TOWN OF LOS GATOS
COUNCIL MEETING AGENDA
MARCH 03, 2020
110 EAST MAIN STREET
LOS GATOS, CA

Marcia Jensen, Mayor
Barbara Spector, Vice Mayor
Rob Rennie, Council Member
Marico Sayoc, Council Member
Vacant, Council Member

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 complete a "speaker's card" located on the back of the chamber benches and return it to the Town Council. If you wish to speak to an item NOT on the agenda, you may do so during the "Verbal Communications" period. The time allocated to speakers may change to better facilitate the Town Council meeting.

Effective Proceedings: The purpose of the Town Council 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 Town Council 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 Town Council without first being recognized; interrupting speakers, Town Council 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 Clerk's Office no later than 3:00 p.m. on the day of the Council meeting.
- Persons wishing to submit written comments to be included in the materials provided to Town Council must provide the comments as follows:
  - For inclusion in the regular packet: by 11:00 a.m. the Thursday before the Council meeting
  - For inclusion in any Addendum: by 11:00 a.m. the Monday before the Council meeting
  - For inclusion in any Desk Item: by 11:00 a.m. on the day of the Council Meeting

Town Council Meetings Broadcast Live on KCAT, Channel 15 (on Comcast) on the 1st and 3rd Tuesdays at 7:00 p.m.
Rebroadcast of Town Council Meetings on the 2nd and 4th Mondays at 7:00 p.m.
Live & Archived Council Meetings can be viewed by going to:
www.losgatosca.gov/Councilvideos

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]

TOWN OF LOS GATOS
COUNCIL MEETING AGENDA
MARCH 03, 2020
7:00 PM

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

i. Community Pledge Leader - Adam Moore

PRESENTATIONS

ii. Community Champion

COUNCIL / MANAGER MATTERS

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine and may be approved by one motion. Any member of the Council or public may request to have an item removed from the Consent Items for comment and action. If an item is pulled, the Mayor has the sole discretion to determine when the item will be heard. Unless there are separate discussions and/or actions requested by Council, staff, or a member of the public, it is requested that items under the Consent Items be acted on simultaneously.)*

1. Approve Closed Session Meeting Minutes of February 18, 2020.
2. Approve Council Meeting Minutes of February 18, 2020.
3. Adopt a resolution making determinations and approving the reorganization of an uninhabited area designated as El Gato Lane No. 4, approximately 0.49 acres, located at 15765 El Gato Lane (APN 523-27-040). Annexation Application AN19-004. Property Owner/Applicant: Ed Pearson.
4. Approve the Preliminary Design and Authorize Preparation of the Final Design for the Los Gatos Creek Trail to Highway 9 Trailhead Connector Project 18-832-4505.
5. Highway 17 Bicycle and Pedestrian Overcrossing Feasibility Study
   a. Approve the Project Purpose and Need
   b. Authorize Staff to Proceed with Design Alternatives for a Separate Bicycle and Pedestrian Overcrossing.

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Town Council on any matter that is not listed on the agenda. To ensure all agenda items are heard and unless additional time is authorized by the Mayor, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per speaker. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.)*

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 Council's consent at the meeting.)*

6. Consider an appeal of a Planning Commission decision approving a request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD. APN 527-09-036. Architecture and Site Application S-18-052. Project Location: 15365 Santella Court. Property Owner: Christian and Hellen Olgaard. Applicant: Hari Sripadanna. Appellant: David Weissman.

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

7. Staff Recommends that the Town Council Conclude the School Bus Pilot Program at the End of Fiscal Year 2019/20.
8. Approve the Connect Los Gatos Program and Community Engagement Plan.
9. Term Limits Initiative
   a. Accept Elections Official's Certification of the Sufficiency of the Term Limits Initiative Petition,
   b. Adopt a Resolution Calling the Election, and
   c. Direct the Inclusion of the Preliminary Estimated Cost of the Election for the Term Limits Initiative of $54,200 in the Town Manager's Proposed Operating Budget for Fiscal Year (FY) 2020/21.
10. Finance Commission Initiative
    a. Accept Elections Official's Certification of the Sufficiency of the Finance Commission Initiative Petition.
    b. Adopt a Resolution Calling the Election and Direct the Inclusion of the Preliminary Estimated Cost of the Election for the Finance Commission Initiative of $54,200 in the Town Manager's Proposed Operating Budget for Fiscal Year 2020/21; or
    c. Order Report Pursuant to California Elections Code Section 9212.
11. Authorize the Town Manager to Prepare and Execute an Agreement for the Production of Music in the Park 2020, Including Any Council Direction.

ADJOURNMENT *(Council policy is to adjourn no later than midnight unless a majority of Council votes for an extension of time)*

Writings related to an item on the Town Council meeting agenda distributed to members of the Council within 72 hours of the meeting are available for public inspection at the front desk of the Los Gatos Town Library, located at 100 Villa Avenue, and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Council 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.

DRAFT
Minutes of the Town Council Special Meeting - Closed Session
February 18, 2020

The Town Council of the Town of Los Gatos conducted a Special Meeting on Tuesday, February 18, 2020, to hold a Closed Session at 6:00 p.m.

MEETING CALLED TO ORDER AT 6:00 P.M.

ROLL CALL

Present: Mayor Marcia Jensen, Vice Mayor Barbara Spector, Council Member Rob Rennie, Council Member Marico Sayoc.
Absent: None

VERBAL COMMUNICATIONS

No one spoke.

THE TOWN MOVED TO CLOSED SESSION ON THE FOLLOWING ITEM:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
   (Government Code Section 54956.8)

a. Property: 14850 Winchester Boulevard (APN: 424-31-055 Parcels B and C)
   Negotiating parties: Town of Los Gatos
   Negotiator: Arn Andrews, Assistant Town Manager and Santa Clara County Fire District
   Negotiations: Price and terms of potential sale

b. Property: 75 Church St. (Forbes Mill) (APN: 529-54-050)
   Negotiating Parties: Town of Los Gatos
   Negotiator: Arn Andrews, Assistant Town Manager and Imwalle Asset Management, Potential Lessee
   Negotiations: Price and terms of lease

c. Property: 4 Tait Avenue (Museum) (APN: 510-44-054)
   Negotiating Parties: Town of Los Gatos
   Negotiator: Arn Andrews, Assistant Town Manager and Imwalle Asset Management, Potential Lessee
   Negotiations: Price and terms of lease

d. Property: 4 New York Avenue (Venue) (APN: 529-27-024)
   Negotiating Parties: Town of Los Gatos

110 E. Main Street Los Gatos, CA 95030 ● 408-354-6832
www.losgatosca.gov

Negotiator: Arn Andrews, Assistant Town Manager and Los Gatos-Saratoga Union High School District, Potential Buyer and/or Lessee
Negotiations: Price and terms of potential sale or lease

e. Property: 20 Dittos Lane (APN: 529-29-034)
Negotiating parties: Town of Los Gatos
Negotiator: Arn Andrews, Assistant Town Manager and Sarah Chaffin, Potential Buyer and/or Lessee
Negotiations: Price and terms of potential sale

ADJOURNMENT
Closed Session adjourned at 6:45 p.m.

Attest:

_____
Shelley Neis, Town Clerk

Submitted by:

_____
Laurel Prevetti, Town Manager

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DRAFT
Minutes of the Town Council Meeting
February 18, 2020

The Town Council of the Town of Los Gatos conducted a Regular Meeting on Tuesday, February 18, 2020, at 7:00 p.m.

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

ROLL CALL
Present: Mayor Marcia Jensen, Vice Mayor Barbara Spector, Council Member Rob Rennie, Council Member Marico Sayoc.
Absent: None

PLEDGE OF ALLEGIANCE
Jordan Okonkwo led the Pledge of Allegiance. The audience was invited to participate.

