TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
DECEMBER 08, 2021
110 EAST MAIN STREET
LOS GATOS, CA

Kathryn Janoff, Chair
Kendra Burch, Vice Chair
Jeffrey Barnett, Commissioner
Melanie Hanssen, Commissioner
Jeffrey Suzuki, Commissioner
Reza Tavana, Commissioner
Emily Thomas, Commissioner

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please follow the participation instructions on page 2 of this agenda. If you wish to speak to an item NOT on the agenda, you may do so during the "Verbal Communications" period, by following the participation instructions on page 2 of this agenda. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

Effective Proceedings: The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town's meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1 p.m. or the Clerk's Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
  - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
  - For inclusion in any Addendum: by 11:00 a.m. the day before the meeting
  - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

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:
https://www.kcat.org/government-meetings

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]

IMPORTANT NOTICE REGARDING PLANNING COMMISSION MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting will not be physically open to the public and the Council and/or Commissioners will be teleconferencing from remote locations. Members of the public can only participate in the meeting by joining the Zoom webinar (log in information provided below). The live stream of the meeting may be viewed on television and/or online at: https://meetings.municode.com/PublishPage/index?cid=LOSGATOS&ppid=4bc370fb-3064-458e-a11a-78e0c0e5d161&p=0. **In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chambers.**

PARTICIPATION

If you are not interested in providing oral comments real-time during the meeting, you can view the live stream of the meeting on television (Comcast Channel 15) and/or online at https://www.youtube.com/channel/UCFh35XRBWer1DPx-F7vvhcg.

If you are interested in providing oral comments in real-time during the meeting, you must join the Zoom webinar at: https://losgatosca-gov.zoom.us/j/84233673919?pwd=eXhod2FmcDZLTW5FQnlmNWRYaVFUUT09. Passcode: 327077.

Please be sure you have the most up-to-date version of the Zoom application should you choose to provide public comment during the meeting. Note that participants cannot turn their cameras on during the entire duration of the meeting.

During the meeting:

- 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. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Council meeting.

If you are unable to participate in real-time, you may send an email to PlanningComment@losgatosca.gov with the subject line "Public Comment Item # " (insert the item number relevant to your comment) or "Verbal Communications – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 11:00 a.m. on the day of the meeting. All comments received will become part of the record. The Chair has the option to modify this action on items based on comments received.

REMOTE LOCATION PARTICIPANTS

The following Planning Commissioners are listed to permit them to appear electronically or telephonically at the Planning Commission meeting: CHAIR KATHRYN JANOFF, VICE CHAIR BURCH, COMMISSIONER BARNETT, COMMISSIONER HANSSEN, COMMISSIONER SUZUKI, COMMISSIONER TAVANA, AND COMMISSIONER THOMAS. All votes during the teleconferencing session will be conducted by roll call vote.

TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
DECEMBER 08, 2021
7:00 PM

RULES OF DECORUM AND CIVILITY
To conduct the business of the community in an effective and efficient manner, please follow the meeting guidelines set forth in the Town Code and State law.

The Town does not tolerate disruptive conduct, which includes but is not limited to: Addressing the Planning Commission without first being recognized; Interrupting speakers, Planning Commissioners, or Town staff; Continuing to speak after the allotted time has expired; Failing to Relinquish the microphone when directed to do so; Repetitiously addressing the same subject.

Town Policy does not allow speakers to cede their commenting time to another speaker. Disruption of the meeting may result in a violation of Penal Code Section 403.

PARTICIPATION
To provide oral comments in real-time during the meeting:

Zoom webinar: Join from a PC, Mac, iPad, iPhone or Android device: click this link https://losgatosca-gov.zoom.us/j/84233673919?pwd=eXhod2FmcDZLTW5FQnlmNWRYaVFUUT09. Password: 327077. You can also type in 842 3367 3919 in the "Join a Meeting" page on the Zoom website at https://zoom.us/join.

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. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

Join by telephone: Dial: 877-402-9753. Conference code: 602463.

MEETING CALLED TO ORDER

ROLL CALL

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

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may request to have an item removed 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 contained on Page 2 of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.)*

1. Drafted Minutes of the November 10, 2021 Planning Commission Meeting.

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, and Site Work Requiring a Grading Permit on Property Pre-Zoned R-1:8. Located at **16010 Winterbrook Road**. APN 523-26-017. Architectural and Site Application S-20-016. Property Owner: Drew and Kari Brown. Applicant: Gary Kohlsaat. Project Planner: Ryan Safty.

3. Requesting Approval for Construction of a Second Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 16529 Marchmont Drive.** APN 532-09-033. Architecture and Site Application S-21-028. PROPERTY OWNERS/APPLICANTS: Brendon and Mary Cassidy. PROJECT PLANNER: Erin Walters.

4. Requesting Approval for Demolition of an Existing Detached Garage, Construction of a New Detached Garage to Exceed the Floor Area Ratio, a Grading Permit for Site Improvements, Sport Court Fencing in Excess of Six Feet, and Removal of Large Protected Trees on Property Zoned R-1:20. Located at **140 Prospect Avenue**. APN 529-44-021. Property Owner: Daniel Barragan. Applicant: David Kuoppamaki. Project Planner: Jocelyn Shoopman.
5. Provide the Public with an Opportunity to Give Verbal Comments on the Revised Draft Environmental Impact Report for the Draft 2040 General Plan. **No action will be taken at this meeting**. Project Planner: Jennifer Armer.

6. Consider Forwarding a Recommendation to the Town Council to Rescind the Los Gatos Boulevard Plan.

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

7. Drafted Planning Commission 2022 Meeting Calendar

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)*

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.

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DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
NOVEMBER 10, 2021

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, November 10, 2021, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, all planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

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

ROLL CALL

Present: Chair Kathryn Janoff, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Melanie Hanssen, Commissioner Jeffrey Suzuki, Commissioner Reza Tavana, and Commissioner Emily Thomas
Absent: None.

VERBAL COMMUNICATIONS

Planning Commissioners paid tribute to former Planning Commissioner Tom O'Donnell who passed away recently.

Chuck Hammers

- Tom O'Donnell spent decades serving Los Gatos in the school district and on the Planning Commission and was very thoughtful, asked good questions, and was much appreciated.

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

1. **Approval of Minutes** – October 27, 2021

2. **<u>300 Marchmont Drive</u>**
   Conditional Use Permit Application U-12-002
   APNs 532-10-01 and 532-11-011

Applicant/Property Owner: Mark Silver/Hillbrook School
Project Planner: Jocelyn Shoopman

Annual review of an approved Conditional Use Permit for an existing private school (Hillbrook School) on property zoned HR-1.

Commissioner Barnett indicated that he would recuse himself from voting on Item 2 of the Consent Calendar based on the proximity of his home to Hillbrook School.

MOTION: **Motion** by **Commissioner Hanssen** to approve adoption of the Consent Calendar with additional language to the minutes of October 12, 2021 to clarify the Planning Commission's reasons for approving a fence height exception for 100 Alerche Drive. **Seconded** by **Commissioner Tavana.**

VOTE: **Motion passed unanimously with Commissioner Barnett recused for Item 2.**

PUBLIC HEARINGS

3. **<u>103 Tait Avenue</u>**
   APN 510-18-038
   Applicant/Appellant: Kristi Ballou
   Property Owner: Ballou Ventures LLC
   Project Planner: Sean Mullin

   Consider an appeal of a Community Development Director decision to deny a Fence Height Exception Request for construction of a six-foot tall vehicular gate and fencing within the required street-side setbacks, traffic view area, and driveway view area; and construction of a vehicular gate with reduced setbacks on property located in the Almond Grove Historic District zoned R-1D:LHP.

Vice Chair Burch disclosed that she would recuse herself from participating in the public hearing for 103 Tait Avenue for professional reasons.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Michael Ballou, Co-Owner/Appellant

- Our home is in a very public location on a very busy street/corner, and is on a small 6,300-square foot lot, so with the setbacks this leaves a very small backyard. The requested six-foot fence would allow some amount of useable backyard as well as visual privacy for the back porch, stairs to our ADU, and backyard, which are all close to the sidewalk. The fence

would also provide security as we have had instances of people walking onto our property. There are several houses in the neighborhood that have six-foot fences similar to our requested fence.

Ali Miano

- I live across the street from the subject site on Bean Avenue. There is only one driveway in the neighborhood with a gate, so the applicant's requested gate is not in-keeping with the character of the Almond Grove. The former owner of 103 Tait would allow me to access her driveway when I needed to do a three-point turn to back my car into my own driveway. Houses in the neighborhood with six-foot fences do not block the driveways as the requested fence would.

Michael Ballou, Co-Owner/Appellant

- Based on the fences we have seen around the neighborhood, my wife and I believe that what we seek to do on a small portion of our lot is not a burdensome request. The front of the house and two-thirds of the side of the house would have a three-foot fence and only the back yard portion would have the requested six-foot fence. We don't believe our request differs much from locations in the downtown.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Hanssen** to grant an appeal of a Community Development Director's decision to deny a fence height exception for construction of a six-foot vehicular gate and fencing within the required street setbacks for 103 Tait Avenue. Granting of the appeal is limited to allowing construction of a six-foot tall fence in a reduced area in the required street-side setbacks and traffic view area, and construction of a vehicular gate and fencing to be located to satisfy the safety concerns of the Town. **Seconded** by **Commissioner Tavana.**

Commissioners discussed the matter.

VOTE: **Motion passed unanimously with Commissioner Burch recused for Item 3.**

Vice Chair Burch rejoined the meeting.

4. **<u>636 Blossom Hill Road</u>**
   Conditional Use Permit Application U-21-016
   APNs 529-16-047 and 529-16-054
   Applicant: Greg Endom, Beverages and More, Inc.

Property Owner: Blossom Hill Pavilion LP
Project Planner: Erin Walters

Requesting approval of a Conditional Use Permit to allow a formula retail business with alcohol sales and tasting, and including 24-hour delivery (BevMo!) on property zoned CH.

Commissioner Barnett disclosed that he is acquainted with David Yee who has correspondence with staff in the packet, but he could make a fair and objective decision on the matter regardless of that acquaintance.

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Greg Endom, Applicant

- BevMo! has been around for 25 years and has set the gold standard for being an alcohol retailer. We differentiate ourselves from a typical "liquor store" by hiring only people over 21; do not sell lottery tickets, magazines, newspapers, pornography, or anything that would encourage loitering; and limit access to the store to anyone under 21. Law enforcement, including Los Gatos' Police Department, is very comfortable with our operations because of our high standards. A large percentage of Los Gatos residents visit our Camden store outside the Town. We propose no exterior changes to the building other than a short screen wall for the shopping carts. In addition to the usual wine, beers, and spirits we have recently expanded our goods to include food, toiletries, household goods, OTC medicines, and even rapid COVID tests. We recently merged with GoBrands who have 30-minute deliveries accomplished by having a very strict controlled delivery area, so we limit our orders for a particular store to a 13-minute drive time to ensure we can also honor that 30-minute commitment. Delivery drivers undergo the same training and certification as store employees. We have contacted all residents and commercial property owners adjacent to the site via letter and sent out mailings required by the state for new licenses to all residents in the area, and no objections were received.

Greg Endom, Applicant

- I am pleased with the community support shown for the proposed location, the letters of support, as well as the signatures of Town residents on the petition. I ask for the Planning Commission's approval.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Hanssen** to approve a Conditional Use Permit for 636 Blossom Hill Road with revised condition received in Addendum Report. **Seconded** by **Vice Chair Burch.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

5. **Review the Draft Updated Traffic Impact Policy and provide feedback.**

Ying Smith, Transportation and Mobility Manager, presented the staff report.

Commissioners discussed the matter.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The 17200 Los Robles Way application for a lot line adjustment was appealed to the Town Council who continued the item to December 7, 2021.
- The Town Council will hold a Study Session on the General Plan on December 7, 2021, at 5:30 p.m. before the normal Town Council meeting.
- Jennifer Armer has been promoted to Planning Manager.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 9:35 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
November 10, 2021 meeting as approved by the
Planning Commission.

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/s/ Vicki Blandin

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DATE: December 3, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, and Site Work Requiring a Grading Permit on Property Pre-Zoned R-1:8. Located at 16010 Winterbrook Road. APN 523-26-017. Architectural and Site Application S-20-016. Property Owner: Drew and Kari Brown. Applicant: Gary Kohlsaat. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider approval of a request for demolition of an existing single-family residence, construction of a new single-family residence, and site work requiring a grading permit on property pre-zoned R-1:8, located at 16010 Winterbrook Road.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: Pre-Zoned R-1:8
Applicable Plans & Standards: General Plan, Residential Design Guidelines, and Hillside Development Standards and Guidelines
Parcel Size: 0.95 acres (41,394 square feet)
Surrounding Area:

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

PREPARED BY: RYAN SAFTY
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 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.

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:

    1. The Town's housing stock will be maintained as the single-family residence will be replaced.
    2. The existing structure has no architectural or historical significance.
    3. The property owner does not desire to maintain the structures as they exist; and
    4. The economic utility of the structures was considered.

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

- The project is in compliance with the applicable portions of the Hillside Development Standards and Guidelines.

- The project design is in compliance with the Residential Design Guidelines in that the Town's Consulting Architect has reviewed the proposal and determined that the proposed house is very well designed with an identifiable architectural style and details and appears to meet the Town's Residential Design Guidelines. While the proposed home is very large compared to most others in the immediate neighborhood, the site is also large and shielded from most surrounding views.

CONSIDERATIONS:

- 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.

ACTION:

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

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BACKGROUND:

The subject property is located along the northern edge of the Winterbrook Road cul-de-sac (Exhibit 1). The property is 41,394 square feet with an existing 2,394-square foot, two-story residence with a 795-square foot attached garage. The average slope of the property exceeds ten percent and is therefore subject to certain portions of the Hillside Development Standards and Guidelines. The immediate low-density residential neighborhood contains one- and two-story residences.

The subject property, along with three other neighbors in the immediate neighborhood, is currently located within Santa Clara County jurisdiction. The subject property is in the process of being annexed into the Town. Town Council reviewed and approved the annexation on November 2 and November 16, 2021. The property will be officially annexed into the Town once the State's Local Agency Formation Commission (LAFCO) issues certification. Per Draft Condition of Approval 15 (Exhibit 3), the property must be officially annexed and certified by LAFCO prior to building permit issuance for the proposed work.

On June 17, 2020, the applicant submitted an Architecture and Site application for the demolition of an existing single-family residence, construction of a new two-story residence, and site work requiring a grading permit.

The proposed project meets all technical requirements including parking, height, floor area, building coverage, and setbacks.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the northern edge of the Winterbrook Road cul-de-sac (Exhibit 1). The surrounding properties in the low-density residential neighborhood contain one- and two-story single-family residences.

B. Project Summary

The applicant is proposing to construct a new 5,463-square foot, two-story single-family residence with an attached 795-square foot garage (Exhibit 11). The proposed residence would be the largest in terms of floor area in the immediate neighborhood.

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PROJECT DESCRIPTION (continued):

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The property is greater than 30,000 square feet (41,394 square feet) and is therefore subject to the hillside floor area regulations. The maximum allowed floor area is 6,000 square feet, with a 400-square foot garage credit. The proposed home would be 5,463 square feet with a 795-square foot attached garage. With the 400-square foot garage credit, the proposal is 5,858 square feet.

The proposed residence is in compliance with the allowable floor area, building coverage, setbacks, height, and on-site parking requirements for the property. No exceptions are requested.

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing demolition of the existing 2,394-square foot two-story residence and 462-square foot attached garage and is proposing construction of a new two-story single-family residence with 5,463 square feet of living space and a 795-sqaure foot attached garage. Below-grade square footage is proposed under the new first-floor, creating a 2,873-square foot cellar area that will be completely below-grade and thus does not count towards the maximum allowed floor area for the site (Exhibit 11).

In addition to the proposed excavation for the new residence footprint and below-grade square footage, the applicant is requesting a grading permit for 1,010 cubic yards of cut and fill area for the driveway modifications, on-site parking, fire-truck turnaround, landscape areas, and access around the proposed new footprint. The proposed cut and fill amounts and retaining walls throughout the property comply with the Town's Hillside Development Standards and Guidelines.

The maximum height of the proposed residence is roughly 28.5 feet, where a maximum of 30 feet is allowed. The existing two-story residence on the site is 29.5 feet tall, measured to grade below. The applicant is proposing to lower the grade around the residence footprint by roughly two feet, resulting in a height-reduction of roughly three feet when viewing the property from the public right-of-way.

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DISCUSSION (continued):

The proposed residence would be of a traditional farmhouse style, with a dark grey composition shingled roof and standing seam metal roofing used for the covered porches, white horizontal siding, dark-sashed windows, and stone accents throughout (Exhibits 4 and 11). The applicant has provided a Project Description and Letter of Justification detailing the project (Exhibit 9). The project plans show a future Accessory Dwelling Unit to the south of the proposed residence. The Accessory Dwelling Unit is not being reviewed as a part of this Architecture and Site Application per State law.

The request is being considered by the Planning Commission because the proposed home would be the largest in terms of floor area in the immediate neighborhood. However, as discussed below in the Neighborhood Compatibility section of the report, the subject property is over twice the size of the neighboring properties in the immediate neighborhood and would be the second smallest in terms of floor area ratio. The property is also a flag lot and the proposed residence would be almost completely shielded from view from Winterbrook Road.

B. Building Design

The Town's Consulting Architect reviewed the design of the proposed project within the neighborhood context to provide recommendations regarding the building design. The site is located on a large flag lot accessed by Winterbrook Road with substantial landscaping surrounding the site.

In the Issues and Concerns section of the Consulting Architect's report (Exhibit 5), the Consulting Architect noted that the proposed house is very well designed with an identifiable architectural style and details. While the propose home is very large compared to most others in the immediate neighborhood, the site is also large and shielded from most surrounding views. The proposed house would be roughly the same height as the existing home on the site that it would replace; however, it would be much wider.

The Consulting Architect noted that there could potentially be some impact on the two neighbors to the rear, along Stephanie Lane, but noted that the impact will likely be minimal. For the home at 15981 Stephanie Lane, it appears that impacts would not be any greater than the current condition. For the home at 15991 Stephanie Lane, they could potentially experience some impact, but the proposed design of the new house has an increased second floor setback at the adjacent edge which would mitigate the proposed building height.

The Consulting Architect concluded that the proposed house appears to meet the Town's Residential Design Guidelines and did not have any recommended changes to the design.

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DISCUSSION (continued):

C. Neighborhood Compatibility

The immediate low-density residential neighborhood contains one- and two-story single-family residences. Based on Town and County records, the residences in the immediate area range in size from 1,640 square feet to 3,951 square feet. The floor area ratios range from 0.13 to 0.35. The proposed residence would be 5,463 square feet with a floor area ratio of 0.13. Pursuant to Town Code, the maximum allowable square footage for the 41,394-square foot lot is 6,000 square feet with a maximum floor area ratio of 0.14. The table below reflects the current conditions of the immediate neighborhood.

Address	Zoning	House	Garage	Total FAR	Lot Size	FAR	No. of Stories
16010 Winterbrook Rd (Ex)	R-1:8 PRE	2,394	462	2,856	41,394	0.06	2
16010 Winterbrook Rd (Prop)	R-1:8 PRE	**5,463**	795	5,858	41,394	**0.13**	2
16041 Winterbrook Rd	R-1:8	3,455	459	3,914	13,071	**0.26**	1
16031 Winterbrook Rd	R-1:8	1,988	360	2,348	12,218	**0.16**	1
16021 Winterbrook Rd	R-1:8	**3,951**	518	4,469	11,186	**0.35**	1
16011 Winterbrook Rd	R-1:8	1,640	460	2,100	10,455	**0.16**	1
16000 Winterbrook Rd	R-1:8	2,249	400	2,649	14,464	**0.16**	1
16016 Winterbrook Rd	R-1:8 PRE	2,504	676	3,180	20,000	0.13	1
16012 Winterbrook Rd	R-1:8 PRE	2,441	368	2,809	8,580	**0.28**	1
16020 Winterbrook Rd	R-1:8	2,796	610	3,406	9,709	**0.29**	2
16030 Winterbrook Rd	R-1:8 PRE	2,437	440	2,877	12,580	**0.19**	1

The proposed residence would comply with the maximum allowed floor area on the site, would not be the first two-story home, and would not be the largest home in the immediate neighborhood in terms of floor area ratio. However, the proposed residence would be the largest in terms of floor area in the immediate neighborhood by 1,512 square feet.

The subject property is over twice the size of the second largest property and is the only property in the immediate neighborhood that is subject to the hillside floor area regulations because it is larger than 30,000 square feet. The existing residence on the subject property is already two-stories and is taller than what is currently proposed. There is also one other two-story residence in the immediate neighborhood. Due to the large size of the property, the proposed project would be the second smallest in the immediate neighborhood in terms of floor area ratio.

The property is a flag lot and is accessed via an existing 20-foot wide ingress and egress easement, shared with the neighbor to the south, fronting along Winterbrook Road. The front of the property contains several mature trees that are proposed to remain, and the proposed house footprint is located approximately 200 feet from Winterbrook Road (Exhibit 6). The proposed residence at 16010 Winterbrook Road would be almost completely shielded from view along Winterbrook Road.

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DISCUSSION (continued):

D. Tree Impacts

The Town's Consulting Arborist prepared a report for the site and made recommendations for the project (Exhibit 7). The project site contains 23 protected trees. The applicant is proposing to remove a total of 10 protected trees within or adjacent to the proposed footprint and grading work, and each of the trees proposed for removal has a Tree Conservation Suitability Rating within the "poor" range.

The remaining 13 trees would be preserved in accordance with the procedures and recommendations specified in the Consulting Arborist report. The applicant has submitted a Response to Consulting Arborist Report letter explaining how each of these recommendations will be addressed (Exhibit 8).

The 10 trees proposed for removal require a total of 37 24-inch box replacement trees. The Town Arborist can approve replacement sizes and/or in-lieu fees at the time of building permit submittal. The applicant's conceptual landscape plans (Exhibit 11) propose a total of 55 replacement trees, ranging in size from 15-gallon to 36-inch box. The applicant also proposes 62 15-gallon shrubs throughout the property. As noted in the applicant's Project Description and Letter of Justification (Exhibit 9), the locations and sizes were chosen to provide privacy screening between neighbors. The replacement species, sizes, and locations will be reviewed by the Town Arborist at time of building permit to ensure adequate replacement of lost canopy on the site.

E. Neighbor Outreach

The applicant provided a summary of their efforts to communicate with their neighbors (Exhibit 10).

F. Environmental Review

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:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, December 3, 2021 are included as Exhibit 12.

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CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing single-family residence, construction of a new single-family residence, and site work requiring a grading permit. The project is in compliance with the Town Code. The project would result in the largest home in the immediate neighborhood in terms of floor area, but is on the largest lot and would be the second smallest in terms of floor area ratio.

B. Recommendation

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

1. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
4. Make the finding as required by the Town's Hillside Development Standards and Guidelines that the project is in compliance with the applicable portions of the Hillside Development Standards and Guidelines (Exhibit 2);
5. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
6. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
7. Approve Architecture and Site application S-20-016 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.

C. Alternatives

Alternatively, the Commission can:

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

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EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Color and Materials Board, received January 12, 2021
5. Consulting Architect Report, dated January 27, 2021
6. Property Pictures, received April 8, 2021
7. Consulting Arborist Report, dated August 12, 2021
8. Applicant's response to the Consulting Arborist Report, received September 14, 2021
9. Project Description and Letter of Justification, received September 14, 2021
10. Applicant's neighborhood outreach efforts, received September 24, 2021
11. Development Plans, received October 14, 2021
12. Public Comments received prior to 11:00 a.m., Friday, December 3, 2021

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16010 Winterbrook Road

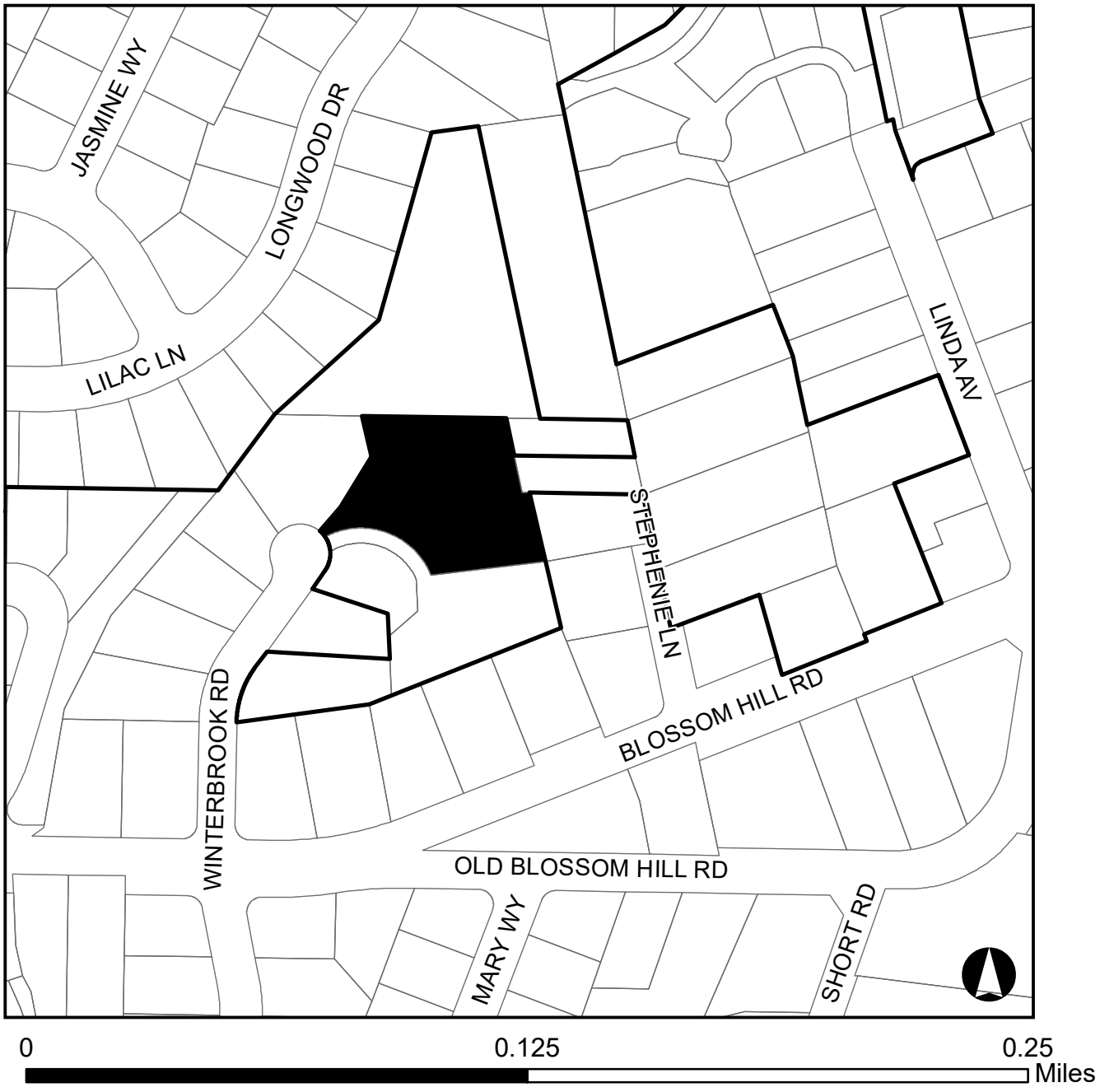

EXHIBIT 1

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PLANNING COMMISSION – *December 8, 2021*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16010 Winterbrook Road
Architecture and Site Application S-20-016

Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, and Site Work Requiring a Grading Permit on Property Pre-Zoned R-1:8. APN 523-26-017.

PROPERTY OWNER: Drew and Kari Brown.
APPLICANT: Gary Kohlsaat.
PROJECT PLANNER: Ryan Safty.

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 finding for the demolition of a single-family residence:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:

    1. The Town's housing stock will be maintained as the single-family residence will be replaced.
    2. The existing structure has no architectural or historical significance.
    3. The property owner does not desire to maintain the structures as they exist; and
    4. The economic utility of the structures was considered.

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 Hillside Development Standards & Guidelines:

- The project is in compliance with the applicable portions of the Hillside Development Standards and Guidelines.

EXHIBIT 2

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Required compliance with the Residential Design Guidelines:

- The project design is in compliance with the Residential Design Guidelines in that the Town's Consulting Architect has reviewed the proposal and determined that the proposed house is very well designed with an identifiable architectural style and details and appears to meet the Town's Residential Design Guidelines. While the proposed home is very large compared to most others in the immediate neighborhood, the site is also large and shielded from most surrounding views.

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 – *December 8, 2021*
CONDITIONS OF APPROVAL

16010 Winterbrook Road
Architecture and Site Application S-20-016

Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, and Site Work Requiring a Grading Permit on Property Pre-Zoned R-1:8. APN 523-26-017.

PROPERTY OWNER: Drew and Kari Brown.
APPLICANT: Gary Kohlsaat.
PROJECT PLANNER: Ryan Safty.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Prior to final occupancy all exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. All exterior lighting shall utilize shields so that no bulb is visible and to ensure that the light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes. 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 protected trees to be removed, prior to the issuance of a building or grading permit.
5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
6. TREE FENCING: Protective tree fencing, and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
7. TREE REPLACEMENT: Prior to issuance of final occupancy replacement trees must be planted.
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.

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10. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed.
11. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.
12. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
13. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.
14. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.
15. ANNEXATION: Annexation must be completed and certified by LAFCO prior to Building Permit issuance.

Building Division

16. PERMITS REQUIRED: A Demolition Permit is required for each individual structure exceeding 120 sq. ft. A Building Permit is required for the construction of the new single-family residence and attached garage. Additional Building Permits will be required for any detached structure such as retaining walls, pools, cabanas, automated vehicular gate, and ADUs. An additional Building Permit will be required for the PV System if the system is required by the California Energy Code.
17. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
18. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
19. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
20. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
21. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District

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Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of 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.

22. 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 soils mechanics.
23. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
24. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at 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
25. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
26. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
    a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
    b. All passage doors shall be at least 32-inch wide doors on the accessible floor level.
    c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
    d. A door buzzer, bell or chime shall be hard wired at primary entrance.
27. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
28. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.

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29. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
30. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of $2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
31. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

32. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.
33. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
34. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
35. PRIOR APPROVALS: All conditions per prior approvals shall be deemed in full force and affect for this approval.

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36. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the Owner/Applicant/Developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
37. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
38. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
39. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
40. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
41. STREET CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
42. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
43. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits or recordation of the Parcel / Final Map.
44. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner, Applicant and/or Developer's project engineer shall notify, in writing, the Town Engineer at

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least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.

45. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
46. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant/Developer's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
47. GRADING ACTIVITY RESTRICTIONS: Upon receipt of a grading permit, any and all grading activities and operations shall not commence until after/occur during the rainy season, as defined by Town Code of the Town of Los Gatos, Sec. 12.10.020, (October 15-April 15), has ended.
48. COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES: All grading activities and operations shall be in compliance with Section III of the Town's Hillside Development Standards and Guidelines. All development shall be in compliance with Section II of the Town's Hillside Development Standards and Guidelines.
49. DRIVEWAY: The driveway conform to existing pavement on Winterbrook Road shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
50. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner, Applicant and/or Developer to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
51. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
52. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.

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53. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
    a. Along with the Owner, Applicant and/or Developer, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
54. RETAINING WALLS: A building permit, issued by the Building Department, located at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
55. PROXIMITY OF RETAINING WALLS TO ADJACENT BUILDINGS: Prior to the issuance of a grading or building permit, structural details for the proposed retaining walls located immediately adjacent to or in the immediate vicinity of existing buildings on adjoining lots shall be submitted confirming that said walls will not negatively affect the structural integrity of these buildings.
56. WEST VALLEY SANITATION DISTRICT: All sewer connection and treatment plant capacity fees shall be paid either immediately prior to the recordation of any subdivision or tract maps with respect to the subject property or properties or immediately prior to the issuance of a sewer connection permit, which ever event occurs first. Written confirmation of payment of these fees shall be provided prior to map recordation.
57. DEMOLITION: Within 60-days of the deciding body approval action being final (i.e. after the 10-day appeal period and no requested appeals being submitted to the Town), the Property Owner shall record a Deed Restriction on each of the parcels in question which prohibits the recording of a Certificate of Compliance until one of the two (2) prerequisite actions occurs prior to the proposed recordation: 1) removal of any structures which cross lot/property lines or 2) the Property Owner successfully obtaining an Architecture & Site approval from the Town of Los Gatos for the demolition of the existing house and construction of a replacement house.
58. SOILS REPORT: One electronic copy (PDF) of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
59. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner, Applicant and/or Developer's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner, Applicant and/or Developer's soils engineer and submitted to the Town before a certificate of occupancy is granted.

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60. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner, Applicant and/or Developer's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner, Applicant and/or Developer.
61. WATER METER: The existing water meter, currently located within the Winterbrook Road right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
62. SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the Winterbrook Road right-of-way, shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
63. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
64. UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
65. UTILITY EASEMENTS: Deed restrictions shall be placed on lots containing utility easements. The deed restrictions shall specify that no trees, fences, structures or hardscape are allowed within the easement boundaries, and that maintenance access must be provided. The Town will prepare the deed language and the Owner, Applicant and/or Developer's surveyor shall prepare the legal description and plat. The Owner, Applicant and/or Developer shall pay any recordation costs. The documents shall be recorded before any grading or permits are issued.
66. DRIVEWAY APPROACH: Any new driveway approach(es) shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
67. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.

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68. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
69. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
70. CONSTRUCTION HOURS: All subdivision improvements and site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
71. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
72. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.
73. MAINTENANCE ACCESS: Prior to the issuance of any grading or building permits, the Owner, Applicant and/or Developer shall propose maintenance access improvements for the Town Engineer to review, comment on, and approve. The Engineering Division of the Parks and Public Works Department shall approve the surface materials over each public easement.
74. EMERGENCY VEHICLE ACCESS: The Emergency Vehicle Access Easement (EVAE) that traverses the Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice shall be provided at least one week in advance of closure.

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75. EMERGENCY VEHICLE ACCESS EASEMENT: Prior to the issuance of any grading or building permits, the Owner, Applicant and/or Developer shall coordinate with the Santa Clara County Fire Department to ensure that any proposed modifications to the Emergency Vehicle Access Easement that traverses the Project Site are curvilinear, allows for the Department's equipment to travel across said easement, and meets all Department specifications. Plans shall be submitted to the Santa Clara County Fire Department for approval prior to construction.
76. SANTA CLARA VALLEY WATER DISTRICT (SCVWD): Prior to start of any work along or within Santa Clara Valley Water District (SCVWD) right-of-way/easement, the Owner, Applicant and/or Developer shall submit construction plans to SCVWD for review and approval and obtain necessary encroachment permits for the proposed work. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department prior to Grading/Building Permit issuance.
77. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. A Sanitary Sewer Clean-out is required for each property at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.
78. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.
79. RELOCATION OF TRASH AND RECYCLING COLLECTION LOCATION: Prior to the issuance of any permits, an approval letter from West Valley Collection & Recycling accepting the change with the trash and recycling collection location shall be provided to the Town.
80. BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
81. STORMWATER DEVELOPMENT RUNOFF: All new development and redevelopment projects are subject to the stormwater development runoff requirements. Every Owner, Applicant and/or Developer or their design consultant shall submit a stormwater control plan and implement conditions of approval that reduce stormwater pollutant discharges through the construction, operation and maintenance of treatment measures and other

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appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements.

82. STATE CONSTRUCTION GENERAL PERMIT: In the event that, during the production of construction drawings for the plans approved with this application by the Town, it is determined that the project will disturb one (1) acre or more of site area, the filing of a Notice of Intent (NOI) and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the San Francisco Bay Regional Water Quality Control Board as part of a State Construction General Permit will be required. These items shall all be completed and accepted by the Engineering Division before issuance of a grading/building permit.
83. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
84. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
85. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
86. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place

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between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

87. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
    b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
    c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
    d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
    e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
    f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
    g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
    i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
    j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
88. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.
89. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control

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ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

90. WATER FEATURES: New swimming pools, hot tubs, spas and/or fountains shall have a connection to the sanitary sewer system, subject to West Valley Sanitation District's authority and standards, to facilitate draining events. Discharges from this/these feature(s) shall be directed to the sanitary sewer and are not allowed into the storm drain system.
91. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
92. STORM WATER MANAGEMENT PLAN: A storm water management plan shall be included with the grading permit application for all Group 1 and Group 2 projects as defined in the amended provisions C.3 of the Municipal Regional Stormwater NPDES Permit, Order R2-2015-0049, NPDES Permit No. CAS612008. The plan shall delineate source control measures and BMPs together with the sizing calculations. The plan shall be certified by a professional pre-qualified by the Town. In the event that the storm water measures proposed on the Planning approval differ significantly from those certified on the Building/Grading Permit, the Town may require a modification of the Planning approval prior to release of the Building Permit. The Owner, Applicant and/or Developer may elect to have the Planning submittal certified to avoid this possibility.
93. AGREEMENT FOR STORMWATER BEST MANAGEMENT PRACTICES INSPECTION AND MAINTENANCE OBLIGATIONS: The property owner/homeowner's association shall enter into an agreement with the Town for maintenance of the stormwater filtration devices required to be installed on this project by the Town's Stormwater Discharge Permit and all current amendments or modifications. The agreement shall specify that certain routine maintenance shall be performed by the property owner/homeowner's association and shall specify device maintenance reporting requirements. The agreement shall also specify routine inspection requirements, permits and payment of fees. The agreement shall be recorded, and an electronic copy (PDF) of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to the release of any occupancy permits.
94. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on

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a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.

95. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.
96. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
97. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

98. 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.
99. FIRE HYDRANT SYSTEMS REQUIRED: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]. Residence exceeds the 600' maximum distance from the hydrant to the farthest exterior corner of the structure. New public hydrant approved by SJW, also see pc# 21-3687.
100. FIRE SPRINKLERS REQUIRED: (As noted on sheet A-1) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Note: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by LGTC.
101. WATER SUPPLY REQUIREMENTS: (As noted on sheet A-1) 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

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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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

102. REQUIRED FIRE FLOW: (Letter received) The fire flow for this project is 2,750 GPM at 20 psi residual pressure from a single hydrant. As an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50%establishing a required adjusted fire flow of 1,375 GPM at 20 psi residual pressure. Provide documentation from a local water purveyor confirming the required fire flow of 1,375 GPM @ minimum 20 psi from the new fire hydrant.
103. EMERGENCY GATE/ACCESS GATE REQUIREMENTS: (As noted on sheet A-3) Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices.
104. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: (As noted on sheet A-3) Provide an access driveway with a paved all weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503.
105. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIRED: (As noted on sheet A-3) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5].
106. ADDRESS IDENTIFICATION: (As noted on sheet A-1) 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 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 505.1].
107. CONSTRUCTION SITE FIRE SAFETY: (As noted on sheet A-1) 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].
108. TIMING OF INSTALLATION: When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made

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serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2. Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. CFC Sec. 501.3, 501.4.

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KOHLSAAT & ASSOCIATES

ARCHITECTURE

COLOR SAMPLES BOARD

THE BROWN RESIDENCE

(SAMPLE PICTURE)

EXTERIOR WALLS:
PAINTED WHITE HORIZONTAL SIDING

WINDOWS: DARK GRAY

CASING, SILLS, & TRIM:
PAINTED WHITE

GUTTERS: WHITE

ROOFING: DARK GRAY COMPOSITION SHINGLES

EXHIBIT 4

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

January 27, 2021

Mr. Ryan Safty
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 16010 Winterbrook Avenue

Dear Ryan:

I reviewed the drawings, evaluated the site context, and prepared a review letter on July 23, 2020. Since that review letter, the applicant has provided more informtion and site photos to better describe the current site conditions. My comments and recommendations are as follows:

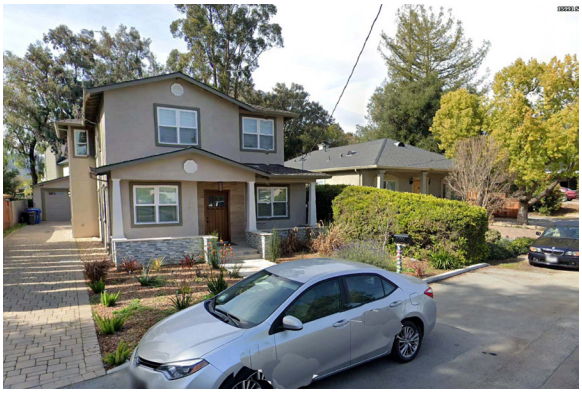
NEIGHBORHOOD CONTEXT

The site is located on a large flag lot accessed by Winterbrook Avenue. Substantial landscape surrounds the site. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

Winterbrook Ave. Entry Drive



Nearby house on Stephanie Lane

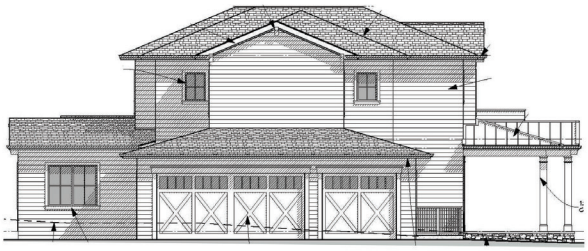
Nearby house on Winterbrook Avenue

Nearby house on Winterbrook Avenue

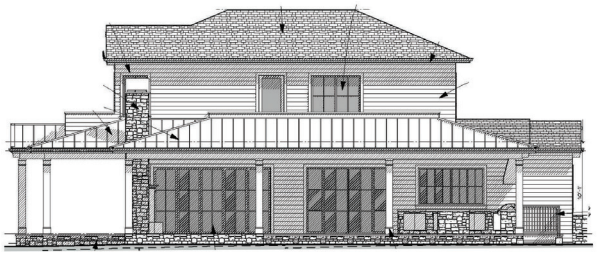
ISSUES AND RECOMMENDATIONS

The house is very well designed with an identifiable architectural style and details - see elevations and sketch below.

Proposed Front Elevation



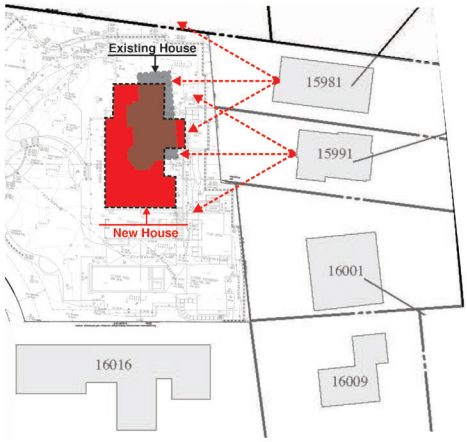
Proposed Left Side Elevation



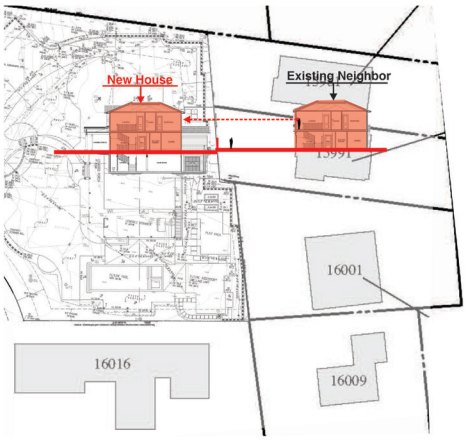
Proposed Right Side Elevation

Proposed Rear Elevation

While the proposed home is very large compared to most others in the immediate neighborhood, the site is also large and shielded from most surrounding views. However, the two homes immediately to the rear on Stephanie Lane would be very close to the new two-story house. The proposed house would be roughly the same height as the existing home on the site that it would replace. However, it would be much wider, and could have an impact on views from the two Stephanie Lane homes to the rear of the new home - see diagrams below.



PLAN



SECTION

While there could potentially be some impact on the identified neighbors, The impact will likely be minimal. The two photos to the right show second story views from the existing house to adjacent neighbors on Stephanie Lane. For the adjacent home at 15981 Stephanie Lane, it appears that impacts would not be any greater than the current condition - See diagram to the above left. The next door neighboring home at 15991 Stephanie Lane could potentially experience some impact, but the proposed design of the new house has an increased second floor setback at its adjacent edge which would mitigate the proposed building height.

In summary, the proposed house appears to meet the Town's Residential Design Guidelines, and I have no recommendations for changes to the proposed design.

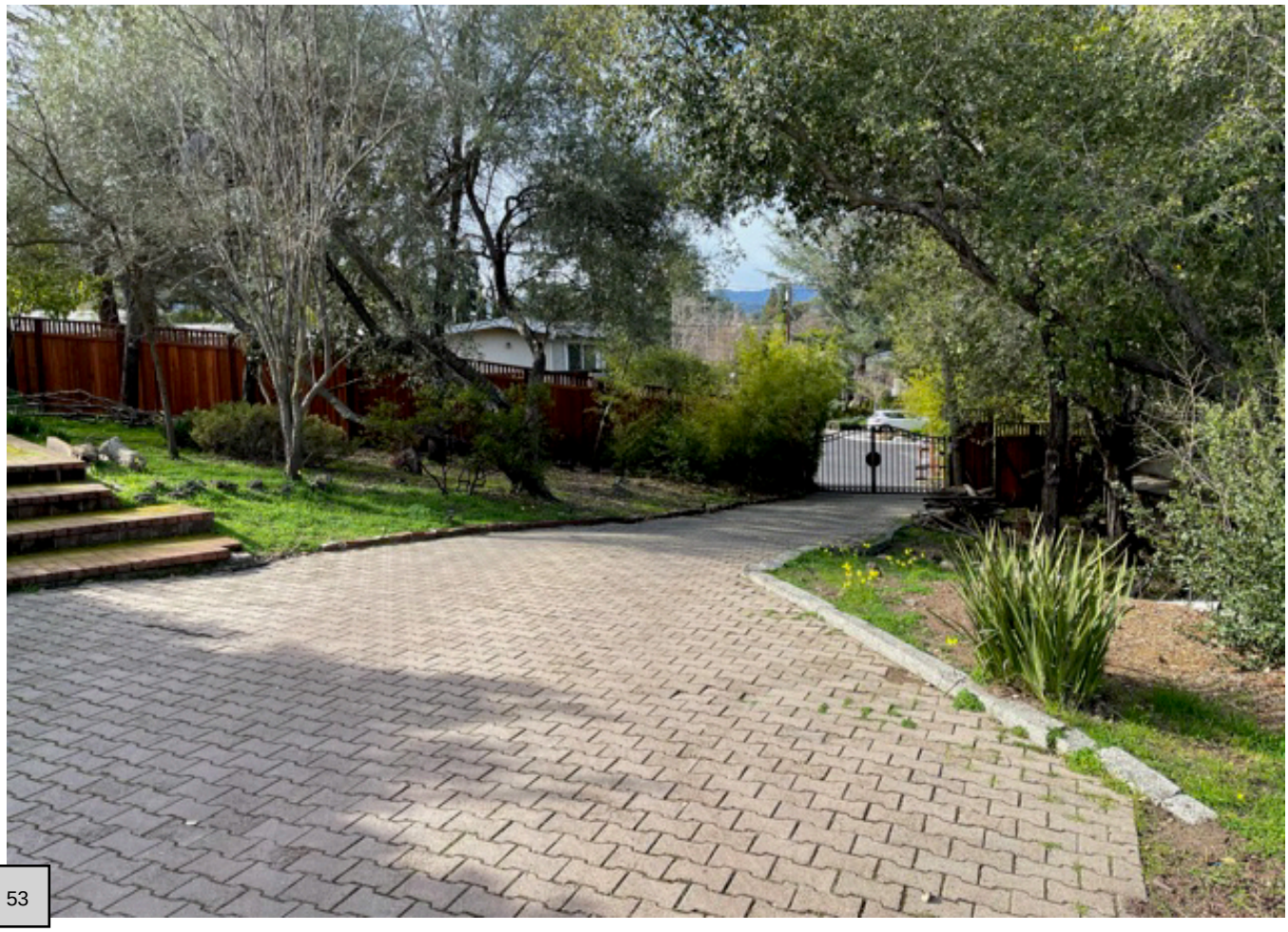
Looking NE from 2nd floor bedroom

Looking north from 2nd floor bedroom

Sincerely,

CANNON DESIGN GROUP

EXHBIT 6



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ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Assessment of Twenty-Four (24) Protected-Size Trees at and adjacent to 16010 Winterbrook Los Gatos, California

Prepared for:
Ryan Safty, Associate Planner
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Field Visit:
Walter Levison, Contract Town Arborist (CTA)
7/7/2020

Report by CTA
7/20/2020
Revised 8/12/2021

Registered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture
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1.0 Summary

a. Below is a matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade). In the table, the CTA (Contract Town Arborist) has outlined expected impacts to each tree, along with suggestions for adjustments to the plan set (if applicable) that will optimize tree survival over the long term.

The CTA calculated the appraised value of each tree, which can be used as a tool for determining the proper security bond amount to have the applicant post with the Town as a hedge against site plan-related tree damages (if applicable). Appraised values can also be used to determine damage fees if trees are determined during or after construction to have been damaged such that mitigation is required.

Mitigation replacement rate and size is noted for each tree in the case that removal or damage to trees occurs.

Note: Only trees within relatively close proximity of proposed work are included in this tree study (e.g. tree trunks located between approximately zero and 30 linear feet of current proposed new grading, utility trenching, excavation, haul routes, landscaping, etc. as shown on proposed plans, and trees with canopy driplines that encroach onto the subject property.

Table 1.0(a) (REFER TO THE CTA'S TREE MAP MARKUP WHEN REVIEWING THIS MATRIX)

Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
1	31 Valley oak	Retain with impacts.	Poor (due to proposed construction)	$4,170.	Modify proposed gate, proposed walkway, and proposed edging/paver restraint to allow for better root zone preservation.	($250 per each 24" Box) X 3 = $750.	15-gallon or 24" Box
2	32 Coast live oak	Retain	Poor (due to proposed retaining wall)	$6,900.	Modify proposed retaining wall alignment to increase area of root preservation, and/or use a "discontinuous wall footing" type that will allow for an over-grade trenchless type footing, with vertical piers spaced as far as possible on-center.	$ 250 X 4 = $1,000.	15-gallon or 24" Box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
3	33 Valley oak	Remove	Poor (due to proposed road renovation with new edge restraints and base excavation prep).	$1,130.	(To be removed).	$250 X 3 = $750.	15-gallon or 24" Box
4	34 Coast live oak	Retain	Poor (due to proposed retaining wall construction)	$2,630.	Push proposed retaining wall alignment to at least 10 feet offset from trunk edge.	$250 X 3 = $750.	15-gallon or 24" Box
5	35 Coast live oak	Retain	Poor to Mod (due to pruning required to clear the driveway airspace)	$3,180.	Retain a tree care company to provide ANSI A300-compliant pruning services to clear the proposed fire truck turnaround airspace and driveway airspace (14 feet above grade).	$250 X 3 = $750.	15-gallon or 24" Box
6	36 Coast redwood	Retain	Good	$17,900.	Tree is offset adequately to allow for good root zone preservation, as long as a robust chain link fence root protection zone (RPZ) is established along the west side of the proposed new retaining wall, with silt fence attached to prevent "slumping" of soil downhill into the RPZ.	$250 X 4 = $1,000.	15-gallon or 24" Box
7	37 Catalina Island cherry	Retain	Poor to Mod	$1,870.	Push proposed new retaining wall and fire truck turnaround footprint a few feet farther north than currently proposed, in order to increase the linear offset radius between wall edge and trunk edge.	$250 X 3 = $750.	15-gallon or 24" Box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
8	38 Coast live oak	Retain	Mod	$600.	(No changes to plans required. Fence off per CTA's tree protection map markup).	$250 X 3 = $750.	15-gallon or 24" Box
9	39 English walnut	Retain	Poor to Mod	$4,540.	(No changes to plans required. Fence off per CTA's tree protection map markup).	$250 X 6 = $1,500.	15-gallon or 24" Box
10	40 European olive	Removal per plan	----------	$6,800.	----------	$250 X 3 = $750.	15-gallon or 24" Box
11	41 Valley oak	Retain with impacts	Poor	$1,530.	Adjust proposed storm drain (SD) pipe trench route to at least 10 feet offset from trunk edge, or use trenchless technology such as directional bore to install. Otherwise, the tree will be considered a "removal", and fee payment will apply per amount at right.	$250 X 3 = $750.	15-gallon or 24" Box
12	42 Strawberry tree	Removal per plan.	----------	$2,110.	----------	$250 X 3 = $750.	15-gallon or 24" Box
13	43 European olive	Removal per plan.	----------	$5,700.	----------	$250 X 4 = $1,000.	15-gallon or 24" Box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
14	44 Coast live oak **NEIGHBOR TREE**	Retain	LPT Mod to Good	$12,000.	Use "discontinuous footing" for the new retaining wall build, in order to reduce root loss during installation of the wall. Fence off the root zone using chain link material, as far west as possible from the property line, in order to maximize root preservation, prior to start of the site construction project.	$250 X 4 = $1,000.	15-gallon or 24" Box
15	45 Shamel ash	Removal per plan.	Mod	$10,600.	----------	$250 X 10 = $2,500.	15-gallon or 24" Box
16	46 Valley oak	Removal per plan.	Poor	$910.	----------	$250 X 3 = $750.	15-gallon or 24" Box
17	47 Coast live oak	Removal per plan.	Poor	$870.	Push proposed pool surround (pavers) to farther north than currently shown (this will be a separate future entitlement application).	$250 X 3 = $750.	15-gallon or 24" Box
18	48 California pepper tree (non-native)	(The CTA suggests removal for safety purposes. Town may waive fee)	Poor	$460.	(To be retained by applicant, even though tree is currently in very poor overall condition rating).	$250 X 3 = ($750.) (Possible fee waive. Tree should be removed for safety purposes).	15-gallon or 24" Box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
19	49 The Patriarch Oak (Valley oak)	Retain, with impacts.	LPT Mod	$38,600.	Erect chain link tree protection fencing at approximately 25 feet offset from trunk edge. Applicant's most current grading and drainage plan dated 4/16/2021 shows retaining wall pulled out to approx. 16 feet from trunk edge, and turf/irrigation pulled out to approximately 25 feet from trunk edge, which roughly complies with the CTA's requests to improve the offset distances of proposed work in terms of distance from trunk edge. However, the landscape plan sheet dated 6/22/2021 shows the retaining wall pulled out to 25 feet from trunk edge of oak #49. It is not clear as to which of the above two plan sheets shows the correct proposed retaining wall location. Staff will need to verify this with the applicant's project team, as the discrepancy of 9 feet difference is significant.	$250 X 10 = $2,500.	15-gallon or 24" Box
20	50 Valley oak	Removal	TCS rating of Poor (due to conflict with proposed turf lawn area)	$3,240.	(To be removed).	$250 X 3 = $750.	15-gallon or 24" Box

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Line Number	Tree Tag Number / Common Name	Expected Tree Disposition	Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	Appraised Value	Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good"	Replacement Rate Per Canopy Lost	Replacement Size Tree
21	51 Valley oak	Retain	Poor to Mod	$2,260.	(No changes to plans required. Fence off per CTA's tree protection map markup).	$250 X 3 = $750.	15-gallon or 24" Box
22	52 Valley oak	Retain	Poor to Mod	$3,810.	(No changes to plans required. Fence off per CTA's tree protection map markup).	$250 X 3 = $750.	15-gallon or 24" Box
23	53 Coast live oak	Retain	Poor to Mod	$1,970.	(No changes to plans required. Fence off per CTA's tree protection map markup).	$250 X 3 = $750.	15-gallon or 24" Box
24	57 Coast live oak	Retain, with possible severe impacts.	Poor to Mod. Possible severe impact from proposed storm drain pipe and drywell work.	$660.	Suggest relocate proposed sanitary sewer pipe trench edge such that it is at least 6 lateral feet offset from the trunk edge, or use directional bore trenchless technology to avoid trenching altogether. If neither of the above two options can be feasibly performed, then the tree will be considered a "removal", and payment of the fee at right will apply.	$250 X 2 = $500.	15-gallon or 24" Box

2020-21 Town of Los Gatos In-lieu fee equivalent = $250 per each required 24" box mitigation tree planting not installed on the site.

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2.0 Assignment & Background

Walter Levison, Contract Town Arborist (CTA) was directed to tag and assess all Protected-Size (4-inch diameter and greater) trees in relatively close proximity to the proposed site plan project area, including off-site trees on neighboring properties which were expected to be negatively impacted by the applicant's planned work.

The CTA assessed the entire set of revised November, 2020 plans. Tree data were collected and assembled by the CTA in section 11.0 of this report. Tree tags were affixed by the CTA to the mainstems of the on-site trees. These tags were racetrack shaped aluminum tags numbering in the range of "31" through "59" (twenty-four total trees assessed, with some tagging gaps due to trees removed in 2021 that were then removed from this 8/12/2021 version of the arborist report).

The CTA's recommendations in section 4.0 of this report are based on published information in various standard arboriculture texts, such as the series of *Best Management Practices* (BMP) companion publication (booklets) published by International Society of Arboriculture that are periodically updated over time. The series of BMP booklets accompany the ANSI-A300 USA standards for tree care used by U.S.-based tree care companies.

Additional supporting information includes digital images archived by the CTA as section 10.0, a tree map markup JPEG embedded as section 12.0, and an appraisal data worksheet attached as section 13.0.

The CTA utilized a forester's D-tape to determine tree mainstem (trunk) diameters at 4.5 feet above grade. The D-tape is a circumferential tape that converts actual trunk circumference to an averaged diameter in inches and tenths of inches. Tree heights were determined using a digital Nikon Forestry Pro 550 hypsometer. Tree canopy spread diameters were estimated visually or paced off. The tree canopy driplines shown as black clouding on the tree map markup are approximate only.

NEW INFORMATION FOR THE 8/12/2021 REPORT REVISION:

The CTA reviewed a new **4/16/2021** version of the grading and drainage plan sheet 4 of 6, in order to assess impacts to trees from proposed new sewer pipe trenching and storm drain pipe trenching near trees #41, 53, and #57. There were a few issues noted with this grading and drainage plan iteration:

- SCALE BAR: The scale bar on this updated 4/16/2021 version of the grading and drainage plan sheet is correct, and scales the same as the linear footage indications on the sheet.

- OAK GROVE: Five (5) oak trees #54, 55, 56, 58, and #59 were recently removed by the applicant, and have now been removed from this consulting town arborist (CTA) report at the request of Town Planning Staff.

- STORM DRAIN: The proposed storm drain routing as shown on the 4/16/2021 version of the grading and drainage plan is still considered unacceptable in terms of lateral offset distance between the trunk edges of tree #41. It is suggested that the applicant's project team consider relocating the storm drain to 10 feet offset from trunk edge, or use of horizontal directional bore "trenchless" technology to install the storm drain in order to avoid severe damage to this tree's root system. Otherwise, the tree will be considered a removal in terms of new construction-related impacts, and canopy replacement in-lieu fee payment will apply per Town Code.

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- SANITARY SEWER: The proposed sewer pipe trench route as currently shown on the 4/16/2021 version of the grading and drainage plan will cause severe root loss to oaks #41 and #57. It is suggested that the project applicant push the pipe trench to at least 10 feet offset from trunk edge of oak #41, and 6 feet offset from trunk edge of oak #57, or use trenchless directional bore technology to avoid trenching altogether. Otherwise, these two native oak trees will be considered a removal in terms of new construction-related impacts, and canopy replacement in-lieu fee payment will apply per Town Code.

- OAK #49 VS. RETAINING WALL / SHOWN DIFFERENTLY ON TWO PLAN SHEETS: The applicant's landscape plan sheet revision date 6/22/2021 shows the proposed new retaining wall at 25 feet from trunk edge of oak #49, in compliance with the CTA's request that the wall be pulled out to 25 feet, along with proposed turf, proposed irrigation, and proposed landscape plant installations. However, the proposed grading plan dated 4/16/2021 still shows the proposed new retaining wall at roughly 16 feet from trunk edge: a discrepancy of 9 linear feet.

  Staff will need to verify with the applicant's team to determine which of these two plan sheets shows the correct retaining wall build location.

3.0 Town of Los Gatos – What Trees are Protected?

Per the most recent (2015) iteration of the Town of Los Gatos tree ordinance (Town Code Chapter 29 – Zoning Regulations, Article 1), the following regulations apply to all trees within the Town's jurisdiction (wordage adjusted):

1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered "**Protected Trees**" when removal relates to any development review.

2. 12 inch diameter (18 inch multistem total) trees on developed residential property not currently subject to development review.

3. 8 inch diameter (8 inch multistem total) blue oak (*Quercus douglasii*), black oak (*Quercus kellogii*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) on developed residential lots not currently subject to development review.
4. 8 inch diameter (8 inch multistem total) trees on developed residential property not currently subject to development review, on lots in the designated **Hillside Area** per the official Town map.

5. All trees with a single mainstem or sum of multiple mainstems totaling 48 inches diameter or greater at 4.5 feet above grade are considered "**Large Protected Trees" (LPT).**

6. All oak species (*Quercus spp*.), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered **"Large Protected Trees" (LPT).**

7. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting 25% or more of any **Protected Tree** (including below ground root system).

8. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a **Large Protected Tree**.

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9. Section 29.10.0965. Prohibitions: A permit is required to conduct severe pruning on any protected tree. Severe pruning is defined in section 29.10.0955 as "topping or removal of foliage or significant scaffold limbs or large diameter branches so as to cause permanent damage and/or disfigurement of a tree, and/or which does not meet specific pruning goals and objectives as set forth in the current version of the International Society of Arboriculture Best Management Practices-Tree Pruning and ANSI A300-Part 1 Tree, Shrub, and Other Woody Plant Management-Standard Practices, (Pruning)."

10. Exceptions:

    Severe Pruning Exception in Town Code section 29.10.1010(3) "…..except for pollarding of fruitless mulberry (*Morus alba*) or other species approved by the Town Arborist….".

    Protected Tree Exceptions:

    a. Edible fruit or nut bearing trees less than 18 inches diameter (multistem total or single stem), including fruiting olive trees.
    b. *Acacia melanoxylon* (blackwood acacia) less than 24 inches (multistem total or single stem)
    c. *Liriodendron tulipifera* (tulip tree) less than 24 inches (multistem total or single stem)
    d. *Ailanthus altissima* (tree of heaven) less than 24 inches (multistem total or single stem)
    e. *Eucalyptus globulus* (Tasmanian blue gum) less than 24 inches (multistem total or single stem)
    f. *Eucalyptus camaldulensis* (River red gum) less than 24 inches (multistem total or single stem)
    g. *Other eucalyptus species* (E. spp.) not noted above, less than 24 inches (multistem total or single stem) **(REMOVAL O.K. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP):** www.losgatosca.gov/documentcenter/view/176
    h. All palm species *(*except *Phoenix canariensis)* less than 24 inches (multistem total or single stem)
    i. *Ligustrum lucidum* (glossy privet) less than 24 inches (multistem total or single stem)

    Note that per the exception in part 'a' above, fruiting olive trees with stems totaling less than 18 inches are considered non-protected.

At 16010 Winterbrook, olive trees #40 and #43 are considered protected-size trees per the Town tree ordinance, due to their multiple mainstem totals of greater than 18 inches each.

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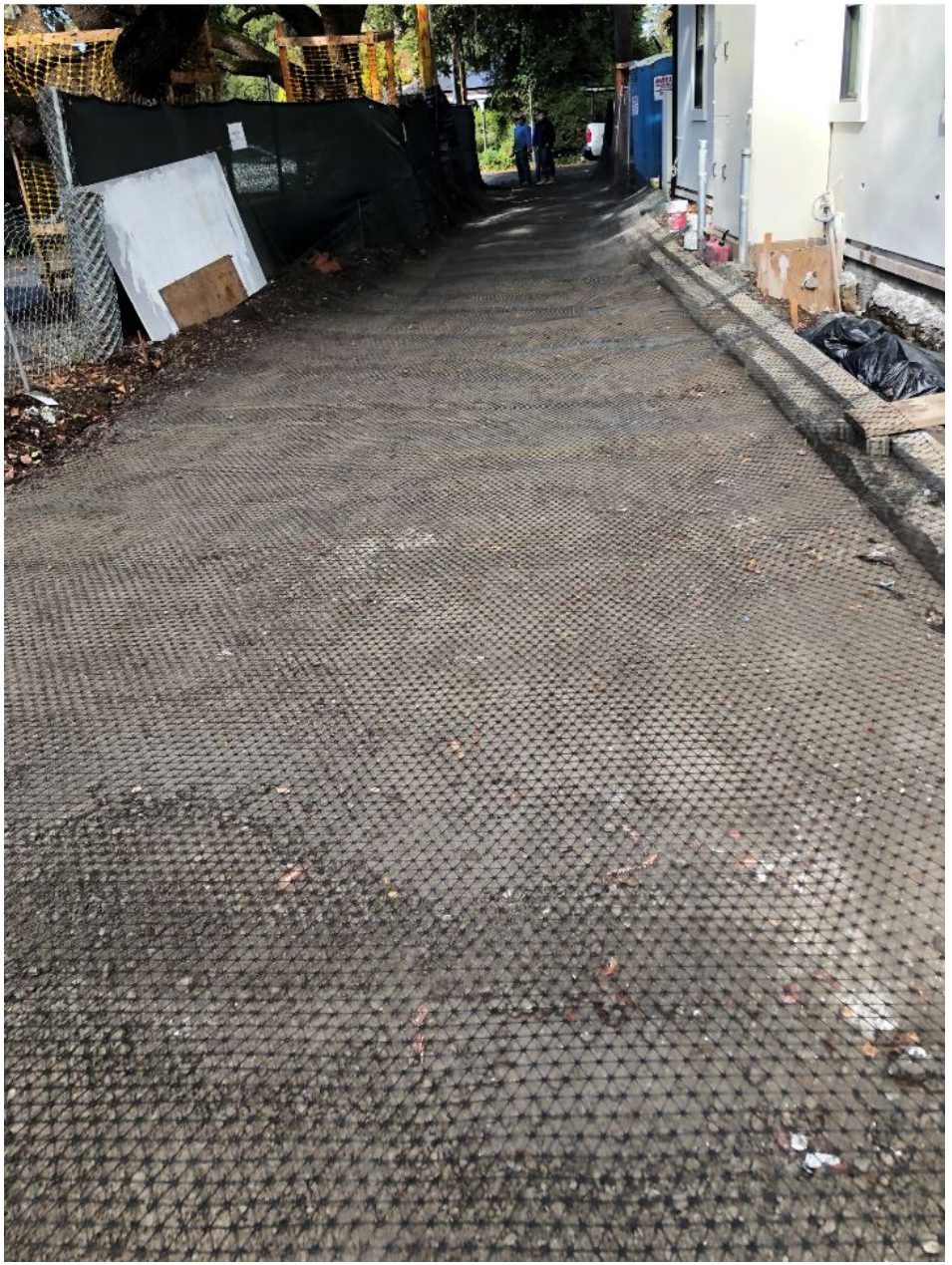
4.0 Recommendations

1. Project Arborist ("PA"):

   Initial Signoff

   It is recommended that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Mr. Ryan Safty, Associate Planner (rsafty@losgatosca.gov). Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition:

   "The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in a monthly site activity report sent to the Town. A mandatory Monthly Tree Activity Report shall be sent at least once monthly to the Town planner associated with this project (rsafty@losgatosca.gov) beginning with the initial tree protection verification approval letter".



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2. Project Team Pre-Project Adjustments, Clarifications, and Limits Suggested or Required:

2a. AUTO GATE & BYPASS WALKWAY:

It is suggested that the applicant team revisit the proposed auto gate and bypass walkway section of the site, to determine if **oak #31** can actually be retained with these items to be renovated/built in very close proximity to the trunk edge.

2b. DRIVEWAY BASE SECTION, EDGE RESTRAINTS:

Limit driveway base rock base section excavation cuts to less than 6 inches of cut below existing soil surface grade elevations to avoid severe damage to roots extending from **oaks #31, 32, 41.**

Eliminate any "over-excavation" or "recompaction" proposed for subbase prep, within 20 feet of these trees.

Geogrid materials may or may not be required to be laid over soil surface grade in order to achieve these restricted base prep depths. See photo above right, showing a recent 2020 geogrid install on a project overseen by the CTA, using a high performance triaxial geogrid. Baserock was laid directly over the grid and tamped down to 90% Proctor, after this photo was taken.

Use of a triaxial geogrid over the existing soil surface means that zero scarification and zero recompaction needs to be performed, which avoids damage to or loss of the root systems of nearby trees being retained.

Paver restraints (aka "edge restraints") within 20 feet of the above-noted oaks will also need to be set such that their bases are less than or equal to 6 inches below surface grade elevations. This can be accomplished through use of steel edging pinned in place using long steel pins.

2c. GOOD NEIGHBOR RETAINING WALL:

Retaining walls within 20 feet of the above noted oaks, as well as **neighbor oak #44,** will need to be designed with "discontinuous footings" that float over existing grade, with floating beams that span between small-diameter structural piers set vertically into the ground as far apart as possible in terms of spacing on-center. Piers can be standard concrete, or can be helical anchors, or steel I-beams, or a combination thereof. Canopy overhangs in the area of oaks #31, 32, and #34 may preclude use of larger pier drilling equipment due to airspace requirements, and may require use of a 2-person breakdown-type drill rig which requires only 12 feet of vertical clearance (see photo at right of a two person breakdown drill rig being used on a sensitive heritage tree retaining wall construction project overseen by the CTA in 2020). This is a subject for further discussion.[1]

[1] The CTA noted that, upon review, the current proposed retaining wall "bottom of wall" elevations noted as "BW" on the grading and drainage plan sheet dated November 2020 are roughly "at or above existing soil surface grade" elevations. However, this does not necessarily mean that the wall foundation footings are proposed to terminate at

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2d. FIRE TRUCK TURNAROUND RETAINING WALL:

If possible, use a discontinuous footing for the section of fire truck turnaround retaining wall that is within 20 linear feet of **tree #37.**

2e. PATRIARCH TREE #49 VS. PROPOSED LANDSCAPE ELEMENTS:

This 33.2 inch diameter valley oak (*Quercus lobata*) specimen is the most valuable and important tree on the site. The CTA valuated the tree at $38,600, using the new 2019 10th edition of *Guide for Plant Appraisal.*

The structural minimum root zone (Critical Root Zone) is 6 X diameter as an offset for all construction, and is calculated as 6 X (33.2") as a radial offset from trunk edge. This works out to 16.6 feet offset from trunk as a minimum distance for "structural stability". However, the CRZ distance does not guarantee survival of a tree.

A more reasonable offset is (10 X diameter) as a radial offset distance to maintain construction activity, for valley oak specimens which are a species that is highly sensitive to construction work (e.g. cuts, fills, summer irrigation, etc.). 10 X 33.2" works out to a construction offset of 27.6 feet offset from trunk edge, which the CTA rounded down to 25 feet as a suggested minimum offset from trunk edge. This is considered the distance inside which no activity should occur (i.e. a "no dig zone"), as Best Management Practice for tree preservation of a valley oak specimen of this size and value.

The applicant's most current iteration of the grading and drainage plan sheet dated **4/16/2021** shows turf lawn pulled out to 25 feet, and the proposed retaining wall work pulled out to roughly 16 feet from trunk edge. The landscape plan sheet shows the retaining wall pulled out to 25 feet from trunk edge, which means that there is a discrepancy between the landscape plan sheet L1 dated **6/22/2021** and the grading and drainage plan sheet 4 of 6.

The CTA recommends that Town Staff verify with the applicant's project team whether the wall will be built at 25 feet from trunk edge of oak #49 as shown on the landscape plan sheet, or at 16 feet from trunk edge as shown on the grading plan sheet.

TREE #49 SAFETY ISSUES

The presence of a possible bark inclusion "discontinuity" zone at the fork (roughly 12 feet to 15 feet elevation) is cause for concern. The fork may be a point of elevated risk of splitout, which would cause the tree to fail and endanger a "target zone" at least 50 feet in radius in all directions around the tree. Therefore, the proposed swimming pool (future permit application) and other higher use-type elements such as chairs, lounges, benches, etc. should be situated at least 50 feet or greater offset radius from the trunk edge, for safety purposes.[2]

bottom of wall elevations. In the CTA's professional experience, retaining wall footings are typically set far deeper than surface elevation. The best tree root-friendly wall footing alternative is to specify that the walls are engineered to float as spanning over-grade beams, connected by vertical piers of depth to be determined.

[2] Formal tree risk assessment per TRAQ protocols, and discussion of risk mitigation options, is outside the scope of this contract town arborist report preparation assignment, and the subject would therefore need to be revisited by the project arborist working for the owner of this property. The above information is provided as a courtesy to the applicant's project team for planning purposes only.

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2f. SANITARY SEWER (SS) PIPE & STORM DRAIN (SD) PIPE ADJUSTMENTS:

Per the CTA's review of the most recent 4/16/2021 version of the grading and drainage plan sheet 4 of 6, the following plan adjustments are suggested:

- Relocate the proposed storm drain pipe trench to at least 10 feet offset from trunk edge of oak #41, or use trenchless directional bore technology to avoid trenching altogether.

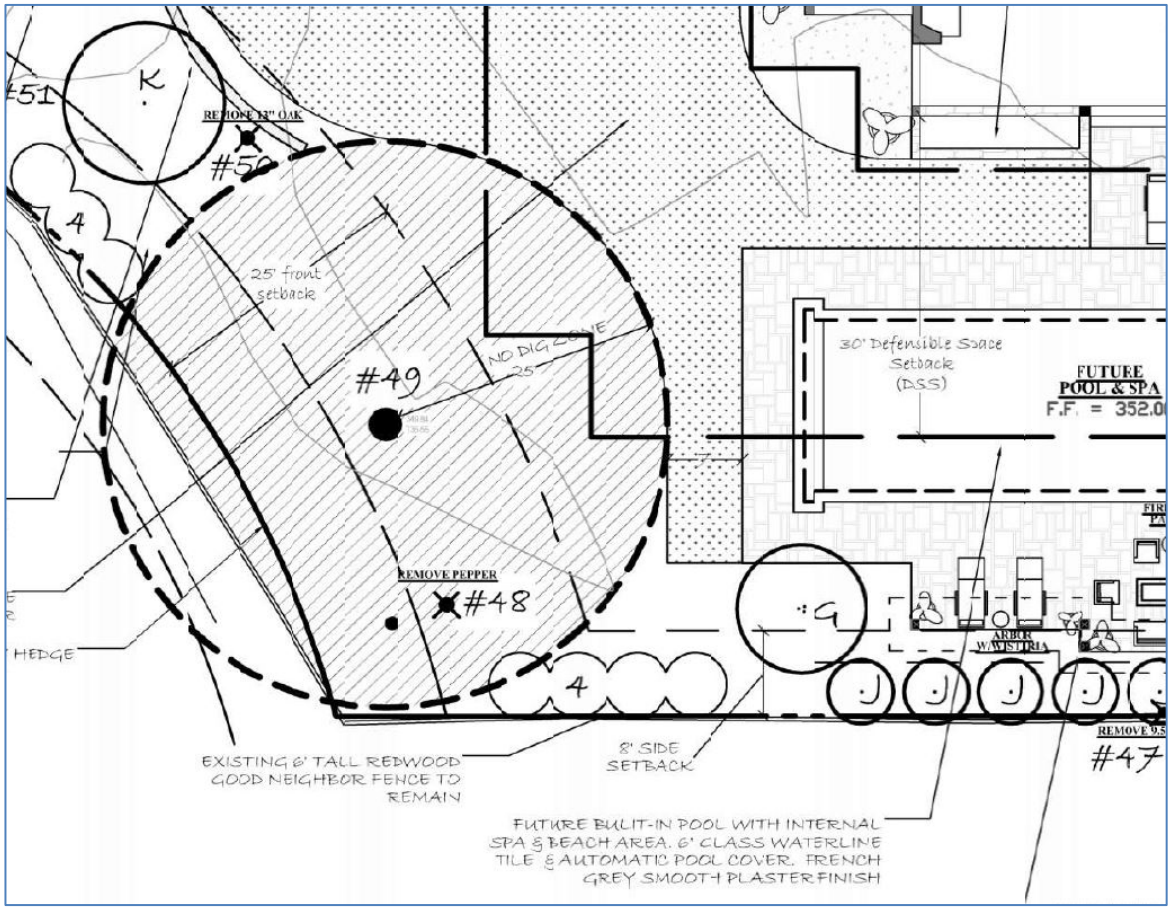
- Relocate the proposed sanitary sewer pipe trench to at least 10 feet from trunk edge of oak #41, and 6 feet from trunk edge of oak #57, or use trenchless directional bore technology to avoid trenching altogether.

2g. LANDSCAPE PLAN vs. OAK #49:

The most current iteration of the landscape plan sheet dated **6/22/2021** shows proposed plantings, proposed turf, and the proposed retaining wall at roughly 24-25 feet offset from trunk edge (see snippet from landscape plan sheet L1 dated 6/22/2021 at right, with dashed circle drawn at 25 feet radius from trunk edge). This appears to satisfy the CTA's request that all proposed new work and new plantings/irrigation be pulled out to 25 feet from trunk edge.

Note however that the most current grading plan sheet 4 of 6 dated 4/16/2021 still shows the wall location at 16 feet from trunk edge of oak #49, which appears to be an error or oversight.

Staff will need to verify with the applicant as to which of the two plan sheets shows the correct proposed retaining wall location in relation to oak #49.



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3. New Irrigation Piping:

4a. Review:

Provide an irrigation plan sheet to Town Staff for review. all new irrigation hard PVC pipe trenching shall be offset at least 15 to 20 feet from the trunk edge of any tree being retained both on and off site.

For areas within 15 or 20 feet of a tree being retained, use only over-grade "trenchless" systems such as flexible ½" diameter tubing that is UV-resistant and rated for installations on-grade, in order to avoid trenching which would otherwise destroy root systems of trees being retained. See sample of commercial grade UV-resistant flexible PVC piping at right which is being used extensively on one of the CTA's 2020 tree management projects. The thickness of this commercial grade tubing is such that it resists vandalism and rodent chewing damage far better than standard residential "brown line" flexible tubing. Also, the fact that this is flexible PVC tubing means that it can be quickly solvent-welded to any standard schedule 40 parts, such as threaded connectors, joints, etc.

4. Trunk Buffer Wrap Type III Protection:

Prior to demolition commencement, install trunk buffers around all trees being retained on-site:

Wrap **one (1) entire roll of orange plastic snow fencing around the trunk of each single on-site tree**, between grade and 6 to 8 feet above grade to create a padding of at least 1 to 2 inches thickness around each tree trunk. Stand 2x4 wood boards upright, side by side, around the entire circumference of the orange plastic wraps. Affix using duct tape (do not use wires or ropes). See spec image above right showing the wooden boards correctly mounted against one entire roll of orange snow fencing, such that the wood does not actually touch the trunk at all.

Trees to be wrapped at this site: #31, 32, 34, 35, 37, 53, 57.

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5. (Required) Chain Link Fencing Type I and/or Type II Root Protection Zone (RPZ):

Prior to demolition commencement, erect chain link fencing panels set on moveable concrete block footings (see sample image below right). Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees. These panels are available commonly for rent or purchase.

Alternative Fencing / Tube Posts and Rolled Chain Link: Using a professional grade post bounder, pound 7-foot long 2-inch diameter iron tube posts 24-inches into the ground, at 6 to 10-foot spacing maximum on-center, and hang steel chain link fencing material minimum 5-feet height on the tube posts. These materials are available for purchase at many retail and wholesale construction supply houses such as Home Depot, Lowe's, Grainger's, White Cap, Harbor Freight, etc.

For the sections of fence that run along the south end of the site near to trees #31, 32, 34, 35, 36, 37, use silt fencing with the bottom edge tucked down into the soil, or engineer's filter fabric zip tied to the fencing, as an additional barrier specifically designed to stop movement of slumping soil and wastes from dropping downhill into the root protection zones of these trees.

See image at right, where the applicant actually buttressed the base of silt fencing using a straw wattle that was pinned down into the ground using wooden dowels. Use of straw wattles in addition to the silt fence is the best method found to date, as it ensures that the base of silt fence is always tight on grade, to prevent migration of any phytotoxic materials, garbage, waste, soil, etc. into the trees' root protection zones downhill from the chain link alignment.

Pre-demolition fence routes:

See the CTA's red-dashed lines indicating chain link fence routing, on the attached tree map markup, which are shown on an older version of the grading and drainage plan sheet.

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

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6. Signage: The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 15 linear feet of fencing, minimum 8"X11" size each, plastic laminated or printed with waterproof ink on waterproof paper, with wordage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):

TREE PROTECTION ZONE FENCE
ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025

PROJECT ARBORIST:
TELEFONO CELL: EMAIL:

Note: Walter Levison, Contract Town Arborist is an independent consultant retained under contract with Town of Los Gatos Planning Division Staff, and is not the "PROJECT ARBORIST".

7. Tree Removal Permitting / Removal of Protected-Size Trees / Mitigation:

   Eight (8) trees are proposed by the applicant to be removed: **#33, 40, 42, 43, 45, 46, 47, and #50.**

   The applicant's September 30, 2020 landscape plan sheet L1 reviewed for this revised report iteration 1/28/2021 shows a total of 36 new plantings of 15-gallon and 24" box size landscape trees of various species, plus a number of smaller shrublike trees and citrus trees. This installation of 36 tree specimens on site exceeds the Town of Los Gatos mitigation requirement in terms of Table 3-1 Tree Canopy Replacement Standards which require that for the above eight removals, a replacement consisting of at least thirty-two (32) trees, minimum 15-gallon size, be installed. Therefore, the applicant is not required to pay any mitigation in-lieu fees for this project.

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8. New Plantings / Tree Installation Specs:

Ideally, **two (2) high flow type adjustable bubblers each emitting 1/2 to 2 gallons per minute (2GPM), depending on percolation rate of planting pit,** are set directly over the rootball of each single tree planting, and each tree is installed with two (2) wooden planting stakes (not the shipping stake), with a set of figure-8 Cinch Ties ™. The diagram below illustrates correct form for a 24" box size tree planting pit and berm construction, per arboriculture Best Management Practices. The CTA marked up the original open-source diagram from Urban Tree Foundation (2014) to add the correct location for the ½" diameter flood bubblers and flex tubes set directly over the rootball.

Make sure to completely remove the shipping stake that is initially tied tightly against the trunk of each tree by the grower/nursery. This stake is only for transport, and cannot be left tied against the trunk. It must be completely removed from the trunk area in order to avoid causing damage to the tree trunk as it grows in girth.

The tree stakes are cut to just above the elevation of the Cinch-Ties to avoid abrasion between the stakes and the limbs and trunk during wind movement.

A watering berm consisting of site soil is formed around the edge of the rootball to force irrigation water to pool up directly over the rootball. The berm should be approximately 4 to 6 inches in height, and 8 to 12 inches in width, set directly over the rootball edge (see spec diagram below).

The spec image below shows the rootball being set at 25% above surrounding finish grade elevation of the soil. This is for "poorly drained" soil situations where flooding of the planting pit may occur. Given that a large percentage of the south bay and peninsula planting sites contain clay based construction pad type soil that is very slow draining, this "poorly drained soil" specification should actually be considered the norm for most planting sites encountered in the Bay Area. At a very minimum, the rootball should be two to three inches raised above surrounding grade to encourage proper drainage away from the top of ball.

Also note that the spec image below shows the correct "shallow bowl" type of planting pit dig, where the pit is at least 3X to 4X the width of the tree rootball, (and only approximately 3/4X) the rootball depth, which means that the bottom of the rootball will be sitting securely on solid, non-decompacted parent soil, without threat of being destabilized or sinking down into a previously-dug pit depth deeper than the rootball depth. The purpose of this type of "shallow bowl" pit dig is to stabilize the rootball and prevent it from sinking, while also encouraging fast growth of lateral woody roots radiating outward from the rootball into the surrounding soil outside of the pit.

