that the proposed home was not consistent with the Town's Residential Design Guidelines or with the surrounding neighborhood. The design did not

match homes in the immediate neighborhood in terms of size, shape, roof style, materials, and overall appearance. The proposed project did not follow common neighborhood patterns for setbacks, front design, windows, or entry features. The Consulting Architect recommended the applicant redesign the home to be more consistent with the Residential Design Guidelines and more consistent with homes in the immediate neighborhood.

Revised and Proposed Design

In response, the applicants worked with staff and submitted revised plans (Exhibit 13). The applicants team provided a response letter, dated December 9, 2025, addressing the Town's Architect's issues and concerns with the initial design (Exhibit 8). The applicant made the following modifications:

- The roof was redesigned from a shed roof to a pitched gable roof to better match the neighborhood character, while retaining the modern/Eichler aesthetic;
- The front door height was reduced to align with adjacent homes, while maintaining transparency with sidelights and a transom;
- Window sizes and proportions were reduced to better match the wall-to-opening ratios of the immediate neighbors;
- The overall building form, scale, and design were revised to be more consistent with the homes in the immediate neighborhood;
- The proposed water feature was removed;
- Front yard paving was reduced to include a driveway and walkways;
- Landscaping was revised to include hedges and a lawn, consistent with the neighborhood character; and
- Exterior materials were updated, replacing burned wood with medium-tone redwood-brown siding.

The Town's Consulting Architect reviewed the revised plans on January 14, 2026, and noted that the applicant had made several changes in response to the previous recommendations contained in the review letter of last February (Exhibit 9). The Consulting Architect noted that the changes have been positive, but may not totally address the issue of neighborhood compatibility as set forth in the Town's Residential Design Guidelines. The proposed home is designed in a Contemporary Style. While a home in that general style might be designed to fit into its immediate neighborhood context, this specific design may be difficult to reconcile with several of the Town's Residential Design Guidelines.

The Town's Consulting Architect further stated that the applicant has expressed their intent to model the new home after the Eichler Style. While not common in Los Gatos, it is a significant style in some other nearby Peninsula cities. While diversity is acceptable and desirable, it does not relieve the project from meeting the intent and detail of the Residential Design Guidelines.

The Town's Consulting Architect provided seven recommendations, noting that the recommended changes represent the maximum extent to which the applicant's preferred design can be adapted to the immediate neighborhood's context (Exhibit 9). While the project would still not fully meet the Residential Design Guidelines, the changes would improve consistency with the traditional characteristics of the Eichler architectural style.

The applicant provided written responses to the recommendations of the Consulting Architect (Exhibit 10). The recommendations identified by the Consulting Architect are provided below, followed by the applicant's response in *italics*. The applicant met three of the recommendations.

1. Unify all roofs with the same roof pitch and consider increasing the slope some to be more complementary to adjacent homes.

Applicant's Response: Left side slope has been increased slightly to complement the adjacent roofline. We would like to maintain the asymmetrical contrast as an important element of contemporary design.

- Recommendation partially met.

2. Substantially lower the eave height on the left side elevation from its currently proposed 11.5 feet.

Applicant's Response: Left side eave has been lowered from 11.5' to 10' top plate.

- Recommendation met.

3. Eliminate the vertical blade wall at the front elevation.

Applicant's Response: Respectfully, we decline to make the noted change. While not specifically an Eichler feature, blade walls are well-represented in other modern examples, and we find it to be an important piece for unifying the overall design.

- Staff Response: Recommendation not met.

4. Strongly consider the addition of a set back atrium with the same roof slope - typical of many Eichler Style homes.

Applicant's Response: Again, respectfully, we decline to make this addition. While open lighting is indeed important, we plan to provide this through high clerestory windows by using the asymmetrical roofs noted in #1 above.

- Recommendation not met.

5. Move the front wall of the Powder Room back to align with the adjacent garage wall.

Applicant's Response: Powder Room has been aligned as noted.

- Recommendation met.

6. Add wood trim to all windows, consistent with Residential Design Guideline 3.7.4 or recess the windows from the adjacent wall facade.

Applicant's Response: Windows are now noted as recessed by 2" with no trim.

- Recommendation met.

7. Reevaluate the proposed color for the home. Selecting a color or combination of colors related to other homes in the immediate neighborhood or to the traditional colors of Eichler Styles homes would be a better approach.

Applicant's Response: We prefer warmer tones over the cooler gray/white of Eichler examples. As such, the house color has been updated to a warm brown based on neighboring homes.

- Recommendation partially met; however, color is not regulated by the Residential Design Guidelines.

The applicant further responded to the Consulting Architect's recommendations, stating:

While our design takes strong inspiration from Eichler houses, we do not want to create an exact copy of this style. We believe our current design (plus the concessions noted below) balances the classic Eichler look with other modern features without sacrificing neighborhood compatibility (found in Exhibit 10).

C. Neighborhood Compatibility

The immediate neighborhood contains primarily one-story residences, with two, two-story residences. Based on Town and County records, the residences in the immediate area range in size from 1,198 square feet to 3,928 square feet. The floor area ratios (FARs) range from 0.16 to 0.28. The proposed residence would be 3,196 square feet with a FAR of 0.27. Pursuant to Town Code, the maximum allowable square footage for the 12,013-square foot lot is 3,532 square feet with a maximum FAR of 0.29. The following table reflects the current conditions of the immediate neighborhood.

Address	Zoning	House SF	Garage SF	Total SF Site SF	Building FAR	Stories
16763 Chirco Drive	R-1:8	3,928	1,075	19,092	0.21	1
16755 Chirco Drive	R-1:8	2,840	987	17,624	0.16	1
16717 Chirco Drive	R-1:8	2,949	400	12,481	0.24	1
15625 Benedict Lane	R-1:8	1,198	480	13,907	0.09	1
15624 Benedict Lane	R-1:8	3,149	720	17,097	0.18	1
16700 Chirco Drive	R-1:8	3,327	747	12,000	0.28	1
16712 Chirco Drive	R-1:8	2,596	450	11,940	0.22	1
16736 Chirco Drive	R-1:8	3,067	377	11,929	0.26	2
16748 Chirco Drive	R-1:8	2,777	360	11,893	0.23	1
16724 Chirco Drive (N)	R-1:8	3,196	445	12,013	0.27	1
16724 Chirco Drive (E)	R-1:8	1,080	340	12,013	0.09	1

The proposed residence would comply with the maximum allowed floor area and height for the property and would not be the largest home in the immediate neighborhood in terms of square footage or FAR.

D. Tree Impacts

The Consulting Arborist reviewed the development plans, visited the property, and prepared a report for the project, noting that there are 13 protected trees on site (Exhibit 11). The proposed plan includes the removal of four exempt fruit trees and three protected trees, one of which is identified as dead. The Draft Conditions of Approval include a condition that all recommendations of the Town Arborist be implemented by the applicant prior to issuance of a Building Permit (Exhibit 3).

E. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

PUBLIC COMMENTS:

The applicants have provided a summary of their neighborhood outreach (Exhibit 12).

Written notice of the Planning Commission hearing was sent to property owners and tenants within 300 feet of the subject property. At the time of this report’s preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for construction of a new 3,196-square foot, one-story single-family residence with an attached 445-square foot attached garage (Exhibit 13). The project complies with the objective standards of the Town Code related to allowable floor area, height, setbacks, lot coverage, and on-site parking requirements. The project was reviewed by the Town's Consulting Architect who provided recommendations for the revised project to refine the design to be more compatible with the immediate neighborhood and the Town's Residential Design Guidelines (Exhibit 9). In response to the recommendations of the Consulting Architect, the applicant responded to three of the issues identified in the report through revision of the proposed residence and provided justification for not making the additional recommended modifications (Exhibit 10).

B. Recommendation

Based on the analysis above, staff recommends denial of the Architecture and Site application based on concerns related to the project's compatibility with the immediate neighborhood and consistency with the Residential Design Guidelines, as discussed in this report.

C. Alternatives

Alternatively, the Commission can:

1. Approve the application by taking the following actions:
 - a. 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 15303: New Construction or Conversion of Small Structures (Exhibit 2);
 - b. Make the finding that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
 - c. Make the finding that the project complies with the Town's Residential Design Guidelines (Exhibit 2); and
 - d. Approve Architecture and Site application S-25-002 with the conditions contained in Exhibit 3 and the development plans in Exhibit 13.
2. Approve the application with additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

PAGE 9 OF 9

SUBJECT: 16724 Chirco Drive/S-25-002

DATE: April 3, 2026

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Photographs
7. Consulting Architect Report, February 6, 2025
8. Applicant Response to Consulting Architect, December 9, 2025
9. Consulting Architect Report, January 14, 2026
10. Applicant Response to Consulting Architect Report, January 23, 2026
11. Consulting Arborist Report
12. Applicant's Neighborhood Outreach
13. Development Plans

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16724 Chirco Drive

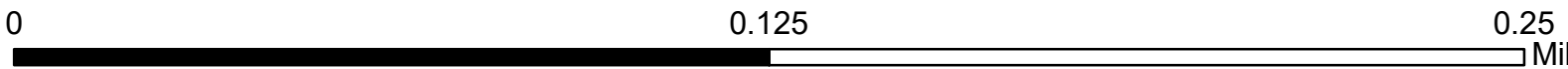
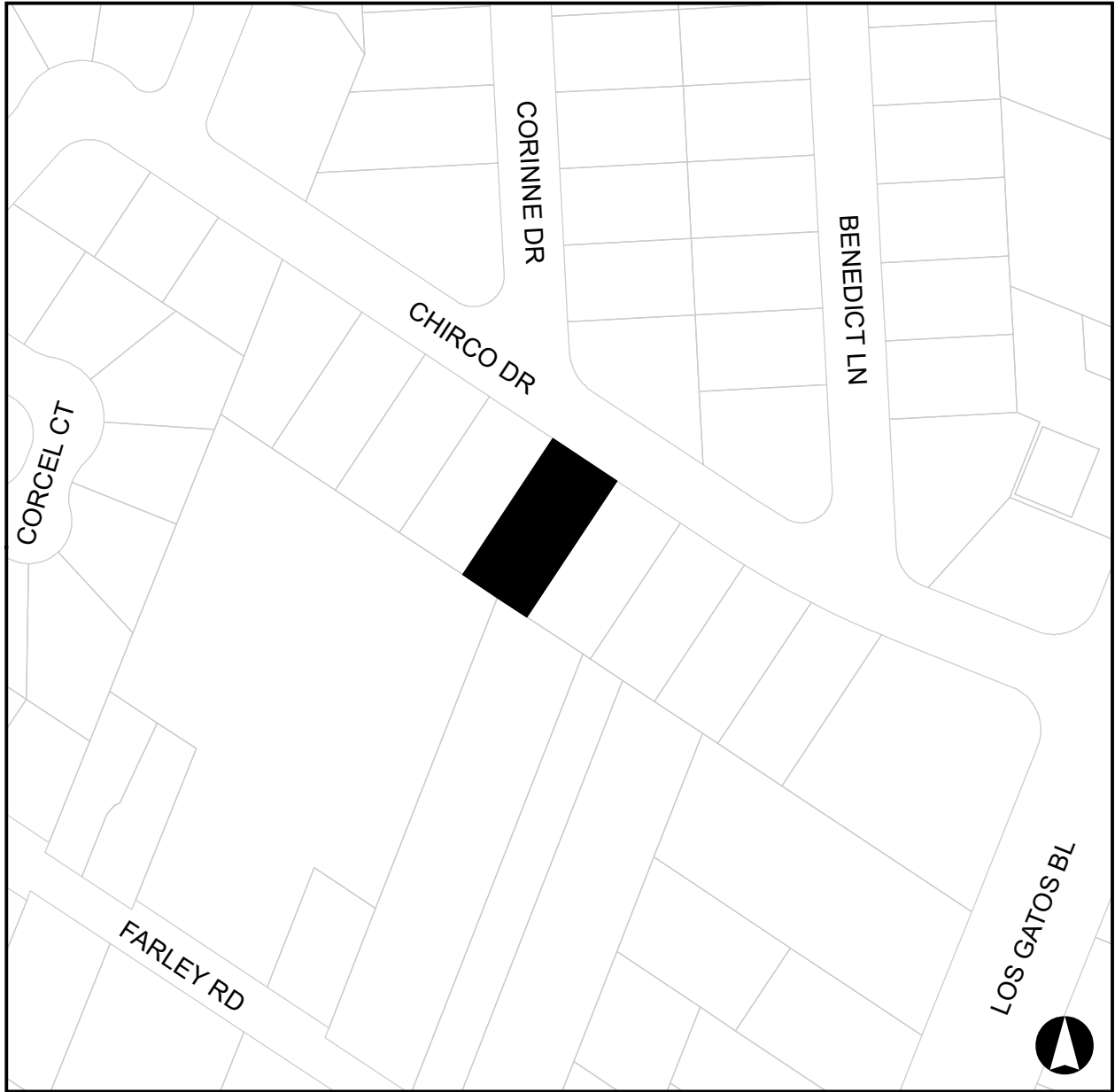


EXHIBIT 1

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PLANNING COMMISSION – April 8, 2026
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16724 Chirco Drive
Architecture and Site Application S-25-002

Consider a Request for Approval to Demolish an Existing Single-Family Residence and Construct a New Single-Family Residence on Property Zoned R-1:8. APN 424-21-025. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner/Applicant: Zahra Kassam
Project Planner: Erin M. Walters

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 15303: New Construction or Conversion of Small Structures.

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 Guideline:

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

CONSIDERATIONS

Required Considerations in Review of Architecture and Site Applications:

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

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PLANNING COMMISSION – April 8, 2026
CONDITIONS OF APPROVAL

16724 Chirco Drive
Architecture and Site Application S-25-002

Consider a Request for Approval to Demolish an Existing Single-Family Residence and Construct a New Single-Family Residence on Property Zoned R-1:8. APN 424-21-025. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner/Applicant: Zahra Kassam
Project Planner: Erin M. Walters

TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report dated February 25, 2025, prepared by Monarch Consulting Arborist LLC. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.
7. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.

EXHIBIT 3

10. PROJECT IDENTIFICATION SIGNAGE: The project identification signage on the project site shall be removed within 30 days of approval of the Architecture and Site 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.

Building Division

13. PERMITS REQUIRED:
 - a. A Demolition Permit is required for the demolition of the existing single-family residence and attached garage.
 - b. A Building Permit is required for the construction of the new single-family residence and attached garage.
 - c. A separate Building Permit will be required for the PV System and must be finalized prior to the issuance of Certificate of Compliance.
14. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2026, are the 2025 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Reach Codes.
15. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.

16. **BUILDING & SUITE NUMBERS:** Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
17. **SIZE OF PLANS:** Minimum size 24" x 36", maximum size 30" x 42".
18. **REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE:** Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application for the removal of each existing structure. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, submit the completed form to the Building Department with the Air District's J# Certificate, PG&E verification, and site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
19. **SOILS REPORT:** A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soil mechanics.
20. **FOUNDATION INSPECTIONS:** A pad certificate prepared by a California-licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at the foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
 - a. Building pad elevation
 - b. Finish floor elevation
 - c. Foundation corner locations
 - d. Retaining wall(s) locations and elevations
21. **TITLE 24 ENERGY COMPLIANCE:** All required California Title 24 Energy Compliance Forms must be directly printed onto a plan sheet.
22. **BACKWATER VALVE:** As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) require backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
23. **HAZARDOUS FIRE ZONE:** All projects in the Town of Los Gatos require Class A roof assemblies.
24. **SPECIAL INSPECTIONS:** When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval before issuance of the Building Permit. The Town Special Inspection form must be completely filled out and signed by all parties requested before the permit is issued. Special Inspection forms are available online at www.losgatosca.gov/building.
25. **CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs):** The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is

available online at www.losgatosca.gov/building.

26. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a building permit:
- a. Community Development – Planning Division: (408) 354-6874
 - b. Engineering/Parks & Public Works Department: (408) 399-5771
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division:

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

27. PUBLIC IMPROVEMENTS – Prior to the issuance of any building permit and prior to any work being done in the Town's right of way, the Applicant must submit Public Improvement Plans for review and approval. All public improvements shall be made according to the Town's latest adopted Standard Plans, Standard Specifications, and Engineering Design Standards. The Applicant is required to confirm the location of existing utility lines along the project frontage by potholing. Prior to any potholing, Applicant shall submit an Encroachment Permit application with a pothole plan for Town review and approval. The Applicant shall provide the pothole results to the Town Engineer prior to final design. All existing public utilities shall be protected in place and, if necessary, relocated as approved by the Town Engineer. No private facilities are permitted within the Town right of way or within any easement unless otherwise approved by the Town Engineer. The Applicant shall have Public Improvement Plans prepared, stamped, and signed by a California licensed civil engineer.
- a. Once the Public Improvement Plans have been approved, the Applicant shall submit an application for an Encroachment Permit. The Encroachment Permit requires the Applicant to post the required bonds and insurance and provide a one (1) year warranty for all work to be done in the Town's right of way or Town easement. New concrete shall be free of stamps, logos, names, graffiti, etc. Any new concrete installed that is damaged shall be removed and replaced at the Contractor's sole expense. Prior to issuance of the encroachment permit, the Applicant shall submit a temporary traffic control plan ("TTCP") inclusive of all modes of travel for any lane or sidewalk closures. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required. The TTCP shall comply with the State of California Manual of Uniform Traffic Control Devices ("MUTCD") and standard construction practices.

- b. The project engineer shall notify the Town Engineer in writing of any proposed changes. Any proposed changes to the approved plans shall be subject to the approval of the Town. The Applicant shall not commence any work deviating from the approved plans until such deviations are approved. Any approved and constructed changes shall be incorporated into the final “as-built” plans.
 - c. Right-of-way improvements shall include, at a minimum, the following items:
 - i. SIDEWALK - The Applicant shall install sidewalk with planting strip along entire length of frontage per Town Standard ST-216. The applicant has option to pay an in-lieu fee instead, with value of in-lieu to be calculated once public improvement plans are received.
 - ii. CURB AND GUTTER - The Applicant shall replace to existing Town standards all curb and gutter surrounding the project site. (or) At the time of the A&S application was filed, a minimum of 75 linear feet of curb and gutter will need to be installed. This figure is provided only to determine minimum bonding requirements for the encroachment permit. The actual amount of curb and gutter to be replaced shall be determined by the Public Works Construction Inspector in the field prior to construction. New curb and gutter shall be constructed per the Town Standard Drawing ST-210 (Vertical) or ST-215 (Rolled).
28. CONSTRUCTION PHASE PLAN SUBMITTAL REQUIREMENTS – The Public Improvement Plans shall be submitted as a set to Parks and Public Works Department along with a title report dated no older than 30 days from the date the Improvement Plans are submitted. The Improvement Plans shall be submitted at the same time as the Building Plans are submitted to the Building Department. All improvements shall be designed and constructed in accordance with Federal law, State law, Los Gatos Town Code, and the Los Gatos Standard Specifications and Details.
- a. Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town’s Engineering Design Standards, which are available for download from the Town’s website. The Improvement Plans shall include:
 - b. A cover sheet with at least the proposed development vicinity map showing nearby and adjacent major streets and landmarks, property address, APN, scope of work, project manager and property owner, a “Table of Responsibilities” summarizing ownership, access rights, and maintenance responsibilities for each facility (streets, utilities, parks, landscaping, etc.), a sheet index including a sequential numeric page number for each sheet (i.e. “Sheet 1 of 54”), the lot size, required and proposed lot setbacks by type, proposed floor areas by type for each building, average slope, proposed maximum height, and required and proposed parking count and type.
 - c. The Approved Conditions of Approval printed within the plan set starting on the second sheet of the plan set.
 - d. An Existing Site Plan showing existing topography, bearing and distance information for all rights-of-way, easements, and boundaries, any existing easements proposed to be quit-claimed, existing hardscape, existing above ground utility features, and existing structures. The Improvement Plans shall identify the vertical elevation datum, date of survey, and surveyor responsible for the data presented.

- e. A Proposed Site Plan showing proposed topography, boundaries, proposed and existing to remain easements, hardscape, above ground utility features (hydrants, transformers, control cabinets, communication nodes, etc.), and structures. Include top and bottom elevations of every inflection point of each wall. Show proposed public right-of-way improvements. Distinguish proposed linework from existing linework using heavier line type for proposed.
 - f. A Grading and Drainage Plan clearly showing existing onsite and adjacent topography using labeled contour lines, drainage direction arrows with slope value, and break lines. Proposed and existing to remain hardscape elevations must be provided in detail including slope arrows.
 - g. A Utility Plan showing appropriate line types and labels to identify the different types of utilities and pipe sizes. Utility boxes, hydrants, backflow preventers, water meters, sanitary sewer cleanouts, etc. shall be located on private property unless otherwise approved by the Town Engineer.
 - h. A Landscaping Plan for the project site and the full width of the public right-of-ways adjacent to the project. The plans shall clearly identify public and private utilities and points of demarcation between the two.
 - i. A Composite Plan showing civil, landscape, electrical, and joint trench locations combined on one drawing to identify potential conflicts between disciplines. The Composite Plan shall include the size, location, and details of all trenches, locations of building utility service stubs and meters, and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. Show preferred and alternative locations for all utility vaults and boxes if project has not obtained PG&E approval. A licensed Civil or Electrical Engineer shall sign the composite drawings and/or utility improvement plans. (All dry utilities shall be placed underground). A note shall be placed on the joint trench composite plans which states that the plan agrees with Town Codes and Standards and that no underground utility conflict exists.
 - j. General Notes found in the Town of Los Gatos General Guidelines.
 - k. A statement that all utility boxes in vehicular pathways shall be traffic-rated.
29. STANDARD PLAN COMPLIANCE – The project shall comply with the Town’s Standard Plans to the approval of the Town Engineer. Street improvements, all street sections, the design of all off-site storm drainage facilities shall be in accordance with most current Town Standard Specifications and Standard Plans approved by the Town Engineer. Improvements deemed necessary by the Town Engineer shall be shown on the Improvement Plans.
30. EXISTING FACILITY PROTECTION AND REPAIR – All existing public utilities shall be either protected in place, relocated, or repaired. The Applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the Applicant’s operations. This includes sidewalk, curb and gutter, streetlights, valley gutters, curb ramps, and any other existing improvements in the area that are not intended to be removed and replaced. The Applicant shall request a walk-through with the PPW construction Inspector before the

start of construction to verify existing conditions. Said repairs shall be completed prior to issuance of the first certificate of occupancy of the project.

31. UTILITY RESPONSIBILITIES – The Applicant is responsible for the maintenance of existing stormwater drainage facilities, including piped and open channel stormwater conveyances in private areas. The Applicant is responsible for all expenses necessary to connect to the various utility providers. Currently, the public storm sewer system is owned and maintained by the Town of Los Gatos, the water system in Los Gatos is owned and maintained by San José Water Company, and the sanitary sewer system in Los Gatos is owned and maintained by West Valley Sanitation District. Any alterations of the approved utilities listed must be approved by the Town prior to any construction.
32. UTILITY COMPANY COORDINATION – The Applicant shall negotiate any necessary right-of-way or easements with the various utility companies in the area, subject to the review and approval by the Town Engineer and the utility companies. Prior to the approval of the site plan for construction, the Applicant shall submit “Will Serve” letters from PG&E, San José Water, West Valley Sanitation District, West Valley Collections and Recycling, and AT&T (or the current “Carrier of Last Resort”) with a statement indicating either a list of improvements necessary to serve the project or a statement that the existing network is sufficient to accommodate the project. Coordination of the stormwater conveyance system will be addressed during the Grading Permit review.
33. SITE DRAINAGE – Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drains (public or private) directly connected to public storm system shall be stenciled/signed with appropriate “NO DUMPING - Flows to Bay” NPDES required language using methods approved by the Town Engineer on all storm inlets surrounding and within the project parcel. Furthermore, storm drains shall be designed to serve exclusively stormwater. Dual-purpose storm drains that switch to sanitary sewer are not permitted in the Town of Los Gatos. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
34. PRECONSTRUCTION MEETING – After the issuance of any Grading or Encroachment permit and before the commencement of any on or off-site work, the Applicant shall request a pre-construction meeting with the PPW Inspector to discuss the project conditions of approval, working hours, site maintenance, and other construction matters. At that meeting, the Applicant shall submit a letter acknowledging that:
 - a. They have read and understand these project Conditions of Approval;
 - b. They will require that all project sub-contractors read and understand these project Conditions of Approval; and,
 - c. They ensure a copy of these project Conditions of Approval will be posted on-site at all times during construction.
35. STREET CUT MORATORIUM - The project is proposing new pavement cuts on the recently resurfaced Chirco Drive. The project shall grind and pave the entire width of Chirco Drive (lip of gutter to lip of gutter) along the entire project frontage or to the nearest pavement marking with a minimum 2.5” hot mix asphalt concrete including pavement section dig-outs and repairs, as directed by the Town Engineer. The extent of the dig-outs and local repairs to be determined by the Town Engineer. Prior to resurfacing the street, the utility

trench shall be backfilled using the Town's standard "T" trench detail including Town-approved controlled density fill. The asphalt thickness of the T trench section shall be a minimum of three (3) inches, meet Town standards, or shall match the existing pavement thickness, whichever is greater. The final lift of the grind and overlay shall be 1.5-inches of one-half (½) inch medium asphalt. The initial lift(s) shall be of three-quarter (¾) inch medium asphalt. The Contractor shall schedule a pre-paving meeting with the PPW Inspector the day the paving is to take place. Restoration of a street under moratorium must be restored in kind as determined by the Town Engineer. Restoration materials shall be approved by the Town Engineer prior to placement. All existing striping and pavement markings shall be replaced in-kind with thermoplastic upon completion. All pavement restorations shall be completed and approved by the Town Engineer before occupancy.