CLOSED SESSION REPORT
Robert Schultz, Town Attorney, stated Council met in Closed Session as duly noted on the agenda and there is no report.

COUNCIL/TOWN MANAGER REPORTS

Council Matters
- Council Member Sayoc stated she had nothing to report.
- Mayor Jensen stated she attended the Association of Bay Area Governments (ABAG) General Assembly meeting.
- Council Member Rennie stated he attended the meetings of the Local Agency Formation Commission (LAFCO), Silicon Valley Clean Energy Authority (SVCEA) Risk Oversight Committee, SVCEA Board, SPUR Transit Agency Board Workshop, Valley Transportation Authority (VTA) Government and Audit Committee, VTA Board, Housing & Community Development Advisory Committee, Conceptual Development Advisory Committee (CDAC) with Council Member Sayoc, and the Joint Venture Silicon Valley State of the Valley.
- Vice Mayor Spector stated she attended the West Valley Clean Water Board, West Valley Solid Waste Board, West Valley Sanitation District (WVSD) Board of Directors meetings, and the Live Oak Adult Day Care open house.

Manager Matters

- Announced the Planning Commission will consider the proposed land use recommendation for the General Plan on Wednesday, February 26, 2020 at 7:00 p.m.
- Announced a community meeting will be held on Tuesday, February 25, in the Council Chambers for the Highway 17 Bicycle and Pedestrian Overcrossing Feasibility Study.
- Announced applications are being accepted for the first Los Gatos-Monte Sereno Citizens Police Academy. The Academy is March 19 through May 21, 2020 and graduation is May 28, 2020.
- The Annual Youth Commissioner and Mid-Year Adult Commissioner recruitment is underway. Adult Commissioner applications are due May 8 and Youth Commissioner applications are due May 1.

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

1. Approve Closed Session Meeting Minutes of February 4, 2020.
2. Approve Council Meeting Minutes of February 4, 2020.
3. Adopt amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding land use and economic vitality streamlining related to formula retail businesses in the downtown C-2 zone, restaurants, minor exterior modifications to commercial buildings, and group classes. **ORDINANCE 2304**
   Town Code Amendment Application A-19-010. Project Location: **Town Wide.** Applicant: Town of Los Gatos.
4. Adopt a resolution to set a date for consideration of the reorganization of an uninhabited area designated as El Gato Lane No. 4, approximately 0.49 acres on property pre-zoned R-1:8. APN 523-27-040. **RESOLUTION 2020-003**
   Annexation Application AN19-004. Project Location: **15765 El Gato Lane**. Property Owner/Applicant: Ed Pearson.
5. Authorize actions for the purchase and maintenance of body-worn cameras and conducted energy weapons (Tasers):
   a. Authorize the Town Manager to execute a five-year agreement with Axon Enterprises Inc. for the purchase and maintenance of conducted body-worn cameras and energy weapons in an Amount Not to Exceed $377,130.
   b. Authorize an Expenditure Budget Transfer of $54,797 from the Equipment Replacement Fund to the Police Department Operating budget.
6. Authorize the Town Manager to Execute a First Amendment to the Agreement for Services with Elevator Service Company of Central California, Inc. to Provide Additional Compensation for Unanticipated Repairs and Services in an Amount of $14,380, for a Total Agreement Amount Not to Exceed $59,080.
7. Receive the Second Quarter Investment Report (October through December 2019) for Fiscal Year 2019/20.

Consent Items – continued

MOTION: **Motion** by **Council Member Sayoc** to approve the Consent Items. **Seconded** by **Council Member Rennie.**

VOTE: **Motion passed unanimously for items 1, 2 and 4 through 7. Vice Mayor Spector voting no on Item 3.**

VERBAL COMMUNICATIONS

No one spoke.

OTHER BUSINESS

8. Staff recommends that the Town Council:
   a. Receive the Fiscal Year (FY) 2019/20 Mid-Year Budget Performance Report - July 1, 2019 Through December 31, 2019; and
   b. Authorize Budget Adjustments as Recommended in the Attached Budget Performance Report.

Laurel Prevetti, Town Manager, presented the staff report.

Opened Public Comment.

No one spoke.

Closed Public Comment.

Council discussed the matter.

MOTION: **Motion** by **Mayor Jensen** to receive and recognize the Fiscal Year (FY) 2019/20 Mid-Year Budget Performance Report - July 1, 2019 through December 31, 2019 and authorize budget adjustments as recommended in Attachment 1. **Seconded** by **Council Member Sayoc.**

VOTE: **Motion passed unanimously.**

9. Vehicle Miles Traveled Transition in California Environmental Quality Act (CEQA) Analysis
   a. Approve Option 2 to Set Thresholds Consistent with the General Plan Future Year Vehicle Miles Traveled (VMT) Projections.

Ying Smith, Transportation and Mobility Manger, and Dan Rubins, Fehr & Peers Consultant, presented the staff report.

Other Business Item #8 – continued

Opened Public Comment.

No one spoke.

Closed Public Comment.

Council discussed the matter.

MOTION: **Motion** by **Vice Mayor Spector** to approve Option 2 to set thresholds consistent with the General Plan Future Year Vehicle Miles Traveled (VMT) Projections and when staff returns to Council that stretch goals are included to provide Council with as many options as possible. **Seconded** by **Council Member Sayoc.**

VOTE: **Motion passed unanimously.**

ADJOURNMENT
The meeting adjourned at 8:17 p.m.

Attest:

_____
Shelley Neis, Town Clerk

DATE: February 27, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Adopt a resolution making determinations and approving the reorganization of an uninhabited area designated as El Gato Lane No. 4, approximately 0.49 acres, located at 15765 El Gato Lane (APN 523-27-040). Annexation Application AN19-004. Property Owner/Applicant: Ed Pearson.

RECOMMENDATION:

Adopt a resolution (Attachment 1) making determinations and approving the reorganization of an uninhabited area designated as El Gato Lane No. 4, approximately 0.49 acres, located at 15765 El Gato Lane (APN 523-27-040).

BACKGROUND:

The Town has an agreement with Santa Clara County that requires annexation of any property located within the Town's Urban Service Area boundary that is either contiguous to a Town boundary or within 300 feet of a Town maintained roadway if a use is proposed to intensify. The subject property is within 300 feet of a Town maintained roadway. Annexation has been requested in conjunction with a proposal to demolish an existing single-family residence and construct a new single-family residence on the property. The total annexation area (0.49 acres) includes 0.194 acres of County street right-of-way.

Section 56757 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 gives cities in Santa Clara County the authority to annex territory without application to and hearing by the Santa Clara County Local Agency Formation Commission (LAFCO).

PREPARED BY: Diego Mora
Assistant Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Department Director

BACKGROUND (continued):

The Town is required to hold a protest proceeding even if the area proposed for annexation is uninhabited (less than twelve registered voters) and all property owners have consented to the annexation.

This annexation was introduced at the February 18, 2020 Town Council meeting and the protest proceedings are set for March 3, 2020.

DISCUSSION:

The Town has received a petition requesting annexation to the Town of Los Gatos from Ed Pearson, owner of the property at 15765 El Gato Lane. The property is located on the west side of El Gato Lane in an unincorporated County pocket (Attachment 2).

The property is in the Town's Urban Service Area, is within 300 feet of a Town maintained roadway, and is pre-zoned R-1:8 (Single-Family Residential, 8,000 square foot minimum lot size). Annexation would allow Town services to be extended to the property and reduce an existing County pocket.