A second image is provided by the CTA, which is a planting and irrigation spec developed for the author's private practice, indicating correct irrigation of a 24" box size tree over time in terms of volume, frequency, berm location, etc. for optimal growth development of the tree. This is the newest iteration of the planting specification, which now shows a recommended subdrain/root channel which is augered into the ground using a 12 inch diameter auger bore, for a distance of 5 feet depth below the bottom elevation of the planting pit:

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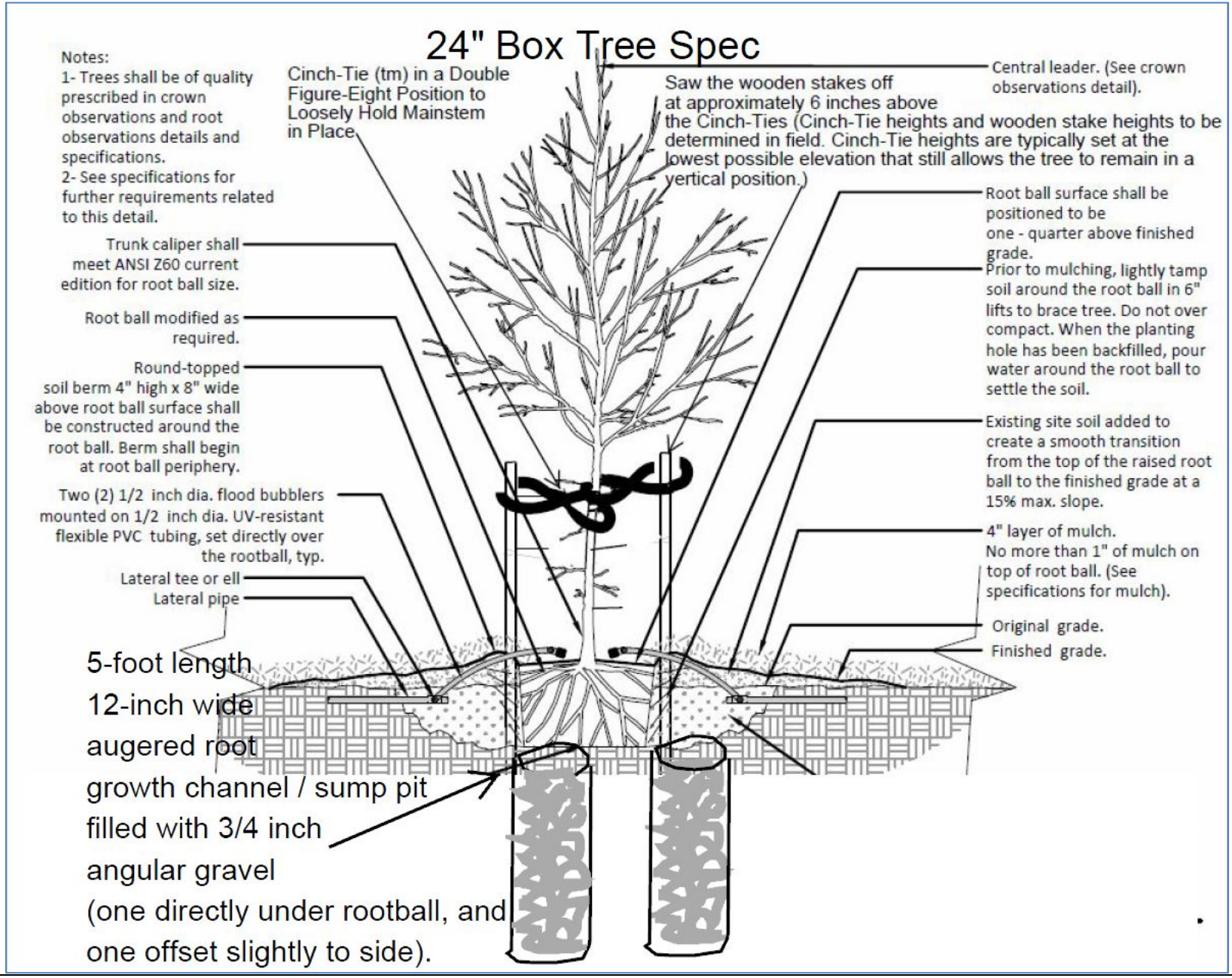

Registered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture
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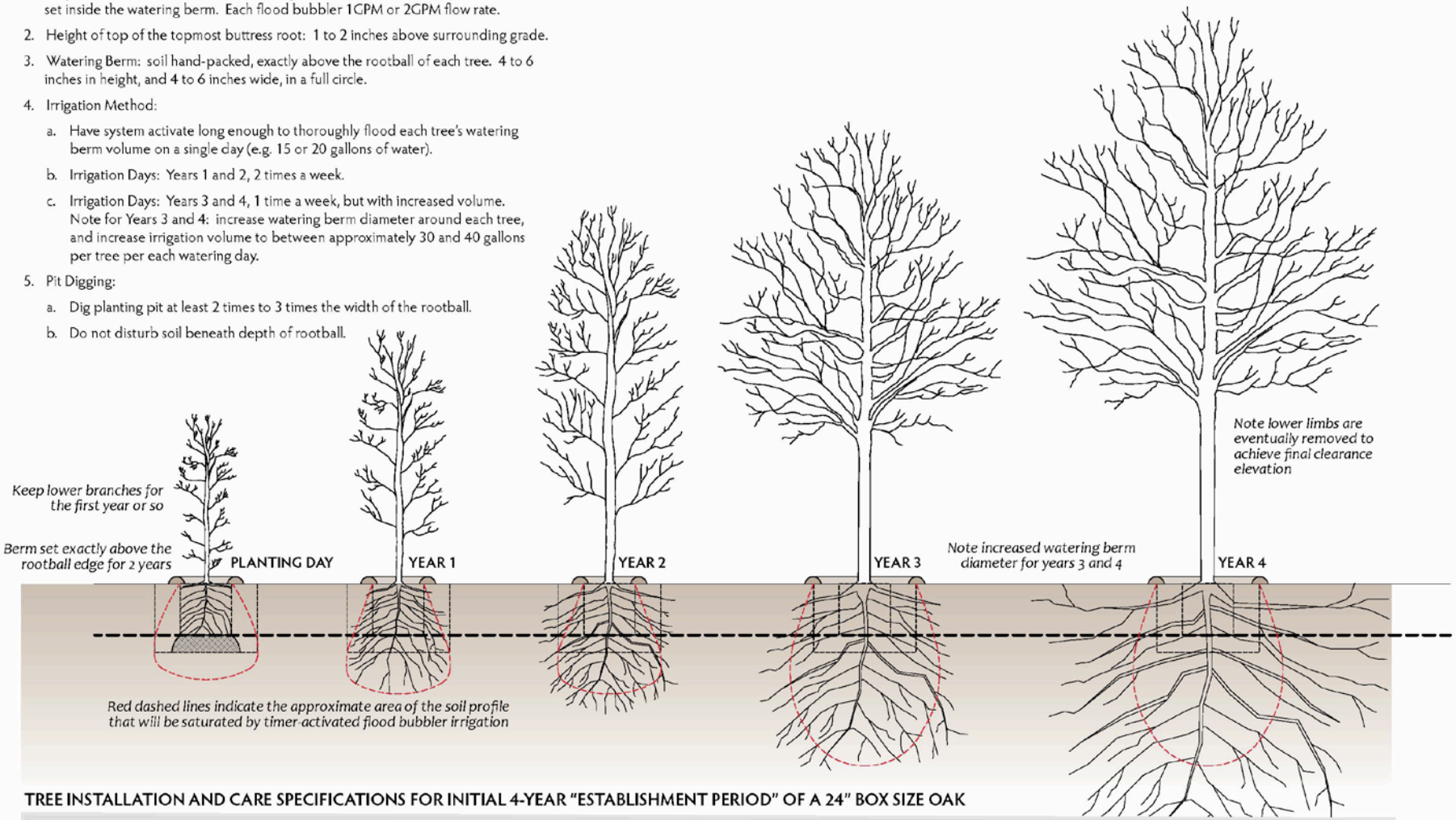
1. Irrigation Feed: 1/2" diameter flex tubing with two flood bubblers per each tree, set inside the watering berm. Each flood bubbler 1GPM or 2GPM flow rate.
2. Height of top of the topmost buttress root: 1 to 2 inches above surrounding grade.
3. Watering Berm: soil hand-packed, exactly above the rootball of each tree. 4 to 6 inches in height, and 4 to 6 inches wide, in a full circle.
4. Irrigation Method:
   a. Have system activate long enough to thoroughly flood each tree's watering berm volume on a single day (e.g. 15 or 20 gallons of water).
   b. Irrigation Days: Years 1 and 2, 2 times a week.
   c. Irrigation Days: Years 3 and 4, 1 time a week, but with increased volume. Note for Years 3 and 4: increase watering berm diameter around each tree, and increase irrigation volume to between approximately 30 and 40 gallons per tree per each watering day.
5. Pit Digging:
   a. Dig planting pit at least 2 times to 3 times the width of the rootball.
   b. Do not disturb soil beneath depth of rootball.



TREE INSTALLATION AND CARE SPECIFICATIONS FOR INITIAL 4-YEAR "ESTABLISHMENT PERIOD" OF A 24" BOX SIZE OAK

(c) Copyright 2020 Walter Levison, Dave Muffly, & Roma Design Group San Francisco

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RIGHT: Proper installation of a new 24" box size tree with two (2) high flow type ½ GPM to 2.0 GPM (gallon-per-minute) flood bubblers seen inside a steeply-sloped watering berm built using site soil. The berm is built up directly over the rootball edge, which forces irrigation water directly downward into the rootball via gravity.

9. Temporary Irrigation During Construction (If Any):

   To be determined by the project arborist (PA), which is not the CTA.

5.0 Tree Protection and Maintenance Directions per Town Code

The following is excerpted directly from the 2015 iteration of the Town of Los Gatos tree ordinance sections which provide specific tree protection directions and limitations on root pruning and above-ground pruning:

Sec. 29.10.1000. New property development.

(a) A tree survey shall be conducted prior to submittal of any development application proposing the removal of or impact to one or more protected trees. The development application shall include a Tree Survey Plan and Tree Preservation Report based on this survey. The tree survey inventory numbers shall correspond to a numbered metal tag placed on each tree on site during the tree survey. The tree survey plan shall be prepared by a certified or consulting arborist, and shall include the following information:

(1) Location of all existing trees on the property as described in section 29.10.0995;

(2) Identify all trees that could potentially be affected by the project (directly or indirectly- immediately or in long term), such as upslope grading or compaction outside of the dripline;

(3) Notation of all trees classified as protected trees;

(4) In addition, for trees four (4) inches in diameter or larger, the plan shall specify the precise location of the trunk and crown spread, and the species, size (diameter, height, crown spread) and condition of the tree.

(b) The tree survey plan shall be reviewed by the Town's consulting arborist who shall, after making a field visit to the property, indicate in writing or as shown on approved plans, which trees are recommended for preservation (based on a retention rating of high/moderate/low) using, as a minimum, the Standards of Review set forth in section 29.10.0990. This plan shall be made part of the staff report to the Town reviewing body upon its consideration of the application for new property development;

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(c) When development impacts are within the dripline of or will affect any protected tree, the applicant shall provide a tree preservation report prepared by a certified or consulting arborist. The report, based on the findings of the tree survey plan and other relevant information, shall be used to determine the health and structure of existing trees, the effects of the proposed development and vegetation removal upon the trees, recommendations for specific precautions necessary for their preservation during all phases of development (demolition, grading, during construction, landscaping); and shall also indicate which trees are proposed for removal. The tree preservation report shall stipulate a required tree protection zone (TPZ) for trees to be retained, including street trees, protected trees and trees whose canopies are hanging over the project site from adjacent properties. The TPZ shall be fenced as specified in section 29.10.1005:

(1) The final approved tree preservation report shall be included in the building permit set of development plans and printed on a sheet titled: Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;

(2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in section 29.10.0990;

(3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval:

a. The applicant shall, within ninety (90) days of final approval or prior to issuance of a grading or building permit, whichever occurs first, secure an appraisal of the condition and value of all trees included in the tree report affected by the development that are required to remain within the development using the Tree Value Standard methodology as set forth in this Chapter. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers (CTLA) and the Species and Group Classification Guide published by the Western Chapter of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraisal shall be subject to the Director's approval.

b. The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.0980, for each tree to be removed to satisfy the purpose of this division.

(d) Prior to acceptance of proposed development or subdivision improvements, the developer shall submit to the Director a final tree preservation report prepared by a certified or consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The applicant will then be responsible for the loss of any tree not previously approved for removal. For protected trees, which were removed, the developer shall pay a penalty in the amount of the appraised value of such tree in addition to replacement requirements contained in section 29.10.0985 of this Code. The applicant shall remain responsible for the health and survival of all trees within the development for a period of five (5) years following acceptance of the public improvements of the development or certificate of occupancy.

(e) Prior to issuance of any demolition, grading or building permit, the applicant or contractor shall submit to the Building Department a written statement and photographs verifying that the required tree protection fence is installed around street trees and protected trees in accordance with the tree preservation report.

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(f) If required by the Director and conditioned as part of a discretionary approval, a security guarantee shall be provided to the Town. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the Director, in the penal sum of five thousand dollars ($5,000.00) for each tree required to be preserved, or twenty-five thousand dollars ($25,000.00), whichever is less. The cash, bond or other security shall be retained for a period of one (1) year following acceptance of the public improvements for the development and shall be forfeited in an amount equal to five thousand dollars ($5,000.00) per tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or severely damaged.

(g) An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done using directional boring, air-spade excavation or by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified or consulting arborist.

(h) It shall be a violation of this division for any property owner or agent of the owner to fail to comply with any development approval condition concerning preservation, protection, and maintenance of any protected tree.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(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 10-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 2-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 8.5 x 11-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".

(b) 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

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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.

(Ord. No. 2114, §§ I, II, 8-4-03)

Sec. 29.10.1010. Pruning and maintenance.

All pruning shall be in accordance with the current version of the International Society of Arboriculture Best Management Practices—Tree Pruning and ANSI A300-Part 1 Tree, Shrub and Other Woody Plant Management—Standard Practices, (Pruning) and any special conditions as determined by the Director. For developments, which require a tree preservation report, a certified or consulting arborist shall be in reasonable charge of all activities involving protected trees, including pruning, cabling and any other work if specified.

(1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).

(2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.

(3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (*Morus alba)* or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.

(4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (12.5” in circumference) without first obtaining a permit pursuant to this division.

(Ord. No. 2114, §§ I, II, 8-4-03)

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6.0 Tree Replacement Standards – Los Gatos Town Code

(Excerpted from Town Code 29.10.0985 and 29.10.0987)

(1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private property. Table 3-1 The Tree Canopy—Replacement Standard shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.

(2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:

a. Add or replace trees on public property in the vicinity of the subject property; or

b. Add or replace trees or landscaping on other Town property; or

c. Support the Town's urban forestry management program. (Ord. No. 2114, §§ I, II, 8-4-03)

Table 3-1 - Tree Canopy - Replacement Standard

Canopy Size of Removed Tree [1]	**(Staff is using 24" box size as the Replacement Standard for SFR Projects as of 2016) [2,4]**	**Single Family Residential Replacement[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	Not Available
Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available

Notes

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

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[2] 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 in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

[3] 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 on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council.

[4] 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 Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions--Hillsides.

Sec. 29.10.0987. Special Provisions—Hillsides

The Town of Los Gatos recognizes its hillsides as an important natural resource and sensitive habitat which is also a key component of the Town's identity, character and charm. In order to maintain and encourage restoration of the hillside environment to its natural state, the Town has established the following special provisions for tree removal and replacement in the hillsides:

(1) All protected trees located 30 or more feet from the primary residence that are removed shall be replaced with native trees listed in *Appendix A Recommended Native Trees for Hillside Areas of the Town of Los Gatos Hillside Development Standards and Guidelines* (HDS&G).

(2) All protected trees located within 30 feet of the primary residence that are removed shall be replaced as follows:

(a) If the removed tree is a native tree listed in Appendix A of the HDS&G, it shall only be replaced with a native tree listed in Appendix A of the HDS&G.

(b) If the removed tree is not listed in Appendix A, it may be replaced with a tree listed in Appendix A, or replaced with another species of tree as approved by the Director.

(c) Replacement trees listed in Appendix A may be planted anywhere on the property.

(d) Replacement trees not listed in Appendix A may only be planted within 30 feet of the primary residence.

(3) Replacement requirements shall comply with the requirements in Table 3-1 Tree Canopy Replacement Standard of this Code.

(4) Property owners should be encouraged to retain dead or declining trees where they do not pose a safety or fire hazard, in order to foster wildlife habitat and the natural renewal of the hillside environment.

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7.0 Author's Qualifications

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.

- Contract Town Arborist, Town of Los Gatos, California
  Community Development Department / Planning Division
  2015-present

- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)

- Millbrae Community Preservation Commission (Tree Board)
  2001-2006

- ASCA Registered Consulting Arborist #401

- ASCA Arboriculture Consulting Academy graduate, class of 2000

- Associate Consulting Arborist
  Barrie D. Coate and Associates
  4/99-8/99

- Contract City Arborist, City of Belmont, California
  Planning and Community Development Department
  5/99-5/20 (21 years)

- ISA Certified Arborist #WE-3172A

- Peace Corps Soil and Water Conservation Extension Agent
  Chiangmai Province, Thailand 1991-1993

- B.A. Environmental Studies/Soil and Water Resources
  UC Santa Cruz, Santa Cruz, California 1990

  UCSC Chancellor's Award, 1990

  (My full curriculum vitae is available upon request)

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8.0 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

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

Unless expressed otherwise:
a. information contained in this report covers only those items that were examined and reflects the conditions of those items 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 problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Tree are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

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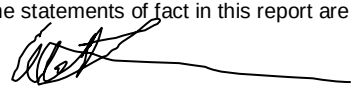
9.0 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant 

DIGITAL BADGES:

ISA CERTIFIED ARBORIST CREDENTIAL:
https://certificates.isa-arbor.com/d180515f-ab75-440b-9c66-106005e3cf10?record_view=true#gs.hpaw8u

ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ):
https://certificates.isa-arbor.com/d180515f-ab75-440b-9c66-106005e3cf10?record_view=true#gs.hpb30w

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10.0 Digital Images

Below: Digital Images by the CTA archived 7/7/2020

Tag #	Image	Tag #	Image
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35			36	

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39		40	

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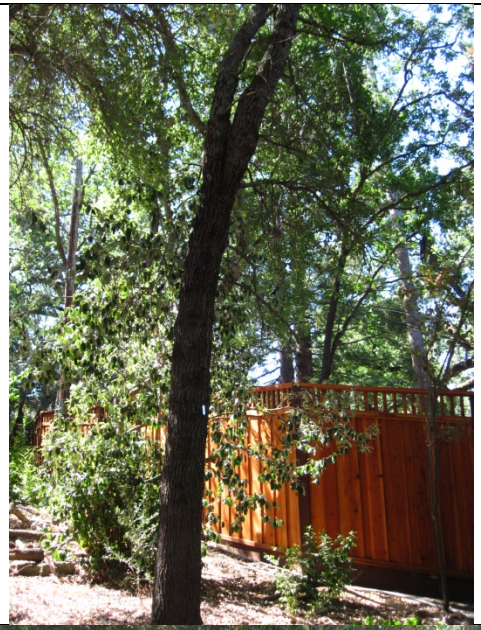
41		42	
43		44	

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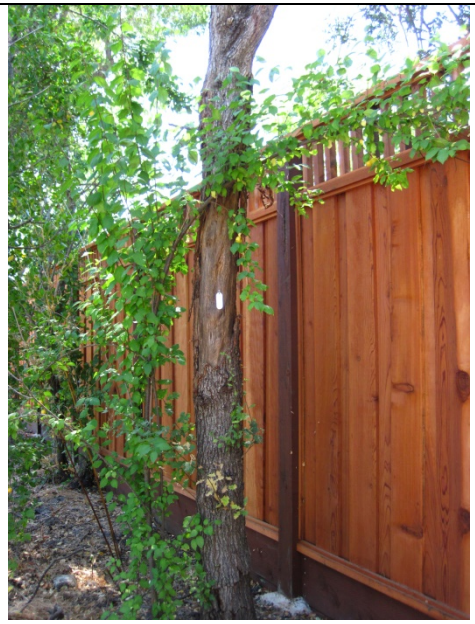
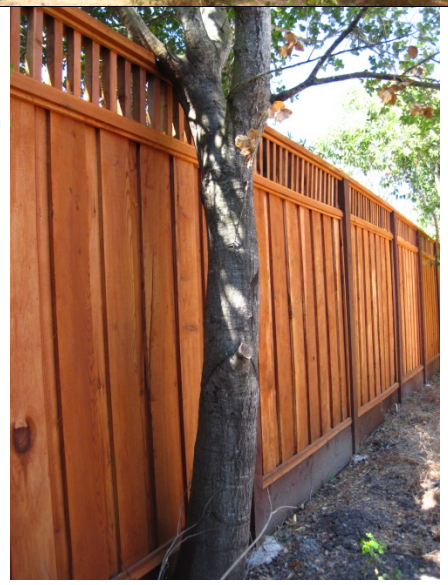
45		46	
47		48	

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49		50	

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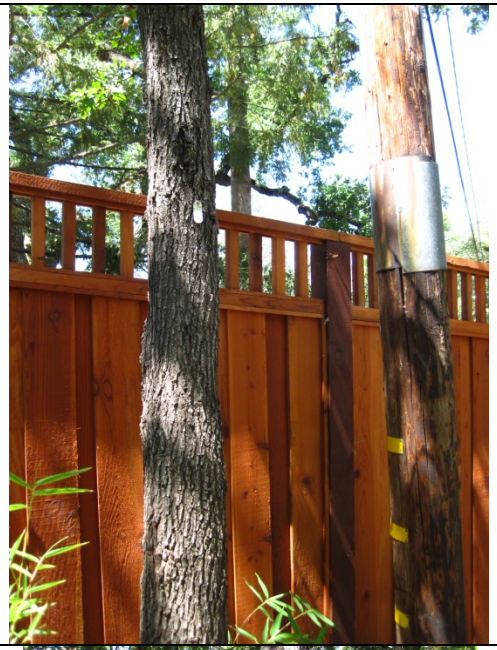
51		52	
53		----	(Intentionally blank)

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11.0 Tree Data Table

NOTE 1: Fruit and nut trees measuring less than 18" diameter (total of all mainstems), including fruiting olive trees, both on the site and on adjacent neighbor properties are excluded from the CTA's tree studies as "exemption trees" per the Town tree ordinance.

NOTE 2: Tree conservation suitability ratings (CSR) are now based on the 2016 version of *Best Management Practices: Managing Trees During Construction, 2nd Edition,* published by the International Society of Arboriculture. These ratings are linked to tree health, desirability, distance between tree trunk edges and construction impacts such as root cuts and graded fill soil as shown on the applicant's current-proposed set of plan sheets, species' tolerance to construction impacts, etc. See the worksheet at the end of this data table for the full breakdown of TCS rating determinations and definitions. Adjustments to the applicant's proposed plans which would boost the TCS ratings up to 'Moderate' or 'Good' are noted in the CTA's Table 1.0(a) Summary above in this report.

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
31	*Quercus lobata*	Valley oak	10.6	--	--	10.6	45/22	75/65	68% Good		X	Poor	SW				Tree lopsided over driveway (13 feet above grade, horiz. limbs).	See tree map markup	TPZ fencing and TB trunk wrap.
32	*Quercus agrifolia*	Coast live oak	18.3	--	--	18.3	40/40	85/55	67% Good		X	Poor or Mod	West				Bark inclusion fork at 7 feet above grade, with flux noted.	See tree map markup	TPZ fencing and TB trunk wrap.
33	*Quercus lobata*	Valley oak	6.0	--	--	6.0	35/15	80/65	70% Good	X		Poor	East	East			------	------	-----

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
34	*Quercus agrifolia*	Coast live oak	10.8	--	--	10.8	40/20	70/70	70% Good		X	Poor or Mod	East				Note canopy hangs down to 7 feet elevation at centerline of existing drive. Will require severe clearance pruning.	See tree map markup	TPZ fencing and TB trunk wrap.
35	*Quercus agrifolia*	Coast live oak	13.0	--	--	13.0	28/40	75/60	65% Good		X	Mod	South east	South			Canopy hangs over existing drive, at 6 to 8 feet above grade. Will require severe clearance pruning.	See tree map markup	TPZ fencing and TB trunk wrap.
36	*Sequoia sempervirens*	Coast redwood	30.5	--	--	30.5	90/30	70/70	70% Good		X	Good					Use silt fence-reinforced RPZ chain link to avoid slumping of soil into the root protection zone.	See tree map markup	TPZ fencing.
37	*Prunus lyonii*	Catalina Island cherry	7.1	--	--	7.1	28/18	80/65	73% Good		X	Mod	West	West			---	See tree map markup	TPZ fencing and TB trunk wrap.

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
38	*Quercus agrifolia*	Coast live oak	5.7	--	--	5.7	25/15	65/55	58% Fair		X	Mod					Upper canopy sunburned, probably due to recent pruning of nearby tree #59, which suddenly increased exposure to sun.	See tree map markup	TPZ fencing.
39	*Juglans*	Regia	20.3	--	--	20.3	45/45	45/35	39% Poor		X	Poor	North				Tree was recently pruned, which appears to have increased tree #38 sunlight exposure.	See tree map markup	TPZ fencing.
40	*Olea europaea*	European olive	12	9	7	35 (four stems)	45/45	45/35	39% Poor	X		Poor	South				To be removed due to conflict with proposed site work.	--------	--------

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
41	*Quercus lobata*	Valley oak	11.0	--	--	11.0	35/20	80/45	65% Good		X	Poor	South	South			Bark inclusion fork noted at 14 feet above grade.	See tree map markup	TPZ fencing and TB trunk wrap. Relocate proposed storm drain pipe trench and proposed sewer pipe trench to at least 10 feet offset from trunk edge, or use directional bore technology to install them in a trenchless manner.
42	*Arbutus unedo*	Strawberry tree	5.9	5.3	--	11.2	15/12	75/60	65% Good	X		Poor					Bark inclusion noted at 1 foot above grade.	--------	--------
43	*Olea europaea*	European olive	10.2	9.0	8.0	27.2	25/28	80/60	67% Good	X		Poor					-------	--------	--------

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
44	*Quercus agrifolia* *NEIGHBOR TREE* *LARGE PROTECTED TREE >24" DBH*	Coast live oak	Est. 25	--	--	Est. 25	35/40	85/65	75% Good		X	Mod	North east				Tree has been pruned back to clear the subject property, resulting in a lopsided canopy, even though root system likely extends southward.	See CTA's tree map markup.	Use floating type retaining wall footing, such as an over-grade beam spanning between vertical piers, to avoid root loss to this tree.
45	*Fraxinus udhei*	Shamel ash	33.2	--	--	33.2	60/60	40/30	34% Poor	X		Poor					Live twig and foliar density is in decline due to years of California drought, combined with lack of heavy irrigation.	-----	-------
46	*Quercus lobata*	Valley oak	8.1	--	--	8.1	25/20	45/30	37% Poor	X		Poor	South east			X	Buried root crown is causing bark sluffing along the trunk. This tree may be removed due to proposed future pool permit.	-----	-------

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
47	*Quercus agrifolia*	Coast live oak	9.5	--	--	9.5	25/20	40/40	40% Poor	X		Poor	South east				Root crown and stems recently damaged during new fence install.	-----	-------
48	*Schinus molle*	California pepper (non-native)	9	6	--	15	16/20	10/10	10% Very Poor		X	Poor	South				Mainstems and root crown exhibit severe fungal decay. The CTA would allow removal for no-fee.	See tree map markup	TPZ fencing.

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
49	*Quercus lobata* ***LARGE PROTECTED TREE >24" DBH***	Valley oak	33.2	--	--	33.2	50/65	65/55	60% Fair		X	Good					For optimal root protection, keep all proposed new site work at least 30 feet offset from trunk, and set up TPZ fencing at 25 feet offset radius. Note dumbo ear formation at 12 to 15 feet above grade, indicating likely bark inclusion type fork with tissue disattach-ment. May require through bolt brace system to support this fork.	50 feet offset for pool basin footprint and other "higher human traffic" type areas. 30 feet offset radius for new work. 25 feet offset radius for chain link RPZ fencing.	Redesign proposed work to offset at least 50 feet from trunk for safety purposes. RPZ fence at 25 feet offset. Through-bolt brace (optional)
50	*Quercus lobata*	Valley oak	6.7	6.6	--	13.3	30/16	60/56	58% Fair	X		Poor					Tree will be removed due to conflict with proposed turf lawn area.	-------	-------

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Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	Tree Conservation Suitability Ratings (TCS)	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Root Flares Buried in Fill Soil	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
51	*Quercus lobata*	Valley oak	9.2	--	--	9.2	30/20	60/55	57% Fair		X	Mod					Severe root damage noted, due to both a historical concrete planter, and recent wooden fence header board installation work.	12 feet offset radius	TPZ fencing.
52	*Quercus lobata*	Coast live oak	11.3	--	--	11.3	30/20	75/60	64% Good		X	Mod					(Same damage as noted above for tree #51).	12 feet offset radius	TPZ fencing.
53	*Quercus agrifolia*	Coast live oak	10.0	--	--	10.0	30/18	80/65	72% Good		X	Mod to Good	West	West				15 feet offset radius	TPZ fencing.
57	*Quercus agrifolia*	Coast live oak	5.6	--	--	5.6	25/10	60/60	60% Fair		X	TBD	West	West			(Same as oak #54 above)	5 to 15 feet offset.	TPZ fencing, and relocate the proposed sewer pipe alignment to at least 10 feet offset from trunk edge, or use directional bore trenchless technology.

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Overall Tree Condition Ratings / Breakdown of Numeric Ranges (New, Per *Guide for Plant Appraisal, 10th Edition*):

00 - 05% = Dead
06 - 20% = Very Poor
21 – 40% = Poor
41 – 60% = Fair
61 – 80% = Good
81 – 100% = Exceptional

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ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Tree Conservation Suitability (TCS) Ratings[3]

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to proposed cutting and filling, proximity to proposed construction or demolition, and potential longevity, using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). The following list defines the rating scale. Note that if proposed site work can be offset to farther linear distances from a tree's trunk edge, a tree's TCS rating may be elevated by one rating tier, given that there would be a corresponding reduction in expected future root zone impacts.

TPS Ratings	Range of values	
Good	**80-100**	Trees with good health, good structural stability and good expected longevity after construction.
Moderate	**60-79**	Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
Poor	**<59**	Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

TCS Ratings Worksheet Factors (Total Possible: 100 Points)

Health (1-15)
Root Cut/Fill Distance from Trunk (1-15)
Structure Defects (1-15)
Construction Tolerance of the tree species (1-15)
Age relative to typical species lifespan (1-10)
Location of construction activity (1-10)
Soil quality/characteristics (1-10)
Species desirability (1-10)

[3] Derived from Fite and Smiley, 2016. *Best Management Practices: Managing Trees During Construction, 2nd Edition.* International Society of Arboriculture.

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Tree Maintenance and Protection Codes Used in Data Table:

RPZ: Root protection zone fence, chain link, with 2" diameter iron posts driven 24" into the ground, 6 to 8 feet on center max. spacing. Alternative material: chain link fence panels set over concrete block-type footings, with the fence panels wired to steel pins pounded 24 inches into the ground at both ends of each panel.

RB: Root buffer consisting of wood chip mulch lain over existing soil as a 12 inch thick layer, overlain with 1 inch or greater plywood strapped together with metal plates. This root buffer or soil buffer should be placed over the entire width of the construction corridor between tree trunks and construction.

RP: Root pruning. Prune woody roots measuring greater than or equal to 1 inch diameter by carefully back-digging into the soil around each root using small hand tools until an area is reached where the root is undamaged. Cleanly cut through the root at right angle to the root growth direction, using professional grade pruning equipment and/or a Sawzall with wood pruning blade. Backfill around the cut root immediately (same day), and thoroughly irrigate the area to saturate the uppermost 24 inches of the soil profile.

BDRP: Back-dig root pruning: Hand-dig around the broken root, digging horizontally into the open soil root zone until a clean, unbroken, unshattered section of the root is visible. Proceed as per ‘root pruning’.

RCX: Root crown excavation. Retain an experienced ISA-Certified arborist to perform careful hand-digging using small trowels or other dull digging tools to uncover currently-buried buttress root flares. Digging shall occur between trunk edge and at least two (2) feet horizontal from trunk edge. The final soil elevation will be at a level such that the tree’s buttress roots visibly flare out from the vertical trunk.

TB: Trunk buffer consists of 20-40 wraps of orange plastic snow fencing to create a 2 inch thick buffer over the lowest 8 feet of tree trunk (usually takes at least an entire roll of orange fencing per each tree). Lay 2X4 wood boards vertically, side by side, around the entire circumference of the trunk. Secure buffer using duct tape (not wires).

F: Fertilization with slow-release Greenbelt 22-14-14 tree formula, as a soil injection application using a fertilizer injection gun. This brand and formulation is commonly used by reputable tree care companies in the Bay Area. Apply at label rate and injection hole spacing.

M: 4-inch thick layer of chipper truck type natural wood chips (example source: Lyngso Garden Supply, self pick-up). Do not use bark chips or shredded redwood bark.

W: Irrigate using various methods to be determined through discussion with General Contractor. Irrigation frequency and duration to be determined through discussion and/or per directions in this report. Native oak species typically require 1x/month irrigation, while other tree species tend to prefer 2x/month or 4x/month moderate to heavy irrigation during construction.

P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist, and shall conform to all current ANSI A300 standards.

MON: A Project Arborist must be present to monitor specific work as noted for each tree.

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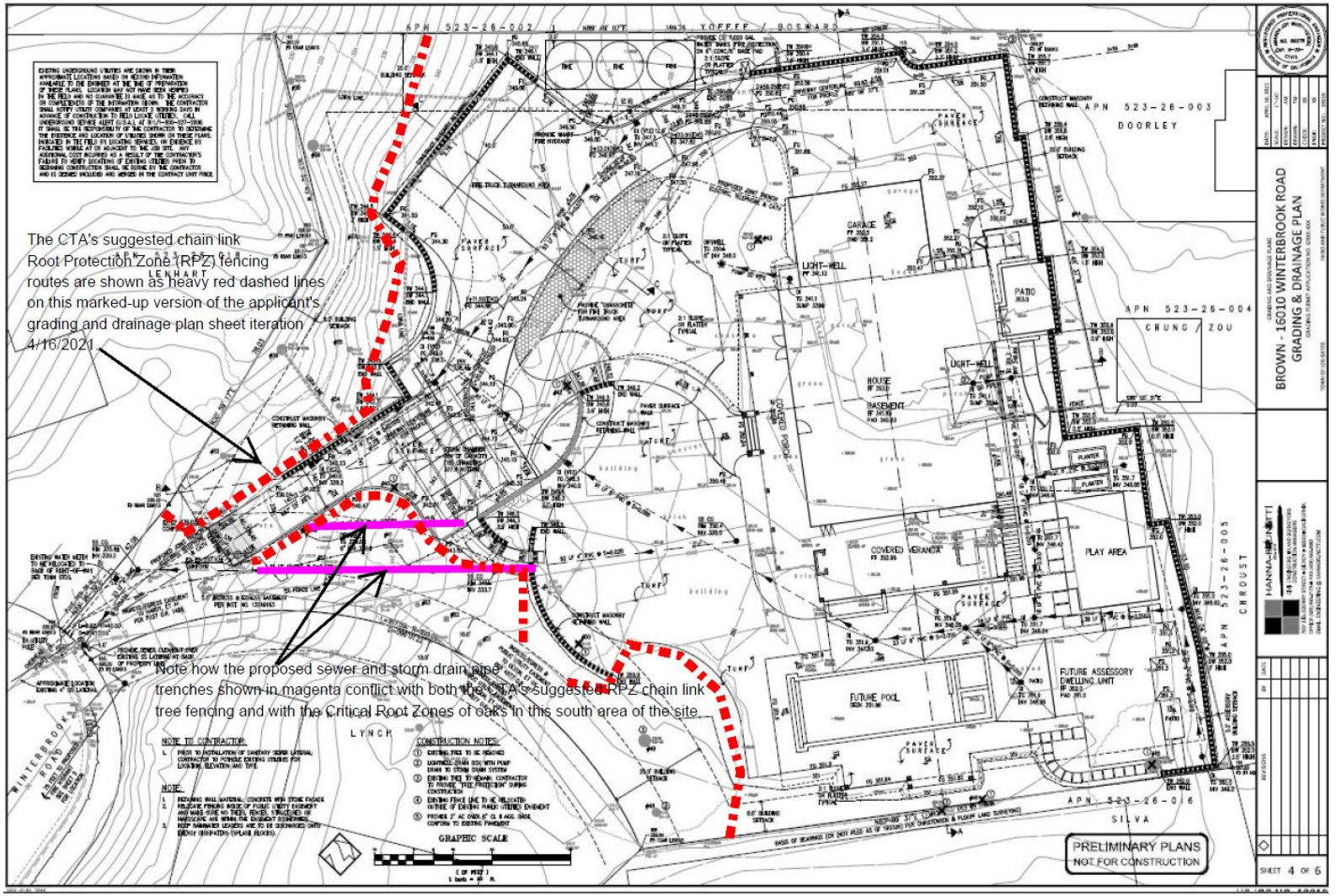
12.0 Tree Location & Protection Fence Map Mark-up by the Applicant and the CTA

The CTA marked up the applicant's grading and drainage plan sheet 4 of 6, dated **4/16/2021.**

The CTA added the following items to this sheet for reference purposes:

a. Red dashed lines indicate suggested optimal chain link fencing tree root protection zones or root protection zones (TPZ or RPZ). The routes can be adjusted in the field during the initial pre-con meeting between the builder and the project arborist chosen by the applicant.

b. Magenta highlight lines indicate the current alignments for the sewer and storm drain trenches, as proposed by the applicant.



These two pipe trench routes are in conflict with the Critical Root Zones of trees #41, 53, and 57, and are suggested to be relocated or built using trenchless directional bore technology to avoid causing severe root loss to the trees, the most important of which are trees #41 and #53.

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13.0 Attached: Appraisal Worksheet by the CTA

This appraisal worksheet was prepared using the 10th edition of the Guide for Plant Appraisal, 2nd Printing (2019). The dollar values of each survey tree derived from these calculations are useful in helping determine the monetary fines for construction team violations of the Town of Los Gatos tree ordinance, and for other Town Staff purposes. For instance, if a tree is found by an ISA Certified Arborist (e.g. the Project Arborist, or the Contract Town Arborist) to be "50% damaged" in terms of below and/or above-ground losses to structure and/or health (vigor), the fine assessed on the construction team might be calculated as 50% of the tree's appraised dollar value.

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Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition* , 2nd Printing (2019)
"Functional Replacement Method / Trunk Formula Technique"
Revised 8/12/2021
16010 Winterbrook, Los Gatos, CA

								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
31	Ql	31	0.75	0.65	0.7	67%	10.6	70%	90%	2	2.24	$250.00	$111.61	88.20	$ 9,844	$ 4,171	**$4,170**
32	Qa	30	0.85	0.55	0.8	63%	18.3	70%	90%	3	3.8	$250.00	$65.79	262.89	$ 17,295	$ 6,892	**$6,900**
33	Ql	31	0.8	0.65	0.6	67%	6	60%	90%	2	2.24	$250.00	$111.61	28.26	$ 3,154	$ 1,133	**$1,130**
34	Qa	30	0.7	0.7	0.65	69%	10.8	70%	90%	3	3.8	$250.00	$65.79	91.56	$ 6,024	$ 2,628	**$2,630**
35	Qa	30	0.75	0.6	0.6	62%	13	65%	90%	3	3.8	$250.00	$65.79	132.67	$ 8,728	$ 3,178	**$3,180**
36	Ss	34	0.7	0.7	0.8	72%	30	75%	90%	4	4.75	$250.00	$52.63	706.50	$ 37,184	$ 17,946	**$17,900**
37	Pl	28	0.8	0.7	0.75	72%	7.1	65%	90%	2	2.24	$250.00	$111.61	39.57	$ 4,417	$ 1,867	**$1,870**
38	Qa	30	0.65	0.55	0.55	57%	5.7	70%	90%	3	3.8	$250.00	$65.79	25.50	$ 1,678	$ 597	**$600**

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								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
39	Jr	18	0.45	0.35	0.55	40%	20.3	60%	90%	3	3.8	$250.00	$65.79	323.49	$ 21,282	$ 4,540	**$4,540**
40	Oe	22	0.75	0.65	0.75	68%	Multiple stem total used (square inches)	70%	90%	3	3.8	$250.00	$65.79	243.00	$ 15,987	$ 6,849	**$6,800**
41	Ql	31	0.8	0.55	0.7	61%	7	65%	90%	2	2.24	$250.00	$111.61	38.47	$ 4,293	$ 1,532	**$1,530**
42	Au	5	0.75	0.6	0.55	62%	Multiple stem total used (square inches)	65%	90%	1	2.09	$250.00	$119.62	49.00	$ 5,861	$ 2,109	**$2,110**
43	Oe	22	0.8	0.6	0.8	66%	Multiple stem total used (square inches)	75%	90%	3	3.8	$250.00	$65.79	195.00	$ 12,829	$ 5,715	**$5,700**
44	Qa	30	0.85	0.65	0.7	69%	25	60%	90%	3	3.8	$250.00	$65.79	490.63	$ 32,278	$ 11,983	**$12,000**
45	Fu	16	0.4	0.3	0.75	38%	(Adjusted trunk area (ATA)	70%	90%	4	4.75	$250.00	$52.63	837.00	$ 44,053	$ 10,616	**$10,600**
46	Ql	31	0.45	0.3	0.5	35%	8.1	50%	90%	2	2.24	$250.00	$111.61	51.50	$ 5,748	$ 912	**$910**

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								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
47	Qa	30	0.4	0.4	0.5	42%	9.5	50%	90%	3	3.8	$250.00	$65.79	70.85	$ 4,661	$ 870	**$870**
48	Sm	33	0.1	0.1	0.55	17%	Multiple stem total used (square inches)	50%	90%	3	3.8	$250.00	$65.79	93.00	$ 6,118	$ 461	**$460**
49	Ql	31	0.65	0.55	0.85	61%	(Adjusted trunk area (ATA)	75%	90%	2	2.24	$250.00	$111.61	840.00	$ 93,750	$ 38,602	**$38,600**
50	Ql	31	0.6	0.56	0.8	60%	Multiple stem total used (square inches)	80%	90%	2	2.24	$250.00	$111.61	67.00	$ 7,478	$ 3,241	**$3,240**
51	Ql	31	0.6	0.55	0.6	57%	9.2	60%	90%	2	2.24	$250.00	$111.61	66.44	$ 7,415	$ 2,262	**$2,260**
52	Ql	31	0.75	0.6	0.65	63%	11.3	60%	90%	2	2.24	$250.00	$111.61	100.24	$ 11,187	$ 3,806	**$3,810**
53	Qa	30	0.8	0.7	0.65	71%	10	60%	90%	3	3.8	$250.00	$65.79	78.50	$ 5,164	$ 1,973	**$1,970**
57	Qa	30	0.6	0.6	0.65	61%	5.6	75%	90%	3	3.8	$250.00	$65.79	24.62	$ 1,620	$ 664	**$660**

Walter Levison, Consulting Arborist <walterslevisonjr@yahoo.com> Cell: (415) 203-0990

Walter Levison
CONSULTING ARBORIST

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition* , 2nd Printing (2019)
"Functional Replacement Method / Trunk Formula Technique"
Revised 8/12/2021
16010 Winterbrook, Los Gatos, CA

								Depreciation Factors					Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ	Rounded-off Appraised Values
Notes: 1. OVERALL CONDITION RATING RANGE per the new 10th edition, 2nd Printing, of *Guide for Plant Appraisal* (2019): **Excellent: 81-100%** **Good: 61-80%** **Fair: 41-60%** **Poor: 21-40%** **Very Poor: 6-20%** **Dead: 0-5%**																**Total Appraised Value of All Study Trees**	**$134,440**

Walter Levison, Consulting Arborist <walterslevisonjr@yahoo.com> Cell: (415) 203-0990

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 University Ave., Suite L
Los Gatos, CA 95030
Tel: (408) 395-2555

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

September 14, 2021

Re: The Brown Residence; 16010 Winterbrook Road,
Architecture and Site Application S-20-016

Attn: Ryan Safty

Below is an itemized response to the Town Consulting Arborist's comments dated August 12, 2021.

Arborist Recommendations:

1. A third party registered arborist will be retained.
2. a. The proposed auto gate and person gate has been removed.
   b. Care will be taken in repaving the existing driveway. Driveway edge curbing will be kept to 6" below grade wherever possible. The geogrid product will be reviewed by the general contractor and its use will be reviewed and implanted where they see fit. A note has been added to the site plan.
   c. This site retaining wall will be designed with a discontinuous footing, or possibly removed all together, depending on site conditions. This note has been added to the grading plans.
   d. Tree #37 will be removed.
   e. The flagstone patio has been removed. The lawn area has been reduced and is now 25' from the tree. And the site retaining wall has been moved 25' away.
   f. The sanitary sewer and and storm drain pipes have been moved as far from these trees as possible while still performing their necessary functions and remaining outside the easement.
   f. The storm drain pipe has been moved. Tree #57 will be removed.
   g. Se response to comment 2e.
3. An irrigation plan will be provided for with the building submittal along with the required WELO calculations. Proposed irrigation piping and suggested installation methods will be implemented.
4. A note has been added to the site plan about tree protection.
5. A note has been added to the site plan about tree protection.
6. A note has been added to the site plan about tree protection.
7. Tree removal permits will be obtained.
8. A note has been added to the site plan for new tree plantings care.

9. A note has been added to the site plan for new tree plantings care.

Table #1 Responses:

Tree #31	The proposed gates have been removed. Existing gates will remain.
Tree #32	The proposed gates have been removed. Existing gates will remai
Tree #33	This tree has been removed, per County of Santa Clara tree removal standards.
Tree #34	Driveway alignment cannot be adjusted due to fire department requirements.
Tree #35	Tree will be pruned by a qualified tree company
Tree #36	Tree protection and silt protection will be provided.
Tree #37	This tree will be removed.
Tree #38	(Nothing required.)
Tree #39	(Nothing required.)
Tree #40	Tree to be removed.
Tree #41	(Nothing required.)
Tree #42	Tree to be removed.
Tree #43	Tree to be removed.
Tree #44	Tree protection fencing will be provided.
Tree #45	Tree to be removed.
Tree #46	Tree to be removed.
Tree #47	Tree to be removed.
Tree #48	Tree will be removed per arborist recommendation.
Tree #49	Flagstone patio has been removed. Lawn has been moved back to 22’ for the tree.
Tree #50	Tree to be removed.
Tree #51	(Nothing required.)
Tree #52	(Nothing required.)
Tree #53	Sanitary sewer pipe has been moved as far as possible from this tree.
Tree #57	Tree to be removed.

If you have any questions regarding the revisions made, please give me a call.

Sincerely,

Jaclyn Greenmyer

KOHLSAAT & ASSOCIATES
ARCHITECTURE

Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

September 14, 2021

Re: The Brown Residence, 16010 Winterbrook Road
Project Description/ Letter of Justification

To Whom it May Concern:

On behalf of Drew and Kari Brown and their growing family, I am pleased to present this new Architecture and Site application to the Town of Los Gatos. The proposed project includes the demolition of an existing two story house, attached garage and cottage along with the construction of a new two story home with an attached three car garage. This letter accompanies the submitted building plans and additional exhibits for the above referenced project, and contains descriptions of the property, the neighborhood, and how it complies with the Residential Development Standards.

EXISTING PROPERTY DESCRIPTION

The property is flag lot at the end of Winterbrook Road, and is currently in the unincorporated section of the County. The 0.95 acre property is currently accessed from a shared driveway that serves one other residence (16016 Winterbrook). The main residence is located at the top of the property, and there is a cottage/ADU below on the sloped portion. Both structures will be relocated* and/or demolished as part of this application, which triggers annexation into the Town.

The average slope of the site is 13%, half of which is relatively flat. The existing 2,856 sf home and 462 sf garage, built in 1995-1996, is located on the NE corner where the site is most level. The existing residence, which measures 29.5 ft in height, and the one story cottage are barely visible from Winterbrook Road. While there are several homes nearby, the property is relatively private and isolated. There are several mature trees on the property, including several coast live oaks.

*The Browns are speaking with one neighbor about moving the existing home onto their property. We have done some preliminary measurements to assure the house and verandas (minus the garage) will fit on the property, including height, FAR and setbacks.

PROPOSED DEVELOPMENT DESCRIPTION

The proposed 2 story residence will have 2,873 sq. ft. on the main floor and 2,590 on the second floor, for a total of 5,463 sq. ft. of living area. The 3 car attached garage is located on the north side and is 795 sq. ft in area. The total above ground area is 6,258 sq. ft. When the 400 sf garage allowance is factored in, the official Floor Area is 5,858 square feet. Additionally, there will be a 2,873 sq. ft. basement.

Since the property size exceeds 30,000 sf, the Hillside FAR is used. With the slope reduction, the net area is 34,760 sf, which equates to 6,000 sf. allowable floor area. This property is unique as it is

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the only one in the immediate vicinity that falls under the Hillside rules. While the largest home on Winterbrook (16021) is slightly under 3,951 sf (4,400 when adding the garage). It is on a half acre lot and is completely visible from the street. Given the terrain, and with all of the proposed trees to be added, the subject property and proposed home will be barely visible from Winterbrook. This uniqueness needs to be taken into consideration when evaluating the size discrepancy with the neighboring homes. All of those homes are on standard urban lots, where this property was one of the original lots in the area. The actual FAR (13%) would be the lowest in the area.

The new home is located in the same general vicinity of the existing residence where the ground is most level. Upon entering through the gates, visitors will park below the house in one of 4 off-street spaces. A hammerhead-shaped firetruck turnaround has been provided onsite since the structure is more than 150 feet from the street. The driveway then continues around to the house and garage.

The exterior style is traditional farmhouse, with white horizontal siding, dark sashed windows and stone accents. A graceful entry porch, with large square columns, extends the width of the house and wraps around the right side, turning into a larger loggia for exterior entertaining. The lower roof is clad in a standing seam metal roof, evoking older country farmhouses, while the upper roof has composition shingles in a dark gray color.

The proposed house will be 28.5 feet tall. When compared to the existing home, which was not only one foot taller but also set two feet higher on the grade, the proposed house will actually be a full 3 feet lower overall. The upper most portions of the roof will be flattened off so that the pitched roofs can have reasonable slope- one that is appropriate for this style. The flat roof areas will provide an excellent location to mount PV solar panels- both great exposure and out of site.

LANDSCAPING AND SITE WORK

Preliminary Grading and Drainage plans were prepared by the civil engineering firm Hanna Brunetti. Earthwork quantities are as follows: 504 cubic yards of cut and fill are required for the driveway, parking and firetruck turnaround; 506 cubic yards are slated for landscape areas. The home is situated on a slight knoll, some grading is happening to lower the pad and reduce the impact of the home. Some of the landscape grading is at the backside of the house for access around the house, as well as for the pad of the future ADU. Site retaining walls at the driveway and parking areas have been terraced as a way to limit the heights to be less than 4 feet.

Preliminary landscape plans were prepared by Jason Bowman, LA, of California Horticulture. The plan shows the site layout with the entry walk and stairs, swimming pool, outdoor terraces, existing and new trees as well as planted areas. Ten protected trees are proposed to be removed, and include two Olive trees (#40,43), one Arbutus tree (#42), three Coast Live Oaks (#47,50,&57), two Valley Oaks (#46,50), a cherry tree (#37) and an Ash tree (#45). The Ash tree is being removed to make room for the future ADU.

A total of 49 new trees are shown to be planted as well as several hedges. The new trees are spaced along all of the property lines to provide privacy screening between neighbors. Ornamental varieties are planted near the house as well as the parking areas. Drought and deer tolerant plants are proposed- please refer to the landscape plans for more detail.

A future Accessory Dwelling Unit (ADU) has been shown on the site plans for future planning and reference purposes only and is not included in this application.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS

In addition to what was identified above, the proposed home specifically addresses the Residential Design Guidelines as follows:

SITE/ PLANNING:

- The new home has been sited exactly where the current house stands, so any changes to maintaining privacy with neighboring properties will be minimal (II.C.G2)
- The siting of the house reduces overall grading by utilizing the most level area
- Several existing trees have been preserved.
- The siting of the house reduces impact on visibility from the street. The house is set back from Winterbrook well over 100 feet.

HARMONY/COMPATIBILITY:

- Given the rural setting, this farmhouse style will be right at home. The all white home recalls many homes found locally, including the historic Thrash House on Los Gatos Blvd.

SCALE AND MASS:

- The two-story home using very simple forms, allowing the plentiful and deep verandas to be the real stars of the show. The two gables on the upper floor help frame the entry and break up the upper roof form. The majority of two story walls have been set back behind the lower floor rooms and/or covered porches.

EXTERIOR MATERIALS:

- All exterior materials will be chosen based on quality, durability, fire resistant and appropriateness in style.

ENERGY CONSERVATION:

- The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water.
- Covered porches will shade the major doors from the sun.
- The house is oriented to take full advantage of cross ventilation practices.
- Substantial amount of roof areas provide plenty of space for solar collectors
- The home will comply with the new 2019 REACH Codes

PRIVACY:

- The existing and new homes are in the same areas, so the changes will be minor. The existing home has three bedroom windows that face the rear. The new home has the same number of bedroom sized windows with the same orientation.
- The perimeter of the property will be lined with many trees and hedges that screen the house and exterior entertainment areas, providing privacy for all.

LANDSCAPING:

- All proposed landscaping shall comply with the Town's Landscaping Policies.
- Proposed drought tolerant plants and landscape materials have been chosen to enhance both the architecture and the natural setting of the property.
- While only a few trees will be removed under this permit, several trees have been added to the site. Many of these will provide privacy screening between neighbors.

GEOLOGICAL:

- There are no significant geological hazards that exist to prevent a safe and secure structure to be constructed on this site.

CONCLUSION

This house has been conceived from the beginning to be compatible with the rural setting. The size, mass, color and exterior style are in keeping with the intent of the Residential Design Guidelines, and more importantly this home fits in with the immediate neighborhood.

Sincerely,

Gary Kohlsaat
Architect C19245

Brown Residence; 16010 Winterbrook Road - Neighbor Interaction Log

	Date	Neighbor	Address	Comments	Status
1	8/19/21	Yoffee	15971 Stephanie Lane	Texted about remodel and asking if he wanted to go over plans; requested to see plans, set up time to meet	
	8/27/21	Yoffee	15971 Stephanie Lane	Met and went over plans, due to previous conversations we knew they wanted to know about trees along the fence line and windows facing their property; showed the trees that are going to be planted along fence line and she was happy with that; showed plans for windows facing their property, mentioned that the only two upstairs windows facing their property were both bathrooms and that one would have view of their property obscured by trees and the other by the a bedroom; she was pleased with the plans and said she was excited for us.	Closed
2	8/19/21	Doorley	15981 Stephanie Lane	Texted about remodel and asking if he wanted to go over plans; no interest in seeing plans	Closed
3	8/19/21	Chung	15991 Stephanie Lane	Texted about remodel and asking if he wanted to go over plans; requested to see plans, set up time to zoom	
	8/21/21	Chung	15991 Stephanie Lane	They wanted to know about two things; what kind of trees would be planted along their fence line and how much would they drop into their yard, they do no like magnolia trees, I mentioned that we requested the landscape architect use evergreen trees where possible and trees that do not drop many leaves; they were also concerned about the view from the bedroom window towards the hills, the house is moving out towards the hills and they wanted to see what the impact to their views would be.	Closed
4	8/22/21	Lenhart	16000 Winterbrook Rd	Met with neighbor and told him we were remodeling, offered to show the plans, agreed to meet at later date no set time yet	Open

Neighbor Interaction Log

5	8/19/21	Chroust	16001 Stephanie Lane	Texted about remodel and asking if he wanted to go over plans; no response	Open
	8/30/21	Chroust	16001 Stephanie Lane	Texted again about remodel and asking if he wanted to go over plans; Neighbor responded asking about drainage and the grading plan, trying to set time to go through plans	Open
6		Lynch/ Renter	16012 Winterbook Rd	Neighbors are renters, owners of house do not live here, no contact info for owners	Open
7	8/19/21	Silva	16016 Winterbrook Rd	Texted about remodel and asking if he wanted to go over plans; no response	Open
	8/27/21	Silva	16016 Winterbrook Rd	Called and spoke with neighbor about going over plans, she was intersted and said she would reach out over weekend to do so; no further response	Open

The Brown Residence

VICINITY MAP

NOTES

FIRE DEPARTMENT:

- AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, AND COMPLETES PERMIT APPLICATION AND APPROPRIATE FEES TO THE SANTA CLARA COUNTY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. NOTE: THE OWNER(S), OCCUPANTS AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE.
- 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 THE 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 CONSTRUCTION WILL NOT BE GRANTED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THE PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S).
- 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 SHAL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE IN ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE VIEWED FROM THE UBLIC WAY, A MONUMENT, POLE OR OTER SIGN OF MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAILS AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.

BUILDING DEPARTMENT:

- A separate building permit is required for the PV system that is required by the Energy Calculations compliance modeling. The separate PV System permit must be finaled prior to issuance of Certificate of Occupancy.
- This residence will comply with the Town's all electric appliance, electric vehicle and energy storage system requirements in accordance with Town Code Section 6.70.020 and 6.120.020.

PROJECT DIRECTORY

ARCHITECT:
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 395-2555

SURVEYOR & CIVIL ENGINEER:
HANNA-BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020
TEL: (408) 842-2173

LANDSCAPE ARCHITECT:
CALIFORNIA HORTICULTURE
753 CAMDEN AVENUE
CAMPBELL, CA 95008
TEL: (408) 364-5190

PROJECT DATA

PROJECT ADDRESS:	16010 WINTERBROOK ROAD LOS GATOS, CA 95032
OWNER:	DREW & KARI BROWN 16010 WINTERBROOK ROAD LOS GATOS, CA 95032 (408) 458-0512
APN#:	523-26-017
ZONING: OCCUPANCY GROUP: CONSTRUCTION TYPE:	R-1:8 R-3/U V-B, SPRINKLERED
GROSS SITE AREA: AVERAGE SLOPE:	41,344 SF 11.45%
NET SITE REDUCTION: REDUCED SITE AREA:	12% 36,427 SF
ALLOWABLE FLOOR AREA:	6,000 SF + 400SF (GARAGE ALLOWANCE)

FLOOR AREAS:

	PROPOSED	EXISTING (TO BE REMOVED)
MAIN FLOOR	2,873 SF	1,243 SF
SECOND FLOOR	2,590 SF	1,151 SF
GARAGE	745 SF	462 SF
TOTAL FLOOR AREA	6,253 SF	2,856 SF
BASEMENT	2,873 SF	0 SF
TOTAL CONDITIONED FLOOR AREA =	8,936 SF	2,856 SF
GUEST HOUSE	0 SF	738 SF
SHED	0 SF	207 SF

SITE AREAS:

RESIDENCE	9,668 SF	1,705 SF
GUEST HOUSE & SHED	0 SF	1,005 SF
COVERED PORCHES & PATIOS	1,661 SF	520 SF
POOL & SPA	413 SF	0 SF
TOTAL BUILDING COVERAGE	6,242 SF = 15.1%	9,230 SF = 7.8%

SHEET INDEX

A-1	COVER SHEET
A-2	NEIGHBORHOOD PLAN
A-3	SITE PLAN
H-1	HYDRANT SPOTTING PLAN
1	CIVIL COVER
2	BLUEPRINT FOR A CLEAN BAY
3	EXISTING TOPOGRAPHY
4	GRADING & DRAINAGE PLAN
5	NOTES, DRIVEWAY PROFILE, & SECTIONS
6	EROSION CONTROL PLAN
L1	PRELIMINARY LANDSCAPE PLAN
A-4	MAIN FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	LOWER FLOOR PLAN
A-7	ROOF PLAN
A-8	FRONT & LEFT ELEVATIONS
A-9	REAR & RIGHT ELEVATIONS
A-10	CROSS SECTIONS
A-11	SHADOW STUDIES

SCOPE OF WORK

A NEW 5,463 SF SINGLE FAMILY RESIDENCE WHICH INCLUDES 6 BEDROOMS, 6 FULL BATHS, 3 HALF BATHS, AN OFFICE, MAN CAVE, CRAFTS ROOM, GYM, GAME ROOM, WRAP AROUND COVERED PORCH, COVERED VERANDA, AND A 3-CAR GARAGE. INCLUDES DEMOLITION OF RESIDENCE AND 9 TREES TO BE REMOVED.

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. 'L' • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE BROWN RESIDENCE
LOS GATOS, CA
16010 WINTERBROOK ROAD

COVER SHEET

DATE: 05/22/20
SCALE: AS SHOWN
SHEET
A-1
1 OF -

EXHIBIT 11

HOME HEIGHT = APPROX. 14'

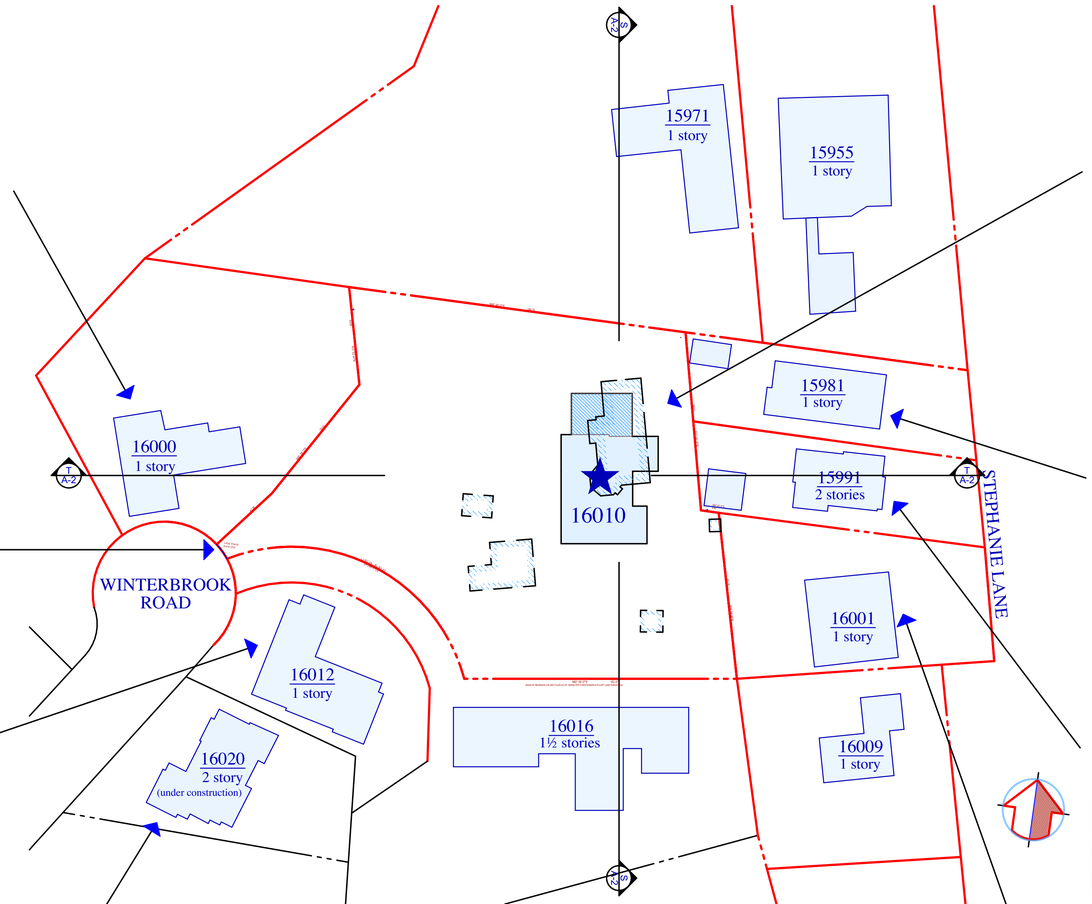
16000 WINTERBROOK

End of Culdesac View

HOME HEIGHT = APPROX. 12'
(FINISHED FLOOR AN ADDITIONAL 12' ABOVE STREET)

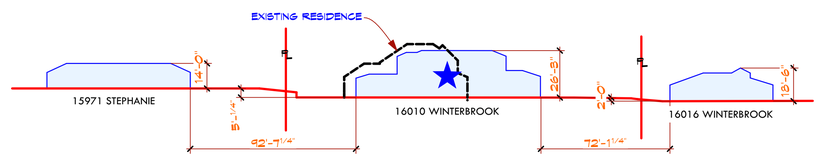
16012 WINTERBROOK

HOME HEIGHT = 21'-6"
(FINISHED FLOOR AN ADDITIONAL 9' ABOVE STREET) 16020 WINTERBROOK

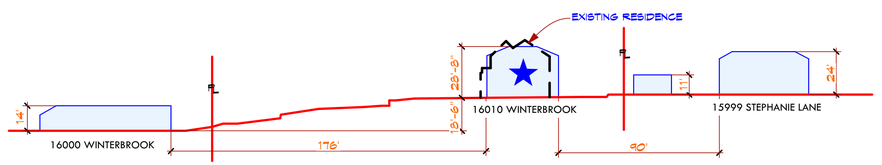


NEIGHBORHOOD PLAN

SCALE: 1" = 40'



SECTION S-S



SECTION T-T

PROPOSED HOME HEIGHT = 28'-6"
EXISTING HOME HEIGHT = 29'-6"

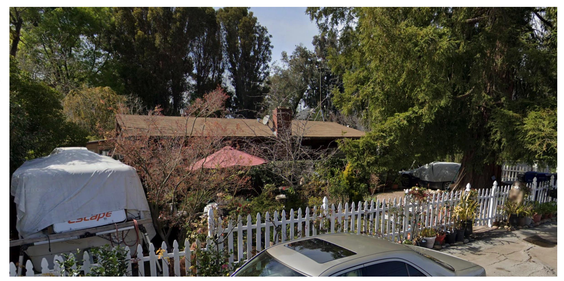
PROPOSED HOME

HOME HEIGHT = APPROX. 14'

15981 STEPHANIE

HOME HEIGHT = APPROX. 22'

15991 STEPHANIE



HOME HEIGHT = APPROX. 13'

16001 STEPHANIE

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. 'L' • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:

THE BROWN RESIDENCE

16010 WINTERBROOK ROAD LOS GATOS, CA

NEIGHBOR HOOD PLAN

DATE: 05/22/20

SCALE: AS SHOWN

SHEET
A-2
2 OF -

SITE PLAN NOTES

1. PROVIDE TREE PROTECTION FENCING AS SHOWN ON PLAN. REFER TO ARBORIST REPORT FOR SPECIFIC INSTRUCTIONS.

2. TREES 31, 32, 34, 35, 37 & 57 SHALL BE PROTECTED PER ARBORIST WITH "TRUNK BUFFER WRAP TYPE III PROTECTION".

3. PROVIDE ARBORIST PROVIDED SIGNAGE ON TREE PROTECTION FENCING.

4. SEE ARBORIST REPORT FOR RECOMMENDATIONS FOR NEW TREE PLANTINGS CARE AND MAINTENANCE.

5. DRIVEWAY EDGE CURBING WILL BE KEPT TO 6" BELOW GRADE WITHIN THE DRIPLINE OF ANY NUMBERED TREE.

N89° 49' 07"E 189.76

LRDA

EXISTING 6' TALL WOOD FENCE

EXISTING DRIVEWAY TO BE DEMOLISHED

20'-0" SETBACK

PROPOSED DRIVEWAY

BACK-UP AREA

SITE RETAINING WALL, SEE CIVIL PLANS

EXISTING RESIDENCE TO BE DEMOLISHED F.F. = 355.21'

GARBAGE ENCLOSURE

6' TALL FENCE & GATE FOR DOG RUN

EXISTING 6' TALL WOOD FENCE

EXISTING 6' TALL WOOD FENCE

FIRETRUCK TURNAROUND

'CORE GRASS' STABLIZING GRID SYSTEM @ FIRE TRUCK TURNAROUND

SITE RETAINING WALL SEE CIVIL PLANS

TREE TO BE REMOVED

PROPOSED GARAGE

F.F. = 352.50

LIGHT-WELL

PAVED PATHS TO BE REMOVED

PATIO

TREE PROTECTION PER TOWN STANDARDS & ARBORIST REPORT

LRDA

9'-0" SETBACK

EXISTING VEHICULAR GATE TO REMAIN

(E) DRIVEWAY

OFF-STREET PARKING

PROPOSED RESIDENCE

F.F. = 353.00'

WRAP AROUND PORCH

EXISTING SHED TO BE DEMOLISHED

PROVIDE ADDITIONAL ASPHALT PAVING IN THIS AREA FOR MIN. 12' WIDE DRIVEWAY PER SCCFD REQ'S

INGRESS/EGRESS EASEMENT TO HARDY, ET AL PER P037 O.R. 1464

SHARED DRIVE

EXISTING ACC. STR. TO BE DEMOLISHED

EXISTING GUEST HOUSE TO BE DEMOLISHED

COVERED VERANDA

BBQ AREA

PLANTER BOXES

BRIDGE O/ LIGHTWELL

PLAY AREA

SITE RETAINING WALL, SEE CIVIL PLANS

WINTERBROOK ROAD

PROVIDE KNOX REQ'S PER FIRE DEPT.

INGRESS/EGRESS & PUBLIC UTILITY EASEMENT TO OLSON, ET UX PER 4877 O.R. 417

SITE RETAINING WALL SEE CIVIL PLANS

POOL DECK

FUTURE POOL (SEPARATE PERMIT)

FUTURE ADU

F.F. = 352.00'

(SEPARATE PERMIT)

5'-0" ACC. STR. SETBACK

FUTURE ARBOR

EXISTING 6' TALL WOOD FENCE

EXISTING SHED TO BE DEMOLISHED

TREE TO BE REMOVED

BASIS OF BEARINGS (CR (NOT FILED AS OF 190326) PER CHRISTENSEN & PLOUFF LAND SURVEYING)

SITE PLAN LEGEND

- PROPOSED RESIDENCE
- STRUCTURES TO BE REMOVED
- FUTURE STRUCTURES (NOT UNDER THIS PERMIT)
- PAVERS ON CONCRETE SLAB
- PAVERS ON SAND BED
- DRIVEWAY PAVERS ON SAND BED
- "CORE GRASS" TURF STABILIZER
- FLAGSTONE ON SAND BED
- CONCRETE PAD
- GRAVEL PATH
- EXISTING ASPHALT DRIVE
- GRASS

SITE PLAN

SCALE: 1" = 10'

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. 'L' • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:

THE BROWN RESIDENCE

16010 WINTERBROOK ROAD LOS GATOS, CA

SITE PLAN

DATE: 05/22/20

SCALE: AS SHOWN

SHEET A-3

3 OF -

21-3687

PROJECT DATA

PROJECT ADDRESS:	16010 WINTERBROOK ROAD LOS GATOS, CA 95032
OWNER:	DREW & KARI BROWN 16010 WINTERBROOK ROAD LOS GATOS, CA 95032 (408) 458-0512
APN#:	529-26-017
ZONING:	R-1:8
OCCUPANCY GROUP:	R-3/U
CONSTRUCTION TYPE:	V-B, SPRINKLERED
REQUIRED FIRE FLOW @ 20 PSI:	1,375
GROSS SITE AREA:	41,394 SF
AVERAGE SLOPE:	15.2%
NET SITE REDUCTION:	16%
REDUCED SITE AREA:	34,771 SF
ALLOWABLE FLOOR AREA:	6,000 SF + 400SF (GARAGE ALLOWANCE)

FLOOR AREAS:	PROPOSED
MAIN FLOOR	2,873 SF
SECOND FLOOR	2,590 SF
GARAGE	735 SF
TOTAL FLOOR AREA	6,253 SF
BASEMENT	2,884 SF
TOTAL CONDITIONED FLOOR AREA =	8,352 SF

SCOPE

A NEW 5,468 SF SINGLE FAMILY RESIDENCE WHICH INCLUDES 6 BEDROOMS, 6 FULL BATHS, 3 HALF BATHS, AN OFFICE, MAN CAVE, CRAFTS ROOM, GYM, GAME ROOM, WRAP AROUND COVERED PORCH, COVERED VERANDA, AND A 3-CAR GARAGE. INCLUDES DEMOLITION OF RESIDENCE AND 9 TREES TO BE REMOVED.

Approved

SANTA CLARA COUNTY
FIRE DEPARTMENT
14700 WINCHESTER BLVD.
LOS GATOS, CA 95032-1818
(408) 378-4010

REVIEWED

DATE 8-25-21 NAME K-Tp

Adjustal Fire Flow Requirement
Min 1375 GPM @ 20 psi

HYDRANT SPOTTING PLAN

SCALE: 1" = 30'

REVISIONS	

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. 71 • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:

THE BROWN RESIDENCE

16010 WINTERBROOK ROAD

LOS GATOS, CA

HYDRANT SPOTTING PLAN

DATE: 08/11/21

SCALE: AS SHOWN

SHEET

H-1

26 OF -

GRADING AND DRAINAGE PLANS

16010 WINTERBROOK ROAD, LOS GATOS, CA 95032
GRADING PERMIT APPLICATION NO. GRXX-XXX
ASSESSORS PARCEL NO. 523-26-017

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. **A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (4080 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:**
   a. **A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;**
   b. **ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.**
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
    a. RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
    b. TOE AND TOP OF CUT AND FILL SLOPES.
12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.
    SOILS ENGINEER _____
    REFERENCE REPORT NO. _____, DATED _____, 20 _____
    LETTER NO. _____, DATED _____, 20 ___, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/ LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
13. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
14. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
15. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
17. OWNER/APPLICANT: ANDREW AND KARI BROWN PHONE: 408 458-0512
18. GENERAL CONTRACTOR: _____ PHONE: _____
19. GRADING CONTRACTOR: _____ PHONE: _____
20. CUT: _____ CY EXPORT: _____ CY
    FILL: _____ CY IMPORT: _____ CY
21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
23. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
24. NO CROSS-LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORMWATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

TOWN OF LOS GATOS NPDES NOTES

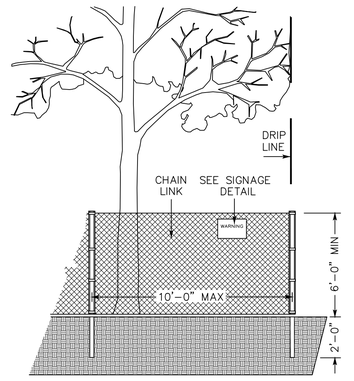
1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

GENERAL NOTES

1. PROPERTY ADDRESS: 16010 WINTERBROOK ROAD, LOS GATOS, CA 95032
2. PROPERTY OWNER: DREW AND KARI BROWN
3. ASSESSORS PARCEL NUMBER: 523-26-017
4. EXISTING USE: LOW DENSITY RESIDENTIAL
5. EXISTING ZONING: R-1:8 PREZONE
6. PROPOSED USE:
7. PROPOSED ZONING:
8. SITE AREA: 41,620 SQ. FT. / 0.96 ACRES
9. APPLICANT/DEVELOPER: ANDREW AND KARI BROWN - 16010 WINTERBROOK ROAD, LOS GATOS CA 95032 (408) 458-0512
10. CONSULTANTS: KOHLSAAT & ASSOCIATES - 51 UNIVERSITY AVENUE "L" LOS GATOS, CA 95030 (408) 395-2555
11. WATER SUPPLY: SAN JOSE WATER COMPANY
12. SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT
13. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
14. TELEPHONE: FRONTIER COMMUNICATIONS
15. CABLE: CHARTER CABLE
16. STORM DRAIN: TOWN OF LOS GATOS
17. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
18. DATUM: TOWN OF LOS GATOS MONUMENTS
19. BASIS OF BEARINGS: THE BEARINGS ON THESE PLANS ARE BASED ON THE SOUTHERLY PROPERTY LINE OF THE PROJECT WITH A BEARING OF NORTH 82° 09' 37" EAST; PER CHRISTENSEN & PLOUFF LAND SURVEYING
20. BENCHMARK INFORMATION:
    BENCHMARK ID: LG48
    ELEVATION: 342.14 FEET
    ORGANIZATION: TOWN OF LOS GATOS

    DESCRIPTION:
    SET BRASS DISK IN MONUMENT WELL STAMPED "LG#48"; AT THE INTERSECTION OF BLOSSOM HILL ROAD AND ATWOOD COURT
21. FLOOD ZONE:
    FLOOD ZONE PANEL - 060337-06085C0377H
    PANEL DATE - MAY 18, 2009
    COMMUNITY NAME - SANTA CLARA COUNTY

    PROJECT LOCATED IN ZONE D
    DESCRIPTION- AN AREA OF UNDETERMINED BUY POSSIBLE FLOOD HAZARDS.



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 6 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN–LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: TREE PROTECTION ZONE – THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

VICINITY MAP

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE AREA: 41,394 SF	TOTAL SITE AREA DISTURBED: 31,000 SF *(INCLUDING CLEARING, GRADING OR EXCAVATING)*			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	8,165	8,165	14,248	22,413
TOTAL NEW & REPLACED IMPERVIOUS AREA		8,165		
PERVIOUS AREA	33,229	-	-	18,981

TABLE OF PROPOSED EARTHWORK QUANTITIES

AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	IMPORT/ EXPORT (CY)
HOUSE FOOTPRINT					
CELLAR	±903	±14.4	-	-	±903 ex
ATTACHED GARAGE	±28	±3	-	-	±28 ex
ACCESSORY BUILDING					
POOL					
DRIVEWAY / ACCESS	±492	±4.0	±12	±1.9	±480 ex
LANDSCAPE / OUTDOOR	±270	±2.9	±236	±1.8	±34 ex
TOTAL	±1693		±248		±1445 ex

SHEET INDEX

1. TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
2. BLUEPRINT FOR A CLEAN BAY SHEET
3. EXISTING TOPOGRAPHY
4. GRADING AND DRAINAGE PLAN
5. NOTES, DRIVEWAY PROFILE AND SECTIONS
6. EROSION CONTROL PLAN

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

LEGEND

EXISTING	PROPOSED	
450	454	CONTOUR ELEVATION
(W)	(W)	WATER MAIN
(SD)	(length) LF (size) SD @ S=(grade)	STORM DRAIN
(SS)	(length) LF (size) SS @ S=(grade)	SANITARY SEWER
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER SERVICE
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
		DRAINAGE SWALE
	SS	SEWER LATERAL
		TREE TO BE REMOVED
	MON	MONUMENT
		ROCK RIP-RAP

ABBREVIATIONS

AC	ASPHALT CONCRETE	FF	FINISH FLOOR	R	RADIUS
AB	AGGREGATE BASE	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	FH	FIRE HYDRANT	R/W	RIGHT OF WAY
AGG	AGGREGATE	FL	FLOWLINE	RWL	RAINWATER LEADER
BC	BEGINNING OF CURVE	FOC	FACE OF CURB	S	SLOPE
BLDG	BUILDING	G	GAS LINE	SD	STORM DRAIN PIPE
BOC	BACK OF CURB	GM	GAS METER	SS	SANITARY SEWER PIPE
BO	BLOW OFF	GB	GRADE BREAK	STM	STORM DRAIN MANHOLE
BWF	BARBWIRE FENCE	GUY	GUY WIRE FOR POLE	SS MH	SANITARY SEWER MANHOLE
CATV	CABLE TELEVISION	GV	GATE VALVE	SP	SERVICE POLE
CB	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE	STD	STANDARD
C&G	CURB & GUTTER	HMA	HOT MIX ASPHALT	SQ	SQUARE
CI	CURB INLET	HP	HIGH POINT	SW	SIDEWALK
CL	CENTERLINE	INV	INVERT OF PIPE	T	TELEPHONE LINE
CMP	CORRUGATED METAL PIPE	IP	IRON PIPE	TBM	TEMPORARY BENCHMARK
CMU	CONCRETE MASONRY UNIT	JP	JOINT POLE	TC	TOP OF CURB
CO	CLEAN OUT	JT	JOINT TRENCH	TG	TOP OF GRATE
CONC	CONCRETE	LF	LINEAR FEET	TOB	TOP OF BANK
CONST	CONSTRUCTION	LP	LOW POINT	TOE	TOE OF BANK
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	MAX	MAXIMUM	TW	TOP OF WALL
		MIN	MINIMUM	TYP	TYPICAL
DI	DROP INLET	N.I.C.	NOT IN CONTRACT	W	WATER LINE
DIP	DUCTILE IRON PIPE	(N)	NEW	WM	WATER METER
DWY	DRIVEWAY	OHU	OVERHEAD UTILITY	WV	WATER VALVE
E	ELECTRIC LINE	PB	PULL BOX		
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT		
EG	EXISTING GRADE	PL	PROPERTY LINE		
ELEV	ELEVATION	PRC	POINT REVERSE CURVE		
EP	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT		
ER	END OF RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT		
ESMT	EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT		
(E)	EXISTING	PVI	POINT OF VERTICAL INTERSECTION		
EX.	EXISTING	PVC	POLYVINYL CHLORIDE PIPE		

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSTAFA
NO. 69278
CIVIL
STATE OF CALIFORNIA

DATE: SEPTEMBER 15, 2021
SCALE: NONE
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: XX
PROJECT NO.: 19019

GRADING AND DRAINAGE PLANS
BROWN - 16010 WINTERBROOK ROAD
TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
GRADING PERMIT APPLICATION NO. GRXX-XXX

TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS
7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2173 - FAX (408) 842-3862
EMAIL ENGINEERING @ HANNABRUNETTI.COM

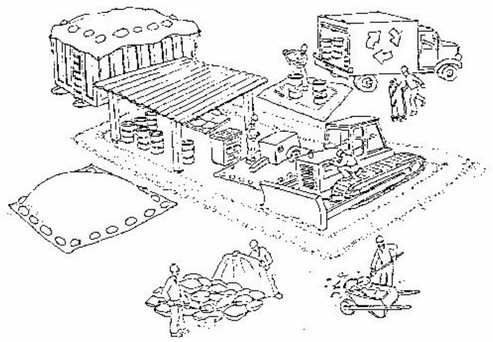
DATE	BY	REVISIONS

SHEET 1 OF 6

REV.: SEPT. 2016

HB JOB NO. 19019

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

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

BENCHMARK:

BENCHMARK ID: LG48
ELEVATION: 342.14
ORGANIZATION: TOWN OF LOS GATOS

DESCRIPTION:
SET BRASS DISK IN MONUMENT WELL STAMPED "LS#48"; LOCATED AT THE INTERSECTION OF BLOSSOM HILL ROAD AND ATWOOD COURT

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THESE PLANS ARE BASED ON THE FOUND MONUMENTS ALONG THE SOUTHERN BOUNDARY OF THE PROJECT; WITH A BEARING OF NORTH 89° 09 '37" EAST

FLOOD ZONE STATEMENT:

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 060337 06085C0377H
MAP REVISED: MAY 18, 2009

PROJECT LOCATED IN ZONE D
AREAS OF UNDETERMINED, BUT POSSIBLE FLOOD HAZARDS

AVERAGE SLOPE OF PROPOSED DEVELOPED AREA

$$S = \frac{I \times L}{A} \times 100$$

S = the average slope in percent (%)
I = the contour interval in feet = 1 ft
L = the sum length of contour lines in feet = 4,740
A = the area in sq. ft. = 41,393

$$S = \frac{1 \times 4740}{41393} \times 100 = 11.45\%$$

APN 523-26-002 N89° 49' 07"E 189.76 YOFFEE / BOSWARD

APN 523-26-003 DOORLEY

APN 523-26-004 CHUNG / ZOU

APN 523-26-005 CHROUST

APN 523-26-018 LENHART

APN 523-26-015 LYNCH

APN 523-26-016 SILVA

112 327.27 FD RBAR LS9013
113 354.48 S-60D
111 360.27 FD BT LS9013
114 357.52 FD BT LS9013
105 335.42 FD RBAR LS9013
104 332.97 FD RBAR LS9013
103 332.50 FD BT LS9013
263 331.37 FD RBAR LS9013
107 331.17 FD RBAR LS9013
108 344.75 S-60D
109 352.12 S-60D
106 350.04 FD RBAR LS9013
8001 348.86 S-60D

#31 #32 #34 #35 #36 #37 #38 #39 #40 #41 #42 #43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #53 #57

54.85 N1°53'52"W
78.03 N39°59'17"E
42.06
99.93 N12°48'37"W
93.35 N1°44'04"W
9.99 S89°59'31"E
152.37 N82°09'37"E

EXISTING HOUSE
EXISTING OVERHEAD SERVICE
EX DRIVEWAY
P.U.E. PER 38 M 1
N159°26'32"E
INGRESS/EGRESS EASEMENT TO HARDY, ET AL PER P037 O.R. 1464
5.0' INGRESS & EGRESS EASEMENT PER INST. NO. 13049163
L=9.92, R=40.00 D=014°12'53"
L=167.59, R=100.00 D=096°01'22"
10.0'
INGRESS/EGRESS & PUBLIC UTILITY EASEMENT TO OLSON, ET UX PER 4877 O.R. 417
EX UTILITY POLE
EX MAIL BOXES
EX WATER METER
APPROXIMATE LOCATION EXISTING SS LATERAL
EXISTING OVERHEAD UTILITY
EX WATER METERS
WINTERBROOK ROAD
BASIS OF BEARINGS (CR (NOT FILED AS OF 190326) PER CHRISTENSEN & PLOUFF LAND SURVEYING)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSTY-PEREZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

DATE:	SEPT 15, 2021
SCALE:	1"=10'
DESIGN:	AM
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BROWN - 16010 WINTERBROOK ROAD
EXISTING TOPOGRAPHY

GRADING AND DRAINAGE PLANS
GRADING PERMIT APPLICATION NO. GRXX-XXX

TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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DATE	BY	REVISIONS

SHEET 3 OF 6

HB JOB NO. 19019

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 811/1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

APN 523-26-002 N89° 49' 07"E 189.76 YOFFEE / BOSWARD

APN 523-26-018 LENHART

APN 523-26-003 DOORLEY

APN 523-26-004 CHUNG / ZOU

APN 523-26-005 CHROUST

APN 523-26-015 LYNCH

APN 523-26-016 SILVA

WINTERBROOK ROAD

20.0' BUILDING SETBACK

8.0' BUILDING SETBACK

25.0' BUILDING SETBACK

LDRA LINE

CONSTRUCT MASONRY RETAINING WALL

PROPOSED JOINT TRENCH ELECTRIC, TELEPHONE & CATV

PROVIDE WHARF FIRE HYDRANT

FIRE TRUCK TURNAROUND AREA

PROVIDE "GRASSCRETE" FOR FIRE TRUCK TURNAROUND AREA

PAVER SURFACE

TURF

PAVER SURFACE WALK

DRIVEWAY CENTERLINE PROFILE FOR N82° 09' 37"E

DRIVEWAY CENTERLINE FOR PROFILE N13° 52' 45"W

STORM CHAMBER 734 CF CAPACITY (16) CHAMBERS 337.9 BOTTOM

EX EP 338.03± CONFORM

EX EP 337.43± CONFORM

EX FENCE LINE

EXISTING WATER METER TO BE RELOCATED TO BACK OF RIGHT-OF-WAY PER TOWN STDS.

P.U.E. PER 38 M 1

INGRESS/EGRESS EASEMENT TO HARDY, ET AL PER P057 O.R. 1464

5.0' INGRESS & EGRESS EASEMENT PER INST. NO. 13049163

INGRESS/EGRESS & PUBLIC UTILITY EASEMENT TO OLSON, ET UX PER 4877 O.R. 417

PROVIDE SEWER CLEANOUT OVER EXISTING SS LATERAL AT BACK OF PROPERTY LINE

APPROXIMATE LOCATION EXISTING 4" SS LATERAL

EX UTILITY POLE

OVERHEAD UTILITY

GARAGE FF 352.5 PAD 351.2

LIGHT-WELL FF 341.13

HOUSE FF 353.0

BASEMENT FF 341.83 PAD 340.83

LIGHT-WELL FF 351.7

PATIO 353.0

COVERED PORCH FF 352.96

COVERED VERANDA FF 352.96

PLAY AREA

FUTURE POOL DECK 351.96

PATIO

PLANTER

FENCE

DRYWELL TG 350± 6" INV 348.0

DRYWELL TG 339.8± 6" INV 337.6

PUMP SD PIPE

CONSTRUCT MASONRY RETAINING WALL

TW 346.1 END WALL

TW 342.5 BW 342.5 END WALL

TW 344.1 BW 344.1 END WALL

TW 349.2 END WALL

TW 350.0 END WALL

TW 352.0 END WALL

TW 348.5 END WALL

TW 345.9 BW 344.1 1.8' HIGH

TW 344.5 BW 341.5 3' HIGH

TW 344.6 BW 342.9 1.5' HIGH

TW 344.1 BW 342.3 1.8' HIGH

TW 340.3 BW 338.1 2.2' HIGH

TW 349.2 BW 345.6 3.6' HIGH

TW 348.4 BW 345.3 3.1' HIGH

TW 348.2 BW 344.3 3.9' HIGH

TW 351.9 BW 350.4 1.5' HIGH

TW 354.5 BW 351.1 3.4' HIGH

TW 354.5 BW 351.2 3.3' HIGH

TW 355.7 BW 351.7 4' HIGH

TW 355.4 BW 351.8 3.6' HIGH

TW 354.5 BW 353.0 1.5' HIGH

TW 353.9 BW 353.0 0.9' HIGH

TW 352.5 BW 352.0 0.5' HIGH

TW 352.5 BW 352.0 0.5' HIGH

TW 353.0 BW 352.0 1' HIGH

TW 355.0 BW 352.0 3' HIGH

TW 355.5 BW 352.0 3.5' HIGH

SS CO RIM 335.8± INV 330.2

SS CO RIM 346± INV 333.7

SS CO RIM 350.4 INV 335.0

DI (V12) TG 347.2 INV 344.2

DI (V12) TG 343.0 INV 338.0

DI (V12) TG 340.0 INV 338.2

DI (V12) TG 346.3 INV 340.0

DI TG 341.1 SUMP 339±

DI TG 351.9 INV 348.06

DI TG 351.9 INV 347.83

DI TG 351.7 INV 348.86

DI TG 351.7 INV 348.6

DI TG 351.7 INV 348.42

DI TG 351.7 INV 348.24

DI TG 351.7 INV 348.85

DI TG 351.0 INV 348.62

DI TG 351.0 INV 349.0

DI TG 351.9 INV 348.26

1+71.50(EVC) FG 344.88

2+33.01(EVC) FG 347.82

2+49.05(BVC) FG 349.88

2+59.05(EVC) FG 350.60

2+23.01(BVC) FG 346.97

1+51.56(BVC) FG 343.70

TC 350.85 END CURB

TC 347.0 END CURB

TOE OF FILL

D=064°35'29" R=90.00 L=102.40

D=096°01'22" R=100.00 L=167.59

D=20.07° R=300.00

L=9.92 R=40.00 D=014°12'53"

91 LF 8" PVC @ S=0.086

62 LF 4" PVC @ S=0.020

91 LF 4" PVC @ S=0.038

83 LF 8" PVC @ S=0.075

44 LF 6" PVC @ S=0.0068

38 LF 6" PVC @ S=0.005

23 LF 4" PVC @ S=0.113

25 LF 6" PVC @ S=0.010

20 LF 6" PVC @ S=0.010

18 LF 6" PVC @ S=0.010

36 LF 6" PVC @ S=0.010

NOTE:
DISCONTINUOUS FOOTING FOR RETAINING WALL NEAR TREE #44

NOTE TO CONTRACTOR:

1. PRIOR TO INSTALLATION OF SANITARY SEWER LATERAL; CONTRACTOR TO POTHOLE EXISTING UTILITIES FOR LOCATION, ELEVATION AND TYPE.

NOTE:

1. RETAINING WALL MATERIAL: CONCRETE WITH STONE FACADE
2. RELOCATE FENCING INSIDE OF PUBLIC UTILITY EASEMENT AND MAKE SURE NO TREES, FENCES, STRUCTURES OR HARDSCAPE ARE WITHIN THE EASEMENT BOUNDARIES.
3. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO ENERGY DISSIPATERS (SPLASH BLOCKS).