36. FLOOR DRAINS – All floor drains shall be plumbed to connect to the sanitary sewer system only. Site design must facilitate drainage away from building floor drains.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

37. RECORD DRAWINGS – The Applicant shall submit a scanned PDF set of stamped record drawings and construction specifications for all off-site improvements to the Department of Parks and Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The Applicant shall also provide the Town with an electronic copy of the record drawings in the AutoCAD Version being used by the Town at the time of completion of the work. The Applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
38. RESTORATION OF PUBLIC IMPROVEMENTS – The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed during construction. Improvements such as, but not limited to curbs, gutters, sidewalks, driveways, signs, streetlights, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired or replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Existing improvement to be repaired or replaced shall be at the direction of the PPW Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the PPW Inspector shall be completed before the issuance of a certificate of occupancy. The Applicant shall request a walk-through with the PPW Inspector before the start of construction to verify existing conditions.
39. PAVEMENT RESTORATION – Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay with asphalt concrete the south side of Los Gatos-Saratoga Road along the entire property length between the center median island and the property frontage. Prior to overlay, any base failure repair or required dig-outs identified by the

PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME

40. PROJECT CONSTRUCTION SETUP – All storage and office trailers will be kept off the public right-of-way.
41. PUBLIC WORKS CONSTRUCTION NOTICE – The contractor shall notify the PPW Inspector at least ten (10) working days prior to the start of any construction work. At that time, the Contractor shall provide an initial project construction schedule and a 24-hour emergency telephone number list.
42. PROJECT CONSTRUCTION SCHEDULE – The contractor shall submit the project schedule in a static PDF 11"x17" format and Microsoft Project, or an approved equal. The Contractor shall identify the scheduled critical path for the installation of improvements to the approval of the Town Engineer. The schedule shall be updated monthly and submitted to the PPW Inspector in the same formats as the original.
43. PROJECT CONSTRUCTION SUPERVISION – The Contractor shall always provide a qualified supervisor on the job site during construction.
44. PROJECT CONSTRUCTION HOURS – Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to the weekday between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under Encroachment Permit may be performed on the weekend unless prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:
 - a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.
 - b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.
 - c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
 - d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.

- e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This notification must be provided three days prior to the start of the extended construction activity.
 - f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.
 - g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.
 - h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.
45. PROJECT CONSTRUCTION BMPs – All construction activities shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinances, the project specific temporary erosion control plan, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
46. PROJECT CONSTRUCTION EXCAVATION – The following provisions to control traffic congestion, noise, and dust shall be followed during site excavation, grading, and construction:
- a. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
 - b. Travel speeds on unpaved roads shall be limited to fifteen (15) miles per hour.
 - c. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible.
 - d. Water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to ensure proper control of blowing dust for the duration of the project.
 - e. Watering on public streets and wash down of dirt and debris into storm drain systems is prohibited. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the PPW Inspector, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the Town Engineer. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be coordinated with the San José Water Company.
 - f. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.

- g. Construction grading activity shall be discontinued in wind conditions in excess of 25 miles per hour, or that in the opinion of the PPW Inspector cause excessive neighborhood dust problems.
 - h. Site dirt shall not be tracked into the public right-of-way and shall be cleaned immediately if tracked into the public right-of-way. Mud, silt, concrete and other construction debris shall not be washed into the Town's storm drains.
 - i. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
 - j. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.
 - k. Prior to issuance of any permit, the Applicant shall submit any applicable pedestrian or traffic detour plans to the satisfaction of the Town Engineer for any lane or sidewalk closures. The temporary traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans and in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way.
 - l. During construction, the Applicant shall make accessible any or all public and private utilities within the area impacted by construction, as directed by the Town Engineer.
 - m. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The Applicant shall require the soils engineer submit to daily testing and sampling reports to the Town Engineer.
47. CONSTRUCTION WORKER PARKING – The Applicant shall provide a Construction Parking Plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the Town Engineer prior to issuance of Town permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the Town permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer (§15.40.070).
48. SITE WATER DISCHARGE – In accordance with the Town Code, Prohibition of Illegal Discharges (Los Gatos Town Code Section 22.30.015), the Town Engineer may approve in coordination West Valley Sanitation District the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Town Engineer.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS ENTITLEMENT OCCUPIES THE PREMISES

49. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) – Post construction storm water pollution prevention requirements shall include:
- a. The Applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private stormwater facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair if the treatment facility is no longer able to meet performance standards or has deteriorated. Any abatement activity performed on the Applicant’s property by Town staff will be charged to the Applicant at the Town’s adopted fully-loaded hourly rates.
 - b. Maintenance of the storm drain inlets “No Dumping – Drains to Bay” plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org.
 - c. All process equipment, oils, fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.
 - d. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations.
 - e. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system.
 - f. It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

50. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
51. FIRE SPRINKLERS REQUIRED: (As noted on Sheet A-1) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
52. REQUIRED FIRE FLOW: (Letter Received) The minimum required fire flow for this project is

875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

53. **WATER SUPPLY REQUIREMENTS:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
54. **ADDRESS IDENTIFICATION:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
55. **CONSTRUCTION SITE FIRE SAFETY:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
56. **GENERAL:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

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Chirco Drive Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032
March 30, 2026



Staff Technical Review Submittal
Written Project Description

Page 1 of 2

Los Gatos Planning Department
110 East Main Street
Los Gatos, CA 95030

RE: Chirco Drive Residence
APN: 424-21-025

To Whom It May Concern:

Per the request of the Town of Los Gatos, we offer this written description of our proposed project.

We propose to demolish the existing 1,080 Sq Ft, approximately 17'-2" tall single-story residence with 340 Sq Ft attached garage at the intersection of Chirco Drive and Corrine Drive. The site will be prepared for a new structure.

We then propose to build a new 3,196 Sq Ft single-story residence with 445 Sq Ft attached garage in its place. These fit within maximum allowable floor areas of 3,484 Sq Ft for living area and 961 Sq Ft for garage. New building height will be approximately 17'-10" with an allowed maximum of 30'-0".

Our new proposed residence has been designed in a modern style. Strong inspiration was taken from Eichler houses as a Californian icon. Features include clean, simple lines; large windows for natural light; and an open floor plan for an indoor-outdoor feel.

As the closest neighbors are in other architectural styles, we have also tempered our design to complement the neighborhood. Per input from Los Gatos Planning, we have scaled the residence to nearby heights, staggered the front façade, provided a gable roof, and emulated the neighboring materials and landscaping.

New landscaping is proposed in the form of new plantings, lawns, trees, and fences in the front and back yards. Existing trees within the property and overhanging property lines will be maintained and protected. Proposed hardscape improvements include new driveway, walkways, and rear patio / outdoor kitchen.

Site utilities layout will be per the contractor as Design-Build. New windows and doors will provide insulated glazing. Exterior finishes will be as shown on submitted plan set. Interior finish improvements will be selected by the Owner/Builder.

We request your consideration for approval of the proposed project.
Should you have any questions, please don't hesitate to call or email.

Terry J. Martin Associates, A.I.A.

1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645

Chirco Drive Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032
March 30, 2026



Staff Technical Review Submittal
Written Project Description

Page 2 of 2

Best Regards,

Terry J. Martin, A.I.A.

Terry J. Martin Associates, A.I.A.

1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645

Chirco Drive Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032
December 9, 2025



Staff Technical Review Submittal
Letter of Justification

Architecture & Site Application S-25-002
Page 1 of 3

Erin Walters
Senior Planner
Town of Los Gatos Planning Division
110 East Main Street, Los Gatos CA 95030

RE: Chirco Drive Residence
Architecture and Site Application S-25-002
Address: 16724 Chirco Dr
APN: 424-21-025

Dear Ms. Walters & Team:

Per the request of the Town of Los Gatos, we offer this Letter of Justification for the construction of a new single-family residence on 16724 Chirco Drive. We ask for approval to demolish the existing single-family residence on site (reference pictures attached below).

According to Sec. 29.10.09030(e) of the Los Gatos Municipal Code, the Planning Director may approve a demolition permit application if the following criteria are met:

- The Town's housing stock will be maintained as the house will be replaced;
- The structure has no historic significance;
- The property owner has no desire to maintain the structure as it exists; and
- The economic utility of the structure is limited in its current form.

All of the above statements apply in this situation. A structure condition report, prepared by licensed engineer John H. Park, describes the condition of the existing structure and supports our request for demolition.

Our new proposed residence has been designed in a modern style. Strong inspiration was taken from Eichler houses as a Californian icon. Features include clean, simple lines; large windows for natural light; and an open floor plan for an indoor-outdoor feel.

Our design has also been tempered to complement the surrounding residences. Per input from Los Gatos Planning, we have scaled the residence to nearby heights, staggered the front façade, provided a gable roof, and emulated the neighboring materials and landscaping. We are happy to work with Los Gatos to create a unique home that still fits into its environment.

All of the closest neighbors have been approached to discuss any issues they may have with the project. No objections were raised. Should new problems arise, we remain open to conversation with the local community.

Overall, we have based our design on neighborhood compatibility, topography, and existing site constraints, and we feel it to be a fitting replacement for the demolished house.

Again, we request your consideration for approval of demolition and of the proposed design. Should you have any questions, please don't hesitate to call or email.

Terry J. Martin Associates, A.I.A.

1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645

Chirco Drive Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032
December 9, 2025



Staff Technical Review Submittal
Letter of Justification
Architecture & Site Application S-25-002
Page 2 of 3

Best Regards,

Terry J. Martin, A.I.A.

Existing Elevations:

Front Elevation (Northeast)



Terry J. Martin Associates, A.I.A.

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Staff Technical Review Submittal
Letter of Justification
Architecture & Site Application S-25-002
Page 3 of 3

Right Side Elevation (Northwest)



Rear Elevation (Southwest)



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EXHIBIT 6



16724













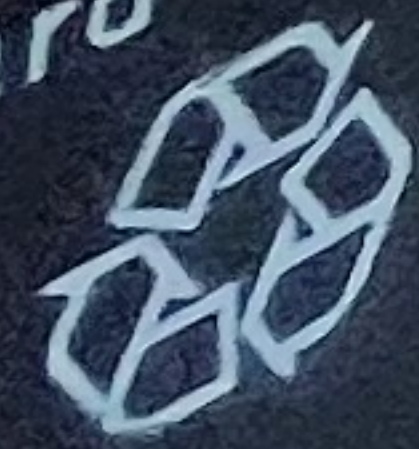








Yard Waste



WEST VALLEY
COMMUNITY SERVICES

February 6, 2025

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

RE: 16742 Chirco Drive

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.





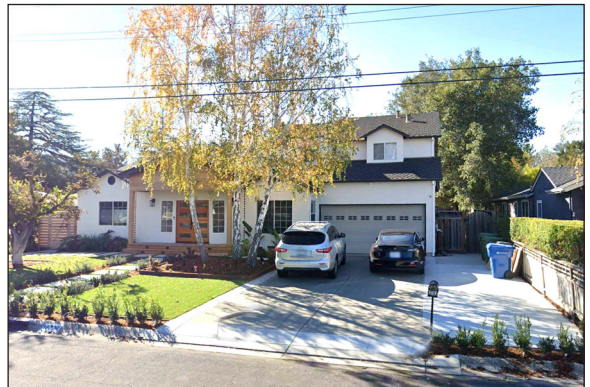
THE SITE



House immediately across Chirco Drive



House to the immediate left



House to the immediate right



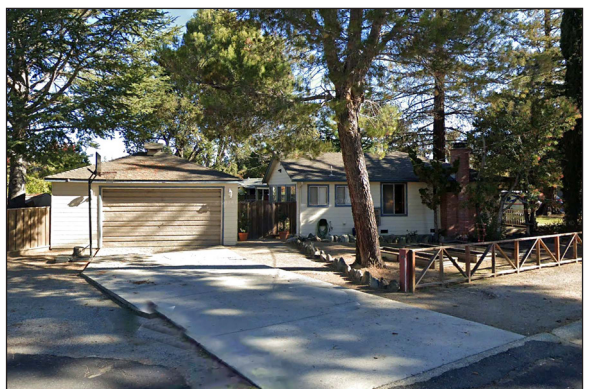
Nearby house to the left



Nearby house to the right

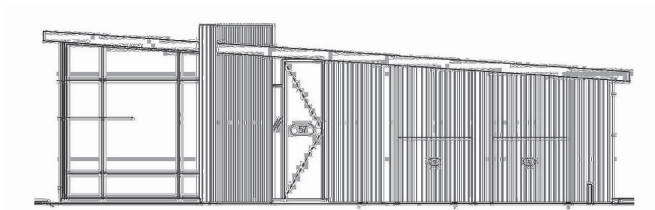


Nearby house across Chirco Drive

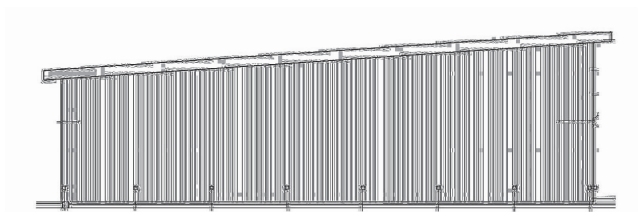


Nearby house across Chirco Drive

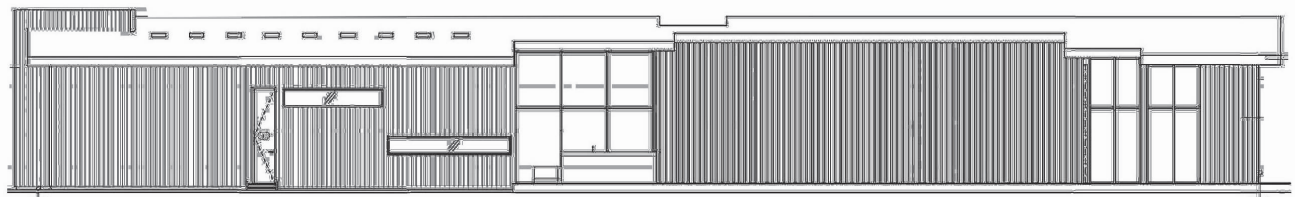
PROPOSED PROJECT



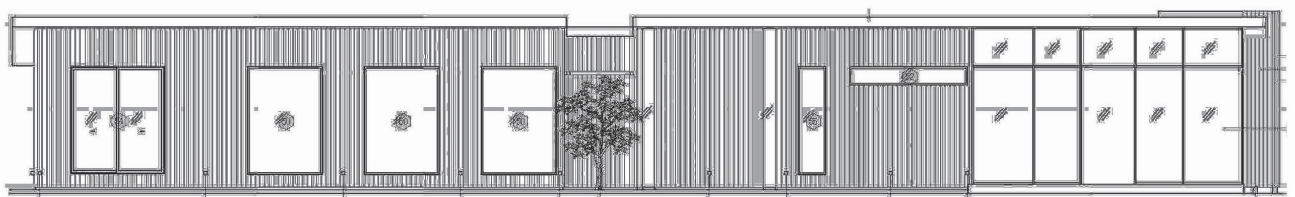
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

ISSUES AND CONCERNS

The proposed home is designed in a Contemporary Style. While a home in that general style might be designed to fit into its immediate neighborhood context, this specific design would be difficult to reconcile with the town's Residential Design Guidelines. It has more apparent conflicts with those design guidelines than any that I have previously reviewed in Los Gatos. Inconsistencies with the guidelines include the following excerpted from the Residential Design guidelines.

1.4 COMMUNITY EXPECTATIONS

- *Homes will respect the scale and character of their immediate neighborhoods.*

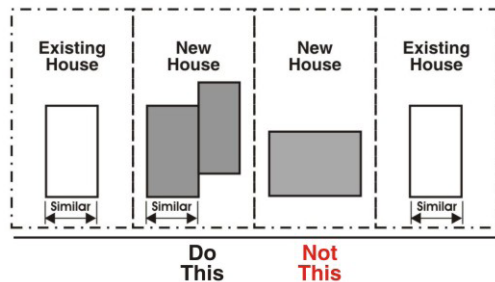
GENERAL DESIGN PRINCIPLES

The following principles have been used in the development of these guidelines, and will be used by the Town to evaluate plans and designs that are not covered by a specific design guideline.

- *Design to blend into the neighborhood rather than stand out.*
- *Reinforce prevailing neighborhood development patterns.*
- *Design street setbacks with sensitivity to the predominant street front character.*
- *Relate a structure's size and bulk to those in the immediate neighborhood.*
- *Utilize roof forms and pitches similar to those in the immediate neighborhood.*
- *Use materials that are consistent or compatible with the neighborhood.*
- *Select colors to blend with the neighborhood.*

2.2.2 Provide front facade articulation similar to those predominant in the neighborhood

- *If facades along a street front are generally simple, avoid large changes in front wall planes.*
- *Where front wall setbacks are varied in the neighborhood, new homes should relate more to those of adjacent homes.*
- *The width of projecting building masses and the amount of horizontal offsets in wall planes should also be similar.*



2.2.4 Relate any street visible fences and gates to the house facades

2.3.4 Use roof forms and pitches that are similar to other houses in the neighborhood

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.*

LANDSCAPING

Landscaping decisions are largely left to the discretion of the individual property owner. However, residents are encouraged to be aware and respectful of the landscape character of their neighborhood. The following are suggested guidelines.

New landscaping should:

- *Respect the character defining landscape elements of the lot and adjacent neighborhood.*
- *Respect the tree and planting patterns of the block front.*
- *Equal or exceed the quality and density of landscaping of the block front.*
- *Limit the amount of hardscape paving in the front setback.*
- *Use landscape materials (e.g., lawn) similar to other homes along the block front.*
- *Utilize a similar degree of formality or informality as seen on other district lots.*

2.5.3 Design with conscious recognition of the treatment of street and sidewalk edges in the neighborhood.

3.1 GENERAL BUILDING DESIGN PRINCIPLES

The following principles have been used as touchstones for the development of these design guidelines. In the event that specific guidelines do not clearly address a given condition, these principles, along with the Basic Design Principles on page 11 should be consulted for direction. The following principles will be used by the Town when evaluating projects, and when considering the acceptability of unique proposals that vary from the specific guidelines.

The entire document must be applied in context when considering the general and basic design principles.

Selected architectural styles shall be compatible with the surrounding neighborhood, acknowledging that some neighborhoods have a variety of architectural styles and that diversity contributes to the Town's unique character.

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

- *Styles with front facade eaves at the first floor level will be easier to adapt to predominantly one story neighborhoods than styles with two story, unbroken front facades.*
- *Styles with variations in the plane of the front facade wall may fit more comfortably in neighborhoods with smaller houses or with smaller building masses close to the street.*
- *Avoid selecting an architectural style which typically has roof pitches that are substantially different from others in the nearby neighborhood.*

3.3.2 Height and bulk at front and side setbacks

- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.*
- *Give special attention to adapting to the height and massing of adjacent homes. Avoid tall, unbroken front facades when other nearby homes have more articulated front facades with horizontal wall plane changes*

3.6.3 Design entries with sensitivity to the surrounding neighborhood

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*

3.7.1 Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood

- Many architectural styles have individual windows that are grouped into patterns of two, three or more windows. Be conscious of this fact, and organize the windows to complement the style.

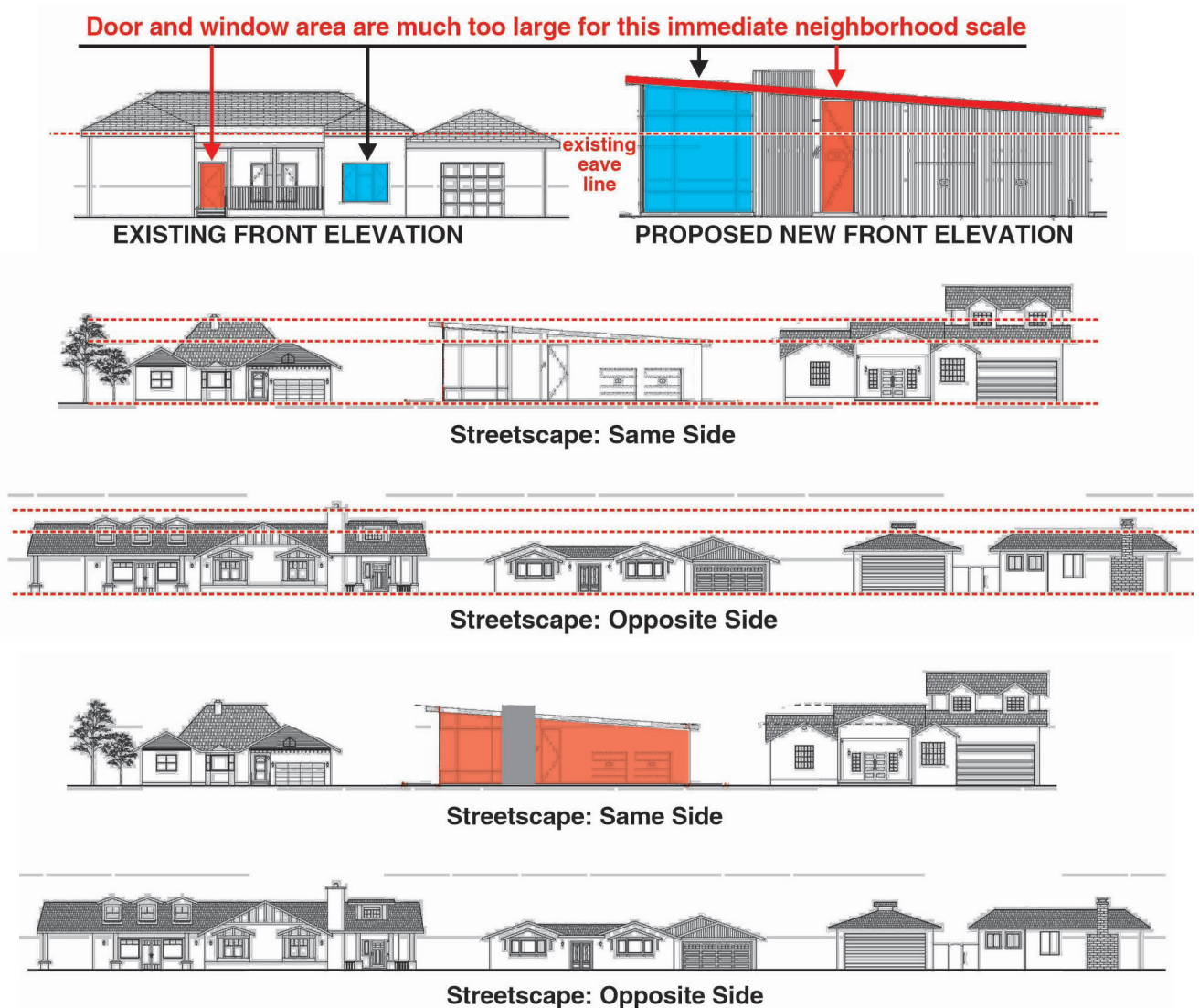
3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- Limit the number of different window types and proportions to enhance the visual unity of the house design.