Because this is a 100 percent consent, uninhabited annexation (less than twelve registered voters), a public hearing is not required. Required notice of the annexation was provided to Santa Clara County Planning and the County Library Service Area.

COORDINATION:

The preparation of this report was coordinated with the Santa Clara County Library District, County of Santa Clara Infrastructure Development Division, LAFCO, County of Santa Clara Assessor, County of Santa Clara Surveyor, and the County of Santa Clara Planning Division.

FISCAL IMPACT:

Once the annexation is certified by the State Board of Equalization, the Town will receive approximately 9.3 percent of the property taxes.

ENVIRONMENTAL ASSESSMENT:

The project is exempt pursuant to the California Environmental Quality Act Guidelines under Section 15061(b)(3): Review for Exemption, in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. A Notice of Exemption will not be filed.

Attachments:
1. Resolution, with Exhibits A and B
2. Location Map

Distribution:
ED Pearson, 239 Thurston Street, Los Gatos CA, 95030

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Draft Resolution: subject to modification by Town Council based on deliberations and direction

RESOLUTION 2020-

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS MAKING DETERMINATIONS AND APPROVING THE REORGANIZATION OF AN UNINHABITED TERRITORY AREA DESIGNATED AS EL GATO LANE NO. 4

APN: 523-27-040
APPROXIMATELY 0.49 ACRES
ANNEXATION APPLICATION: AN19-004
PROPERTY LOCATION: 15765 EL GATO LANE
PROPERTY OWNER/APPLICANT: ED PEARSON

WHEREAS, the Town Council of the Town of Los Gatos has received a request for annexation of territory designated El Gato Lane No. 4 from Ed Pearson; and

WHEREAS, the property, approximately 0.49 acres and includes 0.194 acres of County street right-of-way located at 15765 El Gato Lane, APN: 523-27-040, is within 300 feet of a Town maintained roadway and within the Town's Urban Service Area; and

WHEREAS, the following special district would be affected by the proposal: Santa Clara County Lighting Service Area; and Santa Clara County Library Service Area; and

WHEREAS, the annexation would provide for use of Town services; and

WHEREAS, the Town Council enacted Ordinance 1267 in 1975 pre-zoning the subject territory with an R-1:8 (single-family residential, 8,000 square foot minimum lot size) zoning designation; and

WHEREAS, the Town of Los Gatos, as Lead Agency for environmental review for the reorganization, has determined annexation of the subject property is exempt from the California Environmental Quality Act guidelines, pursuant to Section 15061(b)(3); and

WHEREAS, the County Surveyor of Santa Clara County has found the description and map (Exhibit A and B) to be in accordance with Government Code Section 56757, the boundaries to be definite and certain, and the proposal to be in compliance with LAFCO's road annexation policies; and

WHEREAS, as provided in Government Code Section 56757, the Town Council of the Town of Los Gatos shall be the conducting authority for a reorganization including an annexation to the Town; and

WHEREAS, the territory is uninhabited and all owners of land included in the proposal have consented to this annexation; and

WHEREAS, Government Code Section 56663(a) provides that if a petition for annexation is signed by all owners of land within the affected territory the Town Council may approve or disapprove the annexation without a public hearing; and

WHEREAS, evidence was presented to the Town Council; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Los Gatos as follows:

1. That it is the conducting authority pursuant to Section 56757 of the Government Code for the annexation of property designated as El Gato Lane No. 4, more particularly described in Exhibits A and B;
2. That the following findings are made by the Town Council of the Town of Los Gatos:
    a. Said territory is uninhabited and comprises approximately 0.49 acres;
    b. The annexation is consistent with the orderly annexation of territory within the Town's Urban Service Area and is consistent with the Town policy of annexing when required by the Town's agreement with the County of Santa Clara;

c. The project is exempt from the California Environmental Quality Act (CEQA) under Title 14 Code of Regulations, Chapter 3: Guidelines for the Implementation of CEQA Section 15061(b)(3): Review for Exemption;
d. The Town Council enacted Ordinance 1267 in 1975 pre-zoning the subject territory with an R-1:8 (Single-Family Residential, 8,000 square foot minimum lot size) zoning designation;
e. The territory is within the Town's Urban Service Area as adopted by the Local Agency Formation Commission of Santa Clara County;
f. The County Surveyor has determined the boundaries of the proposed annexation to be definite and certain, and in compliance with the Commission's road annexation policies. The County Surveyor has been reimbursed for the actual cost incurred by the County Surveyor in making this determination;
g. The proposed annexation will not create an island, and will facilitate provision of efficient municipal services;
h. The proposed annexation does not split lines of assessment or ownership;
i. The proposed annexation is consistent with the Town's General Plan;
j. The territory to be annexed is within 300 feet of a Town maintained raodway; and
k. The Town has complied with all conditions imposed by the Commission for inclusion of the territory in the Town's Urban Service Area.

3. That all owners of land within the affected territory have provided written consent to the reorganization and no subject agency has submitted written opposition to a waiver of protest proceedings;
4. Pursuant to Section 56663(c) the Town waives protest proceedings;
5. That upon completion of these reorganization proceedings the territory described in Exhibit A will be annexed to the Town of Los Gatos and will be detached from the Santa Clara County Library Service Area; and
6. That upon completion of these reorganization proceedings the territory reorganized will be taxed on the regular County assessment roll, including taxes for existing bonded indebtedness.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 3rd day of March 2020, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

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EXHIBIT "A"

EL GATO LANE NO. 4

ANNEXATION TO THE TOWN OF LOS GATOS, CALIFORNIA

GEOGRAPHIC DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY, SITUATED IN A PORTION OF RANCHO RINCONADA DE LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING LOT 33, ALSO BEING EL GATO LANE (50 FEET WIDE) LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ESCOBAR AVENUE (60 FEET WIDE) AS SHOWN ON THAT MAP ENTITLED "TRACT NO 1168, EL GATO TERRACE", FILED MARCH 2, 1954 IN BOOK 48 OF MAPS AT PAGE 13, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EASTERLY LINE OF EL GATO LANE AT THE SOUTHWEST CORNER OF LOT 25 OF SAID MAP, ALSO BEING ON THE EXISTING TOWN OF LOS GATOS LIMIT ESTABLISHED BY EL GATO LANE NO. 3 ANNEXATION;

(1) THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 12°26'15" EAST 44.15 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY;

(2) THENCE ALONG SAID CURVE AND BEING THE RIGHT OF WAY OF EL GATO LANE AS SHOWN ON SAID MAP FROM WHICH A RADIAL LINE BEARS NORTH 77°33'45" EAST, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTERAL ANGLE OF 35°39'08", AN ARC LENGTH OF 24.89 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY;

(3) THENCE ALONG SAID CURVE AND BEING THE RIGHT OF WAY OF EL GATO LANE AS SHOWN ON SAID MAP FROM WHICH A RADIAL LINE BEARS SOUTH 41°54'37" WEST, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTERAL ANGLE OF 251°16'07", AN ARC LENGTH OF 175.42 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHWESTERLY;

(4) THENCE ALONG SAID CURVE FROM WHICH A RADIAL LINE BEARS NOTH 66°49'17" WEST, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTERAL ANGLE OF 35°39'08", AN ARC LENGTH OF 24.89 FEET;

(5) THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID EL GATO LANE (50 FEET WIDE) NORTH 12°26'15" WEST 28.61 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33 AS SHOWN ON SAID TRACT NO. 1168;

(6) THENCE ALONG THE SOUTHERLY LINE OF LOT 33 SOUTH 77°33'45" WEST 153.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33;

(7) THENCE ALONG THE WESTERLY LINE OF SAID LOT 33 NORTH 12°26'15" WEST 55.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 33;