CONSTRUCTION NOTES:

1. EXISTING TREE TO BE REMOVED
2. LIGHTWELL DRAIN BOX WITH PUMP DRAIN TO STORM DRAIN SYSTEM
3. EXISTING TREE TO REMAIN; CONTRACTOR TO PROVIDE "TREE PROTECTION" DURING CONSTRUCTION
4. EXISTING FENCE LINE TO BE RELOCATED OUTSIDE OF EXISTING PUBLIC UTILITIES EASEMENT
5. PROVIDE 2" AC OVER 6" CL II AGG. BASE CONFORM TO EXISTING PAVEMENT

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

BASIS OF BEARINGS (CR (NOT FILED AS OF 190326) PER CHRISTENSEN & PLOUFF LAND SURVEYING)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VELEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

DATE: SEPT 15, 2021
SCALE: 1"=10'
DESIGN: AM
DRAWN: TM
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PROJECT NO.: 19019

GRADING AND DRAINAGE PLANS

BROWN - 16010 WINTERBROOK ROAD
GRADING & DRAINAGE PLAN

GRADING PERMIT APPLICATION NO. GRXX-XXX

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1970
CIVIL ENGINEERS • LAND SURVEYORS
PLANNING CONSULTANTS • MANAGEMENT
7851 ERLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
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BY	DATE

REVISIONS

SHEET 4 OF 6

HB JOB NO. 19019

REV.: SEPT. 2016

PROJECT NOTES:

1. THE LOCATION OF THE BUILDING PADS AND/OR FOUNDATIONS ARE TO BE ESTABLISHED BY A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING. A LETTER SIGNED AND SEALED BY THAT AUTHORIZED PERSON, STATING THAT HE/SHE HAS LOCATED THE BUILDING CORNERS, AND THEIR LOCATIONS CONFORM TO CITY BUILDING SETBACK REQUIREMENTS PER THE APPROVED BUILDING PLANS IS REQUIRED TO BE SUBMITTED TO THE CITY ENGINEER.
2. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
3. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
4. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
5. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
6. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
7. IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHAEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS AREAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEEMED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY.
8. IN THE EVENT THAT HUMAN SKELETAL REMAINS ARE ENCOUNTERED, THE APPLICANT IS REQUIRED BY COUNTY ORDINANCE NO. B6-18 TO IMMEDIATELY NOTIFY THE COUNTY CORONER. UPON DETERMINATION BY THE COUNTY CORONER THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION, PURSUANT TO SUBDIVISION (c) OF SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND THE COUNTY COORDINATOR OF INDIAN AFFAIRS. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY CHAPTER. IF ARTIFACTS ARE FOUND ON THE SITE A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED ALONG WITH THE COUNTY PLANNING OFFICE. NO FURTHER DISTURBANCE OF THE ARTIFACTS MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY PLANNING OFFICE.
9. UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
11. AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO-SP6 IS REQUIRED TO BE INSTALLED THROUGHOUT THE STRUCTURE.
12. ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
13. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND. ALL ROOF RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR NATURAL AREAS AWAY FROM BUILDING FOUNDATIONS, TO ALLOW FOR STORM WATER INFILTRATION INTO THE SOIL AND SHEET FLOW.

THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE CITY A SEPERATED PERMIT SHALL BE REQUIRED.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

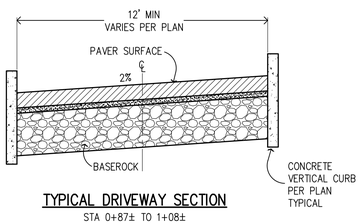
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKER'S DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

WHERE THE FIRM OF HANNA-BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

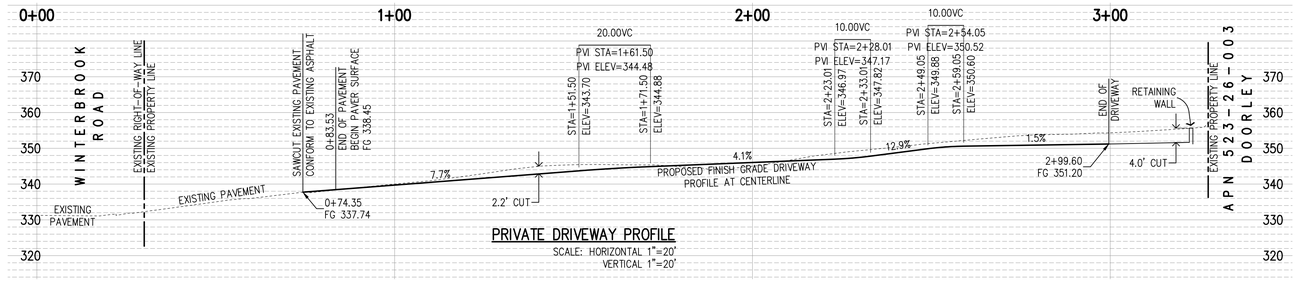
CONTRACTOR TO VERIFY:

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, THE STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION.

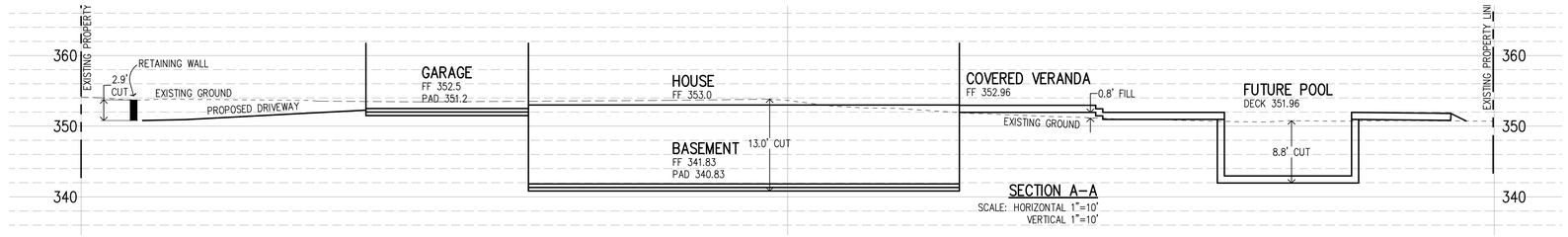
SEE SOILS REPORT AND/OR STRUCTURAL PLANS TO DETERMINE THE ELEVATION OF THE BUILDING FINISH FLOOR AND PAD.



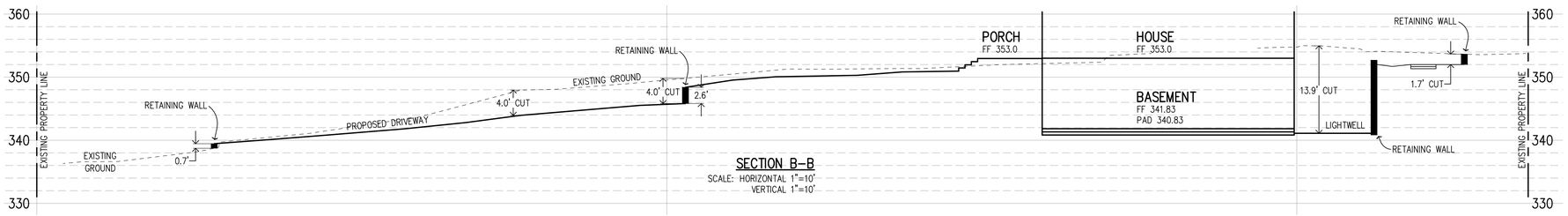
TYPICAL DRIVEWAY SECTION
STA 0+87± TO 1+08±
NOT TO SCALE



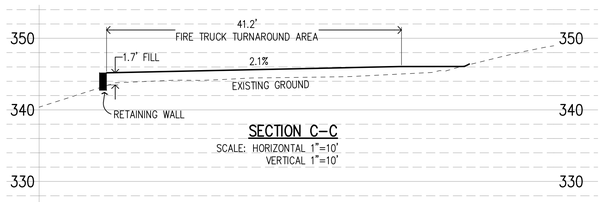
PRIVATE DRIVEWAY PROFILE
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



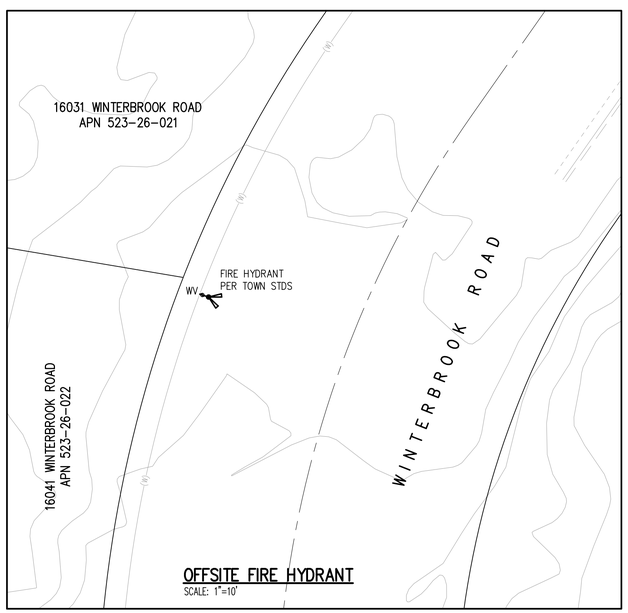
SECTION A-A
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'



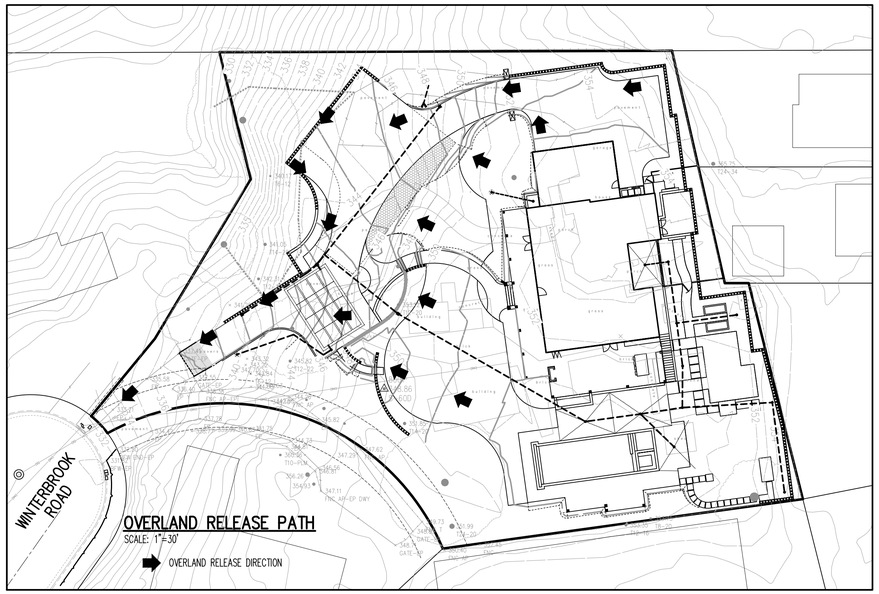
SECTION B-B
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'



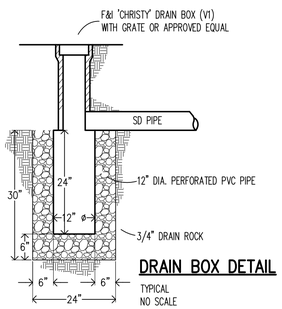
SECTION C-C
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'



OFFSITE FIRE HYDRANT
SCALE: 1"=10'



OVERLAND RELEASE PATH
SCALE: 1"=30'

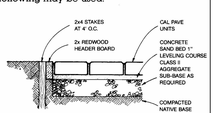


DRAIN BOX DETAIL
TYPICAL
NO SCALE

The sub-base in this type of application should be designed by a qualified engineer. As a guideline, the following may be used:

LIGHT DUTY

- For non-vehicular usage or residential driveways.
- For well draining areas, the sub-base should be 0" to 3" thick, 95% minimum compaction.
- For low, wet areas, the sub-base should be 4" to 8" thick, 95% minimum compaction.



TYPICAL PAVER DETAIL
NOT TO SCALE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REG. PROFESSIONAL ENGINEER — AMANDA JOY MUSTY-LABBE — NO. 69278 — CIVIL — STATE OF CALIFORNIA

DATE: SEPT 15, 2021
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: XX
PROJECT NO.: 19019

GRADING AND DRAINAGE PLANS

BROWN - 16010 WINTERBROOK ROAD
NOTES, DRIVEWAY PROFILE & SECTIONS

GRADING PERMIT APPLICATION NO. GRXX-XXX

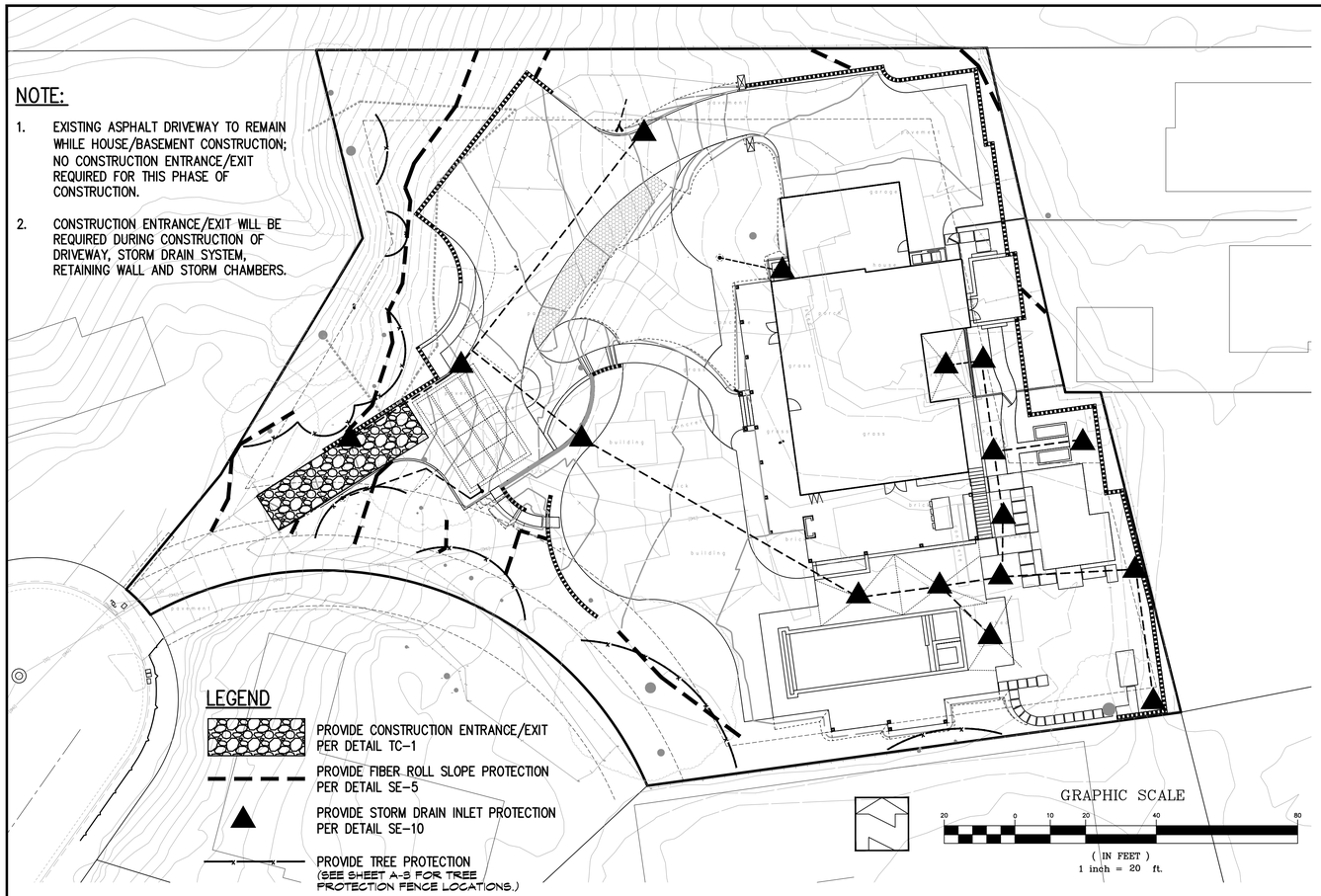
TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

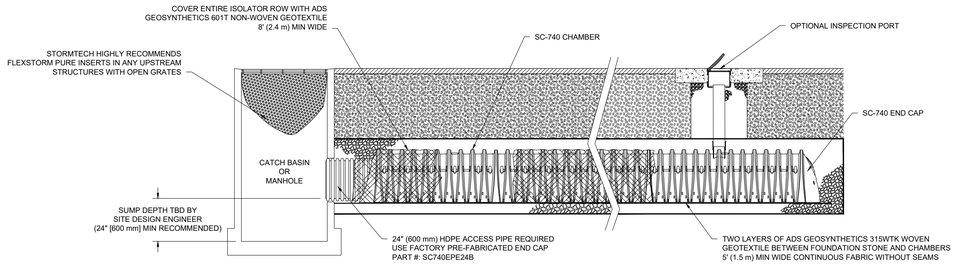
HANNA-BRUNETTI est 1946
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3862
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE	BY	REVISIONS

NOTE:

1. EXISTING ASPHALT DRIVEWAY TO REMAIN WHILE HOUSE/BASEMENT CONSTRUCTION; NO CONSTRUCTION ENTRANCE/EXIT REQUIRED FOR THIS PHASE OF CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT WILL BE REQUIRED DURING CONSTRUCTION OF DRIVEWAY, STORM DRAIN SYSTEM, RETAINING WALL AND STORM CHAMBERS.





SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

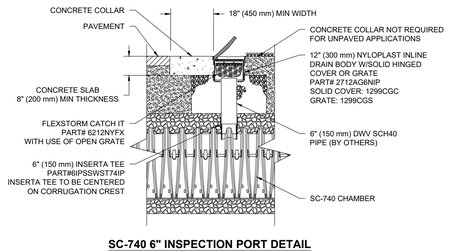
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-740 6" INSPECTION PORT DETAIL
NTS

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.
7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
    - A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
    - B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
    - C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUST-VELEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

DATE:	SEPT 15, 2021
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	XX
PROJECT NO.:	19019

GRADING AND DRAINAGE PLANS

BROWN - 16010 WINTERBROOK ROAD
EROSION CONTROL PLAN

GRADING PERMIT APPLICATION NO. GRXX-XXX

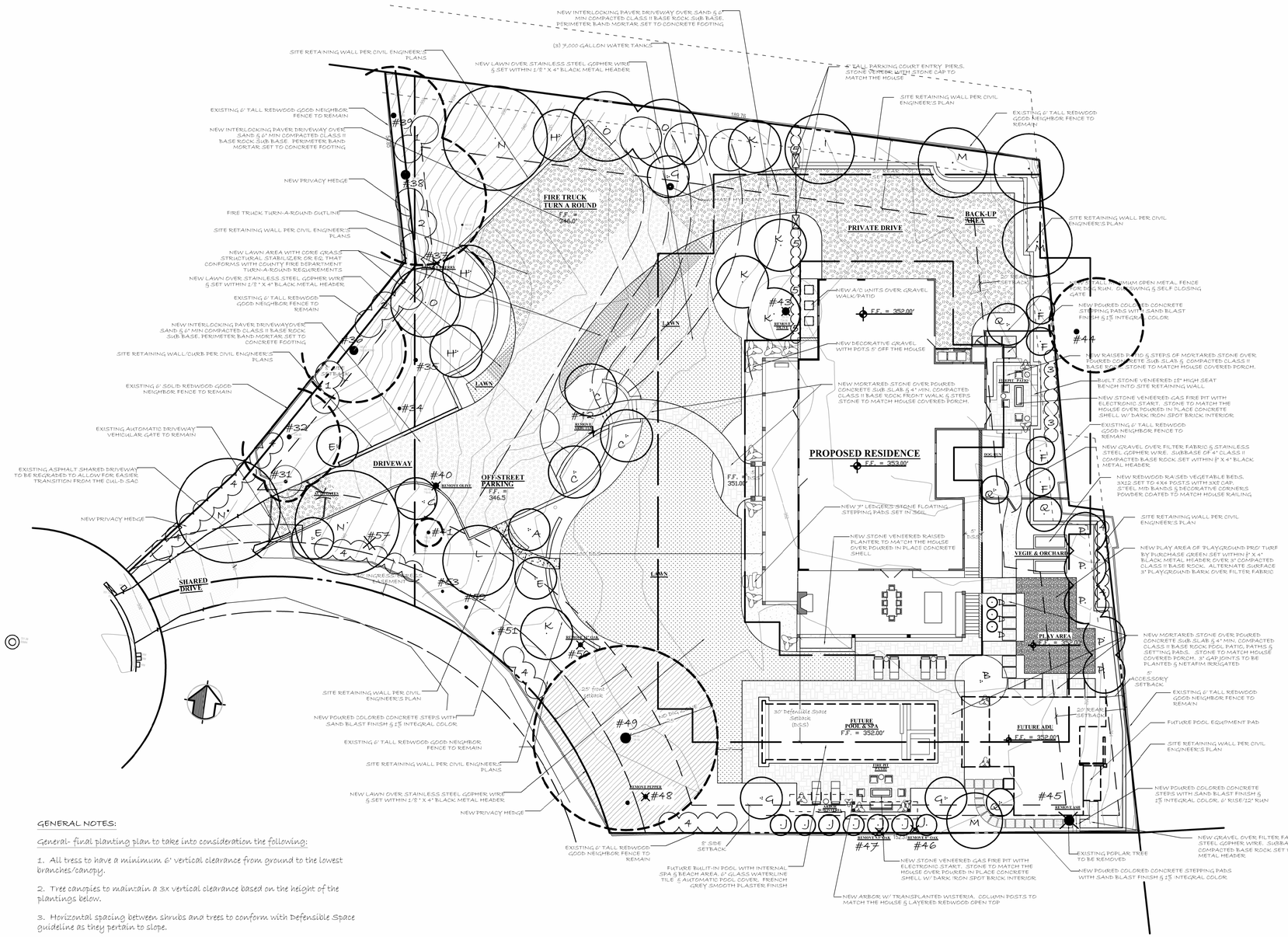
TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7851 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL ENGINEERING @ HANNABRUNETTI.COM

	DATE	BY	REVISIONS
◇			

SHEET 6 OF 6

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



TREE & SCREENING LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	GROWTH	SIZE	QTY	REPLACE
SYM.	COMMON NAME	BOTANICAL NAME	GROWTH	SIZE	QTY	REPLACE
A	JAPANESE MAPLE	ACER 'EMPEROR I' - MULTI	15' X 15'	15 GAL.	1	
B	SAUCER MAGNOLIA	MAGNOLIA X 'SPRENGERI' - MULTI	20' X 10'	15 GAL.	1	
C	DOVE'S WINGS	ACER PYCRUM 'HATCHET' - MULTI	15' X 15'	15 GAL.	5	
D	COMMON POINT PLUM	PRUNUS CERASIFERA 'OBPCOZAM'	20' X 6'	15 GAL.	5	
E	SAWLEY ROSEWOOD	CERCIS OCCIDENTALIS CHERENSIS	20' X 15'	15 GAL.	5	
F	TEDDY BEAR MAGNOLIA	MAGNOLIA GRAN. 'SOUTHERN CHARM'	20' X 15'	15 GAL.	4	
G	ORCHIDS LOGGING	CHOROISYA "CONPERCONE"	20' X20'	24" BOX	4	Y
H	PRUPLESS OLIVE	OLEA " WILSONII" PEAUTY"	25' X 25'	24" BOX	5	Y
I	LITTLE GEM MAGNOLIA	MAGNOLIA 'LITTLE GEM'	25' X 15'	24" BOX	1	Y
J	HORNBEAM	CARPINUS FASSIANA	35' X 25'	24" BOX	7	Y
K	HAWLAWN PINCH	STELLA 3CCLEMONTI	35' X 15'	24" BOX	5	Y
L	WHITE FENDERING HAWLAWN CAMPACA	MICHELIA CHAMPACA "ALBA"	25' X 25'	24" BOX	2	Y
M	CORK OAK	QUERCUS SUBER	40' X 60'	36" BOX	5	Y
N	COOPER GLORY RED MAPLE	ACER RUBRUM 'COOPER GLORY'	40' X 50'	36" BOX	5	Y
O	CHINESE PISTACHE	PISCHIA CHINENSIS 'KEITH DAVEY'	40' X 25'	36" BOX	5	Y
P	HOME ORCHARD	OWNERS CHOICE		15 GAL.	6	
Q	CITRUS	OWNERS CHOICE		15 GAL.	4	
1	PACIFIC WAX MYRTLE	MYRICA CALIFORNICA	20' X10'	15 GAL.	4	
2	EMERALD WAVE SWEETBAY LAUREL	LAURUS NOBILIS 'MONEM'	20' X10'	15 GAL.	7	
3	GOSSY CAMELLIA	CAMELLIA JAPONICA 'GOSSY'	10' X 6'	15 GAL.	7	
4	SCHIPKA CHERRY LAWEL	PRUNUS LAROCERASUS 'SCHIPKENSIS'	10' X 6'	15 GAL.	29	
5	GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN'	15' X 5'	15 GAL.	18	

TREE REMOVAL LIST

SYM. #	COMMON NAME	BOTANICAL NAME	TRUNK DIA.	CANOPY
37	CATALINA ISLAND CHETTY	PRUNUS LYONII	7.1"	18'
40	OLIVE - MULTI TRUNK	OLEA EUROPAEA	36"	25'
42	STRAWBERRY TREE	ARBUTUS UNEDO	11.2"	15'
43	OLIVE - MULTI TRUNK	OLEA EUROPAEA	27.2"	20'
46	SHAMEL ASH	FRAXINUS UHDEI	55.2"	35'
46	VALLEY OAK	QUERCUS LOBATA	8.1"	12'
47	COAST LIVE OAK	QUERCUS AGRIFOLIA	9.5"	12'
48	CALIFORNIA PEPPER	SCHINUS MOLLE	16"	20'
49	VALLEY OAK	QUERCUS LOBATA	35.2"	65'
50	VALLEY OAK	QUERCUS LOBATA	15.5"	16'
51	VALLEY OAK	QUERCUS LOBATA	9.2"	20'
52	VALLEY OAK	QUERCUS LOBATA	8.5"	20'
53	COAST LIVE OAK	QUERCUS AGRIFOLIA	10.0"	15'
57	COAST LIVE OAK	QUERCUS AGRIFOLIA	9.6"	10'

MATERIAL LEGEND

- DELTA BLUEGRASS 3 BLEND GRASS
- PLAYGROUND PRO TURF (MULCH ALTERNATE)
- MORTARED STONE OVER CONCRETE SUB-SLAB
- INTERLOCKING PAVERS OVER SAND
- LAWN OVER CORE GRASS STRUCTURAL STABILIZER
- POURED COLORED CONCRETE W/ SAND BLAST FINISH
- GRAVEL OVER FILTER FABRIC 5 S/S GOPHER WIRE
- 1.25" RANDOM SOIL SET FLAGSTONE
- SMOOTH STUCCO OVER CONCRETE RETAINING WALLS
- STONE VENEER OVER SUB STRUCTURE

EXISTING TREE LEGEND

SYM. #	COMMON NAME	BOTANICAL NAME	TRUNK DIA.	CANOPY	REMOVE	REPLACEMENT TREE
51	VALLEY OAK	QUERCUS LOBATA	10.6"	22'		
52	COAST LIVE OAK	QUERCUS AGRIFOLIA	13.5"	40'		
54	COAST LIVE OAK	QUERCUS AGRIFOLIA	10.5"	20'		
56	COAST LIVE OAK	QUERCUS AGRIFOLIA	15.0"	40'		
56	COAST REDWOOD	SEQUOIA SEMPERVIRENS	30.5"	50'		
57	CATALINA ISLAND CHERRY	PRUNUS LYONII	7.1"	18'	YES	(3) 24" BOX TREES
58	COAST LIVE OAK	QUERCUS AGRIFOLIA	9.7"	19'		
59	ENGLISH WALNUT	JUGLANS	20.9"	45'		
40	OLIVE - MULTI TRUNK	OLEA EUROPAEA	36" MULTI	45'	YES	(5) 36" BOX TREES
41	VALLEY OAK	QUERCUS LOBATA	11.0"	20'		
42	STRAWBERRY TREE	ARBUTUS UNEDO	11.2" MULTI	12'	YES	(5) 24" BOX TREES
43	OLIVE - MULTI TRUNK	OLEA EUROPAEA	27.2" MULTI	28'	YES	(4) 24" BOX TREES
44	COAST LIVE OAK	QUERCUS AGRIFOLIA	29" ESP	40'		
46	SHAMEL ASH	FRAXINUS UHDE	55.2"	60'	YES	(9) 36" BOX TREES
46	VALLEY OAK	QUERCUS LOBATA	8.1"	20'	YES	(5) 24" BOX TREES
47	COAST LIVE OAK	QUERCUS AGRIFOLIA	9.5"	20'	YES	(5) 24" BOX TREES
48	CALIFORNIA PEPPER	SCHINUS MOLLE	16"	20'	YES	(5) 24" BOX TREES
49	VALLEY OAK	QUERCUS LOBATA	35.2"	65'		
50	VALLEY OAK	QUERCUS LOBATA	15.5"	16'	YES	(5) 24" BOX TREES
51	VALLEY OAK	QUERCUS LOBATA	9.2"	20'		
52	VALLEY OAK	QUERCUS LOBATA	8.5"	20'		
53	COAST LIVE OAK	QUERCUS AGRIFOLIA	10.0"	15'		
57	COAST LIVE OAK	QUERCUS AGRIFOLIA	9.6"	10'	YES	(3) 24" BOX TREES

GENERAL NOTES:

General- final planting plan to take into consideration the following:

1. All tress to have a minimum 6' vertical clearance from ground to the lowest branches/canopy.

2. Tree canopies to maintain a 3x vertical clearance based on the height of the plantings below.

3. Horizontal spacing between shrubs and trees to conform with Defensible Space guideline as they pertain to slope.

Zone 1: 0-5'
1. Plants and vegetation shall be kept a minimum of 5' off the structure.

2. Remove all flammable materials from exterior walls including mulch, needles and leaf debris.

3. Maintain clean roofs and gutters at all times.

Zone 2: 0-30"
1. Remove all dead plants and vegetation (grass 5 weeds)

2. Trim trees canopies to maintain 10' clearance from other tree canopies where acceptable arborist practices apply.

3. Remove branches that overhang the roof and maintain 10' clearance from the chimney

4. Maintain a separation (vertically and horizontally) between all trees 5 shrub and other combustible items such as patio furniture, etc.

Zone 3: 0-100'
1. Create both horizontal 5 vertical spacing between shrubs and trees. Canopies 30'-60' from the home should have 12' separation of canopies. Trees 60'-100' should maintain a 6' separation.

2. Remove all heavy accumulations of ground litter/ debris. Regularly remove all dead plant material.

3. Remove vegetation a minimum of 5' from all storage shed or other outbuildings.

California Horticulture
LANDSCAPE CONSTRUCTION INCORPORATED
753 Camden Avenue
Campbell, CA 95008
Phone 408-364-3190
FAX 408-364-3199
Contractors License
B & C-27 & C-53
641851

Brown Residence

16010 Winterbrook Road, Los Gatos Ca 95032

Scale: 1/16" = 1' - 00"

Sheet: Prelim. Landscape Coversheet

Date: 30 September 2020

Drawn by: JB

Revisions:

Date: 17 November 2020

Date: 3 March 2021

Date: 22 June 2021

SHEET

L1

OF 1 SHEETS

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

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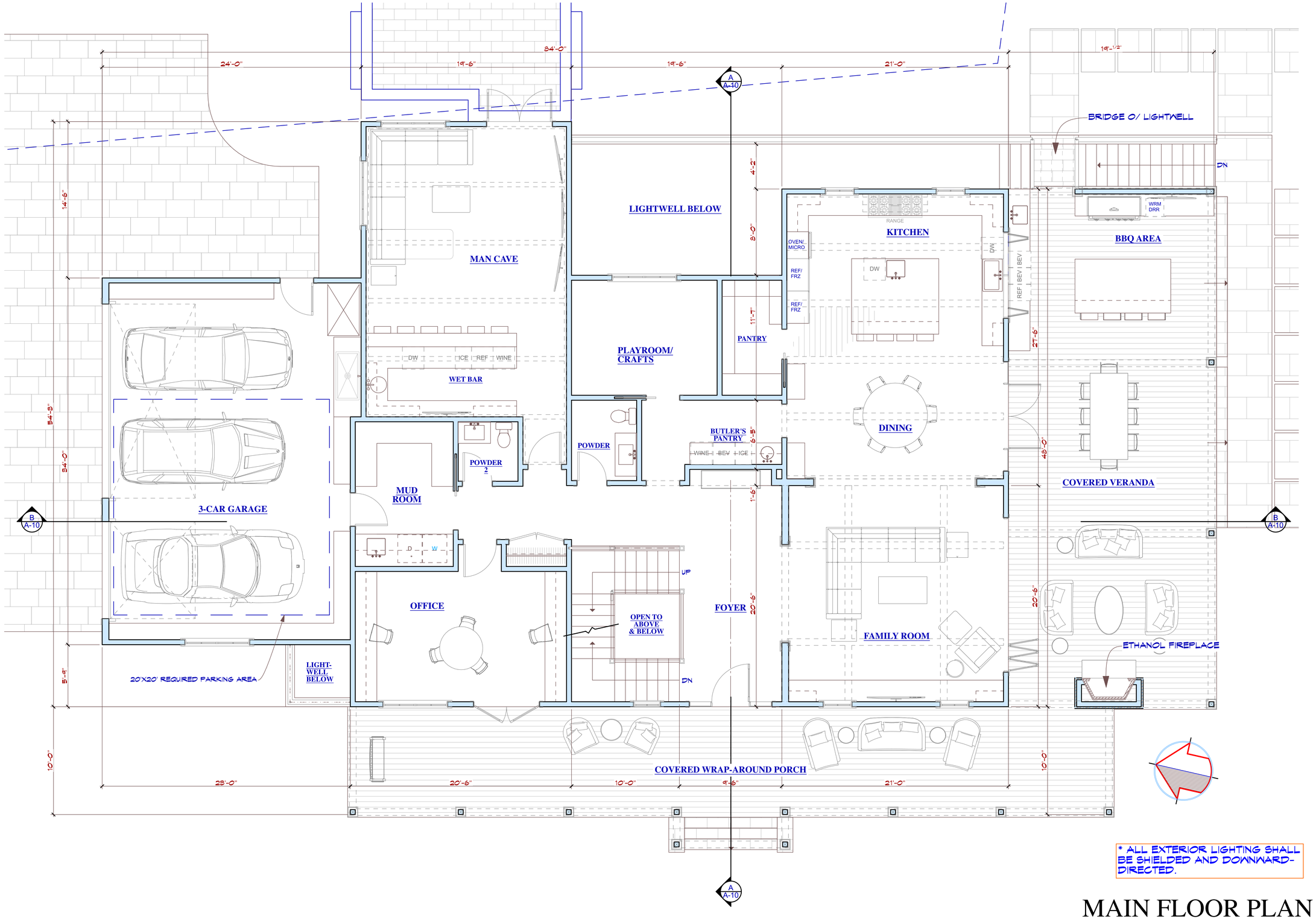
A NEW RESIDENCE:
THE BROWN RESIDENCE
16010 WINTERBROOK ROAD
LOS GATOS, CA

MAIN FLOOR PLAN

DATE: 05/22/20

SCALE: AS SHOWN

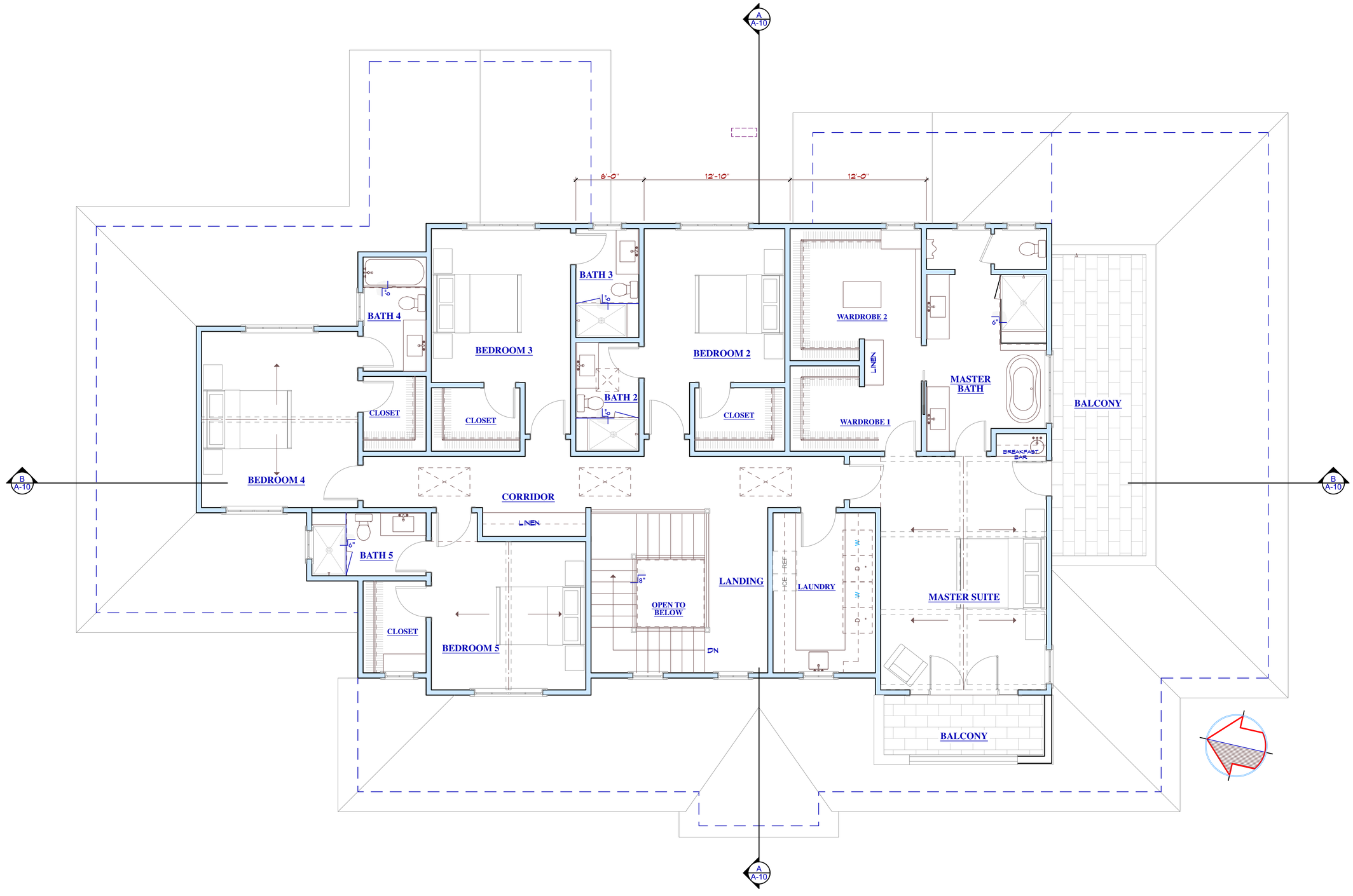
SHEET
A-4
12 OF -



* ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DOWNWARD-DIRECTED.

MAIN FLOOR PLAN

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



SECOND FLOOR PLAN

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

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

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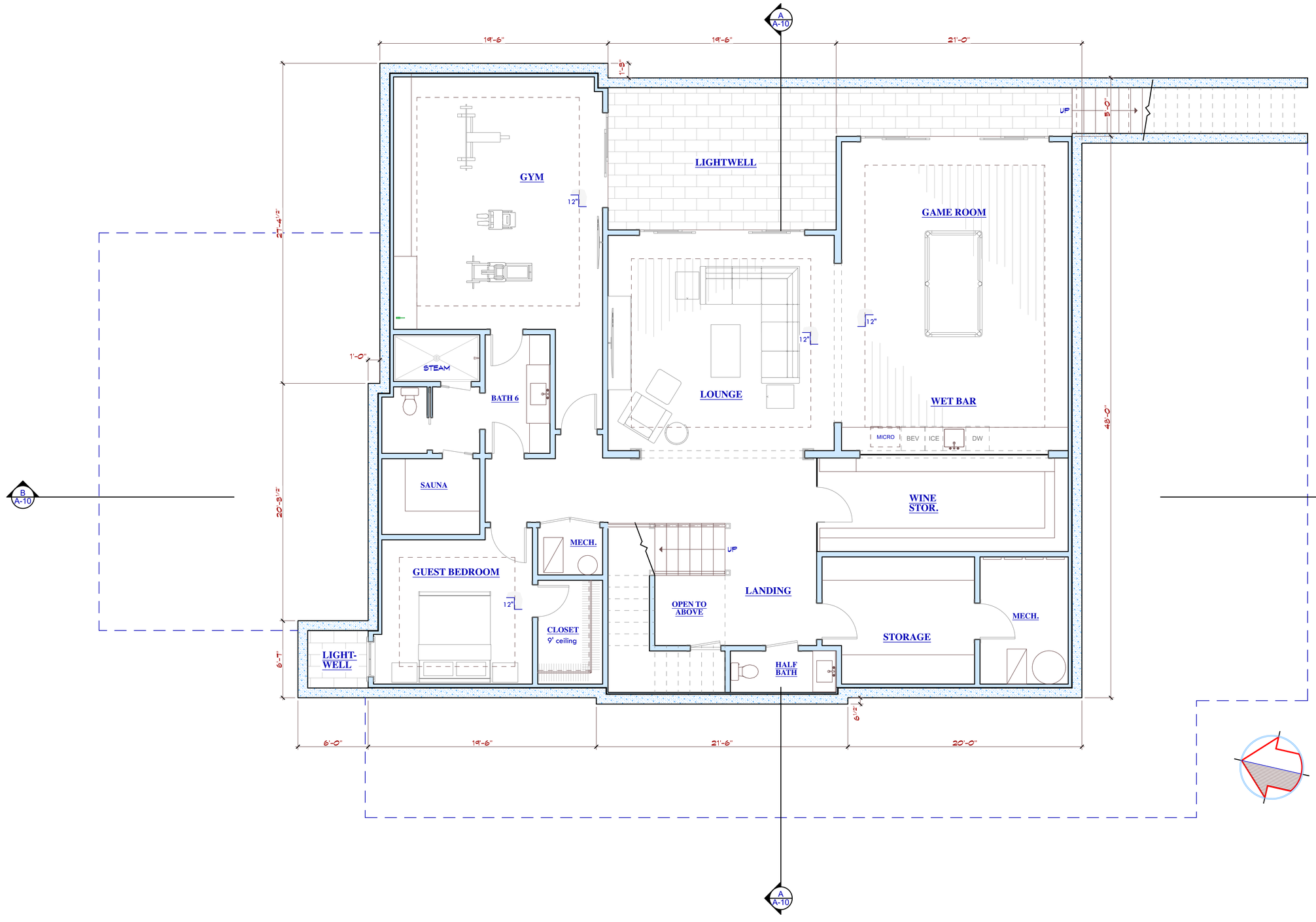
A NEW RESIDENCE:
THE BROWN RESIDENCE
16010 WINTERBROOK ROAD
LOS GATOS, CA

SECOND FLOOR PLAN

DATE: 05/22/20
SCALE: AS SHOWN
SHEET
A-5
13 OF -



LOWER FLOOR PLAN

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

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

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A NEW RESIDENCE:

THE BROWN RESIDENCE

16010 WINTERBROOK ROAD

LOS GATOS, CA

LOWER FLOOR PLAN

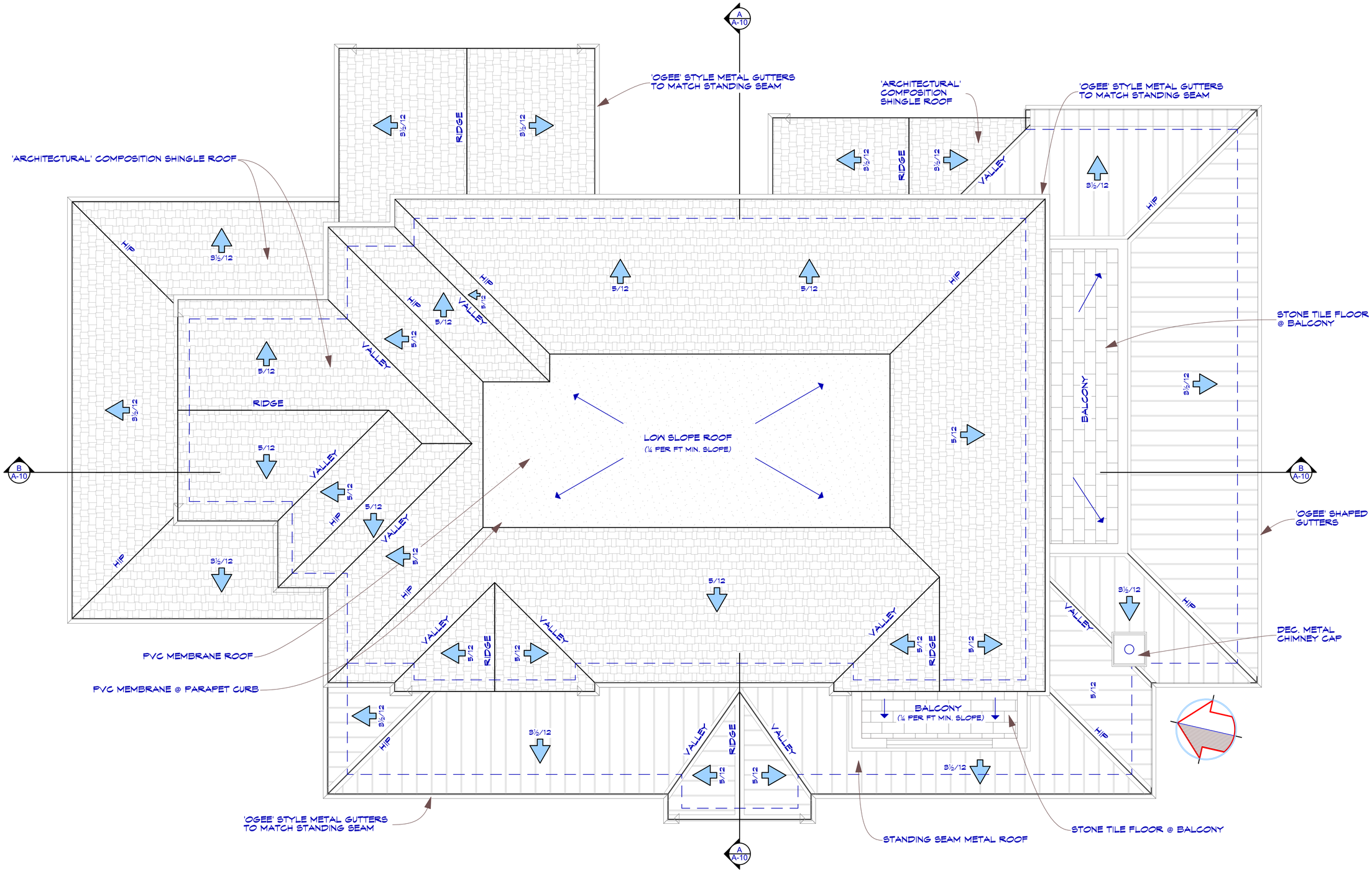
DATE: 05/22/20

SCALE: AS SHOWN

SHEET

A-6

14 OF -



ROOF PLAN

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

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

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A NEW RESIDENCE:

THE BROWN RESIDENCE

16010 WINTERBROOK ROAD LOS GATOS, CA

ROOF PLAN

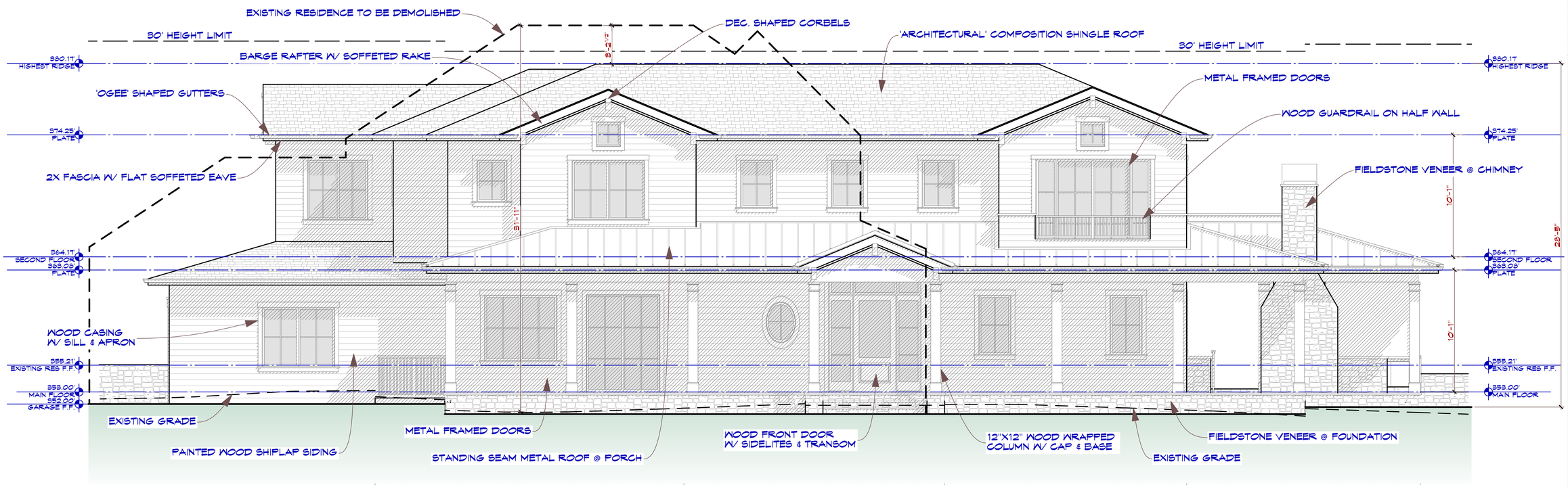
DATE: 05/22/20

SCALE: AS SHOWN

SHEET

A-7

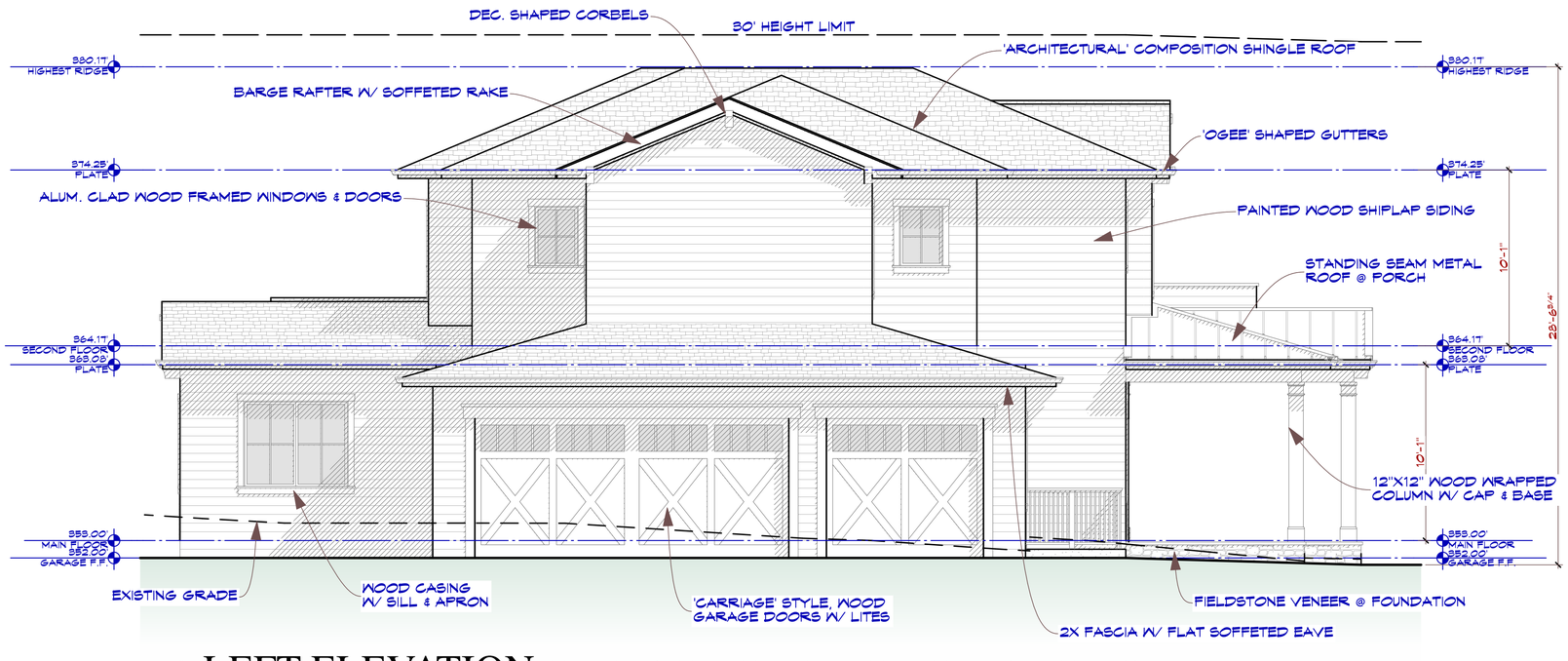
15 OF -



FRONT ELEVATION

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

* ALL EXTERIOR LIGHTING WILL BE SHIELDED AND DOWNWARD-DIRECTED.



LEFT ELEVATION

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

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

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A NEW RESIDENCE:

THE BROWN RESIDENCE

16010 WINTERBROOK ROAD LOS GATOS, CA

FRONT & LEFT ELEVATIONS

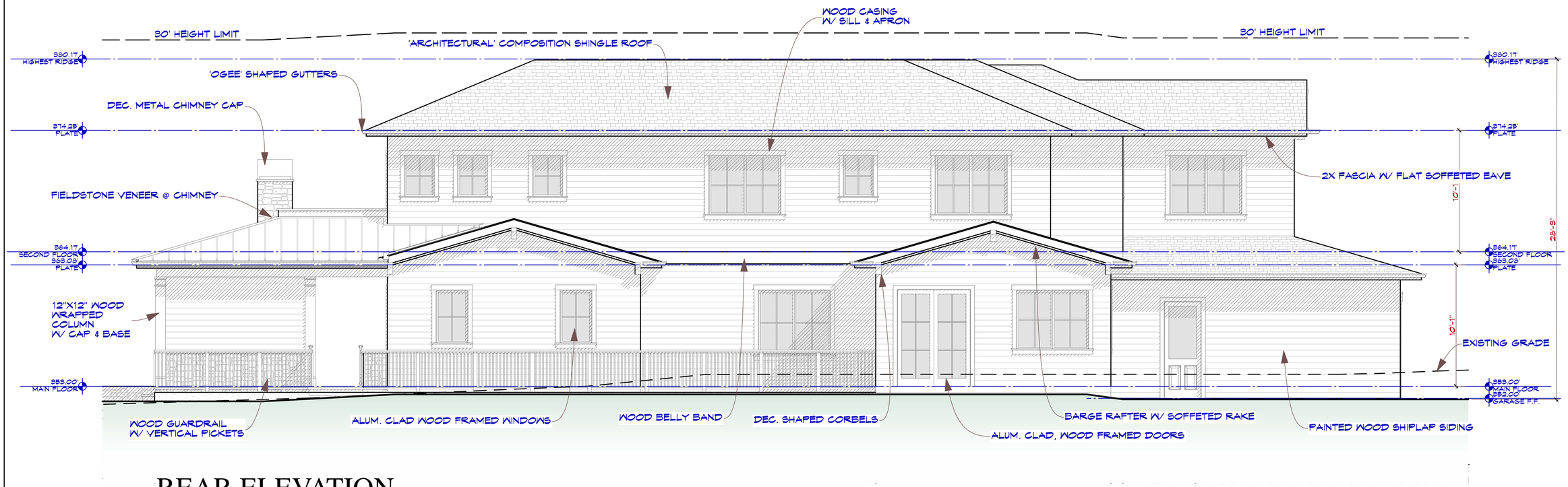
DATE: 05/22/20

SCALE: AS SHOWN

SHEET

A-8

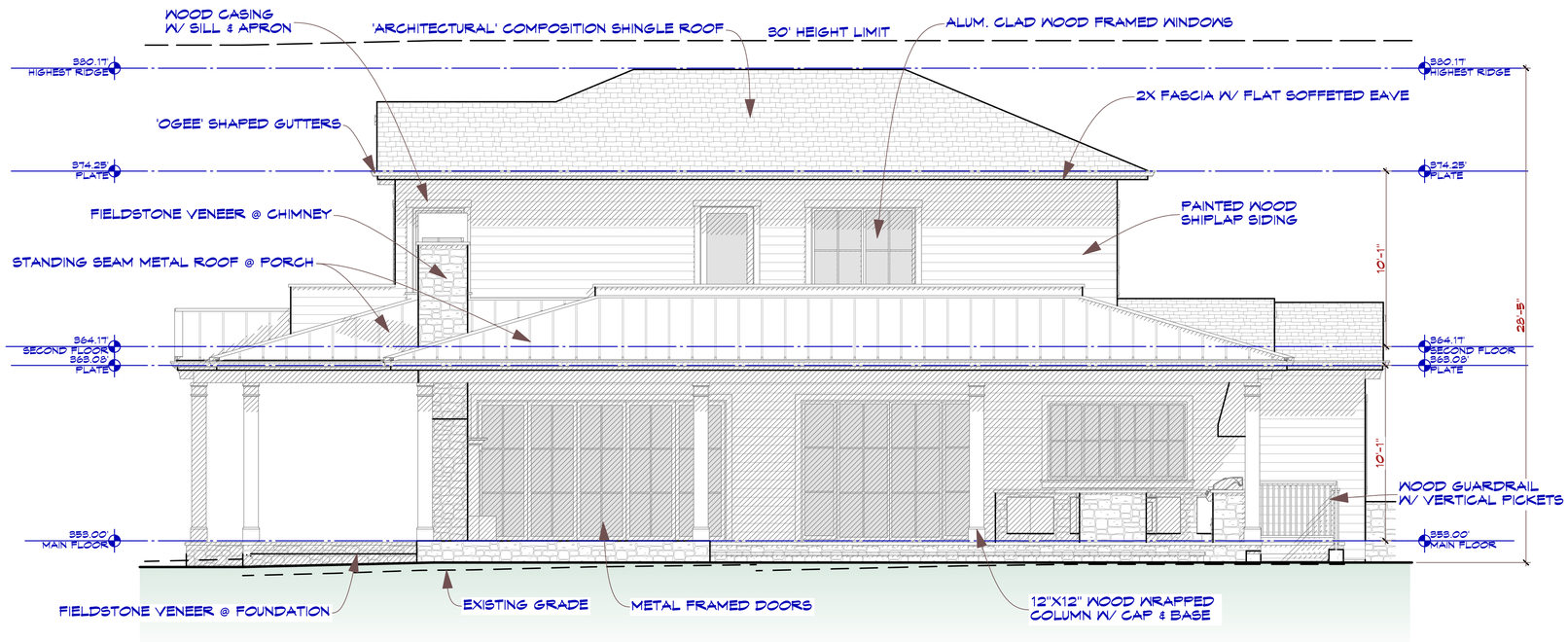
16 OF -



REAR ELEVATION

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

* ALL EXTERIOR LIGHTING WILL BE SHIELDED AND DOWNWARD-DIRECTED.



RIGHT ELEVATION

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

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

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A NEW RESIDENCE:

THE BROWN RESIDENCE

16010 WINTERBROOK ROAD LOS GATOS, CA

REAR & RIGHT ELEVATIONS

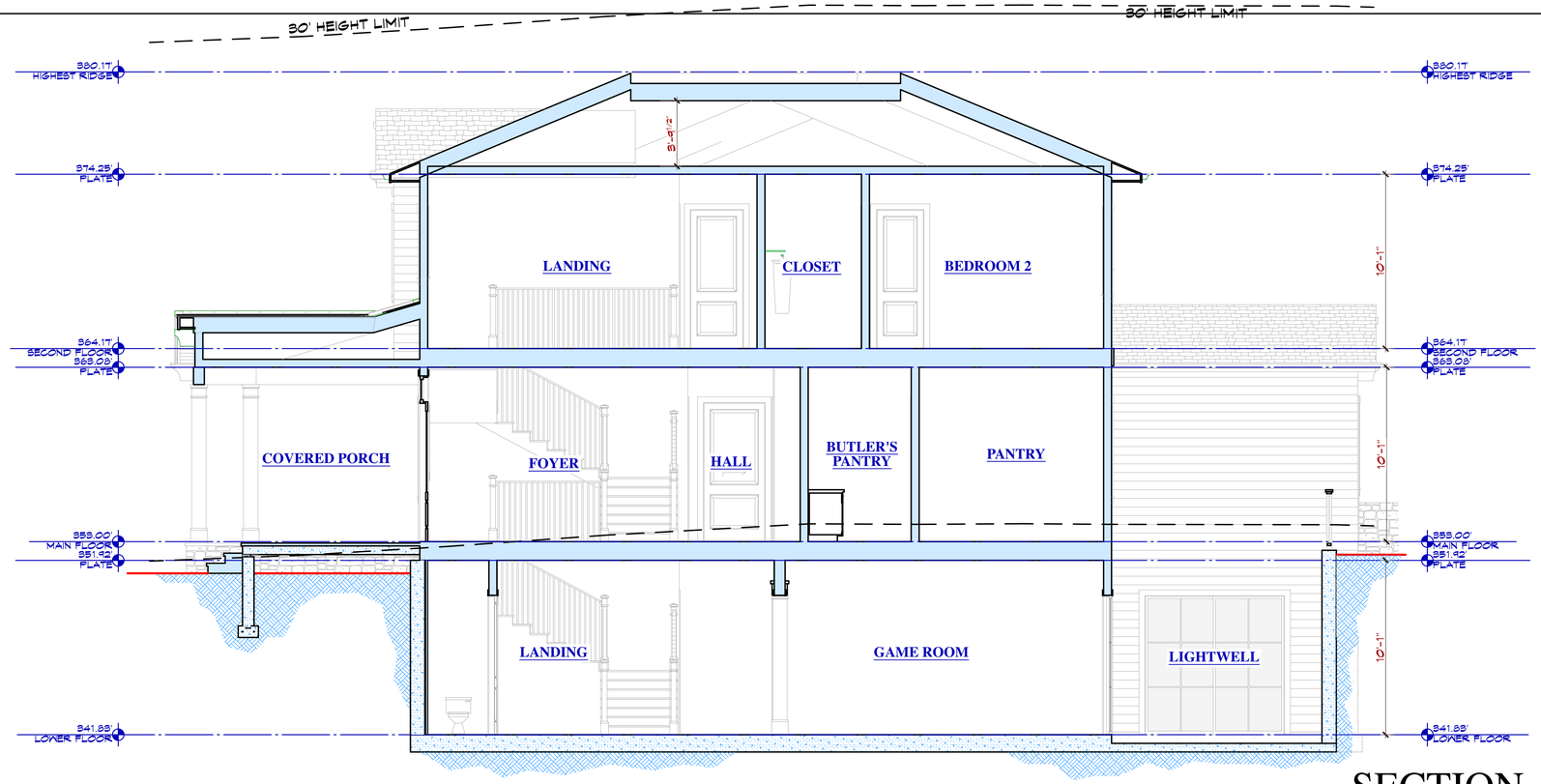
DATE: 05/22/20

SCALE: AS SHOWN

SHEET

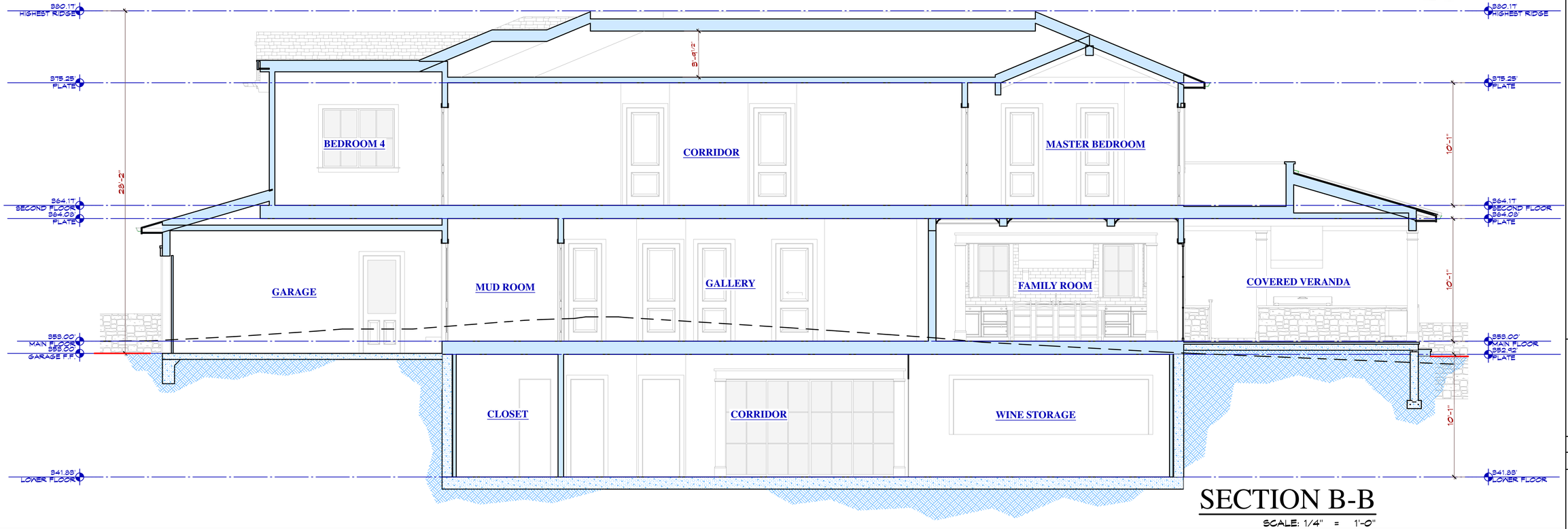
A-9

17 OF -



SECTION A-A

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



SECTION B-B

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

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

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A NEW RESIDENCE:

THE BROWN RESIDENCE

LOS GATOS, CA

16010 WINTERBROOK ROAD

CROSS SECTIONS

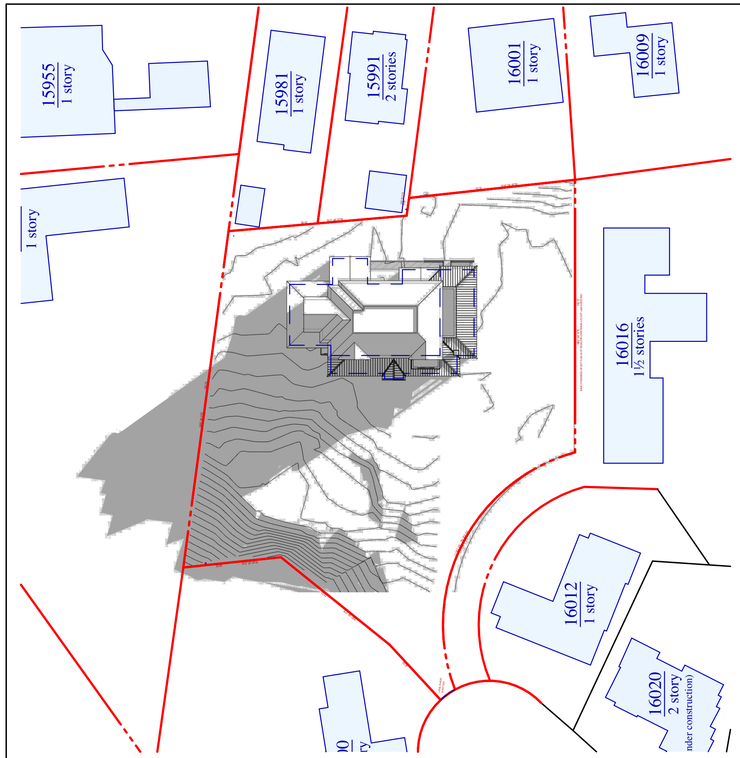
DATE: 05/22/20

SCALE: AS SHOWN

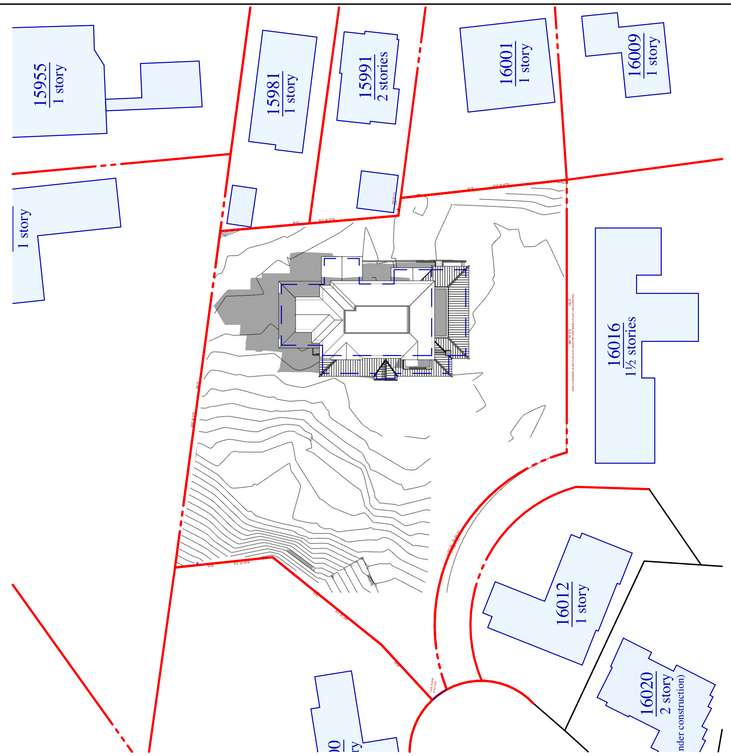
SHEET

A-10

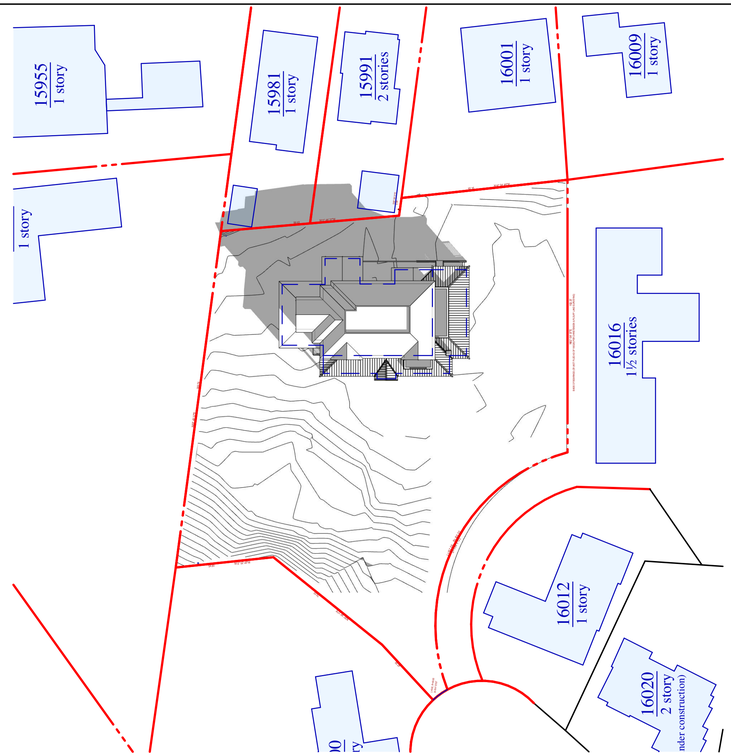
18 OF -



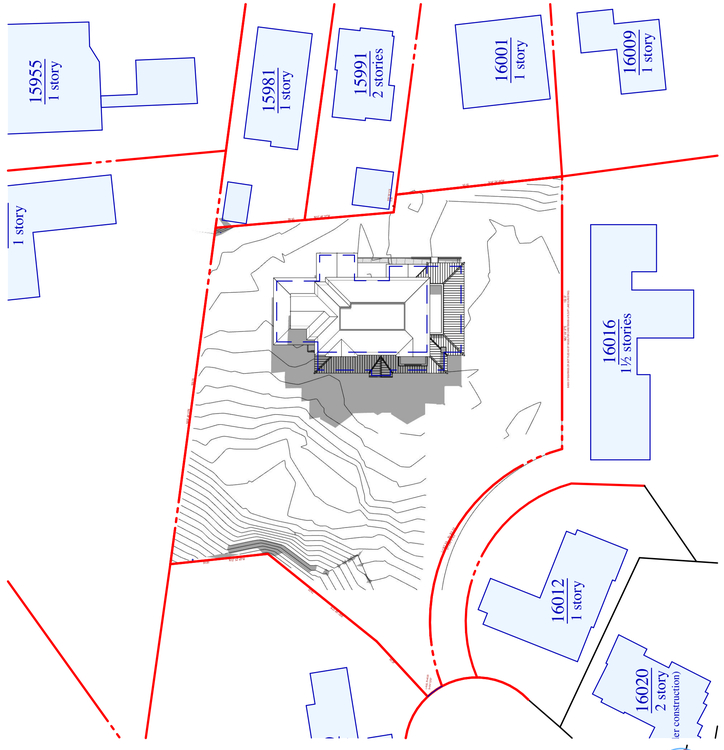
December 21-9am



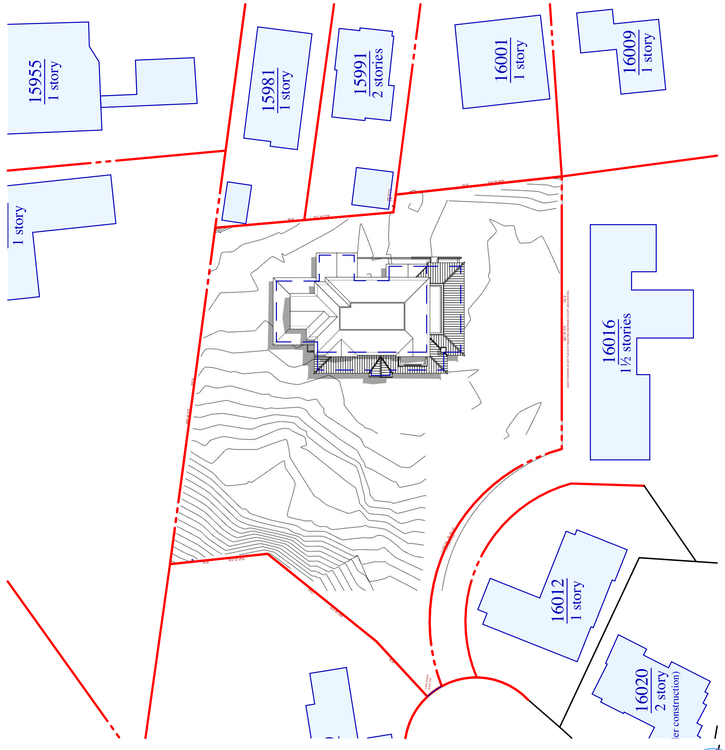
December 21-12pm



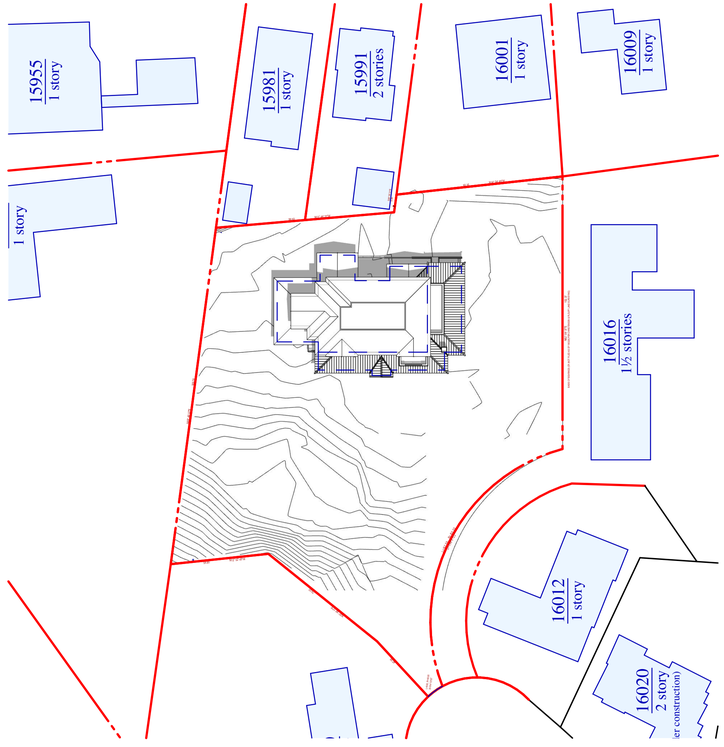
December 21-3pm



June 21-9am



June 21-12pm



June 21-3pm

REVISIONS	
A.	11/17/20
B.	03/05/21
C.	06/23/21
D.	09/20/21

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A NEW RESIDENCE:

THE BROWN RESIDENCE

16010 WINTERBROOK ROAD LOS GATOS, CA

SHADOW STUDIES

DATE: 05/22/20

SCALE: 1" = 40'

SHEET

A-11

19 OF -

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From: [redacted]
To: Ryan Safty
Subject: 16010 Winterbrook Road
Date: Monday, November 1, 2021 10:56:10 PM
Attachments: site1.png

EXTERNAL SENDER

Hi Ryan,

Thanks for taking the time to discuss the other day about the pending building plan for our neighbor at 16010 Winterbrook Road. We are at [redacted], sharing a backyard fence with the project site.

Based on the story poles, the proposed building would significantly obstruct our view to the mountains in the West and we wanted to express our concern about the extent of the plan. Please make a note of this feedback and let us know if you have any questions.

Also, could you please share the latest progress of the plan?

Please keep my personal information confidential.

Thank you!
[redacted]

DATE: December 3, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of a Second Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 16529 Marchmont Drive.** APN 532-09-033. Architecture and Site Application S-21-028. PROPERTY OWNERS/APPLICANTS: Brendon and Mary Cassidy. PROJECT PLANNER: Erin Walters.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8
Applicable Plans & Standards: General Plan, Residential Design Guidelines
Parcel Size: 10,960 square feet
Surrounding Area:

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

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.

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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

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 project site is located on the north side of Marchmont Avenue approximately 177 feet west of Hilow Road (Exhibit 1). The subject property is 10,960 square feet and developed with a single-story, 2,222-square foot single-family residence with a detached 520-square foot garage and 198-square foot pool room.

On March 13, 2021, the applicant submitted a Minor Residential Development application for the construction of a second story addition to an existing single-family residence. After review by staff, it was determined that the proposed project would result in the first second story in the immediate neighborhood based on Town and County records, as well as the largest house in terms of square footage and floor area ratio (FAR). The Minor Residential Development application was then converted to an Architecture and Site application and referred to the Planning Commission.

On March 17, 2021, an Accessory Dwelling Unit Permit (D-21-015) was approved to convert the existing detached garage and pool room into a new detached Accessory Dwelling Unit for the subject property.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is 10,960 square feet, located on the north side of Marchmont Avenue approximately 177 feet west of Hilow Road (Exhibit 1). The property is developed with a single-family residence and a detached garage and pool room. Single-family residential development surrounds the property. This area was previously unincorporated County land.

B. Project Summary

The applicant proposes construction of a second story addition to an existing single-story residence (Exhibit 4).

C. Zoning Compliance

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

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes the construction of a new 1,381-square foot second story addition to an existing 2,222-square foot one-story residence. The proposed remodel includes converting a portion of the existing first story into an attached two car garage. The proposed two-story modern farmhouse style residence would be at total of 3,096-square feet with an attached 509-square foot two-car garage. The footprint of the building would not increase. The height of the proposed addition is 25 feet, 5 inches, where a maximum of 30 feet is allowed. The proposed Development Plans are included in Exhibit 14.

The existing 520-square foot detached garage and 198-square foot detached pool room will be converted into a new detached Accessory Dwelling Unit, per the approved Accessory Dwelling Unit Permit (D-21-015).

A summary of the floor area for the existing residence and proposed residence is included in the table below.

DISCUSSION (continued):

Floor Area Chart			
	Existing SF	**Proposed SF**	**Maximum Allowed SF**
Main House - 1st Floor	2,222	1,715	
Main House - 2nd Floor	0	1,381	
Detached Pool Room	198	0	
Total	2,420	**3,096**	3,313
Detached Garage	520	0	913
Attached Garage	0	**509**	913
Detached Accessory Dwelling Unit	0	**846**	1,096

The proposed project materials include new horizontal shiplap siding on the first floor and board and batten siding on the second floor. The project would have new wood framed exterior doors and windows painted black with wood trim. The front porch entry would be lowered with new wood front entry columns. A new composition shingle roof would match the existing roof color. The existing first floor and new second floor would have dark gray standing seam metal accent shed roofs over window boxes. The project Color and Materials Board is included in Exhibit 5.

The applicant has provided a Project Description and a Letter of Justification summarizing the project and discussing neighborhood compatibility of the proposed residence (Exhibit 4). The applicant has provided photographs of the existing site and photographs of the installed story poles with neighborhood context and are included in Exhibits 6 and 7.

B. Building Design

The applicant proposes construction of a second story addition and a remodel to an existing one-story house. The Town's Consulting Architect reviewed the proposed second story addition and noted that the addition is carried out in an identifiable traditional style with details appropriate to the style (Exhibit 8). The Town's Consulting Architect stated that while the proposed style is different from the original structure, the form, scale, and details would be a comfortable addition to the neighborhood. The Consulting Architect made six recommendations to address appropriateness of the proposed design elements for the home style and for the immediate neighborhood, and they are summarized below. The applicant's response to each recommendation follows in *italics* and is included in Exhibit 9.

1. Match the bedroom bay windows treatment including window proportions.
    - *The second-floor bay windows now match.*

2. Lower the entry gable.
   Note: Off-center gable peak probably acceptable if the above two changes are made.
    - *The entry gable has been lowered.*

DISCUSSION (continued):

3. Align the first-floor roof eaves.
    - *The first-floor bays and eaves have been aligned.*

4. Maintain the same roof covering as on the major portion of the house.
    - *The majority of roofing is composition, only the bay windows propose metal standing seam roofing.*

5. Provide horizonal trim at transitions between materials.
    - *Horizontal trim has been provided between siding materials.*

6. Match second floor ceiling height to that of the first floor.
    - *Both floors have nine-foot ceilings.*

On May 26, 2021, the Town's Consulting Architect reviewed the applicant's revisions and found the changes were largely consistent with the first report's recommendations (Exhibit 10). The Town's Consulting Architect provided four additional recommendations, which are summarized below. The applicant's response to each recommendation follows in *italics* and is included in Exhibit 11.

1. Increase the roof slope to be more consistent with the architectural style, and to reduce the cramped appearance of the bay windows relative to the facades and gable ends (an approximate 6/12 roof slope is shown on the illustration, but a somewhat lower slope might be acceptable).
    - *The roof slope has been increased to a 5/12 roof slope.*

2. Reduce the window size to be more consistent with the architectural style. The proposed second floor windows appear to be more than six feet in height with sills very close to the floor line. By contrast, the general standard for homes in this general traditional architectural style are smaller.
    - *The window size on the upper floor have been reduced.*

3. Match the second floor shed roofs to the main roof slope.
    - *The second floor shed roofs now match the main roof slope.*

4. Refine the entry to better integrate it with the overall design.
    a. Improve the proportions, and match the gable insert more to the overall façade design and materials.
    b. Lower the projecting entry eave to match that of the main roof.
    c. Lower column capitals to better relate to human scale.

DISCUSSION (continued):

- *The entry porch roof has been lowered and transom window has been removed. Column capitols have been lowered and materials matched to the body of the house.*

The applicant has addressed all of the Consulting Architect's recommendations.

C. Neighborhood Compatibility

The subject property is 10,960 square feet and the maximum allowable floor area is 3,313 square feet for the residence and accessory structures, and 913 square feet for the garage. The maximum allowable FAR for the residence and any accessory structure is 0.30. The table below reflects the current conditions of the residences in the immediate neighborhood based on County records and the proposed project.

FAR Comparison - Neighborhood Analysis							
Address	**Zoning**	**Residential SF**	**Garage SF**	**Total SF**	**Lot Area SF**	**Residential FAR**	**No. of Stories**
16501 Marchmont Dr.	R-1:8	1,618	809	2,427	13,554	0.12	1
16515 Marchmont Dr.	R-1:8	2,571	0	2,571	10,960	0.23	1
16543 Marchmont Dr.	R-1:8	2,355	320	2,675	10,960	0.21	1
16557 Marchmont Dr.	R-1:8	2,179	520	2,699	10,960	0.20	1
16500 Marchmont Dr.	R-1:8	1,844	504	2,348	12,426	0.15	1
16514 Marchmont Dr.	R-1:8	928	240	1,168	11,200	0.08	1
16528 Marchmont Dr.	R-1:8	1,196	400	1,596	11,200	0.11	1
16542 Marchmont Dr.	R-1:8	1,548	546	2,094	11,200	0.14	1
16556 Marchmont Dr.	R-1:8	1,228	456	1,684	11,200	0.11	1
16570 Marchmont Dr.	R-1:8	2,809	455	3,264	11,200	0.25	1
16529 Marchmont Dr. (E)	R-1:8	**2,222**	**520**	**2,742**	**10,960**	**0.20**	**1**
16529 Marchmont Dr. (P)	R-1:8	**3,096**	**489**	**3,585**	**10,960**	**0.28**	**2**
* Residential square footage does not include garages. **The total square footage numbers do not include below grade square footage.							

The ten properties in the immediate neighborhood are developed with one-story residences and are examples of late 1940's and 1950's suburban ranch architecture. The property sizes within the immediate neighborhood range from 10,960 square feet to 13,554 square feet. Based on Town and County records, the residences in the immediate neighborhood range in size from928-square feet to 2,809-square feet. The FAR of the residences in the immediate neighborhood range from 0.08 to 0.25. The applicant is proposing a 3,096-square foot residence and a FAR of 0.28 on a 10,960-square foot parcel. The proposed project would be the largest residence in terms of square footage by 287 square feet and the largest in terms of FAR by 0.03.

DISCUSSION (continued):

The applicant has provided a Letter of Justification for the proposed second story, the proposed size of the addition, and the neighborhood compatibility of the proposed residence (Exhibit 4).

The applicant states that although the immediate neighborhood consists of mainly one-story family residences, the residences located west on Marchmont Drive near Englewood Avenue are mostly two stories. The applicant notes that two-story homes are located on Topping, Englewood, Hilow, and Littlefield. The Town's Residential Design Guidelines define the immediate neighborhood as the two residences located on each side of the subject property and the five residences located across the street. The applicant provides examples of two-story residences in the neighborhood outside of the defined immediate neighborhood with sizes comparable or larger than the proposed residence (Sheet A3 of Exhibit 14).

The applicant states that although the neighborhood character includes smaller ranch style homes, there are examples of other architectural styles down the road on Marchmont Drive. The applicant states that the neighborhood is changing and that the proposed Modern Farmhouse style is a classic style that does not overwhelm the surrounding styles. The applicant describes the existing first floor of the house having a 29-foot front setback and the second story will be setback another four feet. The second story addition has been carefully articulated with different roof elevation lines and walls pushed in and out to break up each elevation. The second floor on both sides has been inset to provide additional relief. The overall height of the proposed residence is only an additional five feet, six inches taller than the current house.

The applicant has provided photographs of the installed story poles with neighborhood context and is included in Exhibit 7.

D. Shadow Study

The applicant's Architect has prepared a shadow study for the project as required when submitting for a new second story addition (Sheet A9 and A10, Exhibit 14). The neighbor located to the left of the subject property has expressed concerns that the new second story addition may shade their existing one-story roof solar panels. The applicant's architect prepared additional studies to show the potential shadowing impact to the solar panels. The applicant has been coordinating directly with the neighbor to off-set any solar loss, that might result from the second story addition by offering to install additional solar panels.