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

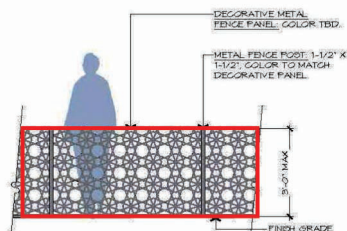
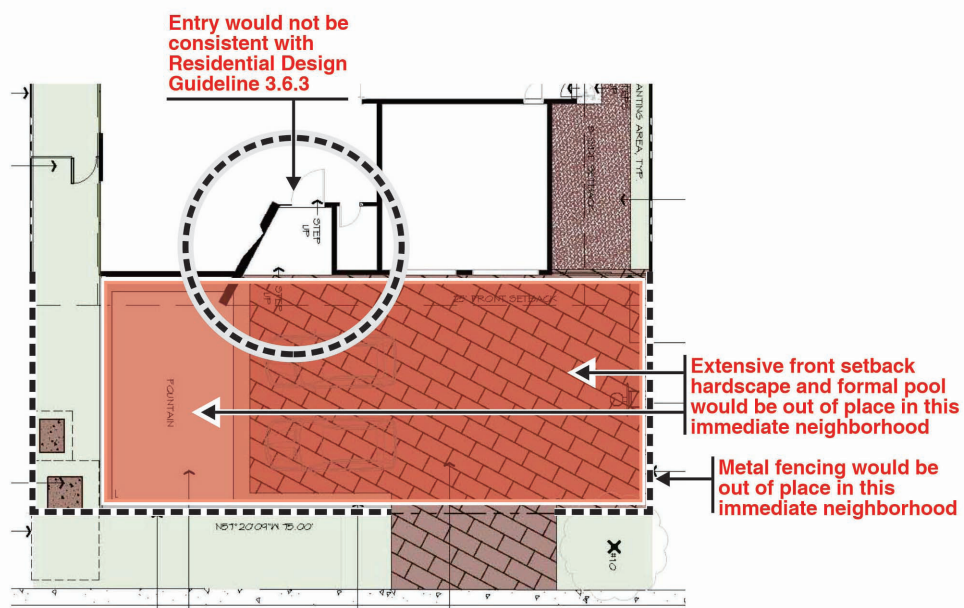
- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.
- Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles.

3.8.2 Select materials that are sensitive to the surrounding neighborhood



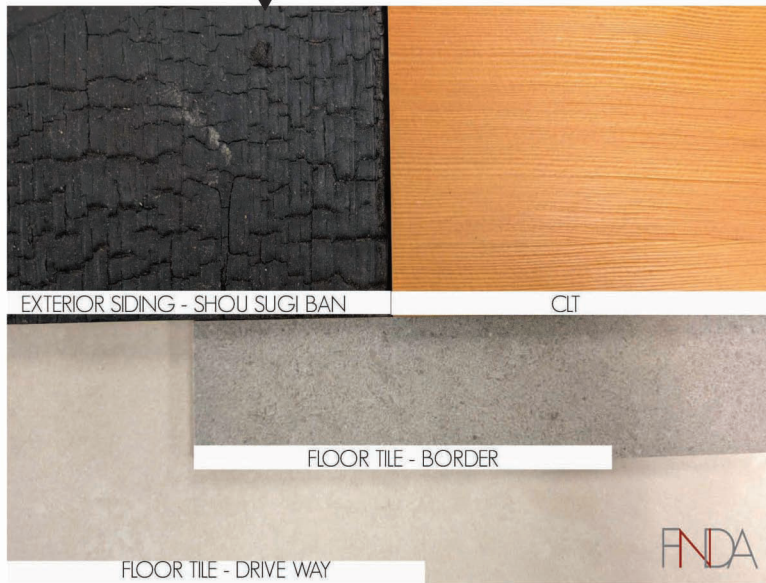


Existing street setbacks are predominately softscape materials except for necessary driveways



Metal fencing would not be consistent with Residential Design Guideline 2.5.3

Wood burned siding would not blend well with other homes in the immediate neighborhood and would not be consistent with Residential Design Guideline 3.8.2



BURNT WOOD SIDING EXAMPLES



RECOMMENDATIONS

Normally I would offer specific recommendations on changes to address the identified issues and concerns. In this case there are so many inconsistencies relative to the town's adopted Residential Design Guidelines, I find that impossible. The scope of changes to bring the design into compliance will require multiple choices and decisions that only the applicant can make.

My recommendation is to request the applicant to redesign the home to be more consistent with the Residential Design Guidelines and more consistent with the other homes in the immediate neighborhood,

CANNON DESIGN GROUP



Larry L. Cannon

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CONSULTING ARCHITECT REPORT – Cannon Design Group Recommendations

Project design has been revised per Consulting Architect’s comments. Some specific revision points are as follows:



House immediately across Chirco Drive



Nearby house to the right

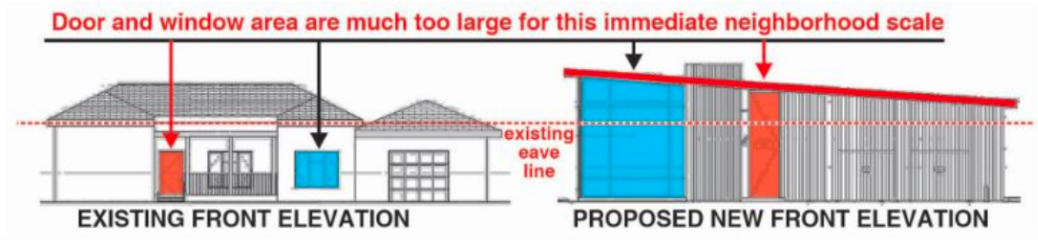


House to the immediate right



House to the immediate left

TMA Looking at the adjacent house roof forms, the project roof has been redesigned from one shed slope to pitched gable – we believe this aligns with the neighborhood while remaining true to the original modern / Eichler aesthetic.



TMA Doors and windows have been redesigned. The front door has been reduced in height to match the adjacent houses, while keeping an open look using sidelites and an upper transom. The windows have been brought down to a 9’ header rather than fully spanning to the roof above, and the overall ratio has been reduced to match the wall-to-opening ratio of our neighbors.

Terry J. Martin Associates, A.I.A.

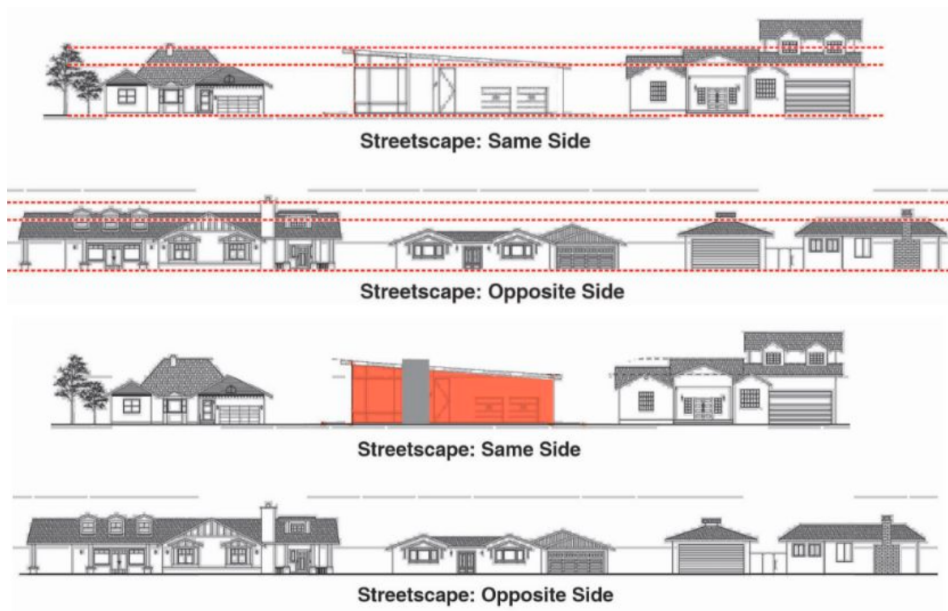
1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645

Chirco Drive Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032
December 9, 2025



Staff Technical Review Submittal
Planning Division
Architecture & Site Application S-25-002
Page 12 of 15



TMA The house has been redesigned in form, character, and scale to more closely match the neighbors.



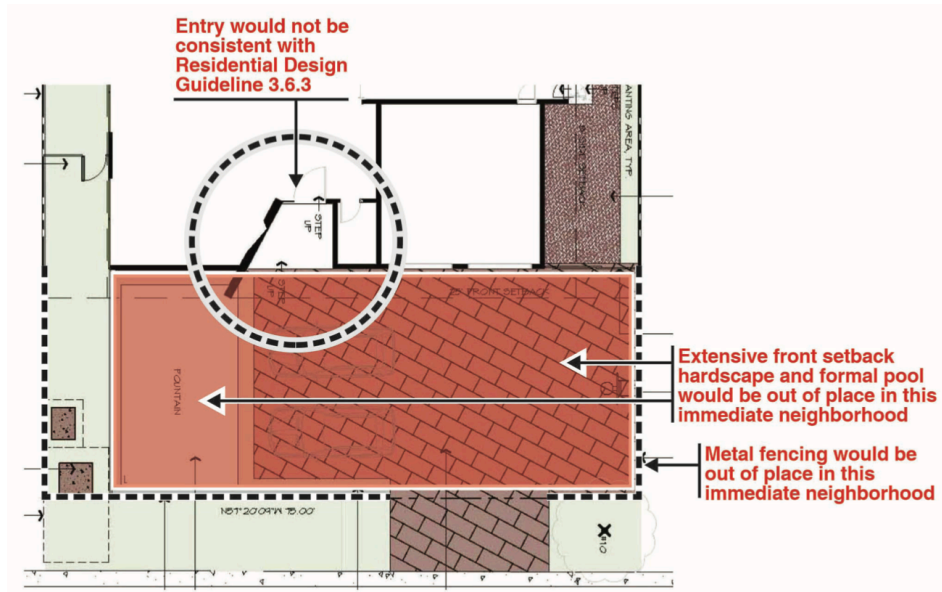
Existing street setbacks are predominately softscape materials except for necessary driveways

TMA The front setback has been redesigned. Rather than primarily paving with an accent piece fountain/pool, we have removed the water feature and limited paving to concrete driveway and walkways. The outline at the street has been softened with hedges and a landscaped lawn in keeping with neighborhood character.

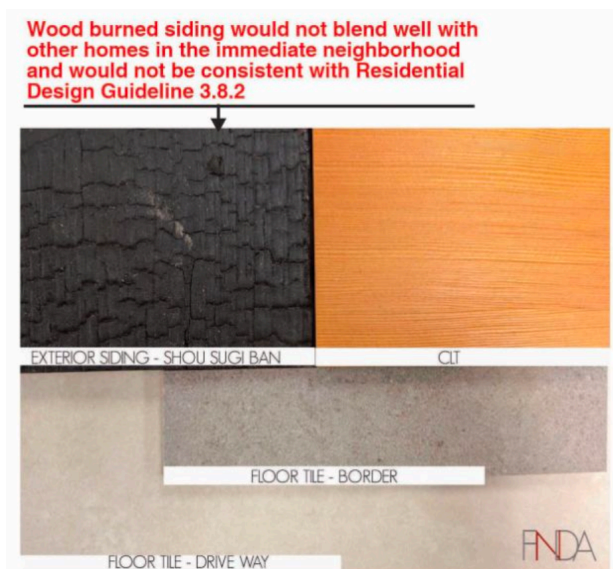
Terry J. Martin Associates, A.I.A.

1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645



TMA The front entry has been redesigned with a 9' header. The ratios of the space now align more closely with recessed entryways found in the neighborhood. In addition, we've reduced the amount of front setback hardscape (see above) and replaced metal fencing with wood fencing to match the neighbors on either side.



TMA Materials have been revised to match the neighborhood. Burned wood has been removed from the scope and replaced with a medium-tone redwood-brown siding, based on the color and materials of neighbors' fences.

Terry J. Martin Associates, A.I.A.

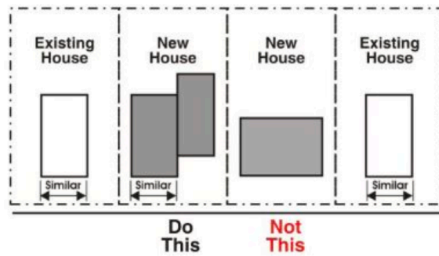
1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645



2.2.2 Provide front facade articulation similar to those predominant in the neighborhood

- *If facades along a street front are generally simple, avoid large changes in front wall planes.*
- *Where front wall setbacks are varied in the neighborhood, new homes should relate more to those of adjacent homes.*
- *The width of projecting building masses and the amount of horizontal offsets in wall planes should also be similar.*



TMA The project footprint has been articulated for visual interest and to emulate neighborhood examples.

January 14, 2026

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

RE: 16742 Chirco Drive

I reviewed the drawings, evaluated the neighborhood context and prepared a review letter in February of last year. My comments and recommendations on the revised 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.

ISSUES AND CONCERNS





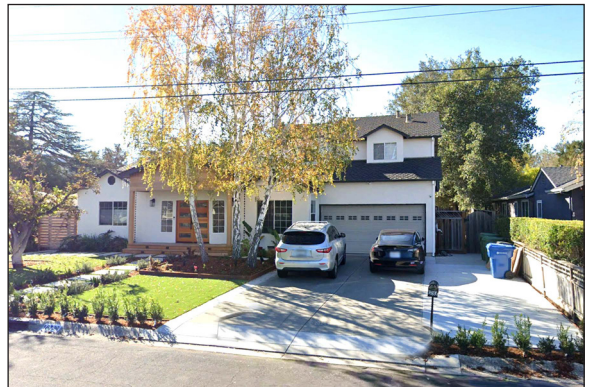
THE SITE



House immediately across Chirco Drive



House to the immediate left



House to the immediate right



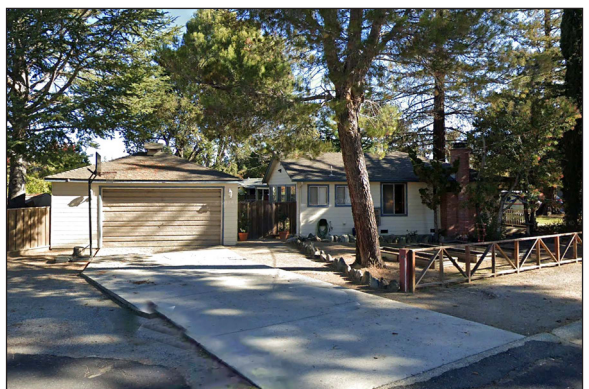
Nearby house to the left



Nearby house to the right



Nearby house across Chirco Drive

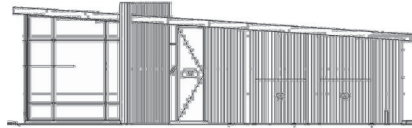


Nearby house across Chirco Drive

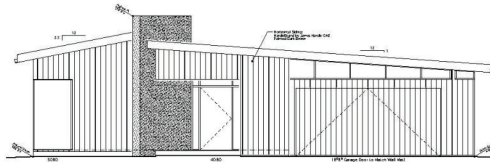
PROPOSED PROJECT



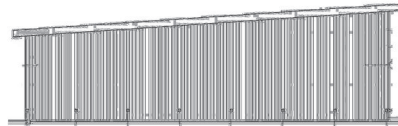
EXISTING FRONT ELEVATION



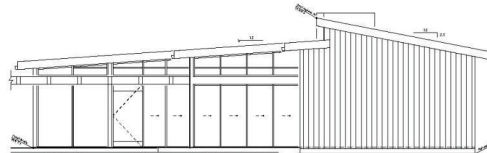
PREVIOUS FRONT ELEVATION



NEW FRONT ELEVATION



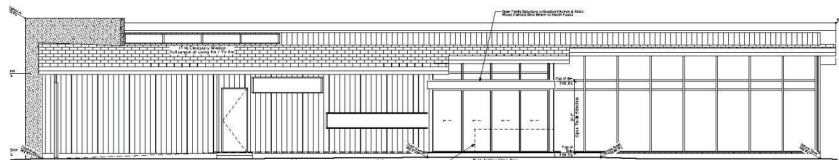
PREVIOUS REAR ELEVATION



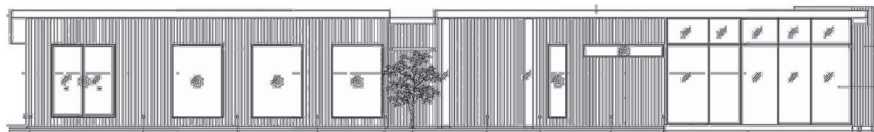
NEW REAR ELEVATION



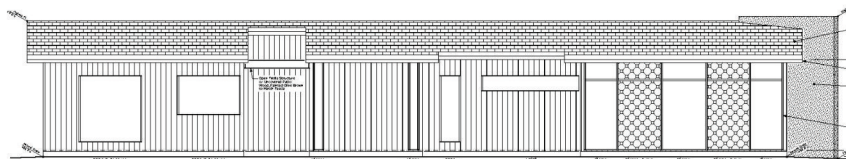
PREVIOUS RIGHT ELEVATION



NEW RIGHT ELEVATION



PREVIOUS LEFT ELEVATION



NEW LEFT ELEVATION

ISSUES AND CONCERNS

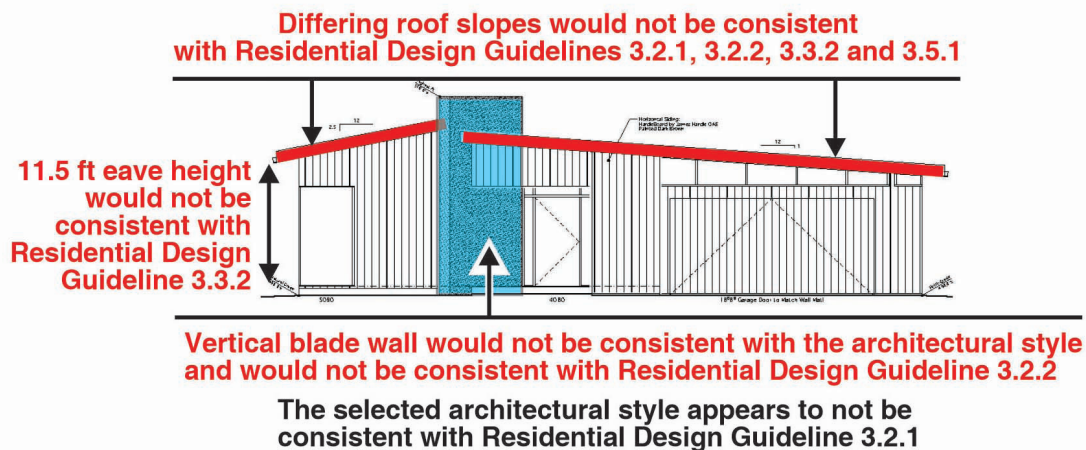
The applicant has made several changes in response to the previous recommendations contained in the review letter of last February. Those change have been positive but may not totally address the issue of neighborhood compatibility as set forth in the town's Residential Design Guidelines.

The proposed home is designed in a Contemporary Style. While a home in that general style might be designed to fit into its immediate neighborhood context, this specific design may be difficult to reconcile with the several of the town's Residential Design Guidelines.

The applicant has expressed their intent to model the new home after the Eichler Style. While not common in Los Gatos, it is a significant style in some other nearby Peninsula cities. Eichler homes are typically characterized by low slope roofs combined with flat roofs.

I am quite familiar with the Eichler Style, having researched the style and prepared Eichler Style Design Guidelines for the City of Sunnyvale some years ago. Examples of typical Eichler Style homes on the Peninsula are shown on pages 5 and 6.

While diversity is acceptable and desirable, it does not relieve the project from meeting the intent and detail of the Residential Design Guidelines. Inconsistencies with the guidelines include the following:



1. The very low roof slopes and the fact that the two front facade roof slopes are different would not be consistent with Residential Design Guidelines 3.2.1, 3.2.2, 3.3.2 and 3.5.1.

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

- *Avoid selecting an architectural style which typically has roof pitches that are substantially different from others in the nearby neighborhood.*

3.2.2 Design for architectural integrity

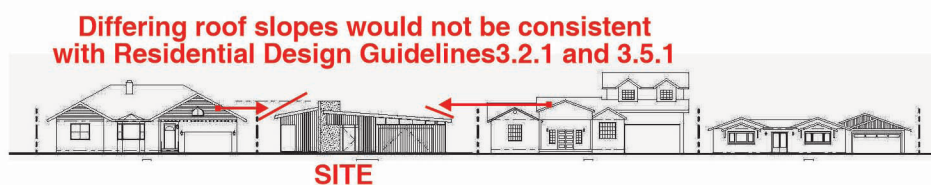
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.*

3.3.2 Height and bulk at front and side setbacks

- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses*

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*



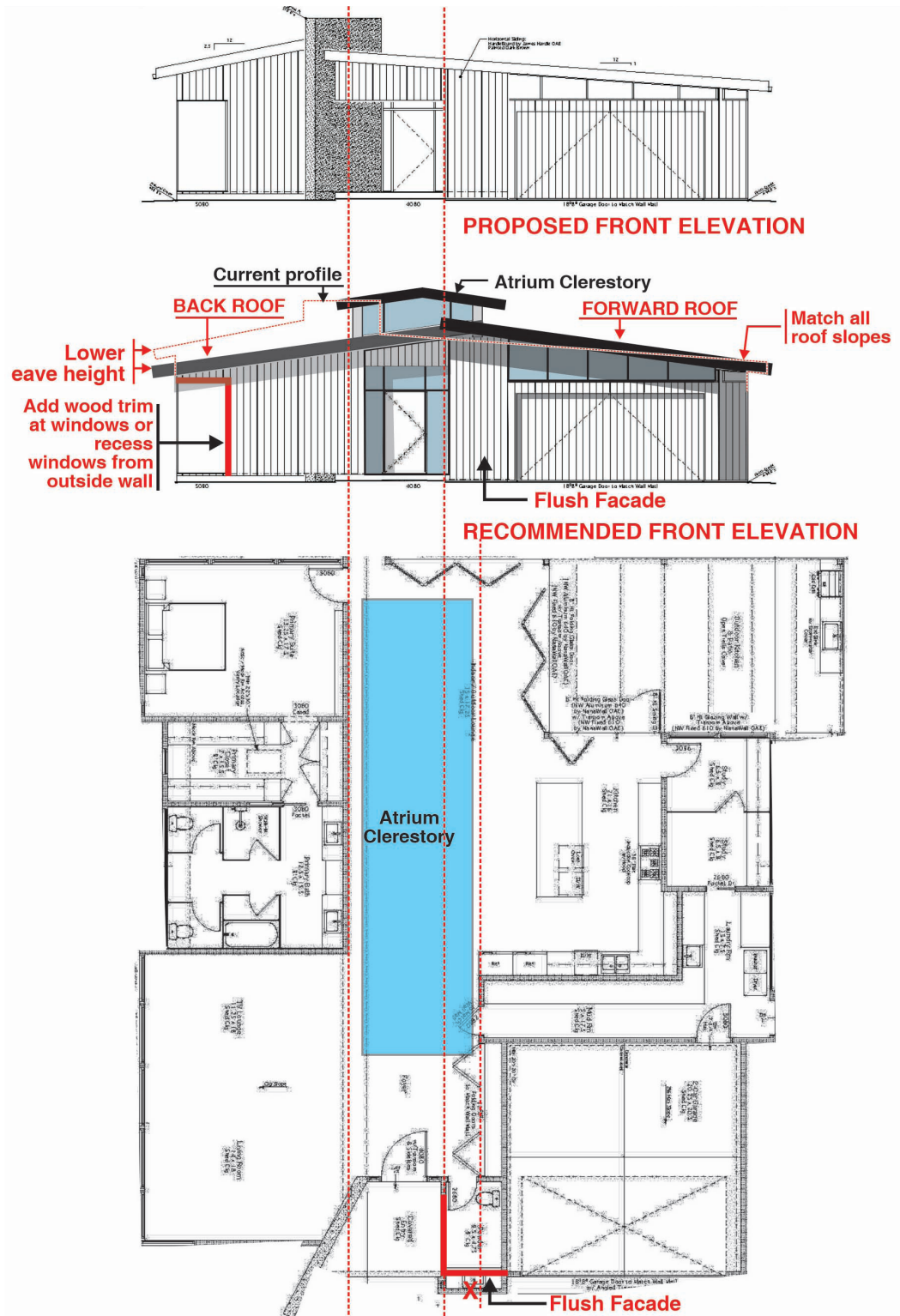


For more information on the characteristics of eichler style homes, refer to the City of Sunnyvale guidelines downloadable at

<https://www.sunnyvale.ca.gov/home/showpublisheddocument/1546/638273442749170000>

RECOMMENDATIONS

The following recommendation is about as far as I can go in adapting the applicants' preferred design to the immediate neighborhood context. It would still not be totally consistent with the Residential Design Guidelines, but would bring more consistency of the design to the traditional characteristics of the Eichler Style.



1. Unify all roofs with the same roof pitch and consider increasing the slope some to be more complementary to adjacent homes.
2. Substantially lower the eave height on the left side elevation from its currently proposed 11.5 feet.
3. Eliminate the vertical blade wall at the front elevation.
4. Strongly consider the addition a set back atrium with the same roof slope - typical of many Eichler Style homes.
5. Move the front wall of the Powder Room back to align with the adjacent garage wall.
6. Add wood trim to all windows, consistent with Residential Design Guideline 3.7.4 or recess the windows from the adjacent wall facade.
7. Reevaluate the proposed color for the home. Selecting a color or combination of colors related to other homes in the immediate neighborhood or to the traditional colors of Eichler Styles homes would be a better approach.

The illustration below compares the currently proposed streetscape and the recommended elevation above.