(8) THENCE ALONG THE NORTHERLY LINE OF SAID LOT 33 SOUTH 77°33'45" EAST 153.97 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 33, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF EL GATO LANE;

(9) THENCE ALONG SAID WESTERLY RIGHT OF WAY NORTH 12°26'15" WEST 40.00 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY;

(10) THENCE ALONG SAID CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 77°33'45" WEST, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTERAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE SOUTHERLY RIGHT OF WAY OF ESCOBAR AVENUE (60 FEET WIDE);

(11) THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 77°33'45" EAST 47.91 FEET;

(12) THENCE NORTH 66°33'45" EAST 39.04 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY;

(13) THENCE ALONG SAID CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 23°26'15" EAST, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTERAL ANGLE OF 79°00'40", AN ARC LENGTH OF 27.58 FEET TO SAID EASTERLY RIGHT OF WAY OF EL GATO LANE;

(14) THENCE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 12°26'15" EAST 87.26 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION

CONTAINING 21,386 SQUARE FEET OF LAND, MORE OR LESS

EXHIBIT B IS ATTACHED HERETO AND MADE A PART HEREOF

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

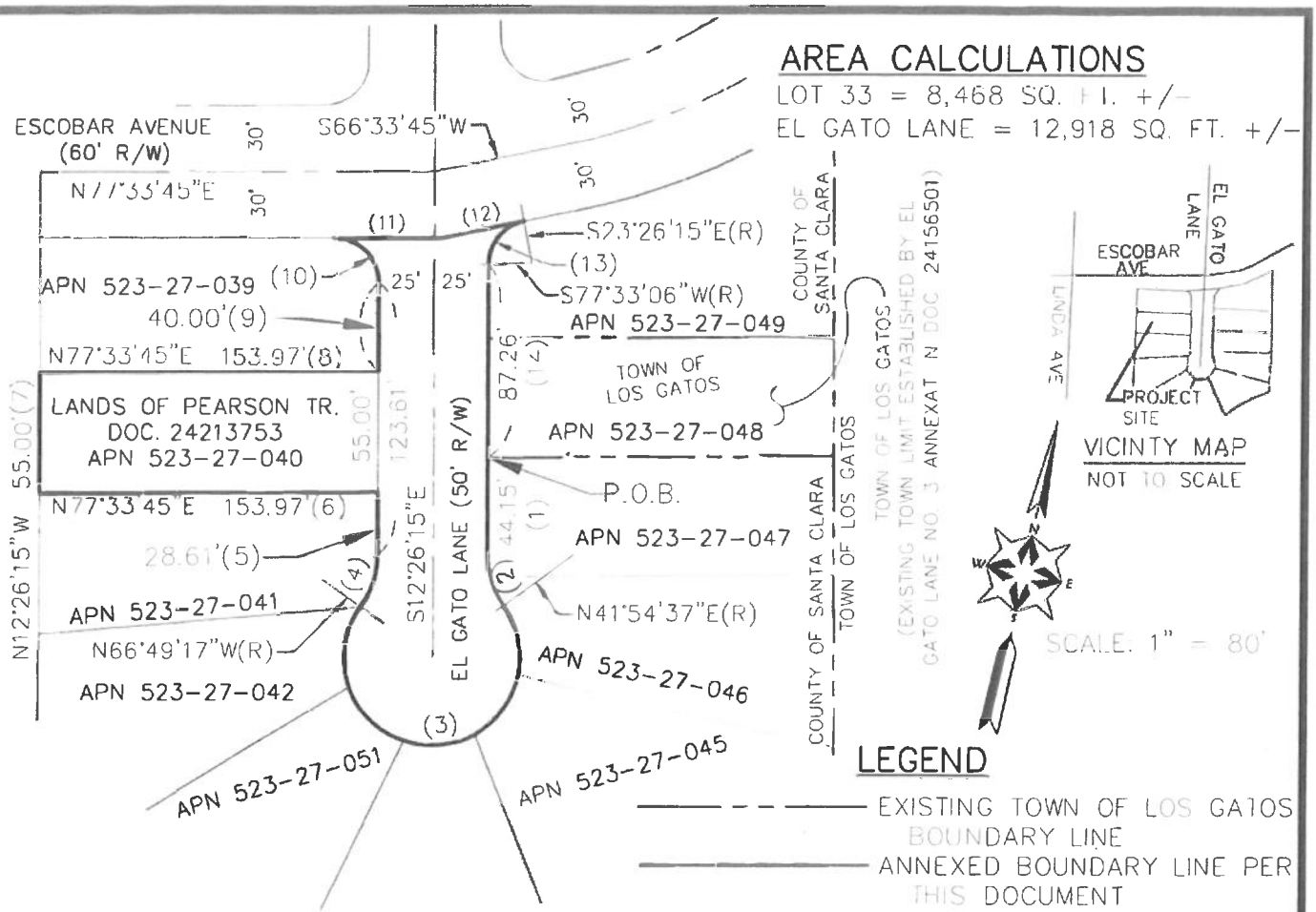
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ryan Mix 1-7-20

RYAN A. MIX, P.L.S. 8743

LICENSED LAND SURVEYOR
RYAN A. MIX
No. 8743
STATE OF CALIFORNIA



AREA CALCULATIONS

LOT 33 = 8,468 SQ. FT. +/-

EL GATO LANE = 12,918 SQ. FT. +/-

LEGEND

- EXISTING TOWN OF LOS GATOS BOUNDARY LINE
- ANNEXED BOUNDARY LINE PER THIS DOCUMENT
- (R) RADIAL
- AREA TO BE ANNEXED PER THIS DOCUMENT TO THE TOWN OF LOS GATOS
- P.O.B. POINT OF BEGINNING
- (#) ANNEXATION COURSE PER LEGAL DESCRIPTION
- (R1) TRACT NO. 1168 (48-M-13)

DISCLAIMER:
THIS ANNEXATION PLAT IS FOR TAX ASSESSMENT PURPOSES ONLY. THE DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS OF LAND CONVEYANCE.

ANNEXATION COURSES PER LEGAL DESCRIPTION

COURSE NUMBER	LENGTH	RECORD LENGTH	RADIUS	RECORD RADIUS	DELTA	RECORD DELTA	DISTANCE	BEARING
(2)	24.89'	24.89'(R1)	40.00'	40.00'(R1)	35°39'08"	35°39'08"(R1)		
(3)	175.42'	175.45'(R1)	40.00'	40.00'(R1)	251°16'07"	251°19'06"(R1)		
(4)	24.89'	24.89'(R1)	40.00'	40.00'(R1)	35°39'08"	35°39'33"(R1)		
(10)	31.42'	31.42'(R1)	20.00'	20.00'(R1)	90°00'00"	90°00'00"(R1)		
(11)							47.91'	N77°33'45"E
(12)							39.04'	N66°33'45"E
(13)	27.58'	27.58'(R1)	20.00'	20.00'(R1)	79°00'40"	79°00'40"(R1)		

SHEET 3 OF 3
DRAWN BY: RAM
DATE: 12-30-2019
: RAM
GATO #4

EXHIBIT B - EL GATO LANE NO. 4
PLAT FOR ANNEXATION PURPOSES
15765 EL GATO LANE, LOS GATOS
SANTA CLARA COUNTY, CALIFORNIA

SMP ENGINEERS
CIVIL ENGINEERS - LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel (650) 941-8055 Fax (650) 941-8755