Staff coordinated with the Town Attorney and found nothing in the Town's Municipal Code that would prohibit or limit additions due to casting shadows on portions of existing solar

DISCUSSION (continued):

panels at different times of the year. State Law has a restriction that trees and shrubs may only block 10% of solar panels.

E. Tree Impacts

The Town's Consulting Arborist prepared a report for the site and made recommendations for the project (Exhibit 12). The project site contains 17 protected trees. The applicant is not proposing to remove any existing on-site trees and all trees are proposed to remain. Arborist recommendations for tree protection have been included in the Conditions of Approval (Exhibit 3).

F. Neighbor Outreach

The owners have indicated that they have shared the plans with surrounding neighbors as outlined in Exhibit 13.

G. 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:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. At time of preparation of this report, no public comment has been received.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for construction of a new second story addition to an existing single story single-family residence. The proposed residence would be the first second story, the largest in terms of square footage by 287 square feet, and the largest in terms of FAR by 0.03 in the immediate neighborhood. The project is in compliance 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 to address the consistency of the project with the Residential Design Guidelines. The applicant addressed all of the Town's Consulting Architect's recommendations. The project

CONCLUSION (continued):

is consistent with the Zoning and General Plan Land Use designation for the property. The application was referred to the Planning Commission because the residence would be the first second story, and the largest in terms of square footage and FAR in the immediate neighborhood.

The applicant has provided a Project Description and Letter of Justification for the proposed second story addition, the design's compatibly with the immediate and surrounding neighborhood (Exhibit 4), and has highlighted several examples of residences in the neighborhood outside of the defined immediate neighborhood with sizes comparable to the proposed residence.

B. Recommendation

Based on the analysis above, staff recommends denial of the Architecture and Site application based on concerns related to size, neighborhood compatibility, 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 complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
   c. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 2);
   d. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
   e. Approve Architecture and Site application S-21-028 with the conditions contained in Exhibit 3 and the development plans in Exhibit 14.

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

3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, dated January 14, 2021
5. Color and Materials Board
6. Site Photographs
7. Story Poles and Neighborhood Context Photographs
8. Consulting Architect's Report, dated March 22, 2021
9. Applicant's response to the recommendations of the Consulting Architect, May 5, 2021
10. Consulting Architect's Report, dated May 26, 2021
11. Applicant's response to the recommendations of the Consulting Architect, Sept 7, 2021
12. Consulting Arborist's Report, dated May 5, 2021
13. Applicant's Outreach Summary, dated August 16, 2021
14. Development Plans

16529 Marchmont Drive

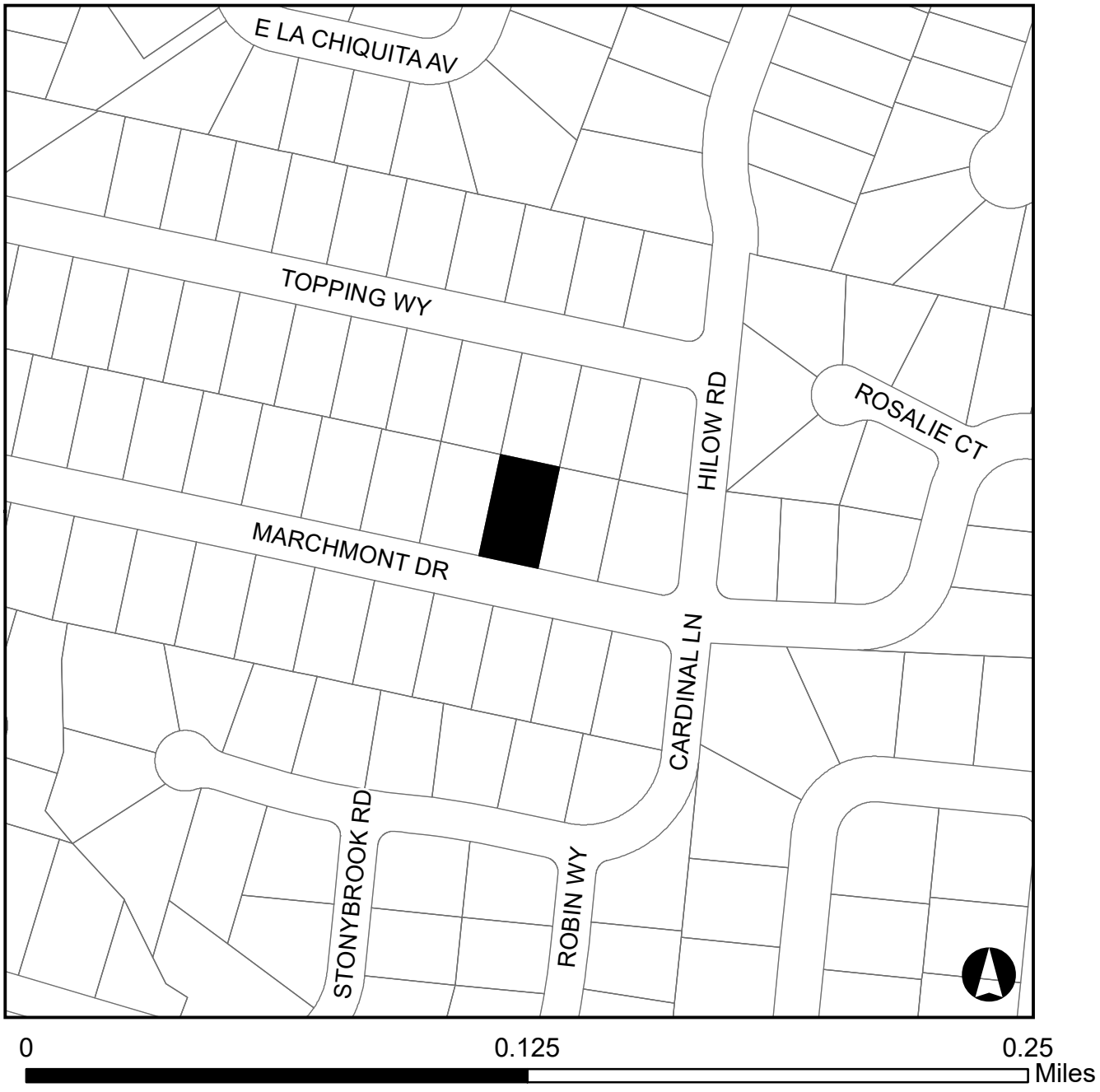

EXHIBIT 1

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PLANNING COMMISSION – *December 8, 2021*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16529 Marchmont Drive
Architecture and Site Application S-21-028

Requesting Approval for Construction of a Second Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. APN 532-09-033.

PROPERTY OWNER/APPLICANT: Brendon and Mary Cassidy
PROJECT PLANNER: Erin 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 Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The applicant has responded to all recommendations from the Town's Consulting Architect including matching the second floor bay windows, lowering the entry gable, aligning the first-floor roof eaves, maintaining the majority of the same style roofing material on the major portion of the house, providing horizontal trim at transitions between materials, matching the second floor ceiling height to the first floor, increasing the roof slope to be consistent with the architectural style, reducing the window size on the upper floor, matching the second floor shed roofs with the main roof slope and refining the entry to better integrate with the overall design.
- The Town's Consulting Architect stated that while the change in style is different from the original structure, the form, scale, and details would be a comfortable addition to the neighborhood.

CONSIDERATIONS

Required considerations in review of Architecture & 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.

EXHIBIT 2

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PLANNING COMMISSION – *December 8, 2021*
CONDITIONS OF APPROVAL

16529 Marchmont Drive
Architecture and Site Application S-21-028

Requesting Approval for Construction of a Second Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. APN 532-09-033.

PROPERTY OWNER/APPLICANT: Brendon and Mary Cassidy
PROJECT PLANNER: Erin Walters

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
4. DEMOLITION AFFIDAVIT: Prior to issuance of a building permit, a demolition affidavit must be submitted and signed by the property owner, project architect, project engineer and contractor.
5. 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.
6. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
7. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
8. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
9. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.

EXHIBIT 3

10. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
11. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
12. TREE REPLACEMENT: Prior to issuance of final occupancy replacement trees must be planted.
13. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.
14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
15. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

16. PERMITS REQUIRED: A Demolition Permit is required for a renovation and addition to an existing single-family residence.
17. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
18. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
19. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
20. SIZE OF PLANS: Minimum size 24” x 36”, maximum size 30” x 42”.
21. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at 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

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c. Foundation corner locations
d. Retaining wall(s) locations and elevations

22. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
23. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
24. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
25. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
26. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of $2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
27. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

28. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner and/or Applicant's representative in charge shall be at the job

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site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner and/or Applicant's expense.

29. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
30. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
31. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the Owner/Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
32. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any building permits. Please note that this process may take approximately six to eight (6-8) weeks.
33. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner and/or Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner and/or Applicant or their representative's operations. Improvements such as, but not limited to: driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner and/or Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

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34. DRIVEWAY: The driveway conform to existing pavement on Marchmont Drive shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
35. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
36. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
37. PLANS AND STUDIES: Any studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
38. PRECONSTRUCTION MEETING: Prior to the commencement of any site work, the general contractor shall:
    a. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
39. SANITARY SEWER CLEANOUT: A sanitary sewer cleanout shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.
40. UTILITIES: The Owner and/or Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner and/or Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
41. SIDEWALK/CURB IN-LIEU FEE: A curb and sidewalk in-lieu fee of $11,200.00 shall be paid prior to issuance of a grading or building permit. This fee is based on 80 linear feet of curb at $68.00 per linear foot and 360 square feet of 4.5-foot-wide sidewalk at $16.00 per square foot in accordance with Town policy and the Town's Comprehensive Fee Schedule. The final curb and sidewalk in-lieu fee for this project shall be calculated using the current fee schedule and rate schedule in effect at the time the fee is paid.
42. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-ofway will only be allowed if it does not cause access or safety problems as determined by the Town.
43. CONSTRUCTION HOURS: All construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, holidays excluded. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner

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and/or Applicant shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.

44. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eightyfive (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twentyfive (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
45. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Project Schedule, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse location(s). Please refer to the Town's Construction Management Plan Guidelines document for additional information.
46. BEST MANAGEMENT PRACTICES (BMPs): The Owner and/or Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
47. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas. c) Direct roof downspouts to vegetated areas.
    c. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    d. Use landscaping to treat stormwater.
48. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
49. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
50. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
51. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or

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persons authorized to do so at all times during working hours. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner and/or Applicant's expense.

52. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

53. 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.
54. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet A1) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to an existing one- and two-family dwelling that have an existing fire sprinkler system. Exceptions: 1) One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. Addition exceeds 1000 SF including covered patio, total SF exceeds 3600 SF after addition.
55. REQUIRED FIRE FLOW: (Letter received) The fire flow for this project is 1750 GPM at 20 psi residual pressure. If an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50%, establishing a required adjusted fire flow of 875 GPM at 20 psi residual pressure. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1. Provide documentation from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required.
56. WATER SUPPLY REQUIREMENTS: (As Noted on Sheet A1) 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

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that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

57. ADDRESS IDENTIFICATION: (As Noted on Sheet A1) 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 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
58. CONSTRUCTION SITE FIRE SAFETY: (As Noted on Sheet A1) 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.
59. 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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Architect

Tel 408 805 1328
Email Steve@Benzarch.com

Steve Benzing
12403 Fredericksburg Drive
Saratoga, CA 95070

Planning Department
January 14, 2021
Community Development Department,
Town of Los Gatos
110 E. Main Street Los Gatos, CA 95030

Re: The Cassidy residence, 16529 Marchmont Dr.

Project Description/ Letter of Justification

To Whom it May Concern:
The proposed project is for a second story addition to the existing single story residence at the subject address. This letter accompanies the submitted building plans and additional exhibits for the above referenced project, and contains descriptions of the property, the neighborhood, and how it complies with the Residential Development Standards.

EXISTING PROPERTY DESCRIPTION:
The property is located on the west side of Marchmont Dr. This area was previously unincorporated County land. The immediate neighborhood consists of mainly one story single family homes, however on the entrance to Marchmont Dr. off Englewood Ave. there are quite a few new two story homes. The majority of the homes are semi-traditional farm, ranch and craftsman styled homes. 25% of the homes on Marchmont Drive are 2 story homes The homes on either side are both one stories, as are all of the three homes across the street. Many of these homes are not as visible as they surrounded by large trees and foliage, including multiple Redwood trees. There are also multiple two story homes on Topping Way (16520 & 16495 Topping Way) as well as all the other surrounding streets, Englewood, Hilow, and Littlefield. The house directly behind this property is one story, but is not visible due to multiple trees covering the back of the property.

The existing home is a 2,222 sq. ft. one story with a stucco exterior, 40 year composition shingle roof and wood framed windows. There is no attached garage, it is a detached unit in the back of the property with an attached Pool Room. The original garage was attached in the front of the house but at some point was converted into living space. There is no distinct architectural detailing or style to speak of. There are two trees in the front yard - one 15" diameter tree & one 8" diameter crepe myrtle, both are to remain. There is an enormous Pepper tree on the adjacent property to the east.

PROPOSED DEVELOPMENT DESCRIPTION:
The proposal includes the conversion of the existing M. Bedroom & Bath back to a two car garage, with the addition of a second story consisting of two Bedrooms, a Bath, A Laundry Room & a Master Suite. The proposed architecture will be what is commonly referred to as "Modern Farmhouse", with east coast forms and detailing, similar to the house at 16495 Topping Way. The existing first story & new second story will have features added to create this style such as shed roofs over boxed out windows. A dark grey standing seam metal roofing will be used on these sheds roof. The remainder of the house will continue with the heavy

composition shingles that currently exist on the residence. New horizontal shiplap siding on the first floor and board & batt siding on the second floor, all painted white will replace the current stucco siding. Wood framed exterior doors and windows will be black with white painted trim. The fascias, gutters and soffits will also be painted white. (See color boards for specifics)

LANDSCAPING:
Since the majority of the first floor will remain and there presently exists a concrete slab in front the residence for the new garage door, no landscape work is proposed.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS:
The proposed home specifically addresses the Residential Design Guidelines as follows:
SITE/ PLANNING: The new home is in the same location as the existing one. Grading has been kept to the minimum required for proper site drainage
HARMONY/COMPATIBILITY: The neighborhood character is somewhat smaller ranch style homes, however there are examples of other styles just a very short distance away. This neighborhood will be changing over time and the Farm house style is a classic style that does not overwhelm the surrounding styles. This mixture is evident throughout the town of Los Gatos as well as the surrounding neighborhood
SCALE AND MASS: The first floor of the proposed home is already setback over 29 feet, the second floor will be setback 4 feet further. The house has been carefully articulated with roof elevation lines and walls pushed in and out that break up each elevation. The second floors on both sides have been inset to provide additional relief. The overall height of the proposed residence is only 5'-6" feet more than the current house. Just under 25 feet.
EXTERIOR MATERIALS: High quality materials adorn this home, including the use of standing seam metal roofing to accent the front shed roofs, composition shingles to tie in with the existing shingles and the surrounding homes. The composition shingle roof is abundant throughout the neighborhood
ENERGY CONSERVATION: The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water. The new shed roofs over the boxed windows will shade the windows in the summer. Strategically placed skylights throughout the house will illuminate the interior to reduce the need for artificial lighting during the daytime. Cross ventilation is provided to allow natural cooling in order to reduce the need for A/C.
PRIVACY: The two story home does not pose any privacy issues to any adjacent neighbors. The windows that face the neighbor on the east are narrow and overlook their driveway and garage. The windows that face west are narrow and only look at the neighbors roof due to the fact the neighboring structure is built very close to the fence.
LANDSCAPING: Not Applicable

CONCLUSION:
This house has been conceived from the beginning to take the existing neighborhood into concern in terms of size, mass, & color. The exterior style, while different than the immediately surrounding homes, is consistent with the character, and blends in well, with Marchmont and the surrounding neighborhood.

Sincerely,

Steve Benzing
Architect C-17985

Addendum to Justification letter May 5, 2021

1. The proposed design fits into the existing neighborhood by means of:

a. no change to the existing footprint – the first floor of the current home will not be changed. The pattern of the neighborhood will not change in terms of the siting of the house. The current landscaping will remain as much as construction allows.

b. The proposed exterior materials will be in keeping with what is currently in use on surrounding homes. The proposed design will be using wood siding, composition shingles, wood gridded windows The current home has a stucco exterior which seems a bit out of place with the surrounding homes.

2. When designing this home, the challenge was to add a second floor onto an existing single story house and have it blend well with the immediate neighborhood. Although the surrounding nine homes are single story, down the street and in adjoining Marchmont neighborhoods there is a mixture of one & two story homes. The roof pitch was revised to be in keeping with the surrounding homes as were exterior materials. The second floor was stepped back from the exterior walls of the first floor so first floor rooflines could run thru and break up 2 story walls. This was done also to give the second floor a smaller presence. The second floor is not a square plan it was undulated to allow for the overall height to be minimized.

3. The second floor windows that are on the east and west elevations that could present a privacy issue do not. The east windows are placed so they are toward the south as much as possible and since the neighboring property extends more the north than the subject property the east Bedroom windows will only see the roof of the neighboring property. Additionally, there is a tree at the southwest corner of the subject property that will block any views.
On the west side of the design, the M. Bath windows are to receive translucent glass and the two windows in the M. Bedroom will only be looking at the neighbor's roof.

4. Solar access for the neighbor to the east was taken into consideration. The second floor was placed toward the south to minimize shading. The floor plan was broken up and the roof pitch kept low all to keep shading to a minimum. The shade studies provided, show the shading is gone by 10 to 10:30 when the sun is the lowest in the winter. The large tree on the western property actually causes more shade than the addition.

5. The size of this home is much smaller than some of the homes that exist just a short distance down Marchmont. The existing square footage is 2420 and the proposed is only an additional 700 sf. This is a relatively small addition.

In conclusion – We have worked with the Town planner, the neighbors, and taken the consulting Architects recommendations into account with this submittal. The client really hopes that the Town planning staff and Commission will approve this design. Thank you

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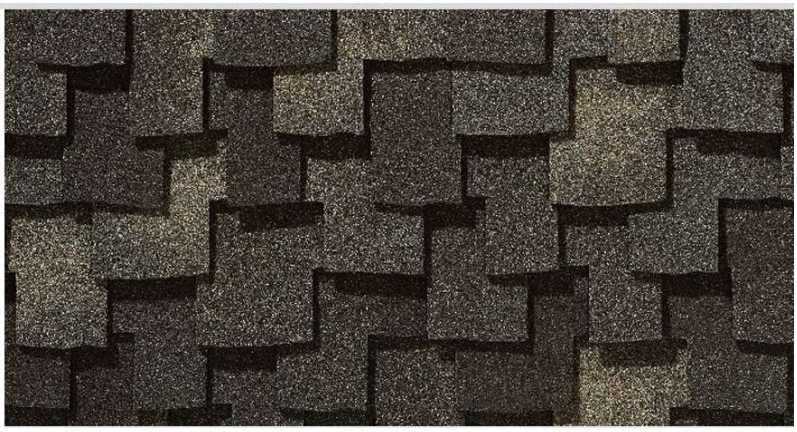
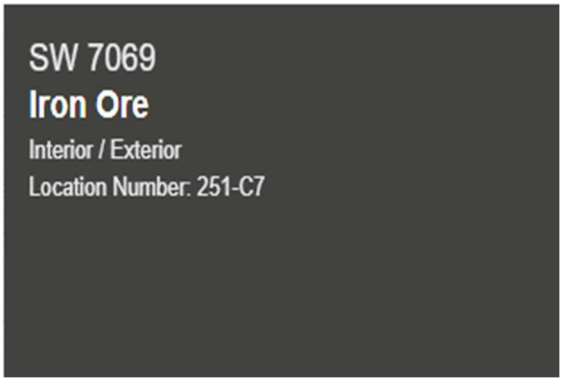


ROOFING – Celotex Presidential – Shadow Grey

Bay windows – Standing seam metal

SIDING & TRIM



FRONT DOOR & WINDOW FRAMES

Color Board for Brendon & Mary Cassidy
16529 Marchmont Dr.
Los Gatos, Ca

Steve Benzing – Architect
Saratoga, CA
May 2021

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16529 Marchmont Avenue- Existing Photos **04-12-21**

EXHIBIT 6

Photos of Story Poles and Neighborhood Context – 16529 Marchmont
11-19-2021

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CDG
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GROUP

ARCHITECTURE PLANNING URBAN DESIGN

March 22, 2021

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

RE: 16529 Marchmont Drive

Dear Erin:

I reviewed the drawings and evaluated the site context My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood. Nearby homes are traditional in design, and mostly one-story in height. Photographs of the site are shown on the following pages.

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

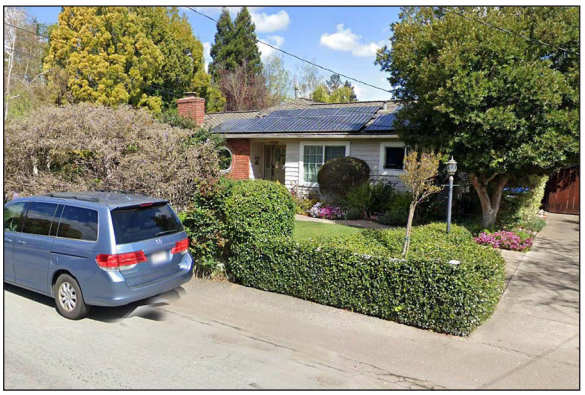
The Site and Existing House

House to the immediate left

House to the immediate right

Nearby house across Marchmont Drive

Nearby house across Marchmont Drive



Nearby house to the left

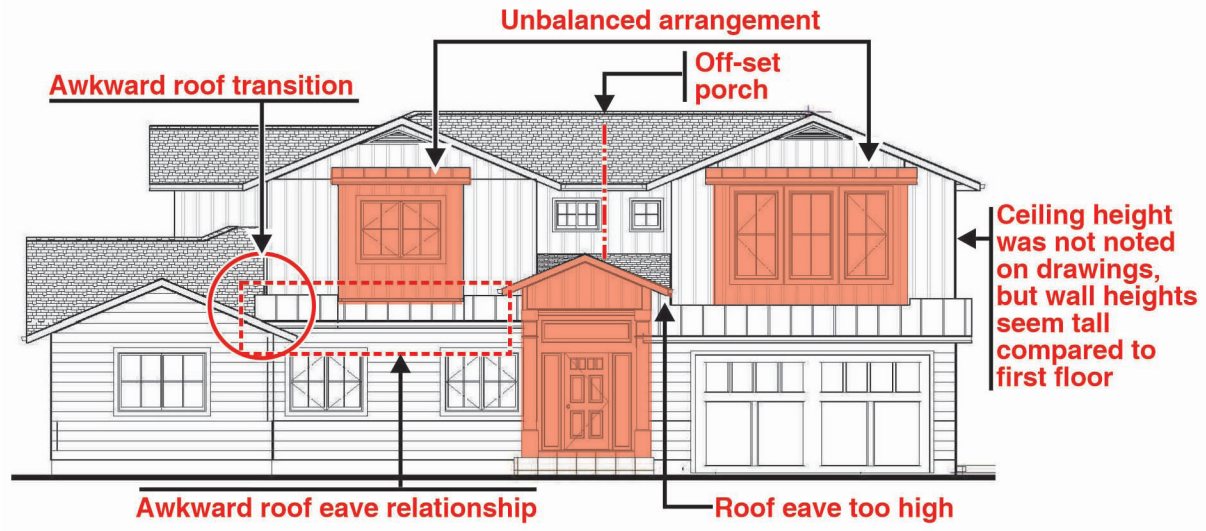
Nearby house across Marchmont Drive

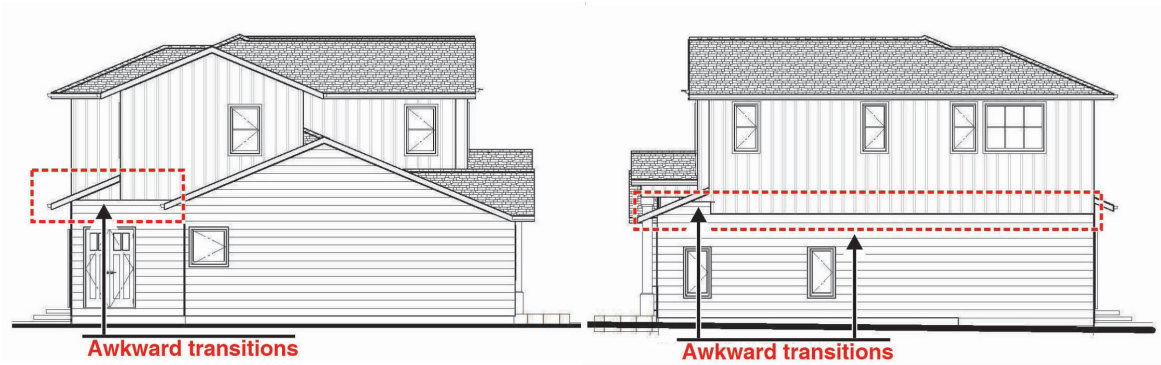
ISSUES AND RECOMMENDATIONS

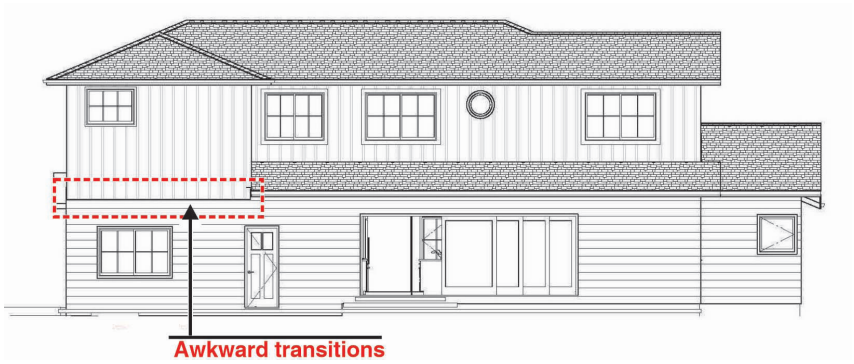
The proposed project includes a second story addition to an existing one-story house. All other homes in the immediate neighborhood are one-story Ranch Style homes. The addition is carried out in an identifiable traditional style with details appropriate to the style. While the change in style is different from the original structure, the form, scale and details would be a comfortable addition to the neighborhood.

There are, however, a few design elements that are not appropriate for this home style and/or the immediate neighborhood.

1. The entry porch is too tall, and out of scale with the house and other homes in the immediate neighborhood.
2. The treatment of the second floor bay windows creates an unbalanced composition which detracts from the general symmetry of the facade.
3. The entry porch is set off center with respect to the overall facade treatment.
4. The roof eave on the left side of the entry , and the roof transition with the adjacent roof is awkward.
5. Metal roofing is added at front first floor gable as if this were an attached porch, which it is not.
6. There are several places where the lower and upper wall siding treatments meet in awkward situations



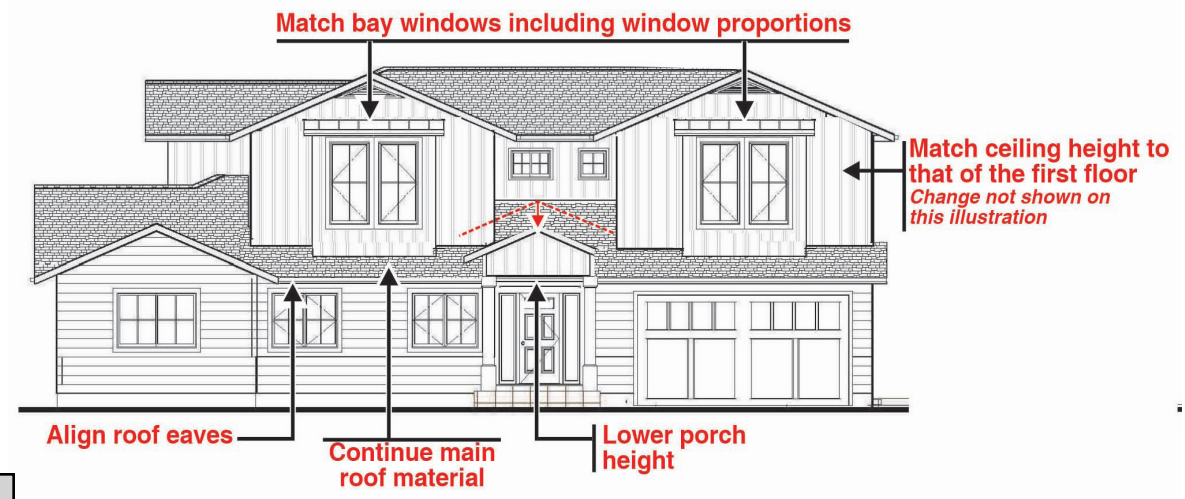


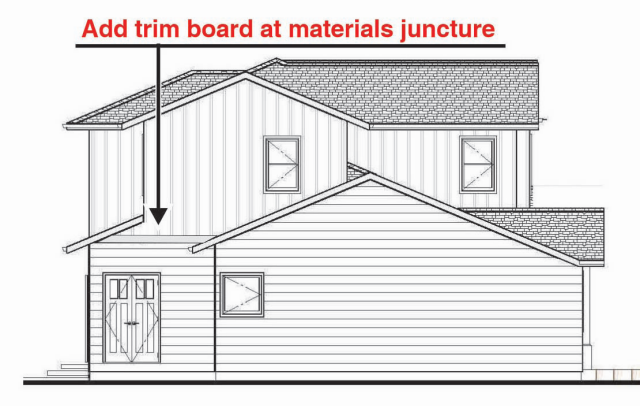


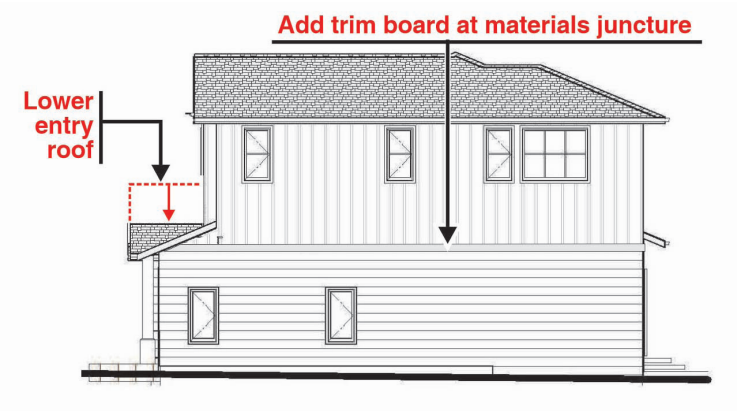
Proposed Rear Elevation

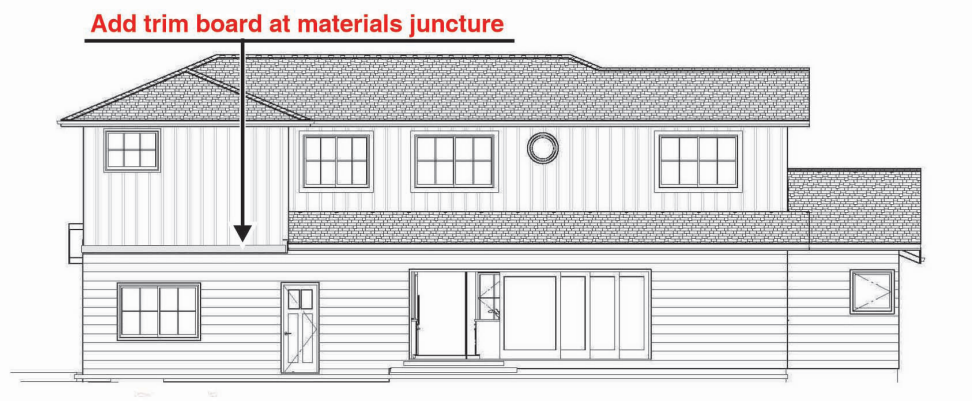
RECOMMENDATIONS

1. Match the bedroom bay windows treatment including window proportions.
2.. Lower the entry gable.
   Note: Off-center gable peak probably acceptable if the above two changes are made.
3. Align first floor roof eaves.
4. Maintain the same roof covering as on the major portion of the house.
5. Provide horizontal trim at transitions between materials.
6. Match second floor ceiling height to that of the first floor.









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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

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Architect

Tel 408 805 1328
Email Steve@Benzarch.com

Steve Benzing
12403 Fredericksburg Dr.
Saratoga, CA 95070

May 5, 2021

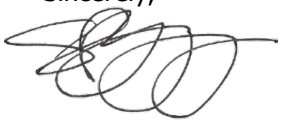
Re: 16529 Marchmont Drive
MR-21-008

Ms. Erin Walters,

Here are the responses to the recommendations from Cannon Design Group dated 4/22/21.

1. The 2nd floor bay windows are now matched.
2. The entry gable has been lowered.
3. The first floor bays have been aligned.
4. The majority of the roofing is composition, only the bay windows have the metal standing seam roofing.
5. Horizontal trim has been provided between siding materials.
6. Both floors have a 9 foot ceiling.

Thank you
Sincerely,



Steve Benzing
Architect
C-17985

Cc:

EXHIBIT 9

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CDG
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ARCHITECTURE PLANNING URBAN DESIGN

May 26, 2021

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

RE: 16529 Marchmont Drive

Dear Erin:

I reviewed the drawings, evaluated the site context and prepared a review letter in March. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood. Nearby homes are traditional in design, and mostly one-story in height. Photographs of the site are shown on the following pages.

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

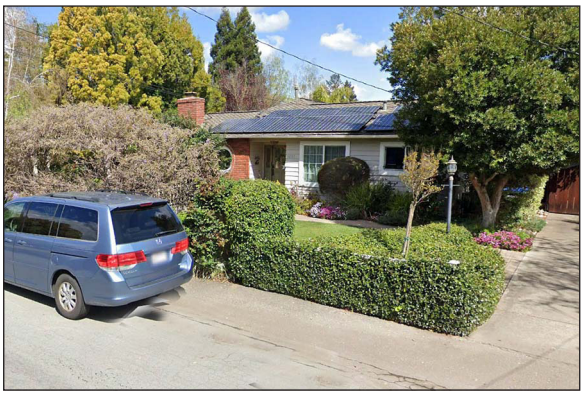
The Site and Existing House

House to the immediate left

House to the immediate right

Nearby house across Marchmont Drive

Nearby house across Marchmont Drive



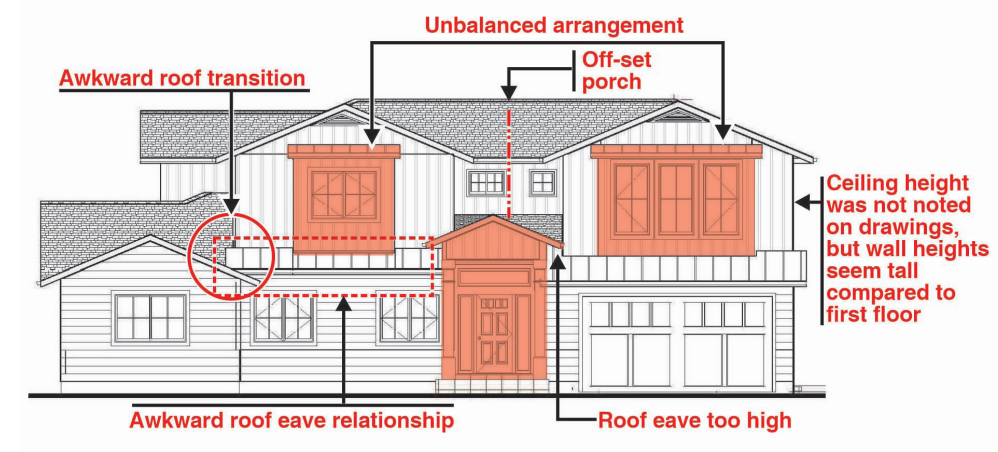
Nearby house to the left

Nearby house across Marchmont Drive

ISSUES AND CONCERNS

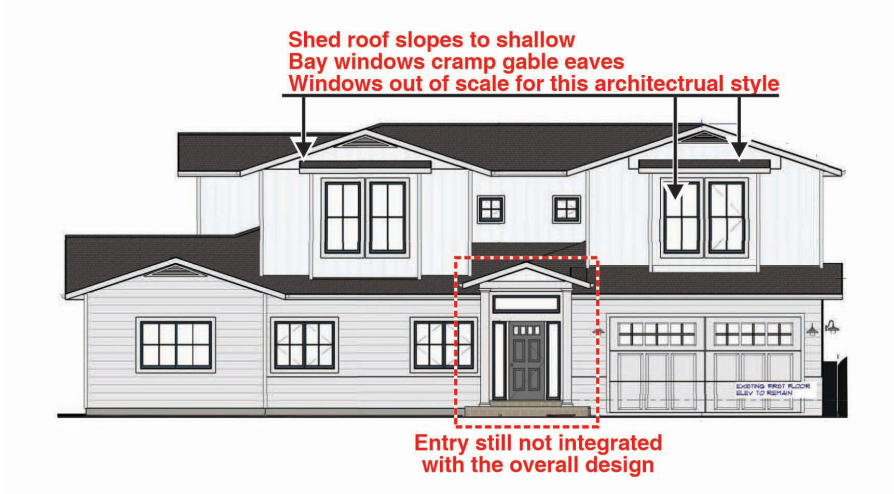
The proposed project includes a second story addition to an existing one-story house. All other homes in the immediate neighborhood are one-story Ranch Style homes. The addition is carried out in an identifiable traditional style with details appropriate to the style. While the change in style is different from the original structure, the form, scale and details would be a comfortable addition to the neighborhood.

When reviewed in March, a few issues were identified as needing further attention - see illustration below,.



Each of the concerns has been addressed in this submittal - see sketch below.

While the changes were largely consistent with the March recommendations, there are just a few small refinements that I would recommend to address the issue shown on the illustration below.



RECOMMENDATIONS

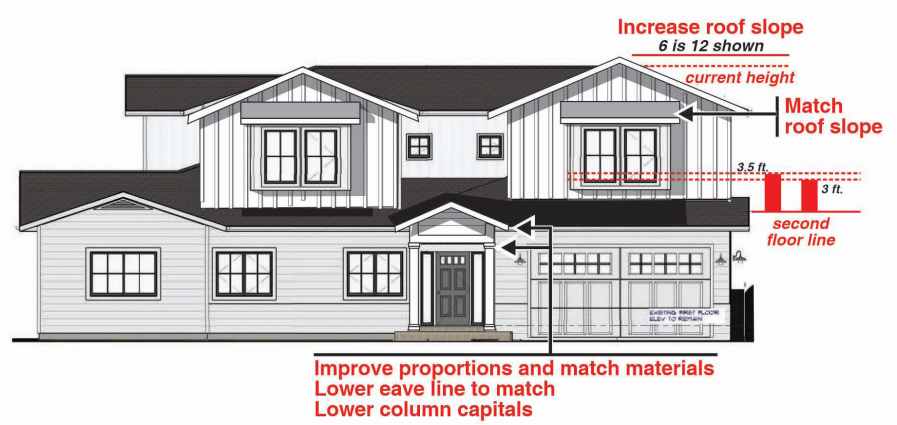
1. Increase the roof slope to be more consistent with the architectural style, and to reduce the cramped appearance of the bay windows relative to the facades and gable ends (an approximate 6/12 roof slope is shown on the illustration, but a somewhat lower slope might be acceptable).

2..Reduce the window size to be more consistent with the architectural style. The proposed second floor windows appear to be more than six feet in height with sills very close to the floor line. By contrast, the general standard for homes in this general traditional architectural style are smaller - see the illustration to the right of a typical bay window from the Anderson windows.

Three-wide double-hung window grouping.
Typical windows measure between 3' and 5' in height.

3. Match the second floor shed roofs to the main roof slope.
4. Refine the entry to better integrate it with the overall design.
   - *Improve the proportions, and match the gable inset more to the overall facade design and materials.*
   - *Lower the projecting entry eave to match that of the main roof.*
   - *Lower column capitals to better relate to human scale.*

The recommended changes are shown on the illustration below along with the previous March proposal.



Initial Front Elevation (March 2021)

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

Sincerely,
CANNON DESIGN GROUP

Architect

Tel 408 805 1328
Email Steve@Benzarch.com

Steve Benzing
12403 Fredericksburg Dr.
Saratoga, CA 95070

Sept 7, 2021

Re: 16529 Marchmont Drive
MR-21-008

Ms. Erin Walters,

Here are the responses to the recommendations from Cannon Design Group dated 4/22/21.

1. The roof slope has been increased to 5/12 .
2. The window size on the upper floor windows have been reduce .
3. 2nd floor shed roofs now match the main roof slope
4. Entry porch roof has been lowered, transom window removed. Column capitols lowered & materials matched to body of house.

Thank you
Sincerely,

Steve Benzing
Architect
C-17985

Cc:

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May 5, 2021

Erin Walters
Community Development Department
Planning Division
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 – Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

Summary

The project consists of constructing a second story with no expansion into the landscape where the trees are located. There are four trees with trunks greater than four inches which consist of one crape myrtle (*Lagerstroemia indica*) (#159), walnut (*Juglans nigra*) (#160), and two Japanese maples (*Acer palmatum*) (#431 and #432) adjacent to the house. In addition to the four around the house there are thirteen additional trees around the pool and none are Exempt or Large Protected. The crape myrtle is in good condition while the walnut is in poor shape and both Japanese maples are in good condition. No trees are expected to be impacted by this proposed project with the exception of a some clearance pruning on the maples. The project does not encroach into the root zones. For this project the tree protection fence should be placed around the front trees at a radius of 10 feet (six times the trunk diameter of the walnut). The maples will require pruning but there is hard-scape around them where the roots would not be impacted.

Assignment, Limits, Purpose and Use

- 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.
- The information in this report is limited to the condition of the trees during my inspection on April 20, 2021. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.
- The plans reviewed for this assignment are as follows: Site Plan A-2, A-4, A-5, and A-6 provided by Steve Benzing Architect March 8, 2021.

Observations

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. 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).

There are 17 trees comprised of 6 different species with no Large Protected and none Exempt (Table 1). The trees were inventoried clockwise around the back yard and pool area but not placed on the plans.

Table 1: Tree Inventory

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)
crape myrtle (*Lagerstoemia indica*)	159	9	15	15
black walnut (*Juglans nigra*)	160	21.5	20	15
Japanese maple (*Acer palmatum*)	431	6	15	15
Japanese maple (*Acer palmatum*)	432	Multi 6	15	15
Italian cypress (*Cupressus sempervirens*)	433	5	25	3
Queen palm (*Syagrus romanzoffiana*)	434	11	25	12
Italian cypress (*Cupressus sempervirens*)	435	5	25	3
Italian cypress (*Cupressus sempervirens*)	436	3	25	3
Queen palm (*Syagrus romanzoffiana*)	437	9	25	12
Italian cypress (*Cupressus sempervirens*)	438	3	25	3
coast redwood (*Sequoia sempervirens*)	439	38	75	35
coast redwood (*Sequoia sempervirens*)	440	32	75	35
coast redwood (*Sequoia sempervirens*)	441	26	75	35
Queen palm (*Syagrus romanzoffiana*)	442	9, 12, 14	25	20
Queen palm (*Syagrus romanzoffiana*)	443	9, 9, 8	25	20
Italian cypress (*Cupressus sempervirens*)	444	6	25	3
Italian cypress (*Cupressus sempervirens*)	445	5, 4	25	3

Proposed site plan and four tree locations adjacent to house (Image 2).

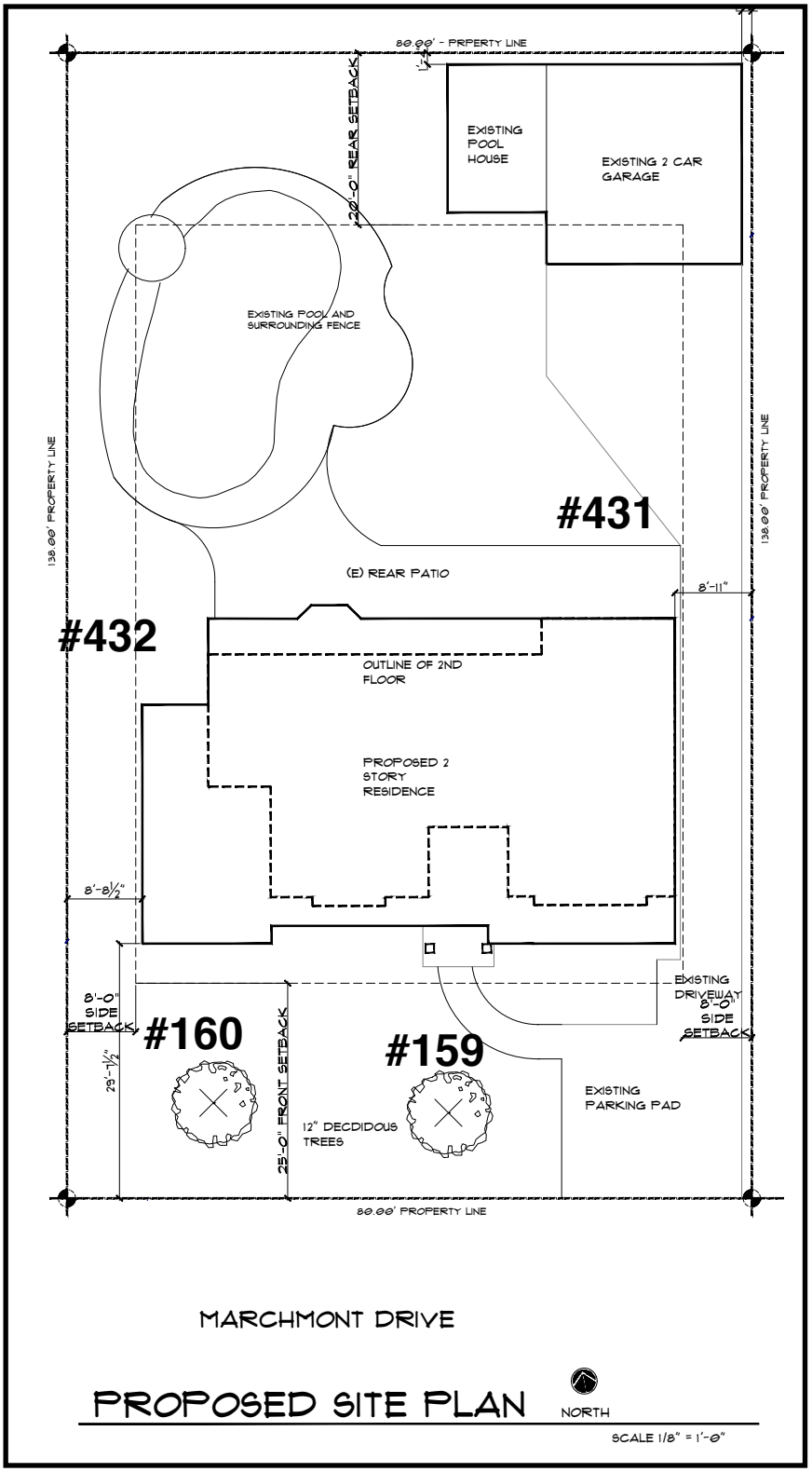


IMAGE 2: TREE LOCATIONS AND PROPOSED SITE PLAN

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.

The second part is to depreciate the tree's Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the "Condition Rating" section of this report. Functional limitations are based on factors associated with the tree's interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

Seventeen trees were appraised for a depreciated value of $41,930.00 using the Trunk Formula Technique.

Discussion

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.

The crape myrtle and Japanese maples are young small trees in good condition while the walnut is a remnant orchard tree in poor shape. The remaining trees in back around the pool are all in good condition.

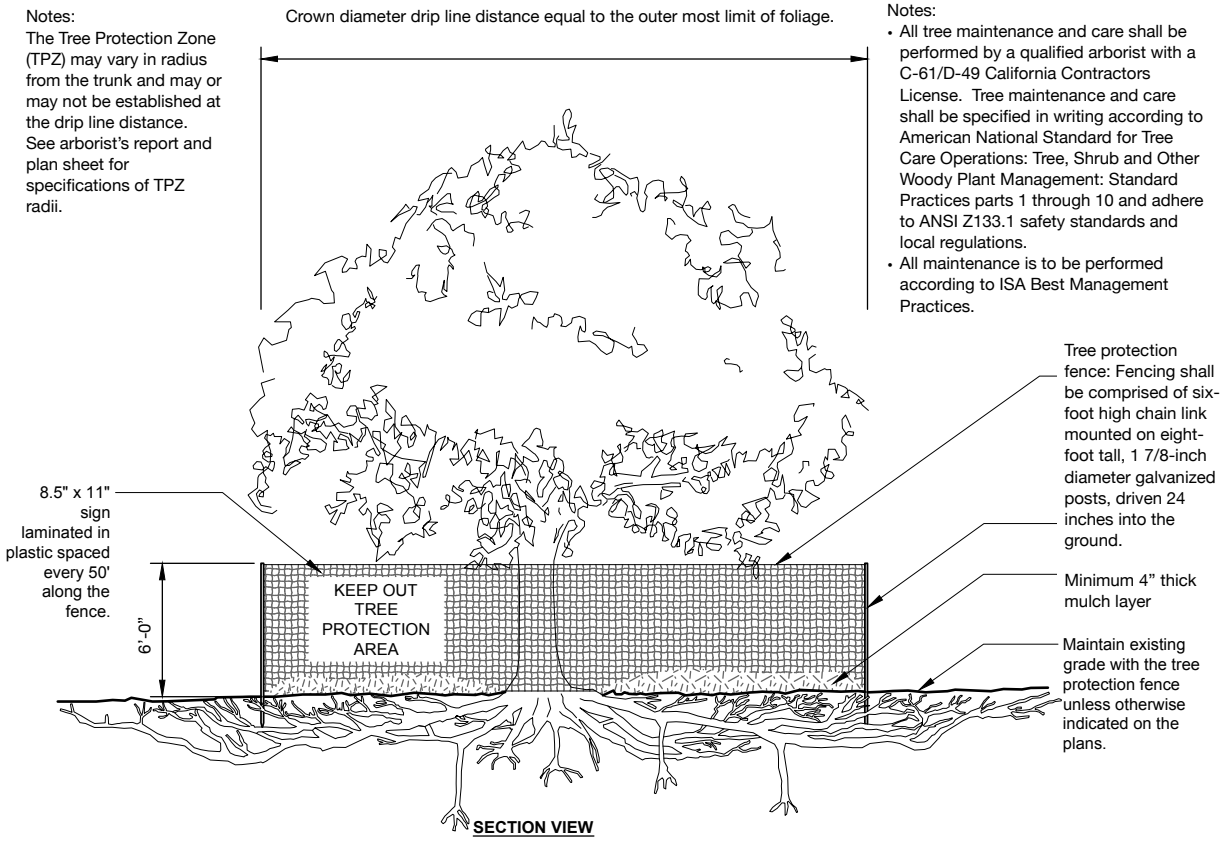
Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- 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.

None of the trees are expected to be impacted by this proposed project. The project does not encroach into the root zones, which results in a rating of low. The two maples may require some clearance pruning but would only be impacted aesthetically.

Typically there are three different tree protection schemes which are called Type I Type II and Type III trunk protection only. Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches. The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers.

For this project the tree protection fence should be placed around the crape myrtle and walnut at a radius of 10 feet enclosed as a group.



S-X TREE PROTECTION

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

Conclusion

The project consists of constructing a second story with no expansion into the landscape where the trees are located. There are 17 trees comprised of 6 different species with no Large Protected and none Exempt. The crape myrtle and Japanese maples are young small trees in good condition while the walnut is a remnant orchard tree in poor shape. The remaining trees in back around the pool are all in good condition. None of the trees are expected to be impacted by this proposed project. The project does not encroach into the root zones, which results in a rating of low. The two maples may require some clearance pruning but would only be impacted aesthetically. For this project the tree protection fence should be placed around the crape myrtle and walnut at a radius of 10 feet enclosed as a group. Tree pruning should be performed according to the *ISA Best Management Practices: Pruning (Third Edition)* (2019) and specified in writing by the tree care contractor in accordance with ANSI A300 Part 1 (2017).

Recommendations

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans to create the required T-1 Sheet.

2. Place tree protection fence around the crape myrtle and walnut to be retained in front of the site. Fence should be at a radius of ten feet and enclose both trees. Place temporary irrigation within the tree protection zone or maintain the current watering scheme.

3. 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.

4. 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.

5. 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.

Appendix A: Tree Protection Guidelines

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.

Warning
Tree Protection Zone

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

Cuidado
Zona De Arbol Pretejido

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

Appendix B: Assessment Summary Table

No trees will be highly impacted or caused to be removed, none are Large Protected or Exempt.

Table 2: Summary Table

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Value
crape myrtle (*Lagerstoemia indica*)	159	9	15	Good	$1,140.00
black walnut (*Juglans nigra*)	160	21.5	15	Poor	$2,790.00
Japanese maple (*Acer palmatum*)	431	6	15	Good	$470.00
Japanese maple (*Acer palmatum*)	432	Multi 6	15	Good	$2,650.00
Italian cypress (*Cupressus sempervirens*)	433	5	3	Good	$190.00
Queen palm (*Syagrus romanzoffiana*)	434	11	12	Good	$940.00
Italian cypress (*Cupressus sempervirens*)	435	5	3	Good	$190.00
Italian cypress (*Cupressus sempervirens*)	436	3	3	Good	$70.00
Queen palm (*Syagrus romanzoffiana*)	437	9	12	Good	$630.00
Italian cypress (*Cupressus sempervirens*)	438	3	3	Good	$70.00
coast redwood (*Sequoia sempervirens*)	439	38	35	Good	$12,500.00
coast redwood (*Sequoia sempervirens*)	440	32	35	Good	$8,900.00
coast redwood (*Sequoia sempervirens*)	441	26	35	Good	$5,900.00
Queen palm (*Syagrus romanzoffiana*)	442	9, 12, 14	20	Good	$3,090.00
Queen palm (*Syagrus romanzoffiana*)	443	9, 9, 8	20	Good	$1,740.00
Italian cypress (*Cupressus sempervirens*)	444	6	3	Good	$280.00
Italian cypress (*Cupressus sempervirens*)	445	5, 4	3	Good	$380.00

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® and Tree Risk Assessor Qualified. 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 Assessor Qualified

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Date: 8-16-2021

To: Town of Los Gatos

Re: Neighborhood Outreach for 16529 Marchmont Drive - Proposed Addition

The following is a list of neighbors that have been contacted regarding our proposed addition:

16501 Marchmont (spoke in person and owner returned letter of support)
16515 Marchmont (spoke in person and owner returned letter of support)
16543 Marchmont (spoke in person and architect addressed solar questions)
16557 Marchmont (spoke in person and owner returned letter of support)
16500 Marchmont (left letter with tenant for the owner to return)
16514 Marchmont (spoke in person with tenant, tenant was supportive and gave contact info to have owner contact us if they had concerns)
16528 Marchmont (spoke in person and owner returned letter of support)
16542 Marchmont (spoke in person and owner returned letter of support)
16556 Marchmont (left letter to return if they had questions/concerns)

All immediate neighbors on Marchmont Drive were either contacted in person and/or given a letter regarding our proposed addition with our contact information. They were also asked if they had any questions/concerns. All neighbors that we heard back from were supportive and stated they had no concerns and seemed welcoming of the proposed addition. Initially, we had one neighbor located at 16543 who stated they were supportive to the proposed addition, but had a question on how this could potentially impact their solar panels. As a result, we had our architect complete solar studies to compare the amount of shading that occurs from our current home to the proposed home addition. The studies concluded that the proposed addition resulted in a similar amount of shading as the current home and therefore had a minor impact on the neighbors solar panels. Please also refer to the solar panel report that was submitted for further information. Also, the architect hired by the Town of Los Gatos to review our proposed plans stated in his report that “the form, scale and details (of the proposed addition) would be a comfortable addition to the neighborhood”. We believe that our proposed addition will have a positive impact on our immediate neighborhood. Thank you for your consideration.

Sincerely,

Mary and Brendon Cassidy

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GENERAL PROJECT NOTES

A. THIS WORK SHALL COMPLY WITH ALL 2019 CBC, CMC, CPC, CEC, CALIFORNIA ENERGY CODE, AND CALIFORNIA RESIDENTIAL CODE, AND ALL OTHER REGULATIONS AS AMENDED TO DATES APPROVED BY THE TOWN OF LOS GATOS..

B. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING, ALL PHASES OF WORK.

C. IF THE CONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF THE CONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THE CONTRACTOR SHALL CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. IF ANY SUBCONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF ANY SUBCONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THAT SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR, WHO SHALL THEN CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE DIRECTING THE SUBCONTRACTOR TO PROCEED WITH THAT PORTION OF THE WORK.

D. NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE TO AND/OR FROM THE DRAWINGS AND/OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT OR THE OWNER.

E. ALL MATERIALS USED SHALL BE EQUAL TO, OR EXCEED, ALL APPLICABLE STATE AND LOCAL CODES AND REQUIREMENTS.

F. THE CONTRACTOR SHALL PROMPTLY AND LEGALLY REMOVE ALL ACCUMULATED DEBRIS DAILY, SHALL PROTECT ALL EXPOSED PORTIONS OF THE WORK FROM WEATHER ELEMENTS, SHALL AVOID OVER-LOADING THE STRUCTURE WITH CONSTRUCTION MATERIALS, AND SHALL SECURELY STORE ALL ITEMS TO BE USED FOR AND IN THE CONSTRUCTION OF THE WORK.

G. ALL GLASS IN HAZARDOUS AREAS (INCLUDING TUBS AND/OR SHOWERS), ALL GLASS WITHIN 18" OF THE FINISHED FLOOR, AND ALL GLASS WITHIN 24" OF AN OPERABLE DOOR SHALL BE SAFETY GLASS, AND SHALL BE PERMANENTLY LABELED AS SUCH.:

H. THE CONTRACTOR SHALL MAINTAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE, ALL EXISTING UTILITIES AND CITY SERVICES DURING CONSTRUCTION.

I. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

J. ALL ELECTRICAL CALCULATIONS AND WIRE SIZES SHALL BE PROVIDED BY A CALIFORNIA-LICENSED ELECTRICAL CONTRACTOR. RECEPTACLE, SWITCH, FIXTURE, AND EQUIPMENT LOCATIONS SHALL BE FOUND ON THE SITE PLAN ANS PROPOSED FLOOR PLANS WITHIN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, FIXTURE TYPES, AND EQUIPMENT WITH THE OWNER PRIOR TO PURCHASE AND INSTALLATION.

K. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.

L. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE AND/OR SOUND CONSTRUCTION PRACTICES.

M. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING- AND WALL-MOUNTED EQUIPMENT, HARDWARE, FIXTURES, AND ACCESSORIES.

N. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC. SHALL BY RUN IN CONCEALED SPACES, AND ALL FRAMING SHALL BE ADEQUATELY SIZED TO ACCOMPLISH THIS RESULT WITHOUT CAUSING ANY DEFORMATION IN THE WALL PLANE.

O. INTERIOR DIMENSIONS ARE SHOWN FROM CENTER OF WALL AND EXTERIOR DIMENSIONS ARE SHOWN FROM FACE OF STUD.

P. EACH BEDROOM SHALL HAVE ONE EXTERIOR EGRESS-COMPLIANT WINDOW OR DOOR THAT IS OPENABLE FROM THE BEDROOM'S INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL TOOLS, KNOWLEDGE, OR EFFORT.

Q. ALL PRODUCTS LISTED IN THESE DRAWINGS BY ICBO/NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICBO/NER-APPROVED WRITTEN EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY-RECOGNIZED TESTING AGENCIES.

R. EXTERIOR OPENABLE WINDOWS AND DOORS SHALL BE WEATHERSTRIPPED. ALL OPEN JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO LIMIT, OR ELIMINATE, AIR LEAKAGE.

S. SEE STRUCTURAL SHEETS FOR PROJECT CONSTRUCTION NOTES AND DETAILS.

T. SEE ATTACHED TITLE 24 FORMS AND/OR CALCULATIONS FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.

CONSULTANTS

ENERGY COMP.

NRG COMPLIANCE LP
PO BOX 3777
SANTA ROSA, CA
707-237-6957

STRUCTURAL ENGINEERING

STEVE BENZING - ARCHITECT
12403 FREDERICKSBURG DR
SARATOGA, CA
408 805 1328

OWNERS

MARY & BRENDON CASSIDY
16529 MARCHMONT DR.
LOS GATOS, CA

16529 Marchmont Drive – APN 532-09-033
PROJECT DATA

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Zoning district	R-1:8	same	-
Land use	single family residence	same	-
General Plan Designation	low density residential	same	
Lot size			
Gross Lot Area	10,960 s.f.	same	8,000 sq. ft. minimum
Exterior materials (type):			
siding	Stucco		
windows	Wood		
roofing	Composition		
Building floor area:			
first floor	2222 s.f.	1715	
second floor	0 s.f.	1381	
accessory structure	198 s.f.	846	
Total	2,420 s.f.	3,942	Max House 3,313 s.f.+ 1,096 ADU= 4,409 s.f.
Garage	520 s.f.	509	Max Garage 913 s.f.
House Setbacks (ft.):			
front	29 ft – 7 in	Same	25 feet minimum
rear	65 ft – 9 in	Same	20 feet minimum
side	8 ft – 8 in.	Same	8 feet minimum
side	8 ft.- 11 in.	8 ft – 0 in.	8 feet minimum
Lot Coverage	2,940 s.f. – 26.8%	3,070 s.f. – 28%	(4384 s.f.) 40% of lot
House Max. Height (ft)	19 ft- 2 in	25 ft-5 in	30 ft. maximum
Stories	1	2	
Garage Parking Spaces	1	2	2 min.
Sewer or septic	sewer	same	-
Protected Tree Removal	-	No trees proposed to be removed	

N:\DEVERIN WERIN WMR Applications- Erin\Marchmont Dr., 16529\MR-21-xxxx, Marchmont Dr., 16529\Marchmont Dr, 16529 -DataSht.doc

VICINITY MAP

SCOPE OF WORK

- FIRST FLOOR
  - CONVERSION OF AN EXISTING M. SUITE TO A 2 CAR GARAGE
  - NEW KITCHEN.
  - CONVERSION OF A G. BEDROOM TO A PANTRY, POOL BATHROOM & EXERCISE ROOM
- ADDITION OF A SECOND FLOOR CONSISTING OF A LAUNDRY ROOM, 2 BEDROOMS W/ BATH & A M. SUITE
- CONVERSION OF THE EXISTING DETACHED GARAGE & POOL ROOM TO AN ACCESSORY DWELLING UNIT. THIS HAS BEEN APPROVED BY PLANNING - PERMIT D-21-015, BUILDING PERMIT HAS NOT BEEN APPLIED FOR YET
- NO GRADING WORK IS PROPOSED FOR THIS PROJECT

SHEET INDEX

A1 - COVER SHEET
A1.1 - PAVER INFO
A2 - SITE PLAN & FAR CALC
A3 - STREET SCAPE & NEIGHBORHOOD MAP
A3.1 - STREETSCAPE PICTURES
A4 -EXISTING FLOOR PLAN
A5 - PROPOSED FIRST FLOOR PLAN & EXTERIOR ELEVATIONS
A6 - PROPOSED 2ND FLOOR PLAN & EXTERIOR ELEVATIONS
A7 - 3D VIEW OF PROPOSED HOUSE
A8 - 3D VIEWS WITH NEIGHBORS HOUSES SHOWN
A9 - SHADOW STUDIES
A10- ADD'L SHADOW STUDIES
T1 - ARBORIST REPORT
T2 - ARBORIST REPORT

BLDG REQUIREMENTS

FOUNDATION INSPECTIONS: A PAD CERTIFICATE PREPARED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR SHALL BE SUBMITTED TO THE PROJECT BUILDING INSPECTOR AT 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

PROJECT INFO

APN - 532-09-033
ZONING - R-1-8
LAND USE DES - RES LOW
OCCUPANCY - R-3 & U
TYPE OF CONSTRUCTION - V-B

NO NEW LANDSCAPING IS PROPOSED FOR THIS PROJECT

NO TREE WILL BE REMOVED OR IMPACTED WITH THIS PROJECT.

THERE ARE NO EASEMENTS ON THIS PROPERTY.

DEFERRED APPROVAL

PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED PER NFPA 13D NOTE A SEPARATE PERMIT FOR THE SPRINKLER SYSTEM IS APPLIED FOR WITH THE FIRE PROTECTION DISTRICT.

FIRE DEPT CONDITIONS

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). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
5. 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 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
6. 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.

ABBREVIATIONS AND INDICATIONS

A.B.	ANCHOR BOLT
A/C	ASPHALTIC CONC
ACC.	ACCOUSTIC
ALUM	ALUMINUM
BLK	BLOCK
C.J.	COLD JOINT
CONC	CONCRETE
CONT	CONTINUOUS
C.I.	CAST IRON
DF	DOUGLAS FIR
ELEV	ELEVATION
(E)	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
F.E.	FIRE EXTINGUISHER
FIN	FINISH
F.O.C.	FACE OF CONC
F.O.B.	FACE OF BLOCK
F.O.S.	FACE OF STUD
FDN	FOUNDATION
FTG	FOOTING
GALV	GALVINIZED
G.I.	GALVINIZED IRON
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
M.B.	MACHINE BOLT
M.C.	MEDICINE CHEST
MIN.	MINIMUM
NTS	NOT TO SCALE
NOM	NOMINAL
O/C	ON CENTER
OPG.	OPENING
LAM PLAS	LAMINATED PLASTIC
PL GL	PLATE GLASS
PLY	PLYWOOD
RDWD	REDWOOD
RWL	RAIN WATER LEADER
SIM	SIMILAR
TEMP GL	TEMPERED GLASS
T & G	TONGUE AND GROOVE
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PLATE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VGDF	VERTICAL GRAIN DOUGLAS FIR
W/	WITH
WC	WATER CLOSET
WWF	WELDED WIRE FABRIC
TH	THRESHOLD

CONCRETE
GRAVEL
EARTH
GYPSUM BOARD
INSULATION
METAL
MASONRY
MORTAR, GROUT CEMENT PLASTER
PLYWOOD
FINISH WOOD
ROUGH WOOD

A / A-5 SECTION NO. / BUILDING SECTION SHEET NO.
1 / A-4 DETAIL INDICATION
2 DOOR INDICATION
B WINDOW SYMBOL

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LICENSED ARCHITECT
STEVEN M. BENZING
No. 17985
Exp. 9/30/2023
STATE OF CALIFORNIA

COVER SHEET

ADDITON & ALTERATIONS TO RESIDENCE AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

FOR:
MARY & BRENDON CASSIDY
16529 MARCHMONT DR.
LOS GATOS, CA

DATE: 7/26/21
SCALE: NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A1
OF 10 SHTS

EXHIBIT 14

MUTUAL MATERIALS HARDSCAPE PRODUCT DATA SHEET **Pavers**

ECO-PRIORA®

DRIVEWAYS PATIOS STREETS WALKWAYS

With its unique, patented interlocking spacer lugs, Eco-Priora® provides secure structural performance for permeable interlocking concrete pavements (PICP's), It works well under vehicular traffic, especially when compared to other "non-interlocking" permeable pavers.

The flat, durable surface is also well suited for pedestrian pavements and the narrow joints comply with the most recent requirements of the ADA (Americans with Disabilities Act).

PRODUCT DATA*

	Stones / sq ft	Pieces / Pallet	Coverage / Pallet	Weight / Unit	Weight / Pallet	Net Void
4 x 8 Unit	4.5	432	93.2 ft² (8.65 m²)	8 lbs (3.6 kg)	3,456 lbs (1,567 kg)	13%
8 x 8 Unit	2.25	192	83.04 ft² (7.71 m²)	16 lbs (7.2 kg)	3,172 lbs (1,439 kg)	9%

All ***Weight per Pallet*** noted above include a 50 lb pallet weight.

** All metric dimensions are soft converted to Imperial.*

4 x 8*
4" x 8" x 2 ⅜"
100 mm x 200 mm x 60 mm

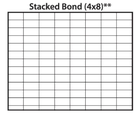
8 x 8*
8" x 8" x 2 ⅜"
200 mm x 200 mm x 60 mm

STANDARD SPECIFICATION

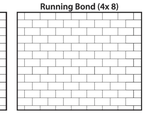
Eco-Priora is manufactured to the same high quality specifications as all other Mutual Materials interlocking concrete pavers and meet or exceed the requirements in ASTM C 936, "Standard Specification for Solid Concrete Interlocking Paving Units."

INSTALLATION PATTERNS

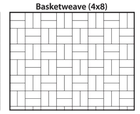
Stacked Bond (4x8)**



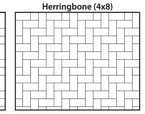
Running Bond (4x 8)



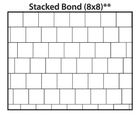
Basketweave (4x8)



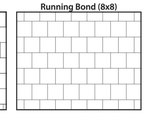
Herringbone (4x8)



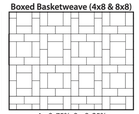
Stacked Bond (8x8)**



Running Bond (8x8)

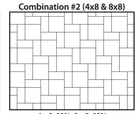


Boxed Basketweave (4x8 & 8x8)



4 x 8: 75%, 8 x 8: 25%

Combination #2 (4x8 & 8x8)



4 x 8: 50%, 8 x 8: 50%

*** Currently available for mechanical installation.*

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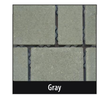
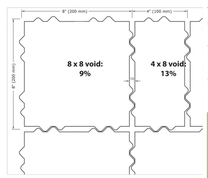
AVAILABLE COLORS

Custom colors are available. For more information please contact your Mutual Materials sales representative.



PERMEABLE PAVEMENT DESIGN

For more specific and detailed instructions, please contact your Mutual Materials sales representative.

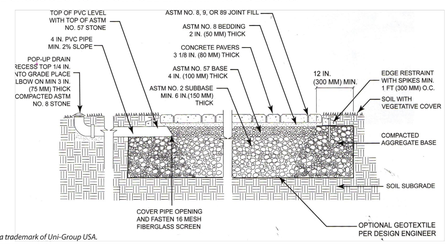


When building permeable pavement structures with Eco-Priora 4 x 8 or 8 x 8, follow design and construction recommendations found in "Permeable Interlocking Concrete Pavements- 4th Edition" as published by the Interlocking Concrete Pavement Institute (ICPI, 2011). Copies are available from ICPI (www.ICPI.org) or your Mutual Materials representative.

Also, LEED credits may be available for stormwater management, urban heat island reduction, and innovative design (according to the project certification process established by the USGBC.

Green Note: *EcoPriora permeable pavers may contribute towards LEED credits as determined by the USGBC. Credits vary by project and by manufacturer. For more specific information on how EcoPriora might contribute towards LEED certification for your project, please contact your Mutual Materials sales representative.*

TYPICAL CROSS SECTION (FOR FULL EXFILTRATION DESIGNS)



Eco-Priora® is a trademark of Uni-Group USA.

MUTUAL MATERIALS LOCATIONS

For product information and customer service, call 1-888-MUTUALØ (688-8250).

WASHINGTON		OREGON	IDAHO	MONTANA
Auburn	Port Orchard	Bend	Boise	Missoula
Bellevue	South Seattle	Clackamas	Hayden	
Bellingham	Spokane	Durham		
Marysville	Tacoma (Parkland)	Portland		
Olympia (Tumwater)	Vancouver, WA	Salem		

MUTUALMATERIALS®
RIGHT PRODUCT | RIGHT PLACE | RIGHT TIME

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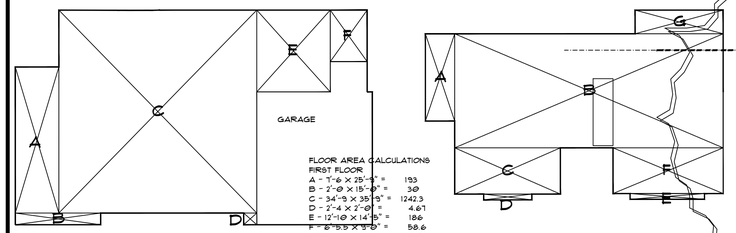
PERMEABLE PAVER INFO

ADDITON & ALTERATIONS
TO RESIDENCE AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

FOR:

MARY & BRENDON
CASSIDY
16529 MARCHMONT DR.
LOS GATOS, CA

DATE: 7/26/21
SCALE: NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A1.1
OF 10 SHTS



FLOOR AREA CALCULATIONS

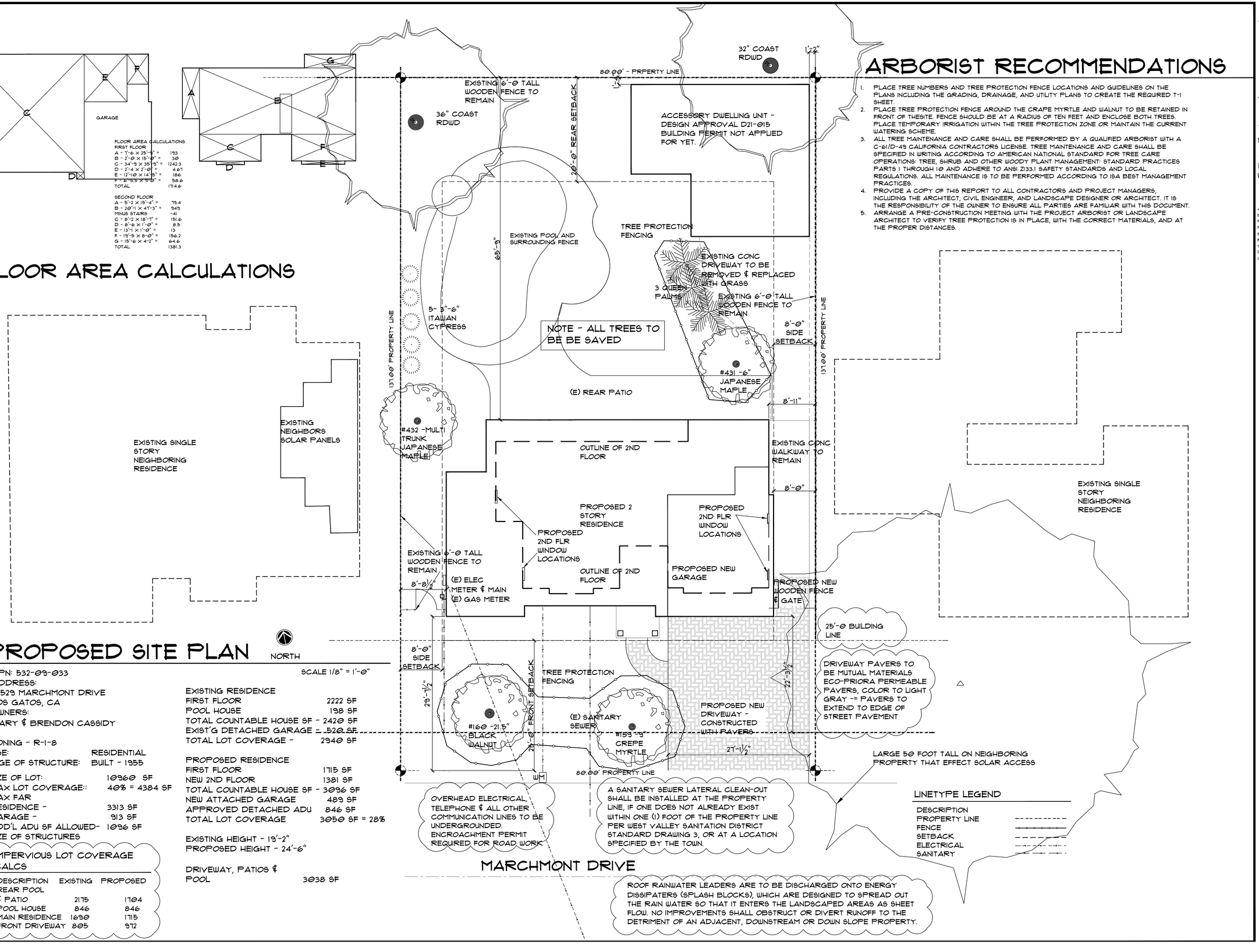
FIRST FLOOR

A - 7'-6 x 25'-4" =	193	
B - 2'-9 x 15'-6" =	39	
C - 34'-9 x 35'-9" =	1242.3	
D - 2'-4 x 2'-0" =	4.61	
E - 12'-10 x 14'-5" =	186	
F - 6'-5.9 x 9'-6" =	58.6	
TOTAL	1714.6	

SECOND FLOOR

A - 5'-2 x 15'-4" =	79.4	
B - 20'-1 x 47'-3" =	949	
MINUS STAIRS	-41	
C - 8'-2 x 18'-7" =	151.6	
D - 8'-6 x 1'-0" =	8.5	
E - 13'-1 x 1'-0" =	13	
F - 19'-5 x 8'-0" =	156.2	
G - 15'-6 x 4'-2" =	64.6	
TOTAL	1381.3	

FLOOR AREA CALCULATIONS



PROPOSED SITE PLAN

NORTH

SCALE 1/8" = 1'-0"

APN: 532-09-033
ADDRESS:
16529 MARCHMONT DRIVE
LOS GATOS, CA
OWNERS:
MARY & BRENDON CASSIDY

ZONING - R-1-8
USE: RESIDENTIAL
AGE OF STRUCTURE: BUILT - 1955

SIZE OF LOT: 10360 SF
MAX LOT COVERAGE:: 40% = 4384 SF
MAX FAR
RESIDENCE - 3313 SF
GARAGE - 913 SF
ADD'L ADU SF ALLOWED- 1096 SF
SIZE OF STRUCTURES

IMPERVIOUS LOT COVERAGE CALCS

DESCRIPTION	EXISTING	PROPOSED
REAR POOL & PATIO	2175	1704
POOL HOUSE	846	846
MAIN RESIDENCE	1690	1715
FRONT DRIVEWAY	805	972

EXISTING RESIDENCE

FIRST FLOOR	2222 SF
POOL HOUSE	198 SF
TOTAL COUNTABLE HOUSE SF -	2420 SF
EXIST'G DETACHED GARAGE -	520 SF
TOTAL LOT COVERAGE -	2940 SF

PROPOSED RESIDENCE

FIRST FLOOR	1715 SF
NEW 2ND FLOOR	1381 SF
TOTAL COUNTABLE HOUSE SF -	3096 SF
NEW ATTACHED GARAGE	489 SF
APPROVED DETACHED ADU	846 SF
TOTAL LOT COVERAGE	3050 SF = 28%

EXISTING HEIGHT - 19'-2"
PROPOSED HEIGHT - 24'-6"

DRIVEWAY, PATIOS & POOL	3038 SF

ARBORIST RECOMMENDATIONS

1. PLACE TREE NUMBERS AND TREE PROTECTION FENCE LOCATIONS AND GUIDELINES ON THE PLANS INCLUDING THE GRADING, DRAINAGE, AND UTILITY PLANS TO CREATE THE REQUIRED T-1 SHEET.
2. PLACE TREE PROTECTION FENCE AROUND THE CRAPE MYRTLE AND WALNUT TO BE RETAINED IN FRONT OF THESITE. FENCE SHOULD BE AT A RADIUS OF TEN FEET AND ENCLOSE BOTH TREES. PLACE TEMPORARY IRRIGATION WITHIN THE TREE PROTECTION ZONE OR MAINTAIN THE CURRENT WATERING SCHEME.
3. 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.
4. 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.
5. 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.