Staff and the planning commission will need to decide if the existing proposed design or the recommended changes are sufficient to address the issue of neighborhood compatibility and consistency with the Residential Design Guidelines.

CANNON DESIGN GROUP

Larry L. Cannon



CONSULTING ARCHITECT REPORT – Cannon Design Group Recommendations

General note: While our design takes strong inspiration from Eichler houses, we do not want to create an exact copy of this style. We believe our current design (plus the concessions noted below) balances the classic Eichler look with other modern features without sacrificing neighborhood compatibility.

1. Unify all roofs with the same roof pitch and consider increasing the slope some to be more complementary to adjacent homes.
TMA Left side slope has been increased slightly to complement the adjacent roofline. We would like to maintain the asymmetrical contrast as an important element of contemporary design.
2. Substantially lower the eave height on the left side elevation from its currently proposed 11.5 feet.
TMA Left side eave has been lowered from 11.5' to 10' top plate.
3. Eliminate the vertical blade wall at the front elevation.
TMA Respectfully, we decline to make the noted change. While not specifically an Eichler feature, blade walls are well-represented in other modern examples, and we find it to be an important piece for unifying the overall design.
4. Strongly consider the addition a set back atrium with the same roof slope - typical of many Eichler Style homes.
TMA Again, respectfully, we decline to make this addition. While open lighting is indeed important, we plan to provide this through high clerestory windows by using the asymmetrical roofs noted in #1 above.
5. Move the front wall of the Powder Room back to align with the adjacent garage wall.
TMA Powder Room has been aligned as noted.
6. Add wood trim to all windows, consistent with Residential Design Guideline 3.7.4 or recess the windows from the adjacent wall facade.
TMA Windows are now noted as recessed by 2" with no trim.
7. Reevaluate the proposed color for the home. Selecting a color or combination of colors related to other homes in the immediate neighborhood or to the traditional colors of Eichler Styles homes would be a better approach.
TMA We prefer warmer tones over the cooler gray/white of Eichler examples. As such, the house color has been updated to a warm brown based on neighboring homes.

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**Tree Inventory, Assessment,
and
Protection Report**

**16724 Chirco Avenue
Los Gatos, CA 95032**

Prepared for:

Town of Los Gatos

February 25, 2025

Prepared By:



Monarch Consulting Arborists

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Summary

The inventory contains eighteen (18) trees comprised of fourteen (14) different species. There are no Large Protected trees and four are Exempt fruit with no Street Trees (Chart 1) (one tree is dead). Four (4) trees are in good condition, eleven (11) fair, two (2) very poor, and one (1) walnut is dead.

Fourteen (14) trees will be highly impacted and need to be removed. Four (4) of those are Exempt fruit trees and one (1) is dead. Three trees could be moderate to highly impacted and include coast live oak #1451, London plane #1467, which appears to originate on the adjacent site, and laurel hedge #1468 near the London plane. The pool equipment and ADU are affecting the coast live oak and the new transformer, pond, and associated equipment are adjacent to the London plane. The fourteen trees affected are within the footprint of the improvements and proposed structures on the site.

The applicant will be required to replace at least nine (9) protected trees based on this review.

For this project only two trees are likely to be protected which are coast live oak #1451 and London plane #1467.

There were thirteen (13) protected trees appraised for a rounded depreciated value of \$38,780.00.

Introduction

Background

The Town of Los Gatos asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings. Affix number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on January 28, 2025. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.



- The plans reviewed for this assignment were as follows (Table 1).

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic	08/23	A004	Yes	Wilson Land Surveyors
Proposed Site Plan	12/20/24	A101	Yes	FINDA Architecture, Inc.
Erosion Control				
Grading and Drainage				
Utility Plan and Hook-up locations				
Exterior Elevations	12/20/24	A301	Yes	FINDA Architecture, Inc.
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the Town of Los Gatos and the property owners as a reference for existing tree conditions to help satisfy planning requirements.

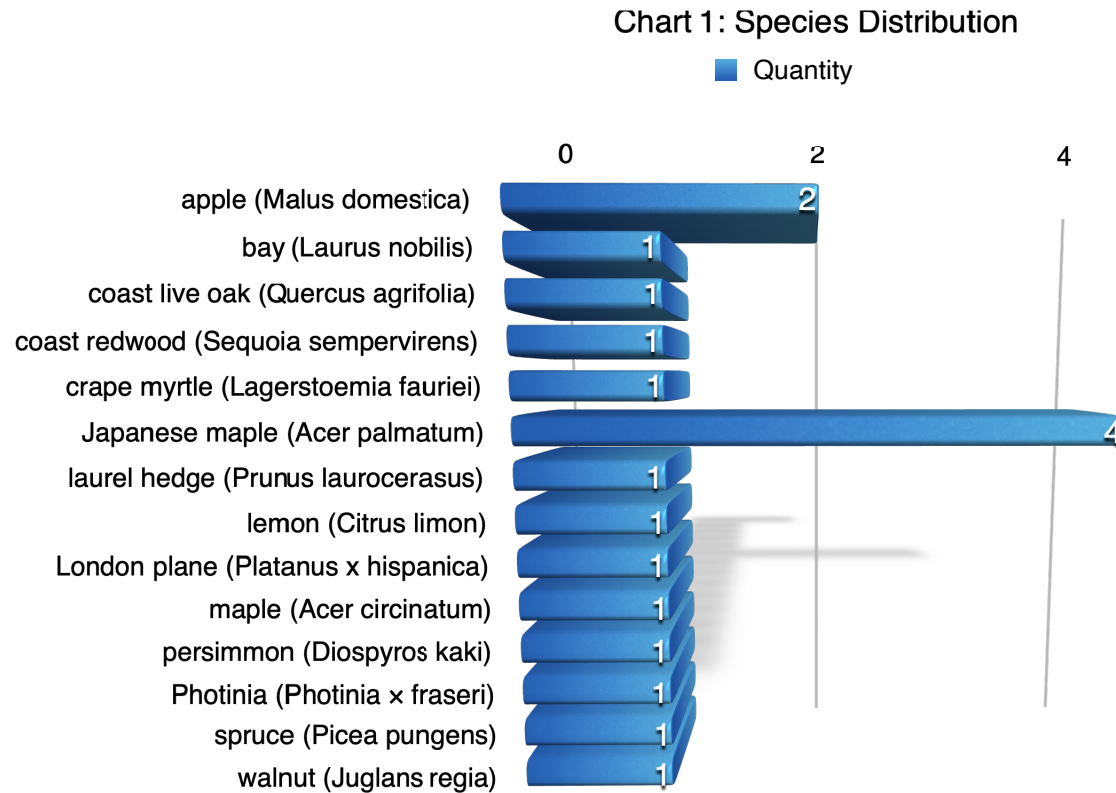
Observations

Tree Inventory

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. Sec. 29.10.0960. - Scope of protected trees. All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. (Appendix A and B). Los Gatos Town Ordinance 29.10.0970 Exceptions (1) states the following: “A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).



The inventory contains eighteen (18) trees comprised of fourteen (14) different species. There are no Large Protected¹ trees and four are Exempt² fruit with no Street Trees³ (Chart 1)) (one tree is dead).



¹ Large protected tree means any oak (*Quercus spp.*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

² A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference). Species listed in 29.10.0970 subsection (2).

³ Street tree means a tree in a public place, or along or within a public street or right-of-way.



Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the “Cost Approach” and more specifically the “Trunk Formula Technique” (Appendix B).

“Trunk Formula Technique” is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The trunk formula valuations are based on four tree factors; size (trunk cross sectional area), condition, functional limitations, and external limitations. There are two steps to determine the overall value. The first step is to determine the “Basic Tree Cost” based on size and unit tree cost. Unit tree cost is calculated by dividing the nursery wholesale cost of a 24 inch box specimen and its replacement size (cost per square inch trunk caliper) which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. The cost of the 24 inch box wholesale specimen was determined through personal communications with BrightView and Normans nurseries in Farmington and Central Wholesale in San Jose for an average of \$214.00.

There were thirteen (13) protected trees appraised for a rounded depreciated value of \$38,780.00.

Appraisal worksheets are available upon request.



Discussion

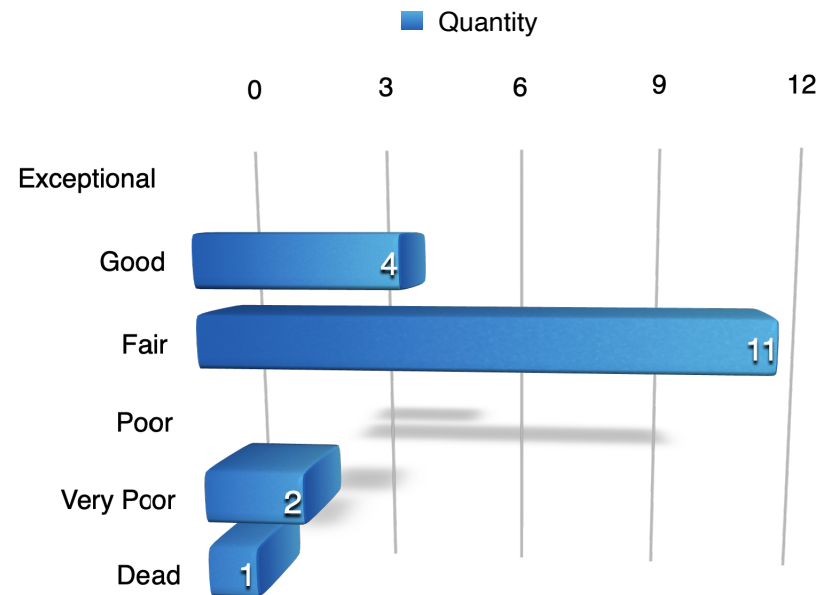
Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Four (4) trees are in good condition, eleven (11) fair, two (2) very poor, and one (1) walnut is dead.

Chart 2: Condition Ratings



Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). The applicant will be required to replace at least nine (9) protected trees based on this review. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not indicate any replacement trees.

Table 2: Town of Los Gatos Tree Canopy - Replacement Standard

Canopy Size of Removed Tree (1)	Replacement Requirement (2)(4)	Single Family Residential Replacement Option (3)(4)
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or three 36 inch box trees	Not available
Greater than 55 feet	Ten 24 inch box trees; or five 36 inch box trees	Not available

¹To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.

²Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

³Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not subject to the Town’s Hillside Development Standards and Guidelines. All 15-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on 24” box tree rates as adopted by Town Council.

⁴Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Replacement requirements in the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillsides.



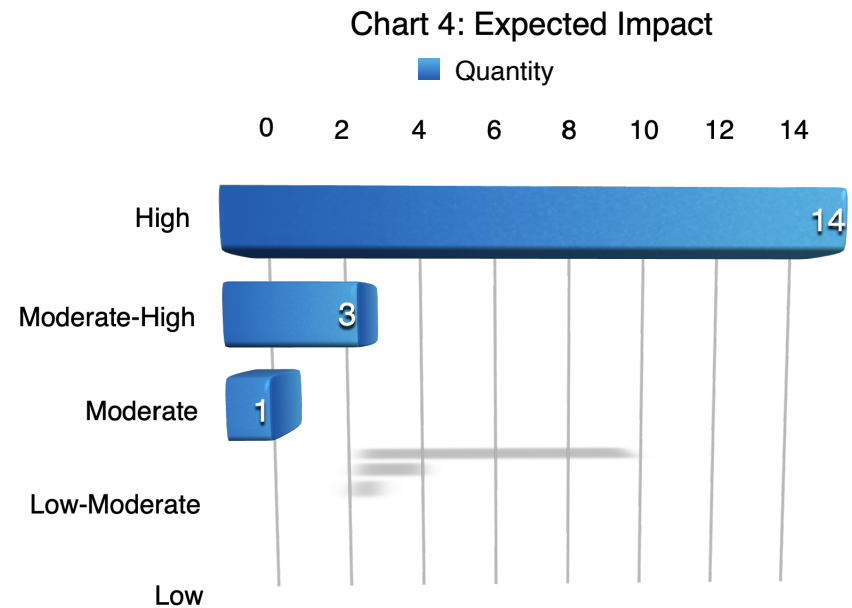
Expected Impacts

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Fourteen (14) trees will be highly impacted and need to be removed. Four (4) of those are Exempt fruit trees and one (1) is dead. Three trees could be moderate to highly impacted and include coast live oak #1451, London plane #1467, which appears to originate on the adjacent site, and laurel hedge #1468 near the London plane. The coast live oak is located in the northwest corner and also could be on the adjacent site or joint owned while the London plane and laurel hedge are in the southeast corner near the front of the property. The pool equipment and ADU are affecting the coast live oak and the new transformer, pond, and associated equipment are adjacent to the London plane.

The fourteen trees affected are within the footprint of the improvements and proposed structures on the site.



Tree Protection

Typically there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) trunk protection only. The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. There are two tree protection zones determined which include the “calculated” and “specified”. The “calculated” tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter. The “specified” tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This “specified” zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

Calculated tree protection zones would be six to eight times the trunk diameter distance in radius (ft.) for young trees and eight time the trunk diameter distance for those considered “Large Protected” or mature. The radii are provided in Appendix B. The specified tree protection will need to conform to proposed construction when the calculated distance cannot be achieved, and trees should be fenced as groups whenever possible. These tree protection fence location must be placed on a T-1 Sheet with this report included on those plan sheets.

For this project only two trees are likely to be protected which are coast live oak #1451 and London plane #1467.



Conclusion

The inventory contains eighteen (18) trees comprised of fourteen (14) different species. There are no Large Protected trees and four are Exempt fruit with no Street Trees (Chart 1) (one tree is dead). Four (4) trees are in good condition, eleven (11) fair, two (2) very poor, and one (1) walnut is dead.

Fourteen (14) trees will be highly impacted and need to be removed. Four (4) of those are Exempt fruit trees and one (1) is dead. Three trees could be moderate to highly impacted and include coast live oak #1451, London plane #1467, which appears to originate on the adjacent site, and laurel hedge #1468 near the London plane. The coast live oak is located in the northwest corner and also could be on the adjacent site or joint owned while the London plane and laurel hedge are in the southeast corner near the front of the property. The pool equipment and ADU are affecting the coast live oak and the new transformer, pond, and associated equipment are adjacent to the London plane. The fourteen trees affected are within the footprint of the improvements and proposed structures on the site.

The applicant will be required to replace at least nine (9) protected trees based on this review.

For this project only two trees are likely to be protected which are coast live oak #1451 and London plane #1467.

There were thirteen (13) protected trees appraised for a rounded depreciated value of \$38,780.00.



Recommendations

1. Place tree protection fence around the trees to be retained as specified in Appendix A.
2. Locate coast live oak #1451 and London plane #1467 accurately on the site plan. Move facilities as necessary to reduce impacts within the calculated tree protection zones, establish protection fence or have the arborist establish new tree protection specifications for trees to be retained.
3. Indicate tree replacements on a Landscape plan sheet and in tabular form to conform with Town of Los Gatos Tree Canopy - Replacement Standard (Canopy diameters provided in Appendix B).
4. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan." sheet based on the information in this report and in Appendix A and B.
5. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
6. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a tree's drip line or designated TPZ/CRZ.
7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.



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Glossary of Terms

calculated tree protection zone: A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

critical root zone: a conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

form: Describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease

mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.



scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

specified tree protection zone (specified TPZ): a TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy conformation, visible root orientation, size, condition, maturity, and species response to construction.

straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

structure: Evaluation focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

trunk: Stem of a tree.

Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

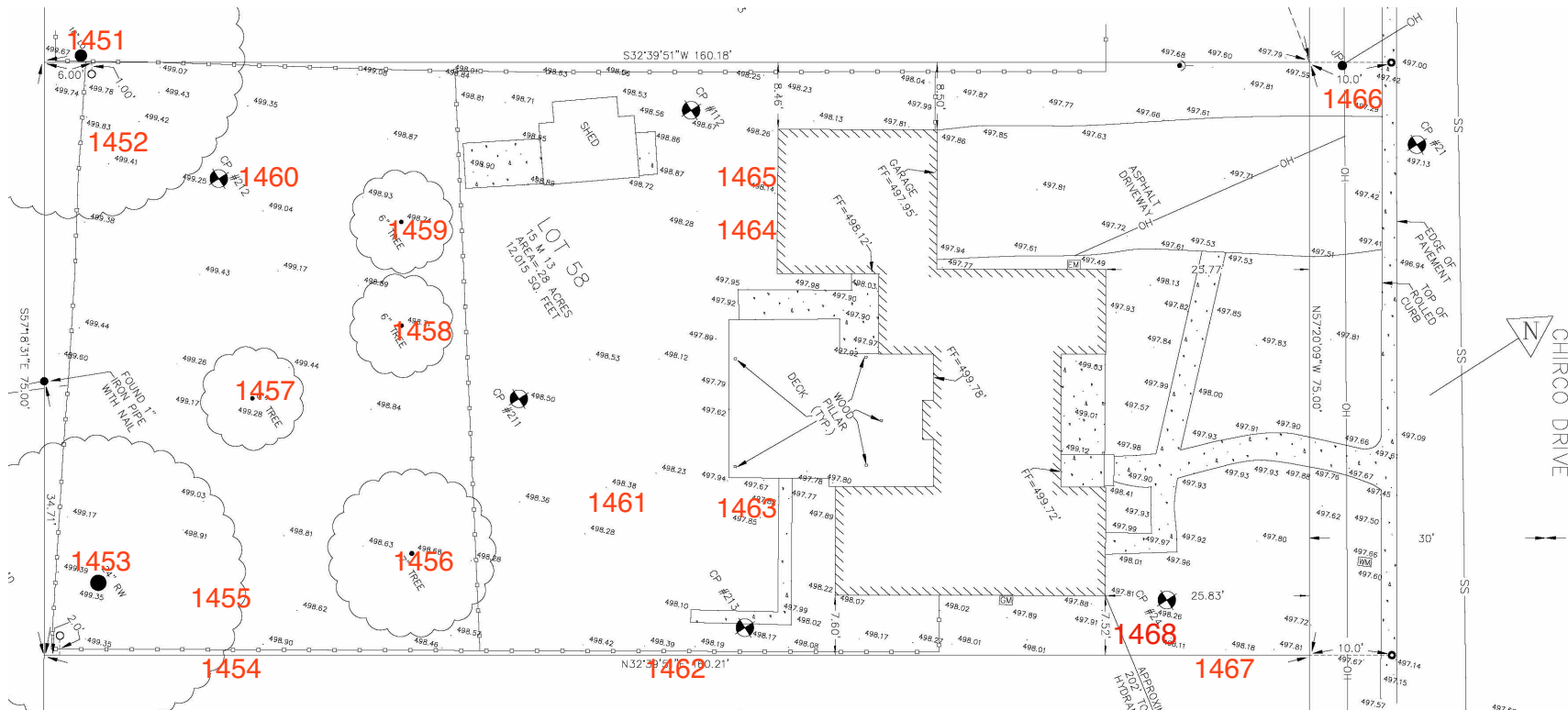
volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.



Appendix A: Tree Inventory, Site Plan, and Protection

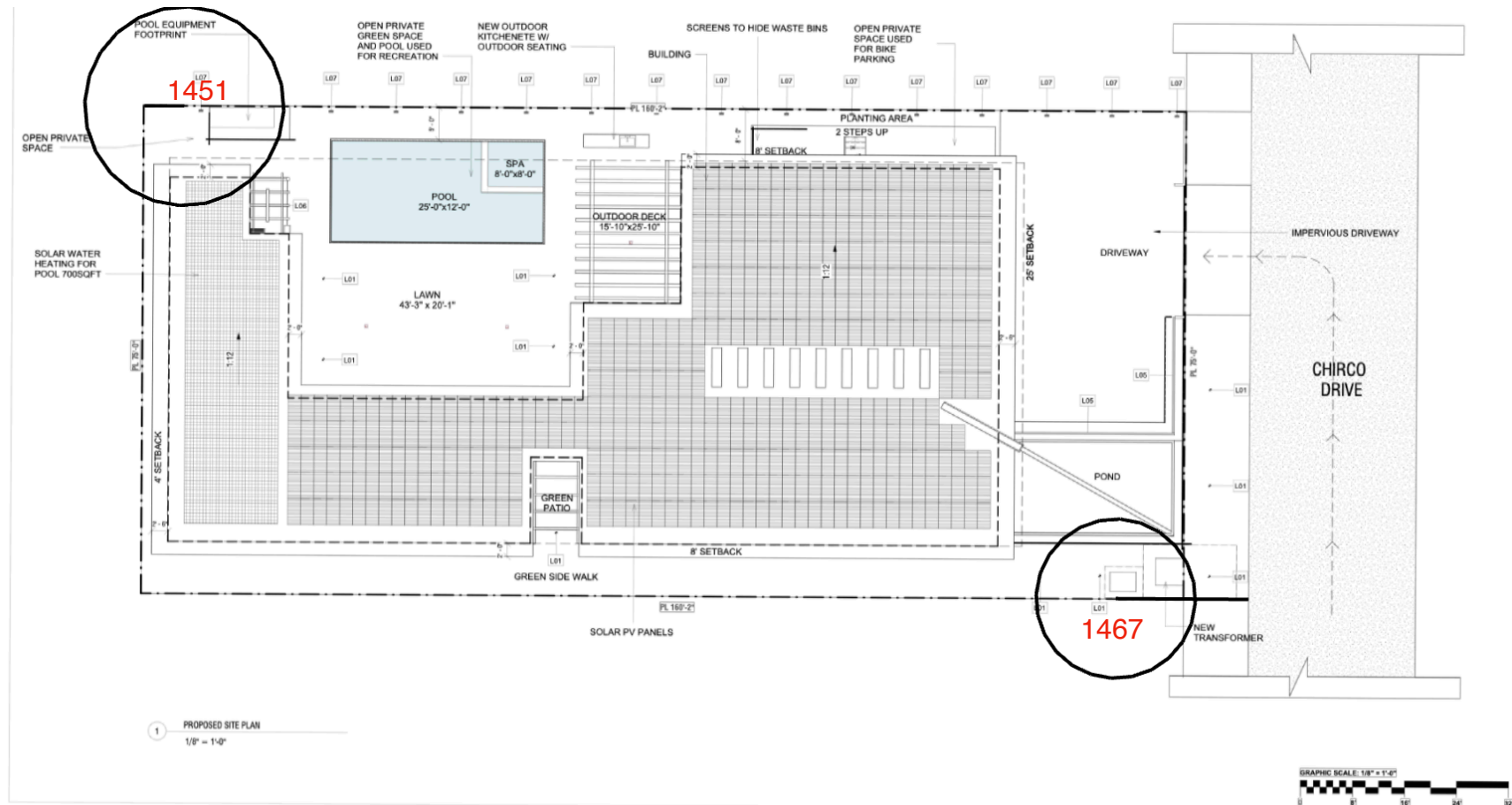
A1: Tree Locations

See fully dimensioned sheet for clarity.



A2: Site Plan and Proposed Tree Protection

The large circles indicate the calculated tree protection zones around trees 1451 and 1467 (Locations are estimated).



Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
coast live oak (<i>Quercus agrifolia</i>)	1451	22	30	Fair	Moderate-high	Protected	\$8,700.00	15
Photinia (<i>Photinia × fraseri</i>)	1452	3, 3, 2, 2	15	Fair	High	Protected	\$660.00	3
coast redwood (<i>Sequoia sempervirens</i>)	1453	26	30	Good	High	Protected	\$10,500.00	17
maple (<i>Acer circinatum</i>)	1454	12	20	Fair	High	Protected	\$3,400.00	8
walnut (<i>Juglans regia</i>)	1455	24	0	Dead	High	Dead		16
persimmon (<i>Diospyros kaki</i>)	1456	6	15	Good	High	Exempt		4
Japanese maple (<i>Acer palmatum</i>)	1457	6	8	Very poor	High	Protected	\$270.00	4
apple (<i>Malus domestica</i>)	1458	6	10	Fair	High	Exempt		4
apple (<i>Malus domestica</i>)	1459	6	10	Fair	High	Exempt		4
Japanese maple (<i>Acer palmatum</i>)	1460	6	10	Very poor	High	Protected	\$270.00	4
crape myrtle (<i>Lagerstoemia fauriei</i>)	1461	7	15	Good	High	Protected	\$1,740.00	5
bay (<i>Laurus nobilis</i>)	1462	10	20	Fair	Moderate	Protected	\$2,360.00	7
lemon (<i>Citrus limon</i>)	1463	4, 4, 3	10	Fair	High	Exempt		4



Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
Japanese maple (<i>Acer palmatum</i>)	1464	Multi 3	15	Fair	High	Protected	\$1,140.00	4
Japanese maple (<i>Acer palmatum</i>)	1465	4, 3, 3, 4	15	Fair	High	Protected	\$1,270.00	5
spruce (<i>Picea pungens</i>)	1466	10	10	Fair	High	Protected	\$1,690.00	7
London plane (<i>Platanus x hispanica</i>)	1467	18	25	Fair	Moderate-high	Protected	\$4,510.00	12
laurel hedge (<i>Prunus laurocerasus</i>)	1468	8	15	Good	Moderate-high	Protected	\$2,270.00	5



Appendix C: Photographs

C1: Coast live oak #1451



C2: Coast redwood #1453



C3: London plane #1467

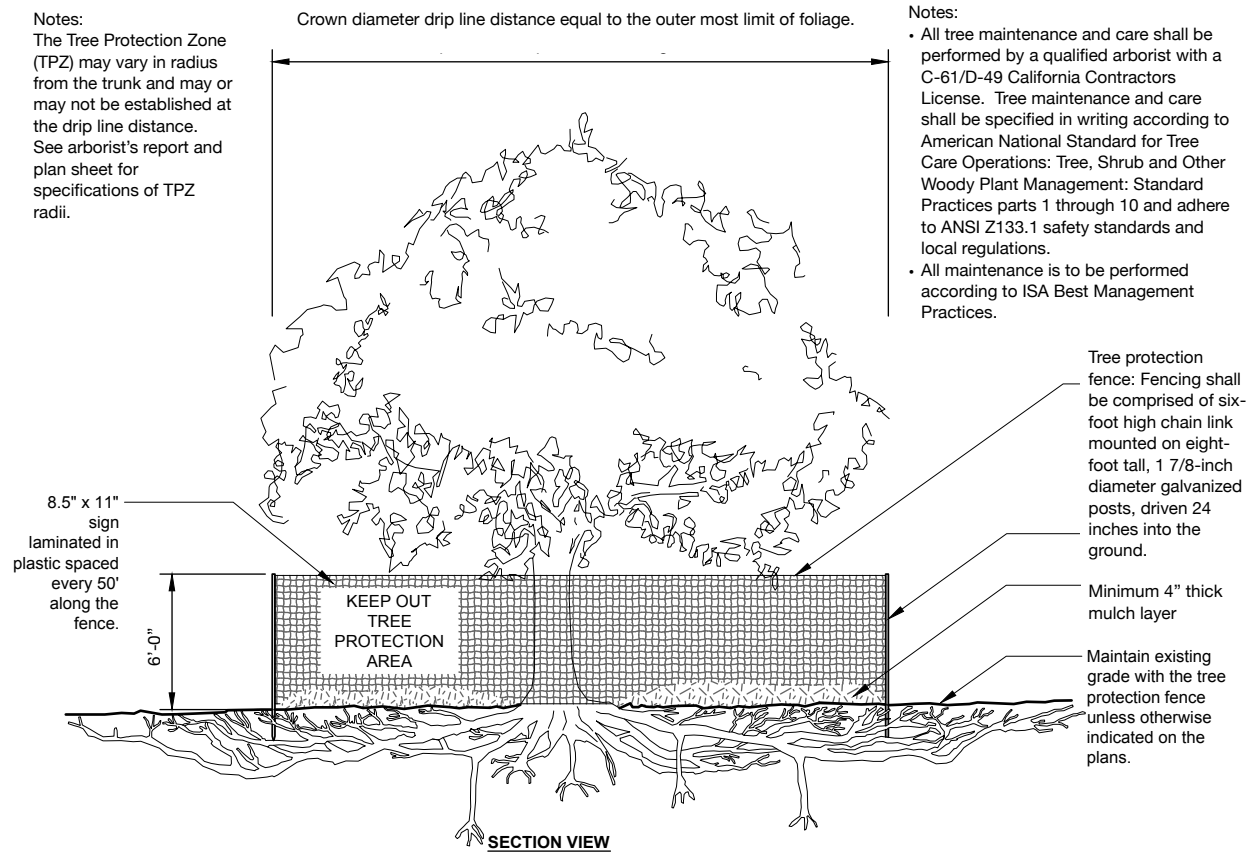


C4: London plane #1467 and Laurel hedge #1468



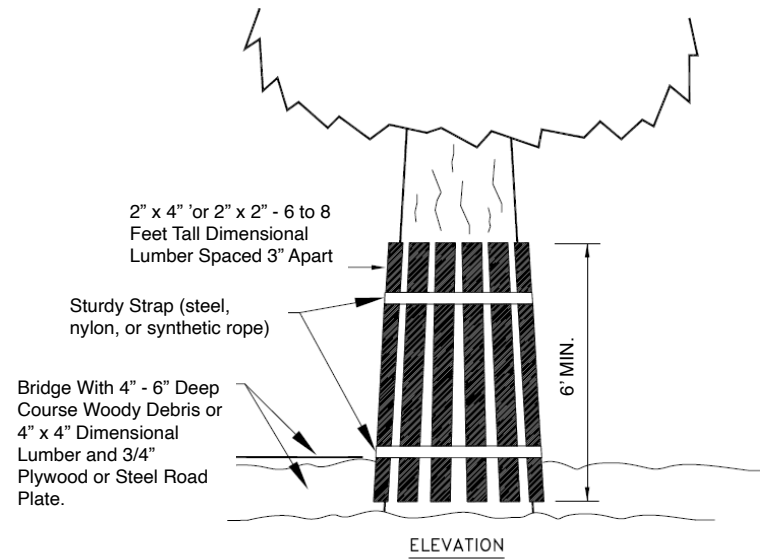
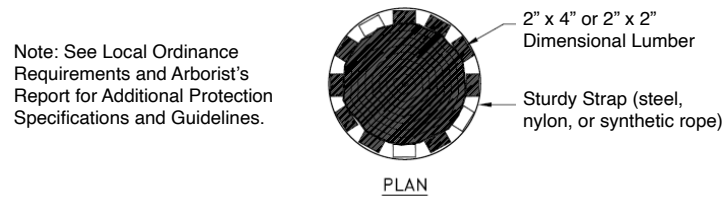
Appendix D: Tree Protection Guidelines

D1: Plan Sheet Detail S-X (Type I)



URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting
Arborists LLC, 2019

D2: Plan Sheet Detail S-Y (Type III)



Trunk Protection Vertical Timber Detail

D3: Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

1. **Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. **Area type to be fenced:** Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
3. **Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. **Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).



All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.



Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.



Appendix E: Tree Protection Signs
E1: English

Warning

Tree Protection Zone

**This Fence Shall Not Be Removed
And Is Subject To Penalty According To
Town Code 29.10.1025**



E2: Spanish

Cuidado Zona De Arbol Pretejido

**Esta valla no podrán ser sacados
Y está sujeta a sanción en función de
Código Ciudad del 29.101025**



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessment Qualified

 RCA #496
Registered Consulting Arborist®



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Chirco Drive Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032
December 9, 2025



Staff Technical Review Submittal
Neighborhood Outreach Summary

Architecture & Site Application S-25-002
Page 1 of 2

Erin Walters
Senior Planner
Town of Los Gatos Planning Division
110 East Main Street, Los Gatos CA 95030

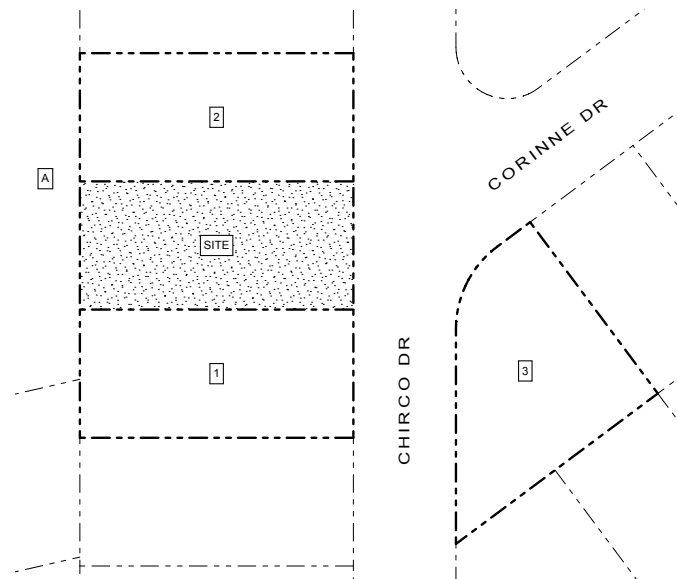
RE: Chirco Drive Residence
Architecture and Site Application S-25-002
Address: 16724 Chirco Dr

Dear Ms. Walters & Team:

Per Los Gatos policy, we have approached our immediate neighbors regarding our proposed new single-family residence. All three homeowners were given project site plans, floor plans, and renderings for their review, and provided with contact information should further questions arise. Each one responded as follows:

1. 16712 Chirco Dr
Briefly discussed the site and floor plan layout, and stated that they see no issues but would like to review the documents further on their own time and would reach out as needed (9/29)
2. 16736 Chirco Dr
Knocked without answer on 9/29
On second attempt, answered to briefly discuss the situation, and said they would contact us with any concerns (10/3)
3. 16717 Chirco Dr
Answered via Ring doorbell that they were not currently available, briefly discussed the situation, and requested that we leave the documents in a safe location on their porch for future review (9/29)

See attached schematic overall neighborhood map below for reference.



Terry J. Martin Associates, A.I.A.

1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645

Chirco Drive Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032
December 9, 2025



Staff Technical Review Submittal
Neighborhood Outreach Summary
Architecture & Site Application S-25-002
Page 2 of 2

No concerns have been brought to our attention at this time.

Please note that the rear lot marked "A" at 16769 Farley Rd is the West Valley Muslim Association and has not been approached for comment.

Should you have any questions, please don't hesitate to call or email.

Best Regards,

Terry J. Martin, A.I.A.

Terry J. Martin Associates, A.I.A.

1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

08/30/2023

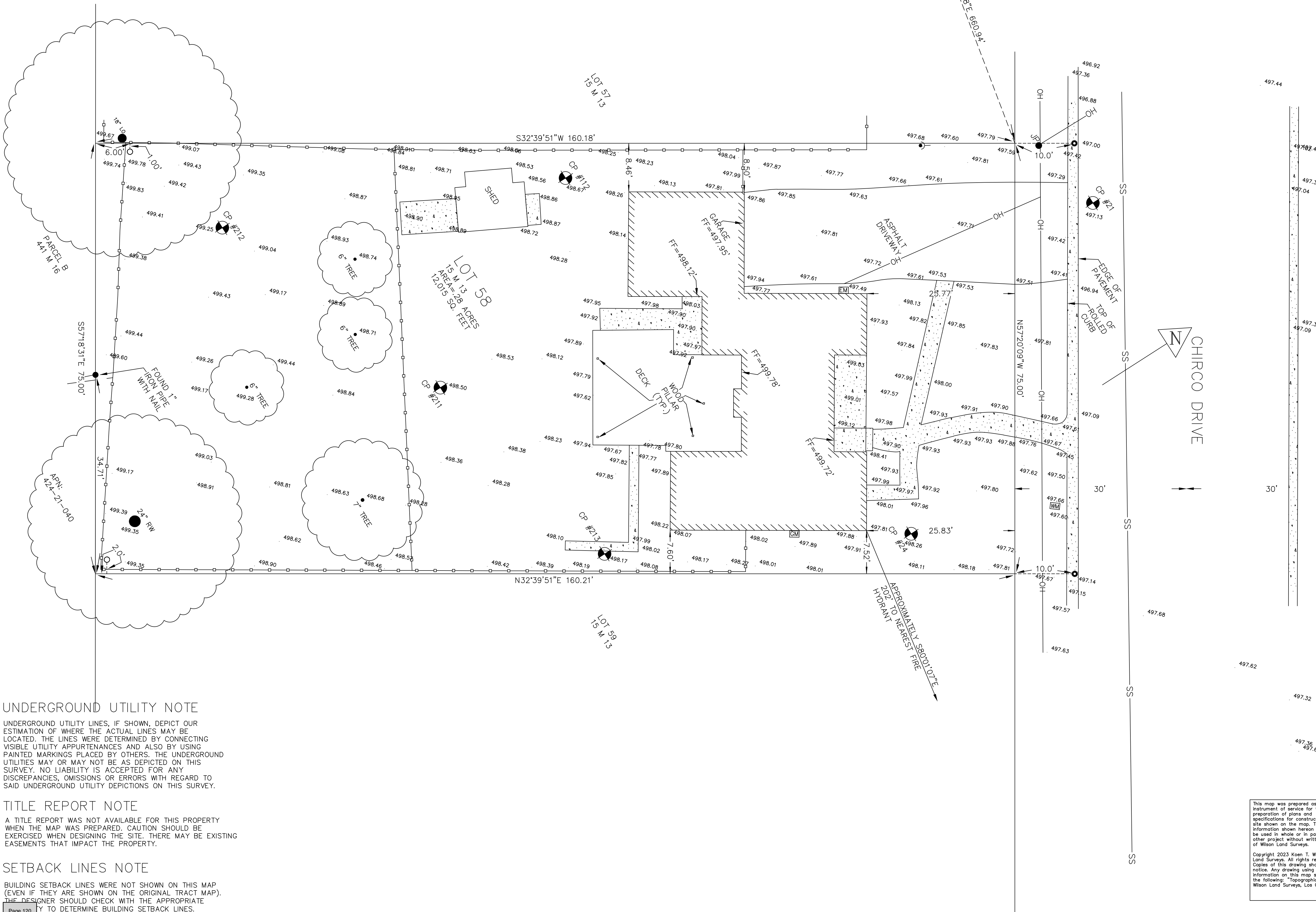
KOEN T. WILSON LS 9440

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 497.13' AT CONTROL POINT #21.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).
4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.



- LEGEND**
- FOUND 1" IRON PIPE OPEN IN MONUMENT WELL UNLESS OTHERWISE NOTED
 - SET 5/8" REBAR WITH PLASTIC CAP "WILSON L 9440"
 - SET NAIL AND 1" BRASS TAG "WILSON L 9440" IN CONCRETE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - JOINT POLE
 - ⊕ GUYWIRE
 - W — BLUE PAINT, EVIDENCE OF UNDERGROUND WATER LINE
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ MONITORING WELL
 - G — YELLOW PAINT, EVIDENCE OF UNDERGROUND GAS LINE
 - ⊕ A/C AIR CONDITIONING UNIT
 - ⊕ UTILITY BOX
 - ⊕ PH PHONE BOX
 - P — EVIDENCE OF UNDERGROUND PHONE LINE
 - ⊕ TV TV BOX
 - OH — OVERHEAD LINE
 - TV — EVIDENCE OF UNDERGROUND TV LINE
 - ⊕ DROP INLET
 - ⊕ M MANHOLE
 - ⊕ S SEWER MANHOLE
 - ⊕ SC SEWER CLEANOUT
 - SS — GREEN PAINT, EVIDENCE OF UNDERGROUND SEWER LINE
 - ⊕ SIGN
 - △ CONTROL POINT
 - ☆ LAMP POST
 - ⊕ E ELECTRIC BOX
 - ⊕ C COMMUNICATION BOX
 - WOOD FENCE
 - 4 CONCRETE
 - LO LIVE OAK
 - WO WHITE OAK
 - RW REDWOOD
 - TYP. TYPICAL
 - PROPERTY LINE
 - CHAIN LINK FENCE
 - /// BUILDING
 - STREET CENTER LINE
 - TIE LINE
 - FF FINISH FLOOR ELEVATION

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

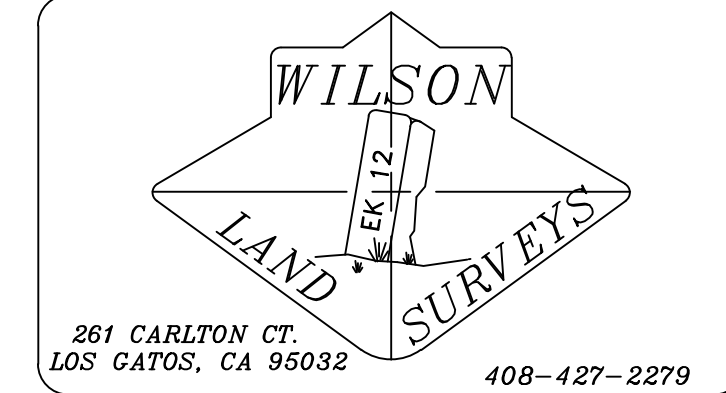
TITLE REPORT NOTE

A TITLE REPORT WAS NOT AVAILABLE FOR THIS PROPERTY WHEN THE MAP WAS PREPARED. CAUTION SHOULD BE EXERCISED WHEN DESIGNING THE SITE. THERE MAY BE EXISTING EASEMENTS THAT IMPACT THE PROPERTY.

SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AGENCIES TO DETERMINE BUILDING SETBACK LINES.

Email: koenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



261 CARLTON CT.
 LOS GATOS, CA 95032
 408-427-2279

BOUNDARY AND TOPOGRAPHIC SURVEY

AS REQUESTED BY:
ZAHRA KASSAM

LEGAL DESCRIPTION: LOT 58, TRACT 391, 15 M 13, TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

C0

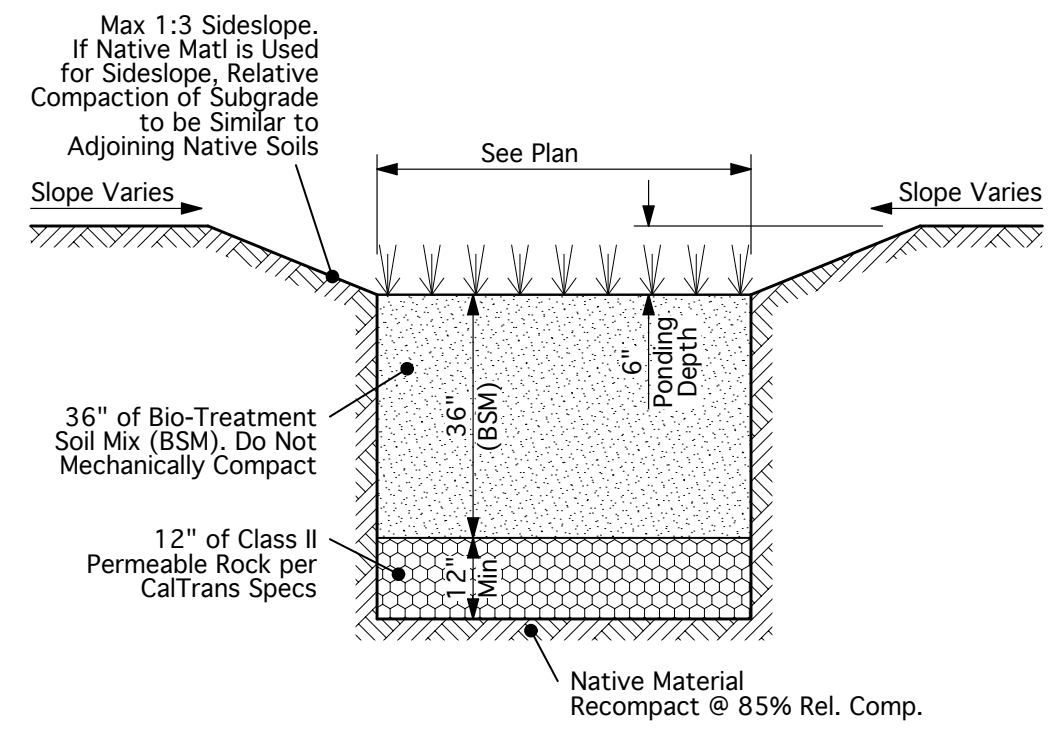
APN: 424-21-025
 DATE: AUGUST 2023
 FILENAME: P-115 CHIRCO K
 ADDRESS: 16724 CHIRCO DR, LOS GATOS, CA 95032

DRAWN BY: ARD	SCALE: 1"=10'	PROJECT: P-115	JOB NUMBER: L-114	SHEET: 1 OF 1
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This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

Copyright 2023 Koen T. Wilson Wilson Land Surveys. All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following: "Topographic Survey by Wilson Land Surveys, Los Gatos, CA"





STORMWATER RETENTION BASIN
Verify required size prior to installation

APPROX SITE GRADING

Location	Cut	Fill	Vert Depth
House & Garage Footprint	185 cyd ±	—	<24"
Patio / Porch / Driveway	1 cyd ±	21 cyd ±	<12"
Landscape	—	2 cyd ±	<12"
TOTAL	186 cyd ±	23 cyd ±	

No retaining walls are proposed in scope of work.

TREE SCHEDULE

Tree #	Arb ID	Arbist	Diameter / Circumference	Common Name	Protected	Status	Notes
1	1451	—	22" / 57"	Coast Live Oak	Y	To Remain	On Nbr Property
2	1459	—	6" / 19"	Apple	—	To Be Removed	New Construction
3	1464	—	Multi-Trunk	Japanese Maple	Y	To Be Removed	New Construction
4	1463	—	4" / 13"	Lemon	—	To Be Removed	New Construction
5	1461	—	7" / 25"	Crape Myrtle	Y	To Be Removed	New Construction
6	1458	—	6" / 19"	Apple Tree	—	To Be Removed	New Landscaping
7	1456	—	7" / 22"	Persimmon	—	To Be Removed	New Construction
8	1457	—	6" / 19"	Japanese Maple	Y	To Be Removed	Poor Condition
9	1453	—	24" / 75"	Redwood	Y	To Remain	
10	1466	—	(Not in Use)				
11	—	—	Multi-Trunk	Pink Saucer Magnolia	—		On Nbr Property
12	1467	—	± 18" / 56"	London Plane	Y		On Nbr Property
13	1462	—	± 10" / 32"	Saratoga Sweet Bay	Y		On Nbr Property
14	—	—	± 18" / 56"	California Buckeye	Y		On Nbr Property
15	—	—	± 19" / 60"	Chinese Evergreen Elm	Y		On Nbr Property
16	1454	—	± 12" / 38"	Big Leaf Maple	Y		On Nbr Property
17	—	—	± 26" / 88"	Coast Live Oak	Y		On Nbr Property
18	—	—	± 25" / 78"	Coast Live Oak	Y		On Nbr Property
19-26	—	—	(N) 15 Gal	Crape Myrtle	—	Replacement Trees	Verify w/ Arbist

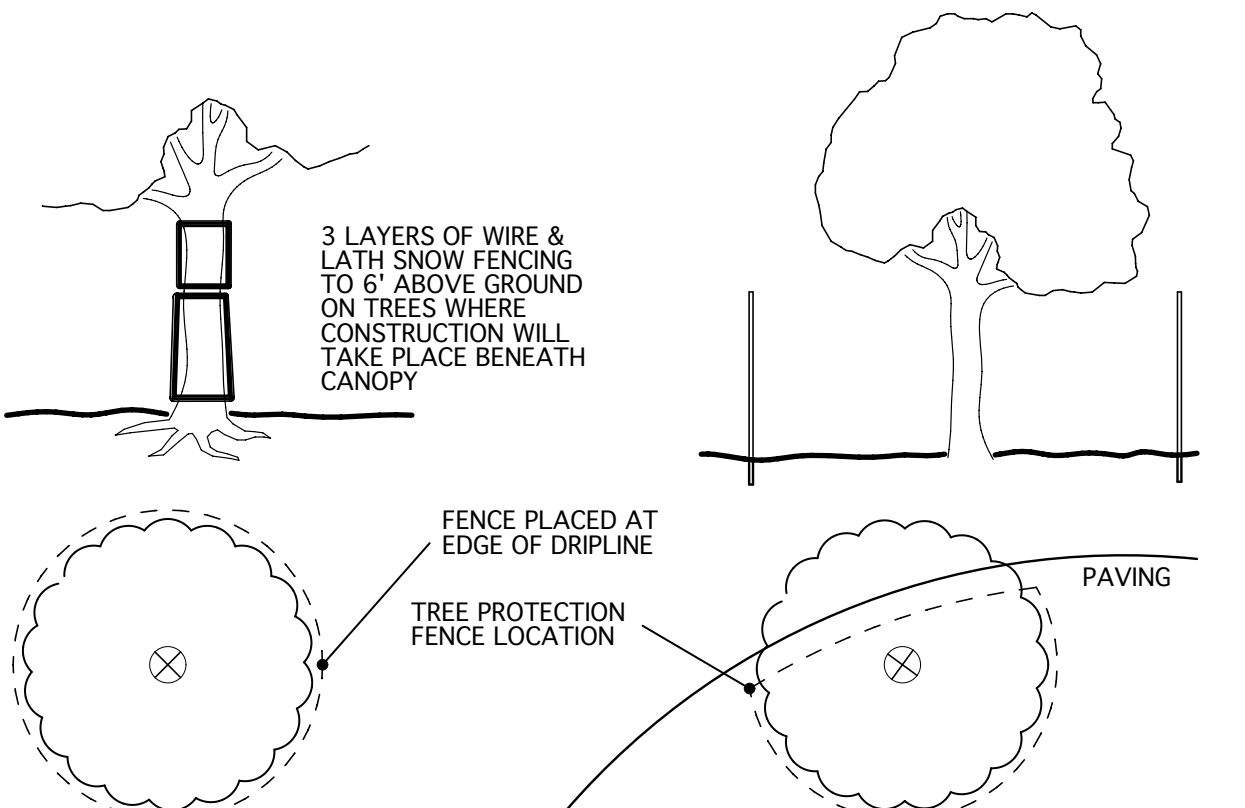
TREE PROTECTION NOTES

- These notes supplement other portions of construction documents. See Cover Sheet, General Notes & Arborist Report for additional reprints.
- Provide & erect tree protection fencing prior to commencing any demolition, grading, and/or construction activity. No equipment or materials are allowed on site until tree protection is in place. Tree protection shall remain in place at all times until final completion / final landscaping. Contact Project Arborist, AHJ, & Architect prior to performing work within fenced area. Obtain approval of project arborist & AHJ prior to removing tree protection.
- Existing trees to remain that are near proposed construction shall be fenced off from such construction to greatest extent possible. Place fencing as far from tree trunks as possible while still allowing site work to take place. Tree dieline shall not be altered in any way so as to increase encroachment of construction. Use caution to avoid damaging any bark or branches. See Tree Protection detail this sheet and Arborist Report for calculated & specific TPZ (Tree Protection Zone).
- Provide fencing to enclose:
 - Type I: Entire dripline area or tree protection zone (TPZ)
 - Type II: Entire planter strip to outer branches
 - Type III: Trunk from ground to first branch
- Size & materials:
 - Type I & II: 6' high chain link fencing, mounted on 2" galv steel posts driven into ground to min 2' depth at 10-foot max spacing
 - Type III: Orange plastic fencing wrapped around trunk from ground to first branch with 2-inch wooden boards bound securely on outside
- At each tree fence, provide prominent 8.5x11-inch warning sign stating: "WARNING - TREE PROTECTION ZONE. THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025"
- When construction is to take place beneath a tree canopy on one side, the fence should be sited 2 to 3' beyond that construction, but between construction & tree trunk.
- If construction or paving is to take place throughout area beneath tree canopy when approved by AHJ, and drip line fencing is not practical, provide Type III fencing to protect trunk from damage.
- The following activities are prohibited:
 - A. Storage of construction materials, other materials, or vehicles within tree dripline / tree protection fence
 - B. Excavation, grading, & drainage within dripline unless approved by AHJ
 - C. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within tree dripline or in drainage channels, swales or areas that may lead to dripline of a protected tree
 - D. Attachment of wires, signs or ropes to any protected tree
- Pruning & maintenance:
 - All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standards for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA (International Society of Arboriculture) Best Management Practices.
- Refer to Arborist Report Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

PROPOSED SITE PLAN

Prep Site for Construction of Addition. Verify All Dimensions & Site Conditions in Field. Notify Architect of Discrepancies Immediately in Writing. Final landscape plan & WELO documentation shall be reviewed and approved by AHJ prior to issuance of Building Permit.