ATTACHMENT 1 - EXHIBIT B

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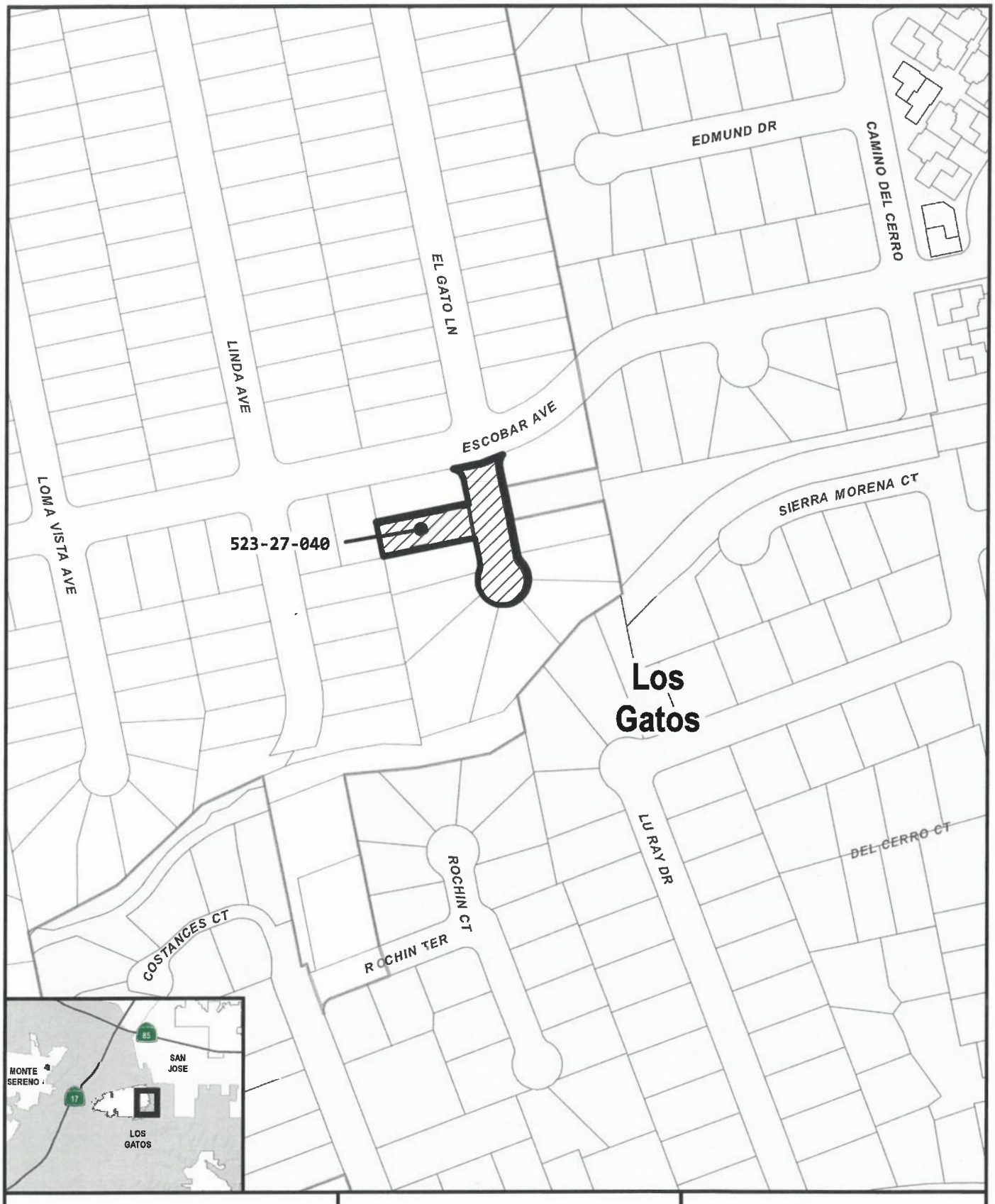

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding St., 7th Floor
San Jose, California 95110

LOCATION MAP
El Gato Lane No. 4
21,386 sq ft +/-
Prepared for the Office of the County Surveyor
January 13, 2020
August Hanks, County Surveyor

Area of Annexation
Incorporated Los Gatos
Unincorporated Lands

N W E S
0 25 50 75
Feet

ATTACHMENT 2

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DATE: February 26, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Approve the Preliminary Design and Authorize Preparation of the Final Design for the Los Gatos Creek Trail to Highway 9 Trailhead Connector Project 18-832-4505

RECOMMENDATION:

Approve the preliminary design and authorize preparation of the final design for the Los Gatos Creek Trail to Highway 9 Trailhead Connector Project 18-832-4505.

BACKGROUND:

The Trailhead Connector Project is included in the 2019/2020 – 2023/2024 Capital Improvement Program and is included as one of the projects identified in the Town-wide Connect Los Gatos Program.

On March 7, 2017, the Town Council adopted the Town of Los Gatos Bicycle and Pedestrian Master Plan. Included in the Master Plan as a high priority bike recommendation was the construction of a direct bicycle and pedestrian connection to the Los Gatos Creek Trail from Highway 9.

In June of 2017, Council authorized an application for funding for the design of the project from the non-competitive One Bay Area Grant (OBAG) Cycle II funding, which was subsequently granted. Also, in June of 2017, the Town Council authorized the release of a request for proposals (RFP) for engineering design services for the project. On September 16, 2019 after a thorough evaluation process, the Town Council awarded a consultant services contract to Mott MacDonald Group, Inc. for the design and preparation of the project design documents for the Los Gatos Creek Trail to Highway 9 Trailhead Connector Project.

PREPARED BY: LISA PETERSEN
Assistant Director of Parks and Public Works/Town Engineer

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and Parks and Public Works Director

BACKGROUND (continued):

Following development of the preliminary project design by Mott MacDonald Group, staff presented the design to the Complete Streets and Transportation Commission (CSTC) at its February 13, 2020 meeting. At the meeting, the Commission unanimously voted to support a recommendation to the Town Council to approve the preliminary design.

Although funding for construction of the project has not yet been identified, on November 19, 2019, the Town Council authorized the Town Manager to submit a grant proposal to receive construction funding through the upcoming Measure B program. The application will be submitted at the end of March.

DISCUSSION:

Preliminary Design Components

The preliminary design proposes bicycle and pedestrian connections on both the north and south sides of Highway 9. Key components of the preliminary design for the south side connector include:

- Trailhead located at the intersection of University Avenue and Highway 9, allowing users to travel to or from the LGCT in any direction using the control of the signalized intersection.
- Construction of a gently sloping ramp meeting Americans with Disability Act (ADA) requirements using a series of ramped sections with intermittent landings.
- Installation of a prefabricated bicycle/pedestrian bridge to cross Los Gatos Creek, with two bridge design options presented for consideration.
- Retaining structures as necessary to support trail along embankment of Highway 9.
- Removal of approximately three trees.

Key components of the preliminary design for the north side connector include:

- Trailhead at the back of sidewalk on Highway 9.
- ADA compliant switch back structure using a series of gently sloping segments with intermittent landings.
- Connection to the existing trail at a location north of the existing Hwy 9 overcrossing.
- Retaining structures as needed for the switchback structure.
- Removal of approximately 13 trees.

DISCUSSION (continued):

Public Outreach

Public outreach for the project used the following methods from the Connect Los Gatos Public Outreach Engagement Plan toolbox:

- 450 direct public notice mailings
- Flyers posted on Los Gatos Creek Trail (LGCT), Oak Meadow Park, and hand delivered to local businesses
- Discussion with CSTC, Parks Commission, and Safe Routes to School
- Los Gatos School Newsletter
- Multiple social media posts: Nextdoor, PPW Facebook, and Twitter
- Community meeting

The Connect Los Gatos Engagement Plan will be discussed as a separate agenda item at the March 3, 2020 Town Council meeting.