LINETYPE LEGEND

DESCRIPTION
PROPERTY LINE
FENCE
SETBACK
ELECTRICAL
SANITARY

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LICENSED ARCHITECT STEVEN M. BENZING No. 17985 Exp. 9/30/2023 STATE OF CALIFORNIA

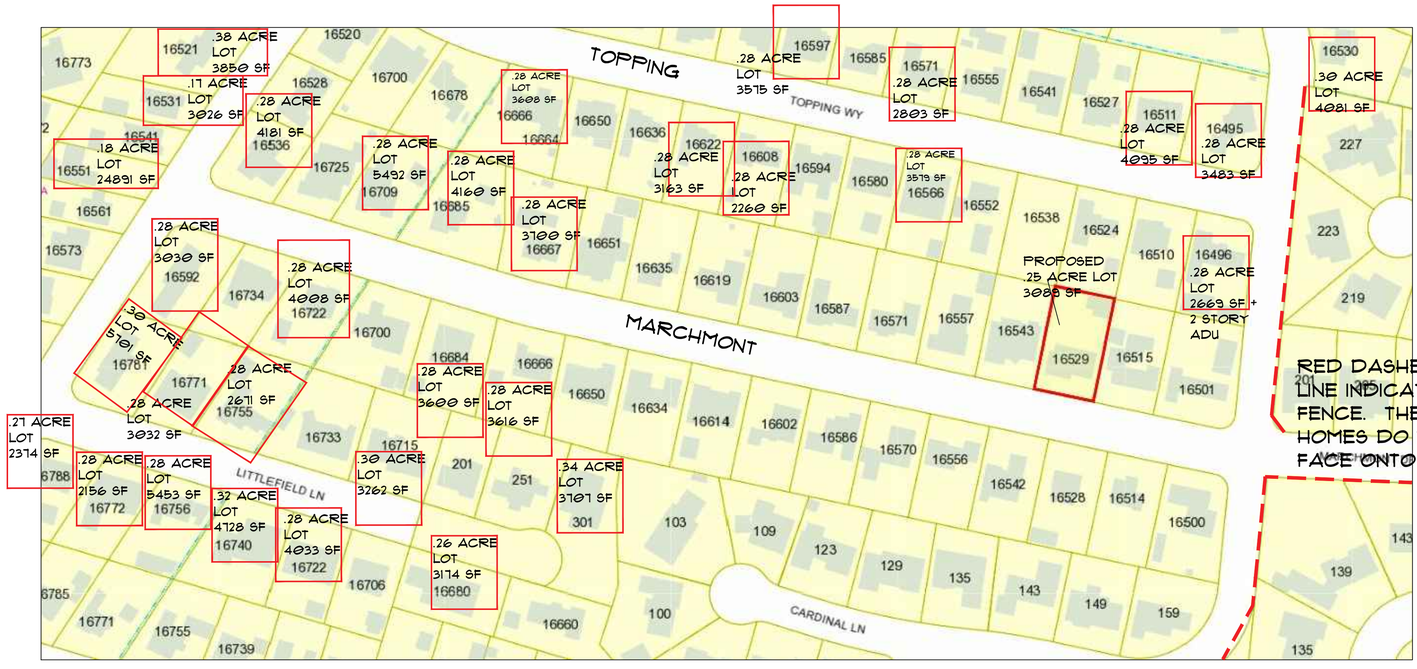
SITE PLAN & FAR CALCS

ADDITON & ALTERATIONS TO RESIDENCE AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

FOR:
MARY & BRENDON CASSIDY
16529 MARCHMONT DR.
LOS GATOS, CA

DATE: 7/26/21
SCALE: NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A2
OF 10 SHTS

GRADE ON THIS SIDE OF MARCHMONT IS AT LEAST 3 FEET HIGHER THAN THE ROAD



EXPANDED NEIGHBORHOOD - SHOWING EXISTING 2 STORY HOMES ¢ HOMES WITH SIMILAR SQUARE FOOTAGE

- RED SQUARES INDICATE EXISTING 2 STORY HOMES WITH THEIR LOT SIZE ¢ SQUARE FOOTAGE LISTED

TWO STORY HOMES ON MARCHMONT
16722 MARCHMONT
16684 MARCHMONT
16666 MARCHMONT
16709 MARCHMONT
16685 MARCHMONT
16667 MARCHMONT
16592 ENGLEWOOD
16536 ENGLEWOOD
16521 ENGLEWOOD
16531 ENGLEWOOD

TWO STORY HOMES ON TOPPING
16608 TOPPING
16622 TOPPING
16678 TOPPING
16496 TOPPING
16495 TOPPING
16511 TOPPING
16566 TOPPING
16571 TOPPING
16597 TOPPING
16530 HILOW

TWO STORY HOMES ON LITTLEFIELD
16781 LITTLEFIELD
16771 LITTLEFIELD
16755LITTLEFIELD
16715 LITTLEFIELD
301 LITTLEFIELD
16680 LITTLEFIELD
16722 LITTLEFIELD
16740 LITTLEFIELD
16756 LITTLEFIELD
16772 LITTLEFIELD
16788 LITTLEFIELD

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LICENSED ARCHITECT STEVEN M. BENZING No. 17985 Exp. 9/30/2021 STATE OF CALIFORNIA

STREET SCAPE ¢ LOCATION OF 2 STORY HOMES IN EXPANDED NEIGHBORHOOD

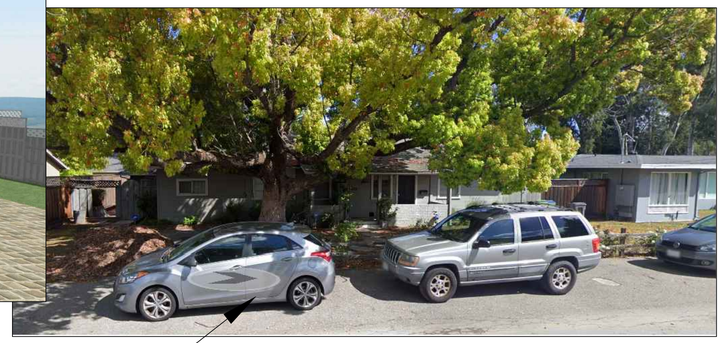
ADDITON ¢ ALTERATIONS TO RESIDENCE AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

FOR:
MARY ¢ BRENDON CASSIDY
16529 MARCHMONT DR.
LOS GATOS, CA

DATE: 7/26/21
SCALE: NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A3
OF 10 SHTS

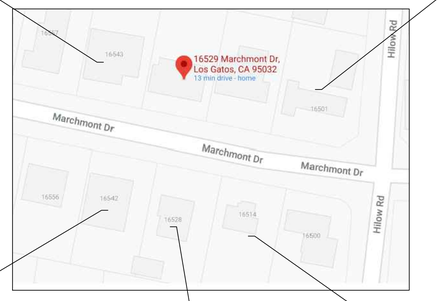
16543 MARCHMONT

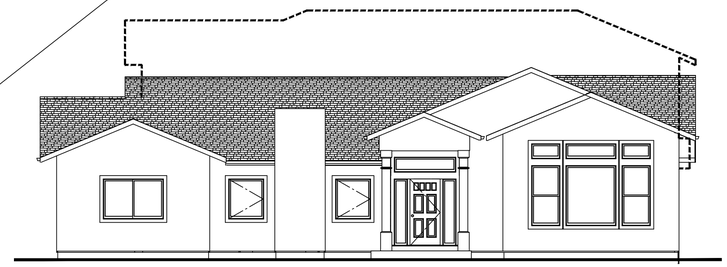
16529 MARCHMONT - PROPOSED



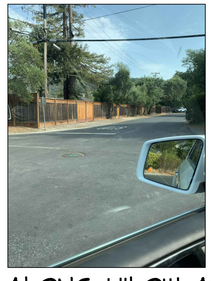
16515 MARCHMONT

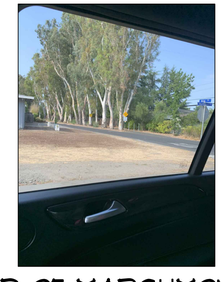
16529 MARCHMONT- EXISTING



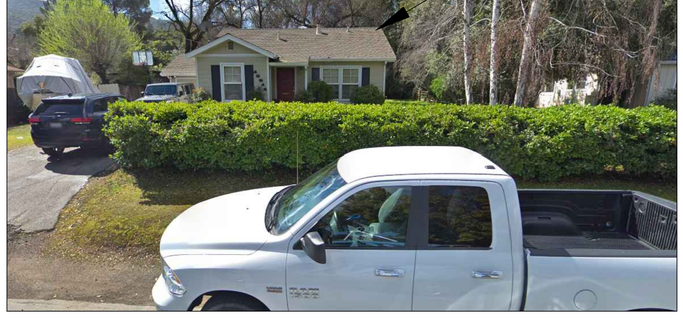


16529 MARCHMONT-EXISTING
W/OUTLINE OF ADDED 2ND FLOOR





VIEW ALONG HILOW AT END OF MARCHMONT



16542 MARCHMONT

16528 MARCHMONT

16514 MARCHMONT

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LICENSED ARCHITECT
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STREET SCAPE

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TO RESIDENCE AT:
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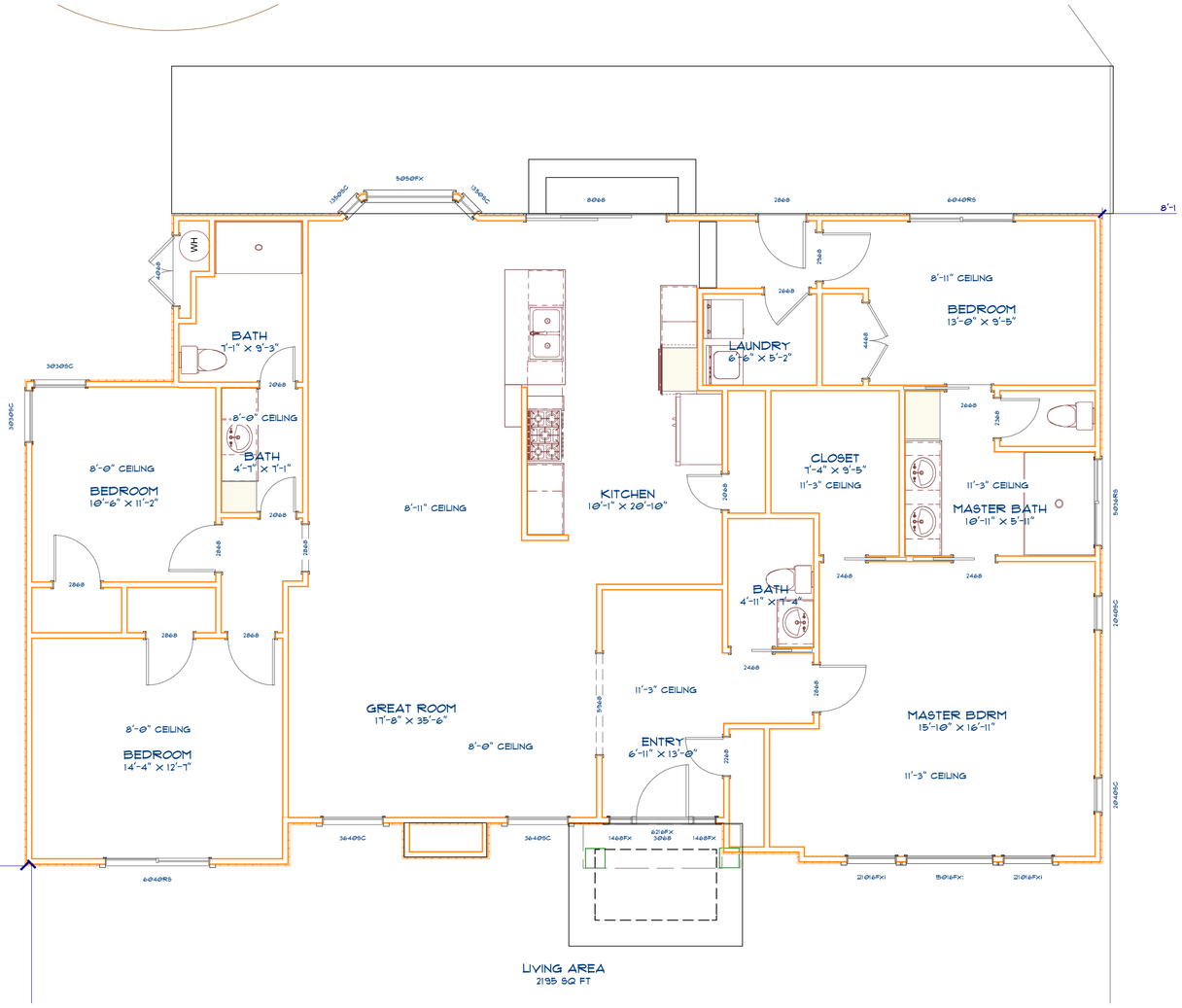
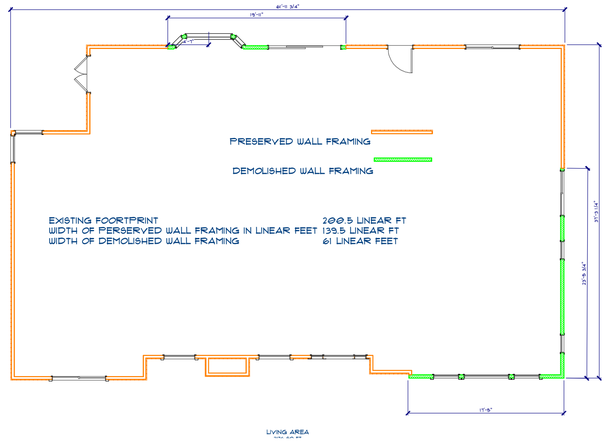
DRAWN BY: SMB
JOB NO. 2026
SHEET A3.1
OF 10 SHTS



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

ELEVATION 1



DEMOLITION PLAN

Steve Benzing
Architect
C-17985

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Saratoga, Ca
tel- 408 805 1328
website - Benzarch.com
email Steve@Benzarch.com

OWNERSHIP & USE OF DRAWINGS

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LICENSED ARCHITECT
STEVEN M. BENZING
No. 17985
Exp. 9/30/2021
STATE OF CALIFORNIA

EXISTING FLOOR PLAN & DEMOLITION PLAN

ADDITION & ALTERATIONS TO RESIDENCE
AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

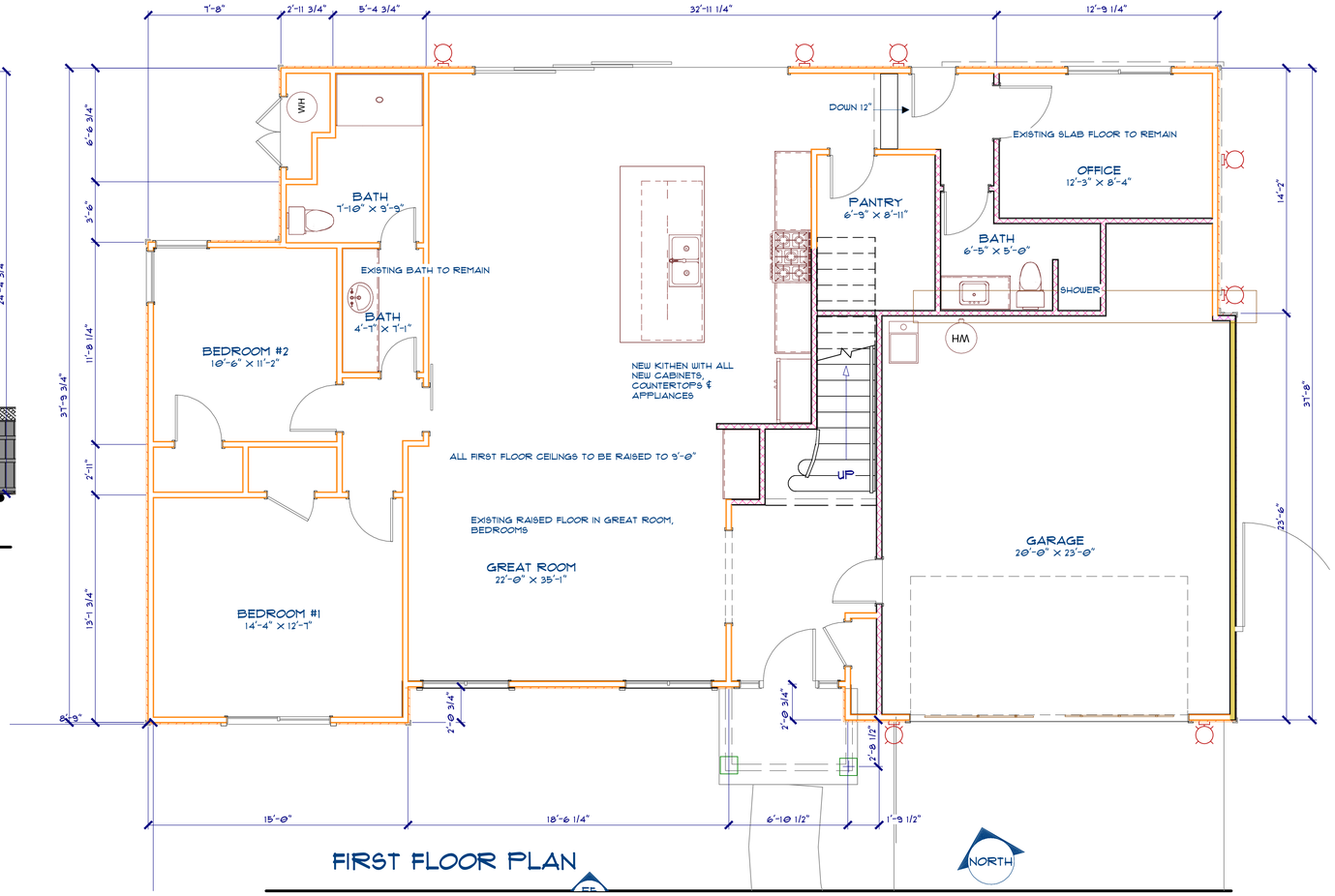
BRENDON & MARY CASSIDY
16529 MARCHMONT DR.
LOS GATOS,, CA

DATE: 7/26/21
SCALE: AS NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A4
OF 10 SHEET

WEST ELEVATION

SCALE 1/4" = 1'-0"

NOTE ALL GRADES ARE EXISTING TO REMAIN NO CHANGE



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

SOUTH (FRONT) ELEVATION

SCALE 1/4" = 1'-0"

LIST OF MATERIALS

ROOFING
MAIN ROOF - CELOTEX PRESIDENTIAL SHAKE - 40 YEAR COMPOSTION SHINGLES COLOR SHADOW GREAY
ACCENT ROOFS - STANDING SEAM METAL ROOF (PAC-CLAD OR EQUAL) COLOR MATTE BLACK.
SIDING
UPPER FLOOR - BOARD & BATT - COLOR - BENJAMIN MOORE - DOVE WHITE
LOWER FLOOR - 1X8 SHIPLAP - COLOR BENJAMIN MORRE - DOVE WHITE
ALL TRIM -WOOD- BENJAMIN MOORE - DOVE WHITE
PORCH COLUMNS - WOOD-DOVE WHITE W/ STONE BASE
FRONT COLUMNS BASE - GREY LEDGESTONE
WINDOWS
DARK GREY/BLACK FRAMES
FRONT DOOR
BENJAMIN MOORE - IRON ORE
GARAGE DOOR
BENJAMIN MOORE -DOVE WHITE

Steve Benzing
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LICENSED ARCHITECT
STEVEN M. BENZING
No. 17985
Exp. 9/30/2021
STATE OF CALIFORNIA

PROPOSED FIRST FLOOR PLAN & EXTERIOR ELEVATIONS

ADDITION & ALTERATIONS TO RESIDENCE
AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

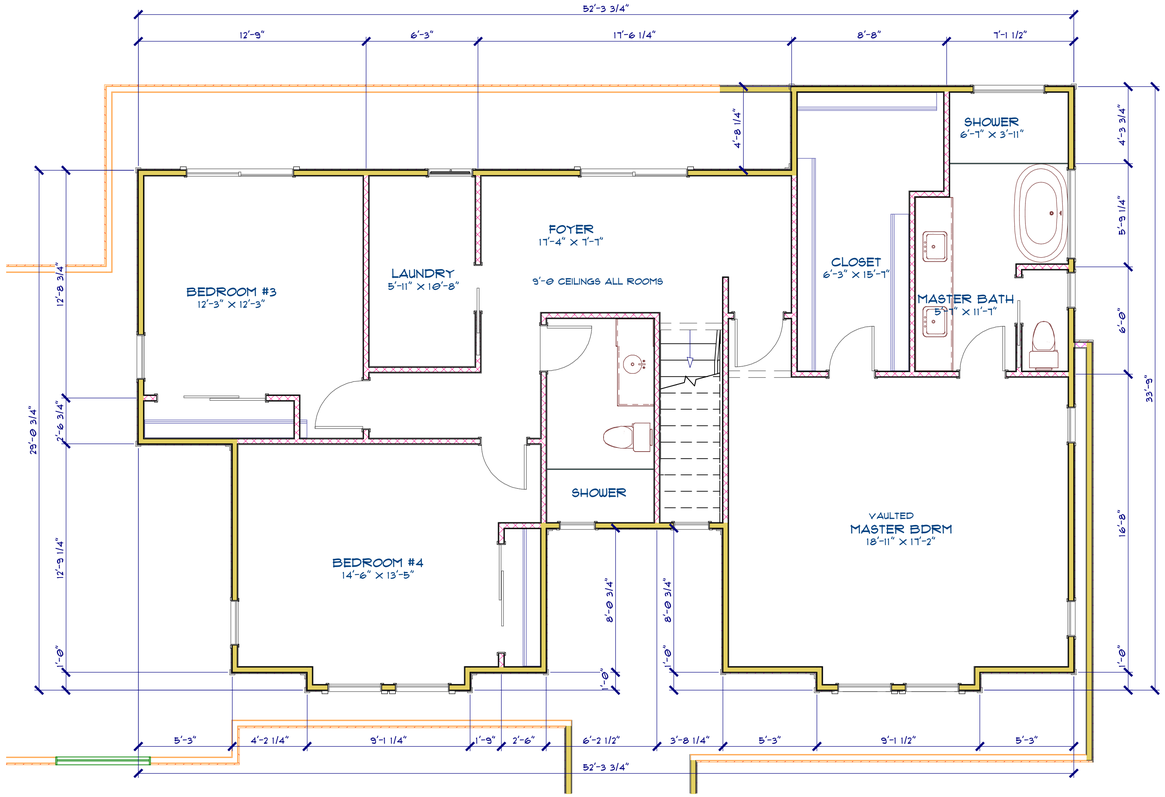
BRENDON & MARY CASSIDY
16529 MARCHMONT DR.
LOS GATOS,, CA

DATE: 7/26/21
SCALE: AS NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A5
OF 10 SHEET

EAST ELEVATION

SCALE 1/4" = 1'-0"

NOTE ALL GRADES ARE EXISTING TO REMAIN NO CHANGE



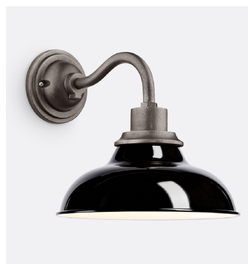
2ND FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH (REAR) ELEVATION

SCALE 1/4" = 1'-0"

REJUVENATION



Carson 12" Wall Sconce
Gloss Black
Item #A0154
http://www.rejuvenation.com/s/18fxs

Specification	Detail
Item #	A0154
Width	11-1/2"
Height	13"
Projection	16"
Canopy Diameter	5"
Number of Sockets	1
Wattage	100W

Price as shown*: $229.00
*Shipping and handling fees apply

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email Steve@Benzarch.com

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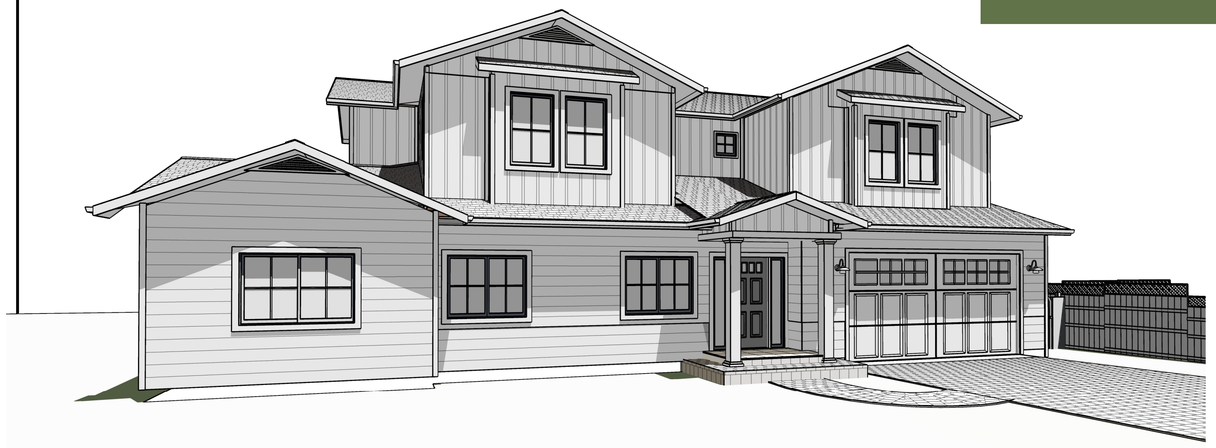
LICENSED ARCHITECT
STEVEN M. BENZING
No. 17985
Exp. 9/30/2021
STATE OF CALIFORNIA

PROPSED SECOND FLOOR PLAN & EXTERIOR ELEVATIONS

ADDITION & ALTERATIONS TO RESIDENCE
AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

BRENDON & MARY CASSIDY
16529 MARCHMONT DR.
LOS GATOS,, CA

DATE: 7/26/21
SCALE: AS NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A6
OF 10 SHEET



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LICENSED ARCHITECT
STEVEN M. BENZING
No. 17985
Exp. 9/30/2021
STATE OF CALIFORNIA

MAIN HOUSE - 3D VIEWS

ADDITION & ALTERATIONS TO RESIDENCE
AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

BRENDON & MARY CASSIDY
16529 MARCHMONT DR.
LOS GATOS,, CA

DATE: 7/26/21
SCALE: AS NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A1

OF 10 SHEET

STREET PERSPECTIVE

THIS PERSPECTIVE OF THE HOUSE IS SUPERIMPOSED ON AN ACTUAL PICTURE OF THE STREET AND DOES NOT ONE HUNDRED PERCENT ACCURATELY REPRESENT THE FINAL APPEARANCE. SOME ITEMS, LIKE THE DRIVEWAY AND THE SIDE GATE ARE THE EXISTING AND WILL BE CHNGED DURING FINAL CONSTRUCTION

Steve Benzing
Architect
C-17985

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Saratoga, Ca
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email Steve@Benzarch.com

OWNERSHIP & USE OF DRAWINGS

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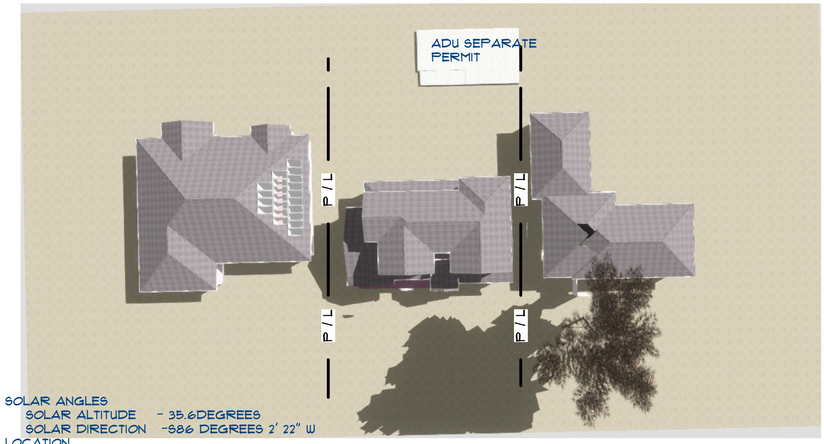
LICENSED ARCHITECT
STEVEN M. BENZING
No. 17985
Exp. 9/30/2021
STATE OF CALIFORNIA

NEIGHBORHOOD PERSPECTIVE

ADDITION & ALTERATIONS TO RESIDENCE
AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

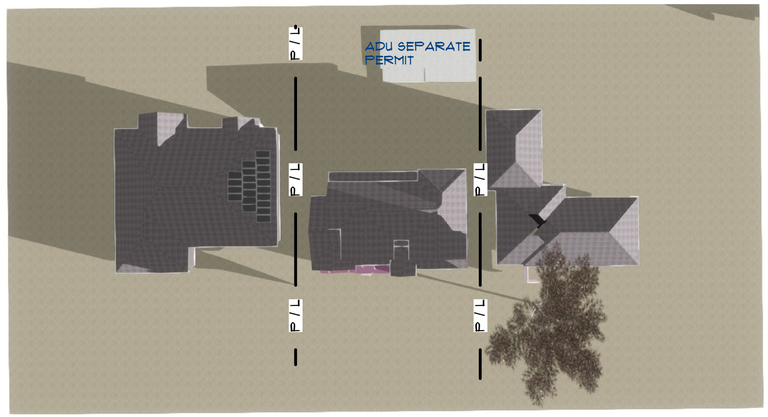
BRENDON & MARY CASSIDY
16529 MARCHMONT DR.
LOS GATOS,, CA

DATE: 7/26/21
SCALE: AS NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A8
OF 10 SHEET



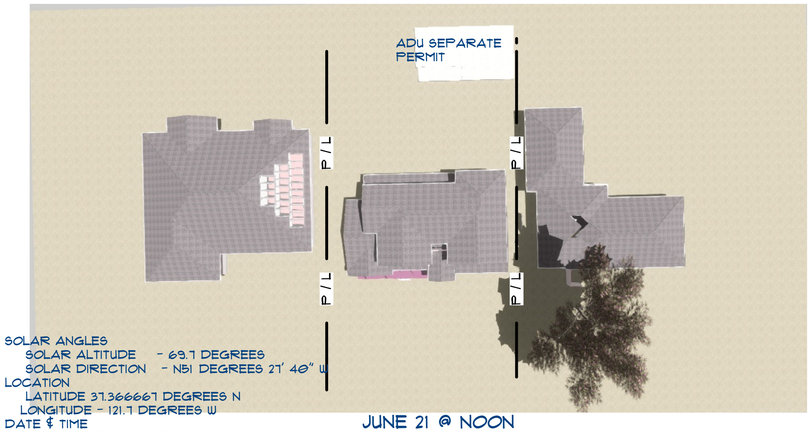
SOLAR ANGLES
SOLAR ALTITUDE - 35.6DEGREES
SOLAR DIRECTION -886 DEGREES 2' 22" W
LOCATION
LATITUDE 37.366667 DEGREES N
LONGITUDE - 121.7 DEGREES W
DATE & TIME
DATE - JUNE 21 @ 9AM
TIME 9AM DAYLIGHT SAVINGS
PACIFIC TIME ZONE

JUNE 21 @ 9AM



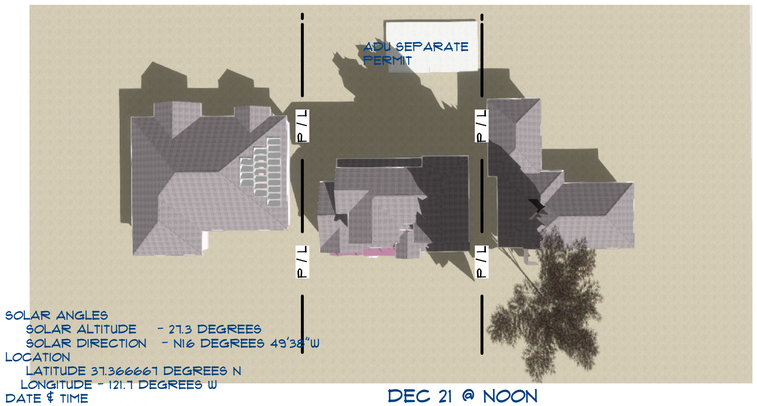
SOLAR ANGLES
SOLAR ALTITUDE - 6.4 DEGREES
SOLAR DIRECTION - N54 DEGREES 2' 5" W
LOCATION
LATITUDE 37.366667 DEGREES N
LONGITUDE - 121.7 DEGREES W
DATE & TIME
DATE - DEC 21 @ 9AM
TIME 9AM DAYLIGHT SAVINGS
PACIFIC TIME ZONE

DEC 21 @ 9AM - 100 % COVERAGE ON NEIGHBORS SOLAR PANELS



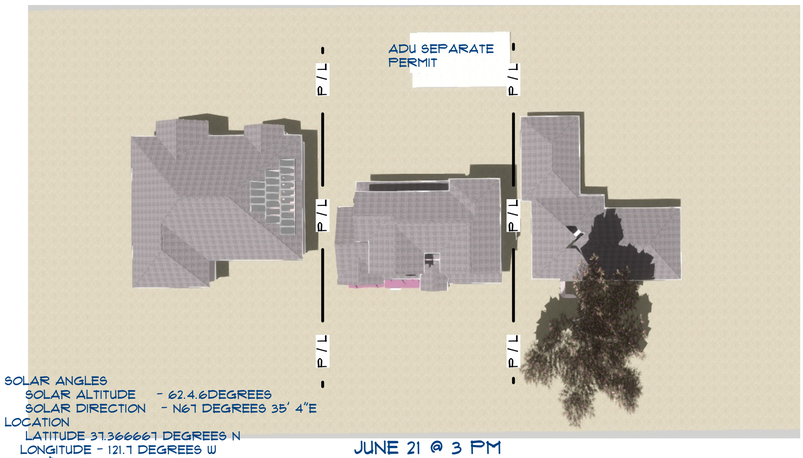
SOLAR ANGLES
SOLAR ALTITUDE - 69.7 DEGREES
SOLAR DIRECTION - N51 DEGREES 21' 40" W
LOCATION
LATITUDE 37.366667 DEGREES N
LONGITUDE - 121.7 DEGREES W
DATE & TIME
DATE - JUNE 21 @ NOON
TIME NOON DAYLIGHT SAVINGS
PACIFIC TIME ZONE

JUNE 21 @ NOON



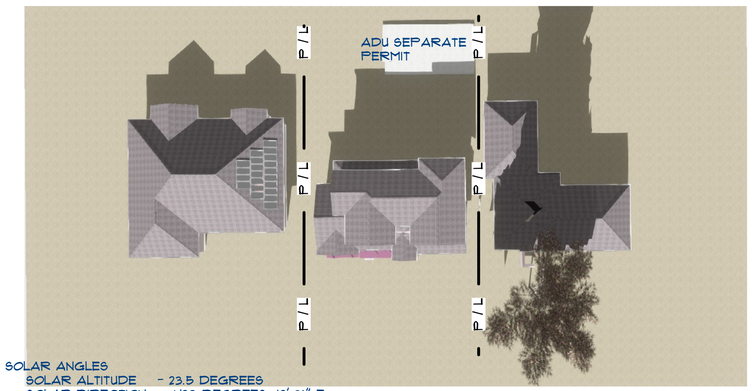
SOLAR ANGLES
SOLAR ALTITUDE - 27.3 DEGREES
SOLAR DIRECTION - N16 DEGREES 49'38"W
LOCATION
LATITUDE 37.366667 DEGREES N
LONGITUDE - 121.7 DEGREES W
DATE & TIME
DATE - DEC 21 @ NOON
TIME NOON DAYLIGHT SAVINGS
PACIFIC TIME ZONE

DEC 21 @ NOON



SOLAR ANGLES
SOLAR ALTITUDE - 62.4.6DEGREES
SOLAR DIRECTION - N61 DEGREES 35' 4"E
LOCATION
LATITUDE 37.366667 DEGREES N
LONGITUDE - 121.7 DEGREES W
DATE & TIME
DATE - JUNE 21 @ 3 PM
TIME 3 PM DAYLIGHT SAVINGS
PACIFIC TIME ZONE

JUNE 21 @ 3 PM



SOLAR ANGLES
SOLAR ALTITUDE - 23.5 DEGREES
SOLAR DIRECTION - N28 DEGREES 42' 31" E
LOCATION
LATITUDE 37.366667 DEGREES N
LONGITUDE - 121.7 DEGREES W
DATE & TIME
DATE - DEC 21 @ 3PM
TIME 3 PM DAYLIGHT SAVINGS
PACIFIC TIME ZONE

DEC 21 @ 3 PM

Steve Benzing
Architect
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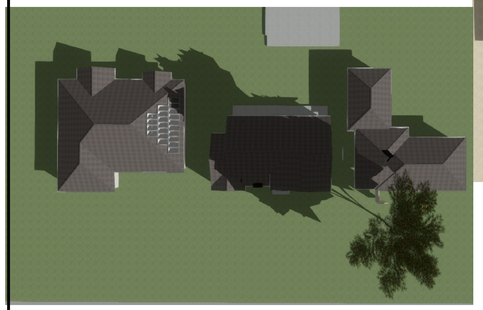
LICENSED ARCHITECT
STEVEN M. BENZING
No. 17985
Exp. 9/30/2021
STATE OF CALIFORNIA

SHADOW STUDY

ADDITION & ALTERATIONS TO RESIDENCE
AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

BRENDON & MARY CASSIDY
16529 MARCHMONT DR.
LOS GATOS,, CA

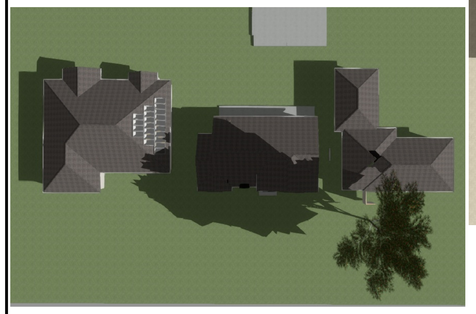
DATE: 7/26/21
SCALE: AS NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A9
OF 10 SHEET



EXISTING SINGLE STORY

PROPOSED 2 STORY

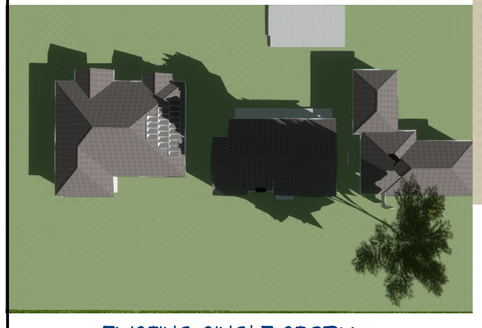
NOV 21 @ 10:30 AM



EXISTING SINGLE STORY

PROPOSED 2 STORY

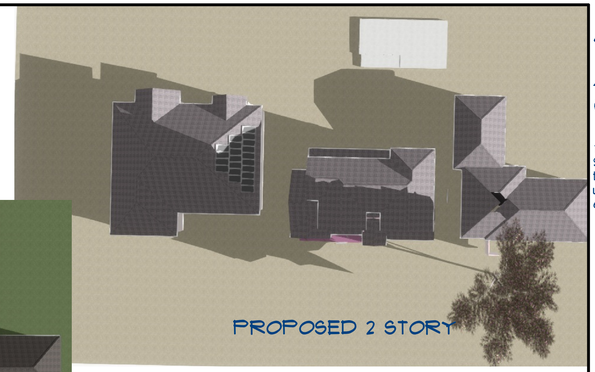
OCT 21 @ 9:45 AM ONLY MINOR SHADE FROM TREE



EXISTING SINGLE STORY

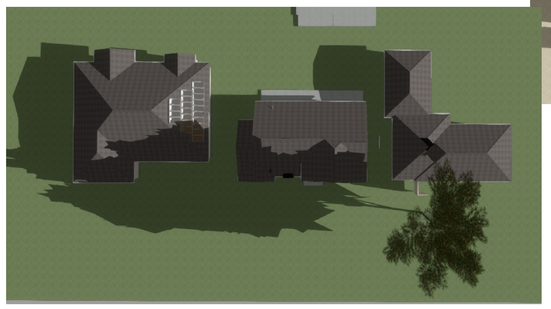
JAN 21 @ 10:45 AM TREE PROVIDING THE SHADE NOT ADDITION

EXISTING SINGLE STORY

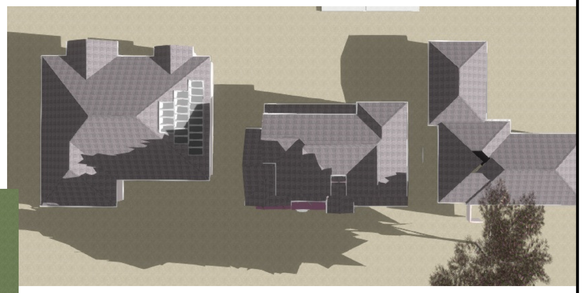


PROPOSED 2 STORY

NOV 21 @ 9AM



EXISTING SINGLE STORY



PROPOSED 2 STORY

OCT 21 @ 9AM- TREE CAUSING SHADE NOT ADDITION

EXISTING SINGLE STORY

PROPOSED 2 STORY

JAN 21 @ 9AM

Steve Benzing
Architect
C-17985

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Saratoga, Ca
tel- 408 805 1328
website - Benzarch.com
email Steve@Benzarch.com

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LICENSED ARCHITECT
STEVEN M. BENZING
No. 17985
Exp. 9/30/2021
STATE OF CALIFORNIA

ADDITIONAL SHADE STUDIES FOR NEIGHBORS SOLAR PANELS

ADDITION & ALTERATIONS TO RESIDENCE
AT:
16529 MARCHMONT DR.
LOS GATOS, CA
FOR:

BRENDON & MARY CASSIDY
16529 MARCHMONT DR.
LOS GATOS,, CA

DATE: 7/26/21
SCALE: AS NOTED
DRAWN BY: SMB
JOB NO. 2026
SHEET A10
OF 10 SHEET

DATE: December 7, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of a Second Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 16529 Marchmont Drive.** APN 532-09-033. Architecture and Site Application S-21-028. PROPERTY OWNERS/APPLICANTS: Brendon and Mary Cassidy. PROJECT PLANNER: Erin Walters.

REMARKS:

Letters of support and images of homes located in the neighborhood were submitted by the applicant after preparation of the staff report and are included as Exhibit 15. Exhibit 16 includes additional public comment received between 11:01 a.m., Friday, December 3, 2021 and 11:00 a.m., Tuesday December 7, 2021.

EXHIBITS:

Previously received with the December 8, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, dated January 14, 2021
5. Color and Materials Board
6. Site Photographs
7. Story Poles and Neighborhood Context Photographs
8. Consulting Architect's Report, dated March 22, 2021
9. Applicant's response to the recommendations of the Consulting Architect, May 5, 2021
10. Consulting Architect's Report, dated May 26, 2021
11. Applicant's response to the recommendations of the Consulting Architect, Sept 7, 2021
12. Consulting Arborist's Report, dated May 5, 2021

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager and Community Development Director

EXHIBITS (continued):

13. Applicant's Outreach Summary, dated August 16, 2021
14. Development Plans

Received with this Addendum Report:

15. Additional Materials Submitted by the Applicant
16. Public comment received between 11:01 a.m., Friday, December 3, 2021 and 11:00 a.m., Tuesday December 7, 2021

From: Mary Cassidy <[redacted]>
Sent: Friday, December 03, 2021 11:57 AM
To: Erin Walters <EWalters@losgatosca.gov>; Steve Benzing <[redacted]>
Subject: 16529 Marchmont Drive

EXTERNAL SENDER

Hi Erin,
Below are the notification forms that we left to our immediate neighbors across the street and to the two homes on the left and the two homes on the right of our home. These are the forms that were returned to us.
Regards,
Mary

This Page
Intentionally
Left Blank

Neighbor Notification Form

Project Address: 16529 Marchmont Drive, Los Gatos, CA 95032

A project is proposed at the above address. This form indicates you have had an opportunity to review and comment on the proposal. Your signature is not an acceptance of the plans, only an acknowledgement that you have had an opportunity to comment.

IMPORTANT NOTE: These plans are PRELIMINARY ONLY and may change as the project moves forward. Architectural Plans are protected under copyright law. The applicant should allow you to view the plans, but is not required to give you a physical copy.

Once the application is submitted, you may review a full sized set of plans at Town Hall during normal business hours.

Please contact the Town at 408-354-6867 if you have any questions.

This notice is being provided to all of the adjoining property owners and the property owner(s) across the street from the project address.

Neighbor Name: Robert + Donna Wallerstein Date: 8-11-21

Neighbor Address: [redacted] Marchmont Drive

Neighbor Contact Info: (phone or email): 408- [redacted]

Please address any initial concerns or comments below:

None

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE: R [redacted]

Neighbor Notification Form

Project Address: 16529 Marchmont Drive, Los Gatos, CA 95032

A project is proposed at the above address. This form indicates you have had an opportunity to review and comment on the proposal. Your signature is not an acceptance of the plans, only an acknowledgement that you have had an opportunity to comment.

IMPORTANT NOTE: These plans are PRELIMINARY ONLY and may change as the project moves forward. Architectural Plans are protected under copyright law. The applicant should allow you to view the plans, but is not required to give you a physical copy.

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Please contact the Town at 408-354-6867 if you have any questions.

This notice is being provided to all of the adjoining property owners and the property owner(s) across the street from the project address.

Neighbor Name: Theresa Anderson Date: May 12, 2021

Neighbor Address: [redacted] marchmont Dr

Neighbor Contact Info: (phone or email): 408-[redacted]

Please address any initial concerns or comments below:

Plan looks good, compatible with neighborhood.

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE: Theresa Anderson

Neighbor Notification Form

Project Address: 16529 Marchmont Drive, Los Gatos, CA 95032

A project is proposed at the above address. This form indicates you have had an opportunity to review and comment on the proposal. Your signature is not an acceptance of the plans, only an acknowledgement that you have had an opportunity to comment.

IMPORTANT NOTE: These plans are PRELIMINARY ONLY and may change as the project moves forward. Architectural Plans are protected under copyright law. The applicant should allow you to view the plans, but is not required to give you a physical copy.

Once the application is submitted, you may review a full sized set of plans at Town Hall during normal business hours.

Please contact the Town at 408-354-6867 if you have any questions.

This notice is being provided to all of the adjoining property owners and the property owner(s) across the street from the project address.

Neighbor Name: DUSTIN WEBBER Date: 7/28/21

Neighbor Address: [redacted] MARCHMONT DRIVE

Neighbor Contact Info: (phone or email): [redacted]

Please address any initial concerns or comments below:

NO CONCERNS

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE:

Neighbor Notification Form

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This notice is being provided to all of the adjoining property owners and the property owner(s) across the street from the project address.

Neighbor Name: Skylar Sellers Date: 7/25/21

Neighbor Address: [redacted] Marchmont Dr

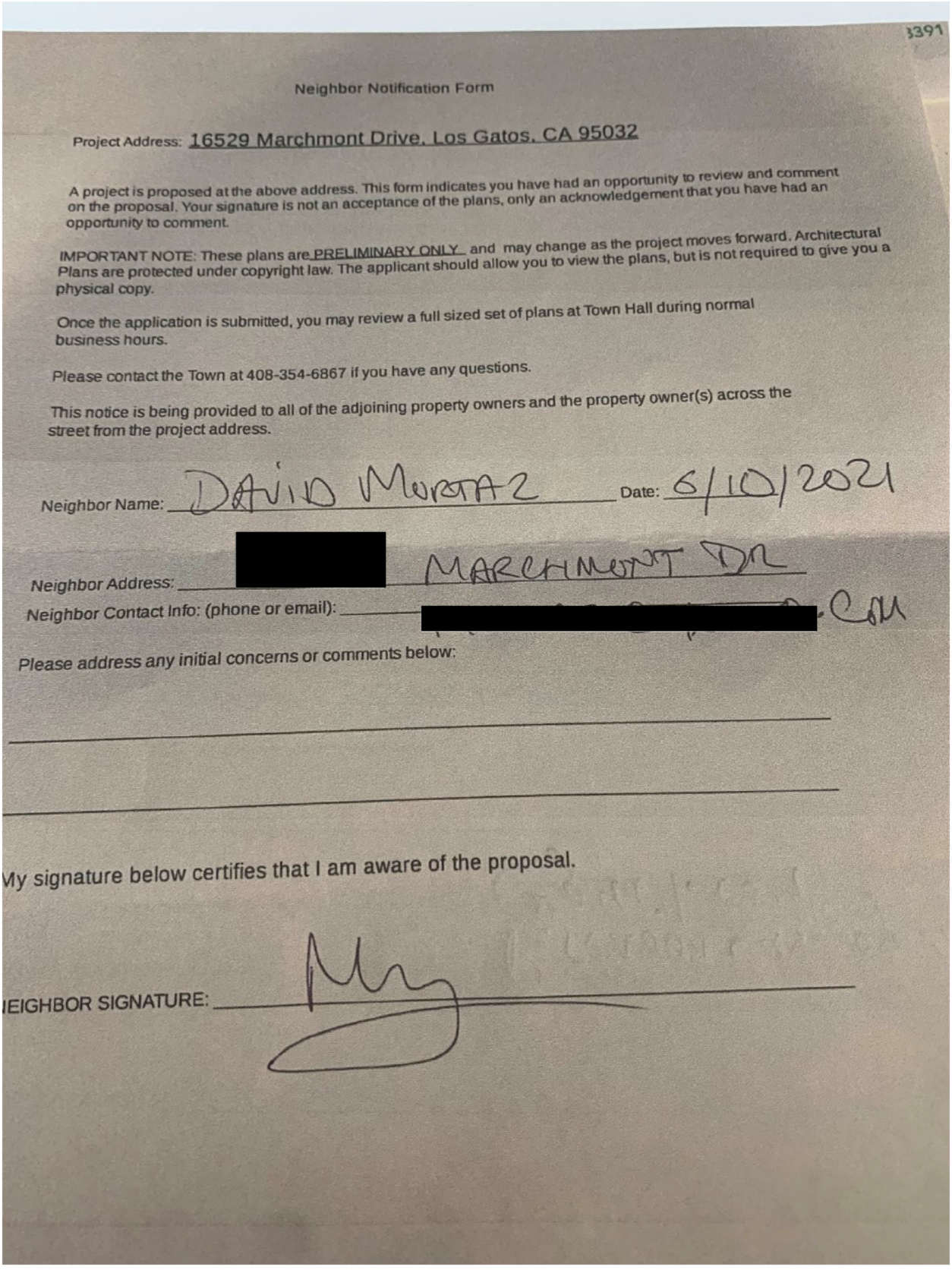
Neighbor Contact Info: (phone or email): [redacted]

Please address any initial concerns or comments below:

None.

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE:



3391

Neighbor Notification Form

Project Address: 16529 Marchmont Drive, Los Gatos, CA 95032

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IMPORTANT NOTE: These plans are PRELIMINARY ONLY and may change as the project moves forward. Architectural Plans are protected under copyright law. The applicant should allow you to view the plans, but is not required to give you a physical copy.

Once the application is submitted, you may review a full sized set of plans at Town Hall during normal business hours.

Please contact the Town at 408-354-6867 if you have any questions.

This notice is being provided to all of the adjoining property owners and the property owner(s) across the street from the project address.

Neighbor Name: DAVID MURATAZ Date: 6/10/2021

Neighbor Address: [redacted] MARCHMONT DR

Neighbor Contact Info: (phone or email): [redacted].COM

Please address any initial concerns or comments below:

My signature below certifies that I am aware of the proposal.

NEIGHBOR SIGNATURE:

Sent from my iPhone

[redacted]

Two Story Homes on Marchmont Between Hilow and Englewood

5,492 sqft

4,160 sqft

3,700 sqft

4,181 sqft

3,600 sqft

3,616 sqft

3,030 sqft

4,008 sqft

[redacted]

-----Original Message-----
From: susie ray <[redacted]>
Sent: Friday, December 03, 2021 1:16 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Marchmont

EXTERNAL SENDER

Dear Ms. Walters,

I live on Englewood Avenue, right near Marchmont Drive. I have seen the story poles and the house plans for 16529 Marchmont Drive and I think the proposed addition fits in very well with the neighborhood. I have lived on Englewood Avenue for many years, in that time I have seen several homes in our neighborhood build two story additions and in many cases much larger than this proposal. In conclusion, I am in support of the proposed plan and think it will be a great addition to our neighborhood.

Regards,
Susie Boyd

From: Jennifer Shapiro <[redacted]>
Sent: Saturday, December 04, 2021 3:03 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: 16529 Marchmont Drive, Los Gatos

EXTERNAL SENDER

Dear Erin,

As a homeowner on Marchmont Drive, I am writing you in support of the building plans for Mary and Brendon Cassidy at 16529 Marchmont Drive. I looked at the poles and the sign with the plans, and I believe the new plans will blend well with the other homes on our street as there are already other two story homes on our street. I support the town's approval of the Cassidy's renovations.

Thank you for taking my comments into consideration.

Jennifer Shapiro
[redacted] Marchmont Drive, Los Gatos

From: Carrie Helwick <[redacted]
Sent: Saturday, December 04, 2021 8:50 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: 16529 Marchmont Dr

EXTERNAL SENDER

Hi Erin,

I am a neighbor of the Cassidy family, and wanted to reach out just to share my support of their proposed remodel of their home. Our family lives on Englewood, just around the corner from Marchmont, and we walk and play with our kids around the neighborhood all the time. I honestly barely noticed the story poles at first, given the tree coverage, but in looking at the property and the sign showing the proposal, I think it is going to look very respectable and will definitely be in keeping with the traditional style of the neighborhood, and Marchmont Dr. in particular. I am in full support, and am hopeful they'll be able to proceed with their project, as I believe it will add value for the rest of the neighborhood, and will be a beautiful addition that fits in well.

Thank you for your consideration.
Carrie Helwick

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DATE: December 8, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of a Second Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 16529 Marchmont Drive.** APN 532-09-033. Architecture and Site Application S-21-028. PROPERTY OWNERS/APPLICANTS: Brendon and Mary Cassidy. PROJECT PLANNER: Erin Walters.

REMARKS:

Exhibit 17 includes additional public comment received between 11:01 a.m., Tuesday, December 7, 2021, and 11:00 a.m., Wednesday, December 8, 2021.

Exhibit 18 includes the applicant's response to the neighbor's concerns.

EXHIBITS:

Previously received with the December 8, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, dated January 14, 2021
5. Color and Materials Board
6. Site Photographs
7. Story Poles and Neighborhood Context Photographs
8. Consulting Architect's Report, dated March 22, 2021
9. Applicant's response to the recommendations of the Consulting Architect, May 5, 2021
10. Consulting Architect's Report, dated May 26, 2021
11. Applicant's response to the recommendations of the Consulting Architect, Sept 7, 2021
12. Consulting Arborist's Report, dated May 5, 2021

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager and Community Development Director

EXHIBITS (continued):

13. Applicant's Outreach Summary, dated August 16, 2021
14. Development Plans

Previously received with the December 7, 2021 Addendum Report:

15. Additional Materials Submitted by the Applicant
16. Public comment received between 11:01 a.m., Friday, December 3, 2021 and 11:00 a.m., Tuesday December 7, 2021

Received with this Desk Item Report:

17. Public comment received between 11:01 a.m., Tuesday, December 7, 2021, and 11:00 a.m., Wednesday, December 8, 2021
18. Applicant's Response to Neighbor's Concerns

From: David Mortaz <[redacted]>
Sent: Tuesday, December 07, 2021 11:18 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: 16529 Marchmont Drive - Proposed Monster home

EXTERNAL SENDER

Hi Erin,

This is David Mortaz and I live at [redacted] next door to the proposed plan to build a monster home at the Subject address. I am writing to express our serious concern about height and width of the proposed addition.

This addition will severely impact our privacy and **shadowing** where the 2nd story height will prevent us from installing **Solar Panels** on our roof!! This is a serious concern given the continued spike in Utility cost and our plan to go off grid.

Because of the giant (protected) Trees on our property, rooftop surface that's suitable for Solar Panel is at a scars at best. The massive width and the height of the proposed plan will limit our ability to use the surface of the roof adjacent to the project to generate enough electricity to power our home!

Also, the proposed height will prevent our Master Bedroom from getting **any sun**! I have taken some photos on the amount of Sun that Bedroom currently gets which will be completely gone if the project is approved without modification.

Would appreciate it if you could register our concerns with the proposed plan and explore alternatives to minimize the damage the plan will have in our ability to enjoy our home in privacy and peace.

Thank you for your consideration.

++++++++++++++++

David Mortaz
[redacted]

From: Janhavi Gudal [redacted]
Sent: Tuesday, December 7, 2021 12:29 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Mary Cassidy <marycassidympc@gmail.com>
Subject: 16529 Marchmont Drive, Los Gatos

EXTERNAL SENDER

Hi Ms. Walters,
We live on upper Marchmont near Hill brook School. We saw the story poles & sign at 16529 Marchmont Drive, Los Gatos. We checked out their design plan & think their house fits in well with other homes & is a great addition to our neighborhood.
Regards,
Janhavi

Sent from my iPhone

From: me dano <[redacted]>
Sent: Wednesday, December 08, 2021 8:56 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Jennifer Armer <JArmer@losgatosca.gov>
Subject: Re: 16529 Marchmont Drive - Update

EXTERNAL SENDER

Hi Erin,

Just the one fact that we are concerned about the loss of solar power generation and that Brendon has kindly offered to pay us for the cost of additional panels. I think it would be good to include his email letter just confirming his commit to do so. That's it, only that one item.

Thanks again.

Dan Kelly

On Wednesday, December 8, 2021, 08:44:54 AM PST, Erin Walters <ewalters@losgatosca.gov> wrote:

Hi Dan,

What would you like to be included in the Desk Item to Planning Commission for tonight's meeting?

Thank you,

Erin

Erin Walters ● Associate Planner
Community Development Department ● 110 E. Main Street, Los Gatos CA 95030
Ph: 408.354.6867 ● 408-354-6872
www.losgatosca.gov ● ewalters@losgatosca.gov

COMMUNITY DEVELOPMENT HOURS:
Counter Hours: 8:00 AM – 1:00 PM**,** Monday – Friday
Phone Hours: 8:00 AM – 5:00 PM, Monday – Friday

Erin's Office Hours – M-F – 9:00 a.m. to 3:00 p.m.

Town offices are now open. In accordance with the Santa Clara County Public Health Office Order, we REQUIRE masks indoors regardless of vaccination status. All permit submittals are to be done online via our Citizen's Portal platform. All other services can be completed at the counter. For more information on permit submittal, resubmittal, and issuance, please visit the Building and Planning webpages.

General Plan update, learn more at www.losgatos2040.com

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This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

Solar cost mitigation

From: Brendon Cassidy [redacted]

To: [redacted]

Cc: [redacted]

Date: Monday, December 6, 2021, 06:00 PM PST

Dan, This email is to formally confirm that Brendon Cassidy will cover the cost associated with panel expansion in order to mitigate potential solar loss associated with our the 16529 Marchmont Drive addition

Thanks so much we are very thankful you're our neighbor.

Thank you, Brendon Cassidy

Sent from my iPhone

Architect

Tel 408 805 1328
Email Steve@Benzarch.com

Steve Benzing
12403 Fredericksburg Drive
Saratoga, CA 95070

December 7, 2021
Project: 16529 Marchmont Dr.

Member of the Planning commission & Planner Erin Walters;

This letter is in response to a letter you received on Dec. 7 from David Mortaz, who lives at 16515 Marchmont. His residence is located east of the subject property.

Mr. Mortaz makes the comment that the project is a "monster home". The total square footage of the proposed residence with the addition is 3096 sf, under the maximum allowed of 3333 sf

He states that the addition will impact his privacy. There are only 3 windows on the east wall of the 2nd floor and all are noted on the plans to be obscure glass. There will be no privacy impact.

He states that the proposed addition will impact his potential for solar panels. Solar panels are most efficient on south facing roofs, second is east facing and third is west. The only shadow that this addition will cast on Mr. Mortaz's roof will be in the winter at around 3-5 pm on his western roof. If he does contact a solar company for an installation, they will put the panels on his eastern facing roofs, which the addition will not shade at any time of year.

In closing, Mr. Mortaz was contacted very early in the design phase of this project and expressed that he had no concerns with the idea of a second story addition, in fact he even stated that he had previously had plans worked on for his own second story addition. Mr. Mortaz was contacted again after the design was closer to final and again expressed, he had no concerns. My client feels that they have done due diligence and were very surprised by this letter. Had Mr. Mortaz expressed any reservations about the project, meetings could have been arranged to discuss them.

Respectfully,

Steve Benzing
Architect C-17985
Cc: Cassidy

EXHIBIT 18

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/08/2021

ITEM NO: 4

DATE: December 3, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage, Construction of a New Detached Garage to Exceed the Floor Area Ratio, a Grading Permit for Site Improvements, Sport Court Fencing in Excess of Six Feet, and Removal of Large Protected Trees on Property Zoned R-1:20. Located at 140 Prospect Avenue. APN 529-44-021. Property Owner: Daniel Barragan. Applicant: David Kuoppamaki. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Denial.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:20
Applicable Plans & Standards: General Plan; Hillside Development Standards and Guidelines
Parcel Size: 30,090 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:20 and R-1:8
South	Residential	Low Density Residential	R-1:20
East	Residential	Low Density Residential	R-1:20
West	Residential	Low Density Residential	R-1:8

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.

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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) with the exception of the requested fence height exceedance for the sports court.
- Make the required finding as required by Section 29.40.025 of the Town Code for granting approval of fencing over six feet in height to enclose a sports court;
- The project complies with the Hillside Development Standards and Guidelines with the exception to the allowable floor area.
- As required by the Hillside Development Standards and Guidelines for granting approval of an exception to the maximum allowable floor area.
- The project complies with the Hillside Specific Plan.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject property is located on the west side of Prospect Avenue (Exhibit 1). The subject property is approximately 30,090 square feet with an average slope of 19.4 percent. The subject property is a part of the former Sisters of the Holy Names. On March 24, 2014, the Town Council approved Subdivision Application M-13-003 for the subdivision of a 10.3-acre parcel into 17 lots. On April 7, 2015, the Development Review Committee approved Architecture and Site application S-14-063 for construction of a new single-family residence on this property.

The current Architecture and Site application is being referred to the Planning Commission because the applicant is proposing to exceed the maximum allowable floor arear ratio (FAR), fencing in exceedance of six feet within the Hillside Area for a sports court, site improvements requiring a Grading Permit for a swimming pool, basketball court, and additional on-site parking, and removal of large, protected trees. The residence would have the largest floor area in terms of square footage in the immediate neighborhood based on Town and County records.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is approximately 30,090 square feet, located on the west side of Prospect Avenue (Exhibit 1). The subject site and surrounding properties are comprised of single-family homes.

B. Project Summary

The applicant proposes demolition of the existing 608-square foot detached garage and construction of a new 866-square foot detached garage and as a result the floor area on site would exceed the maximum allowable FAR. In addition, the proposed project includes sport court fencing in exceedance of six feet, site improvements requiring a Grading Permit for a swimming pool, basketball court, and additional on-site parking, and removal of large protected trees. The project also includes below-grade square footage that would not count towards the allowable floor area.

C. Zoning Compliance

A detached garage, pool, and sports court are permitted in the R-1:20 zone. The proposed detached garage is in compliance with the zoning regulations for height, setbacks, and on-site parking requirements for the property. The property is located within the Hillside area and is subject to the Hillside Development Standards and Guidelines (HDS&G). The applicant's request for installation of an eight-foot wood fence and 12-foot black, vinyl mesh fence enclosing the proposed sports court requires discretionary review through a Minor Residential Development application for sport court fencing over six feet in height. The required discretionary review of the sport court fencing is included as part of this proposal for consideration by the Planning Commission.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes construction of a new 866-square foot detached garage which, when combined with existing floor area onsite, would exceed the maximum allowable FAR, site improvements including a swimming pool, basketball court, and additional on-site parking. Proposed exterior materials for the detached garage include a clay tile roof, smooth coat stucco siding, aluminum clad windows and doors, wood trim, and corbels to match the existing single-family residence (Exhibit 7). The applicant has provided a Letter of Justification detailing the project and the requested exception to the FAR and sport court fencing in excess of six feet in height (Exhibit 4). The proposal includes 956 square feet of below-grade square footage that does not count towards the allowable floor area.

PROJECT DESCRIPTION (continued):

A summary of the floor area for the existing residence and propose detached garage is included in the table on the following page.

Floor Area Chart				
	Existing SF	**Counts Towards FAR**	**Proposed SF**	**Counts Towards FAR**
Main House	4,628	4,628	4,718	4,718
Below-Grade Area *	0	0	956	0
Garage **	608	208	866	466
Total	**5,236**	**4,836**	**6,540**	**5,184**

** Pursuant to Sec. 29.10.020, floor area means the entire enclosed area of all floors that are more than four feet above the proposed grade, measured from the outer face of exterior walls or in the case of party walls from the centerline.*

*** Pursuant to the HDS&G a garage up to 400 square feet in area is not included in the floor area ratio calculation.*

B. Neighborhood Compatibility

Pursuant to Section 29.40.075 (d) of the Town Code, parcels greater than 30,000 square feet are subject to the FAR standards contained in the HDS&G. Pursuant to the HDS&G, the maximum allowable floor area for the subject property is 4,900 square feet. The proposed residence at 4,718 square feet plus 466 square feet of countable garage floor area would result in a total of 5,184 square feet, exceeding the maximum allowable floor area by 284 square feet. The table below reflects the current conditions of the homes in the immediate area and the proposed project.

Address	Zoning	House SF	Garage SF	Total SF	Site SF	Building FAR	Garage FAR
100 Reservoir Rd.	R-1:20	3,959	1,078	5,046	20,000	0.20	0.054
110 Reservoir Rd.	R-1:20	2,823	829	3,652	37,666	0.07	0.022
110 Sisters Ct.	R-1:20	4,379	818	5,197	20,062	0.22	0.041
120 Sisters Ct.	R-1:20	4,107	840	4,947	21,477	0.19	0.039
130 Sisters Ct.	R-1:20	4,945	454	5,399	30,134	0.16	0.015
100 Prospect Ave.	R-1:20	3,683	989	4,672	25,530	0.14	0.039
120 Prospect Ave.	R-1:20	3,757	539	4,296	26,665	0.14	0.020
130 Prospect Ave.	R-1:20	4,102	473	4,575	30,025	0.14	0.016
150 Prospect Ave.	R-1:20	4,294	761	5,055	20,127	0.21	0.038
160 Prospect Ave.	R-1:20	4,373	1,094	5,467	20,347	0.21	0.054
87 Prospect Ave.	R-1:20	2,758	720	3,478	14,750	0.19	0.049
140 Prospect Ave. (Existing)	**R-1:20**	**4,628**	**608**	**5,236**	**30,090**	**0.15**	**0.020**
140 Prospect Ave. (Proposed)	**R-1:20**	**4,718**	**866**	**5,584**	**30,090**	**0.16**	**0.029**

PROJECT DESCRIPTION (continued):

While the property is zoned R-1:20, it is located within the Hillside Area and subject to the HDS&G. Based on Town and County records, the homes in the immediate neighborhood range in size from 2,758 square feet to 4,945 square feet and garages range in size from 473 square feet to 1,094 square feet. The building FARs range from 0.07 to 0.22 and the garage FARs range from 0.016 to 0.054. The applicant is proposing 4,718 square feet of countable floor area for the home (including 90 square feet of bathroom floor area in the garage) on a 30,090-square foot parcel. The proposed residence would be the second largest in terms of total square footage and the seventh largest in terms of FAR. The proposed detached garage would be the fourth largest in terms of total square footage and the eighth largest in terms of FAR. There are no homes in the immediate neighborhood which currently exceed their maximum allowable floor area ratio.

Exhibit 4 contains the applicant's Letter of Justification addressing each of the findings required to grant an exception to the maximum allowable FAR. In addition, the applicant states that due to the topography and narrowness of the lot, there is a shortage of street parking and the enlarged garage would allow for additional on-site parking spaces. In addition, the applicant states that there are adjacent properties with garages that are larger in terms of square footage on lots that are smaller than the subject property.

C. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist who inventoried 12 protected trees within the project area and made recommendations for preservation (Exhibit 5). The project proposes removal of four protected trees, two of which are considered to be large protected trees (trees 254 and 261). The Consulting Arborist notes that all four trees recently planted along the front of the property (trees 746 through 749) would all require removal or transplanting based on the proposed site improvements. If the project is approved, tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Planting of replacement trees and/or payment of in-lieu fees would be required prior to issuance of a Certificate of Occupancy pursuant to Town Code. Arborist recommendations for tree protection have been included in the Conditions of Approval to mitigate impacts to protected trees (Exhibit 3).

D. Grading

The applicant is proposing site improvements with grading quantities in excess of 50 cubic yards, which requires a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3). Site improvements

PROJECT DESCRIPTION (continued):

including a sports court, a paved parking space, pool, and gazebo are proposed. The Site Planning section of the HDS&G limits site grading cut depths to a maximum of four feet and fill depths to a maximum of three feet. New below grade space is proposed under the footprint of the detached garage and is exempt from the site grading cut and fill depths. The grading associated with each site improvement has been reviewed by Planning and Engineering staff and it is in compliance with the maximum grading cut and fill depths as outlined in the HDS&G. The applicant has included a Letter of Justification addressing the proposed grading (Exhibit 4).

E. Fencing

The applicant has requested approval to construct an eight-foot wood fence along the north elevation of the proposed sports court, adjacent to the shared driveway, and a 12-foot black, vinyl mesh fence along the east, south, and west elevations of the proposed sports court (Exhibit 4). Section 29.40.025 of the Town Code requires discretionary review through a Minor Residential Development application for sport court lighting and fencing over six feet in height enclosing sport court areas. The required discretionary review of the sport court fencing is included as part of this proposal for consideration by the Planning Commission in the determination of whether it is appropriate. Pursuant to the HDS&G, lighting for night use of outdoor sport courts is prohibited and no lighting is proposed by the applicant.

F. Neighbor Outreach

The owners have indicated that they have shared the plans with surrounding neighbors as outlined in Exhibit 4.

G. 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:

Public comments received by 11:00 a.m., Friday, December 3, 2021, are included as Exhibit 6.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for construction of a new detached garage to exceed the floor area ratio, installation of an eight-foot wood fence and 12-foot black, vinyl mesh fence enclosing a proposed sports court, site improvements requiring a Grading Permit for a swimming pool, basketball court, and additional on-site parking, and removal of large protected trees. The proposed residence would be the second largest in terms of total square footage and seventh largest in terms of FAR, while the proposed detached garage would be the fourth largest in terms of total square footage and the eighth largest in terms of FAR in the immediate neighborhood. There are no homes in the immediate neighborhood which currently exceed their maximum allowable floor area ratio. The applicant has proposed an eight-foot wood fence along the north elevation of the proposed sports court, adjacent to the shared driveway, and a 12-foot black, vinyl mesh fence along the east, south, and west elevations of the proposed sports court. The site improvements proposed for a swimming pool, basketball court, and additional on-site parking all comply with the maximum allowable cut and fill depths pursuant to the HDS&G.

B. Recommendation

Based on the analysis above, staff recommends denial of the Architecture and Site application.

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 complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception of the requested fence height exceedance for the sports court (Exhibit 2);
    c. Make the required finding as required by Section 29.40.025 of the Town Code for granting approval of fencing over six feet in height to enclose a sports court (Exhibit 2);
    d. Make the finding that the project is in compliance with the Hillside Development Standards and Guidelines with the exception to the allowable floor area (Exhibit 2);
    e. Make the findings as required by the Hillside Development Standards and Guidelines

CONCLUSION (continued):

for granting approval of an exception to the maximum allowable floor area (Exhibit 2);

f. Make the finding that the project complies with the Hillside Specific Plan (Exhibit 2);
g. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
h. Approve Architecture and Site Application S-20-033 with the conditions contained in Exhibit 3 and the development plans in Exhibit 7.

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

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, dated August 2, 2021
5. Consulting Arborist's Report, dated October 13, 2021
6. Development Plans

140 Prospect Avenue

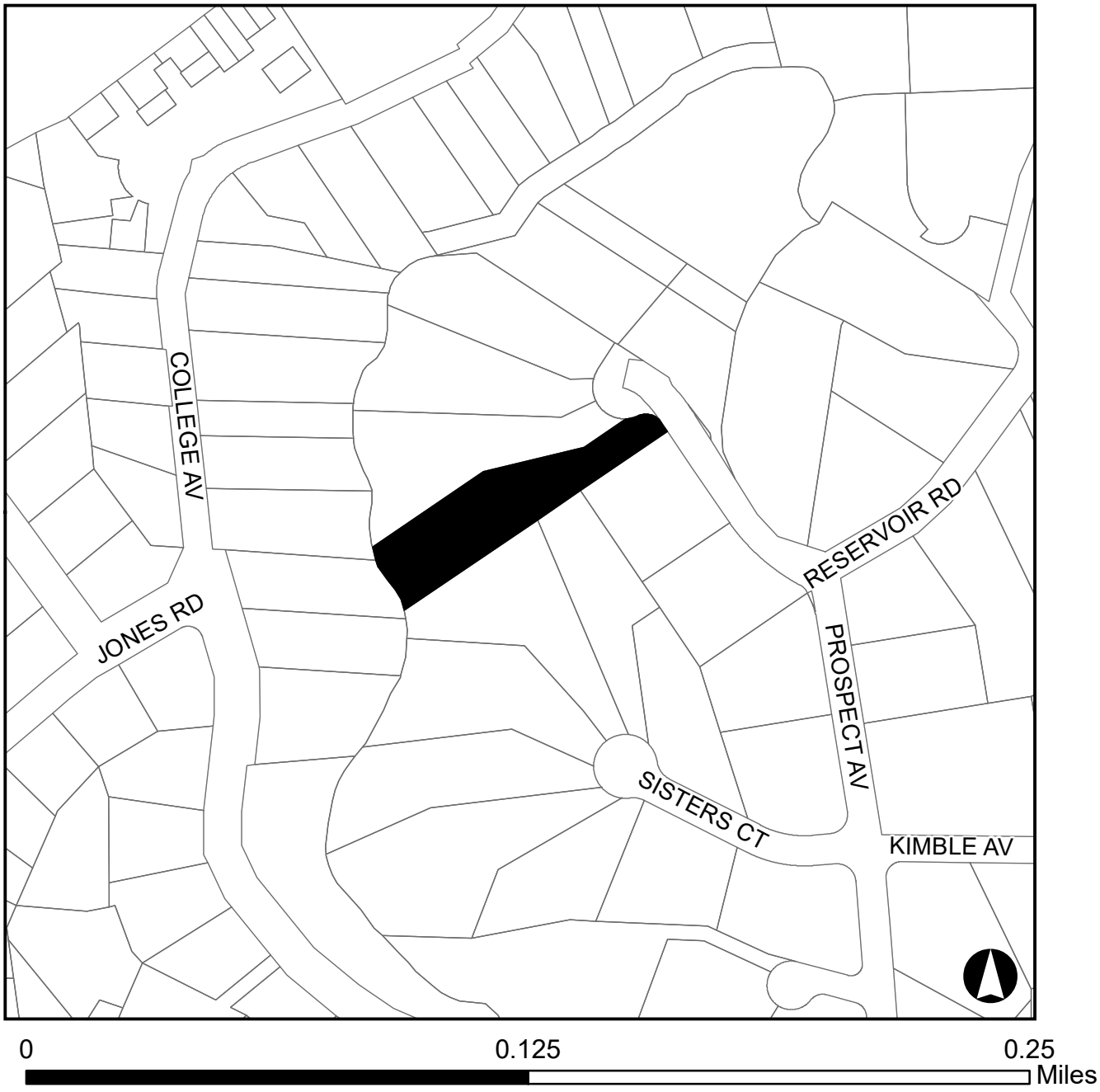

EXHIBIT 1

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PLANNING COMMISSION – *December 8, 2021*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

140 Prospect Avenue
Architecture and Site Application S-20-033

Requesting Approval for Demolition of an Existing Detached Garage, Construction of a New Detached Garage to Exceed the Floor Area Ratio, a Grading Permit for Site Improvements, Sport Court Fencing in Excess of Six Feet, and Removal of Large Protected Trees on Property Zoned R-1:20. Located at 140 Prospect Avenue. APN 529-44-021.

PROPERTY OWNER: Daniel Barragan
APPLICANT: David Kuoppamaki
PROJECT PLANNER: Jocelyn Shoopman

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) with the exception of the requested fence height exceedance for the sports court.

Required Finding for Fence Height Enclosing A Sport Court:

- As required by Section 29.40.025 of the Town Code for granting approval of fencing over six feet in height to enclose a sports court.

Required Compliance with Hillside Development Standards and Guidelines (HDS&G):

- The project is in compliance with the Hillside Development Standards and Guidelines with the exception to the allowable floor area.

EXHIBIT 2

Exception to the Maximum Allowable Floor Area:

- The Commission may grant an exception to the maximum allowed floor area if the following conditions are satisfied. The applicant has provided reasons and evidence to support the granting of the floor area exception.

    1. The development will not be visible from any of the established viewing areas.
    2. There will be no significant impacts on protected trees, wildlife habitat or movement corridors.
    3. Any grading necessary to accommodate the building area that exceeds the allowed floor area ratio or any accessory building will be minimized.
    4. All standards and applicable guidelines are being met.
    5. Compliance to Title 24 Energy Efficiency Standards are shown using computer methods. The compliance margin must be at least 10.0.
    6. The house will be pre-wired for future photovoltaic (PV) installation.
    7. A minimum of 25% of hardscape material is permeable (certain types of interlocking pavers, grasscrete, pervious concrete, etc.)
    8. A significant below grade square footage element is included in the design, unless it conflicts with other standards.
    9. There will not be a significant visual impact to neighboring properties.

Required Compliance with the Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan.

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.

PLANNING COMMISSION – *December 8, 2021*
CONDITIONS OF APPROVAL

<u>140 Prospect Avenue</u>
Architecture and Site Application S-20-033

Requesting Approval for Demolition of an Existing Detached Garage, Construction of a New Detached Garage to Exceed the Floor Area Ratio, a Grading Permit for Site Improvements, Sport Court Fencing in Excess of Six Feet, and Removal of Large Protected Trees on Property Zoned R-1:20. Located at 140 Prospect Avenue. APN 529-44-021.

PROPERTY OWNER: Daniel Barragan
APPLICANT: David Kuoppamaki
PROJECT PLANNER: Jocelyn Shoopman

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

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

EXHIBIT 3

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.
10. TREE REPLACEMENT: Prior to issuance of final occupancy replacement trees must be planted.
11. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.
12. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
13. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

14. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing detached garage. A separate Building Permit is required for the construction of the new detached garage and future ADU. An additional Building Permit will be required for any detached structure such as the gazebo, swimming pool, and any retaining wall supporting a surcharge. An additional Building Permit will be required for the PV System if the system is required by the California Energy Code.
15. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
16. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
17. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
18. SIZE OF PLANS: Minimum size 24” x 36”, maximum size 30” x 42”.
19. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department

Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of 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.

20. 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 soils mechanics.
21. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
22. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at 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
23. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
24. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
    a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
    b. All passage doors shall be at least 32-inch wide doors on the accessible floor level.
    c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
    d. A door buzzer, bell or chime shall be hard wired at primary entrance.
25. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
26. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.

27. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and must comply with Section R337 of the 2019 California Residential Code, Public Resources Code 4291 and California Government Code Section 51182.
28. PROVIDE DEFENSIBLE SPACE/FIRE BREAK LANDSCAPING PLAN: Prepared by a California licensed Landscape Architect in conformance with California Public Resources Code 4291 and California Government Code Section 51182.
29. PRIOR TO FINAL INSPECTION: Provide a letter from a California licensed Landscape Architect certifying the landscaping and vegetation clearance requirements have been completed per the California Public Resources Code 4291 and Government Code Section 51182.
30. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
31. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of $2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
32. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

33. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner/Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition

may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner/Applicant's expense.

34. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
35. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
36. PRIOR APPROVALS: All conditions per prior approvals shall be deemed in full force and affect for this approval.
37. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the Owner/Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
38. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
39. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
40. PUBLIC WORKS INSPECTIONS: The Owner/Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
41. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner/Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner/Applicant or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The

Owner/Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

42. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
43. STREET CLOSURE: Any proposed blockage or partial closure of the street requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
44. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
45. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits or recordation of the Parcel / Final Map.
46. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner/Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
47. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner/Applicant.
48. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
49. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
50. GRADING ACTIVITY RESTRICTIONS: Upon receipt of a grading permit, any and all grading activities and operations shall not commence until after/occur during the rainy season, as

defined by Town Code of the Town of Los Gatos, Sec. 12.10.020, (October 15-April 15), has ended.

51. COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES: All grading activities and operations shall be in compliance with Section III of the Town's Hillside Development Standards and Guidelines. All development shall be in compliance with Section II of the Town's Hillside Development Standards and Guidelines.
52. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner/Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
53. DRAINAGE IMPROVEMENT: Prior to the prior to the issuance of any grading/improvement permits, whichever comes first, the Owner/Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
54. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
55. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.
56. RETAINING WALLS: A building permit, issued by the Building Department, located at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
57. PROXIMITY OF RETAINING WALLS TO ADJACENT BUILDINGS: Prior to the issuance of a grading or building permit, structural details for the proposed retaining walls located immediately adjacent to or in the immediate vicinity of existing buildings on adjoining lots shall be submitted confirming that said walls will not negatively affect the structural integrity of these buildings.
58. SOILS REPORT: One electronic copy (PDF) of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
59. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. All recommendations of the investigation shall be incorporated into project plans.

60. SOILS REVIEW: Prior to issuance of a building permit, the Owner/Applicant's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner/Applicant, and subsequent approval by the Town. In the event that the deciding body requests as such, the peer review shall be completed prior to approval of a development application. The Owner/Applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. Approval of the Owner/Applicant's soils engineer shall then be conveyed to the Town either by submitting a Plan Review Letter prior to issuance of grading or building permit(s).
61. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner/Applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner/Applicant's soils engineer and submitted to the Town before a certificate of occupancy is granted.
62. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner/Applicant's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner/Applicant.
63. WATER METER: The existing water meter, currently located within the Prospect Ave right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner/Applicant shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a building permit.
64. JOINT TRENCH PLANS: Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will by Rule LS2A, and that private lights shall be metered with billing to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
65. SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the Prospect Avenue right-of-way, shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner/Applicant shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
66. UTILITIES The Owner/Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall

be placed underground. Underground conduit shall be provided for cable television service. The Owner/Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.

67. UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
68. UTILITY EASEMENTS: Deed restrictions shall be placed on lots containing utility easements. The deed restrictions shall specify that no trees, fences, structures or hardscape are allowed within the easement boundaries, and that maintenance access must be provided. The Town will prepare the deed language and the Owner/Applicant's surveyor shall prepare the legal description and plat. The Owner/Applicant shall pay any recordation costs. The documents shall be recorded before any grading or permits are issued.
69. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
70. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
71. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
72. CONSTRUCTION HOURS: The delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner/Applicant shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
73. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-

five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

74. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.
75. EMERGENCY VEHICLE ACCESS: The Emergency Vehicle Access Easement (EVAE) that traverses the Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice shall be provided at least one week in advance of closure.
76. SANTA CLARA VALLEY WATER DISTRICT (SCVWD): Prior to start of any work along or within Santa Clara Valley Water District (SCVWD) right-of-way/easement, the Owner/Applicant shall submit construction plans to SCVWD for review and approval and obtain necessary encroachment permits for the proposed work. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department prior to Building Permit issuance.
77. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. A Sanitary Sewer Clean-out is required for each property at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.
78. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.
79. BEST MANAGEMENT PRACTICES (BMPs): The Owner/Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.

80. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
81. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
82. UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.
83. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
84. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon

watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.

85. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
    b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
    c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
    d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
    e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
    f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
    g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
    i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
    j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
86. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
87. WATER FEATURES: New swimming pools, hot tubs, spas and/or fountains shall have a connection to the sanitary sewer system, subject to West Valley Sanitation District's

authority and standards, to facilitate draining events. Discharges from these features shall be directed to the sanitary sewer and are not allowed into the storm drain system.

88. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
89. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
90. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner/Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner/Applicant's expense.
91. NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN: Immediately upon approval of an encroachment permit, the Owner/Applicant shall initiate a weekly neighborhood email notification program to provide project status updates. The email notices shall also be posted on a bulletin board placed in a prominent location along the project perimeter.
92. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
93. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

94. FIRE SPRINKLERS REQUIRED: *(As noted on Sheet CVR-1)* An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50 percent. 3) In all attached Accessory Dwelling Units, additions or alterations

to an existing one- and two-family dwellings that have an existing fire sprinkler system. Exceptions: 1) One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. 2) Detached Accessory Dwelling Units, provided that all of the following are met: a) The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2. b) The existing primary residence does not have automatic fire sprinklers. c) The detached ADU does not exceed 1,200 square feet in size. d) The unit is on the same lot as the primary residence. e) The unit meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. Sprinklers required for both detached ADU and gazebo.

95. GENERATOR: *(As noted on Sheet CVR-1)* New standby generator shall be on a deferral submittal for further review.
96. 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7
97. 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 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
98. 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.
99. 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]

KUOP DESIGNS
3141 Stevens Creek Blvd #104
San Jose, CA 95117
408.357.0818 Office
530.919.2921 Cell

DATE: AUGUST 2, 2021

TO: LOS GATOS BUILDING DEPARTMENT

PROJECT OWNER/ADDRESS:
Daniel Barragan
140 Prospect Ave
Los Gatos, CA 95030

Written Description of Proposed Project/ Letter of Justification

Garage:
This project has an existing 2 story 4,628 SF residence with a 608 SF detached garage. We are asking to:

1. Enlarge the existing 608 SF garage to a 956 SF building. It will be 866 SF garage with 90 SF bathroom counted toward main residence square foot. The enlarged garage will also have a basement below with a lightwell that opens to the existing sloping rear yard. This will make a 4,718 SF residence with a 866 SF garage. The max allowed is 4,900 SF residence with a 400 SF garage. This increase in FAR by 284 SF will require additional approval.
2. A sports court is also being proposed. For the sports court, we are asking for fencing that is taller than allowed by HDS&G. The fence height will require addition approval.
3. Grading will be required for the proposed pool, gazebo and front patio extension. The grading for these are within HDS&G requirements. We will also have grading for the basement lightwell which will require additional approval.
4. We will be adding retaining walls in specific locations to help create these areas on site and would like to address how these walls are consistent with the objectives of the HDS&G.
5. The garage and ADU will be designed to have similar architectural features to the existing residence. Please not the ADU is not a part of this approval, but it's design does impact architectural design of the garage.
6. We will be removing a heritage tree in poor condition and adding visual screen landscaping.
7. During this process we have reached out to neighbors and made adjustments to the plans to appease all parties.

Increase in FAR and neighborhood compatibility.
Per planning, the max FAR for this lot is 4,900 residence with 400 SF garage and 1,200 SF ADU on this 30,090 SF lot. We are asking for a 4,718 SF residence (90 SF increase as the bathroom in the garage is counted toward living space) and an 866 SF garage.

The Existing residence and detached garage sit atop a hill with a narrow driveway. Prospect Avenue has very little street parking and there is very little room for vehicles on this property. The proposal increases the garage size to help accommodate parking on this lot. Out of the twelve neighbors in the house size comparison chart, the average garage size is 768 SF and there are three residences with garages larger than 866 SF, on smaller lots. If you do a comparison of house size to garage size, 140 Prospect appears to have quite a small garage and enlarging it fits with the house to garage size comparison.
We are asking for exceptions of the maximum floor area and are following the requirements in the Hillside-Standards:

1. The developed area will not be visible from any of the established viewing areas.
2. There will be no significant impacts on protected trees, wildlife habitat or movement corridors. The main tree that is being removed near the addition is due to its condition per the arborist. (see arborist report)
3. All grading for the building extension is minimal.
4. All standards and guidelines are being met.
5. Since this is a garage, we will not need to be compliant with Title-24, but the living areas of basement and ADU will comply with Title-24. Please not the ADU is not a part of this application
6. The ADU roof will be pre-wired for future photovoltaic installation. Please not the ADU is not a part of this application
7. Over 25% of new hardscape material will be permeable.
8. A below grade square footage element is included in the design.
9. The visual impact to the neighbors will be minimal.

EXHIBIT 4

10. Other – also the size of the house is similar to all the neighboring properties, although there are 3 neighbors that have 3 car garages and that's what we are looking to have also – 150 Prospect Ave, 120 Sisters Ct and 110 Sisters Ct. all have 3 car garages.

Fencing.
The front yard we are proposing to extend the existing front patio with a new stairway going down to a landscape area. Past this lawn/landscape area is a proposed sports court (half a basketball court). The court is located adjacent to the neighbor's outdoor activity area. The sports court is proposing two types of fencing over 6 ft in height. The first is the 8ft tall redwood fence on the driveway side of the sports court. This is to provide protection from the shared driveway and traffic there and to keep the sports court balls within the court. Also, please note the fence elevations sheet A0.2. as the tallest portion of the fence is 8'-0" at the high side, the fence is under 6ft. This special privacy concern between the driveway and sports court cannot be practically addressed by additional landscaping or tree screening. The other three sides of the court we are proposing 12 ft tall black mesh (see through) fencing. This is to keep the sports court balls out of the neighboring property. The proposed see-through black mesh is also proposed to provide a view through the sports court to the landscaping and residence beyond. Again, this 12 ft black see-through mesh fencing is to accommodate special privacy concerns. There is little parking on site or in the cul-de-sac, so we are proposing permeable paver parking past the sports court.

Grading Depth Exceptions.
This project will have a new basement built under the proposed garage. There are no other basements on this site. Basements and pools are excluded from the maximum graded cuts and fills per HDS&G. The proposed detached garage basement with lightwell, while required for fire life and safety are not excluded. The rear of the property has a gradual slope downhill and we positioned the basement and lightwell within this sloping area to reduce any visual impact it may and retain the existing natural slope of the property. The excavation itself, will not be overly impactful to the site. Planning has asked for justification of the size of the lightwell. The initial SF of the lightwell was 274 SF and this included an outdoor seating and bbq area. The minimum area for a lightwell per fire life and safety for this basement would be 88 SF. This would be a 3ft clear space directly outside the basement for egress. We would like a little more space than the minimum so it is not so cramped and have updated the light well to be 175 SF. This will reduce the impact of grading and allow for a clear space outside of the basement.

Retaining walls.
There are many areas of this project that require grading and to reduce the overall grading and its potential impact to the site we are recommending adding retaining walls. The retaining wall height are consistent with the objectives of the HDS&G. The main areas for these retaining walls are the rear pool/gazebo area, front patio extension and sports court/parking area.
The rear yard has a flat area that can have construction based on LRDA. We are proposing a pool and 180 SF Gazebo in this area. We are proposing a 5ft tall retaining wall in this LRDA area to flatten the area for these improvements. Pool and Gazebo location will have little to no impact on adjacent properties. Grading will be minimal as our proposed location for the pool and gazebo are a naturally flat area of the rear yard. The retaining wall in this location will also provide slope stability for the pool and gazebo.

The front patio extension and sports court will need to two 3 foot retaining walls and one 5 foot retaining wall (to match the existing retaining wall height on the driveway. These retaining walls will follow the existing topography of the site and keep the visual aesthetics of the natural grade. They will also reduce the grading required to add these elements

Garage Architectural Features.
We are proposing a 10-foot garage level ceiling and an 8-foot ADU ceiling above. The request for 10 ft ceiling is to fit a car lift. The existing garage is below average size with no driveway parking. Optimal car lift height is 11 – 12 feet tall but we can fit a lift in a 10-foot-tall ceiling, giving more room for parking. Although the ADU is not a part of this application, it's ceiling height has a direct effect on the overall height and mass of this design.

The existing residence has a 9-foot 1st and 2nd floor. As the 10-foot garage level ceiling has concerned planning regarding bulk of the building, we have broken down the façade of all sides of the building to reduce the image of prominently visible mass of building. The front and rear of the building have porches to break up the façade, while the right side has a pop out with wood material instead of the main stucco material to help with bulk and the left side has a single-story roof from the garage below to alleviate the feeling of bulk. We have also proposed an 8ft ADU ceiling to maintain the similar height as the residence.

Landscaping.
The rear yard consists of a large oak tree that is in poor condition per our Arborist Report from Kevin Kielty, Certified Arborist #WE0476A. We are now proposing to remove this Oak tree and two other smaller Oak trees that are in the way of our proposed pool area.

We are also proposing 3 large, 48 inch box mature Black Oak trees to be planted between the garage and fence shared by the neighbor to provide a visual screen.

Neighborhood Outreach.

On March 23, 2021 we mailed out a letter to the following neighbors along with a set of plans. This letter and plans was provided to the planning department. 87, 100, 110, 120, 130, 150, 160 Prospect Ave & 110, 120, 130 Sisters Ct. We received comments back from Robert Khalipa at first who is the father of the owner Jason Khalipa at 130 Prospect. He had concerns about the ADU on top of the garage (which is not a part of this review). We had a conversation with Jason the owner of 130 Prospect and he had concerns about the roof top deck on top of the ADU. At that point we decided to remove that element from the plans and add mature privacy trees between the garage/ADU and 130 Prospect to create a visual screen.

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Tree Inventory, Assessment, and Protection Report

140 Prospect Avenue, Los Gatos
Los Gatos, CA 95032

Prepared for:

Town of Los Gatos

October 13, 2021

Prepared By:

Monarch Consulting Arborists

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Summary

The applicant is requesting approval for the demolition of an existing detached garage, construction of a new detached garage to exceed the floor area ratio (FAR), and a grading permit for site improvements. The inventory contains eleven (11) trees comprised of three (3) different species (coast live oak (*Quercus agrifolia*), blue oak (*Quercus douglasii*), and black oak (*Quercus kelloggii*)). Six trees are considered Large Protected and none are Exempt. Three trees are in good condition, seven in fair shape, one poor (#749), and one very poor (#254). Large Protected blue oak #254 is void of foliage and in irreversible decline. Seven trees could highly impacted by the proposed plans including two Large Protected blue oaks #261 and #254. I considered #275 and #252A to be moderate-highly impacted. The four coast live oaks in front #746, #747, #748, and #749 would all require removal or transplanting. It may be possible to work around #261 and #254 or use alternative construction techniques to minimize impacts, but as displayed on the plans these trees would be destroyed. The applicant will be required to replace seven (7) protected trees according to the ordinance. Tree Protection would require exclusion from the lower terrace and trees #275 and #252A are close to the proposed grading and exclusion by fence, or relegating construction to the adjacent most upper plane in the terraces. The front of the site will require everything to be eradicated and no tree protection will be necessary. There were twelve (12) trees appraised for a rounded depreciated value of $88,530.00.

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 September 21, 2021. 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			No	
Proposed Site Plan	June 1, 2021	A0.1	Yes	Kuop Designs
Erosion Control			No	
Grading and Drainage	July 2021	C2 C2.1	No	GKM Engineering
Utility Plan and Hook-up locations			No	
Exterior Elevations	June 1, 2021	A0.2	Yes	Kuop Designs
Landscape Plan			No	
Irrigation Plan			No	
T-1 Tree Protection Plan			No	

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

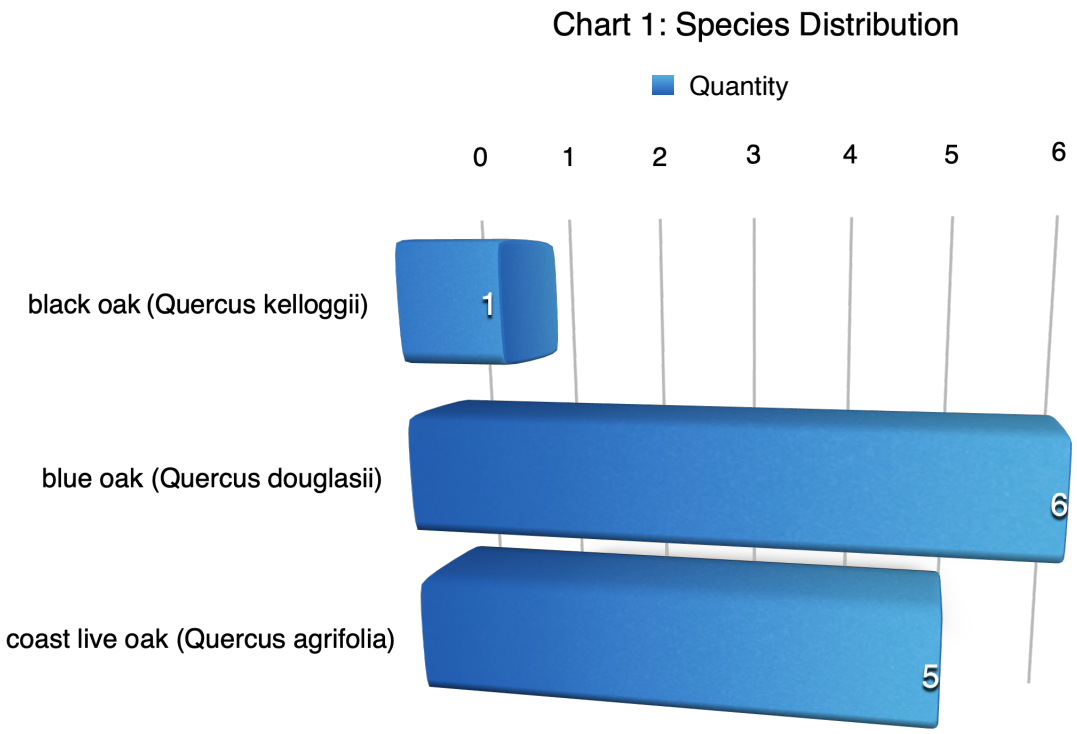
Tree Inventory

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).