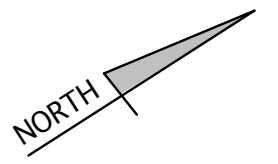
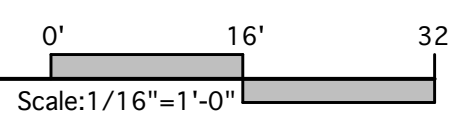
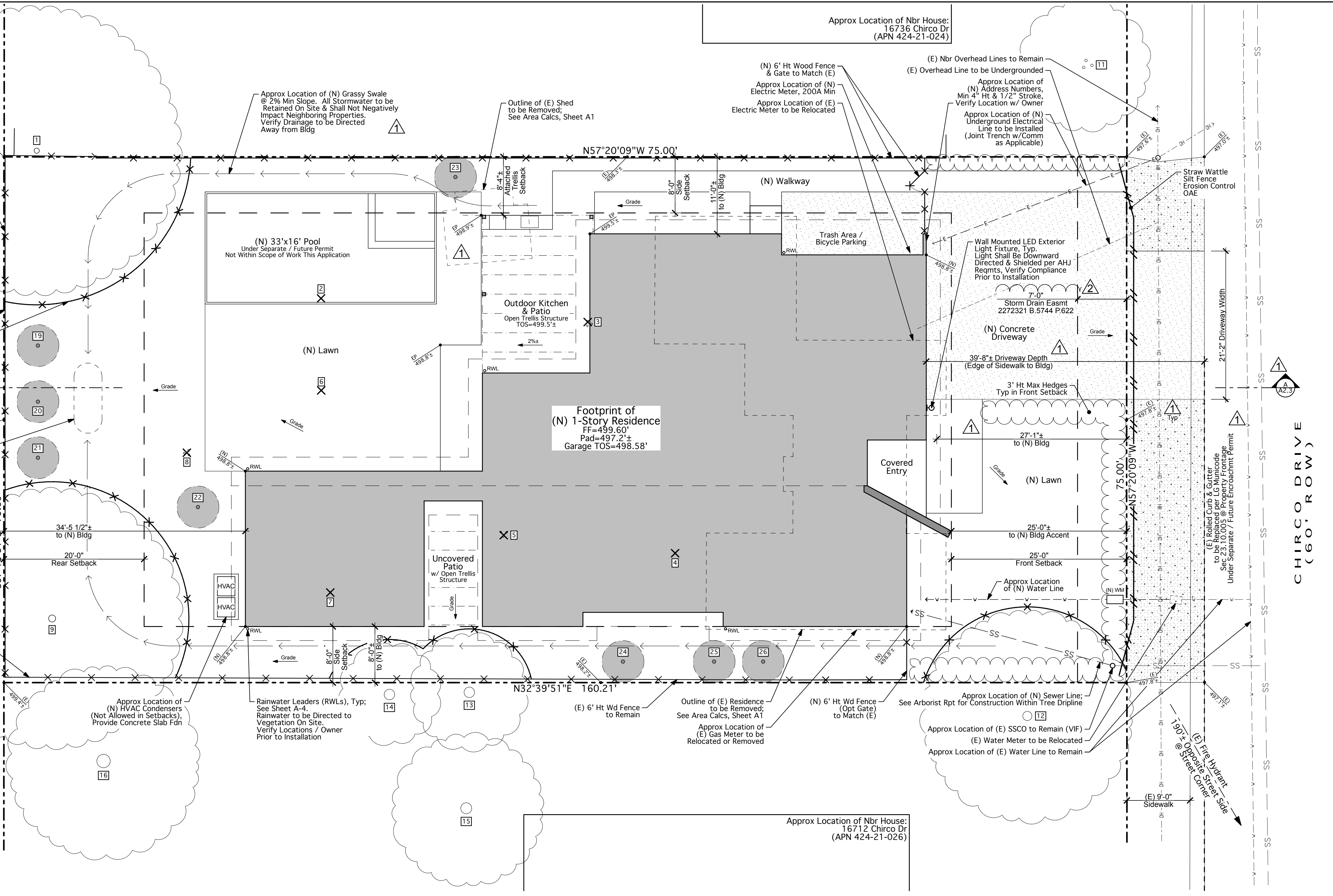
APN: 424-21-025
 Lot Size: 12,013 Sq Ft ± / 0.28 Acres, Gross & Net
 Zoning: R-1:8 - Single Family Residential
 Average Site Slope: <10%



1 TREE PROTECTION
For Reference Only. See Arborist Report NOT TO SCALE



Wall Mounted LED Exterior Light Fixture Breshwana Aluminum Outdoor Armed Sconce, SKU A110533742 by AllModern, OAE Verify Compliance w/ AHJ Reqs to be Downward Directed & Shielded



Los Gatos Stamps

161 S. Westwood Drive
 San Jose, CA 95125
 Phone: 408-209-5152
 terry@tjma-arch.com

TERRY J. MARTIN ASSOCIATES, A.I.A.
 RESIDENTIAL & COMMERCIAL ARCHITECTURE
 License # 622621

Dates & Revisions

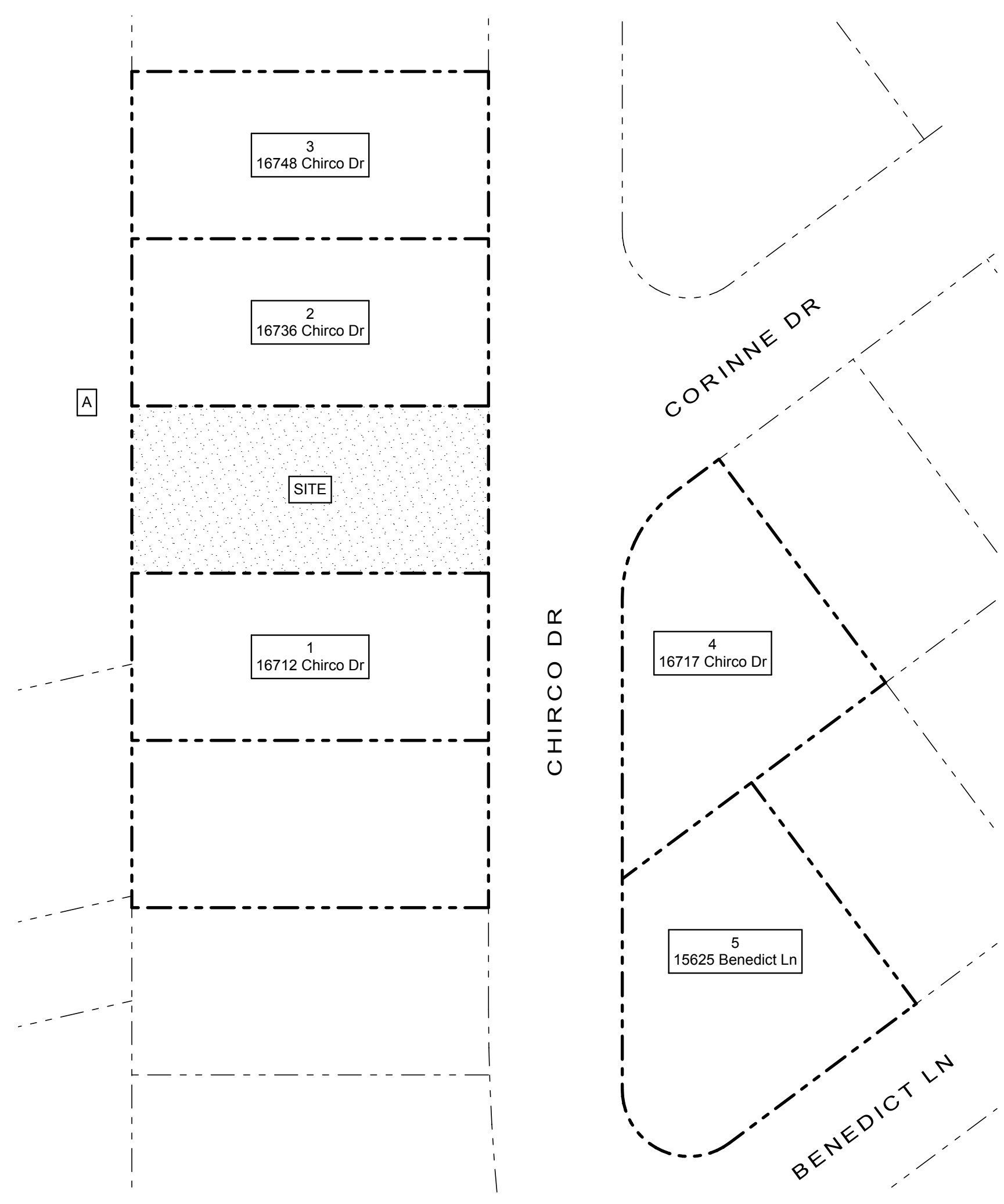
Rev.	Description	Date
1	Planning Commission Clarification	03/25/2026
2	Tech Review Resubmittal (S-25-002)	02/24/2026
3	Tech Review Resubmittal (S-25-002)	01/23/2026
4	Tech Review Resubmittal (S-25-002)	12/09/2025
5	Architecture & Site Application Submittal	12/20/2024

Chirco Dr Residence
 Custom One-Story Home
 16724 Chirco Dr
 Los Gatos, CA 95032

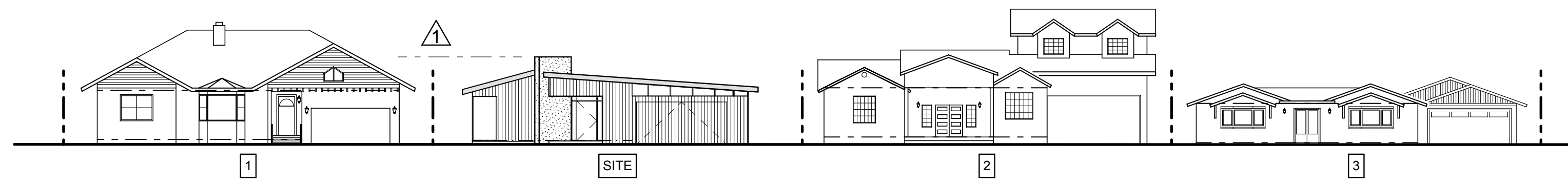
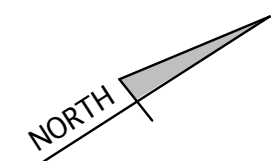
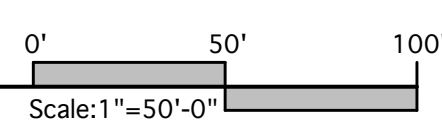
Print Date: 03/25/2026
 Project: #25011
 Scale: 1/16" = 1'
 Drawn by: TJ, RTP

Sheet Title:
PROPOSED SITE PLAN

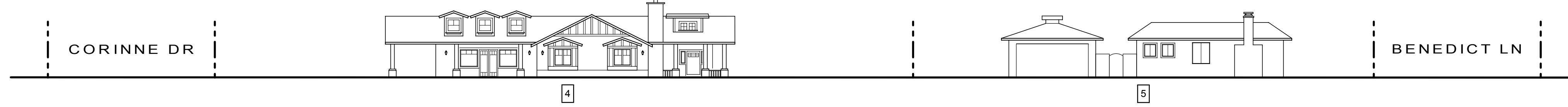
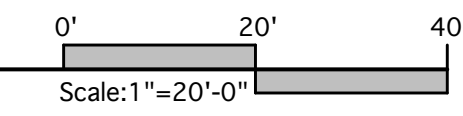
A-2.2



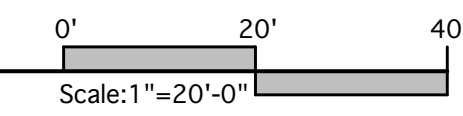
NEIGHBORHOOD CONTEXT MAP



STREETSCAPE A - CHIRCO DR (SAME SIDE)

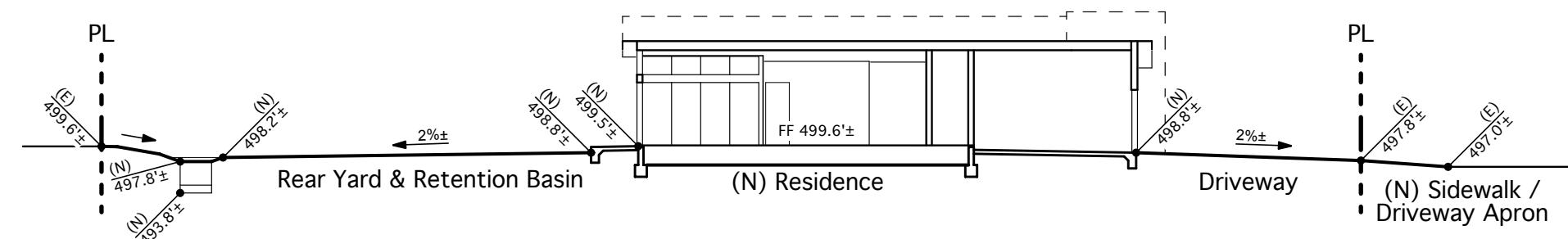


STREETSCAPE B - CHIRCO DR (OPPOSITE SIDE)

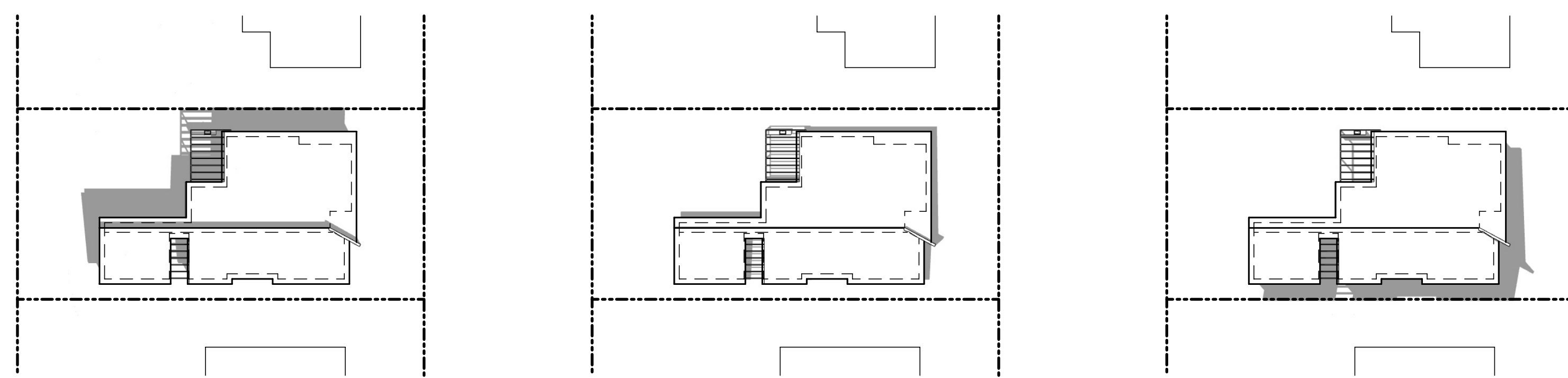
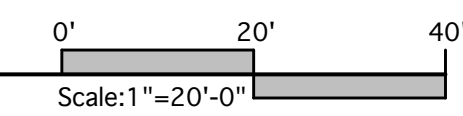


NEIGHBORHOOD STUDY

	SITE	1	2	3	4	5
Address	16724 Chirco Dr	16769 Farley Rd	16712 Chirco Dr	16736 Chirco Dr	16748 Chirco Dr	15625 Benedict Ln
APN	424-21-025	West Valley	424-21-026	424-21-024	424-21-023	424-21-013
Building Height	1 Story (17'-10"±)	Muslim Assoc.	1 Story (23'-4"±)	2 Story (27'-6"±)	1 Story (13'-4"±)	1 Story (16'-6"±)
Architectural Style	Modern / Eichler	(For Reference)	Ranch	Builder Contemporary	Ranch	Craftsman
Garage Location	2 Car Front	Only, Not Included in Nbrhd Study	2 Car Front	2 Car Front	2 Car Back	2 Car Side (Detached)
Primary Wall Mats	Vertical Siding w/ Concrete Accent		Stucco w/ Siding	Stucco w/ Siding	Stucco w/ Siding	Stucco w/ Stone Accents
Roof Type	Gable / Shed		Mixed Hip / Gable	Gable	Gable	Mixed Hip / Gable
Roof Mats	Asphaltic Shingle		Asphaltic Shingle	Asphaltic Shingle	Asphaltic Shingle	Asphaltic Shingle
Roof Pitch	Low (1:12 & 2.5:12)		Moderate (6:12 ±)	Moderate (6:12 ±)	Moderate (4:12 ±)	Moderate (4:12 ±)
Window / Door Style	Vertical, Dark Frames, Wood Trim (Minimal)		Horizontal, White Frames, Minimal / No Trim	Vertical, White Frames & Grid, Minimal / No Trim	Horizontal, White Frames, Painted Wood Trim	Vertical, White Frames, Painted Wood Trim



SITE SECTION A-A

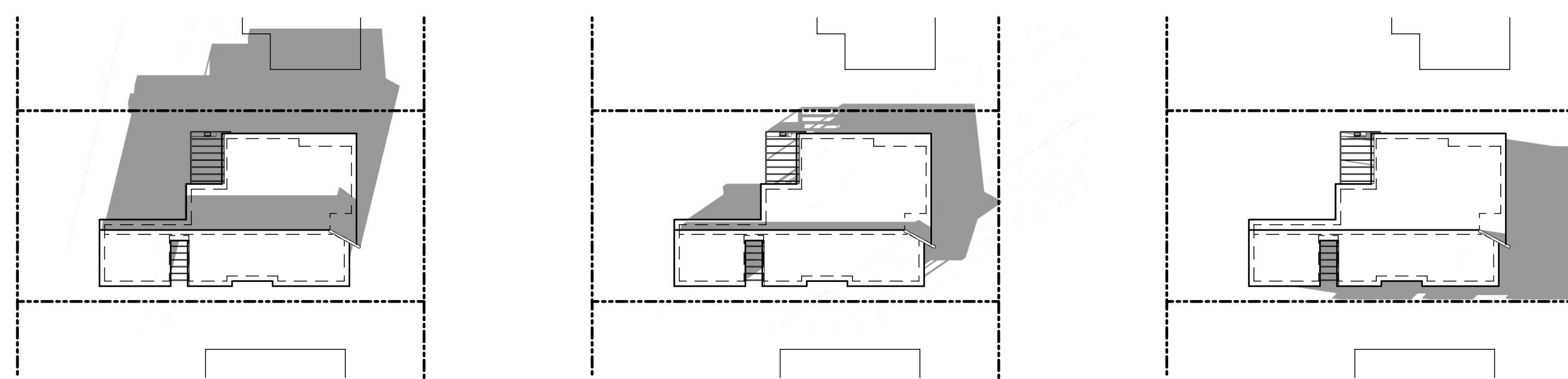
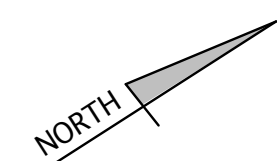
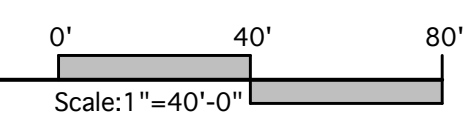


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3:00 PM

SHADOW STUDY - SUMMER SOLSTICE (6/21)

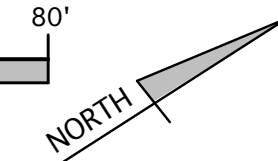
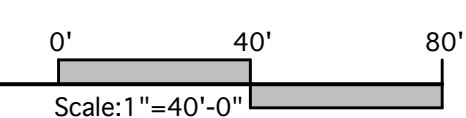


9:00 AM

12:00 PM

3:00 PM

SHADOW STUDY - WINTER SOLSTICE (12/21)



161.5 Westwood Drive
San Jose, CA 95125
Phone: 408-209-5152
terry@tjma-arch.com

TERRY J. MARTIN ASSOCIATES, A.I.A.
RESIDENTIAL & COMMERCIAL ARCHITECTURE
License # 622621

Dates & Revisions	
3	Tech Review Resubmittal (S-25-002) 02/24/2026
2	Tech Review Resubmittal (S-25-002) 01/23/2026
1	Tech Review Resubmittal (S-25-002) 12/09/2025
	Architecture & Site Application Submittal 12/20/2024

Rev. Description Date:

Chirco Dr Residence
Custom One-Story Home
16724 Chirco Dr
Los Gatos, CA 95032

Print Date:	02/24/2026
Project:	#25011
Scale:	As Noted
Drawn by:	TJ, RTP

Los Gatos Stamps

Sheet Title:

**SCHEMATIC
STREETSCAPE /
SITE SECTION &
SUN STUDIES**

A-2.3

Tree Species	I.D. #	Trunk Diameter (in.)	Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Ratio (R)
Japanese maple (<i>Acer palmatum</i>)	1464	Mult 3	15	Fair	High	Protected	\$1,140.00	4
Japanese maple (<i>Acer palmatum</i>)	1465	4, 3, 3, 4	15	Fair	High	Protected	\$1,270.00	7
spruce (<i>Picea purpurea</i>)	1466	10	10	Fair	High	Protected	\$1,690.00	7
London plane (<i>Platanus x hybridus</i>)	1467	18	25	Fair	Moderate-High	Protected	\$4,510.00	12
laurel hedge (<i>Prunus laurocerasus</i>)	1468	8	15	Good	Moderate-High	Protected	\$2,270.00	5

calculated tree protection area: A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

critical root zone: A conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross-sectional area prior to location and condition appreciation.

cost approach: An indication of value by adding the I.D. value to the depreciated value of improvements.

defect: An imperfection, weakness, or lack of something essential. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

diameter at breast height (DBH): Measures at 4 feet (4.5 feet) above ground in the United States, Australia (arbutaceous), New Zealand, and when using the Guide for Plant Appraisal, 9th edition, at 1.3 meters (4.3 feet) above ground in Australia (ferecra), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

drip line: Imaginary line defined by the branch spread of a single plant or group of plants. The outer extent of the tree crown.

form: Describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

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Appendix C: Photographs
C1: Coast live oak #1451



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C2: Coast redwood #1453



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C3: London plane #1467



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C4: London plane #1467 and Laurel hedge #1468



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Glossary of Terms

calculated tree protection area: A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

critical root zone: A conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross-sectional area prior to location and condition appreciation.

cost approach: An indication of value by adding the I.D. value to the depreciated value of improvements.

defect: An imperfection, weakness, or lack of something essential. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

diameter at breast height (DBH): Measures at 4 feet (4.5 feet) above ground in the United States, Australia (arbutaceous), New Zealand, and when using the Guide for Plant Appraisal, 9th edition, at 1.3 meters (4.3 feet) above ground in Australia (ferecra), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

drip line: Imaginary line defined by the branch spread of a single plant or group of plants. The outer extent of the tree crown.

form: Describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

specified tree protection zone (specified TPZ): A TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy confinement, visible root orientation, size, condition, maturity, and species response to construction.

stem wattle: Also known as straw worms, bio-legs, stem moulds, or straw tubes are mammal cylinders of compressed wood free stem (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

structures: Equipment focused on the crown, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are in tree management, the systematic process to determine the level of risk posed by a tree, root, or group of trees.

trunk: Stem of a tree.