Approximately 31 people, including CSTC Commissioners, attended a community meeting on February 13, 2020. Those in attendance were supportive of the project and provided valuable feedback on the project components and design.

During the community meeting, staff emphasized that the goal of the project was to provide a useful, desirable, and cost-effective bicycle and pedestrian connection between Highway 9 and the Los Gatos Creek Trail that will advance the goals of the Town's Connect Los Gatos Program, the General Plan, and the Bicycle and Pedestrian Master Plan. The project team provided a PowerPoint presentation that discussed the project background, proposed project layout and other key elements, next steps, and the anticipated schedule. The PowerPoint for the presentation can be found on the project webpage www.LosGatosCA.gov/LGCTHwy9. Display boards showing the proposed layouts (Attachment 1) and bridge design options were placed around the Council Chambers to facilitate continued discussions following the presentation. The images from the project display boards are also posted on the project webpage.

Following the presentation, the project team fielded questions and comments from the community members in attendance. A listing of specific questions and comments raised at the community meeting, along with responses from the project team, can be found on the project webpage. The topics of discussion regarding the project at the meeting included:

- Provide adequate sight distance for new connections to the existing LGCT.

DISCUSSION (continued):

- North side connection point and switchbacks – ensure a safe connection from HWY 9 and investigate the possibility of less switchbacks by providing a more northerly connection point to the creek trail.
- Safety of pedestrian and bicycle crossing of Highway 17 offramps (to be addressed with future VTA interchange project).
- Investigate the need for proceeding with north side connection (to stay competitive for grant funding a complete project with connections on both sides of HWY 9 needs to be submitted).
- Prefabricated bridge types and decking – a keystone truss design with concrete decking was the preferred option by the majority of those in attendance (Attachment 2).
- Investigate the potential to reduce retaining wall height and screen for adjacent residences on Boyer Lane.
- Review possibility of reinstallation or repair of existing fencing along south side of project area.

Next Steps

Should Council approve the preliminary design, the project team will continue to address the comments and input from the community and will move the project forward to the 65% design completion stage. At that point, a presentation at the CSTC and another community meeting will be held to review the 65% complete design and obtain additional input and feedback before moving into the final design of the project.

As the project includes federal funding and is to be constructed within the Caltrans right of way, the design process must follow federal guidelines in order to remain eligible for funding reimbursement. The project must include Caltrans reviews and final approvals prior to project construction. Environmental clearances and Caltrans reviews at the 35%, 65%, and 95% complete stages will be required. These clearances and reviews may require design modifications or additional elements be incorporated into the design as it progresses. Caltrans approval of the final design will be required before the final project can be taken to the Town Council for approval and authorization to advertise and bid the project. Staff anticipates obtaining Caltrans clearances by January of 2021 and subsequently returning to the Town Council for approval of the final design in February of 2021, pending the availability of funding for the construction of the project.

As the project progresses, updates will continue to be posted to the project webpage.

CONCLUSION:

Staff recommends moving the design for both the south and north side trail connections forward to the 65% completion stage, with the additional considerations as outlined above.

Approving the preliminary design and authorizing the project to move forward to final design will allow the Trailhead Connector Project to move the Town closer to the completion of one of the major priority improvements identified in the Town's Bicycle and Pedestrian Master Plan and the Connect Los Gatos Program. Additionally, by progressing the design work, it is anticipated that the Trailhead Connector Project will become more competitive for construction funding in the upcoming Measure B call for projects.

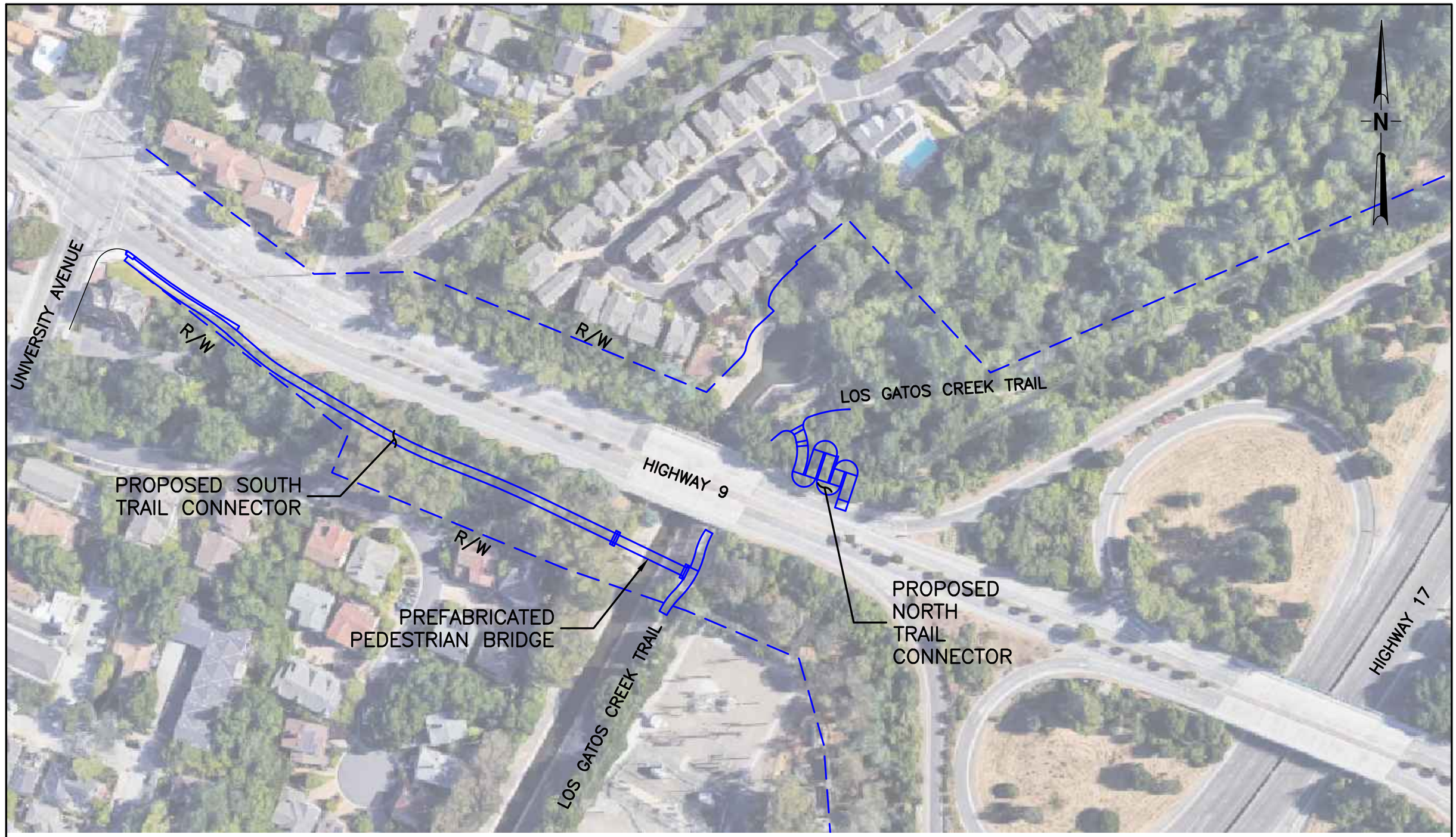
FISCAL IMPACT:

No additional Council fiscal action is anticipated for completion of the project through final design.

ENVIRONMENTAL ASSESSMENT:

The consultant team will lead CEQA process for the Town and will provide the studies and documents necessary to complete the CEQA and NEPA clearances for the Los Gatos Creek Trail to Highway 9 Trailhead Connector Project.