Plans

Requesting approval for the demolition of an existing detached garage, construction of a new detached garage to exceed the floor area ratio (FAR), and a grading permit for site improvements.

The inventory contains eleven (11) trees comprised of three (3) different species (Chart 1). Six trees are considered Large Protected[1] and none are Exempt[2] (Chart 1).



[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).

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.

The second part is to depreciate the tree's Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the "Condition Rating" section of this report. Functional limitations are based on factors associated with the tree's interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

There were twelve (12) trees appraised for a rounded depreciated value of $88,530.00.

Appraisal worksheets are available upon request

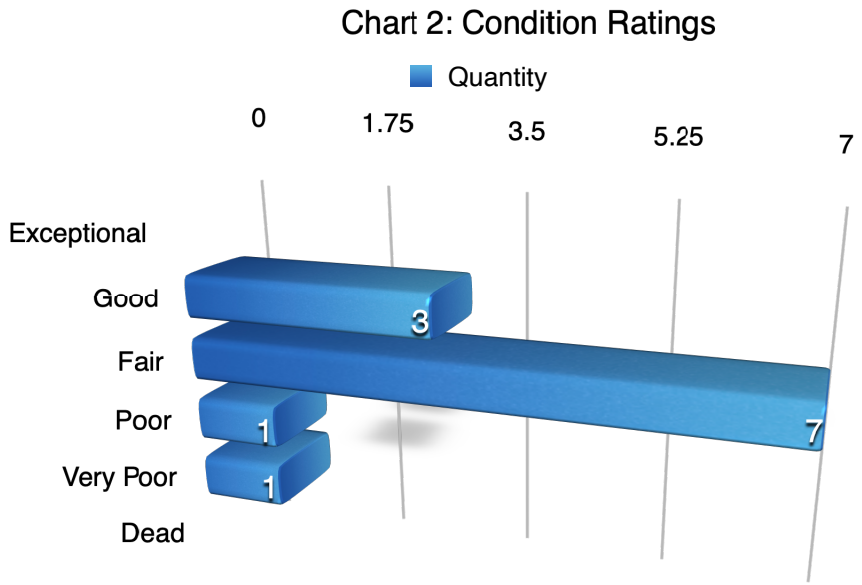
Discussion

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.

Three trees are in good condition and they are the newly planted coast live oaks in front with the exception of #749. Seven trees are in fair shape, one poor (#749), and one very poor (#254). Large Protected blue oak #254 is void of foliage and in irreversible decline. Black oak #275 and blue oak #252B have large columns of decay and the black oak leans.

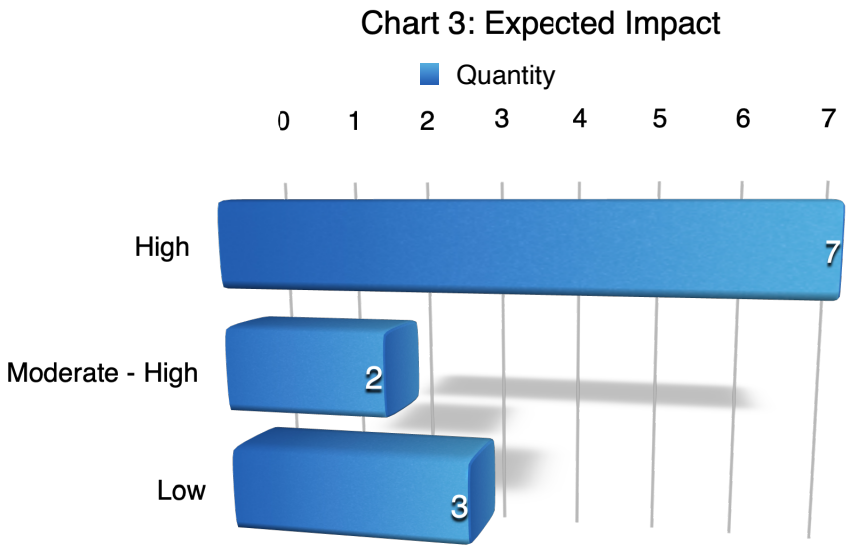


Expected Impact Level

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.

Seven trees could highly impacted by the proposed plans including two Large Protected blue oaks #261 and #254. Tree #254 is in irreversible decline and may in fact be dead. Oaks #261 and #275 would be affected by the expanded garage while #257 and #254 are either adjacent to grading or within the footprint. I considered #275 and #252A to be moderate-highly impacted. The four coast live oaks in front #746, #747, #748, and #749 would all require removal or transplanting while #749 is a failed planting with a shifted root ball and leaning trunk. It may be possible to work around #261 and #254 or use alternative construction techniques to minimize impacts but as displayed these trees would be destroyed. The trees in front were all somewhat recently planted large specimens and technically that could be lifted out of the ground and moved to another location if feasible and desired.



Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). The applicant will be required to replace seven (7) protected trees according to the ordinance. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment.

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

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

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

[2]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 in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

[3]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 on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council.

[4]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 Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillsides.

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. Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Appendix D). Tree Protection would require exclusion from the lower terrace below the last retaining wall. Trees #275 and #252A are close to the proposed grading and exclusion by fence or relegating construction to the adjacent most upper plane in the terraces. The front of the site will require everything to be eradicated and no tree protection will be necessary.

Conclusion

The applicant is requesting approval for the demolition of an existing detached garage, construction of a new detached garage to exceed the floor area ratio (FAR), and a grading permit for site improvements. The inventory contains eleven (11) trees comprised of three (3) different species. Six trees are considered Large Protected and none are Exempt. Three trees are in good condition and they are the newly planted coast live oaks in front with the exception of #749. Seven trees are in fair shape, one poor (#749), and one very poor (#254). Large Protected blue oak #254 is void of foliage and in irreversible decline. Black oak #275 and blue oak #252B have large columns of decay and the black oak leans. Seven trees could highly impacted by the proposed plans including two Large Protected blue oaks #261 and #254. Tree #254 is in irreversible decline and may in fact be dead. Oaks #261 and #275 would be affected by the expanded garage while #257 and #254 are either adjacent to grading or within the footprint. I considered #275 and #252A to be moderate-highly impacted. The four coast live oaks in front #746, #747, #748, and #749 would all require removal or transplanting while #749 is a failed planting with a shifted root ball and leaning trunk. It may be possible to work around #261 and #254 or use alternative construction techniques to minimize impacts, but as displayed on the plans these trees would be destroyed. The trees in front were all somewhat recently planted large specimens and technically that could be lifted out of the ground and moved to another location if feasible and desired. The applicant will be required to replace seven (7) protected trees according to the ordinance. Tree Protection would require exclusion from the lower terrace and trees #275 and #252A are close to the proposed grading and exclusion by fence, or relegating construction to the adjacent most upper plane in the terraces. The front of the site will require everything to be eradicated and no tree protection will be necessary. There were twelve (12) trees appraised for a rounded depreciated value of $88,530.00.

Recommendations

1. Place tree numbers on all the plans. Add trees #746 and label tree #257 on the plans. Make sure the trees are clearly indicated for removal on all the plans. The trees should also be very clearly marked on site prior to removal.

2. Place tree protection adjacent to trees #275 and #252A at radii of 14 and 17 feet respectively. Exclude excavation from the terraced plane where the trees originate.

3. Consider revising the plans to retain tree #261 and work around it or use alternative construction methods to help preserve the root area. Consider relocating trees #746, #747, and #748.

4. Install temporary irrigation or soaker hoses in all tree protection zones and provide supplemental watering during construction within all TPZ areas. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.

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 trees drip line or designated TPZ/CRZ.

7. 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."

8. 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.

9. 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.

Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

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Glossary of Terms

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 for the scaffold architecture or structure of a tree.

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.

Structural 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.

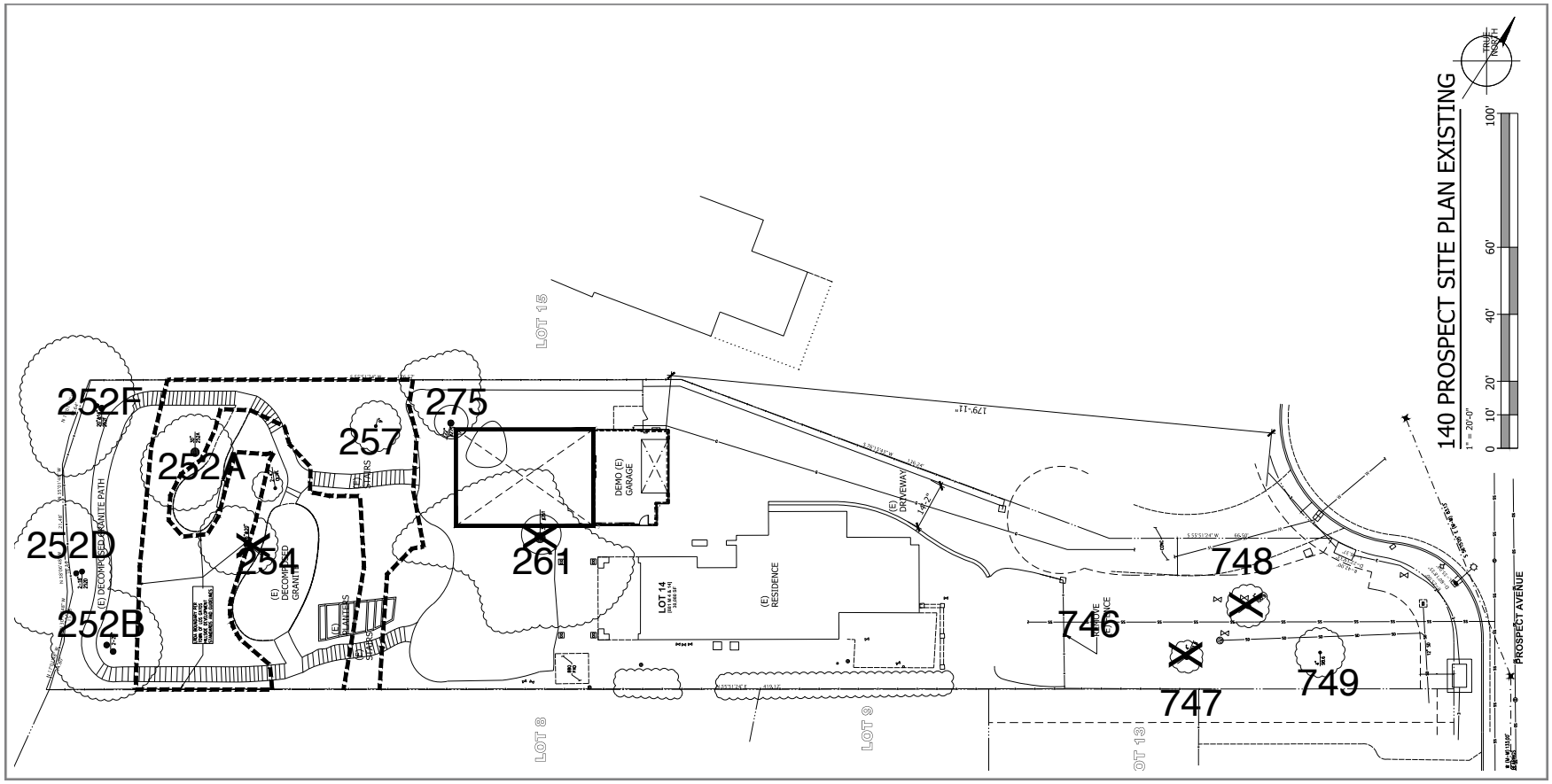
Trunk: Stem of a tree.

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.

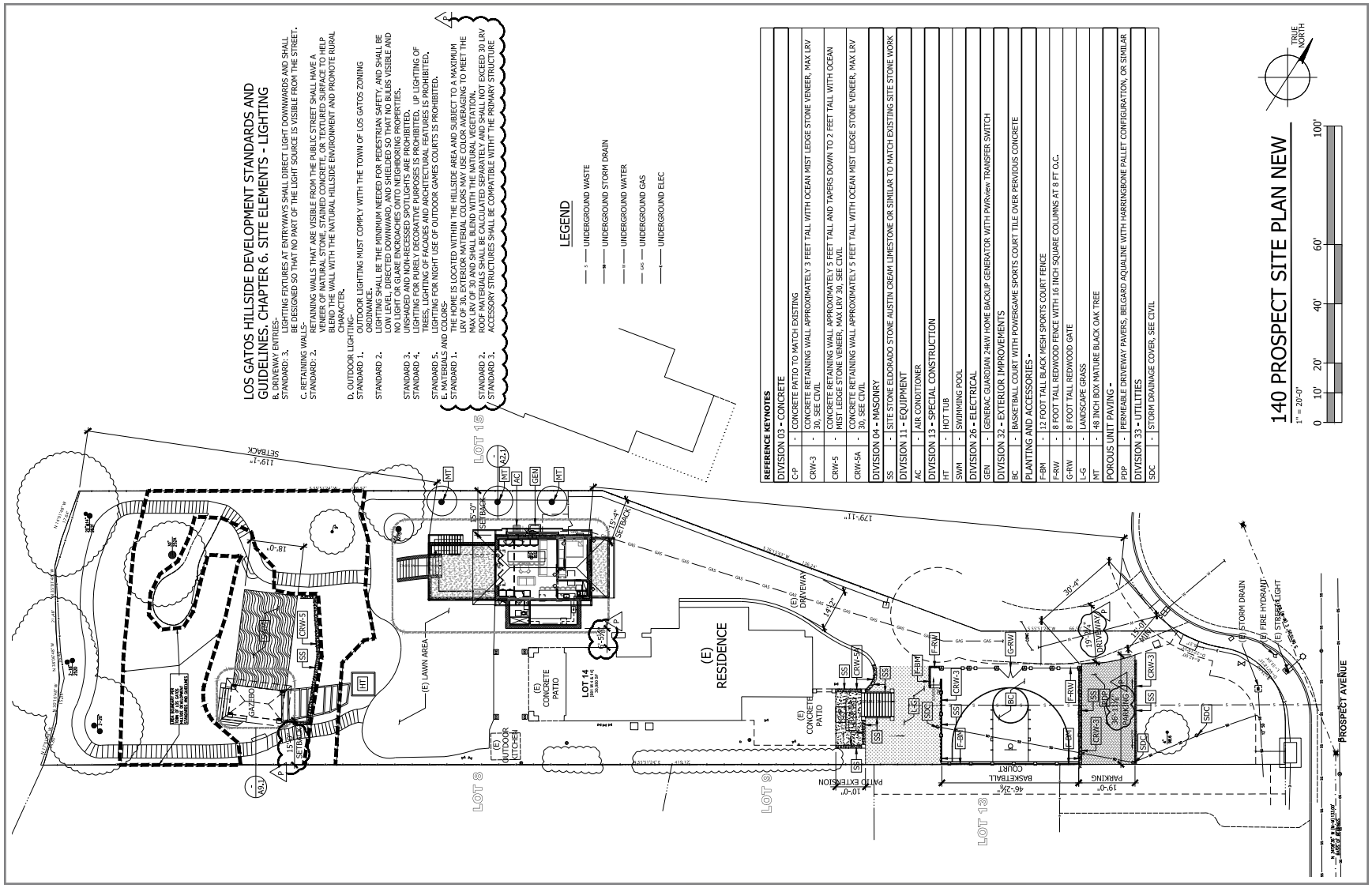
Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, 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 Map and Site Plan

A1: Existing Site Plan



A2: Proposed Plan



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	Tree Protection Radii (ft.)
blue oak (*Quercus douglasii*)	261	33	45	Fair	High	Large Protected	$7,200.00	13
Black oak (*Quercus kelloggii*)	275	21	35	Fair	Moderate-High	Protected	$7,900.00	14
blue oak (*Quercus douglasii*)	257	10	25	Fair	High	Protected	$690.00	5
blue oak (*Quercus douglasii*)	254	18, 21	55	Very poor	High	Large Protected	$4,210.00	19
blue oak (*Quercus douglasii*)	252A	25	35	Fair	Moderate-High	Large Protected	$11,200.00	17
blue oak (*Quercus douglasii*)	252F	20, 17	45	Fair	Low	Large Protected	$16,900.00	17
coast live oak (*Quercus agrifolia*)	252D	16, 18	35	Fair	Low	Large Protected	$14,400.00	16
blue oak (*Quercus douglasii*)	252B	36	65	Fair	Low	Large Protected	$23,200.00	24
coast live oak (*Quercus agrifolia*)	746	4	8	Good	High	Protected	$400.00	3
coast live oak (*Quercus agrifolia*)	747	6	8	Good	High	Protected	$900.00	4
coast live oak (*Quercus agrifolia*)	748	5	8	Good	High	Protected	$630.00	3

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Tree Protection Radii (ft.)
coast live oak (*Quercus agrifolia*)	749	6	8	Poor	High	Protected	$900.00	4

Appendix C: Photographs

C1: Blue oak #261

C2: Blue oak #254

C3: Blue oak #257

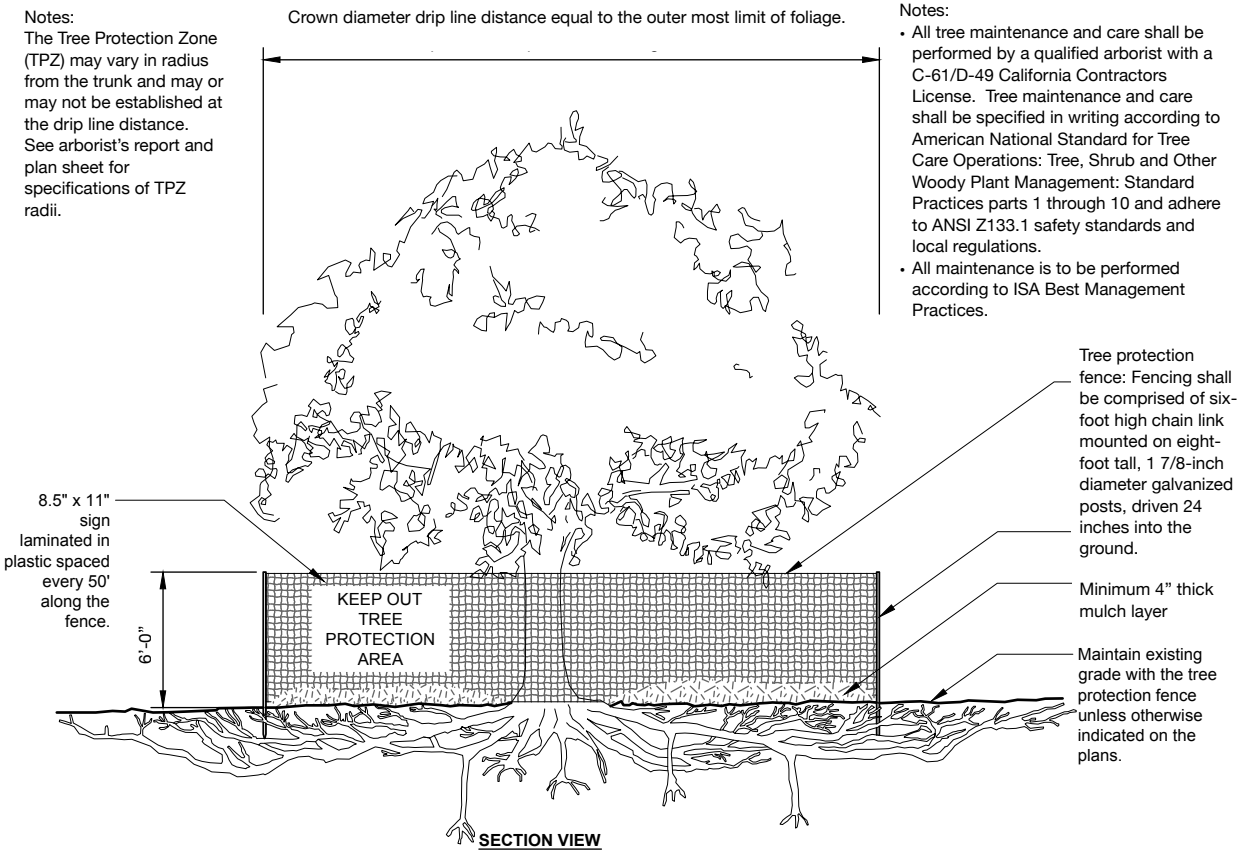
C5: Black oak #275

C6: Coast live oaks #746 and #747

C7: Coast live oaks #748 and #749

Appendix D: Tree Protection Guidelines

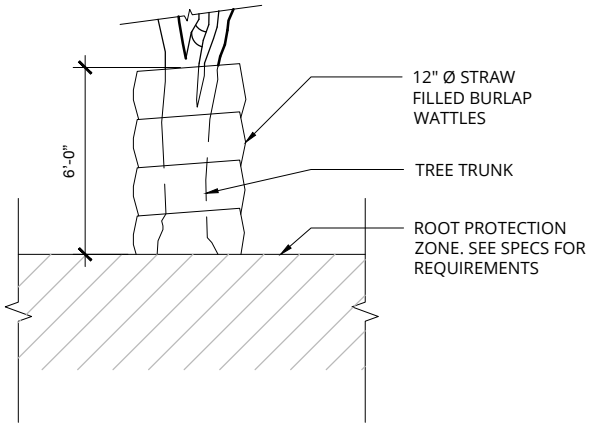
D1: Plan Sheet Detail S-X (Type I)



S-X TREE PROTECTION

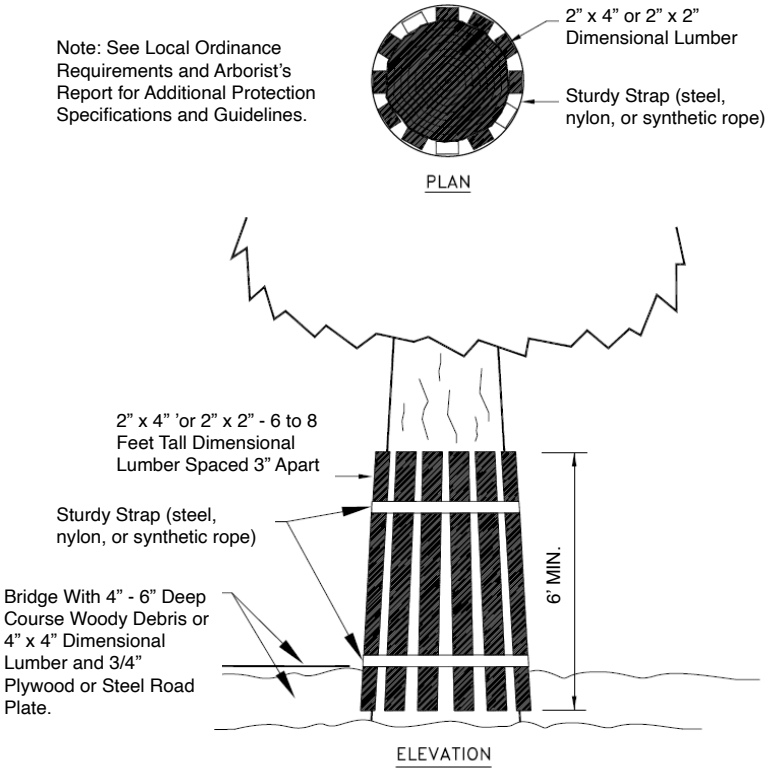
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting Arborists LLC, 2019

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



SECTION VIEW

S-Y TRUNK PROTECTION WITH WATTLE



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

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GARAGE ADDITION W/ ADU AND BASEMENT

BARRAGAN RESIDENCE

OWNER

DANIEL BARRAGAN
140 PROSPECT AVE
LOS GATOS, CA 95030
408.438.2873
DANIEL.BARRAGAN@ZOOM.US

CONSULTANTS

CIVIL

GKM ENGINEERING
285 CARLTON WAY
LOS GATOS, CA 95032

STRUCTURAL

NAME
ADDRESS
CITY, CA ZIP

PROJECT SCOPE

DEMOLISH EXISTING GARAGE FOR NEW BASEMENT UNDER GARAGE.
ADDITION TO EXISTING GARAGE ENVELOPE. GARAGE TO BE BUILT IN SAME LOCATION AS PREVIOUSLY LOCATED. ~~NEW FUTURE ADU UNDER A SEPARATE PERMIT ABOVE THE GARAGE WITH A REAR AND FRONT DECK~~ AND BASEMENT BELOW THE GARAGE. RESIDENTIAL STANDBY GENERATOR AND SUMP PUMP FOR BASEMENT

REAR YARD - NEW POOL AND GAZEBO, REMOVE 2 TREES AND REPLACE WITH NEW TREES
FRONT YARD - NEW SPORTS COURT WITH 12FT BLACK MESH FENCE AND 8FT TALL REDWOOD FENCE,
SITE WORK INCLUDING RETAINING WALLS, FRONT PATIO EXTENSION, FRONT PAVER PARKING AREA.

BUILDING INFORMATION

APN	529-44-021
ZONING	SFR R-1:20 HILLSIDE
OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	V-B
SPRKINLERED:	YES
YEAR BUILT	2017
WUI	YES
HISTORIC	NO
AVERAGE SLOPE	19.45% PER GKM ENGINEERING SURVEY (P)

PROJECT SUMMARY TABLE

DEVELOPMENT INTENSITY:
30,090 SF LOT SIZE
19.45% AVERAGE LOT SLOPE
28.9% REDUCTION OF NET SITE AREA
21,394 NET SITE AREA
(P)

NET LOT AREA	30,090 SF WITH ADU 0.219 FAR						
FLOOR AREA	MAIN RESIDENCE	GARAGE	ADU	TOTAL	ADU DECK	GAZEBO	BASEMENT
EXISTING	4,628	608	-	5,236	-	-	-
PROPOSED	90(GAR BATH)	258		348		180	956
TOTAL SF	4,718	866		5,584		180	956
MAX ALLOWED	4,900		400	1,200			
PROPOSED	4,718 +466 = 5,184 SF EXCEEDING MAX FAR BY 284 SF						

LOT COVERAGE
MAX LOT COVERAGE 40% ALL BUILDINGS 12,036 SF
PROPOSED LOT COVERAGE 6,497 SF
(P)

SETBACKS:
FRONT 30'
SIDE 15'
REAR 25'

HEIGHT REQUIREMENTS:
25 FEET IS THE MAXIMUM HEIGHT FROM THE NATURAL OR FINISHED GRADE, TO THE UPPERMOST POINT OF THE ROOF EDGE FOR ANY PRINCIPLE BUILDING

15 FEET IS THE MAXIMUM HEIGHT FOR AN ACCESSORY BUILDING

DETACHED ACCESSORY BUILDINGS MAY NOT OCCUPY MORE THAN 15 PERCENT OF THE LOT, TO BE CALCULATED EXCLUSIVE OF THE REQUIRED BUILDING SETBACKS.
15,720 SF EXCLUSIVE OF SETBACKS
15% = 2,358 SF MAX TOTAL

DETACHED GARAGE 956 SF
GAZEBO 180 SF
TOTAL 1,136 SF
(P)

INDEX TO DRAWINGS

CVR-1 COVER SHEET
CVR-2 BLUEPRINT FOR A CLEAN BAY
PLN-2 NEIGHBORHOOD ELEVATIONS

CIVIL

C1.0 COVER SHEET, DETAILS AND GENERAL NOTES
C2.0 GRADING AND DRAINAGE PLAN EAST
C2.1 GRADING AND DRAINAGE PLAN WEST
C4.0 TOPOGRAPHIC SITE SURVEY EAST
C4.1 TOPOGRAPHIC SITE SURVEY WEST

ARCHITECTURAL

A0.1 ARCHITECTURAL SITE PLAN
A0.2 SITE ELEVATIONS
A1.0 EXISTING PLANS
~~A2.0 ARCHITECTURAL NOTES~~
A2.1 BASEMENT FLOOR PLAN NEW
A2.2 1ST FLOOR PLAN NEW
~~A2.3 2ND FLOOR PLAN NEW~~
A3.1 EXTERIOR ELEVATIONS NEW
~~A4.1 ROOF PLAN~~
A5.1 SECTIONS
A5.2 SECTIONS
A9.1 GAZEBO PLANS

GPR GREEN POINT RATING

WORK HOURS

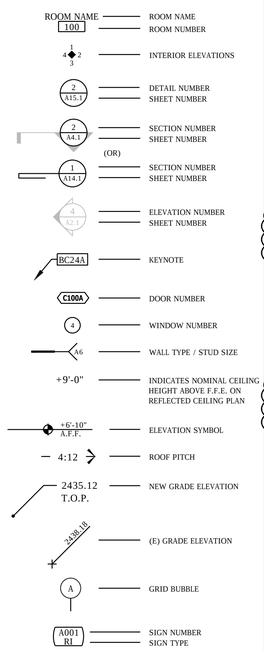
8:00AM - 6:00PM WEEKDAYS
9:00AM - 4:00PM SATURDAY

TOWN MUNICIPAL CODE SECTION 16.20.035

ABBREVIATIONS

A.B.	AGGREGATE BASE	F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED
A.C.	ASPHALT CONCRETE	FTG	FOOTING		
A/C	AIR CONDITIONING			Q.T.	QUARRY TILE
ACC	ACCESSIBLE	GA.	GAUGE		
A.D.	AREA DRAIN	GALV	GALVANIZED	RAD	RADIUS
ADJ	ADJUSTABLE	GLB	GLUE LAMINATED BEAM	R.D.	ROOF DRAIN
A.F.F.	ABOVE FINISH FLOOR	G.S.M.	GALVANIZED SHEET METAL	REINF	REINFORCE
ALT	ALTERNATE	GWB	GYPSUM WALLBOARD	REQ'D	REQUIRED
ALUM	ALUMINUM			RM	ROOM
APPROX	APPROXIMATE	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
A.T.	ACOUSTIC TILE	H.C.	HOLLOW CORE	RWD	REDWOOD
		HDWR	HARDWARE	RWL	RAIN WATER LEADER
BLDG	BUILDING	HDWD	HARDWOOD	R.H.W.S.	ROUND HEAD WOOD SCREW
BLKG	BLOCKING	H.M.	HOLLOW METAL		
B.O.	BOTTOM OF	HORIZ	HORIZONTAL	SAF	SELF-ADHERED FLASHING
BOT	BOTTOM	HT	HEIGHT	S.C.	SOLID CORE
B.U.R.	BUILT UP ROOFING			SDE	SIDE DRAINAGE EASEMENT
		I.D.	INSIDE DIAMETER	SHT	SHEET
CAB	CABINET	INSUL	INSULATION	SIM	SIMILAR
CBC	CALIFORNIA BUILDING CODE	INT	INTERIOR	S.M.S.	SHEET METAL SCREW
C.J.	CONSTRUCTION JOINT			SPEC	SPECIFICATION
CLG	CEILING	JAN	JANITOR	SQ	SQUARE
CLR	CLEAR	JT	JOINT	S.S.	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT			STD	STANDARD
C.O.	CLEAN OUT	L	LENGTH	S.T.S.	SELF-TAPPING SCREW
COL	COLUMN	LAM	LAMINATED	STL	STEEL
COMP	COMPOSITION	LAV	LAVATORY	STOR	STORAGE
CONT	CONTINUOUS	LB.	POUND	STRUCT	STRUCTURAL
CONC	CONCRETE	L.S.	LAG SCREW	SUSP	SUSPENDED
CTSK	COUNTERSUNK	LT	LIGHT	SYM	SYMMETRICAL
D	DEPTH	MFR	MANUFACTURER	T&G	TONGUE & GROOVE
DTL	DETAIL	MAX	MAXIMUM	TEL	TELEPHONE
D.F.	DRINKING FOUNTAIN	MECH	MECHANICAL	THK	THICK
DIA	DIAMETER	MIN	MINIMUM	T.O.	TOP OF
DIM	DIMENSION	MISC	MISCELLANEOUS	T.O.C.	TOP OF CONCRETE
DN	DOWN	MPE	MULTI-PURPOSE EASEMENT	TYP	TYPICAL
DS	DOWNSPOUT	M.O.	MASONRY OPENING		
DW	DISHWASHER	M.R.	MOISTURE RESISTANT	U.O.N.	UNLESS OTHERWISE NOTED
DWG	DRAWING			UNREINF	UNREINFORCED
		(N)	NEW	UR	URINAL
(E)	EXISTING	N.I.C.	NOT IN CONTRACT		
EA	EACH	NO.	NUMBER	VCT	VINYL COMPOSITION TILE
E.J.	EXPANSION JOINT	NOM	NOMINAL	VERT	VERTICAL
ELEC	ELECTRICAL			VEST.	VESTIBULE
ELEV	ELEVATION	OBSC	OBSCURE	VWC	VINYL WALL COVERING
EQ	EQUAL	O.C.	ON CENTER		
EQUIP	EQUIPMENT	O.D.	OUTSIDE DIAMETER	W	WIDTH
EXT	EXTERIOR	OPP	OPPOSITE	WC	WATER CLOSET
		OZ.	OUNCE	WD	WOOD
(F)	FUTURE	O.F.C.I.	OWNER FURNISHED,	W.H.	WATER HEATER
F.D.	FLOOR DRAIN		CONTRACTOR INSTALLED	WSCT	WAINSCOT
F.E.	FIRE EXTINGUISHER	O.F.O.I.	OWNER FURNISHED,	WT	WEIGHT
F.E.C.	FIRE EXTINGUISHER CABINET		OWNER INSTALLED		
F.F.E.	FINISH FLOOR ELEVATION			CHARACTER SYMBOLS	
F.G.	FINISH GRADE	PERF	PERFORATED	&	AND
F.H.	FIRE HYDRANT	PL	PLATE	∠	ANGLE
F.H.W.S.	FLAT HEAD WOOD SCREW	PLAS	PLASTIC	@	AT
FIN.	FINISH	PLUMB.	PLUMBING	℄	CENTER LINE
FLR	FLOOR	PLYWD	PLYWOOD	ϕ	DIAMETER
FLUOR	FLUORESCENT	PMF	PRESSED METAL FRAME	#	NUMBER
F.O.F.	FACE OF FINISH	PR	PAIR	O/	OVER
F.O.M.	FACE OF MASONRY	PSI	POUNDS PER SQUARE INCH	W/	WITH

SYMBOLS



APPLICABLE CODES

2019 CALIFORNIA CODE OF REGULATIONS (CCR) APPLICABLE CODES EFFECTIVE JAN 1, 2019:

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
TITLE 24 CCR, PART 1 - 2019 BUILDING STANDARDS ADMINISTRATIVE CODE
TITLE 24 CCR, PART 2 - 2019 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC)
TITLE 24 CCR, PART 2.5 - 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
TITLE 24 CCR, PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
TITLE 24 CCR, PART 4 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
TITLE 24 CCR, PART 5 - 2019 CALIFORNIA PLUMBING CODE (CPC)
TITLE 24 CCR, PART 6 - 2019 CALIFORNIA ENERGY CODE
TITLE 24 CCR, PART 7 - 2019 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
TITLE 24 CCR, PART 8 - 2019 CALIFORNIA HISTORICAL BUILDING CODE
TITLE 24 CCR, PART 9 - 2019 CALIFORNIA FIRE CODE (CFC)
TITLE 24 CCR, PART 10 - 2019 EXISTING BUILDING CODE
TITLE 24 CCR, PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
TITLE 24 CCR, PART 12 - 2019 CALIFORNIA REFERENCED STANDARDS

LOCAL MUNICIPAL CODE

(P)

DEFERRED SUBMITTAL

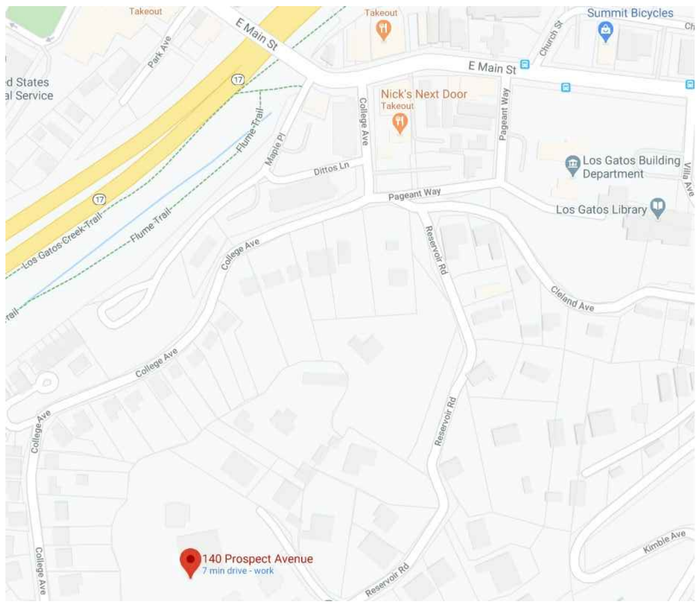
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- FIRE SPRINKLERS PER NFPA 13D
- STANDBY GENERATOR
-

(P)

CONDITIONS OF APPROVAL

- THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020

PROJECT LOCATION



NORTH

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\CVR-1 COVER SHEET.DWG

REVISIONS	DATE

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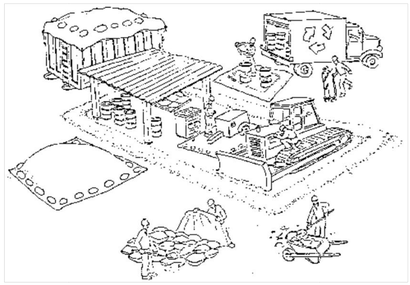
PAGE TITLE
COVER SHEET

NEW ADU OVER GARAGE:
BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 1934
SHEET: CVR-1

EXHIBIT 6

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

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

REVISIONS | DATE

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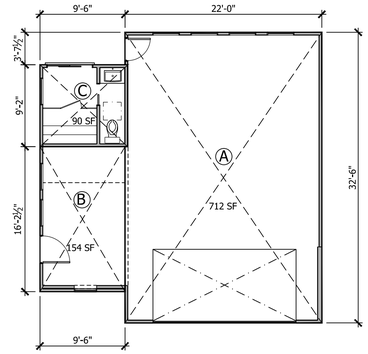
PAGE TITLE
BLUEPRINT FOR A CLEAN BAY

NEW ADU OVER GARAGE:
BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 1934
SHEET: CVR-2

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\CVR-2 BLUEPRINT FOR A CLEAN BAY.DWG



A	GARAGE	712 SF
B	GARAGE	154 SF
TOTAL GARAGE		866 SF
C	LIVING	90 SF

140 PROSPECT FLOOR AREA CALCULATION

1/8" = 1'-0"

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PAGE TITLE:

FLOOR AREA RATIO

NEW ADU OVER GARAGE:

BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

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PLAN NO.: 1934

SHEET: **PLN-1**

87 PROSPECT

100 PROSPECT

120 PROSPECT

130 PROSPECT

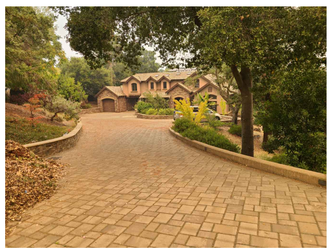
140 PROSPECT FRONT

140 PROSPECT REAR

140 PROSPECT REAR

150 PROSPECT

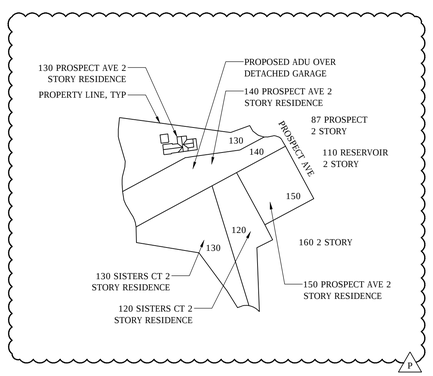
160 PROSPECT



110 RESEVOIR

120 SISTERS

130 SISTERS



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PAGE TITLE
NEIGHBORHOOD ELEVATIONS

NEW ADU OVER GARAGE:
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140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01
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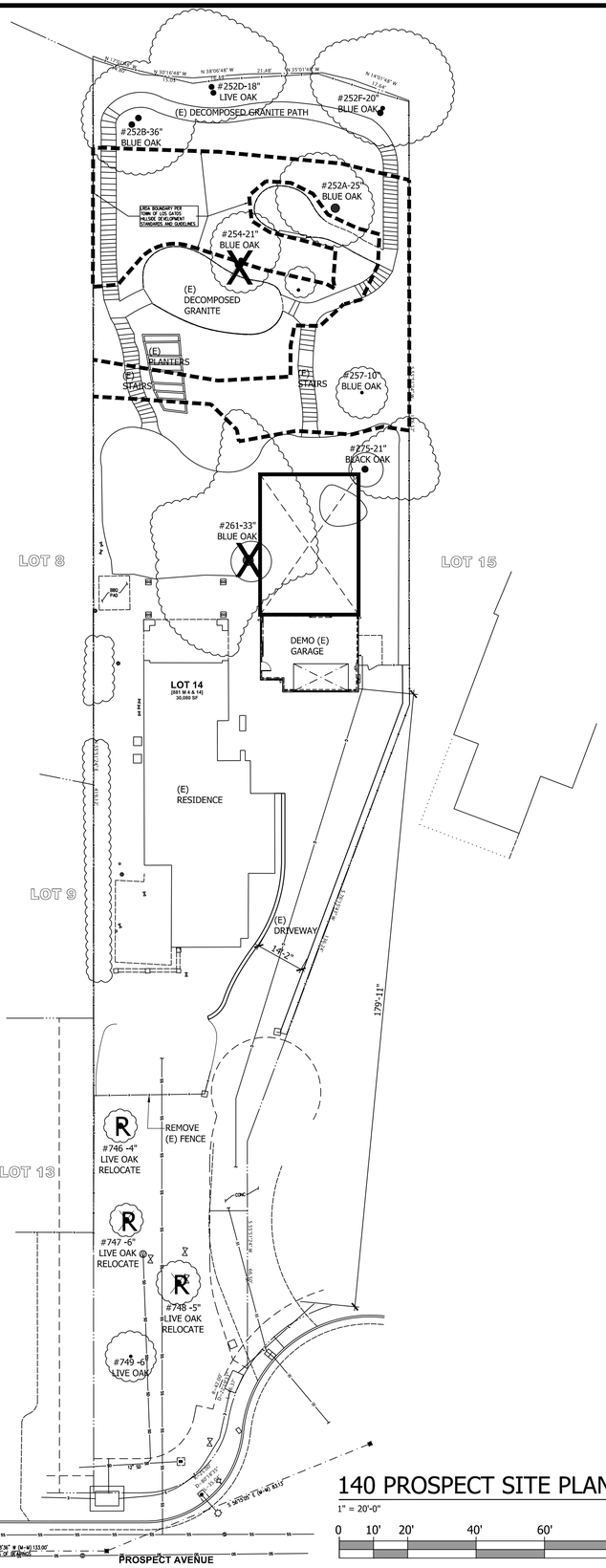
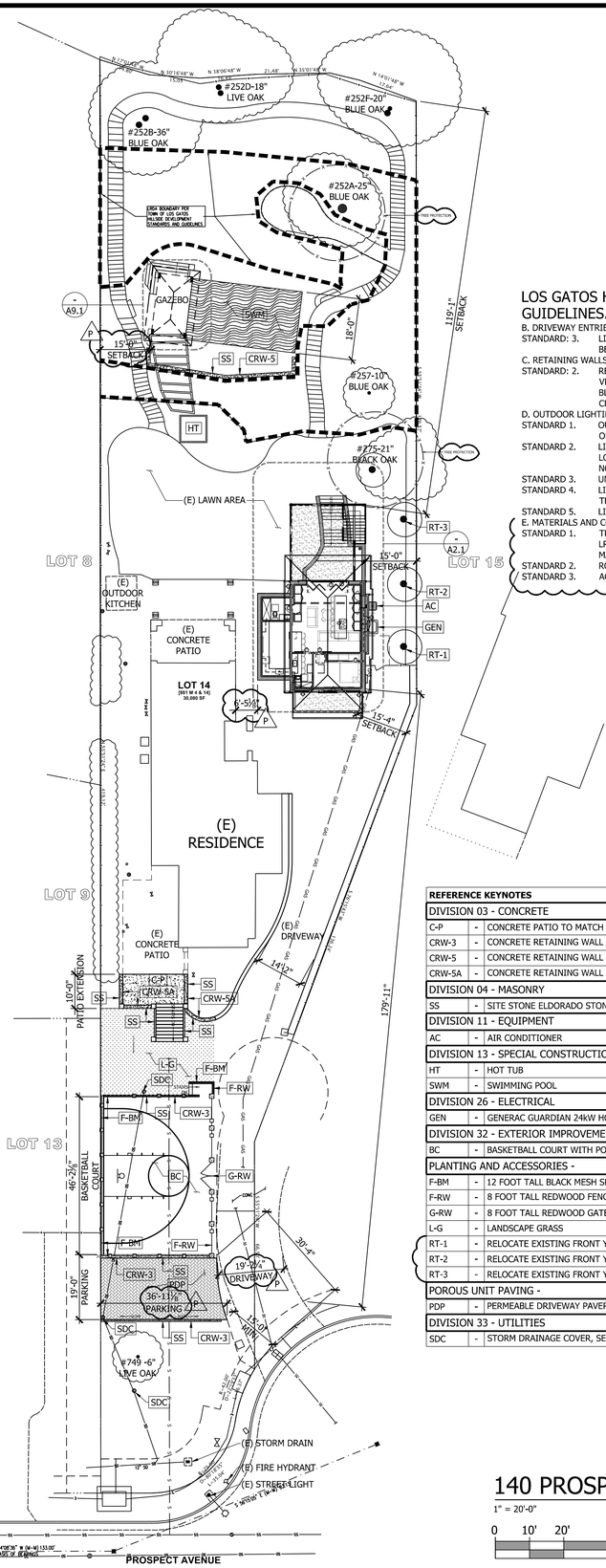


140 PROSPECT SITE PLAN EXISTING

1" = 20'-0"

0 10' 20' 40' 60' 100'

TRUE NORTH



140 PROSPECT SITE PLAN NEW

1" = 20'-0"

0 10' 20' 40' 60' 100'

TRUE NORTH

LOS GATOS HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES. CHAPTER 6. SITE ELEMENTS - LIGHTING

B. DRIVEWAY ENTRIES-

STANDARD: 3. LIGHTING FIXTURES AT ENTRYWAYS SHALL DIRECT LIGHT DOWNWARDS AND SHALL BE DESIGNED SO THAT NO PART OF THE LIGHT SOURCE IS VISIBLE FROM THE STREET.

C. RETAINING WALLS-

STANDARD: 2. RETAINING WALLS THAT ARE VISIBLE FROM THE PUBLIC STREET SHALL HAVE A VENEER OF NATURAL STONE, STAINED CONCRETE, OR TEXTURED SURFACE TO HELP BLEND THE WALL WITH THE NATURAL HILLSIDE ENVIRONMENT AND PROMOTE RURAL CHARACTER.

D. OUTDOOR LIGHTING-

STANDARD 1. OUTDOOR LIGHTING MUST COMPLY WITH THE TOWN OF LOS GATOS ZONING ORDINANCE.

STANDARD 2. LIGHTING SHALL BE THE MINIMUM NEEDED FOR PEDESTRIAN SAFETY, AND SHALL BE LOW LEVEL, DIRECTED DOWNWARD, AND SHIELDED SO THAT NO BULBS VISIBLE AND NO LIGHT OR GLARE ENCROACHES ONTO NEIGHBORING PROPERTIES.

STANDARD 3. UNSHADED AND NON-RECESSED SPOTLIGHTS ARE PROHIBITED.

STANDARD 4. LIGHTING FOR PURELY DECORATIVE PURPOSES IS PROHIBITED. UP LIGHTING OF TREES, LIGHTING OF FACADES AND ARCHITECTURAL FEATURES IS PROHIBITED.

STANDARD 5. LIGHTING FOR NIGHT USE OF OUTDOOR GAMES COURTS IS PROHIBITED.

E. MATERIALS AND COLORS-

STANDARD 1. THE HOME IS LOCATED WITHIN THE HILLSIDE AREA AND SUBJECT TO A MAXIMUM LRV OF 30. EXTERIOR MATERIAL COLORS MAY USE COLOR AVERAGING TO MEET THE MAX LRV OF 30 AND SHALL BLEND WITH THE NATURAL VEGETATION.

STANDARD 2. ROOF MATERIALS SHALL BE CALCULATED SEPARATELY AND SHALL NOT EXCEED 30 LRV

STANDARD 3. ACCESSORY STRUCTURES SHALL BE COMPATIBLE WITHT THE PRIMARY STRUCTURE

LEGEND

- S — UNDERGROUND WASTE
- SD — UNDERGROUND STORM DRAIN
- W — UNDERGROUND WATER
- GAS — UNDERGROUND GAS
- E — UNDERGROUND ELEC
- X — TREE PROTECTION

REFERENCE KEYNOTES		
DIVISION 03 - CONCRETE		
C-P	-	CONCRETE PATIO TO MATCH EXISTING
CRW-3	-	CONCRETE RETAINING WALL APPROXIMATELY 3 FEET TALL WITH OCEAN MIST LEDGE STONE VENEER, MAX LRV 30, SEE C
CRW-5	-	CONCRETE RETAINING WALL APPROXIMATELY 5 FEET TALL AND TAPERS DOWN TO 2 FEET TALL WITH OCEAN MIST LEDG
CRW-5A	-	CONCRETE RETAINING WALL APPROXIMATELY 5 FEET TALL WITH OCEAN MIST LEDGE STONE VENEER, MAX LRV 30, SEE C
DIVISION 04 - MASONRY		
SS	-	SITE STONE ELDORADO STONE AUSTIN CREAM LIMESTONE OR SIMILAR TO MATCH EXISTING SITE STONE WORK
DIVISION 11 - EQUIPMENT		
AC	-	AIR CONDITIONER
DIVISION 13 - SPECIAL CONSTRUCTION		
HT	-	HOT TUB
SWM	-	SWIMMING POOL
DIVISION 26 - ELECTRICAL		
GEN	-	GENERAC GUARDIAN 24kW HOME BACKUP GENERATOR WITH PWRview TRANSFER SWITCH
DIVISION 32 - EXTERIOR IMPROVEMENTS		
BC	-	BASKETBALL COURT WITH POWERGAME SPORTS COURT TILE OVER PERVIOUS CONCRETE
PLANTING AND ACCESSORIES -		
F-BM	-	12 FOOT TALL BLACK MESH SPORTS COURT FENCE
F-RW	-	8 FOOT TALL REDWOOD FENCE WITH 16 INCH SQUARE COLUMNS AT 8 FT O.C.
G-RW	-	8 FOOT TALL REDWOOD GATE
L-G	-	LANDSCAPE GRASS
RT-1	-	RELOCATE EXISTING FRONT YARD TREE #746
RT-2	-	RELOCATE EXISTING FRONT YARD TREE #747
RT-3	-	RELOCATE EXISTING FRONT YARD TREE #748
POROUS UNIT PAVING -		
PDP	-	PERMEABLE DRIVEWAY PAVERS, BELGARD AQUALINE WITH HARRINGBONE PALLET CONFIGURATION, OR SIMILAR
DIVISION 33 - UTILITIES		
SDC	-	STORM DRAINAGE COVER, SEE CIVIL

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PAGE TITLE

ARCHITECTURAL SITE PLAN

NEW ADU/ OVER GARAGE:

BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

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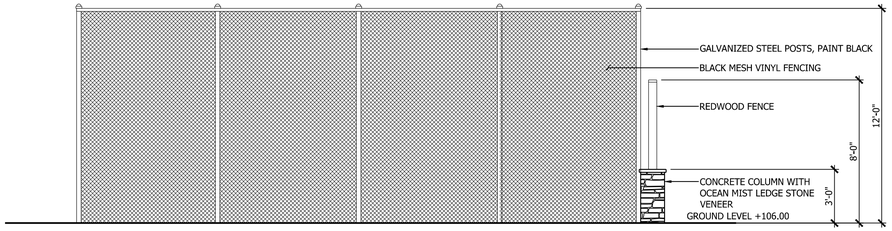
PLAN NO.: 1934

SHEET: **A0.1**

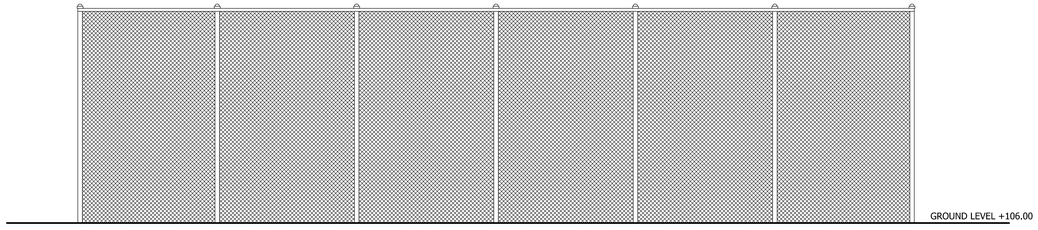
FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\A0.1 ARCHITECTURAL SITE PLAN.DWG



FRONT (EAST) ELEVATION

1/4" = 1'-0"

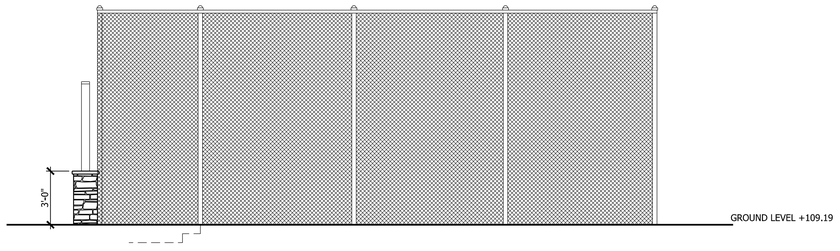
0 1' 2' 3' 4' 5' 10'



LEFT (SOUTH) ELEVATION

1/4" = 1'-0"

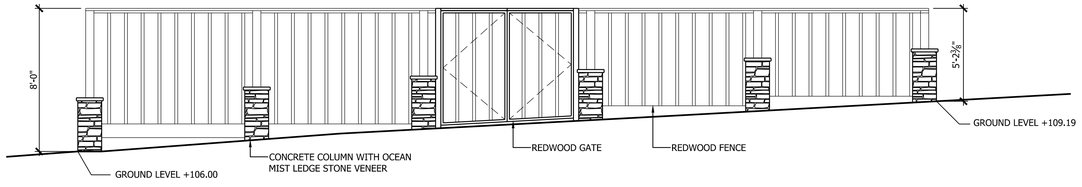
0 1' 2' 3' 4' 5' 10'



REAR (WEST) ELEVATION

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'



RIGHT (NORTH) ELEVATION

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

REVISIONS	DATE

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PAGE TITLE

SITE ELEVATIONS

NEW ADU OVER GARAGE:

BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01

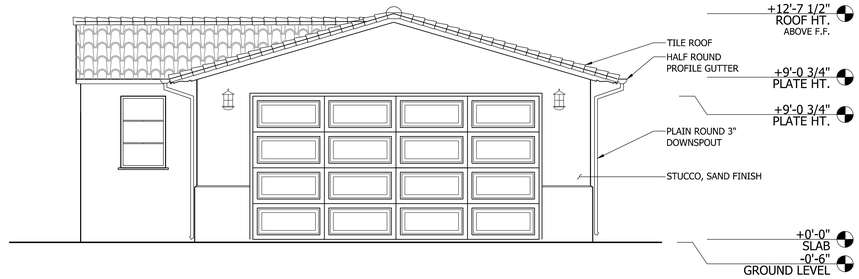
SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO. 1934

SHEET: **A0.2**

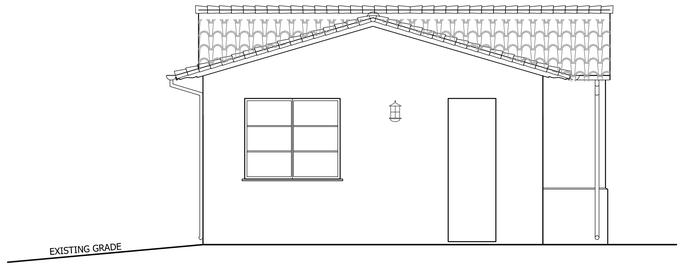
FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\A0.2 SITE ELEVATIONS.DWG



FRONT (EAST) ELEVATION

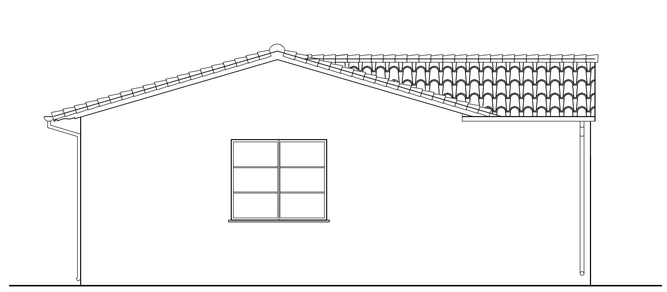
1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'



LEFT (SOUTH) ELEVATION

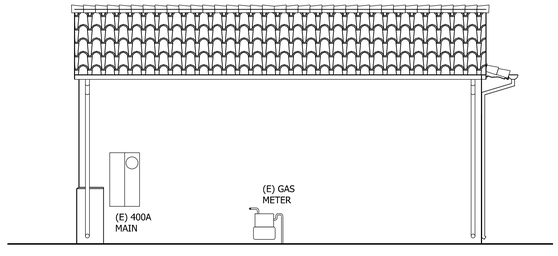
1/4" = 1'-0"



REAR (WEST) ELEVATION

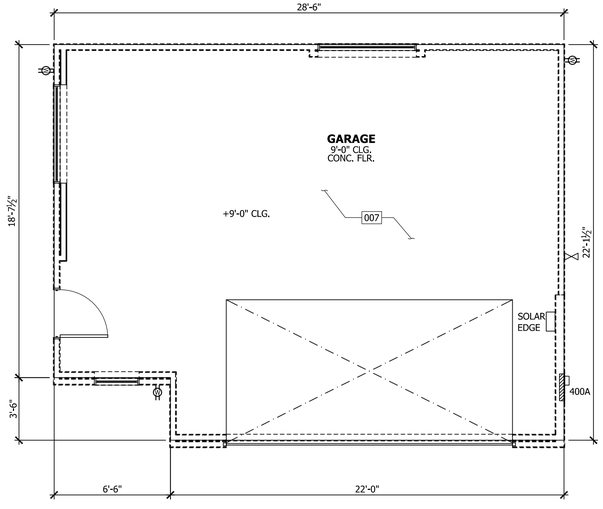
1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'



RIGHT (NORTH) ELEVATION

1/4" = 1'-0"



140 PROSPECT GARAGE PLAN EXISTING

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

REFERENCE KEYNOTES

DIVISION 02 - DEMOLITION		
007	-	EXISTING GARAGE TO BE DEMOLISHED FOR NEW BASEMENT

WALL LEGEND

- NEW WALL (SEE GENERAL NOTE #7/A0.1)
- EXISTING WALL
- DEMOLITION WALL

- 1 HR FIRE WALL
- SHEAR WALL, SEE STRUCTURAL DRAWINGS

REVISIONS	DATE

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EXISTING PLANS

NEW ADU OVER GARAGE:

BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01

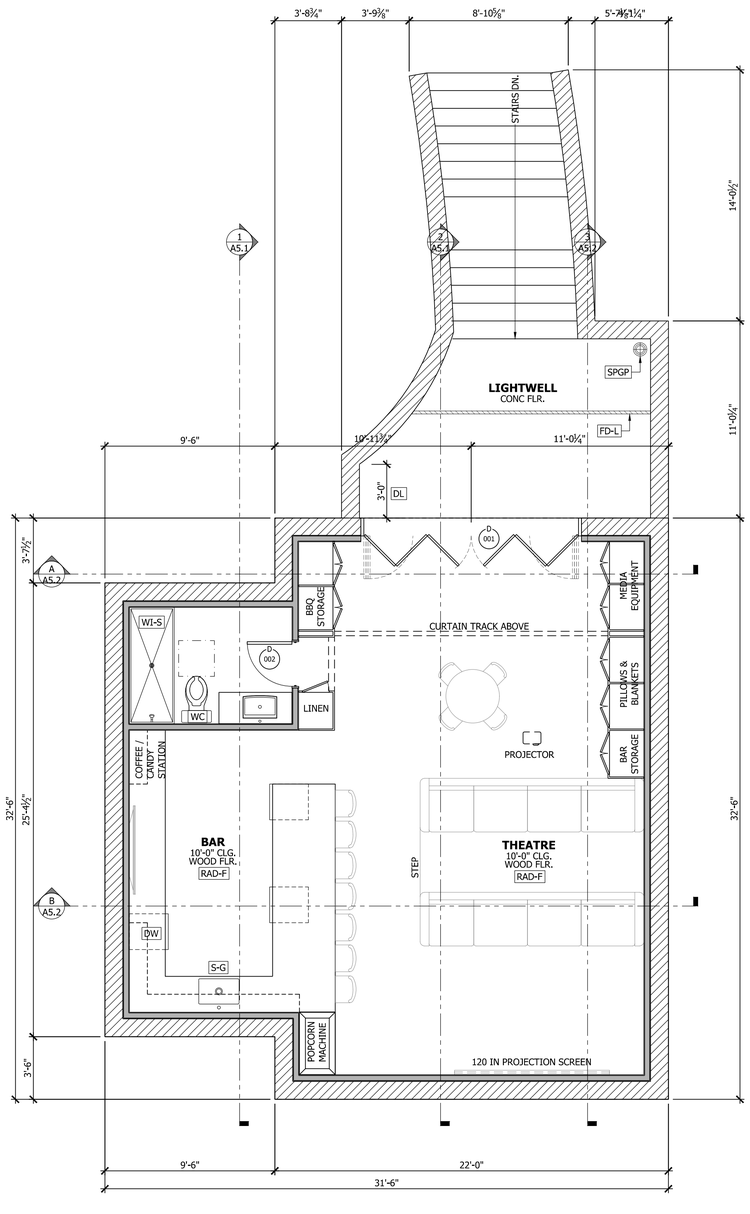
SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO.: 1934

SHEET: **A1.0**

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\A1.0 EXISTING PLANS.DWG



DOOR AND FRAME SCHEDULE

Number	SIZE	STYLE	DETAIL			FIRE RATING	MANUFACTURE	MODEL	COLOR	NOTES
			JAMB	HEAD	THRESHOLD					
001	PR 6'-0" x 8'-0" x 1-3/4"	ACCORDION DOUBLE	--	--	--/A	--	--	--	--	--
002	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--

REFERENCE KEYNOTES

DIVISION 08 - DOORS AND WINDOWS		
DL	-	LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS
DIVISION 11 - EQUIPMENT		
DW	-	DISHWASHER
DIVISION 22 - PLUMBING		
FD-L	-	LINEAR FLOOR DRAIN
S-G	-	SINK W/ GARBAGE DISPOSAL
SPGP	-	SUMP PUMP AND GRINDER PUMP INSTALL PER CPC 710
WC	-	WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 10/A10.1
WI-S	-	WALK-IN SHOWER, FLUSH, SEE SHOWER NOTES SHEET A1.1
DIVISION 23 - HVAC		
RAD-F	-	RADIANT HEAT FLOORING SYSTEM, O.F.C.I. SEE DETAIL 18/A10.1

WALL LEGEND

- NEW WALL (SEE GENERAL NOTE #7/A0.1)
- EXISTING WALL
- DEMOLITION WALL
- 1 HR FIRE WALL
- SHEAR WALL, SEE STRUCTURAL DRAWINGS

140 PROSPECT BASEMENT FLOOR PLAN NEW

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\A2.1 BASEMENT FLOOR PLAN.DWG

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BASEMENT FLOOR PLAN

NEW ADU OVER GARAGE:

BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

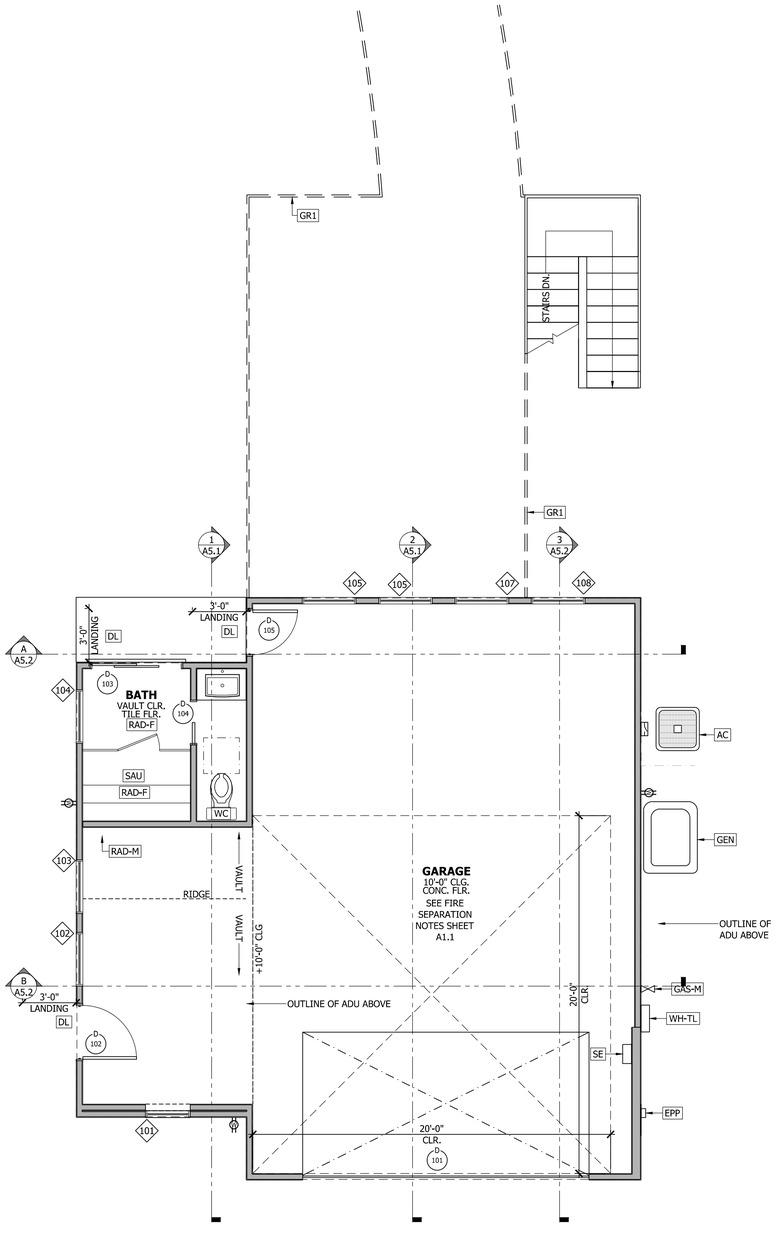
DATE: 2020.06.01

SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO.: 1934

SHEET: **A2.1**



WINDOW SCHEDULE

NUMBER	SIZE		STYLE	DETAIL			HEAD HEIGHT	FIRE RATING	SHCG	U-FACTOR	MANUFACTURE	MODEL	COLOR	NOTES
	WIDTH	HEIGHT		HEAD	JAMB	SILL								
101	2'-6"	4'-6"	PICTURE	--	--	--	8'-0"		.25	.32	?	?	?	--
102	3'-0"	8'-0"	PICTURE	--	--	--	8'-0"		.25	.32	?	?	?	--
103	3'-0"	8'-0"	PICTURE	--	--	--	8'-0"		.25	.32	?	?	?	--
104	3'-0"	8'-0"	PICTURE	--	--	--	8'-0"		.25	.32	?	?	?	--
105	3'-0"	8'-0"	PICTURE	--	--	--	8'-0"		.25	.32	?	?	?	--
106	3'-0"	8'-0"	PICTURE	--	--	--	8'-0"		.25	.32	?	?	?	--
107	3'-0"	8'-0"	PICTURE	--	--	--	8'-0"		.25	.32	?	?	?	--
108	3'-0"	8'-0"	PICTURE	--	--	--	8'-0"		.25	.32	?	?	?	--

DOOR AND FRAME SCHEDULE

Number	SIZE	STYLE	DETAIL			FIRE RATING	MANUFACTURE	MODEL	COLOR	NOTES
			JAMB	HEAD	THRESHOLD					
101	16'-0" x 8'-0" x 1"	OVERHEAD SECTIONAL	--	--	--/A	--	--	--	--	--
102	3'-0" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--
103	PR 2'-6" x 8'-0" x 1-1/4"	SLIDING - EXTERIOR	--	--	--/A	--	--	--	--	--
104	2'-4" x 8'-0" x 1-3/4"	POCKET	--	--	--/A	--	--	--	--	--
105	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--

REFERENCE KEYNOTES

DIVISION 05 - METALS		
GR1	-	GUARDRAIL, SEE DETAIL XX/A10.1.
DIVISION 08 - DOORS AND WINDOWS		
DL	-	LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS
DIVISION 11 - EQUIPMENT		
AC	-	AIR CONDITIONER
GAS-M	-	GAS METER SEE PG&E GREENBOOK SECTION 2.4.2 AND FIGURE 2-20 FOR CLEARANCES
DIVISION 13 - SPECIAL CONSTRUCTION		
SAU	-	SAUNA, 6'-1 1/2" X 5'-0" CLEAR DIMENSIONS, VERIFY DIMENSIONS PRIOR TO ORDERING
SE	-	SOLAR EDGE WALL INVERTER
DIVISION 22 - PLUMBING		
WC	-	WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 10/A10.1
WH-TL	-	TANKLESS WATER HEATER/BOILER SIMILAR TO NAVIEN NPE-240A, DIRECT VENT
DIVISION 23 - HVAC		
RAD-F	-	RADIANT HEAT FLOORING SYSTEM, O.F.C.I. SEE DETAIL 18/A10.1
RAD-M	-	RADIANT HEATING SLAB MULTI LOOP MANIFOLD
DIVISION 26 - ELECTRICAL		
EPP	-	ELECTRICAL POWER PANEL
GEN	-	GENERAC GUARDIAN 24kW HOME BACKUP GENERATOR WITH PWRview TRANSFER SWITCH

WALL LEGEND

NEW WALL (SEE GENERAL NOTE #7/A0.1)

EXISTING WALL

DEMOLITION WALL

1 HR FIRE WALL

SHEAR WALL, SEE STRUCTURAL DRAWINGS

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

140 PROSPECT 1ST FLOOR PLAN NEW

1/4" = 1'-0"

REVISIONS	DATE

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1ST FLOOR PLAN NEW

NEW ADU OVER GARAGE:

BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01

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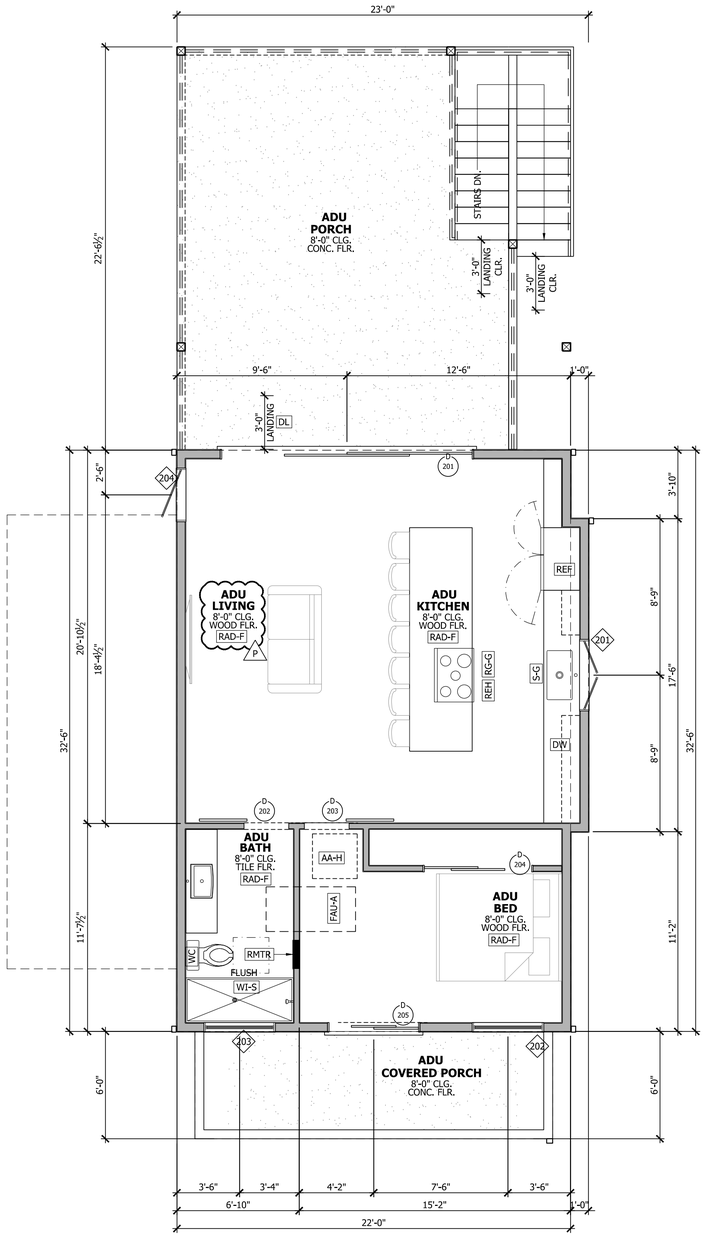
DRAWN BY: DAVID

PLAN NO.: 1934

SHEET: A2.2



WINDOW SCHEDULE

NUMBER	SIZE		STYLE	DETAIL			HEAD HEIGHT	FIRE RATING	SHCG	U-FACTOR	MANUFACTURE	MODEL	COLOR	NOTES
	WIDTH	HEIGHT		HEAD	JAMB	SILL								
201	4'-0"	3'-6"	DOUBLE CASEMENT	--	--	--	8'-0"		.25	.32	?	?	?	--
202	4'-0"	4'-0"	SINGLE HUNG	--	--	--	8'-0"		.25	.32	?	?	?	--
203	4'-0"	4'-0"	SINGLE HUNG	--	--	--	8'-0"		.25	.32	?	?	?	--
204	3'-0"	5'-6"	CASEMENT	--	--	--	8'-0"		.25	.32	?	?	?	--

DOOR AND FRAME SCHEDULE

Number	SIZE	STYLE	DETAIL			FIRE RATING	MANUFACTURE	MODEL	COLOR	NOTES
			JAMB	HEAD	THRESHOLD					
201	PR 7'-0" x 7'-0" x 1-1/4"	SLIDING - EXTERIOR	--	--	--/A	--	--	--	--	--
202	2'-6" x 7'-0" x 1-3/4"	SINGLE BARN	--	--	--/A	--	--	--	--	--
203	2'-6" x 7'-0" x 1-3/4"	SINGLE BARN	--	--	--/A	--	--	--	--	--
204	PR 3'-0" x 7'-0" x 1-1/4"	SLIDING - INTERIOR	--	--	--/A	--	--	--	--	--
205	PR 2'-6" x 7'-0" x 1-1/4"	SLIDING - EXTERIOR	--	--	--/A	--	--	--	--	--

REFERENCE KEYNOTES

DIVISION 08 - DOORS AND WINDOWS		
DL	-	LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS
SKY-U	-	UNIT SKYLIGHT; SEE DETAIL 8/A10.1
DIVISION 10 - SPECIALTIES		
TOILET ACCESSORIES -		
RMTR	-	RECESSED ELECTRIC TOWEL RACK
DIVISION 11 - EQUIPMENT		
AA-H	-	ATTIC ACCESS HATCH 22" X 30" MIN. BASED ON FAU IN ATTIC SIZE REQUIREMENTS
DW	-	DISHWASHER
REF	-	REFRIGERATOR PROVIDE PLUMBING FOR ICE MAKER
REH	-	RANGE EXHAUST HOOD, VENTED
RG-G	-	RANGE; GAS
DIVISION 22 - PLUMBING		
S-G	-	SINK W/ GARBAGE DISPOSAL
WC	-	WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 10/A10.1
WI-S	-	WALK-IN SHOWER, FLUSH, SEE SHOWER NOTES SHEET A1.1
DIVISION 23 - HVAC		
FAU-A	-	DIRECT VENT FORCED AIR UNIT IN ATTIC. SEE DETAIL 17/A10.1
RAD-F	-	RADIANT HEAT FLOORING SYSTEM, O.F.C.I. SEE DETAIL 18/A10.1

WALL LEGEND

- NEW WALL (SEE GENERAL NOTE #7/A2.0)
- EXISTING WALL
- DEMOLITION WALL
- 1 HR FIRE WALL
- SHEAR WALL, SEE STRUCTURAL DRAWINGS

140 PROSPECT 2ND FLOOR PLAN NEW

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

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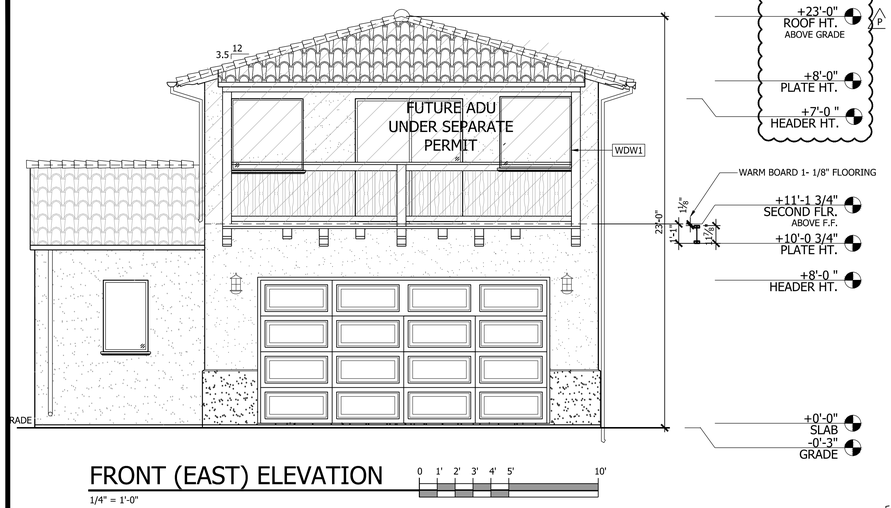
2ND FLOOR PLAN NEW

NEW ADU OVER GARAGE:
BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 1934

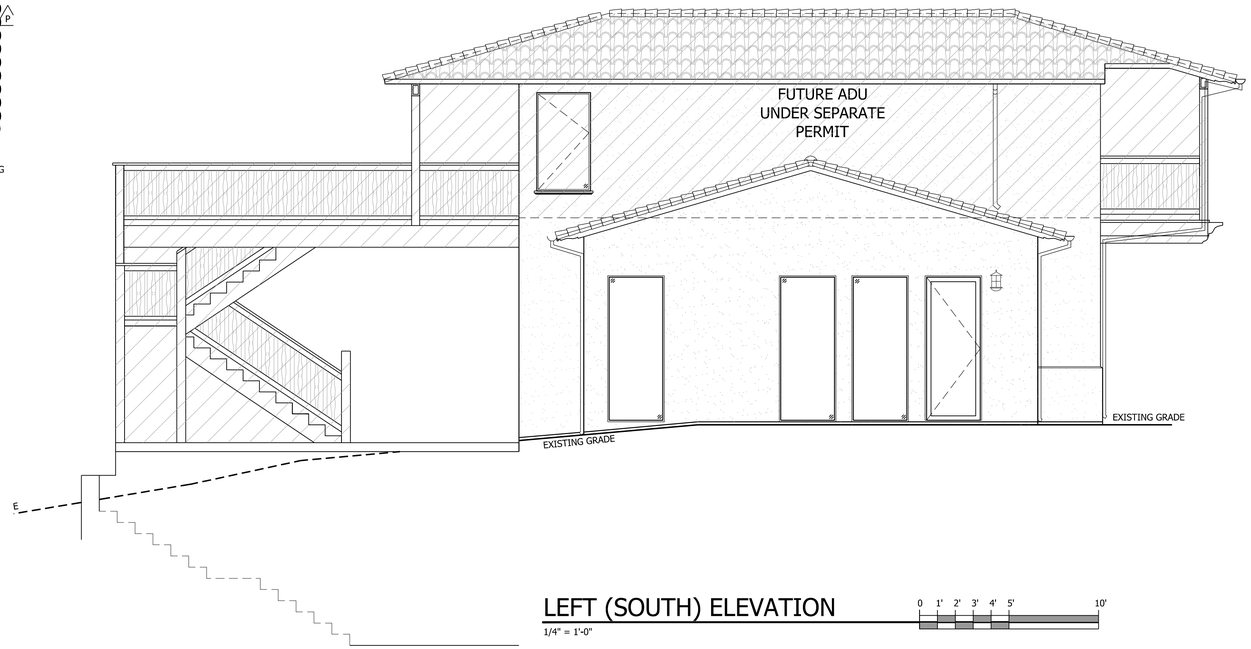
SHEET: A2.3



FRONT (EAST) ELEVATION

1/4" = 1'-0"

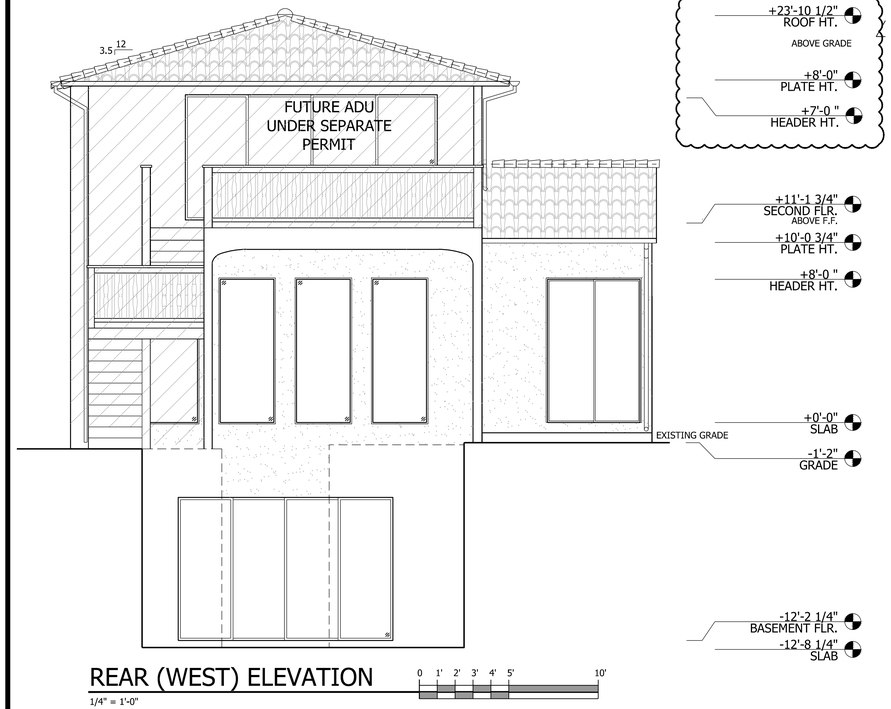
0 1' 2' 3' 4' 5' 10'



LEFT (SOUTH) ELEVATION

1/4" = 1'-0"

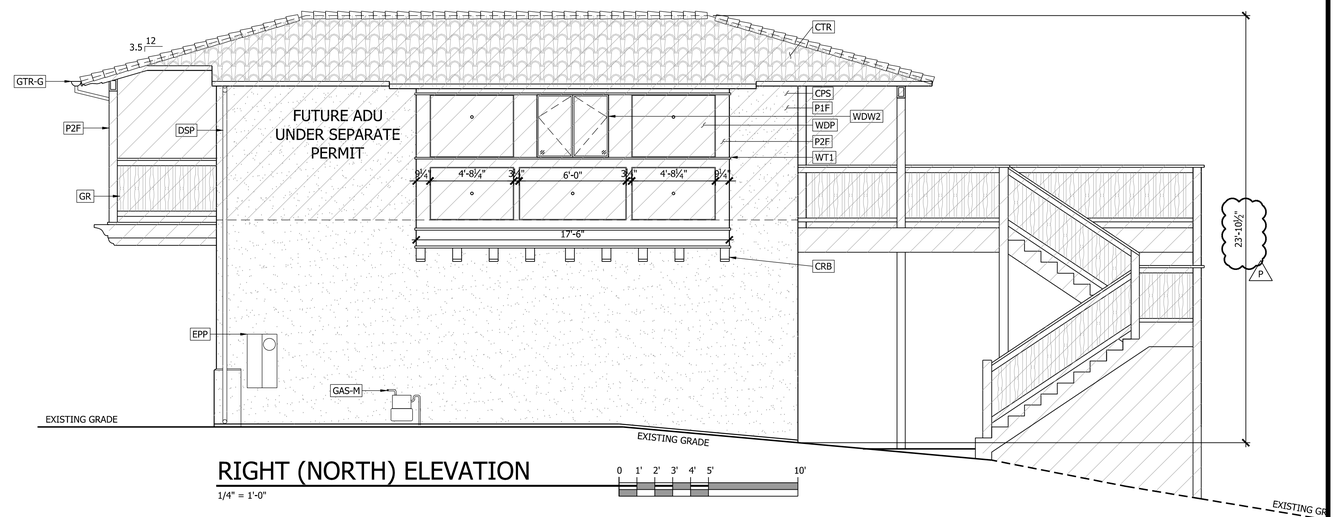
0 1' 2' 3' 4' 5' 10'



REAR (WEST) ELEVATION

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'



RIGHT (NORTH) ELEVATION

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

REFERENCE KEYNOTES

DIVISION 05 - METALS		
GR	-	GUARDRAIL, WOOD, TO MATCH PAINT P2F, SEE DETAIL XX/XXX
DIVISION 06 - WOOD AND PLASTICS		
CRB	-	CORBEL, MATCH PAINT P2F
MISCELLANEOUS -		
WDP	-	WOOD PANELING, MATCH PAINT P2F
WT1	-	WOOD TRIM, MATCH PAINT P2F
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
DSP	-	DOWNSPOUT, 3 INCH ROUND, PAINT TO MATCH STUCCO, CONNECT TO STORM DRAIN
FLASHING AND SHEET METAL -		
GTR-G	-	GUTTER, HALF ROUND PROFILE, MATCH PAINT P2F
ROOFING AND SIDING -		
CTR	-	CLAY TILE ROOFING, MATCH EXISTING RESIDENCE, LRV 30 MAXIMUM (P)

DIVISION 08 - DOORS AND WINDOWS		
WDW1	-	RECESSED ALUMINUM CLAD WINDOW WITH PRECAST WINDOW SILL, TO MATCH EXISTING RESIDENCE
(P) WDW2	-	ALUMINUM CLAD WINDOW WITH1 INCH WOOD TRIM AND SILL, TO MATCH EXISTING RESIDENCE
DIVISION 09 - FINISHES		
APPLIED FINISHES -		
(P) P1F	-	PAINT, BENJAMIN MOORE CSP-570 NOTRE DAME, LRV -8, FLAT
(P) P2F	-	PAINT, BENJAMIN MOORE 2128-10 BLACK BEAUTY, LRV -5, FLAT
CEMENT PLASTER -		
CPS	-	3 COAT, 7/8" STUCCO OVER APPROVED LATH & CLASS 'D' (2 SHEET) BUILDING PAPER O/ STRUCTURAL SHEATHING, SAND FINISH
DIVISION 11 - EQUIPMENT		
GAS-M	-	GAS METER SEE PG&E GREENBOOK SECTION 2.4.2 AND FIGURE 2-20 FOR CLEARANCES
DIVISION 26 - ELECTRICAL		
EPP	-	ELECTRICAL POWER PANEL

REVISIONS	DATE

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EXTERIOR ELEVATIONS NEW

NEW ADU OVER GARAGE:

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140 PROSPECT AVENUE
LOS GATOS, CA 95030