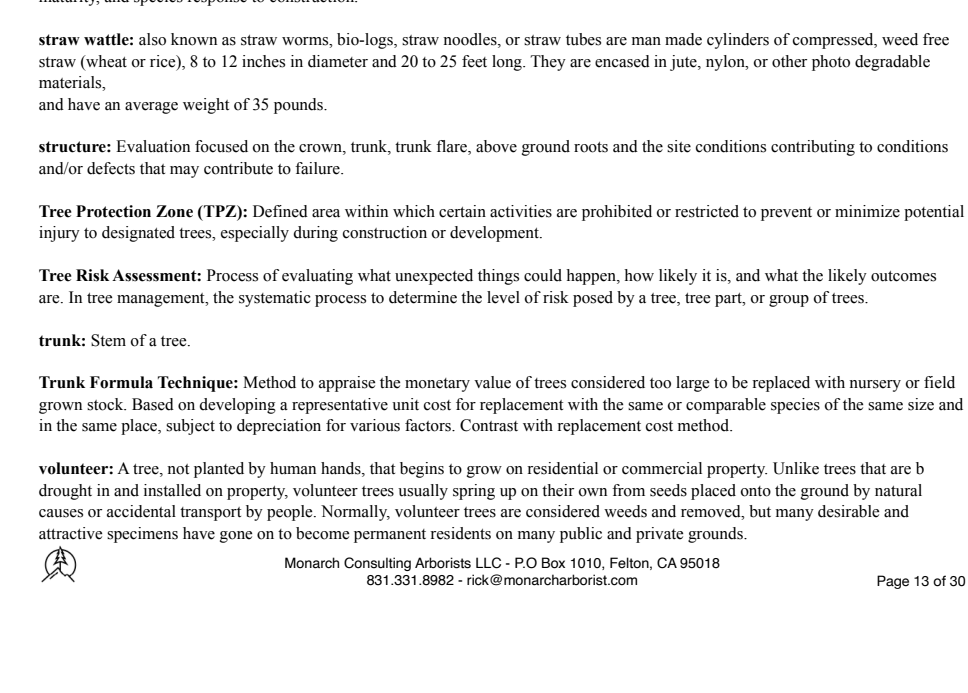
Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Correlates with replacement cost method.

volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

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Appendix A: Tree Inventory, Site Plan, and Protection
A1: Tree Locations



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A2: Site Plan and Proposed Tree Protection



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Appendix B: Tree Inventory and Assessment Tables

Tree Species	I.D. #	Trunk Diameter (in.)	Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Ratio (R)
coast live oak (<i>Quercus agrifolia</i>)	1451	22	30	Fair	Moderate-High	Protected	\$8,700.00	15
Phoenix (<i>Phoenix x ferox</i>)	1452	3, 3, 2, 2	15	Fair	High	Protected	\$660.00	3
coast redwood (<i>Sequoia sempervirens</i>)	1453	26	30	Good	High	Protected	\$10,300.00	17
maple (<i>Acer circinnatum</i>)	1454	12	20	Fair	High	Protected	\$3,400.00	8
walnut (<i>Juglans regia</i>)	1455	24	0	Dead	High	Dead	16	16
persimmon (<i>Diospyros kaki</i>)	1456	6	15	Good	High	Exempt	4	4
Japanese maple (<i>Acer palmatum</i>)	1457	6	8	Very poor	High	Protected	\$270.00	4
apple (<i>Malus domestica</i>)	1458	6	10	Fair	High	Exempt	4	4
apple (<i>Malus domestica</i>)	1459	6	10	Fair	High	Exempt	4	4
Japanese maple (<i>Acer palmatum</i>)	1460	6	10	Very poor	High	Protected	\$270.00	4
straw myrtle (<i>Lagotisformis laevis</i>)	1461	7	15	Good	High	Protected	\$1,740.00	5
bay (<i>Laurus nobilis</i>)	1462	10	20	Fair	High	Protected	\$2,360.00	7
lemon (<i>Citrus limon</i>)	1463	4, 4, 3	10	Fair	High	Exempt	4	4

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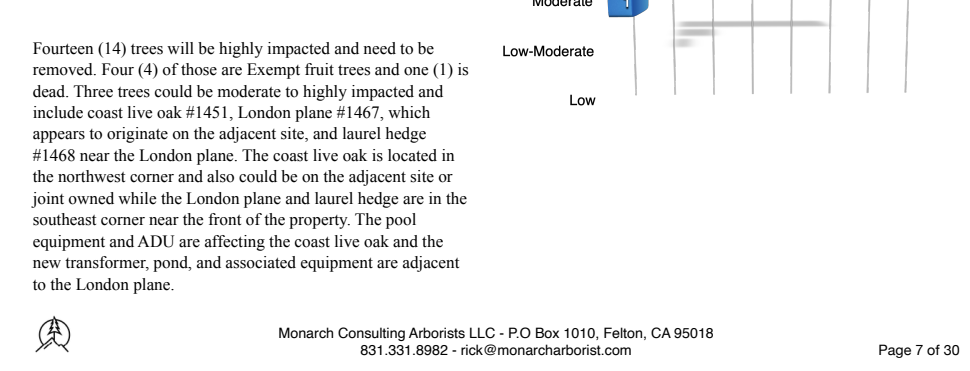
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Expected Impacts

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low - The construction activity will have little influence on the tree.
- Moderate - The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High - Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Fourteen trees will be highly impacted and need to be removed. Four (4) of these are Exempt fruit trees and one (1) is dead. Three trees could be moderate to highly impacted and include coast live oak #1451, London plane #1467, which appears to originate on the adjacent site, and laurel hedge #1468 near the London plane. The coast live oak is located in the northwest corner and also could be on the adjacent site or joint owned while the London plane and laurel hedge are in the southeast corner and the front of the property. The pool equipment and ADU are affecting the coast live oak and the new transformer, pond, and associated equipment are adjacent to the London plane.



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Tree Protection

Typically, there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) tree protection only. The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. There are two tree protection zones determined which include the "calculated" and "specified". The "calculated" tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter. The "specified" tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This "specified" zone includes tree canopy confinement, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R., Hauser, K., Matheny, N., and Smiley, E. T. 2023).

Calculated tree protection zones would be six to eight times the trunk diameter distance in radius (R) for young trees and eight times the trunk diameter distance for those considered "Large Protected" or mature. The radii are provided in Appendix B. The specified tree protection will need to conform to proposed construction when the calculated distance cannot be achieved, and trees should be fenced as groups wherever possible. These tree protection fence locations must be placed on a T-1 Sheet with this report included on those plan sheets.

For this project only two trees are likely to be protected which are coast live oak #1451 and London plane #1467.

Conclusion

The inventory contains eighteen (18) trees comprised of fourteen (14) different species. There are no Large Protected trees and four are Exempt fruit with no Street Trees (Chart 1) (one tree is dead). Four (4) trees are in good condition, eleven (11) fair, two (2) very poor, and one (1) walnut is dead.

Fourteen (14) trees will be highly impacted and need to be removed. Four (4) of these are Exempt fruit trees and one (1) is dead. Three trees could be moderate to highly impacted and include coast live oak #1451, London plane #1467, which appears to originate on the adjacent site, and laurel hedge #1468 near the London plane. The coast live oak is located in the northwest corner and also could be on the adjacent site or joint owned while the London plane and laurel hedge are in the southeast corner near the front of the property. The pool equipment and ADU are affecting the coast live oak and the new transformer, pond, and associated equipment are adjacent to the London plane. The fourteen trees affected are within the footprint of the improvements and proposed structures on the site.

The applicant will be required to replace at least nine (9) protected trees based on this review.

For this project only two trees are likely to be protected which are coast live oak #1451 and London plane #1467.

There were thirteen (13) protected trees appraised for a rounded depreciated value of \$38,780.00.

Appraisal worksheets are available upon request.

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Recommendations

- Place tree protection fence around the trees to be retained as specified in Appendix A.
- Locate coast live oak #1451 and London plane #1467 accurately on the site plan. Move facilities as necessary to reduce impacts within the calculated tree protection zones, establish protection fence, and have the arborist establish new tree protection specifications for trees to be retained.
- Indicate tree replacements on a landscape plan sheet and in tabular form to conform with Town of Los Gatos Tree Canopy - Replacement Standard (Canopy diameters provided in Appendix B).
- Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan" sheet based on the information in this report and in Appendix A and B.
- All tree maintenance and care shall be performed by a qualified arborist with a C-6109-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and where ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
- Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a tree drip line or designated TPZ/CRZ.
- Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. Arrange a pre-construction meeting with the project architect or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

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- Gilpin, R., Hauser, K., Matheny, N., and Smiley, E. T. *Managing trees during construction*, Third edition. Champaign, IL: International Society of Arboriculture, 2023.
- ISA. *Guide For Plant Appraisal 9th Edition*. Savoy, IL: International Society of Arboriculture, 2000.
- ISA. *Guide For Plant Appraisal 10th Edition*. Savoy, IL: International Society of Arboriculture, 2018.
- ISA. *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. Western Chapter ISA.
- Matheny, Nicka P., Clark, James R. Trees and development: a technical guide to preservation of trees during land development. Redmond, PA: International Society of Arboriculture, 1998.
- Smiley, E., Matheny, N., Lily, S. ISA. *Best Management Practices: Tree Risk Assessment*. International Society of Arboriculture, 2017.

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topography	08/23	A004	Yes	Water Land Architects
Proposed Site Plan	12/00/24	A101	Yes	FINDA Architecture, Inc.
Excavation Control				
Grading and Drainage				
Utility Plan and Hook-up Locations				
Exterior Elevations	12/00/24	A301	Yes	FINDA Architecture, Inc.
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the Town of Los Gatos and the property owners as a reference for existing tree conditions to help safely planning requirements.

Observations

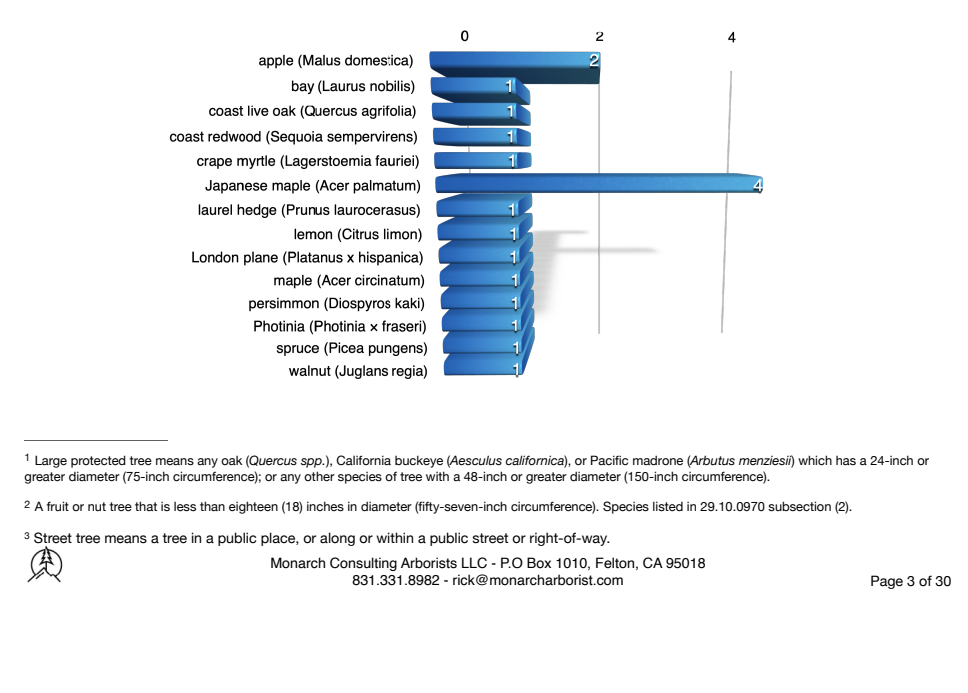
Tree Inventory

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity to neighboring properties. Sec. 29.10.06(d) - Scope of protected trees. All trees which have a four-inch or greater diameter (trees and one half-inch circumference of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required). (Appendix A and the Los Gatos Town Ordinance 29.10.07(b) Exemptions (1) states the following: "A fruit or nut tree that is less than eighteen (18) inches in diameter (100 years or less circumference)."

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Chart 1: Species Distribution



Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLIA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Technique" (Appendix B).

"Trunk Formula Technique" is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area). Appraised Value = (Basic tree cost x Functional limitations (percentage) x Condition (percentage) x Extremal Limitations (percentage)).

The Trunk Formula calculations are based on four tree factors: size (trunk cross sectional area), condition, functional limitations, and extremal limitations. These are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and unit tree cost. Unit tree cost is calculated by dividing the survey wholesale cost of a 24 inch live specimen and its replacement site cost per square inch trunk caliper of the specimen which is determined by the Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. The cost of the 24 inch box wholesale specimen was determined through personal communication with BigTreeView and Normans nurseries in Farmington and Central Wholesale in San Jose for an average of \$214.00.

There were thirteen (13) protected trees appraised for a rounded depreciated value of \$38,780.00.

Appraisal worksheets are available upon request.

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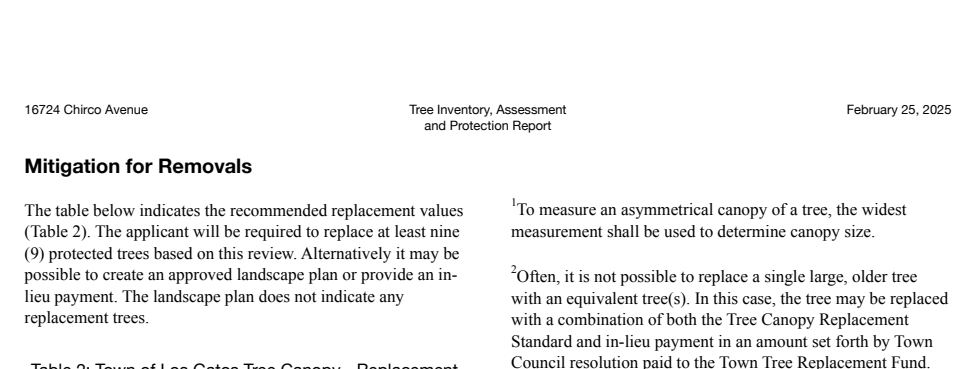
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating:

- 100% - Exceptional - Good health and structure with significant size, location or quality.
- 60-80% - Good - Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 40-60% - Fair - Reduced vigor, damage, dieback, or pest problems, or at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 20-40% - Poor - Unhealthy and declining appearance with poor vigor, abnormal foliar color, size, or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and unintended use.
- 0-20% - Very Poor - Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unusable - Dead or imminently ready to fail.

Four (4) trees are in good condition, eleven (11) fair, two (2) very poor, and one (1) walnut is dead.



Mitigation for Replacements

The table below indicates the recommended replacement values (Table 2). The applicant will be required to replace at least nine (9) protected trees based on this review. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not indicate any replacement trees.

Table 2: Town of Los Gatos Tree Canopy - Replacement Standard

Canopy Size of Removed Tree (ft)	Replacement Requirement (2024)	Single Family Residential Replacement Option (2024)
10 feet or less trees	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees or three 36 inch box trees	Not available
Greater than 55 feet	Ten 24 inch box trees or five 36 inch box trees	Not available

"To ensure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size."

"Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment at an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund."

"Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All 15-gallon trees must be planted enovis. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council."

"Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Replacement requirements in the Hillside shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.08(b) Special Provisions - Hillside."

16724 Chirco Avenue Tree Inventory, Assessment and Protection Report February 25, 2025

Monarch Consulting Arborists LLC - P.O. Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com Page 8 of 30

Tree Inventory, Assessment, and Protection Report

16724 Chirco Avenue Los Gatos, CA 95032

Prepared for:
Town of Los Gatos
February 25, 2025

Prepared By:
Monarch Consulting Arborists
Richard Smith
P.O. Box 1010 - Felton, CA 95018
831.331.8982
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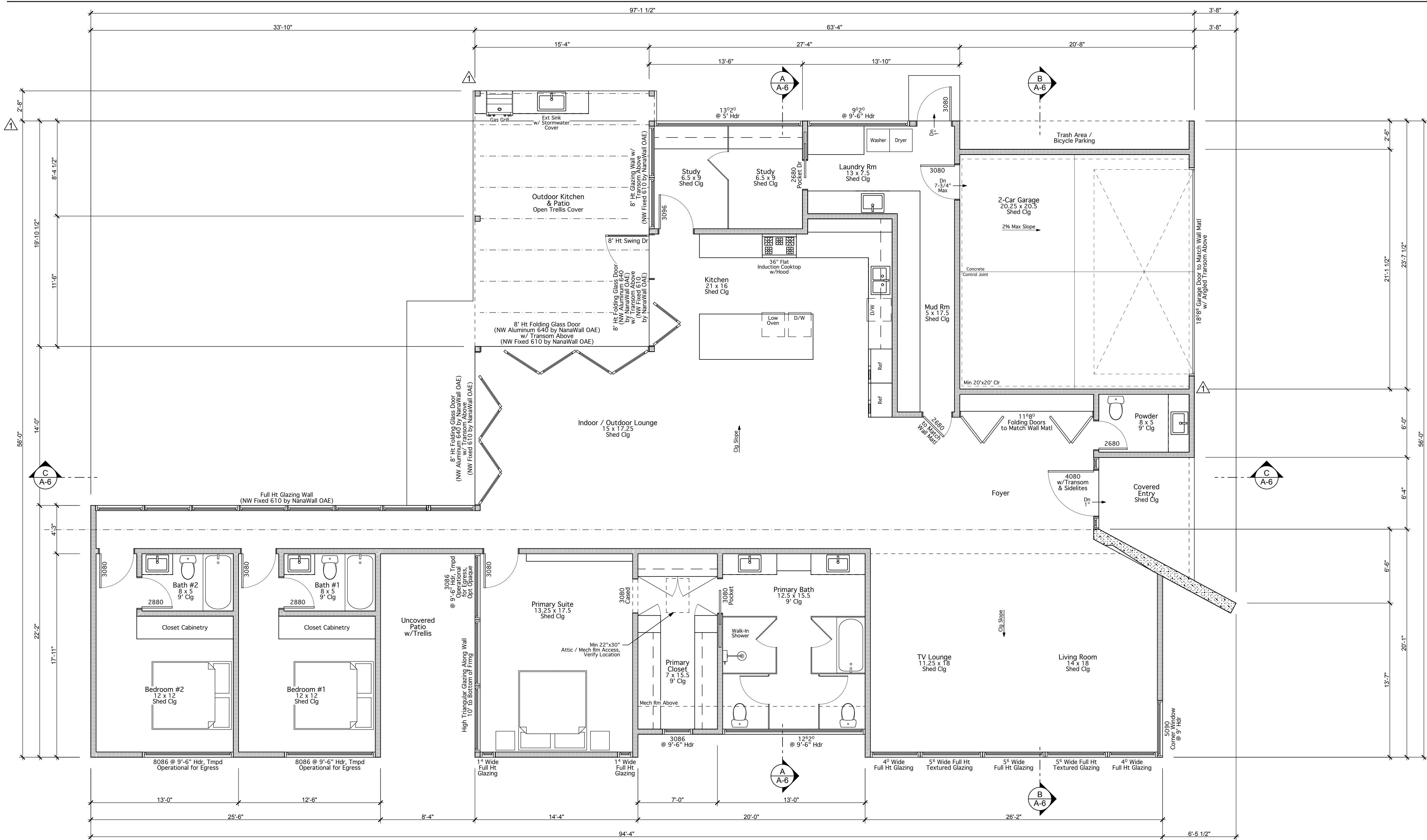
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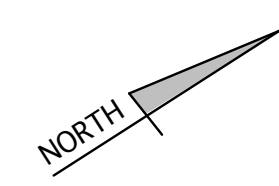
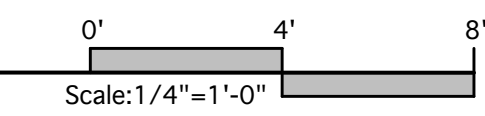
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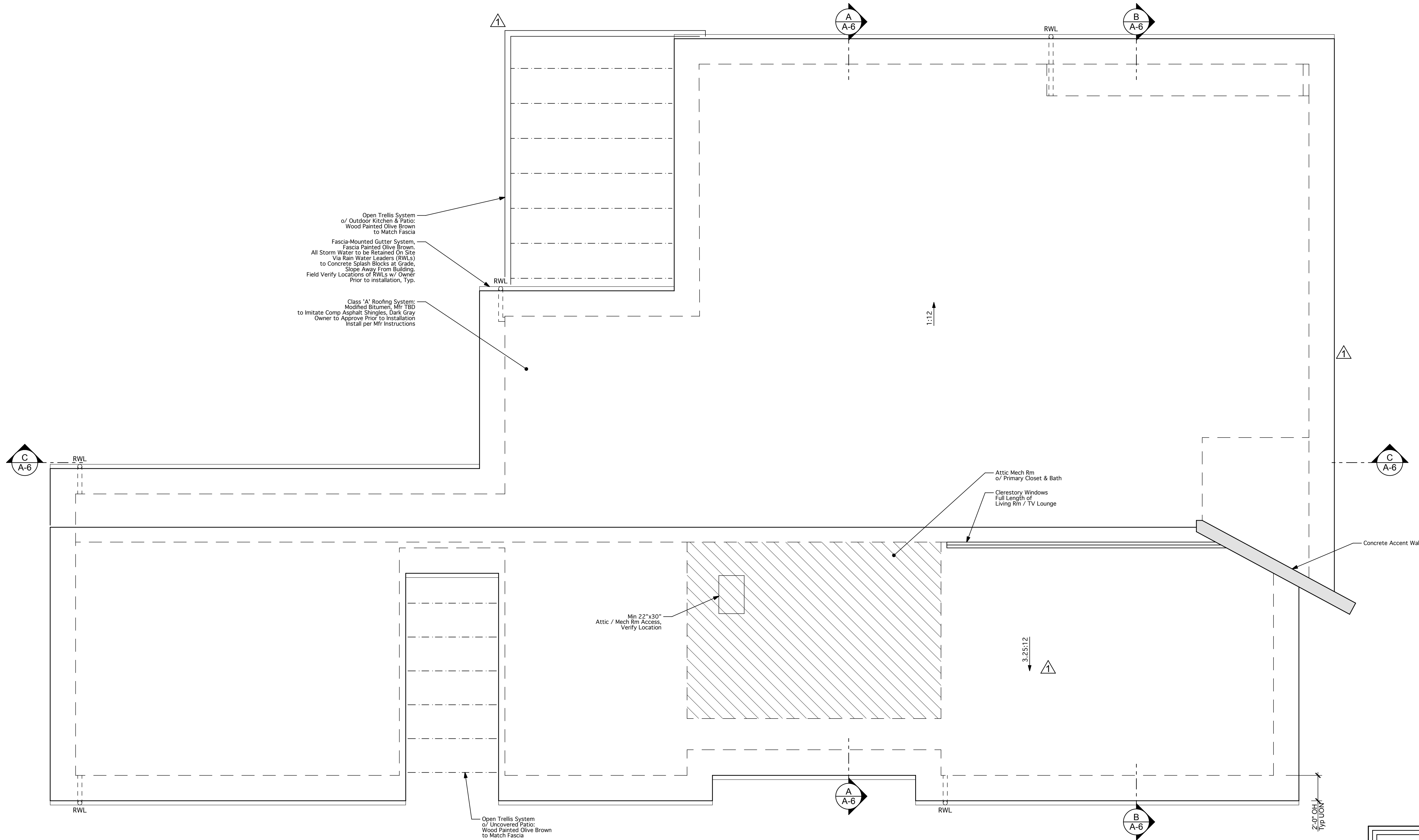
A-3