Attachments:
1. Trail Connector Exhibit
2. Selected Bridge Design



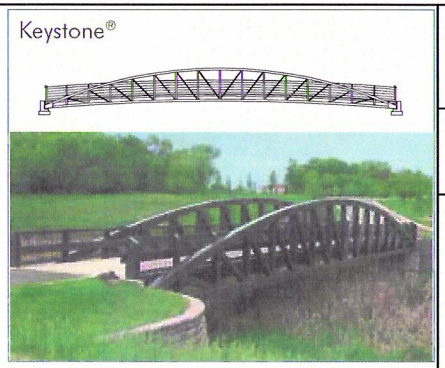
M MOTT MACDONALD

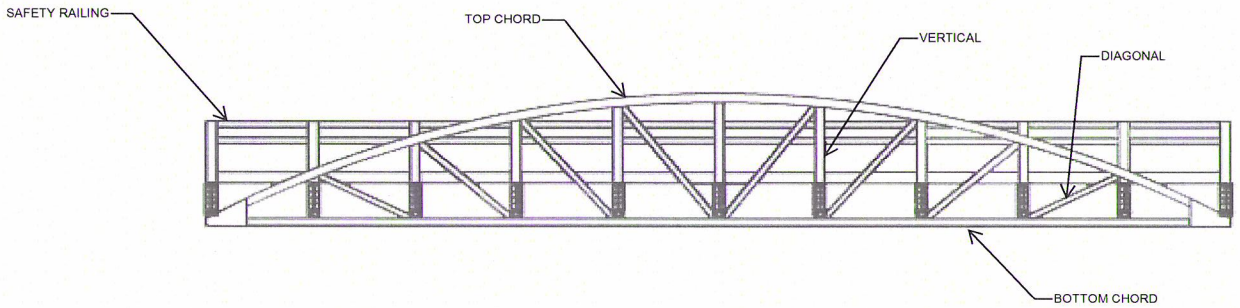
LOS GATOS CREEK TO HWY 9 TRAILHEAD CONNECTOR PROJECT

2/19/2020 PAGE 1 OF 1

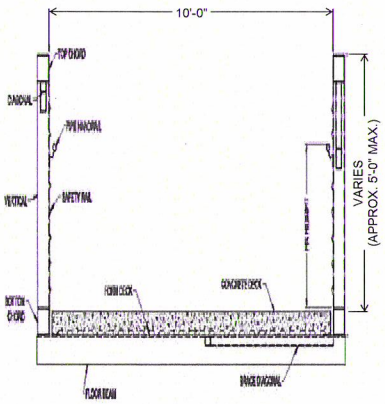
ATTACHMENT 1

LOS GATOS CREEK TRAIL CONNECTOR - OPTION 3



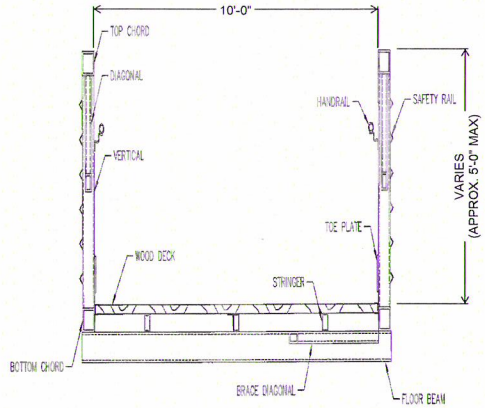


BRIDGE ELEVATION
NOT TO SCALE



TYPICAL SECTION
(CONCRETE DECK)
NOT TO SCALE

APPROXIMATE COST: $570,000



TYPICAL SECTION
(TIMBER DECK)
NOT TO SCALE

APPROXIMATE COST: $565,000

BIGGS CARDOSA ASSOCIATES INC
STRUCTURAL ENGINEERS
1111 Broadway, Suite 1510
Oakland, California 94607
510-623-9900

BCA

LOS GATOS CREEK TRAIL CONNECTOR
PEDESTRIAN BRIDGE
OPTION 3

REVISION NO.	BY	DATE

Drawing Number:
DWG_NO
SHT OF TOT

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 RESPONSIBILITY 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.

DATE: February 26, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Highway 17 Bicycle and Pedestrian Overcrossing Feasibility Study
a. Approve the Project Purpose and Need
b. Authorize Staff to Proceed with Design Alternatives for a Separate Bicycle and Pedestrian Overcrossing

RECOMMENDATION:

Review the status of the Highway 17 Bicycle and Pedestrian Overcrossing Feasibility Study and:
a. Approve the project Purpose and Need.
b. Authorize staff to proceed with design alternatives for a separate bicycle and pedestrian overcrossing.

BACKGROUND:

Highway 17 presents a barrier for bicyclists and pedestrians wanting to cross from one side of Los Gatos to the other. Current crossings are largely vehicle focused and often uncomfortable for other transportation modes. The Highway 17 Bicycle and Pedestrian Overcrossing Feasibility Study is included in the Fiscal Year 2019/20 Capital Improvement Program Budget aimed at providing an alternative to existing crossings.

At the June 18, 2019 meeting, the Town Council authorized a Request for Proposals for the Highway 17 Bicycle and Pedestrian Bridge Feasibility Analysis and Conceptual Engineering. In September 2019, the Town selected BKF Engineers as the consultant and officially kicked off the project. The final feasibility analysis and conceptual engineering work is expected to be completed in approximately 12 months.

PREPARED BY: Ying Smith
Transportation and Mobility Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Parks and Public Works Director

BACKGROUND (continued):

At the November 19, 2019 meeting, the Town Council approved staff's recommendation to submit grant applications for the Measure B Bicycle and Pedestrian Competitive Grant Program for five candidate projects. The Final Design for the Highway 17 Bike and Pedestrian Overcrossing (BPOC) was one of the candidate projects. The recommended actions associated with this report advance the project to a point where it can be more competitive for Measure B funds.

DISCUSSION:

Project Purpose and Need

In order to develop the project to reflect the community's vision and priorities, it is important to establish the purpose and need at the onset of the project development phase. The project purpose and need, as presented in the following paragraphs, have been prepared based on the project feedback from early outreach.

Purpose: The project would improve bicycle and pedestrian mobility across Highway 17 in the vicinity of the Blossom Hill Road overcrossing. The project includes a focus on improving safety for all modes of travel, creating a safe route to schools while promoting active transportation. Additionally, the project would result in reduced traffic congestion and greenhouse gas emissions by providing comfortable mobility alternatives.

Need: With two travel lanes in each direction, carrying upwards of 63,000 vehicles per day, Highway 17 creates both a physical and psychological barrier for both pedestrians and bicyclists as it divides the Town in two. Blossom Hill Road is one of only a few roadways that provide east-west connectivity across the highway.

The current Blossom Hill Road Overcrossing provides 10.5-foot wide travel lanes, 4-foot wide bike lanes, and 5-foot wide sidewalks in each direction. This sub-standard width does not meet current and future bicycle and pedestrian demands. The deficiency becomes more apparent during school hours when the bicycle and pedestrian volumes are high. Furthermore, the narrow width lacks the necessary separation and protection between the various modes and creates less than optimal conditions given the high volume and speed of vehicles on the roadway. The current facility is considered high stress, especially for vulnerable street users including youth, older adults, and those with access and functional needs.