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DRAWN BY: DAVID

PLAN NO.: 1934

SHEET: **A3.1**

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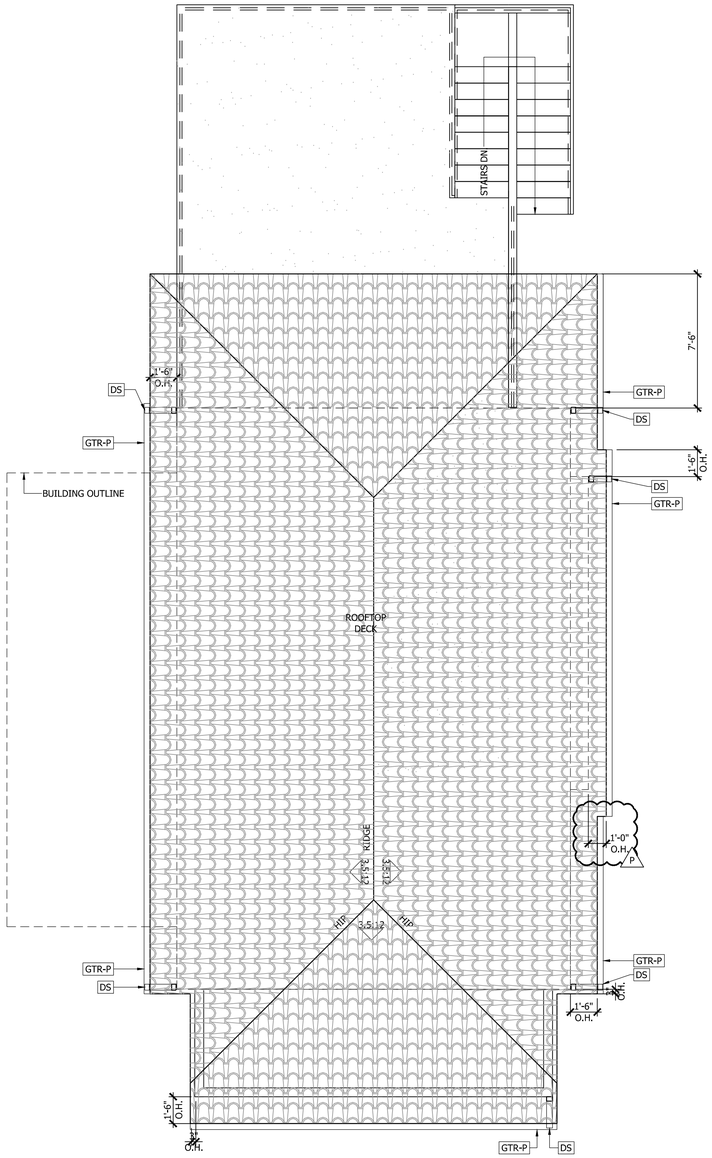

REFERENCE KEYNOTES		
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
FLASHING AND SHEET METAL -		
DS	-	NEW DOWNSPOUT WITH SPLASH BLOCK; N.I.W.
GTR-P	-	GUTTER, PREFINISH, PREFINISHED TO MATCH TRIM, SEE DETAIL 1/A10.1

ATTIC VENTILATION CALCULATIONS:

732 SF ATTIC/300 EQUAL TOTAL 2.44 SF

NEED 40%-50% TOTAL REQUIRED SF HIGH VENT
(4) LOW PRO VENTS @ .3 SF EACH 1.2 SF

NEED 1.22 SF LOW VENT
(5) LOW PRO VENTS @ .3 SF EACH 1.5 SF

TOTAL 2.7 SF
TO BE INSTALLED

140 PROSPECT ROOF PLAN

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

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PAGE TITLE: ROOF PLAN

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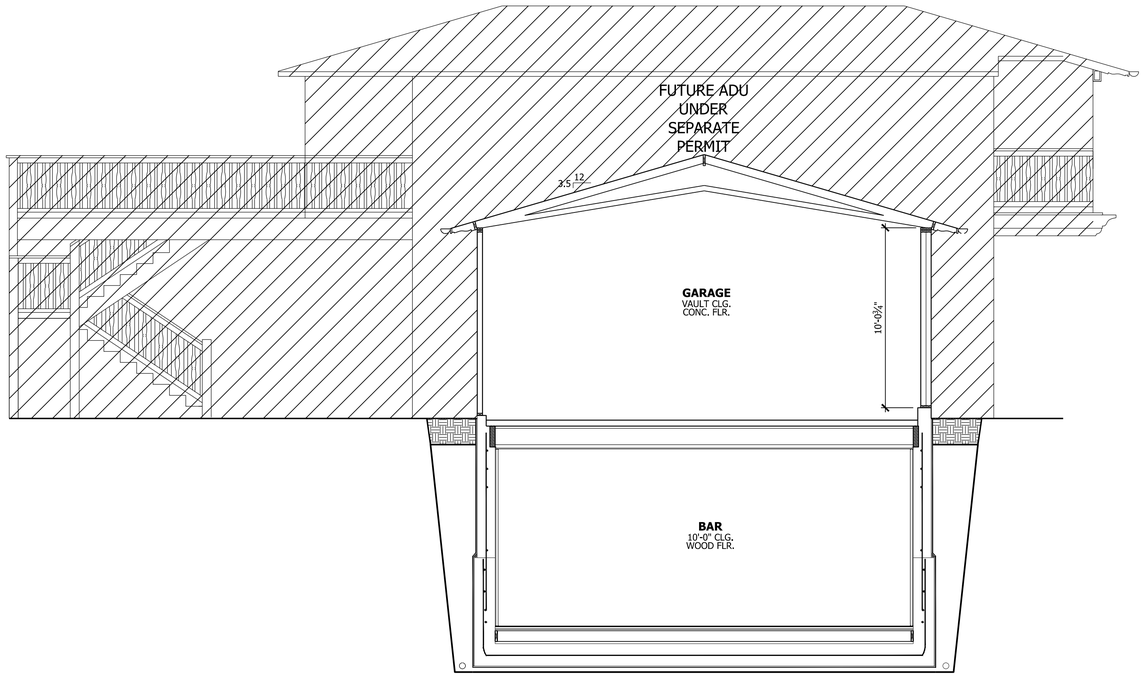
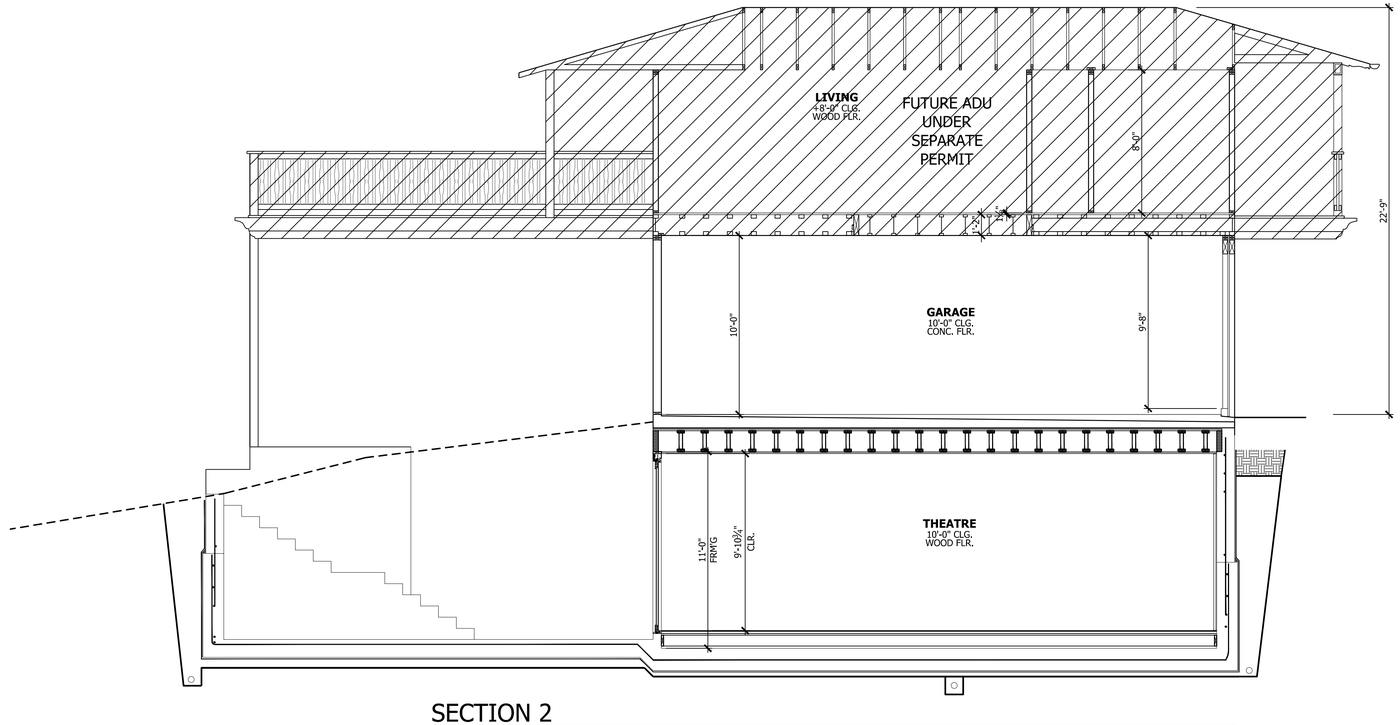
PLAN NO.: 1934

SHEET: A4.1



SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

REVISIONS	DATE

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SAN JOSE, CA 95117

PAGE TITLE:

SECTIONS

NEW ADU OVER GARAGE:

BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01

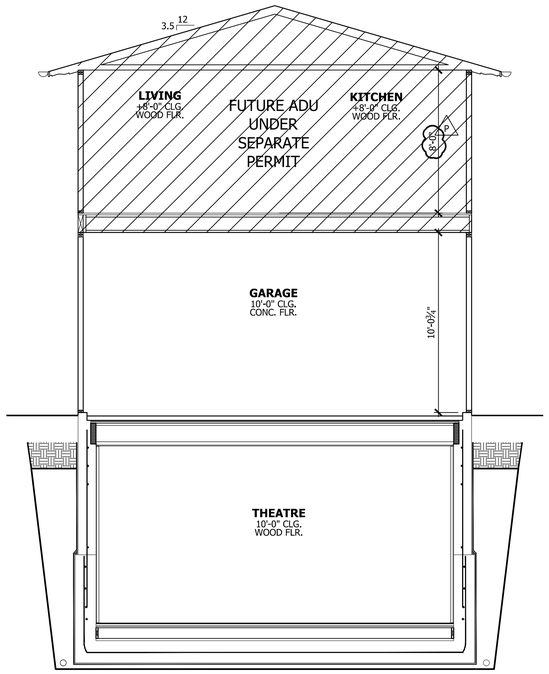
SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO.: 1934

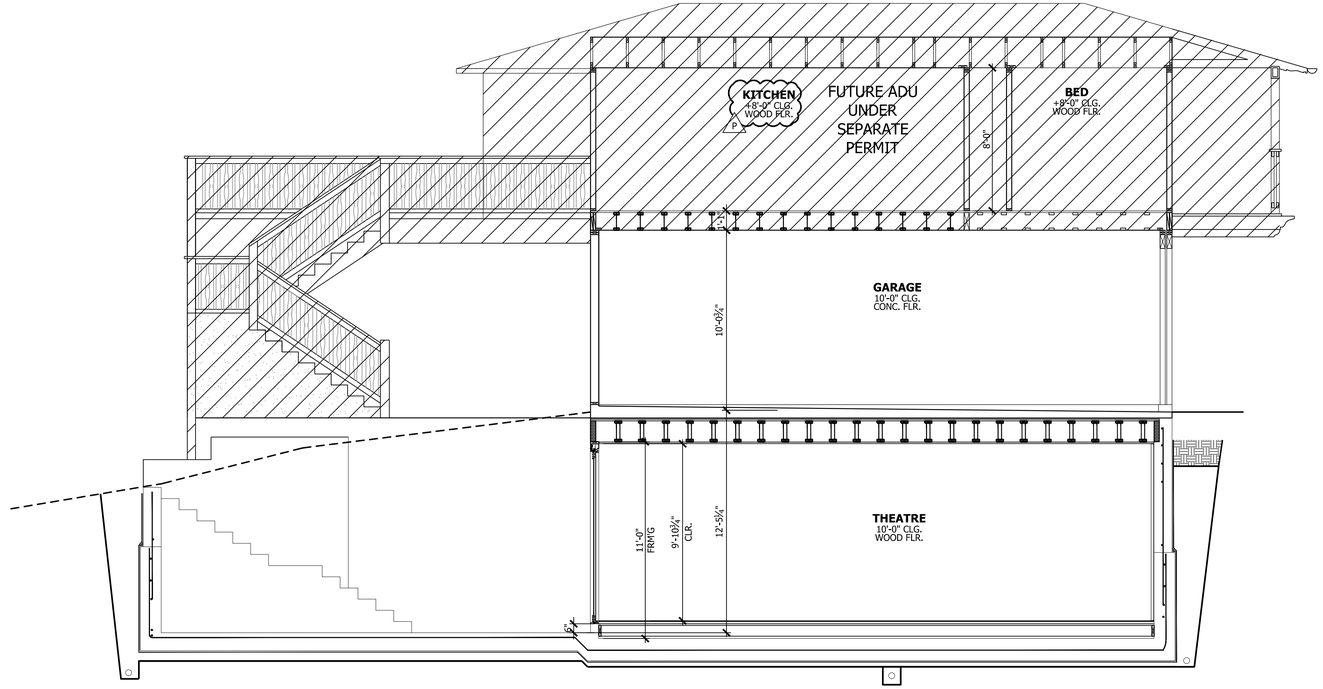
SHEET: **A5.1**

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\A5.1 SECTIONS.DWG



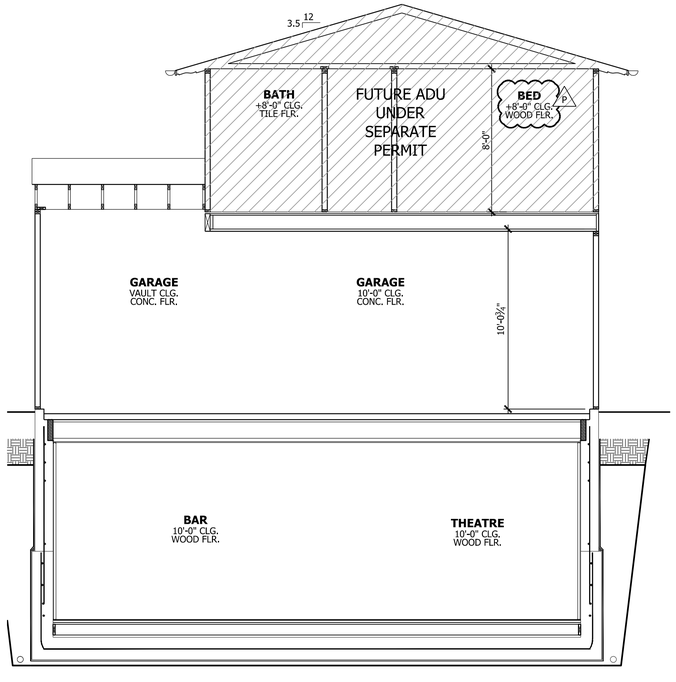
SECTION A

1/4" = 1'-0"



SECTION 3

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"

REVISIONS	DATE

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140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01

SCALE: PER SHEET

DRAWN BY: DAVID

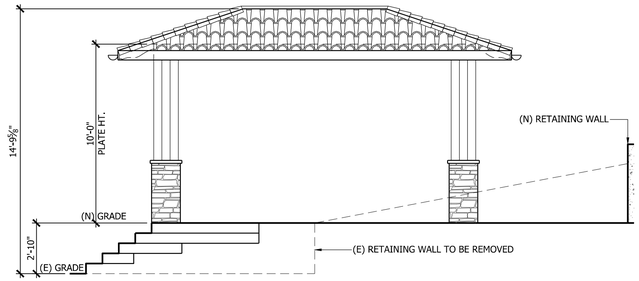
PLAN NO.: 1934

SHEET: **A5.2**

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\A5.2 SECTIONS.DWG

REFERENCE KEYNOTES		
DIVISION 03 - CONCRETE		
CO-C	-	CONCRETE COLUMN, OCEAN MIST LEDGE STONE VENEER, MAX LRV 30
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
FLASHING AND SHEET METAL -		
GTR-G	-	GUTTER, HALF ROUND PROFILE, MATCH PAINT P2F
ROOFING AND SIDING -		
CTR	-	CLAY TILE ROOFING, MATCH EXISTING RESIDENCE, LRV 30 MAXIMUM
DIVISION 09 - FINISHES		
APPLIED FINISHES -		
P2F	-	PAINT, BENJAMIN MOORE 2128-10 BLACK BEAUTY, LRV -5, FLAT

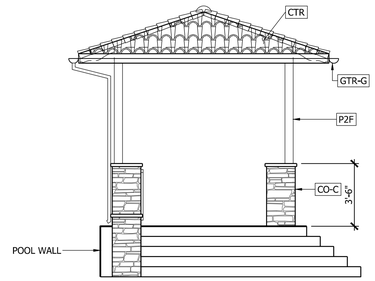
P



FRONT (SOUTH) ELEVATION

1/4" = 1'-0"

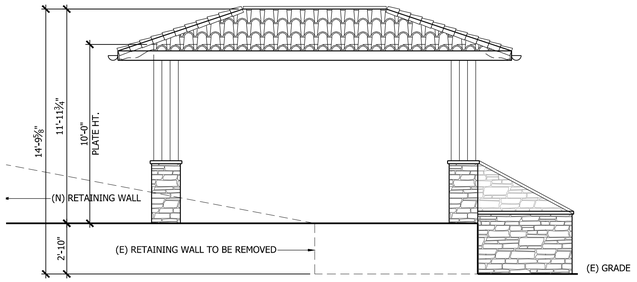
0 1' 2' 3' 4' 5' 10'



LEFT (WEST) ELEVATION

1/4" = 1'-0"

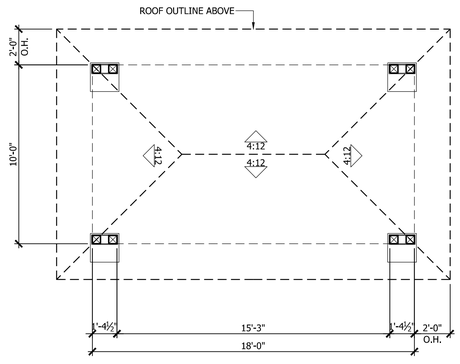
0 1' 2' 3' 4' 5' 10'



REAR (NORTH) ELEVATION

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

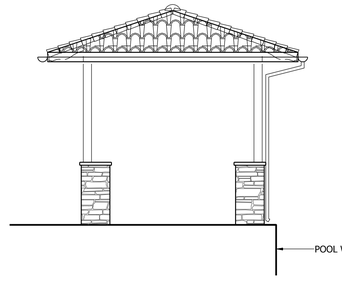


140 PROSPECT GAZEBO FLOOR PLAN

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH



RIGHT (EAST) ELEVATION

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

REVISIONS	DATE

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GAZEBO PLANS

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DRAWN BY: DAVID

PLAN NO.: 1934

SHEET: A9.1

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005-140 PROSPECT_140 PROSPECT\SHEETS\A9.1 GAZEBO PLANS.DWG

NEW HOME RATING SYSTEM, VERSION 8.0

SINGLE FAMILY CHECKLIST

GreenPoint Rated

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES.2 , H6.1 , J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**

Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and certified by Build It Green.

Points Targeted: 36
Certification Level Targeted: None
Compliance Pathway Targeted: None

POINTS REQUIRED ▲Minimum Points ▲Achieved Points

	Total	Community	Energy	IAQ/Health	Resources	Water
▲	36	2	15	6	6	6
▲	49	2	25	7.5	9.5	6.0

New Home Single Family Version 8.0

Project Name: Barragan Residence
Project Street: 140 Prospect Ave
Project City: Los Gatos
Project Zip: 95030

MEASURES		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
			Possible Points					
CALGreen								
Yes	**CALGreen Res** (REQUIRED)	4		1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)					1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 70% C&D Waste Diversion (**including** Alternative Daily Cover)					2		
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	**A3. Recycled Content Base Material** (Minimum 20% Post-Consumer Content)					1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path (section capped at 3 points)							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design			1				
TBD	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)						3	
B. FOUNDATION								
TBD	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)					1		
TBD	**B2. Radon-Resistant Construction**				2			
Yes	**B3. Foundation Drainage System**	2				2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage. Points capped at 8 for less than 15%.							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1	
TBD	**C2. Three Inches of Mulch in Planting Beds**						1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)					1		
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	

New Home Single Family Version 8.0

TBD	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)				1	1		1
TBD	**C6. High-Efficiency Irrigation System**							2
TBD	**C7. One Inch of Compost In the Top Six to Twelve Inches of Soil** (with Soil Testing)							2
TBD	**C8. Rainwater Harvesting System**							3
TBD	**C9. Recycled Wastewater Irrigation System**							1
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**							2
TBD	**C11. Landscape Meets Water Budget**							1
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	1	1					
TBD	**C14. Large Stature Tree(s)**		1					
TBD	**C15. Third Party Landscape Program Certification**						1	
TBD	**C16. Maintenance Contract with Certified Professional** (Stay-Friendly Qualified Professional or Equiv.)						1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center				1	2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)					1		
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1		
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		
TBD	D3.3 OSB for Subfloor					0.5		
TBD	D3.4 OSB for Wall and Roof Sheathing					0.5		
TBD	**D4. Insulated Headers**				1			
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls				1	1		
TBD	D6.3 At Least 90% of Roofs				1	1		
TBD	**D7. Energy Heels on Roof Trusses**				1			
TBD	**D8. Overhangs and Gutters**				1	1		
	D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2				2		
TBD	D9.2 Mitigation Strategies for Attached Garage					1		
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil						1	
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood						1	
TBD	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**					1	1	
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**						1	
TBD	**E2. Flashing Installation Third-Party Verified**						2	
TBD	**E3. Rain Screen Wall System**						2	
TBD	**E4. Durable and Non-Combustible Cladding Materials**						1	
	E5. Durable Roofing Materials							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly						1	

New Home Single Family Version 8.0

TBD	**E6. Vegetated Roof**							2 2
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors						0.5	
TBD	F1.2 Ceilings						0.5	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors					0.5		
TBD	F2.2 Ceilings					0.5		
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors					1		
TBD	F3.2 Ceilings					1		
TBD	F3.3 Interior and Exterior					1		
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
Yes	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
TBD	G2.2 WaterSense Bathroom Faucets 1.0 gpm						1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	1					2	
TBD	**G3. Pre-Plumbing for Graywater System**						1	
TBD	**G4. Operational Graywater System**						3	
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace					1		
TBD	H1.2 Sealed Combustion or Heat Pump Water Heater					2		
Yes	**H2. High Performing Zoned Hydronic Radiant Heating System**	2		1	1			
	H3. Effective Ductwork							
TBD	H3.1 Duct Mastic on Duct Joints and Seams				1			
TBD	H3.2 Pressure Balance the Ductwork System				1			
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1				1		
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms				1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards					2		
TBD	H6.3 Outdoor Air is Filtered and Tempered					1		
	H7. Effective Range Hood Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design					1		
TBD	H7.2 Automatic Range Hood Control					1		
TBD	**H8. High Efficiency HVAC Filter (MERV 16+)**					1		
TBD	**H9. Advanced Refrigerants**					1		
Yes	**H10. No Fireplace or Sealed Gas Fireplace**	1				1		
TBD	**H11. Humidity Control Systems**					1		Only applies to climate zones 1, 3, 5, 6, and 7.
TBD	**H12. Register Design Per ACCA Manual T**					1		
I. RENEWABLE ENERGY								

New Home Single Family Version 8.0

10%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	2		25				
	I2. Low Carbon Homes							
TBD	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)			2				
TBD	I2.2 Low Carbon Home (meet tbs CO2e/sq.ft. threshold)			4				
TBD	**I3. Energy Storage**			1				
TBD	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**			4				
J. BUILDING PERFORMANCE AND TESTING								
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**					1		
Yes	**J2. Supply and Return Air Flow Testing**	2		1	1			
TBD	**J3. Mechanical Ventilation Testing**					1		
TBD	**J4. All Electric or Combustion Appliance Safety Testing**					1		
Select Compliance Pathway for J5.1	**J5. Building Performance Exceeds Title 24 Part 6**							Compliance Margin Total EDR ranges from 6-10 based on climate zone. Pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp, PV and storage credit allowed. **Option 2: All Electric Compliance** - Meet Compliance Margin Efficiency EDR based on climate zone (0-5). PV and Storage credit allowed. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not allowed
5	Select Project Climate Zone							Climate Zone Input
4	J5.1 Home Outperforms Title 24 Part 6	0		25+				
No	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	0		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				
TBD	**J8. ENERGY STAR® for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**	0			2			
TBD	**J10. Blower Door Testing**				3			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Individual Entryways (Dedicate hard surface at entrances and permanent assembly for shoe storage)					1		
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**					2		
TBD	**K3. Low-VOC Caulks and Adhesives**					1		
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets						2	
TBD	K4.2 Interior Trim						2	
TBD	K4.3 Shelving						2	
TBD	K4.4 Doors						2	
TBD	K4.5 Countertops						1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors					1		
TBD	K5.2 Cabinets and Countertops					2		
TBD	K5.3 Interior Trim and Shelving					2		
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**					2		
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**					2		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**					1		
L. FLOORING								

New Home Single Family Version 8.0

TBD	**L1. Environmentally Preferable Flooring**						3	
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method--Residential**					3		
TBD	**L3. Durable Flooring** (All flooring is hard surfaces)						1	
Yes	**L4. Thermal Mass Flooring**	1		1				
M. APPLIANCES AND LIGHTING								
Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
	M2. Efficient Laundry Appliances							
TBD	M2.1 CEE-Rated Clothes Washer				1		2	
TBD	M2.2 ENERGY STAR® Dryer				1			
TBD	M2.3 Solar Dryer/ Laundry Lines				0.5			
<25 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	1			2			
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1					1	
TBD	M4.2 Built-In Composting Center						1	
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2			2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant				2			
N. COMMUNITY								
	N1. Smart Development							
TBD	N1.1 Infill Site				1		1	
TBD	N1.2 Designated Brownfield Site				1		1	
TBD	N1.3 Conserve Resources by Increasing Density					2	2	
TBD	N1.4 Cluster Homes for Land Preservation				1		1	
	N1.5 Home Size Efficiency	3					9	
732	Enter the area of the home, in square feet							
1	Enter the number of bedrooms							
	N2. Home(s)Development Located Near Transit							
TBD	N2.1 Within 1 Mile of a Major Transit Stop				1			
TBD	N 2.2. Within 1/ 2 mile of a Major Transit Stop				2			
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services				2			
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways				1			
TBD	N3.3 Traffic Calming Strategies				2			
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents				1			
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services				1			
	N5. Social Interaction							
Yes	N5.1 Residence Entries with Views to Callers	1			1			
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors				1			
No	N5.3 Porches Oriented to Street and Public Space	0			1			
	N6. Passive Solar Design							
TBD	N6.1 Heating Load					2		
TBD	N6.2 Cooling Load					2		
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units				1		1	
TBD	N7.2 Full-Function Independent Rental Unit				1			

New Home Single Family Version 8.0

	N8. Resiliency							
TBD	N8.1 Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)			1			1	1
TBD	N8.2 Strategies to Address Assessment Findings			1			1	1
	N9. Social Equity in Community			1				
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)			1			1	
TBD	N9.2 Community Location (Disadvantaged Community)			1			1	
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors				1			
TBD	O5.2. Water Home System Monitors						1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building			2				
TBD	O6.2 Green Building Signage				0.5		0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**						1	

Summary						
Total Available Points in Specific Categories	295.5	30	75.5	59	82	49
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	36.0	2.0	11.0	7.5	9.5	6.0

REVISIONS	DATE

Ownership of Documents
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c o p y r i g h t 2 0 2 0

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3141 STEVENS CREEK BLVD #104
SAN JOSE, CA 95117

PAGE TITLE: **GREEN POINT RATING**

NEW ADU OVER GARAGE:

BARRAGAN RESIDENCE
140 PROSPECT AVENUE
LOS GATOS, CA 95030

DATE: 2020.06.01
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 1934

SHEET: **GPR**

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\20-005 140 PROSPECT_140 PROSPECT\SHEETS\GPR GREEN POINT RATING.DWG

NEW ADU AND SITE FEATURES
APN: 529-44-021
140 PROSPECT AVENUE, LOS GATOS, CA

Know what's below. Call 811 before you dig.

GENERAL NOTES

I. GENERAL:

1. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

2. COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM AND SANITARY INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.

5. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING UTILITY CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY GKM ENGINEERS, AT (408) 656-5917 BEFORE ADJUSTING UTILITY DESIGN.

6. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. IF THE CONTRACTOR REQUIRES ASSISTANCE HE SHALL CALL GKM ENGINEERS AT (408) 656-5917 AND REQUEST A SURVEY CREW TO MAKE THE DETERMINATION. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.

7. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING.

8. STORM DRAIN PIPES DESIGNATED AS "SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 P.V.C. (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL) OR DUCTILE IRON PIPE (D.I.P.), IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE (R.C.P.). HDPE AND P.V.C. PIPE SHALL ONLY BE USED WHEN THE MANUFACTURER RECOMMENDATION REQUIREMENTS ARE MET. PIPE MADE OF ANY OTHER MATERIAL MAY BE USED ONLY AFTER APPROVAL OF THE ENGINEER.

9. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES THAT LIE WITHIN AREAS EFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.

10. ALL AREAS TO BE GRADED AT 1% MINIMUM FOR DRAINAGE EXCEPT ALONG FLOWLINE OF CURB AND GUTTER OR VALLEY GUTTER, AS SHOWN.

11. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

12. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.

13. ESTIMATED EARTHWORK QUANTITIES: EARTHWORK QUANTITIES SHOWN (IF ANY), OR OTHERWISE SUPPLIED BY GKM, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. GKM ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.

14. WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO ACCOMPLISH PROPOSED SITE WORK. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR OBTAIN ALL NECESSARY UNDERGROUND PERMITS BEFORE ROUGH GRADING THE SITE, AS REVISIONS TO UNDERGROUND FACILITIES MANDATED BY PLAN CHECKING AGENCIES MAY SUBSTANTIALLY EFFECT GRADING INCLUDING FINISHED FLOOR ELEVATIONS.

15. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESSES OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

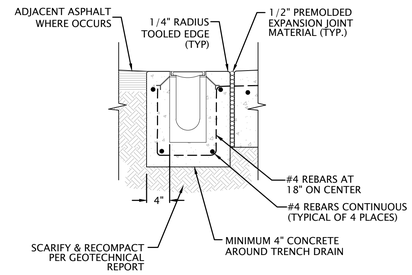
16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

17. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

18. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

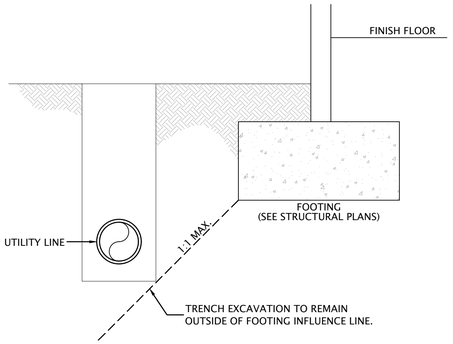
19. ALL PIPES SHALL HAVE A MINIMUM COVER OF 3' FROM FINISH GRADE UNLESS OTHERWISE SPECIFIED ON THE PLANS.

20. BENCHMARK:_____



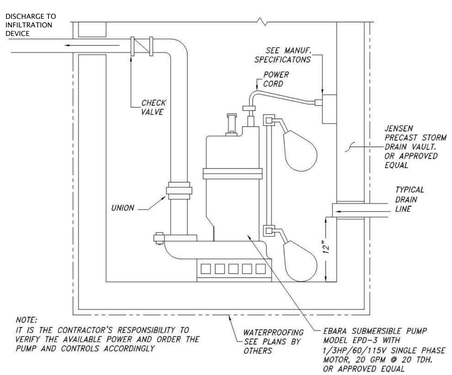
NOT TO SCALE

TRENCH DRAIN 8

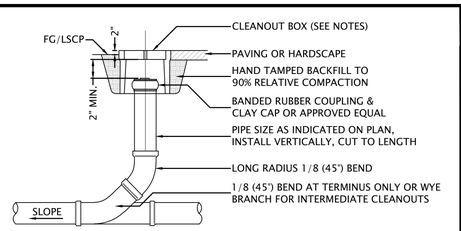


NOT TO SCALE

UTILITY LINE PARALLEL TO FOOTING 5



SUMP PUMP 10



ELEVATION

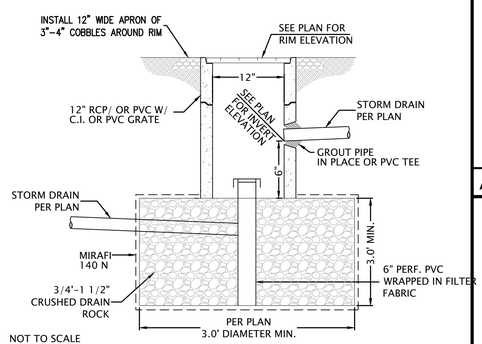
RECTANGULAR BOXES

NOTES:

1. A RECTANGULAR BOX AS SHOWN ABOVE SHALL BE USED FOR CLEANOUTS THAT ARE CAPPED USING A BANDED RUBBER COUPLING.
2. CIRCULAR BOXES ARE PERMITTED FOR CLEANOUTS THAT ARE CAPPED WITH A SCREW TYPE CAP OR OTHER APPROVED TOP OPENING CAPS. TYPE AND MANUFACTURER SUBJECT TO APPROVAL BY ENGINEER.
3. CIRCULAR BOXES INSTALLED IN SIDEWALK AREAS SHALL HAVE A SOLID COVER WITHOUT HOLES.
4. APPROVED RECTANGULAR BOXES ARE:
   A) CHRISTY CONCRETE PRODUCT B3 BOX WITH A B3D CONCRETE LID OR A B3C METAL LID, OR
   B) BROOKS PRODUCTS, INC. NO.3 METER BOX WITH A NO.3 HEAVY DUTY CONCRETE LID OR A NO.3 CAST IRON TRAFFIC LID OR APPROVED EQUAL.
5. CONCRETE LIDS ARE ACCEPTABLE FOR USE IN NON VEHICULAR TRAFFIC AREAS, METAL, TRAFFIC RATED LIDS MUST BE USED IN TRAFFIC AREAS.
6. ALL CLEANOUT BOX LIDS SHALL BE MARKED WITH A LETTER "S" OR THE WORD "SEWER".
7. TERMINATE CLEANOUT AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

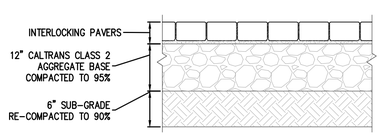
NOT TO SCALE

CLEANOUT TO GRADE 3



NOT TO SCALE

INFILTRATION DEVICE 6

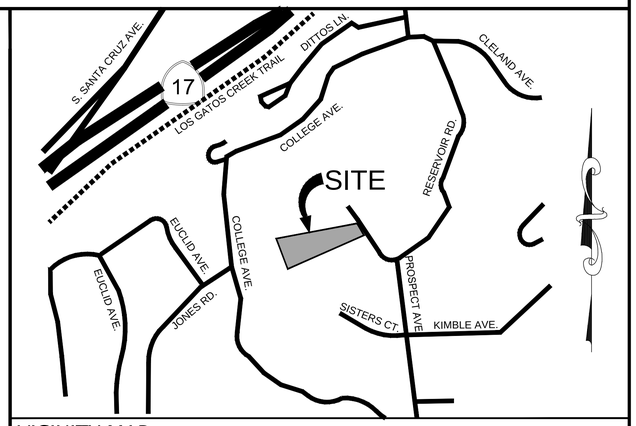


NOTES:

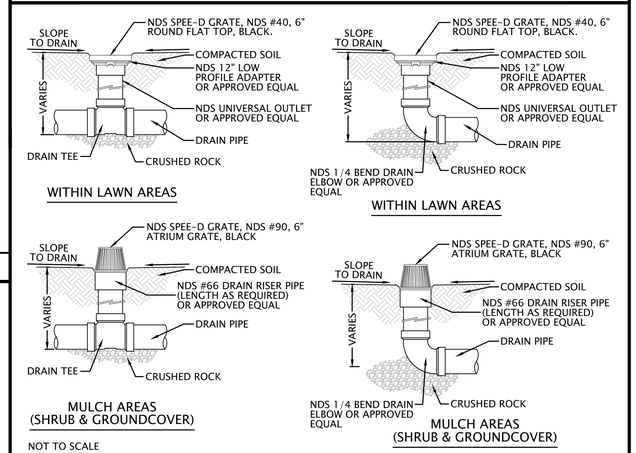
1. REFER TO GEOTECHNICAL INVESTIGATION FOR INFORMATION NOT SHOWN OR NOTED.

NOT TO SCALE

PARKING PAVEMENT SECTION 6

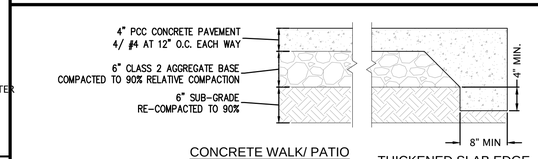


VICINITY MAP



NOT TO SCALE

AREA DRAIN 1



NOT TO SCALE

CONCRETE PAVEMENT SECTION 7

SHEET INDEX

C1.0	COVER SHEET, DETAILS, & GENERAL NOTES
C2.0	GRADING AND DRAINAGE PLAN EAST
C2.1	GRADING AND DRAINAGE PLAN WEST
C3.0	EROSION CONTROL PLAN
C4.0	TOPOGRAPHIC SITE SURVEY EAST
C4.1	TOPOGRAPHIC SITE SURVEY WEST

REGISTERED PROFESSIONAL ENGINEER — GEORGE K. WARNICKE — No. 77629 Exp. 6-30-2021 — CIVIL — STATE OF CALIFORNIA

FOR PLANNING PURPOSES ONLY

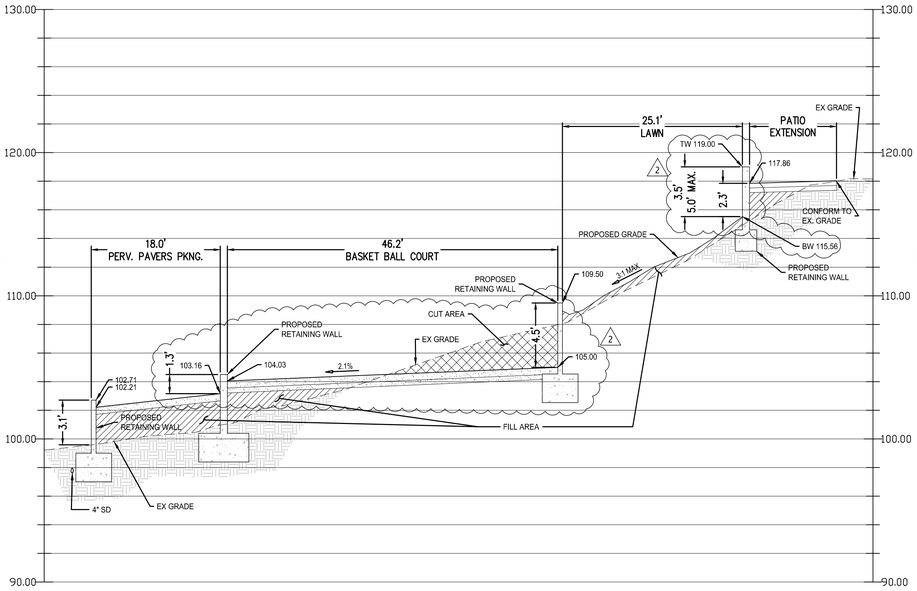
No.	BY	REVISION

No.	BY	REVISION
1		REPONSE TO COMMENTS DATED 11/25/2020
2		RESPONSE TO COMMENTS DATED 6/9/2021

GKM Engineering
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
16185 Los Gatos Blvd. Suite 205
Los Gatos, Ca 95032
(408) 656 5917
GKMengineering.com

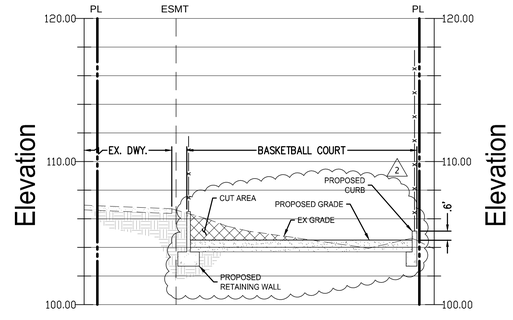
COVER SHEET, DETAILS AND GENERAL NOTES
NEW ADU AND SITE FEATURES
APN: 529-44-021
140 PROSPECT AVENUE
LOS GATOS, CALIFORNIA

DATE	July 2021
SCALE	AS SHOWN
DESIGNER	GM
DRAFTER	GM
JOB	A200204
SHEET	C1.0
OF	6 SHEETS



SECTION A

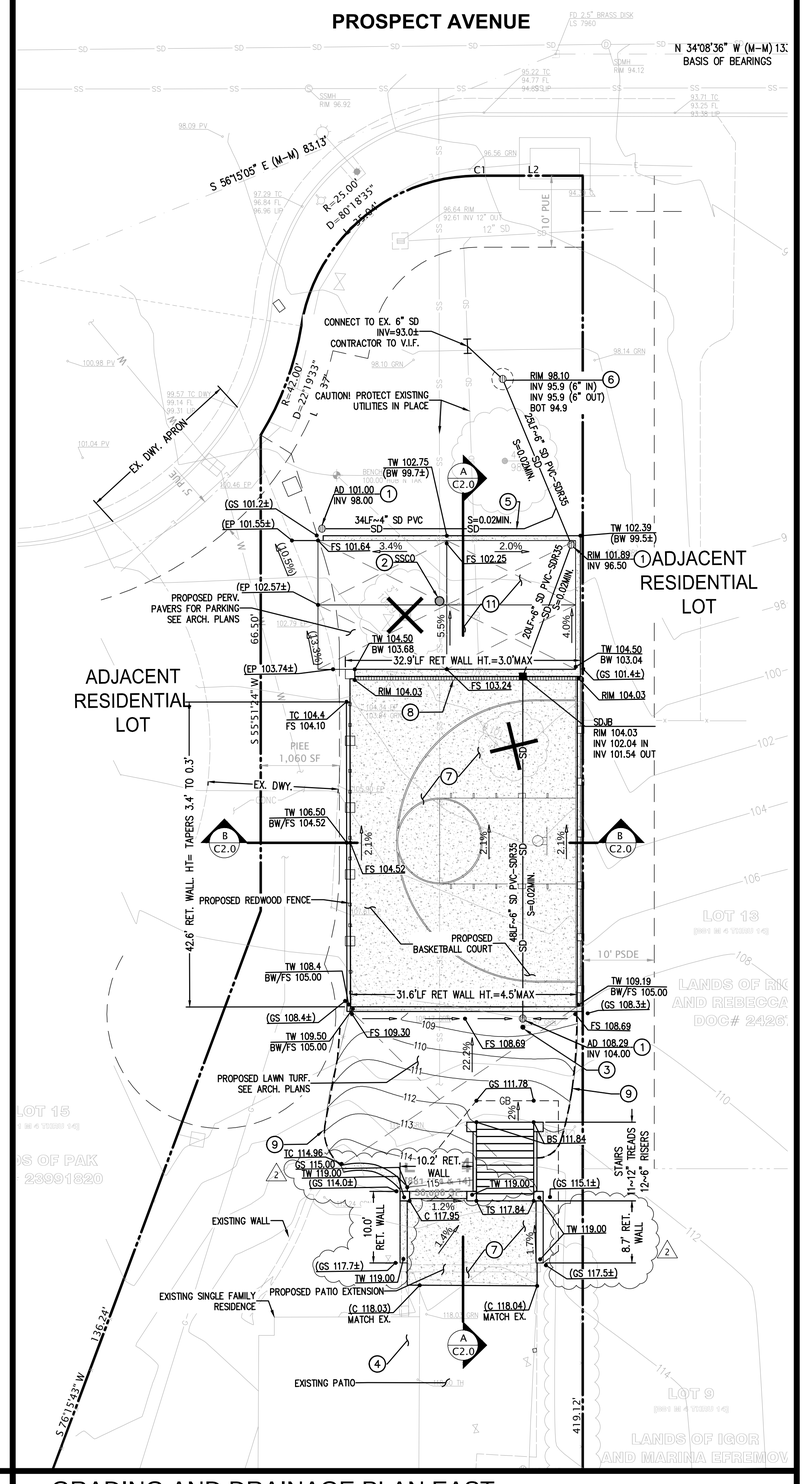
SCALE: H: 1" = 10'
V: 1" = 5'



SECTION B

SCALE: H: 1" = 10'
V: 1" = 5'

CROSS SECTION



GRADING AND DRAINAGE PLAN EAST

RAINWATER LEADER NOTE

All roof rainwater leaders are to be discharged onto splash blocks that are designed to spread out the rain water so that it enters the landscape areas as sheet flow

UNDERGROUNDING REQUIREMENTS NOTE

per the Town's Undergrounding Requirements, all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines shall be installed underground.

CONSTRUCTION NOTES

1. PROVIDE AREA DRAIN PER DETAIL 1/C1.0.
2. ADJUST EXISTING STRUCTURE TO GRADE
3. PROVIDE CLEAN OUT PER DETAIL 3/C1.0
4. ALL ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS THAT ARE DESIGNED TO SPREAD OUT THE RAIN WATER SO THAT IT ENTERS THE LANDSCAPE AREAS AS SHEET FLOW
5. SEE DETAIL 5/C1.0 FOR UTILITY LINE PARALLEL TO FOOTING.
6. PROVIDE INFILTRATION DEVICE PER DETAIL 6/C1.0.
7. NEW CONCRETE PAVING PER DETAIL 7/C1.0.
8. PROVIDE TRENCH DRAIN PER DETAIL 8/C1.0
9. LIMITS OF GRADING
10. PROVIDE PUMP STATION PER DETAIL 10/C1.0
11. NEW PAVERS PER DETAIL 11/C1.0. SEE ARCH. PLANS PAVER SPECIFICATIONS

LEGEND

- (CONCRETE PAVING)
- EASEMENT LINE
- SD — STORM DRAIN LINE
- FM — STORM DRAIN FORCE MAIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN AREA DRAIN
- STORM DRAIN INFILTRATION DEVICE
- STORM DRAIN TRENCH DRAIN
- SS — EXISTING SANITARY SEWER
- 110 — PROPOSED CONTOUR
- 110 — EXISTING CONTOUR
- GB — GRADE BREAK
- R — RIDGE LINE
- LIMITS OF GRADING
- GS 102.18 — SPOT GRADE
- GS 102.18 OR (GS 102.18) — EX GRADE
- DIRECTION OF FLOW
- TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT ELEVATION
AC	ASPHALTIC CONCRETE	IRR	IRRIGATION
AD	AREA DRAIN	L/S	LANDSCAPE
BOT	BOTTOM	MAX	MAXIMUM
BS	BOTTOM OF STEP	MIN	MINIMUM
BW	BACK OF WALK	NO.	NUMBER
C&G	CURB AND GUTTER	O.C.	ON CENTER
CL	CENTERLINE	PV	PAVEMENT
CLR	CLEAR	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	RIM	RIM ELEVATION
DWY	DRIVEWAY	RWL	RAIN WATER LEADER
EP	EDGE OF PAVEMENT	RYSB	REAR YARD SETBACK
EX.	EXISTING	SD	STORM DRAIN
FF	FINISH FLOOR	SDCB	STORM DRAIN CATCH BASIN
FL	FLOW LINE	SDCO	STORM DRAIN CLEAN OUT
FS	FINISH SURFACE	SDJB	STORM DRAIN JUNCTION BOX
FYSB	FRONT YARD SETBACK	STD.	STANDARD
GB	GRADE BREAK	SYSB	SIDE YARD SETBACK
GS	GROUND SURFACE	TS	TOP OF STEP
HP	HIGH POINT	TYP.	TYPICAL
ICV	IRRIGATION CONTROL VALVE	W/	WITH

0 10 20 30
Scale 1" = 10 ft

FOR PLANNING PURPOSES ONLY

REGISTERED PROFESSIONAL ENGINEER
GEORGE K. MARINAKIS
No. 77629
Exp. 6-30-2021
CIVIL
STATE OF CALIFORNIA

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1		REPONSE TO COMMENTS DATED 11/25/2020
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GRADING AND DRAINAGE PLAN EAST
NEW ADU AND SITE FEATURES
APN: 529-44-021
140 PROSPECT AVENUE
LOS GATOS CALIFORNIA

DATE	July 2021
SCALE	AS SHOWN
DESIGNER	GM
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SHEET	C2.0
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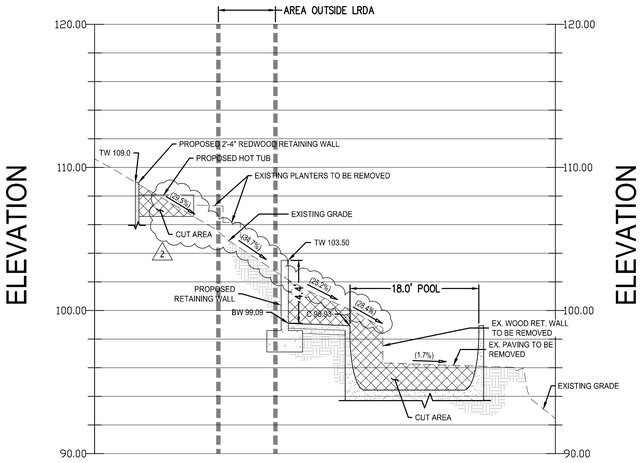
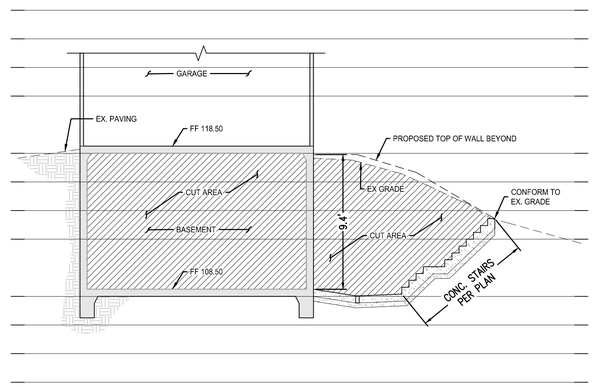


SECTION C

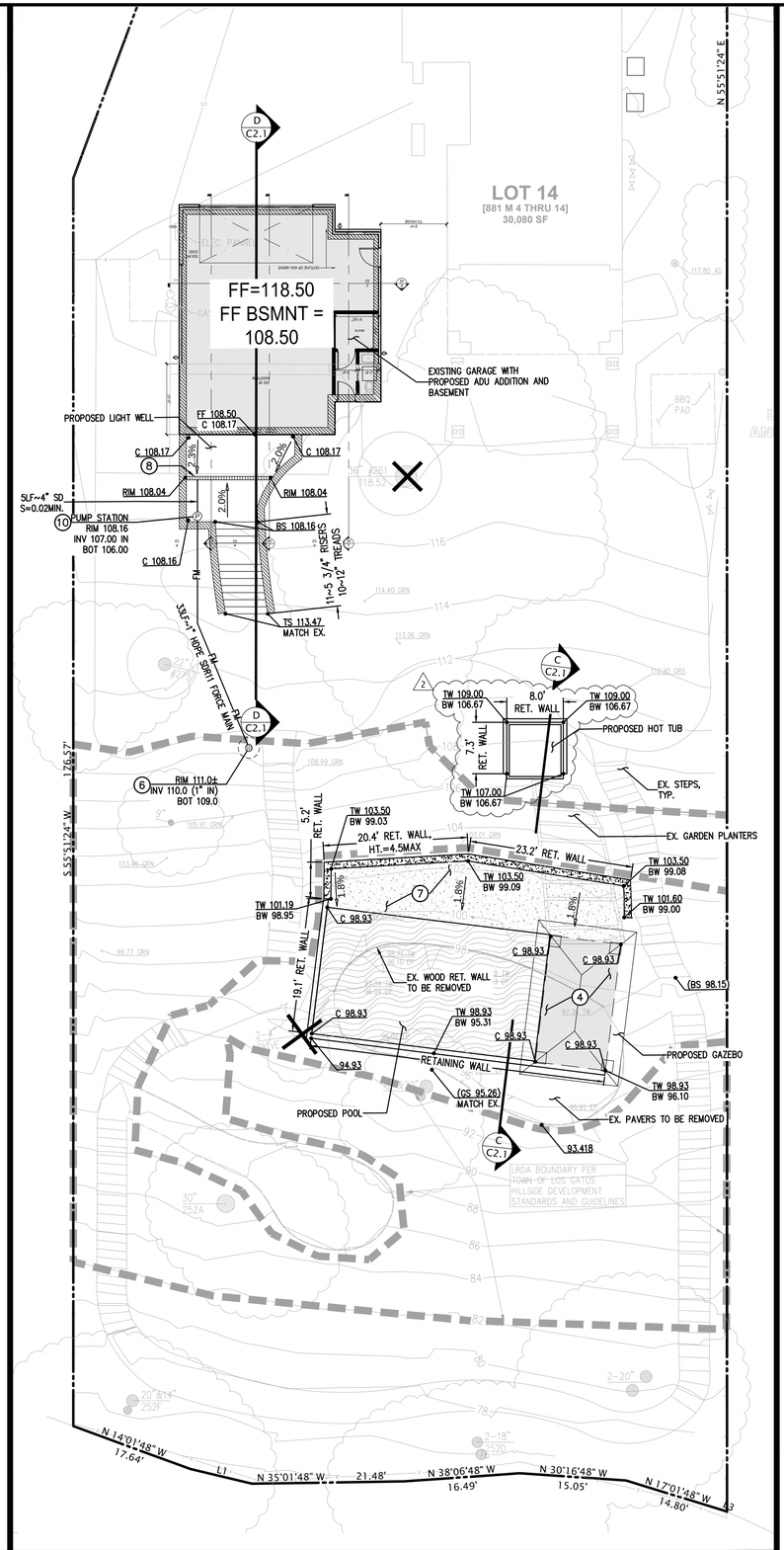
SCALE: H: 1" = 10'
V: 1" = 5'



SECTION D

SCALE: H: 1" = 10'
V: 1" = 5'

CROSS SECTIONS



GRADING AND DRAINAGE PLAN WEST

RAINWATER LEADER NOTE

All roof rainwater leaders are to be discharged onto splash blocks that are designed to spread out the rain water so that it enters the landscape areas as sheet flow

CONSTRUCTION NOTES

1. PROVIDE AREA DRAIN PER DETAIL 1/C1.0.
2. ADJUST EXISTING STRUCTURE TO GRADE
3. PROVIDE CLEAN OUT PER DETAIL 3/C1.0
4. ALL ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS THAT ARE DESIGNED TO SPREAD OUT THE RAIN WATER SO THAT IT ENTERS THE LANDSCAPE AREAS AS SHEET FLOW
5. SEE DETAIL 5/C1.0 FOR UTILITY LINE PARALLEL TO FOOTING.
6. PROVIDE INFILTRATION DEVICE PER DETAIL 6/C1.0.
7. NEW CONCRETE PAVING PER DETAIL 7/C1.0.
8. PROVIDE TRENCH DRAIN PER DETAIL 8/C1.0
9. LIMITS OF GRADING
10. PROVIDE PUMP STATION PER DETAIL 10/C1.0
11. NEW PAVERS PER DETAIL 11/C1.0. SEE ARCH. PLANS PAVER SPECIFICATIO

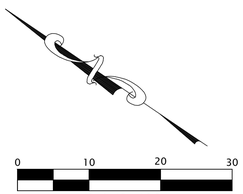
PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

Project Phase Number:			N/A
Total Site (acres):	0.691	Total Area of Site Disturbed (acres):	0.138
	Existing Conditions	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced	New
Impervious Surfaces			
Roof Area(s)	3,364	751	461
Pools	0	420	258
Sidewalks, Patios, Paths, etc	4,584	0	3,137
Streets (Public)	0	0	0
Streets (Private)	0	0	0
Total Impervious Surfaces	7,948	1,171	3,856
Pervious Surfaces			
Landscaped Areas	22,142	1,003	0
Pervious Paving	0	0	0
Other Pervious Surfaces (green roof, etc.)	0	0	0
Total Pervious Surfaces:	22,142	1,003	0
		Total Proposed Replaced + New Impervious Surfaces:	5,027
		Total Proposed Replaced + New Pervious Surfaces:	1,003

EARTHWORK QUANTITIES

SITE ELEMENT	CUYD CUT***	CUYD FILL***	MAX FT. CUT	MAX FT. FILL
GAZEBO	1.9	6.7	-2.1	+2.8
GARAGE BASEMENT & LIGHT WELLS	326.0	0.0	-9.4*	0.0
POOL, POOL PATIO, & HOT TUB	68.8	0.0	-3.5**	0.0
DRIVEWAY & PARKING	0.0	27.0	0.0	+2.0
TURF, SPORT COURT & PATIO EXTENSION	19.0	57.6	-3.4	+2.6
TOTAL	415.7	91.3		

* INCLUDES CUT FOR BASEMENT & LIGHT WELL EXCAVATION
** EXCLUDES CUT FOR POOL EXCAVATION
*** CUT AND FILL YARDAGE IS TAKEN FROM FINISHED SURFACE TO FINISHED SURFACE INCLUDING BASEMENT AND POOL EXCAVATIONS. CUT AND FILL YARDAGE DOES NOT INCLUDE BASE ROCK OR FOUNDATION EXCAVATIONS



REGISTERED PROFESSIONAL ENGINEER
GEORGE K. MARINAKIS
No. 77629
Exp. 6-30-2021
CIVIL
STATE OF CALIFORNIA

FOR PLANNING PURPOSES ONLY

No.	BY	REVISION

No.	BY	REVISION
1		REPONSE TO COMMENTS DATED 11/25/2020
2		RESPONSE TO COMMENTS DATED 6/9/2021

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Los Gatos, Ca 95032
(408) 656-5917
GKMengineering.com

GRADING AND DRAINAGE PLAN WEST
NEW ADU AND SITE FEATURES
APN: 529-44-021
140 PROSPECT AVENUE
LOS GATOS CALIFORNIA

DATE	July 2021
SCALE	AS SHOWN
DESIGNER	GM
DRAFTER	GM
JOB	A200204
SHEET	C2.1
OF	6 SHEETS

EROSION CONTROL NOTES

1. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE BY OCTOBER 15 AND SHALL CONTINUE IN EFFECT UNTIL APRIL 15, OR UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING AND PAVING.

2. CHANGES TO THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS AND DESCRIBED HEREIN TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.

3. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE. THE CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (GREATER THAN 3" BUT SMALLER THAN 6" IN DIAMETER) AT LEAST TWELVE (12) INCHES THICK BY FIFTY (50) FEET LONG BY TWELVE (12) FEET WIDE AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

4. SEDIMENT TRAPS SHALL BE CONSTRUCTED AND MAINTAINED IN PLACE AROUND EACH STORM INLET AS INDICATED ON THE DEMOLITION PLAN. SEE THE "DRAIN INLET PROTECTION" DETAIL ON THIS SHEET. ALL INLETS WHICH ARE NOT PROTECTED BY SEDIMENT TRAPS SHALL BE COMPLETELY BLOCKED AS LONG AS THE EROSION CONTROL PLAN IS IN EFFECT.

5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM OR ADJACENT PROPERTIES.

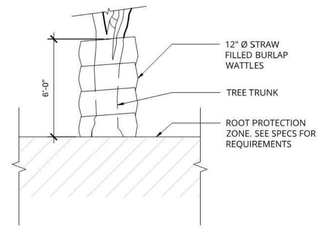
6. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE REPAIRED IMMEDIATELY.

7. FOLLOWING EACH STORM, THE CONTRACTOR SHALL INSPECT EACH STORM INLET SEDIMENT TRAP TO ASSURE THE INTEGRITY OF THE BASIN AND OUTLET PIPE. ANY DAMAGE TO THESE OR OTHER EROSION CONTROL DEVICES SHALL BE REPAIRED AS SOON AS PRACTICABLE.

8. AS SOON AS PRACTICABLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAP BASIN AND SHALL CLEAR THE OUTLET PIPE OF ANY BLOCKAGE.

9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.

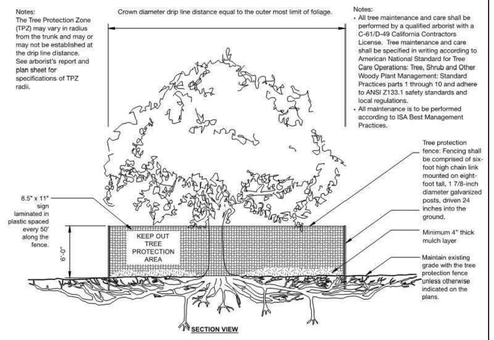
Plan Sheet Detail S-Y (Type III)



S-Y TRUNK PROTECTION WITH WATTLE

TREE PROTECTION S-Y TYPE III | 4

Plan Sheet Detail S-X (Type I)



S-X TREE PROTECTION

TREE PROTECTION S-X TYPE I | 5

EROSION CONTROL NOTES

1. PROVIDE INLET PROTECTION PER DETAIL 1 THIS SHEET.
2. PROVIDE FIBER ROLL EROSION BARRIER PER DETAIL 2 THIS SHEET.
3. PROVIDE CONSTRUCTION ENTRANCE PER DETAIL 3 THIS SHEET.
4. TREE PROTECTION S-Y TYPE III, PER DETAIL 4 THIS SHEET
5. TREE PROTECTION S-X TYPE I, PER DETAIL 5 THIS SHEET

LEGEND

KEY NOTE (X)

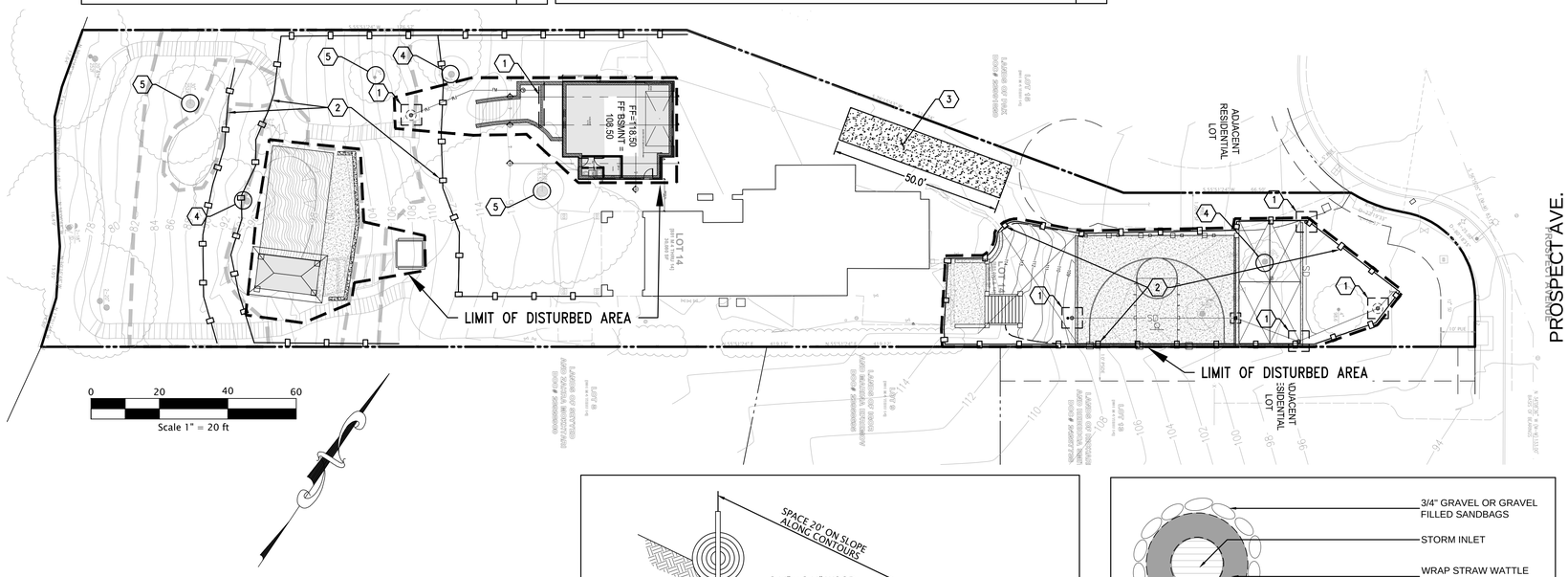
FIBER ROLL EROSION BARRIER

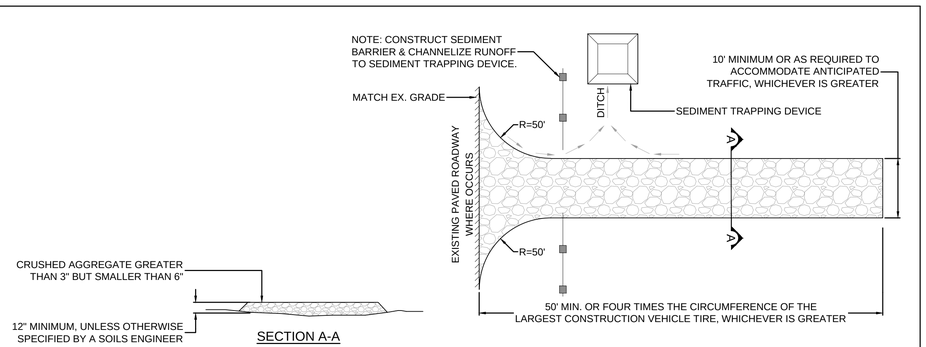
LIMIT OF DISTURBED AREA

LEAST RESTRICTIVE DEVELOPMENT AREA

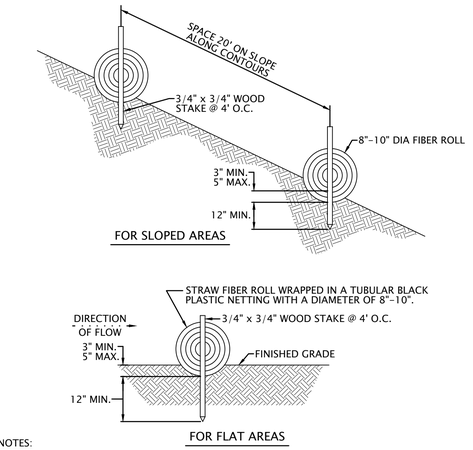
INLET SEDIMENT PROTECTION

STABILIZED CONSTRUCTION ENTRANCE





STABILIZED CONSTRUCTION ENTRANCE | 3

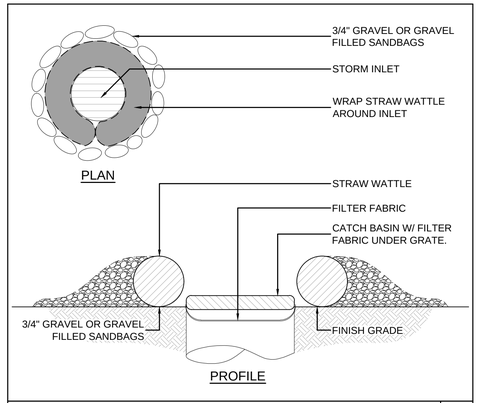


NOTES:

1. FIBER ROLL COMPOSED OF BIO-DEGRADEABLE FIBERS STUFFED INTO A PHOTO-DEGRADEABLE OPEN WEAVE NETTING.
2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSION BY REDUCING SLOPE GRADIENT. IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

N.T.S.

FIBER ROLL EROSION BARRIER | 2



DRAIN INLET PROTECTION | 1

REGISTERED PROFESSIONAL ENGINEER
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EROSION CONTROL PLAN
NEW ADU AND SITE FEATURES
APN: 529-44-021
140 PROSPECT AVENUE
LOS GATOS CALIFORNIA

DATE	July 2021
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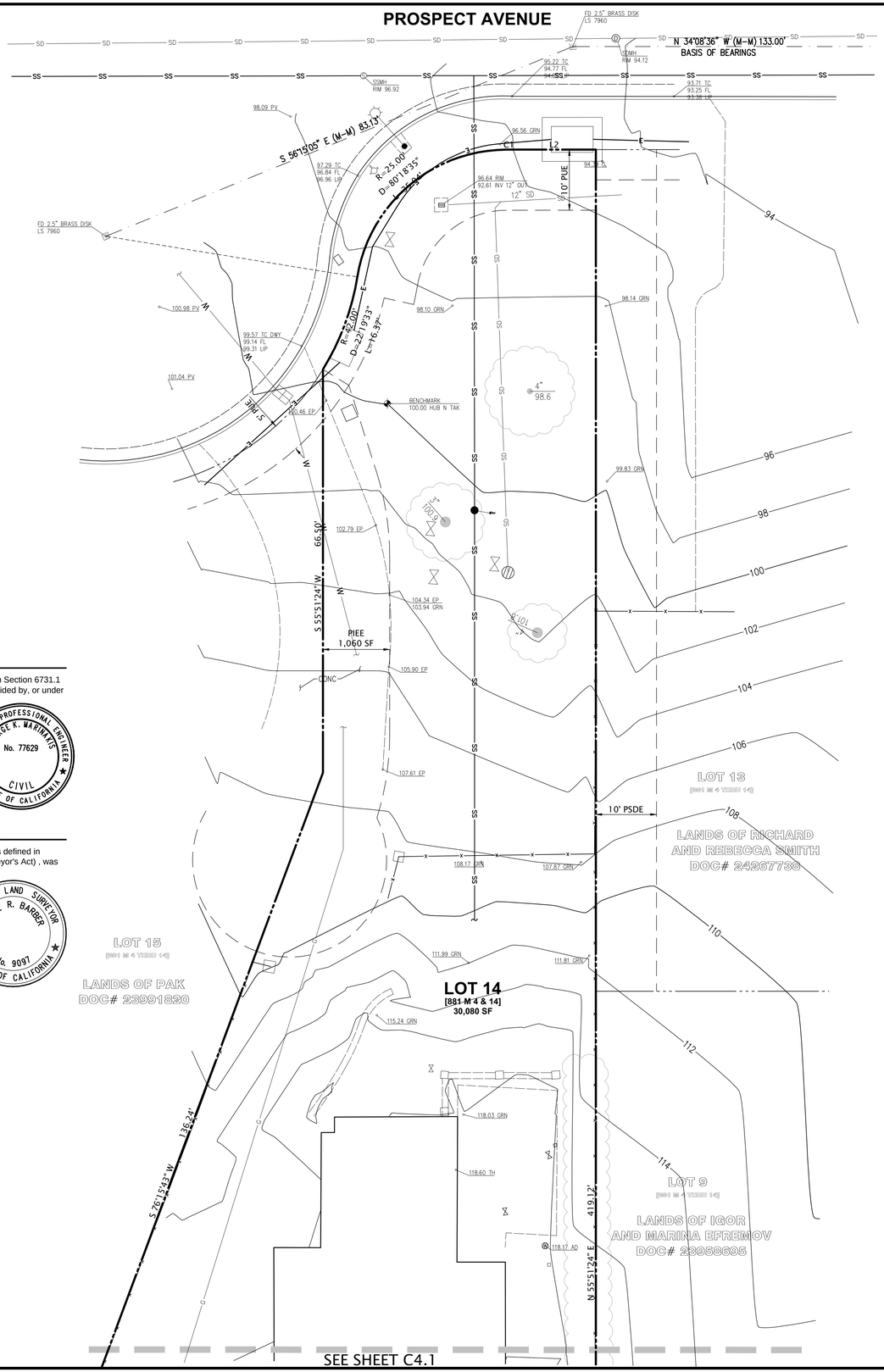
OF	6 SHEETS



NOTES

1. The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents: Tract No. 10275 Recorded in the county of Santa Clara Book 881 of Maps Page 4-14 . No liability is assumed for matters of record not stated in said documents that may affect the boundary lines, exceptions, or easements affecting the property.

2. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.

3. Benchmark:
   A temporary benchmark was set on a hub and tack on site
   Assumed Elevation: 100.00

4. APN: 529-44-021

5. Basis of Bearings:
   The bearing of North 34°08'36" West taken on the centerline of Prospect Ave. as shown on that certain Tract Map filed for record on March 9th, 2015 in Book 881 of Maps at Page 4-14, Santa Clara County Records was taken as the Basis of all Bearings shown hereon.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- MONUMENT LINE
- BUILDING LINE WITH DOOR
- BENCHMARK
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- UTILITY BOX (SIZE VARIES)
- SIGN
- POST
- TREE W/ SIZE AND ELEVATION (10" / 100.0)
- SPOT ELEVATION (100.00)
- CURB
- CURB AND GUTTER
- CONCRETE
- FENCE
- EDGE OF PAVEMENT
- SINGLE TREE
- TREES AND BRUSH
- SANITARY SEWER (SS)
- STORM DRAIN (SD)
- WATER (W)
- GAS (G)
- UNDERGROUND ELECTRIC (E)
- TELEPHONE/COMMUNICATION (T)
- OVERHEAD (OH)
- MINOR CONTOUR (9)
- MAJOR CONTOUR (10)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 20°41'48" W	8.96'
L2	N 34°08'36" W	13.78'
L3	N 09°31'48" W	0.15'

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH
C1	232.00'	0°16'14"	1.10'

ABBREVIATIONS

APN:	ASSESSORS PARCEL NUMBER
BRK	BRICK HARDSCAPE
BS	BOTTOM OF STEP
BW	BACK OF WALK
COM	COMMUNICATION
C	CONCRETE
DWY.	DRIVEWAY
EB	ELECTRIC BOX
ELEC	ELECTRICAL
FF	FINISH FLOOR
FL	FLOW LINE
GS	GROUND SURFACE
O.R.	OFFICIAL RECORD
P.U.E.	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
RIM	RIM ELEVATION
S/W	SIDEWALK
SSCO	SANITARY SEWER CLEAN OUT
SW	SIDEWALK
TC	TOP OF CURB
TS	TOP OF STEP
WM	WATER METER

0 10 20 30
Scale 1" = 10 ft

ENGINEER'S STATEMENT

The existing fixed works and Topographic Survey shown hereon, as defined in Section 6731.1 of the Business and Professions Code (Professional Engineers Act), was provided by, or under the direct supervision of George K. Marinakis

1/21/2021
DATE

GEORGE K. MARINAKIS, RCE 77629

REGISTERED PROFESSIONAL ENGINEER · GEORGE K. MARINAKIS · No. 77629 · CIVIL · STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

The existing boundary lines, easements and encumbrances shown hereon, as defined in Section 8726 of the Business and Professions Code (Professional Land Surveyor's Act) , was provided by, or under the direct supervision of Shane R. Barber

1/21/2021
DATE

SHANE R. BARBER L.S. 9097

LICENSED LAND SURVEYOR · SHANE R. BARBER · No. 9097 · STATE OF CALIFORNIA

FOR PLANNING PURPOSES ONLY

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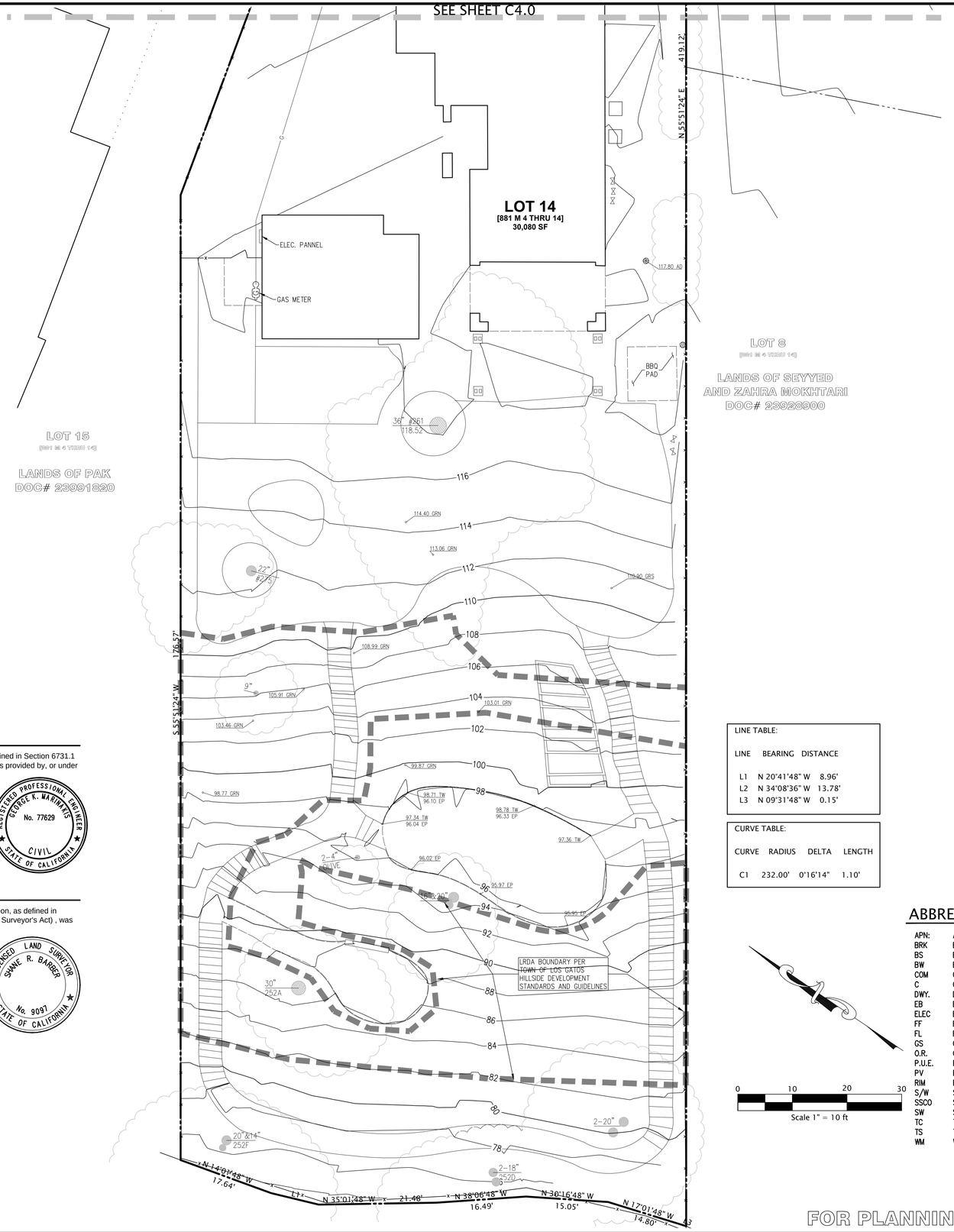
TOPOGRAPHIC SITE SURVEY EAST
NEW ADU AND SITE FEATURES
APN: 529-44-021
140 PROSPECT AVENUE
LOS GATOS CALIFORNIA

DATE	July 2021
SCALE	AS SHOWN
DESIGNER	GM
DRAFTER	GM
JOB	A200204
SHEET	C4.0
OF	6 SHEETS

SEE SHEET C4.0



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TOPOGRAPHIC SITE SURVEY WEST
NEW ADU AND SITE FEATURES
APN: 529-44-021
140 PROSPECT AVENUE
LOS GATOS CALIFORNIA

DATE	July 2021
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DESIGNER	GM
DRAFTER	GM
JOB	A200204
SHEET	C4.1
OF	6 SHEETS

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/08/2021

ITEM NO: 4

DESK ITEM

DATE: December 8, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of an Existing Detached Garage, Construction of a New Detached Garage to Exceed the Floor Area Ratio, a Grading Permit for Site Improvements, Sport Court Fencing in Excess of Six Feet, and Removal of Large Protected Trees on Property Zoned R-1:20. Located at 140 Prospect Avenue. APN 529-44-021. Property Owner: Daniel Barragan. Applicant: David Kuoppamaki. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 7 includes a public comment received between 11:01 a.m., Friday, December 3, 2021 and 11:00 a.m., Wednesday December 8, 2021.

EXHIBITS:

Previously received with the December 8, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, dated August 2, 2021
5. Consulting Arborist's Report, dated October 13, 2021
6. Development Plans

Received with this Desk Item Report:

7. Public Comment Received Between 11:01 a.m., Friday, December 3, 2021 and 11:00 a.m., Wednesday December 8, 2021

PREPARED BY: Jocelyn Shoopman
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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From: Susan Kankel
Sent: Tuesday, December 7, 2021 4:53 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: 140 Prospect Avenue

I strongly oppose the application for 140 Prospect Avenue.

1. It exceeds the FAR. These 17 houses are already larger than their neighbors surrounding the development.

2. It requires a grading permit. This property is in the Hillside Plan, and this particular location has the house at the top of a hill, sloping up from the road then down in the back. Massive grading is required to get a level area for the pool.

3. There is a reason for the fence height limit in town. There is no legitimate exception.

4. Protected heritage trees must never be removed. These are not little trees but important ones. Even though the trees on the entire property of this development were marked for retention, the developer allowed many of them to die before the work was started. We must protect those that are left.

This is basically a brand-new house. The present owner has done nothing but renovating since he moved in. He does not seem to care that there are town standards that must be followed; his painting of the home bright white is an example, which is not per Hillside standards.

Perhaps the applicant could find a more suitable home in another location and leave the hill and trees alone.

Susan Kankel

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/08/2021

ITEM NO: 5

DATE: December 3, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Provide the Public with an Opportunity to Give Verbal Comments on the Revised Draft Environmental Impact Report for the Draft 2040 General Plan. **No action will be taken at this meeting**. Project Planner: Jennifer Armer.

RECOMMENDATION:

Open and hold a public hearing to allow the public to provide verbal comments on the Revised Draft Environmental Impact Report (DEIR) for the Draft 2040 General Plan.

BACKGROUND:

The original Notice of Completion and Availability for review of the Draft 2040 General Plan DEIR was released on July 30, 2021, with the 45-day public review period ending on September 13, 2021. On September 8, 2021, the Planning Commission held a public hearing as an opportunity for members of the public to provide verbal comments on the completeness and adequacy of the DEIR.

After the close of the initial 45-day public review period, during the review of comments and the preparation of the Final EIR (FEIR), the Town became aware of a procedural error in the original Notice of Completion and Availability and also noted that Appendix C erroneously included a draft rather than a final Transportation Analysis. Additionally, Chapter 4.15, Transportation, of the EIR has been revised to elaborate on transit impacts and cumulative VMT impacts. Even though the content changes were minor, the Town believes that in order to provide maximum clarity it is important to recirculate the Transportation Analysis of the DEIR and its Appendix, as well as the Executive Summary which includes a summary of transportation impacts.

PREPARED BY: Jennifer Armer, AICP
Planning Manager

Reviewed by: Community Development Director

BACKGROUND (continued):

Accordingly, the Town of Los Gatos is reissuing the Notice of Completion and Availability of the DEIR, and formally recirculating Chapter 4.15, Transportation, and Appendix C, Transportation Analysis for the DEIR, as well as the Executive Summary.

The revised Los Gatos 2040 General Plan DEIR, which incorporates the updated Transportation section and analysis, can be viewed on the Town's General Plan Update webpage at: www.losgatos2040.com: in the Community Development Department and Town Clerk's office at 110 E. Main Street: and at the reference desk in the Los Gatos Town Library, located at 100 Villa Avenue during business hours.

The reopened public review period will run from Friday, November 19, 2021 and close at 5:00 p.m. on Friday, January 7, 2022.

PURPOSE OF THIS HEARING:

As required by CEQA, this public hearing is being held during the 45-day public review period for the DEIR for the proposed project, the Draft 2040 General Plan. The revised Notice of Availability for review of the DEIR was released on November 19, 2021, with the 45-day public review period ending on January 7, 2022. This public hearing is an opportunity for members of the public to provide verbal comments on the completeness and adequacy of the DEIR. Written comments will be accepted until the close of the public review period that ends at 5:00 p.m. on January 7, 2021.

The DEIR is an informational document that informs the public and the Town's decision-makers of significant environmental impacts related to the proposed project. The DEIR also identifies ways to minimize potentially significant impacts to a less than significant level through implementation of mitigation measures. The DEIR will be considered by the deciding body in its review of the proposed project. The findings within the DEIR do not mandate a particular decision on the proposed project, and the DEIR does not act as a recommendation for the proposed project. The proposed project may ultimately be adopted, even if the DEIR discloses significant unavoidable impacts associated with the proposed project. Similarly, the proposed project may not be adopted, even if the DEIR finds that there are no significant impacts. A decision on the proposed project will be made based on the merits of the project and the record, including the DEIR.

PURPOSE OF THIS HEARING (continued):

This public hearing is not intended for consideration of the proposed project nor for the actual certification of the DEIR. The deciding body may not act on the merits of the proposed project until the FEIR has been prepared. This public hearing is intended solely to allow the public an opportunity to provide verbal comments on the DEIR. Staff will not be responding to comments on the DEIR received during the public hearing. The responses to comments will be included in the FEIR.

NEXT STEPS:

Following the public hearing on December 8, 2021 and the close of the 45-day public review period on January 7, 2022, staff and the Draft 2040 General Plan Environmental Consultant will respond to all written comments received during both the original 45-day comment period and this reopened public comment period as well as to the testimony received at this and the September 8, 2021 Planning Commission public hearings. The response to the comments will be provided in the FEIR, which will include any revisions to the DEIR necessitated by the comments that are received.

A public hearing for consideration of the FEIR and the proposed project has not been scheduled. The Town Council is the deciding body for the proposed project.

PUBLIC COMMENTS:

At the time of this report's preparation, the Town has not received any public comment on the DEIR.

EXHIBIT:

Previously received under separate cover:

1. Notice of Completion and Availability and DEIR

Received with this Staff Report:

2. Revised Notice of Completion and Availability and Revised Sections of the DEIR

   Note that the complete Draft 2040 General Plan, DEIR, and Recirculation Documents and are available online at:
   https://www.losgatos2040.com

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EXHIBIT 2

Revised Notice of Completion and Availability and Revised Sections of the DEIR

Note that the complete Draft 2040 General Plan, DEIR, and Recirculation Documents and are available online at: https://www.losgatos2040.com

To review the revised sections only, please click here or go to https://www.losgatos2040.com and click REVISED SECTIONS OF THE DRAFT ENVIRONMENTAL IMPACT REPORT located under the 2040 General Plan Draft Environmental Impact Report.

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/08/2021

ITEM NO: 5

ADDENDUM

DATE: December 7, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Provide the Public with an Opportunity to Give Verbal Comments on the Revised Draft Environmental Impact Report for the Draft 2040 General Plan. **No action will be taken at this meeting**. Project Planner: Jennifer Armer.

REMARKS:

The Public Comment section of the Staff Report was intended to read, "At the time of this report's preparation, the Town has not received any additional public comment on the DEIR during the reopened public review period." However, the Town did received 13 written public comments, and one verbal comment on the DEIR during the initial 45-day public comment period. As stated in the staff report, following the close of the public review period on January 7, 2022, staff and the Draft 2040 General Plan Environmental Consultant will respond to all written comments received during both the original 45-day comment period and this reopened public comment period as well as to the testimony received at this and the September 8, 2021 Planning Commission public hearings. The response to the comments will be provided in the FEIR, which will include any revisions to the DEIR necessitated by the comments that are received.

EXHIBITS:

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1. Notice of Completion and Availability and DEIR

Previously received with the December 8, 2021 Staff Report:

2. Revised Notice of Completion and Availability and Revised Sections of the DEIR

Note that the complete Draft 2040 General Plan, DEIR, and Recirculation Documents are available online at: https://www.losgatos2040.com

PREPARED BY: Jennifer Armer, AICP
Planning Manager

Reviewed by: Community Development Director

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/08/2021

ITEM NO: 5

DESK ITEM

DATE: December 8, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Provide the Public with an Opportunity to Give Verbal Comments on the Revised Draft Environmental Impact Report for the Draft 2040 General Plan. **No action will be taken at this meeting**. Project Planner: Jennifer Armer.