PROPOSED FLOOR PLAN

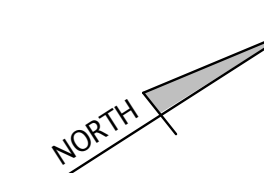
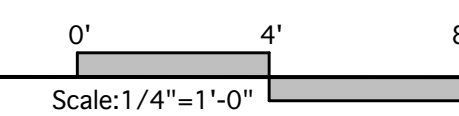
(N) Main Level	3,196 Sq Ft
Total Living Area	3,196 Sq Ft
+ Covered Entry	74 Sq Ft
+ Trash Area / Bicycle Parking	52 Sq Ft
Total Floor Area	3,322 Sq Ft @ 27.7%
Allowable Floor Area	3,484 Sq Ft @ 29.0%
+ (N) Attached 2-Car Garage	445 Sq Ft
Allowable Garage Area	961 Sq Ft @ 8.0%



Los Gatos Stamps



ROOF PLAN



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Sheet Title:

ROOF PLAN

A-4

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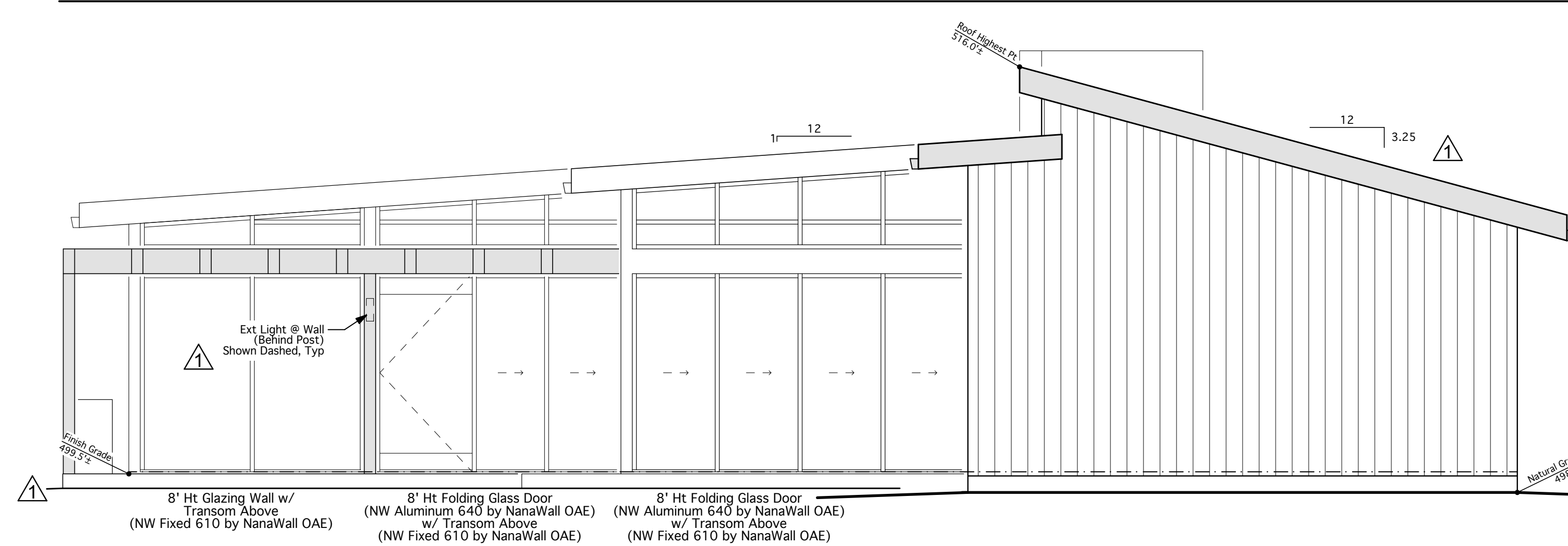
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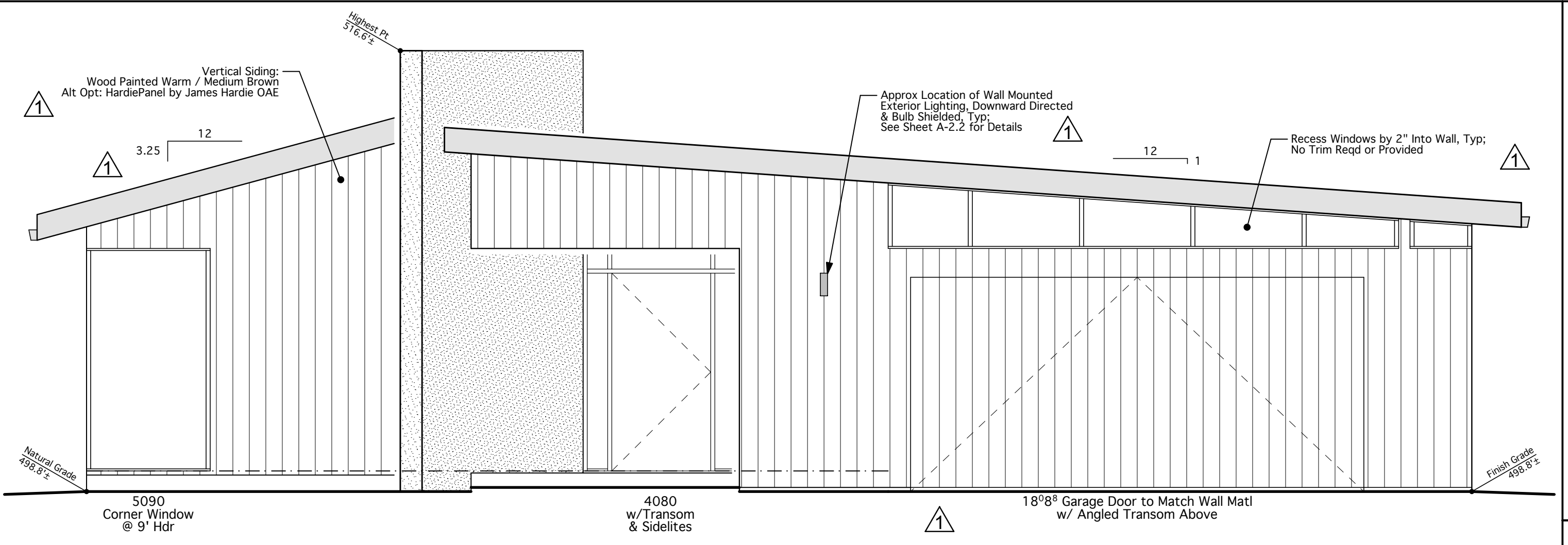
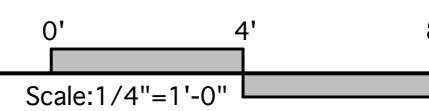
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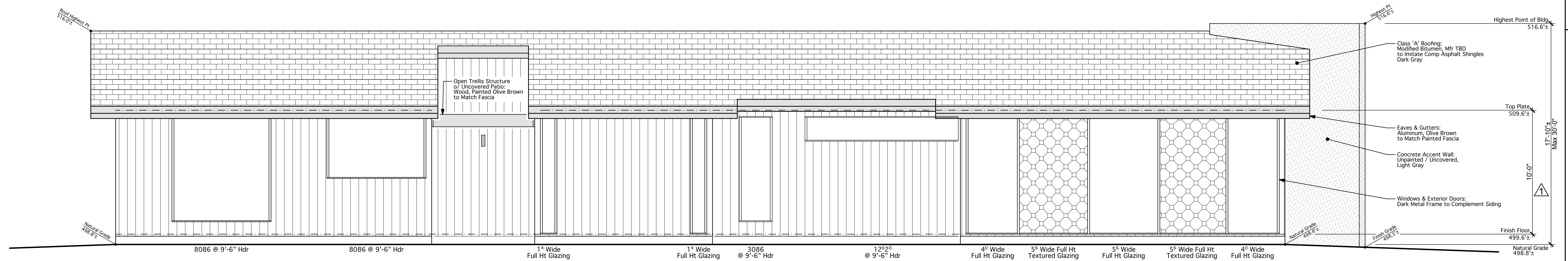
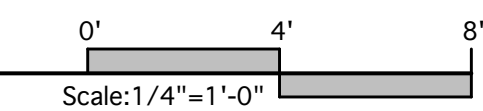
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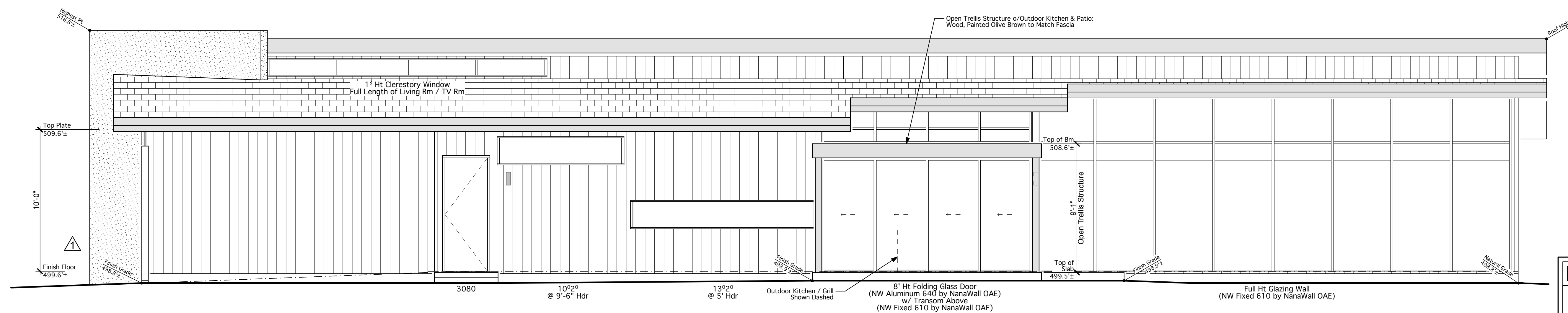
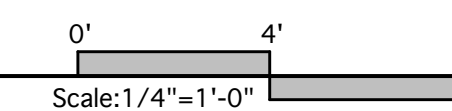
REAR (SOUTHWEST) ELEVATION



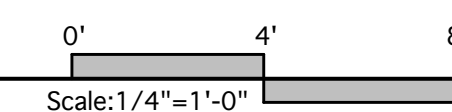
FRONT (NORTHEAST) ELEVATION



LEFT SIDE (SOUTHEAST) ELEVATION



RIGHT SIDE (NORTHWEST) ELEVATION



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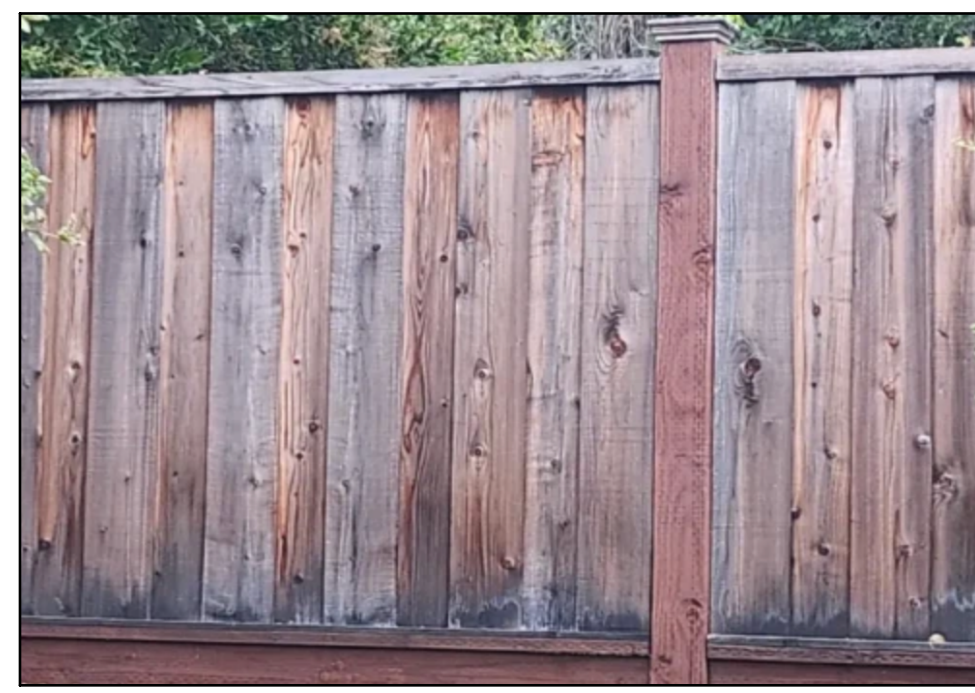
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EXTERIOR ELEVATIONS

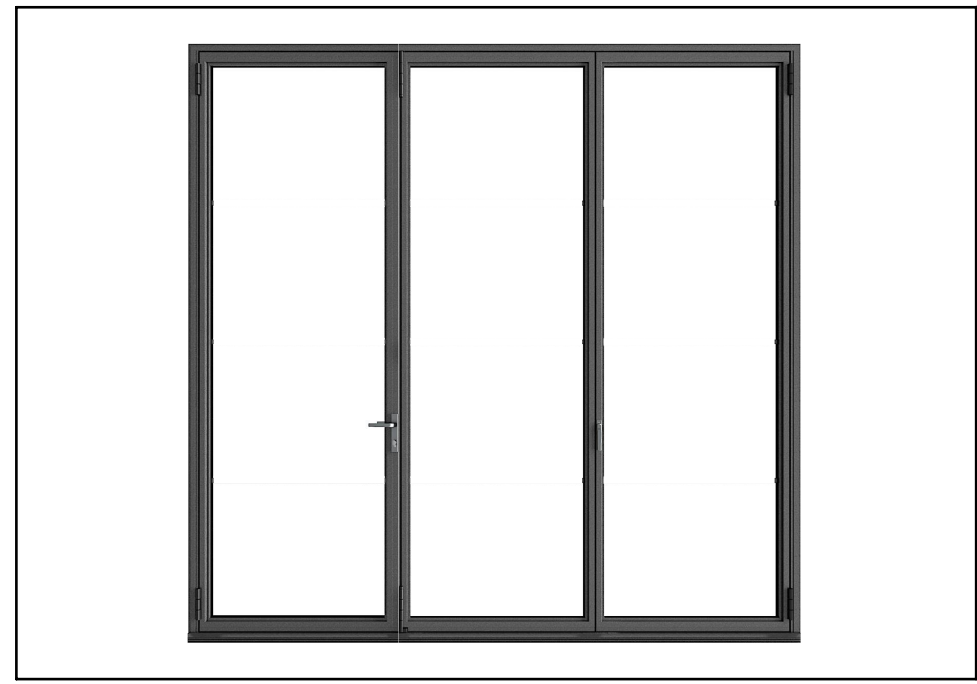
A-5.1



Exterior Fencing:
6' Ht Wood Fence to Match Existing, Typ



Class 'A' Roofing:
Modified Bitumen, Mfr TBD
to Imitate Composite Asphalt Shingles
Dark Gray



Windows & Exterior Doors:
Dark Metal Frame to Complement Siding



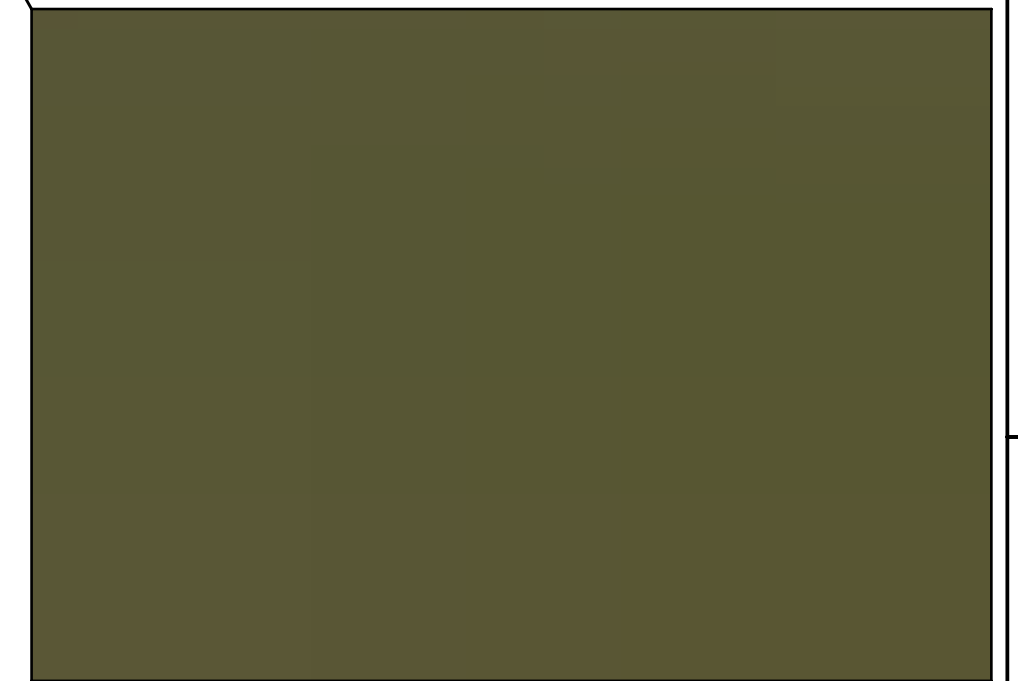
Vertical Siding:
Wood Painted Warm / Medium Brown
Alt Opt: HardiePanel by James Hardie OAE



Concrete Accent Wall:
Unpainted / Uncovered
Light Gray



Folding Glass Doors (@ Rear):
NW Aluminum 640 by NanaWall OAE
Dark Metal Frame to Complement Siding



Eaves, Fascia, & Open Trellis Structures:
Wood Painted Olive Brown
Gutters:
Aluminum, Olive Brown to Match Fascia

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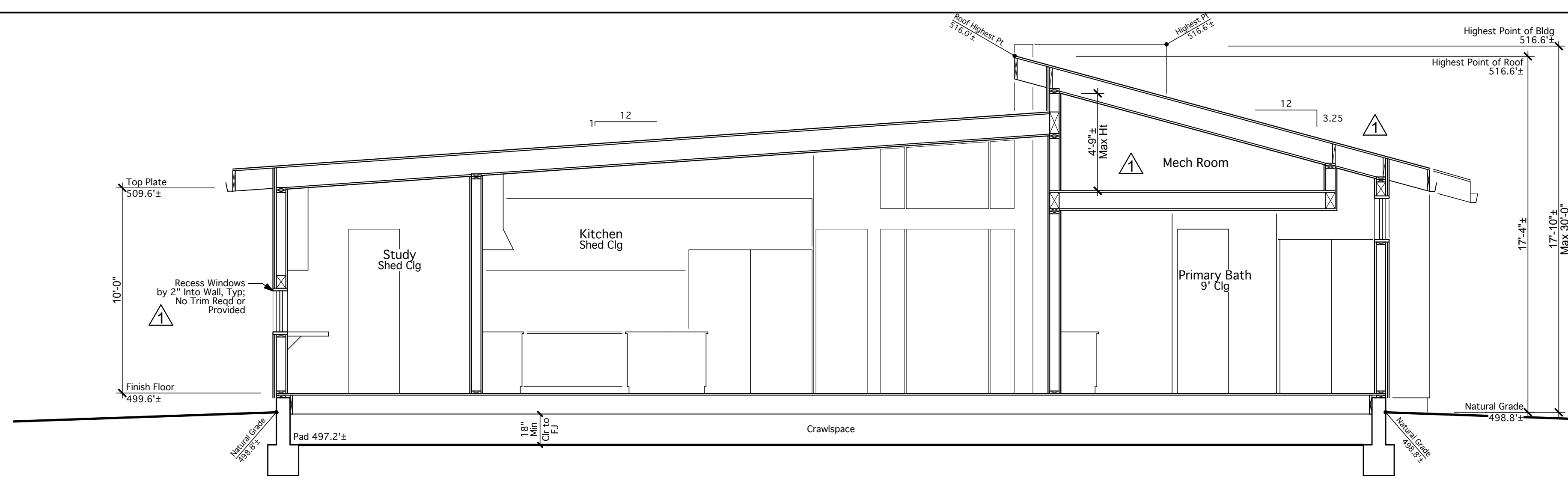
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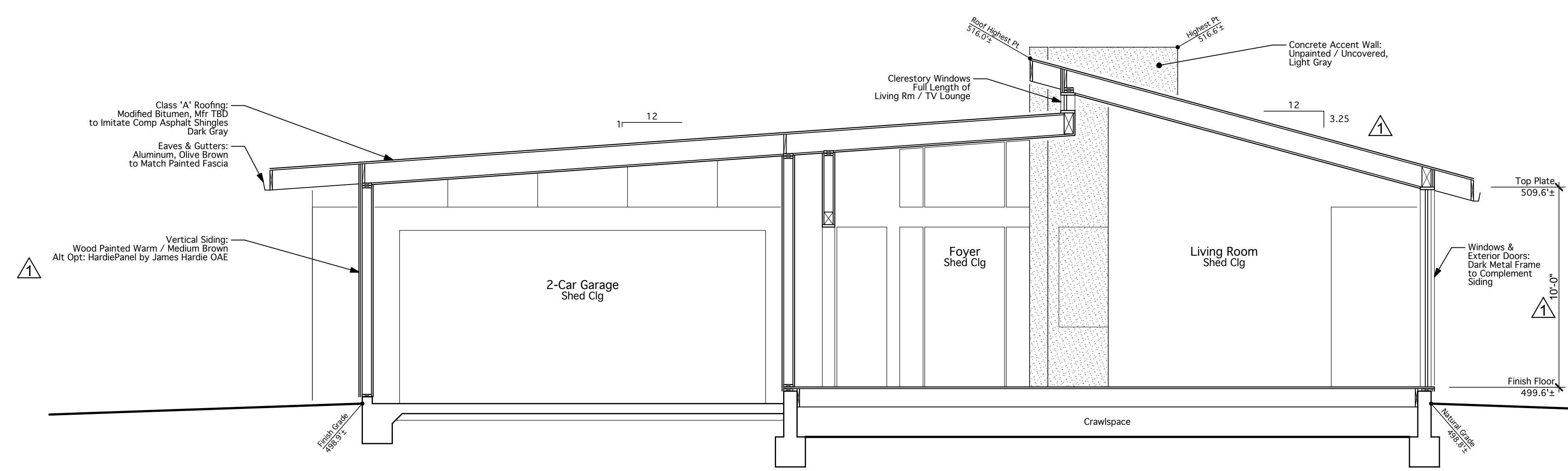
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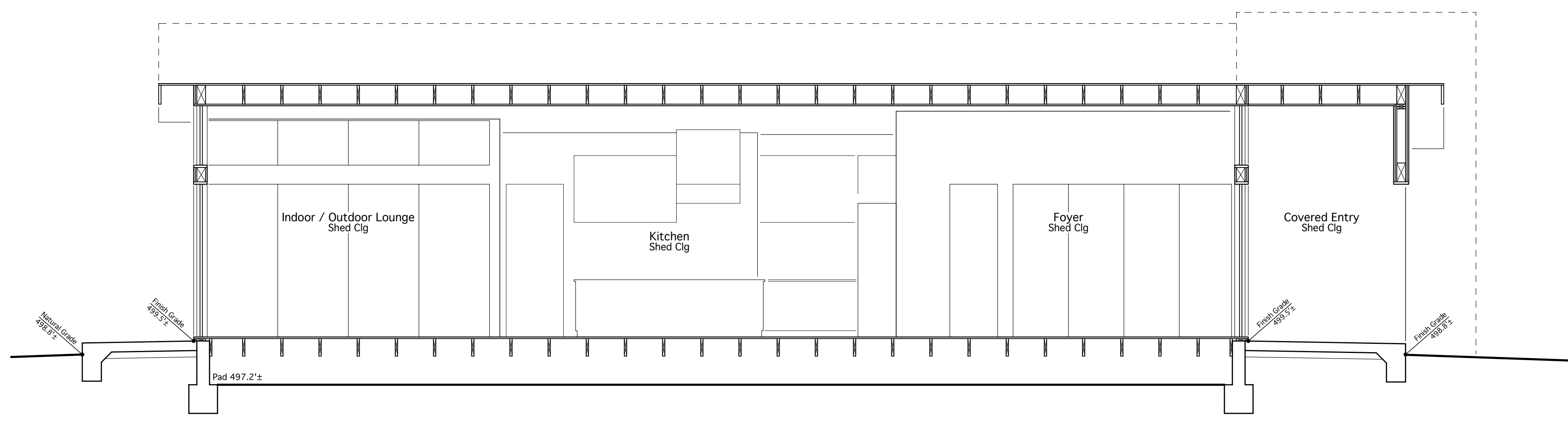
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CROSS SECTION A-A



CROSS SECTION B-B



CROSS SECTION C-C

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CROSS SECTIONS A-A & B-B

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