REMARKS:

Exhibit 3 includes public comment received after the completion of the Addendum Report.

EXHIBITS:

Previously received under separate cover:

1. Notice of Completion and Availability and DEIR

Previously received with the December 8, 2021 Staff Report:

2. Revised Notice of Completion and Availability and Revised Sections of the DEIR

   Note that the complete Draft 2040 General Plan, DEIR, and Recirculation Documents are available online at: https://www.losgatos2040.com

Received with this Desk Item Report:

3. Public comment received between 11:01 a.m., Tuesday, December 7, 2021 and 11:00 a.m., Wednesday December 8, 2021

PREPARED BY: Jennifer Armer, AICP
Planning Manager

Reviewed by: Community Development Director

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From: Giulianna Pendleton
Sent: Tuesday, December 7, 2021 5:34 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Planning Commission 12/8/21 Item #5: General Plan DEIR

Hello,

Please find my public comment regarding the General Plan DEIR attached.

Thank you,

Giulianna Pendleton

Environmental Advocacy Assistant
Santa Clara Valley Audubon Society
22221 McClellan Rd
Cupertino, CA 95014
408-656-7978
giulianna@scvas.org

EXHIBIT 3

December 7, 2021

To: Los Gatos Planning Commission

Re: December 8th Agenda Item 5: Provide the Public with an Opportunity to Give Verbal Comments on the Draft Environmental Impact Report (DEIR) for the Draft 2040 General Plan

Dear Chair Janoff and Commissioners,

Santa Clara Valley Audubon Society (SCVAS) promotes the enjoyment, understanding, and protection of birds and other wildlife by engaging people of all ages in birding, education, and conservation. We believe schools should be places for children to learn, grow, and explore - inside the classroom and out. Part of this education includes ensuring children are surrounded by natural spaces, native plants, and trees.

The Los Gatos Union School District (LGUSD) is renovating outdoor spaces for Daves Avenue Elementary, Louise Van Meter Elementary, and Blossom Hill Elementary, and deciding whether or not to include artificial turf for courtyard areas and sports fields (for both these renovations and future school renovations). Within the General Plan Update, Implementation Program C: Artificial Turf "determine the appropriate use of artificial turf" (page 6-34) would have critical implications for future LGUSD decisions.

Within the Draft EIR for the General Plan Update, please analyze the cumulative impact of artificial turf on our open spaces, tree canopy, habitat, and water quality. Expanding artificial turf within Los Gatos could have cumulative impacts on biological resources and public health and safety. Artificial turf can exacerbate microplastics pollution, groundwater recharge disturbances, urban heat island effects, toxic chemicals, habitat loss, and trash accumulation. Artificial turf cannot be recycled into another field and it most often ends up in the landfill every ten years. The field's shockpad can be reused once, but then it will go to the landfill too.

Municipalities, public agencies, and organizations are starting to take action against artificial turf. This year, the City of Millbrae issued a moratorium on artificial turf installations[1]. Mt. Sinai Children's Environmental Health Center, UCSF Children's Environmental Health Department, Valley Water, and other environmental groups caution against its use.

[1] https://www.smdailyjournal.com/news/local/millbrae-enacting-temporary-ban-on-new-artificial-turf/article_faefa35a-3ae9-11ec-87ea-4375ef038f82.html

SCVAS maintains that there is no appropriate use of artificial turf. We hope Los Gatos considers a moratorium on the use of artificial turf in the city. We recommend looking at all the impacts of expanding artificial turf, cradle to grave. This includes impacts to public services, public health and safety, and landfill capacity. Please reach out to Giulianna Pendleton at giulianna@scvas.org with any questions or requests for more information.

Thank you,

Giulianna Pendleton
Los Gatos Resident
Environmental Advocacy Assistant
Santa Clara Valley Audubon Society

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DATE: December 3, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider Forwarding a Recommendation to the Town Council to Rescind the Los Gatos Boulevard Plan.

RECOMMENDATION:

Forward a recommendation to the Town Council to rescind the Los Gatos Boulevard Plan.

BACKGROUND:

The Los Gatos Boulevard Plan (www.losgatosca.gov/DocumentCenter/View/373) was adopted in 1997 by Resolutions 1997-036 and -038 (Exhibits 2 and 3).

Over the last number of years there have been many comments regarding the fact that the Los Gatos Boulevard Plan may no longer be relevant given the adoption of the Commercial Design Guidelines in 2005, the Bicycle and Pedestrian Master Plan updated in 2020, and the pending draft 2040 General Plan. The draft 2040 General Plan currently includes an Implementation Program that calls for the rescission of the Los Gatos Boulevard Plan.

On May 25, 2021, the Council Policy Committee considered and recommended the rescission of the Los Gatos Boulevard Plan (Exhibits 4 and 5).

DISCUSSION:

Town staff have reviewed the Los Gatos Boulevard Plan and have confirmed that all elements are either included in or superseded by the Commercial Design Guidelines (adopted in 2005) and Bicycle and Pedestrian Master Plan (updated in 2020).

PREPARED BY: Jennifer Armer, AICP
Planning Manager

Reviewed by: Community Development Director

ENVIRONMENTAL REVIEW:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that this project will have a significant effect on the environment.

PUBLIC COMMENTS:

At time of preparation of this report, no public comment has been received.

CONCLUSION:

A. Recommendation

Based on the direction of the Town Council Policy Committee, staff recommends that the Planning Commission review the information included in the staff report and forward a recommendation to the Town Council for rescission of the Los Gatos Boulevard Plan. If the Commission agrees, it should take the following actions:

1. Make the required finding that the rescission of the Los Gatos Boulevard Plan is Categorically Exempt from CEQA (Exhibit 1);
2. Make the required finding that the rescission of the Los Gatos Boulevard Plan is consistent with the General Plan (Exhibit 1); and
3. Forward a recommendation to the Town Council to rescind the Los Gatos Boulevard Plan (Exhibit 2).

B. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Forward a recommendation to the Town Council to rescind the Los Gatos Boulevard Plan with additional direction; or
3. Forward a recommendation to the Town Council to not rescind the Los Gatos Boulevard Plan.

EXHIBITS:

1. Required Findings
2. Resolution 1997-136 – Approving the Los Gatos Boulevard Plan
3. Resolution 1997-138 – Approving Amendment 1 to the Los Gatos Boulevard Plan
4. Council Policy Committee May 25, 2021 Staff Report
5. Council Policy Committee May 25, 2021 Minutes

PLANNING COMMISSION – *December 8, 2021*
REQUIRED FINDINGS FOR:

Los Gatos Boulevard Plan Rescission
Consider Forwarding a Recommendation to the Town Council to Rescind the Los Gatos Boulevard Plan.

FINDINGS

Required Findings for CEQA:

- It has been determined that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3).

Required Findings for the General Plan:

- The rescission of the Los Gatos Boulevard Plan is consistent with the General Plan.

EXHIBIT 1

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RESOLUTION 1997-136

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
MAKING THE NEGATIVE DECLARATION AND APPROVING
THE LOS GATOS BOULEVARD PLAN AND DESIGN STANDARDS

WHEREAS, the Town of Los Gatos has completed a major study of Los Gatos Boulevard; and

WHEREAS, the General Plan Committee approved Resolution No.1997-1 recommending Town Council adoption of the Draft Los Gatos Boulevard Plan on November 12, 1997; and

WHEREAS, the Planning Commission conducted a public hearing for consideration of the Los Gatos Boulevard Plan and Design Standards on August 13, 1997; and

WHEREAS, the Town Council conducted public hearings for consideration of the Los Gatos Boulevard Plan and Design Standards on September 15, 1997 and December 1, 1997; and

WHEREAS, during these hearings, the Planning Commission and Town Council considered public input on the Los Gatos Boulevard Plan and Design Standards; and

WHEREAS, the General Plan Committee, Architectural Standards/Hillside Committee, and Planning Commission recommended approval of the Los Gatos Boulevard Plan and Design Standards; and

WHEREAS, the Town has in good faith worked with residents, merchants and property owners to address their concerns, and

WHEREAS, it is necessary to establish a plan and design standards to provide direction to decision makers, architects, designers, engineers and developers; and

WHEREAS, the Public Improvements Section of the Plan does not include policy involving bike lanes north of Blossom Hill Road or narrowing travel lanes.

RESOLVED, that the Town Council finds that the Los Gatos Boulevard Plan and Design Standards will not have a significant environmental impact and makes the Negative Declaration.

FURTHER RESOLVED, the Town Council of the Town of Los Gatos hereby adopts the Los Gatos Boulevard Plan and Design Standards attached hereto as Exhibits A and B respectively.

EXHIBIT 2

PASSED AND ADOPTED at a regular meeting of the Town Council held on the 15th day of December 1997, by the following vote:

COUNCIL MEMBERS:

AYES: Randy Attaway, Joanne Benjamin, Steven Blanton, Jan Hutchins, Mayor Linda Lubeck

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED: Linda L. Lubeck
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

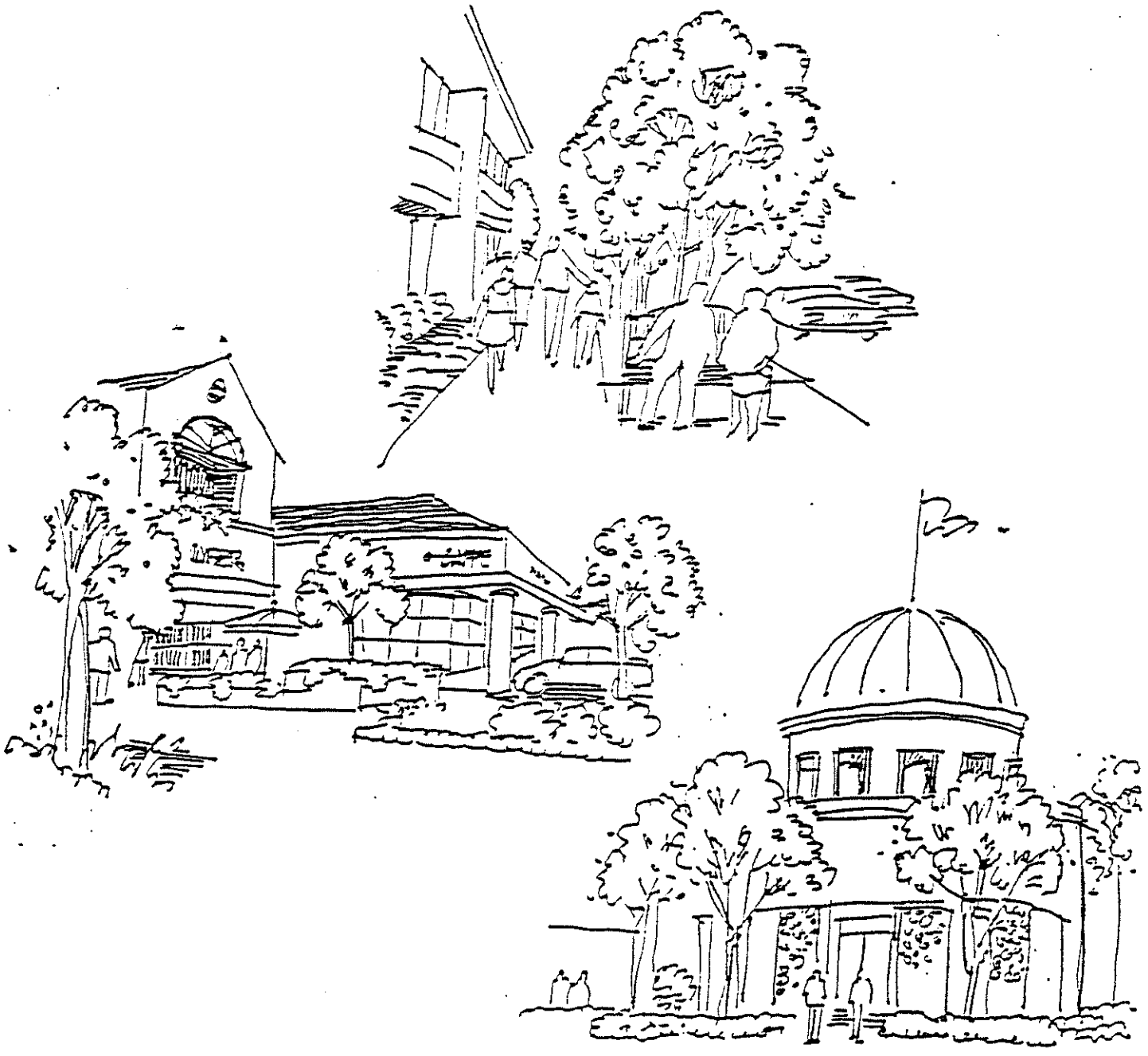
ATTEST:

Marian D Cooper
CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DRAFT

LOS GATOS BOULEVARD PLAN

"A Comprehensive Long Term Plan to Enhance Los Gatos Boulevard"



TOWN OF LOS GATOS

FALL 1997

EXHIBIT A

TOWN OF LOS GATOS OFFICERS AND STAFF

Town Council

Linda Lubeck, Mayor
Jan Hutchins, Vice Mayor
Joanne Benjamin
Randy Attaway
Steven Blanton

Planning Commission

Michael H. Abkin
Sandy Decker, Vice Chair
Marcia Jensen, Chair
Kathryn Morgan
Laura Nachison
Leonard Pacheco

General Plan Committee

Michael H. Abkin, Chair
Jan Hutchins
Linda Lubeck
Sandy Decker
Marcia Jensen
Gary Ehlert
Joe Pirzynski
Elizabeth Smith
Steve Boersma

Town Staff

David Knapp, Town Manager
Jim Piper, Assistant Town Manager
Lee Bowman, Planning Director
Bud Lortz, Senior Planner
Sandy Baily, Associate Planner
Trish Duarte, Sr. Engineering Tech
Kristine Syskowski, Assistant Planner
Erwin Ordonez, Assistant Planner
Ryan Bane, Planning Technician
Chris Lane, Planning Technician
Martin Alkire, Planning Tech/Code Compliance

LOS GATOS BOULEVARD PLAN

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I. INTRODUCTION

A. Vision Statement

The Los Gatos Boulevard Plan has been created and adopted in order to establish a partnership among residents, businesses, property owners and the Town government to develop the Boulevard as a distinct place that enhances the quality of life of the people of Los Gatos through its economic vitality, beauty, and community.

To realize this Vision, the overall Goals of the Plan are to:

- Preserve and project the essence of Los Gatos' history, individuality, character, and natural environment.
- Promote commercial activity that complements the whole Town. Provide a dependable source of income, employment opportunities, goods and services.
- Provide for attractive, easy and effective access to, from and through the Boulevard.
- Provide effective links and interfaces between neighborhoods and commercial areas.

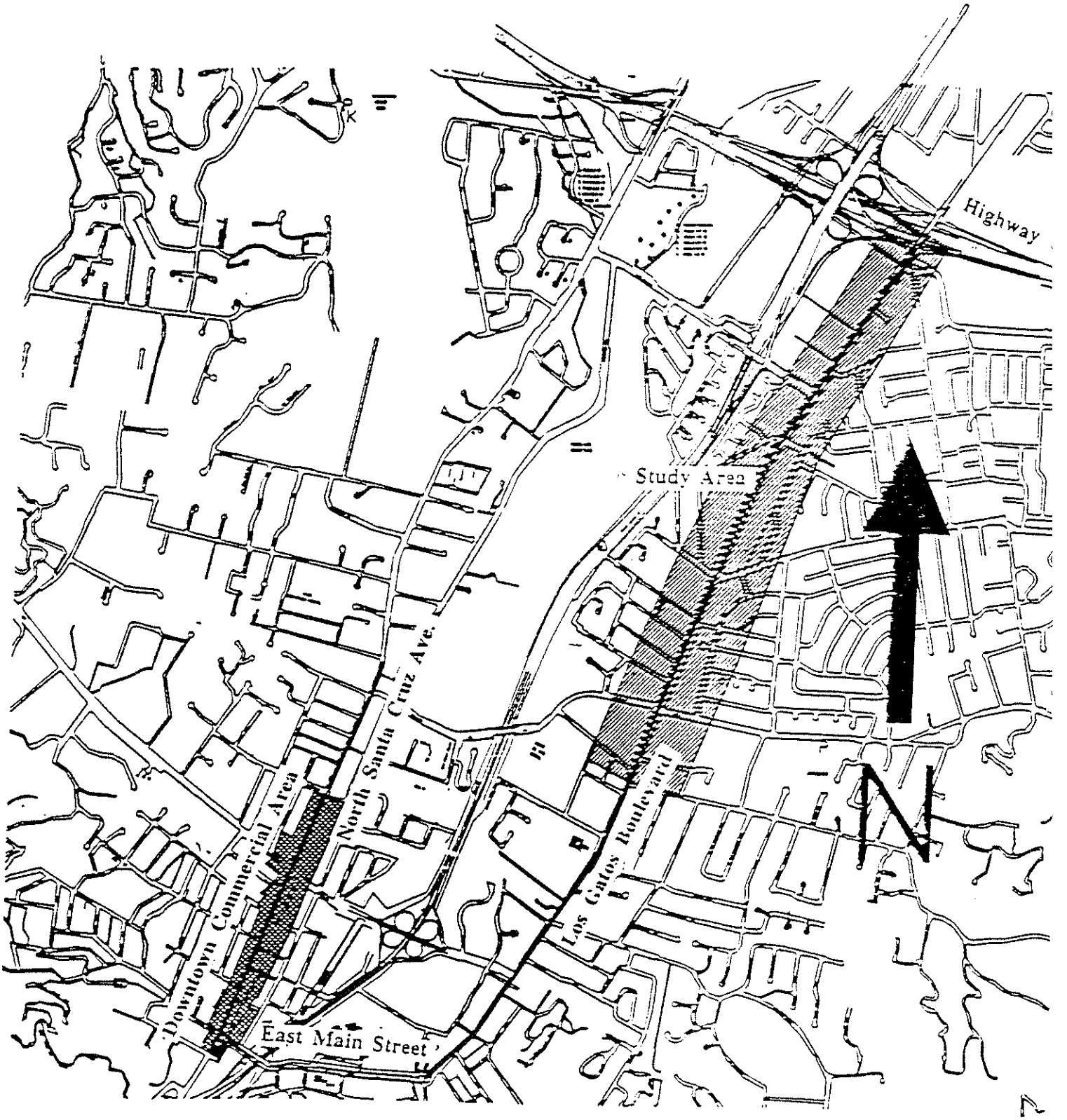
The purpose of the Plan is to establish short, medium and long range goals, policies and implementation measures including priorities for Boulevard improvements.

B. Study Area and Conditions

The Los Gatos Boulevard Plan Study Area extends for approximately 1.8 miles between the Route 85 interchange to the north and Spencer Road to the south. Land use in this area consists primarily of mixed use commercial, neighborhood shopping centers, auto sales and repair and office. Existing zoning provides for the broadest range of mixed use commercial and residential uses excluding industrial and manufacturing. The following vicinity maps illustrate 1) the study area location in relationship to downtown Los Gatos, and 2) the land uses along Los Gatos Boulevard as of June 1997.

Several events have combined to lead to the current conditions along Los Gatos Boulevard: construction of Highway 85, relocation of several businesses leaving large vacant lots and buildings, and a message from both business owners and residents for a re-examination of the development and public improvement goals for the Boulevard. These events were the catalyst for the Town's re-evaluation of the Boulevard development goals.

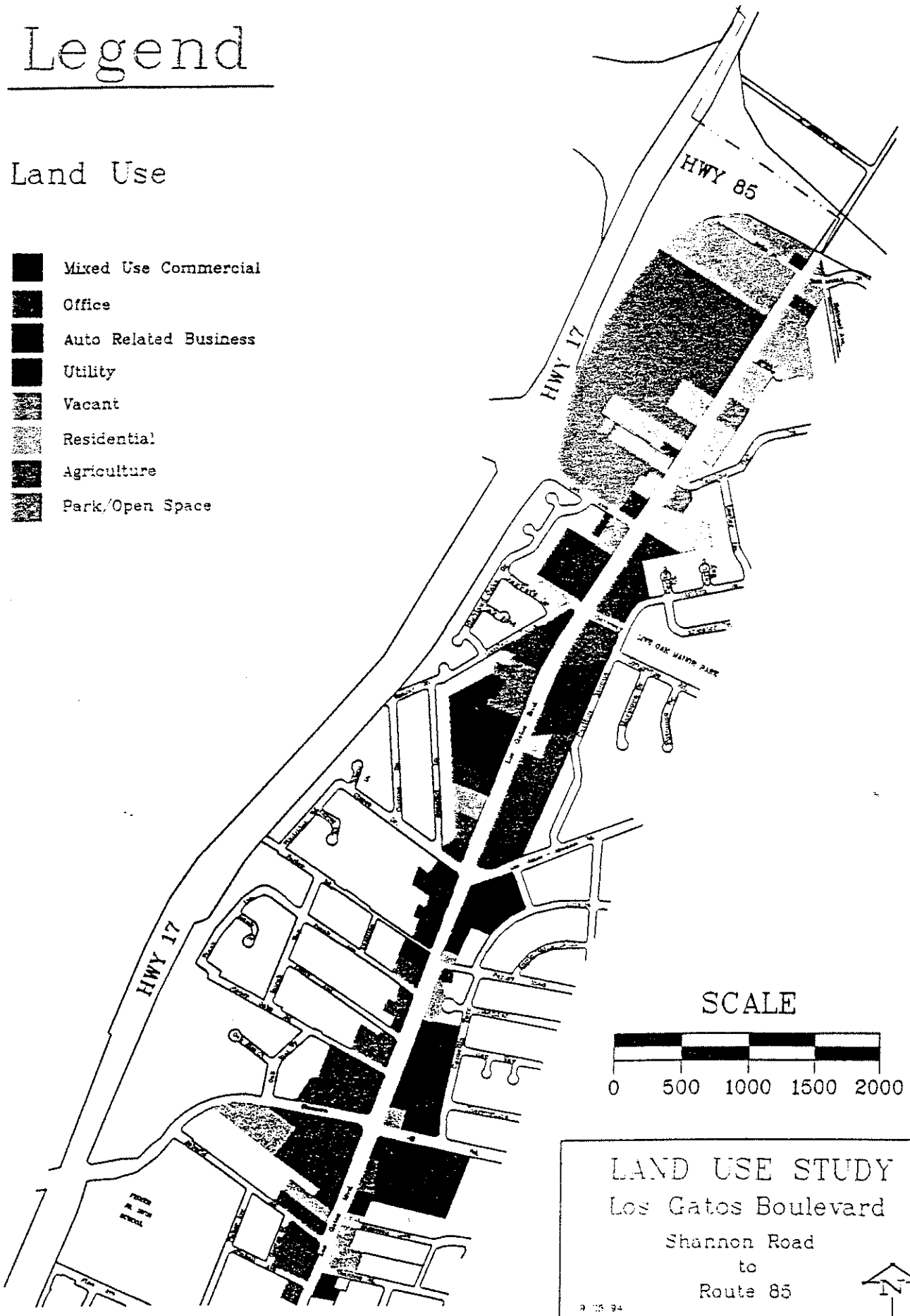
Study Area Map



Legend

Land Use

- Mixed Use Commercial
- Office
- Auto Related Business
- Utility
- Vacant
- Residential
- Agriculture
- Park/Open Space



C. Background

Los Gatos Boulevard was originally named San Jose-Los Gatos Road. In 1904 the San Jose-Los Gatos Interurban Railway was established and hourly trips between San Jose and Los Gatos were instituted. San Jose-Los Gatos Road was designated a state highway and Caltrans established the plan line in the early 1940's calling for a 120 foot right-of-way. Caltrans abandoned the Boulevard as a state highway when Highway 17 was constructed.

San Jose-Los Gatos Road was renamed Los Gatos Boulevard and the Town adopted the plan line for a 120 foot right-of-way in 1963 to accommodate the community's transportation needs of the future. At full build out the street is designed to include six travel lanes, street parking, median and bike lanes. The cities of Campbell and San Jose have adopted similar plan lines to the six lane arterial. Los Gatos Boulevard runs north and south extending to the Town's northern border at the Route 85 interchange and southward to Main Street. Los Gatos Boulevard becomes Bascom Avenue at Samaritan Drive. In 1990, the Town signed the Route 85 agreement that called for a full interchange at Los Gatos Boulevard/Bascom Avenue and Route 85.

In 1989, the Council appointed the Commercial Specific Plan Committee to study all commercial districts and identify goals and implementation measures that would encourage commercial growth and stability. After completion of its study, in May 1991, the Committee submitted its report to the Town Council which identified specific goals and implementation measures for each commercial district in Town. The goals for the Los Gatos Boulevard study area were to encourage new automobile dealerships, develop a major commercial shopping center, provide clear direction to potential developers and work with existing auto dealers, commercial property owners and merchants to develop a marketing strategy specifically for Los Gatos Boulevard.

Between 1989 and 1992 the Town lost five auto dealerships, leaving vacant lots and buildings and resulting in a significant loss of sales tax revenue. But since 1994, two new auto dealerships have opened on previously vacant dealership lots. Other vacant or underdeveloped lots along the Boulevard have been developed with the Blossom Hill Pavilion, Speedee Lube and Office Depot.

In February 1993, the Town adopted the *Route 85/Vasona Light Rail* element of the General Plan. This General Plan amendment changed the land use designation from residential and agricultural to mixed use commercial for property along both sides of Los Gatos Boulevard between Lark Avenue and Samaritan Drive. The 40 plus acres on the west side of Los Gatos Boulevard are bordered by Highways 85 and 17 and Lark Avenue. The General Plan states that this area should be developed with destination retail and limited neighborhood commercial. The east side of Los Gatos Boulevard, consisting of 13 acres, is designated for mixed use office and high density residential. It is surrounded by single family residential and medical office uses.

In 1993, the Boulevard Community Alliance was formed consisting of Los Gatos Boulevard business and property owners with the goal of enhancing and promoting the Boulevard. In March 1994, the Town Council directed the General Plan Committee to study alternatives and make recommendations for improving the appearance and commercial viability of the Boulevard. On September 6, 1994 the Council approved the General Plan Committee's recommendation to sponsor community forums to solicit public input. To maximize public participation, the Town Council agreed to fund two public forums. The Boulevard Community Alliance sponsored a third, follow up forum.

D. Public Forums

The first forum on October 27, 1994, served as a public information and education seminar. Noted architect and urban designer Michael Freedman shared a two-hour slide presentation with approximately 150 Town residents and business leaders. Prepared with both good and bad examples from communities in the Bay Area, Freedman demonstrated that good design is not "rocket science" and that development can enhance a community when residents and local businesses are involved.

The second forum on November 12, 1994 was an all day design "charrette" organized and hosted by the Town of Los Gatos and the American Institute of Architects, Santa Clara Valley Chapter. "Charrette" comes from the French word for cart, coined when design students would frantically work as the cart would come by and mercilessly collect their sketches.

Today, a charrette is an intensive, collaborative design effort that includes professional planners, architects and the community working together over an extended period to reach consensus. The Los Gatos Boulevard Charrette drew considerable public support and participation. Over 80 businesses contributed food and services. An estimated 125 participants broke into nine teams put pen to paper to create nine unique visions for the Boulevard.

As a result of the interest generated by the two design forums, a third forum entitled "Share the Vision" was sponsored by the Boulevard Community Alliance on February 15, 1995, at the Neighborhood Center. Team leaders from the charrette presented their vision for the Boulevard. A panel of community representatives addressed questions from the audience and shared their views on Boulevard development. This event was attended by an estimated 150 members of the community.

E. Plan Objectives

Subsequent to the public forums, the Town Council adopted Resolution 1995-88, establishing the Mission, Goals and Objectives of the Los Gatos Boulevard Plan. The Plan Objectives were established as follows:

Gateways

Major entrances to the Boulevard will have special landscaping, architecture, and/or artistic displays that announce Los Gatos as a distinct area.

Land Uses

Land uses will include the following: open space; community recreation; auto related, regional and neighborhood commercial; retail entertainment; and sufficient housing to support regional transportation centers. These uses will be implemented in such a way to keep the transition from the higher density mixed use area in the north to a mixture of residential and commercial clusters, and then to existing residential in the south.

Streetscape

The streetscape will be designed to protect and complement both valley and mountain vistas. Underground utilities are a must. Areas of distinct pedestrian and bicycle amenities (e.g. public arts, paths, benches, bike racks, streetlights, and transit stops) shall be clustered at key activity centers, intersections and crossing points.

Buildings

Architecture will provide distinctive, pedestrian friendly buildings which protect existing vistas and open spaces. All buildings must incorporate materials, colors and styles that reflect the history and character of Los Gatos.

Transportation

To service the Boulevard, downtown and local neighborhoods, attractive bus/shuttle stops and passenger drops will be located at activity centers. The design of the road will facilitate access to businesses and increase safety for and encourage use by pedestrians and bicyclists. Connections to regional transportation to Santa Cruz, San Jose, and the Light Rail will be connected at the gateways.

Development Incentives

Residents, businesses, property owners and the Town government working in partnership will identify and implement incentive programs for development.

Signs

Signs will complement the streetscape and meet commercial needs.

II. PUBLIC IMPROVEMENTS

A. Overview

Early in the public workshop process, participants envisioned Los Gatos Boulevard as a true "Boulevard" - a broad, landscaped thoroughfare which is traditionally thought of as a major community shopping and social gathering place. This concept should guide public improvement policy and development.

B. Opportunities and Constraints

Opportunities:

- Majority of Boulevard currently has existing landscaped medians in the center.
- Street trees are planted along sidewalk in most cases; upon site redevelopment a condition of approval is to plant/ replant street trees on Boulevard frontage.
- On-street parking in certain areas could be substituted with wider sidewalk and bike lane.

Constraints:

- No funding in 1996-2001 Capital Improvement Program for the improvement of Boulevard design or median improvement/construction.

C. Goals

The Goals for Los Gatos Boulevard Public Improvements are:

1. To reduce the speed of automobile traffic on the Boulevard and at major intersections while maintaining a safe, smooth and efficient flow to both local and through traffic, including emergency vehicles.

2. To make the Boulevard attractive and conducive to neighborhood and bicycle access along and across it.

3. To enhance and coordinate landscaping and amenities.

4. To provide attractive and convenient transit facilities that encourage their use.

5. To facilitate and promote access to commercial and residential uses along the Boulevard.

D. Policies

The public improvement policies directly relating to the street and sidewalks are:

1. Los Gatos Boulevard shall have six lanes of traffic (three in each direction) from the northern Town boundary south to Blossom Hill Road, then narrowing between Blossom Hill Road and Shannon Road to four lanes of traffic (two in each direction), then narrowing to two lanes (one in each direction) from Shannon Road south.

2. The width of traffic lanes on Los Gatos Boulevard and up to one street off the Boulevard on Blossom Hill Road shall be reduced to a minimum of 11 feet wide.

3. Existing medians and left turn lanes shall be retained.

4. On-street parking shall be creatively designed to coordinate the efficient flow of motorists, pedestrians, and bicyclists. Where on-street parking is used infrequently, the Town will consider replacing on-street parking with landscaping and pedestrian and/or bicycle improvements, subject to engineering analysis.

5. Free right turns shall be preserved wherever they can be safely and efficiently designed and coordinated with nodes.

6. Right-of-way width gained by narrowing traffic lanes, redesigning on-street parking and reconfiguring free right turn lanes shall be used for enhanced driveway, transit turnouts, sidewalks, bike lanes, landscaping, nodes, and street furniture where permitted.

7. The design, location and orientation of lighting, furniture and landscaping shall attract and encourage neighborhood activity and provide visual and physical buffers between pedestrian and automobile areas.

8. The design of any public improvements listed above must minimize adverse impacts upon adjacent residential areas.

9. Financing of improvements shall be shared by the public and private sectors

III. NODES

A. Overview

Traditionally, nodes are defined as activity centers within neighborhoods and districts. Nodes can be places for pedestrians and motorists. A node can be where major roadways meet, creating a break in the transportation corridor. At these breaks, there is a heightened sense of awareness for motorists, due to the time spent stopped and the high level of activity at the node.

The type and quality of development at a node will leave a strong impression. Development at these points should create anticipation and be distinctive. This can be achieved with a strong sense of architecture, a coherent spatial form, and amenities such as public pedestrian enclaves, plazas, water features, pedestrian connections, public art and pocket parks.

B. Opportunities/ Constraints

Opportunity:

- Nodes can establish visual and activity focal points.

Constraints:

- Locations identified as nodes may remain vacant or underdeveloped; the opportunity for establishing a node on private property is contingent upon receipt of applications to develop that property.
- Town funding may not be available for node development on public right-of-way.

C. Goals

The Goals for Nodes along the Boulevard are listed below. Nodes may be developed in the public right-of-way and on private property separately, or on a combination of both.

1. To encourage pedestrian activity at and movement across Los Gatos Boulevard at key points along the Boulevard.

2. To establish the perception of Los Gatos Boulevard as people friendly.

3. To connect, improve and unify the streetscape on both sides of Los Gatos Boulevard.

4. To establish activity focal points on private and public property along Los Gatos Boulevard.

D. Policies

The policies for Nodes in the public right-of-way and private land are:

1. Each node site shall have a clearly identifiable character as reflected through its hardscape, landscaping and street signage.

2. Crossing surfaces, paths and signal timing shall be conducive to and encourage pedestrian crossing and promote pedestrian and bicycle safety.

3. Each node site shall serve as a circulation and visual focal point along Los Gatos Boulevard.

IV. LAND USE

A. Overview

During the public workshops, land use was identified as a major component of the Los Gatos Boulevard Plan. The consensus of opinion was that land uses along Los Gatos Boulevard should create a different shopping experience than uses in the Downtown area and should complement rather than duplicate those uses.

B. Opportunities and Constraints

Opportunities:

- Provide family orientation in uses.
- Provide more pedestrian/bike areas and links to adjacent residential areas to foster neighborhood use of commercial centers.
- Proximity to Route 85 and Highway 17 supports potential for destination commercial at North end of Boulevard.
- Expanding commercial development provides a dependable source of income, employment opportunities and goods and services for the community.

Constraints:

- Most of commercial and office uses abut residential property.

C. Goals

The Land Use Goals for Los Gatos Boulevard are:

1. To promote commercial activity that complements the whole Town.

2. To provide a dependable source of income, employment opportunities, goods and services.

3. To encourage a mixture of uses along Los Gatos Boulevard that are compatible with surrounding uses.

4. To provide a transition from higher density uses at the north end of Los Gatos Boulevard to existing residential uses at the south end of Los Gatos Boulevard.

D. Policies

In the long run, similar types of uses should be clustered geographically on Los Gatos Boulevard. As parcels become available for development or redevelopment, the following policies shall guide the planning process.

1. Auto related uses currently existing shall be allowed to remain indefinitely.

2. New and relocating auto-related businesses shall be located a)north of Los Gatos Almaden Road, b) adjacent to existing auto dealerships, or c) on a vacant site previously used for permitted auto sales.

3. Neighborhood commercial, multi-family residential and office uses shall be concentrated south of Los Gatos Almaden Road.

4. Uses on Los Gatos Boulevard south of Shannon Road shall be residential or office; existing non-residential uses shall not be intensified and existing vacant property and residential uses shall be developed as Single Family Residential.

5. Commercial and mixed use development north of Lark shall be in keeping with the Route 85 element of the General Plan and shall provide/incorporate Boulevard, Downtown and regional transit access accordingly.

6. New development must be designed in order to minimize adverse impacts upon adjacent residential areas.

V. GATEWAYS

A. Overview

A "Gateway" can be considered a major entry feature located at a prominent entry point to the Town or Los Gatos Boulevard specifically. An example of a gateway and its importance is the entryway at Los Gatos Boulevard and Route 85; the sense of entry that can be created there by a gateway feature is important because it is a prelude to the Boulevard and the Town of Los Gatos. Gateways can express the character of the Town and create landmarks.

B. Opportunities and Constraints

Opportunities:

- Chance to distinguish entryways to both Los Gatos and the Boulevard which welcome residents and visitors.
- May create landmarks and heighten the sense of place on the Boulevard.
- May involve private corporations and individuals in the design process.

Constraints:

- Town right-of-way may not be adequate to create "Gateways," resulting in a need to use private land.
- Town funding not currently available.

C. Goals

The Goals for Gateways are:

1. To establish gateways as architectural or landscape elements which welcome people to Los Gatos and Los Gatos Boulevard as a destination.

2. To convey positive attributes and values of the Town to visitors and residents through gateway design.

3. To ensure that gateway features shall create a landmark, spark civic pride, and add a heightened sense of identity to the Town.

D. Policies

1. Gateway features shall be highly visible to motorists and pedestrians.

2. Gateways shall be encouraged along Los Gatos Boulevard and at other main entrances to Town.

3. Gateway designs shall be clearly identifiable and create a precedent for development and design on Los Gatos Boulevard.

4. Gateways shall exhibit aesthetics appropriate to Los Gatos and reflect themes such as cats, the hills, orchards, or others indicative of Los Gatos.

5. A gateway may be combined with a node to increase pedestrian activity at that location.

6. Gateways shall be funded by private individual and corporate sponsors.

VI. PRIVATE IMPROVEMENTS

A. Overview

The Los Gatos Boulevard Design Standards have been developed and adopted in order to serve as recommendations for the design treatment of private improvements in the Los Gatos Boulevard Plan Area. The Standards are established for use by the Town Council, Planning Commission, staff, project applicants and property owners in providing for the public health, safety, welfare and convenience of the community. The Standards will ensure environmental and design quality in the development and redevelopment of Los Gatos Boulevard.

Opportunities:

- Guidelines serve as a mechanism to gain developers' cooperation in enhancing link from public right-of-way to private land with nodes/ gathering places.

Constraints:

- No mechanism for underdeveloped land to reach potential use intensity as designated in Boulevard policy.

B. Goals

The Design Standards for Los Gatos Boulevard have been developed and adopted to achieve the goals set forth below:

1. To preserve and protect the Town's scenic beauty through careful planning.

2. To encourage site and building design that is particularly suited to the site and contributes to the Town's unique character, natural beauty and openness.

3. To ensure new development will enhance the use, enjoyment and value of neighboring residential and commercial property.

4. To encourage a compatible relationship between proposed and existing development.

C. Policies

Through the Los Gatos Boulevard Design Standards, the Town of Los Gatos adopts the following policies:

1. Proposals shall be designed to fit the natural conditions of a site and respect scenic corridors.

2. Proposals should be designed to enhance the Boulevard through excellence in architectural design.

3. Proposals shall be designed to minimize interference with the privacy, quiet and views of surrounding residential properties.

4. Standardized building plans or corporate designs shall be discouraged.

5. Building and site design shall reflect the historic, natural and architectural setting unique to Los Gatos.
6. Pedestrian access to buildings and sites shall be encouraged.

VII. IMPLEMENTATION PROGRAM

A. Public Improvements

1. Develop and implement guidelines for the design, location and orientation of on-street parking and transit turnouts, pedestrian oriented lighting, furniture, and landscaping; work with the appropriate agencies to relocate mailboxes and public phones when necessary.

2. Develop and implement funding and construction plans to narrow traffic lanes, reconfigure on-street parking, complete landscaping improvements, and enhance pedestrian, transit and bicycle access.

3. Amend the General Plan to include designated bike lanes on Los Gatos Boulevard.

4. Provide appropriate transition where lane alignment is modified.

5. Provide a landscape buffer zone between the curb and sidewalk when removal of the parking lane area results in curbs located closer to the travel lanes .

6. Maintain sight distance for motorists and pedestrians where landscaping and street furniture will be provided in the public right-of-way.

7. Amend the Circulation Element of the General Plan (Section 4.6.1(g.3.) about Los Gatos Boulevard by a) removing the section about four lanes from Samaritan Drive to Camino del Sol and adding bike lanes to the six lane discussion and b) removing the Nino Avenue to Spencer Avenue section.

B. Nodes

1. Develop nodes at the following intersections: Blossom Hill Road, Los Gatos Almaden Road, New Town/Village Square, Lark Avenue, and between Samaritan Drive and Lark Avenue as consistent with future development.

2. Encourage street furniture at node sites.

3. Review signal timing for adequate pedestrian crossing time.

4. Develop standards for node sites on public/private property which will address hardscape, landscape, and street furniture.

C. Land Use

1. Encourage replacement of vacated business south of Los Gatos Almaden Road with neighborhood commercial, multi-family, or office uses.

2. Amend the General Plan and rezone properties as needed to accomplish policies.

3. Establish development standards for all types of uses, incorporating guidelines for pedestrian access for clear direction to future developers.

4. Explore use of "air space" over Seven Mile Reservoir for auto storage or recreational purposes.

5. Encourage new or relocating auto-related businesses to relocate to available property north of Los Gatos-Almaden Road.

6. Amend Zoning Ordinance to allow Development Review Committee approval of all exterior changes to buildings, when consistent with Los Gatos Boulevard Design Standards.

D. Gateways

1. Locate a gateway at Samaritan Drive.

2. Architectural Standards Committee shall establish locations and standards for gateways at other main entrances to Town.

3. Architectural Standards Committee shall develop design standards for gateways that take into account visibility, location, maintenance and durability.

4. Conduct an open design competition that includes public and private professional judges to recommend the final gateway design(s).

E. Funding

The Town shall establish a committee comprised of three (3) property/ business owners, one Planning Commissioner and one Council member to explore funding alternatives for the construction of public improvements, development of nodes and creation of gateways.

LOS GATOS BOULEVARD DESIGN STANDARDS

DRAFT

TOWN OF LOS GATOS

FALL 1997

EXHIBIT E

LOS GATOS BOULEVARD
DESIGN STANDARDS

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IV. MODIFICATION OF DESIGN STANDARDS

I. INTRODUCTION

A. PREFACE

The Los Gatos Boulevard Design Standards are intended to provide guidance and specific recommendations for the architectural treatment, organization and mix of buildings and open space in the Los Gatos Boulevard Plan area. The Standards are established for use by the Planning Commission, Town Council, staff, project applicants and property owners in providing for the public health, safety, convenience, environmental and design quality in the development and redevelopment of Los Gatos Boulevard.

These Design Standards are intended to guide architects, designers and engineers in preparing plans to be considered by the Development Review Committee and Planning Commission during the Architecture and Site review process for new buildings, additions and any exterior changes to existing buildings (hereafter referred to as "proposals") located on Los Gatos Boulevard, within any zoning classification. Applicants shall demonstrate how their proposal meets the Design Standards.

B. GOALS

The Design Standards for Los Gatos Boulevard have been developed and adopted to achieve the goals set forth below:

- To preserve and protect the Town's scenic beauty through careful planning
- To encourage site and building design that is particularly suited to the site and contributes to the Town's unique character, natural beauty and openness.
- To ensure that development will enhance the use, enjoyment and value of neighboring residential and commercial property.

- To encourage a compatible relationship between proposed and existing development.

C. POLICIES

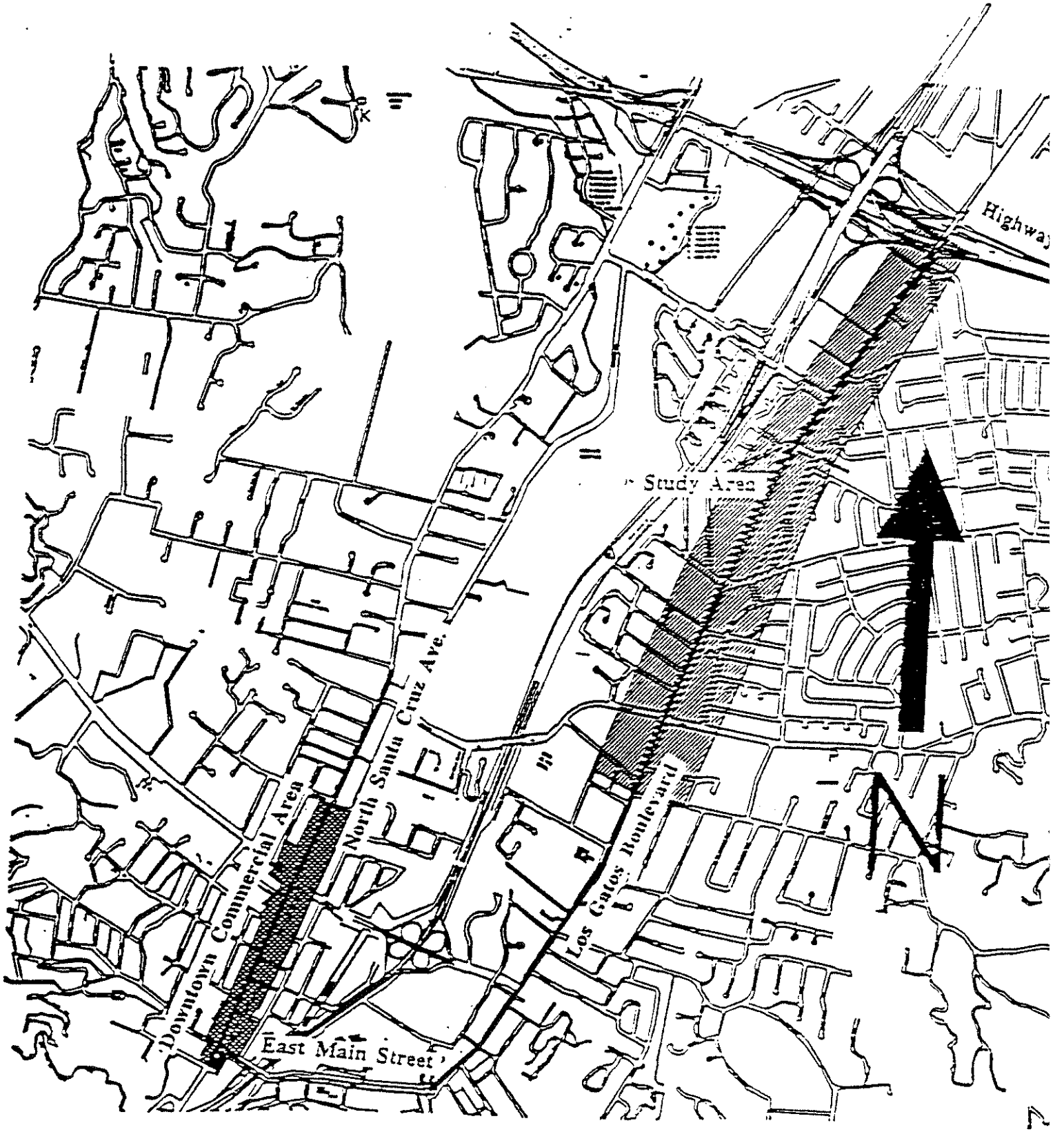
Through the Los Gatos Boulevard Design Standards, the Town of Los Gatos adopts the following policies:

- Proposals shall be designed to fit the natural conditions of a site and respect scenic corridors.
- Proposals should be designed to enhance the Boulevard through excellence in architectural design.
- Proposals shall be designed to minimize interference with the privacy, quiet and views of surrounding residential properties.
- Standardized building plans or corporate designs shall be discouraged.
- Building and site design shall reflect the historic, natural and architectural setting unique to Los Gatos.
- Pedestrian friendly access to buildings and sites shall be encouraged.

D. STUDY AREA

The Los Gatos Boulevard Study Area spans approximately 1.8 miles, from Samaritan Drive at the north to Spencer Avenue at the south. (Map of Study Area included on next page.)

Study Area Map



II. DEVELOPMENT GUIDELINES

A. SITE DEVELOPMENT

1. General

The Planning Commission will assess any proposal based on its overall effect on Los Gatos Boulevard existing conditions as well as its compatibility with the surrounding area. The appearance of the proposal should complement the character of the surrounding area without negatively impacting existing conditions.

Site design will be evaluated based upon its contribution to the Town's beauty and openness, as well as its suitability for the location.

Site plans shall be integrated with the roadway to create harmony of design and continuity along the Boulevard. Harmony is achieved when the roadway and building location together create a sense of defined space.

A proposal shall include a demonstration of how the development will respect the pattern of existing development (streetscape) and natural surroundings (hillsides and trees).

A proposal shall not impair - directly or through the cumulative effect of new developments - the use, enjoyment and value of neighboring public and private property. Proposals should be designed to minimize interference with the privacy, quiet and views of residential neighbors.

Scenic vistas shall be protected.

2. Building Location

Proposals that result in a structure having more than one story, located adjacent to residential uses, shall be designed to minimize views into and shadows cast onto adjacent residential structures and yard areas. (Fig. 1)

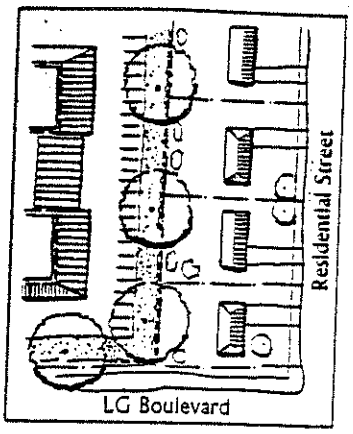
Buildings, not parking lots, should be seen along Los Gatos Boulevard whenever possible. Parking located on the street frontage makes businesses less visible to motorists and less accessible to pedestrians who are potential customers. (Fig. 2)

The location of buildings in relationship to Los Gatos Boulevard frontage shall be staggered to avoid a tunnel effect. (Fig. 3)

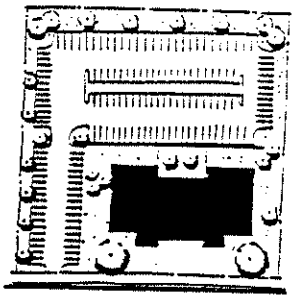
Corner lots shall be occupied by buildings of architectural excellence that generate interest and activity. Corner development should be designed in order to create a visual connection across an intersection.

A proposal shall emphasize framing a scenic view rather than screening or blocking it. (Fig. 4)

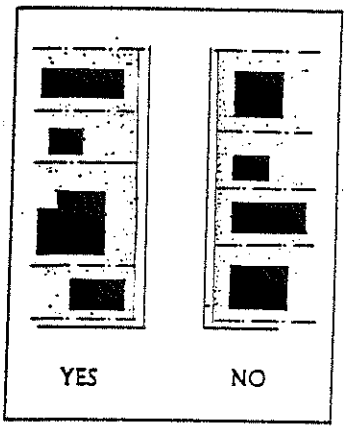
Proposed development shall be designed to fit a site's natural conditions, rather than alter a site to accommodate a particular building plan. Natural grade and vegetation shall be preserved to the maximum extent possible. Excessive cuts and fills shall be avoided.



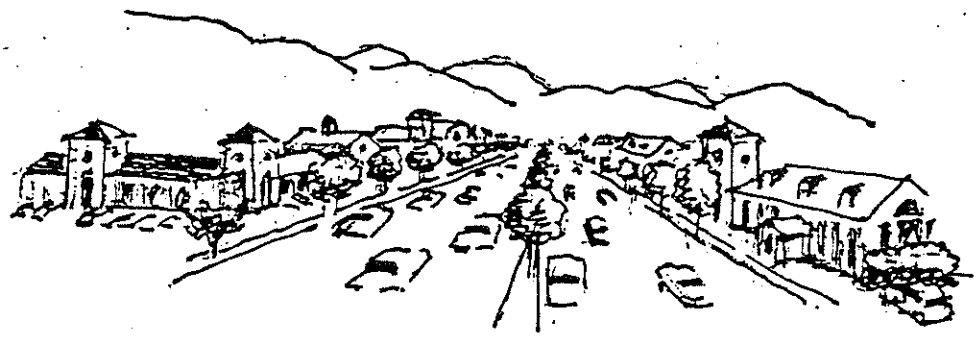
1. Minimize Impact



2. Site Parking Away from Boulevard



3. Avoid Tunnel Effect



4. Frame Views

3. Parking Lot Layout

Parking areas shall be designed in a manner which minimizes the visual impact when viewed from the street and should be located along the sides and/or behind the proposed building(s). (Fig. 5)

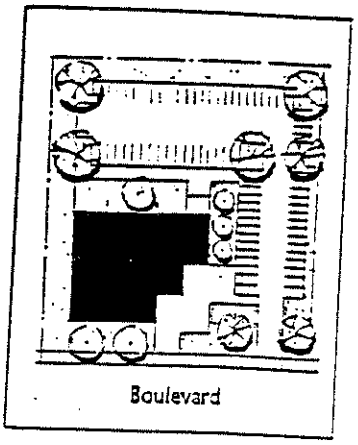
Parking lot surfaces shall be enhanced with modular concrete pavers and the use of brick or concrete bands to divide parking lot paving into small, interrelated segments whenever possible. All parking areas shall be landscaped to reflect Los Gatos' historic and natural character, including orchard trees, river rock, etc.. (Fig. 6)

Driveways and parking areas shall incorporate design and landscape elements which reduce the impact on adjacent residential properties and compliment the natural environment, where possible.

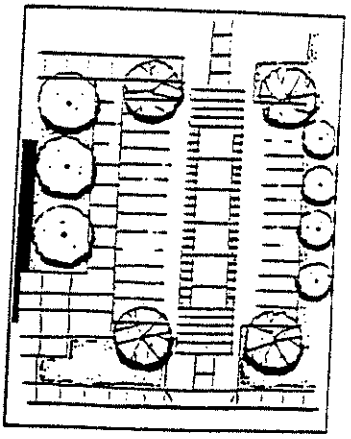
Parking for commercial or multiple family residential projects may be below grade when feasible. The preferred design is to provide subterranean parking with the first floor no more than four feet above grade. (Fig. 7)

Parking lot layout and landscaping shall be closely coordinated with the architectural design of the building(s).

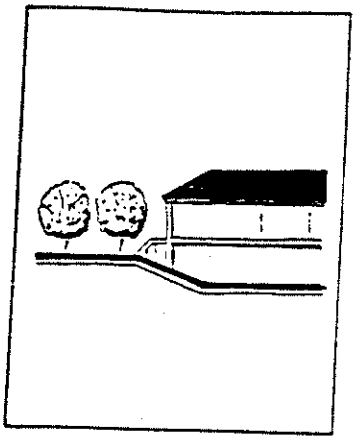
Loading and service areas shall not be visible from the street. Such areas located adjacent to a residential area or street shall be appropriately screened.



5. Minimize View of Parking from Street



6. Enhanced Surfaces



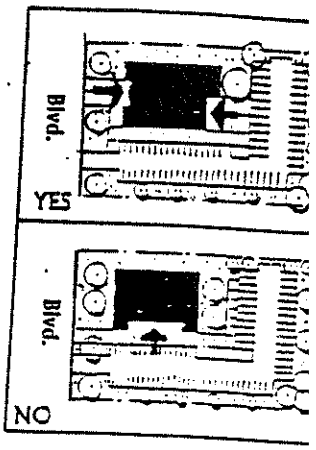
7. Below Grade Parking

4. Pedestrian Orientation

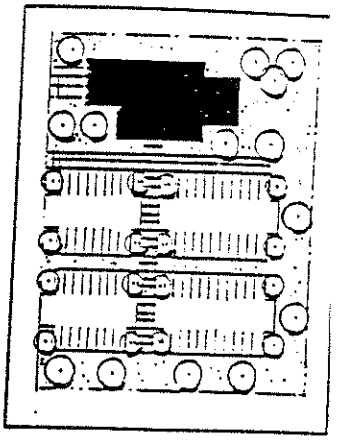
Proposals should be designed to have a pedestrian scale and should emphasize pedestrian entryways and access. Buildings located at the street frontage shall have pedestrian entries from the front as well as the rear or side(s) which face the parking lot. (Figures 8 and 11)

Large parking areas shall incorporate defined pedestrian paths and safe crossing points through the use of distinctive pavers, asphalt treatment, or landscape. (Fig. 9)

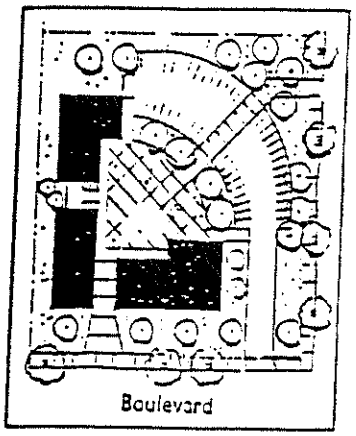
Proposals shall strike an appropriate balance between the demands of the automobile and the needs of the pedestrian (in the context of the development). (Fig. 10)



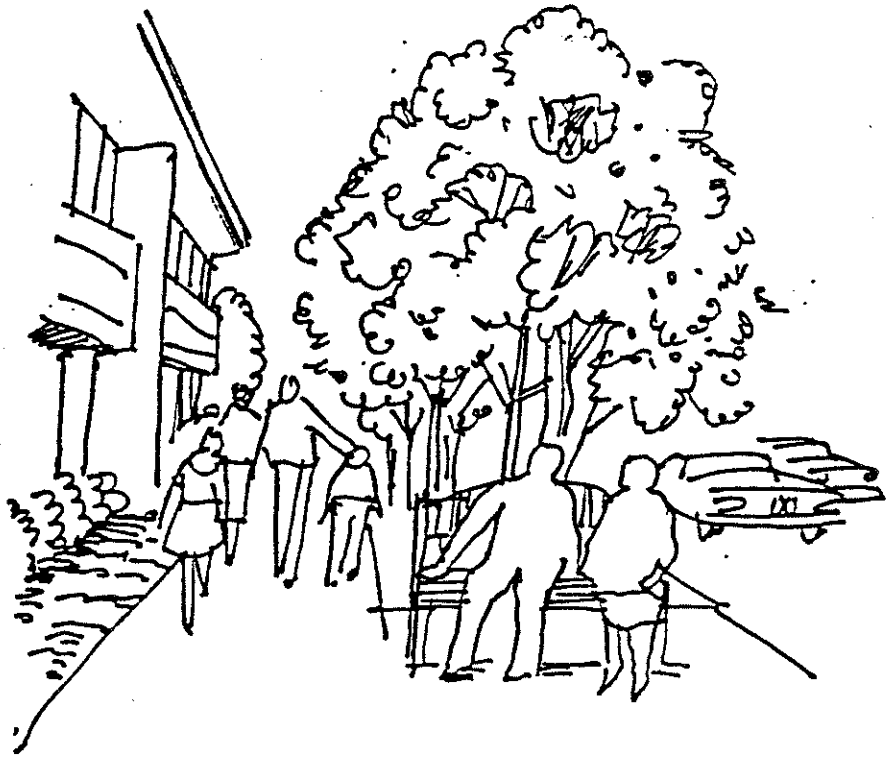
8. Pedestrian Access



9. Defined Paths



10. Balanced Access Between Pedestrian and Vehicle

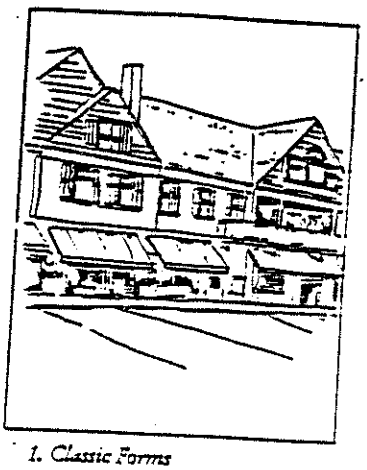


11. Pedestrian Compatibility

B. BUILDING DESIGN

1. Mass and Scale

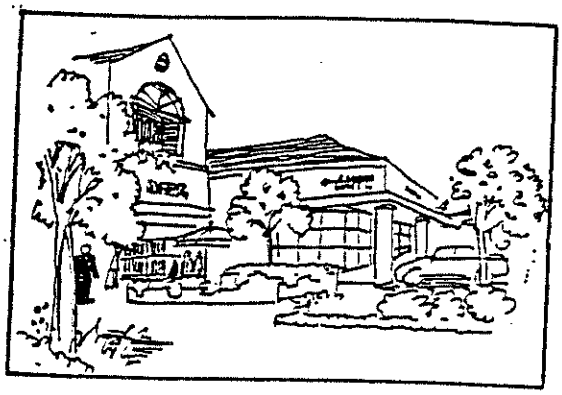
Simple building forms derived from and complimentary to classic residential building elements and the architectural character of Los Gatos residential areas shall be encouraged. This type of building form draws from Los Gatos' residential history, establishes a sense of timelessness and relates buildings to one another in mass and scale. (Fig. 1)



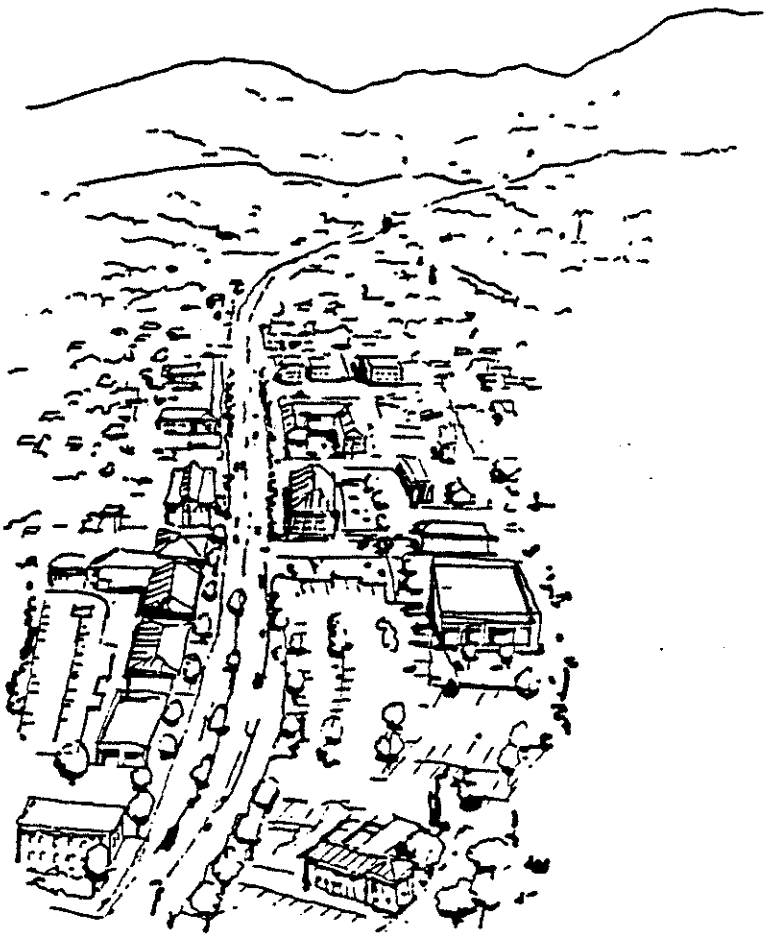
1. Classic Forms

Building height is the most obvious indicator of scale. Building height shall be considered in its relationship to surrounding development, commensurate to the width of Los Gatos Boulevard and shall not block scenic vistas or solar access. (Fig. 2)

Buildings should not overwhelm adjacent pedestrian areas. Taller two or three story buildings adjacent to pedestrian areas shall be stepped back to maintain small scale character near street level. Buildings shall be articulated on the ground level to create a human scale. (Fig. 3)



3. Human Scale



2. Relationship to Surroundings

- The degree of building setback shall be commensurate to the lot size.

2. Vehicle Services, Sales, and Related Activities

- Buildings shall not have a wall of garage doors facing the Boulevard or surrounding residential areas.

- Landscaping shall be incorporated in the design of a proposal to screen and soften building impact upon the Boulevard.

B. MIXED USE

Mixed use is considered a collection of residential and non-residential uses located on one parcel.

- The design standards for each use within a mixed use development shall be determined by analogy to the standards for uses listed in this Section.

- Below grade parking is encouraged to allow for adequate on-site parking.

- Parking for residences should be designated and separated from parking for other uses when possible.

- In residential development, required open space shall provide an attractive visual amenity for residents that may also serve as a buffer to adjacent retail/commercial or office uses.

C. MEDIUM AND HIGH DENSITY RESIDENTIAL

- Building style shall reflect existing simple residential forms in Los Gatos.

- Landscaping shall provide an appropriate buffer to adjacent or nearby commercial use(s).

- View corridors as perceived from within a proposed structure or addition shall be preserved.

D. GATEWAYS

Gateways shall be treated as a prelude to a special place, a landmark to identify the Town and Los Gatos Boulevard.

- Gateway elements should be compatible with the scale and proportion of the site and should emphasize transition into the Town of Los Gatos.

E. NODES

Each node shall be a distinctive, coherent open space laid out with features such as benches, trees, plants, and walkways.

- Nodes shall reflect the unique natural setting of Los Gatos through the incorporation of building and landscape materials that emphasize and complement such features as the Santa Cruz Mountains and their related viewshed.

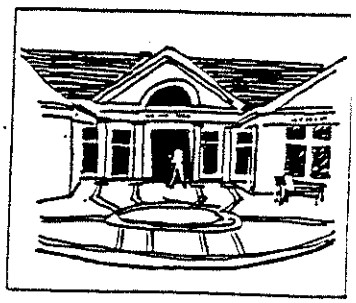
- A node shall be designed and developed to serve as a pedestrian enclave.

- Node site pedestrian amenities should include seating and one or more of the following: bike rack, trash receptacle, fountain, planter, trees, newspaper stand.

- Architectural elements shall be consistent with the architecture on site and may include trellises, pergolas and/or lattice work to provide shade and/or visual interest at each node.

3. Architectural Elements

The main entry to a building shall be architecturally defined so as to create a focal point for the structure and add vitality to the streetscape. (Fig. 8)



8. Defined Entryway

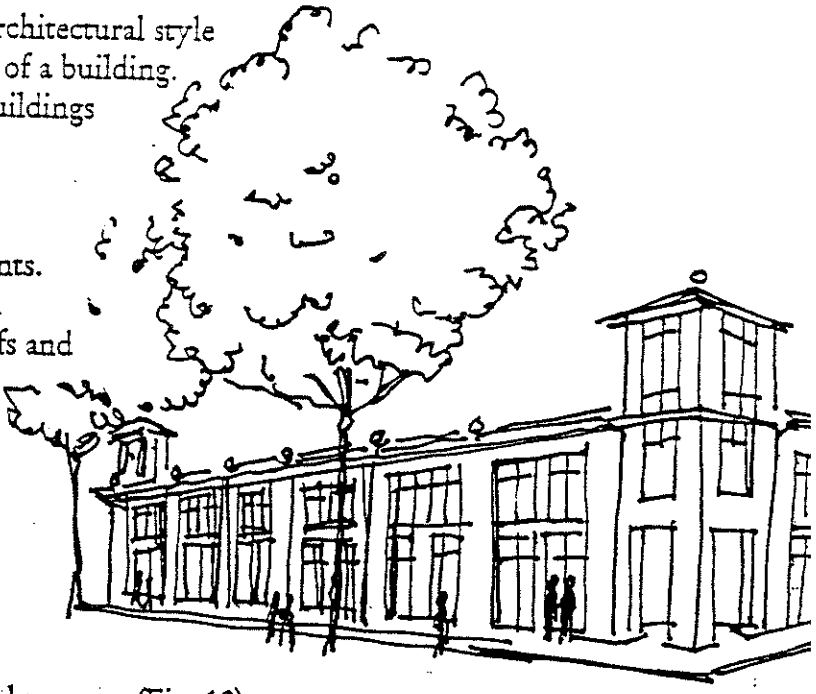
Architectural elements shall be of reasonable height and not interfere with scenic corridors.

Fixed non-rigid canvas awnings, allowed to ripple in the breeze, are encouraged.

Fenestration shall be consistent with the architectural style of a proposal and shall add to the identity of a building. Mirrored or opaque glass in commercial buildings shall be discouraged. (Fig. 9)

Structures shall be designed to achieve proportionality among architectural elements. A structure with proportion has functional and decorative elements like windows, roofs and doors which are in scale with one another.

Storefronts for individual retail tenants within a larger building should be "buildings within a building". Each building bay should be articulated with its own entrance, window grouping, and roofline. Repeating roof forms may be used to indicate the presence of individual tenants. (Fig. 10)

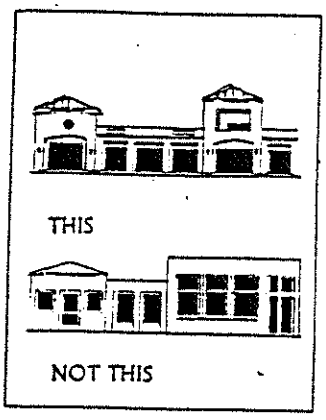


9. Fenestration

Faux elements, facades, and mansard roof forms are not allowed.

Architectural elements shall provide for diversity and interest. Standardized building types recognizable anywhere shall be discouraged.

Lighting of architectural features shall be encouraged. Lighting must shine onto on-site improvements.



10. Storefronts

III. USE SPECIFIC STANDARDS

When a proposed use is not addressed in the following sections, the Planning Director shall determine the Design Standards for the use in question by analogy to the listed uses.

A. COMMERCIAL

1. Neighborhood Commercial and Shopping Centers

Neighborhood Commercial development and Shopping Centers should have an integrated, cohesive design the reads as a whole building form. The overall design should allow for harmony between individual storefronts yet still allow identifiable tenant entrances.

- Pedestrian amenities - low level lights, benches, trees, umbrellas - should be installed along the frontage of the center to make it a safer and more pleasant place to shop and eat.

- An identifiable architectural entrance sign may be installed to project a unified image.

- Pedestrian pathways from residential areas located to the rear or side of the center shall be established. The pathways shall be encouraged where the rear or side of a center is abutting a residential street rather than residential property.

- Landscaping shall be consistent with the architectural style of the center. Shade trees should be installed as an amenity and to help define travel lanes. "Orchard" planting is recommended to maintain visibility from the road. New lights with a pedestrian character should also be installed where possible.

- Exterior materials and finishes shall be consistent throughout the entire development.

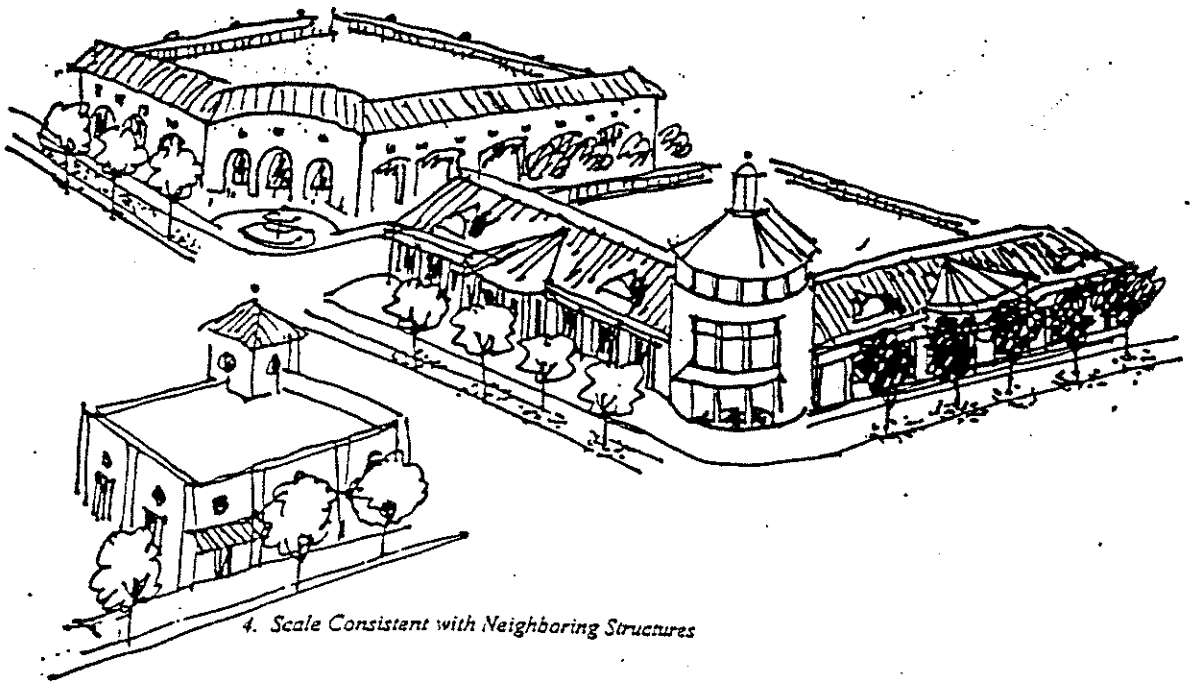
- Commercial centers shall not have a rectangular "big-box" design.

Large undifferentiated wall planes on the street elevation are not allowed. If a blank wall is unavoidable or existing near a pedestrian area, it should be treated with lattice work, landscaping, or other elements to soften its impact.

Large monolithic structures are not allowed. Separations between structures or recessed facade areas shall be used to break large building masses into units similar in size to adjacent and nearby smaller lot development. A proposal may consist of a collection of small buildings connected by arcades, paths, gardens and retaining walls, with particular attention to preserving and protecting existing viewscapes.

Buildings shall be articulated to reduce the apparent mass of the structure. Changes in building plane and height, and the addition of elements such as bay windows, porches, porticos or dormers create shadow and texture on the building mass. Rooflines should also be articulated with elements such as secondary gables or hip roofs.

Architectural features such as roof forms, pilasters, columns, balconies, window details and building facade articulation shall be effectively used to maintain a scale consistent with neighboring structures. (Fig. 4)



4. Scale Consistent with Neighboring Structures

2. Texture and Materials

Exterior colors should be subdued and used to complement the architecture and natural setting. A color should be used with an awareness of the surface size to which it is applied.

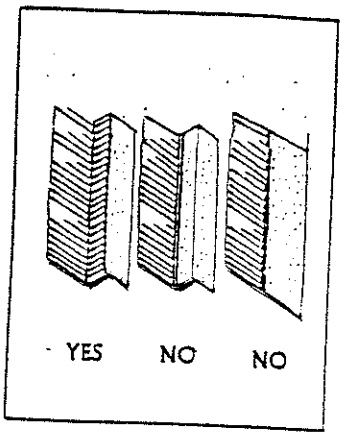
Building materials shall be used to enhance the architectural style of the structure. Materials shall "wrap" around corners and not be discontinued or altered on outside edges or flat planes.(Fig. 5)

A proposal's exterior colors and materials shall reflect the natural setting of Los Gatos.

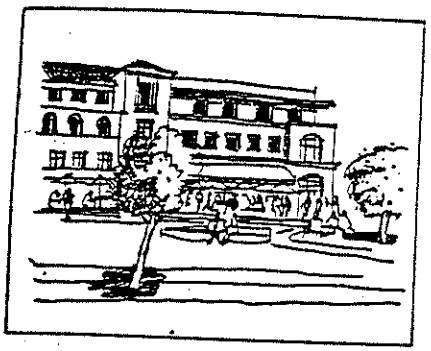
A proposal's materials and colors shall be sensitive to adjacent commercial structures and residential properties and promote visual continuity along Los Gatos Boulevard.

Buildings shall have visual order. Buildings shall be designed to create patterns of texture, light, color and materials. (Fig. 6)

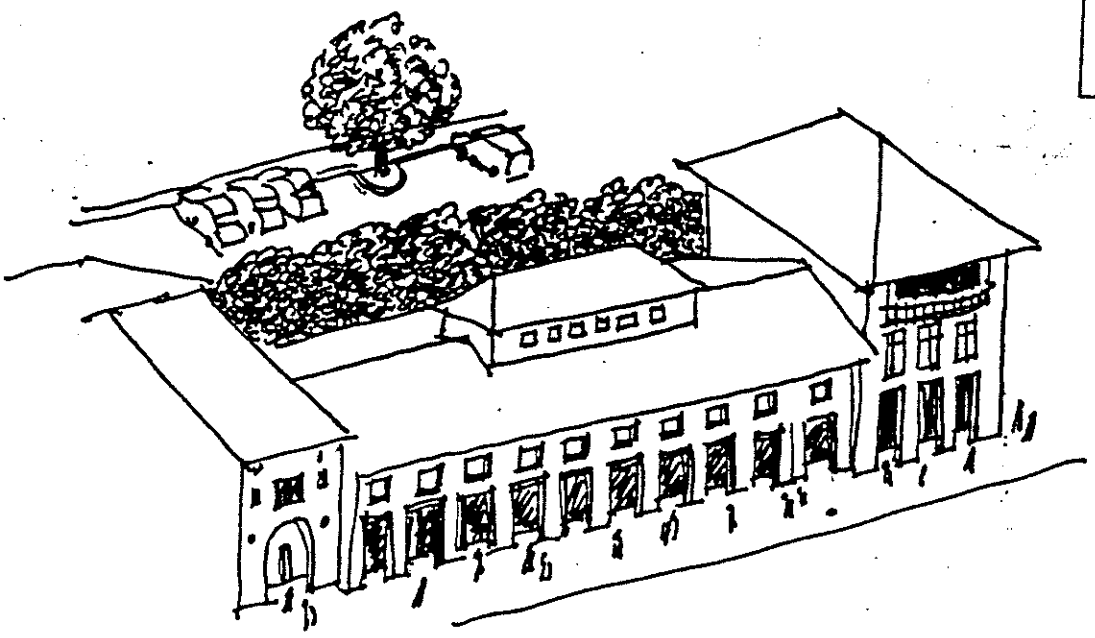
A building shall be articulated with changes in building planes, colors, material and rhythm. (Fig. 7)



5. Exterior Materials



6. Visual Order



7. Building Articulation

IV. MODIFICATION TO DESIGN STANDARDS

The Design Standards for new buildings, additions, and exterior remodels in the Los Gatos Boulevard Study Area are established as guidelines which reflect current Town policy for community design. In the event a project might be adversely affected by these standards, the applicant may present a written request for modification through the Architecture and Site Approval process. If the Planning Commission deems the requested modification worthy of favorable consideration, the modification may be allowed provided that findings are made that such modification will not be detrimental to the health, safety, general welfare, convenience and quality of life of any adjacent residents and of the community. If the modification is not allowed by the Planning Commission, the applicant may appeal to the Town Council. No modification may be considered without a public hearing.

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RESOLUTION 1997-138

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS APPROVING AMENDMENT No. 1 TO THE LOS GATOS BOULEVARD PLAN REGARDING LANE WIDTH

WHEREAS, the Town Council conducted public hearings for consideration of the Los Gatos Boulevard Plan on September 15, 1997 and December 1, 1997, and adopted the Plan on December 15, 1997; and

WHEREAS, during these hearings, the Town Council considered public input on the Los Gatos Boulevard Plan; and

WHEREAS, the Town has in good faith worked with residents, merchants and property owners to address their concerns, and

WHEREAS, it is necessary to amend the plan to address public concerns about bike lanes; and

WHEREAS, the Public Improvements section of the Plan will not include addition of bike lanes to the right-of-way.

RESOLVED, the Town Council finds that the Los Gatos Boulevard Plan will not have a significant environmental impact and makes the Negative Declaration.

RESOLVED, the new striping plan shall be evaluated by the Town one year after the striping is completed.

FURTHER RESOLVED, the Town Council amends the Los Gatos Boulevard Plan Public Improvements Policies as follows:

* * *

II.D.5 Right-of-way width gained by narrowing traffic lanes and redesigning on-street parking shall be used for enhanced driveway, transit turnouts, sidewalks, landscaping, nodes and street furniture where permitted.

* * *

II.D.9 The width of traffic lanes on Los Gatos Boulevard and up to one street off the Boulevard on Blossom Hill Road shall be reduced to a minimum of 11 feet wide.

* * *

EXHIBIT 3

FURTHER RESOLVED, the Town Council amends the Los Gatos Boulevard Plan Public Improvements Implementation Measures as follows:

* * *

VII.A.2 Develop and implement funding and construction plans to narrow traffic lanes, reconfigure on-street parking, complete landscaping improvements, and enhance pedestrian, transit and bicycle areas.

* * *

FURTHER RESOLVED, the Town Council of the Town of Los Gatos hereby adopts the amended Los Gatos Boulevard Plan attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Town Council held on the 15th day of December 1997, by the following vote:

COUNCIL MEMBERS:

AYES: Randy Attaway, Jan Hutchins, Mayor Linda Lubeck

NAYS: Joanne Benjamin, Steven Blanton

ABSENT: None

ABSTAIN: None

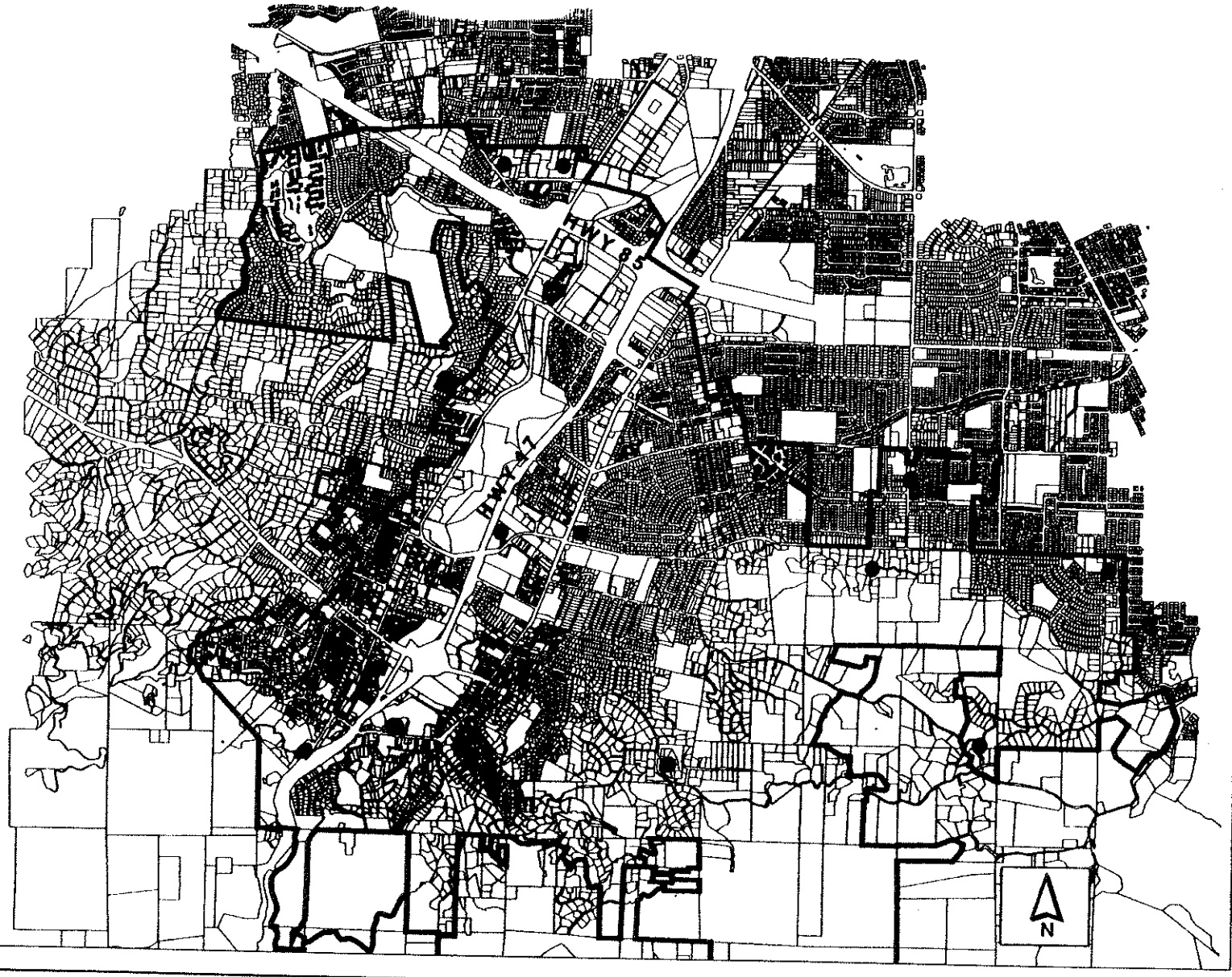
SIGNED: Linda L. Lubeck

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

Marian V Cosgrove

CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA



TOWN OF LOS GATOS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town Council of the Town of Los Gatos has scheduled a public hearing for **Monday, December 15, 1997,** at 7:30 p.m. in the Council Chambers, Civic Center, 110 East Main Street, Los Gatos, to:

Consider recommendations of the Planning Commission for a General Plan Land Use Map Update - General Plan Amendment GP-97-0002 - a) Adopt a resolution updating the 1985 Los Gatos General Plan Land Use Map. The recommended Land Use Map update identifies uses on a parcel by parcel basis. Approximately 150 parcels are recommended for land use amendment. General areas are represented by a dot on the adjacent map. b) Adopt Urban Growth Boundary. These matters are Categorically Exempt.

If anyone wishes to challenge these matters in court, they may be limited to raising only those issues they or anyone else raised in the public hearing described in this notice, or in written correspondence delivered to the Town Clerk at, or prior to, the public hearing.

A complete record concerning these matters is on file for public inspection in the Office of the Town Clerk at 110 East Main Street, Los Gatos.

INTERESTED PERSONS are encouraged to appear and be heard at this public hearing.

TOWN OF LOS GATOS
/s/ Marian V. Cosgrove/
Town Clerk
(Pub LG 12/3/97)

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TOWN OF LOS GATOS

COUNCIL POLICY COMMITTEE REPORT

MEETING DATE: 05/25/2021

ITEM NO: 2

DATE: May 21, 2021

TO: Council Policy Committee

FROM: Laurel Prevetti, Town Manager

SUBJECT: Discuss and Provide Input to the Town Council Regarding Rescission of the Los Gatos Boulevard Plan.

RECOMMENDATION:

Staff recommends that the Council Policy Committee discuss and provide input to the Town Council regarding the rescission of the Los Gatos Boulevard Plan.

BACKGROUND:

On January 25, 2021, the Council Policy Committee approved their work plan. One of the items on the work plan was the rescission of the Los Gatos Boulevard Plan. The Los Gatos Boulevard Plan was adopted in 1997. Over the last number of years there have been many comments regarding the fact that the Los Gatos Boulevard Plan may no longer be relevant given the adoption of the Commercial Design Guidelines in 2005 and the pending draft 2040 General Plan. The draft General Plan currently includes an Implementation Program that calls for the rescission of the Los Gatos Boulevard Plan.

DISCUSSION:

The Policy Committee should consider and discuss the following preliminary questions:

1. Should the Los Gatos Boulevard Plan be rescinded?
2. Should any of the existing provisions in the Los Gatos Boulevard Plan be incorporated into other policy document(s)?

PREPARED BY: Joel Paulson
Community Development Director

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

CONCLUSION:

The purpose of this item is to facilitate a discussion of this work plan item with the Council Policy Committee to provide direction on whether the Town Council should consider rescission of the Los Gatos Boulevard Plan.

Attachment:

1. Los Gatos Boulevard Plan: https://www.losgatosca.gov/DocumentCenter/View/373/Los-Gatos-Boulevard-Plan-?bidId=

Minutes of the Town Council Policy Committee Regular Meeting May 25, 2021

The Town Council Policy Committee of the Town of Los Gatos conducted a regular meeting via Teleconference via COVID-19 Shelter in Place Guidelines on Tuesday, May 25, 2021, at 5:00 p.m.

MEETING CALLED TO ORDER AT 5:00 P.M.

ROLL CALL

Members Present: Maria Ristow, Marico Sayoc.

Staff Present: Laurel Prevetti, Town Manager; Robert Schultz, Town Attorney; Joel Paulson, Community Development Department Director; Robert Gray, Chief Building Official; Holly Zappala, Management Analyst.

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

1. Approve the Draft Minutes of the April 27, 2021 Policy Committee Meeting.

Approved.

VERBAL COMMUNICATIONS

None.

OTHER BUSINESS

2. Discuss and Provide Input to the Town Council Regarding Rescission of the Los Gatos Boulevard Plan.

Joel Paulson, Community Development Director, presented the staff report.

After discussion, the Committee unanimously agreed to forward a recommendation to the Town Council to rescind the Los Gatos Boulevard Plan. The Committee also directed staff to further analyze the Los Gatos Boulevard Plan to determine if any of its elements should be incorporated into other land use policy documents as appropriate.

ADJOURNMENT
The meeting adjourned at 5:14 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 25, 2021 meeting as approved by the Town Council Policy Committee.

_____
/s/ Holly Zappala, Management Analyst

PLANNING COMMISSION 2022 MEETING SCHEDULE

January 12
January 26

February 09
February 23

March 09
March 23

April 13
April 27

May 11
May 25

June 08
June 22

July 13
July 27

August 10
August 24

September 14
September 28

October 12
October 26

November 09

December 14

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