DISCUSSION (continued):

Design Alternatives

The Town has included proposed improvements for Highway 17 crossings in several policy documents, including the General Plan and the *Bicycle and Pedestrian Master Plan*. Over the years, the following three options have been identified in the planning documents:

1. A new bicycle and pedestrian bridge connecting to Nino Avenue
2. A separate bicycle and pedestrian bridge along Blossom Hill Road (BHR)
3. Widening the existing BHR bridge for bicyclists and pedestrians

The project team has completed a preliminary evaluation of these three options. To fully assess the feasibility of options, BKF Engineers and Town staff initiated a coordination process with Caltrans for preliminary feedback on the project's study alternatives. The project team had an introductory meeting with Caltrans in December 2019. It is important to start early consultation with Caltrans to discuss compliance, potential design exceptions, and the approval process, especially regarding the work required for the widening of Blossom Hill Road. The main point of discussion has been the nonstandard vertical clearance of the Blossom Hill Road structure and challenges foreseen with a structure widening alternative.

Based on BKF Engineers' experience working on similar overcrossing projects adjacent to State freeways, widening the current Blossom Hill Road overcrossing will present the most engineering and cost challenges. Widening is constrained by the existing nonstandard vertical clearance of 15'2". The Caltrans standard for roadways is 16'6". Caltrans could require replacement of the entire bridge, which would increase project costs significantly. It is highly unlikely that Caltrans will approve a design exception for maintaining or proposing nonstandard vertical clearance, especially since the underside of the bridge was recently struck. Due to these challenges and uncertainties, staff is recommending not to pursue the widening option (Alternative 3) as part of this project.

Concurrently, the project team evaluated the feasibility of a separate structure for the BPOC, with alignment alternatives between Blossom Hill Road and Nino Avenue. The alternatives can be grouped into either those connecting to Nino Avenue or Blossom Hill Road:

Alternatives 1A, 1B, and 1C: A separate BPOC connecting to Nino Avenue
Alternative 2: A separate BPOC adjacent to the Blossom Hill Road overcrossing

The alignment alternatives are illustrated in Attachment 1. All four alternatives are considered feasible based on the engineering work completed to date. Town staff is not recommending a decision on a specific alignment alternative at this early stage. Instead, the project team is

DISCUSSION (continued):

seeking input from the community as next steps to further its evaluation. The input will help the project team evaluate the alternatives in refining the design.

Preliminary Cost Estimates

One of the deliverables of the Feasibility Study is a cost estimate for the project. BKF believes Alternative 1 will be the more costly of the two and has developed a preliminary estimate to support the Town's planning efforts in pursuing VTA Measure B funding. The estimate for this alternative would be $30 million total, including approximately $5 million for the final design and environmental clearance phase. While this estimate will suffice for the grant application requirements, the BKF scope includes development of an additional cost estimate for Alternative 2 to establish a cost range for comparison of the two alternatives as the Feasibility Study advances.

Relationship to Other Regional Efforts

Currently the Santa Clara Valley Transportation Authority (VTA) has started the State Route 17 Corridor Congestion Relief Project in partnership with the Town and Caltrans. Improving bicycle and pedestrian facilities is one of the goals of the project. The project team will continue to engage the regional partners to coordinate the planning efforts and leverage any synergies.

Community Engagement

Community engagement will follow the framework identified in the Connect Los Gatos toolbox, which is included in the Connect Los Gatos item on the same agenda. In the fall of 2019 Town staff began the outreach effort. A project website was set up in early February and a community meeting was held on February 25, 2020. Approximately twenty community members attended the meeting, including residents near the project area, parents of school-aged children, and Complete Streets and Transportation Commissioners. Many of the attendees cited that they received notices regarding the meeting via direct mailing, social media, flyers placed on the streets and local businesses and the Town's website. The attendees received background on the design alternatives and their benefits and challenges. The presentation was followed by an open house workshop to allow attendees to interact with the project team and express their preferences and concerns. The attendees expressed support for the project's purpose and appreciation for the benefits. Several residents live within the project area shared their concerns about the increased foot traffic in the neighborhood associated with the alternatives connecting to Nino Avenue.

The project team is planning to evaluate the input from the community to refine the alternatives. Additional community engagement events are planned in the spring.

CONCLUSION:

Staff is recommending approval of the project Purpose and Need. Staff also recommends the Town Council approve proceeding with design alternatives for a separate bicycle and pedestrian overcrossing.

COORDINATION:

Staff presented the draft project Purpose and Need and alignment alternatives to the February 3, 2020 Parks Commission meeting and the February 13 Complete Streets and Transportation Commission. Both Commissions recommended approving the staff recommendations.

FISCAL IMPACT:

There is no fiscal action associated with the recommendations because the Council has already awarded the design contract for the current work phase.

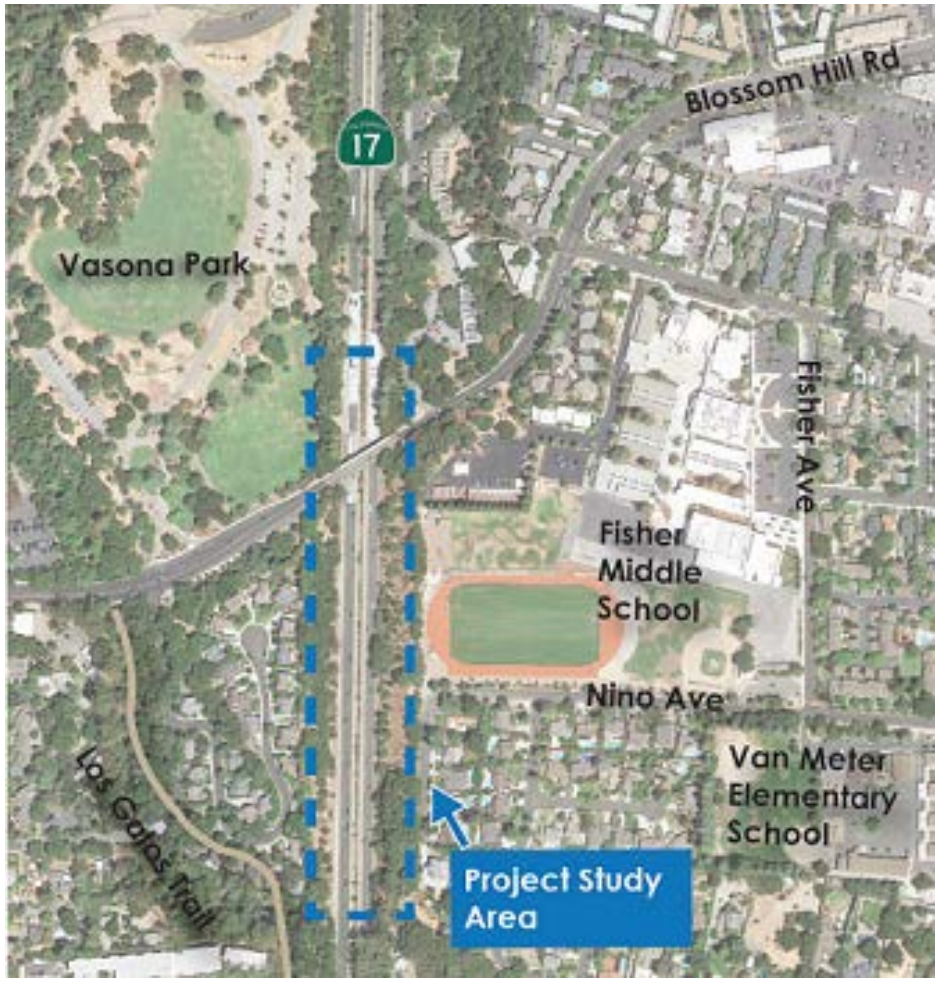
ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA and an environmental analysis will be prepared in the Final Design phase.

Attachment:

1. Highway 17 BPOC Alignment Alternatives

Highway 17 Bicycle & Pedestrian Overcrossing



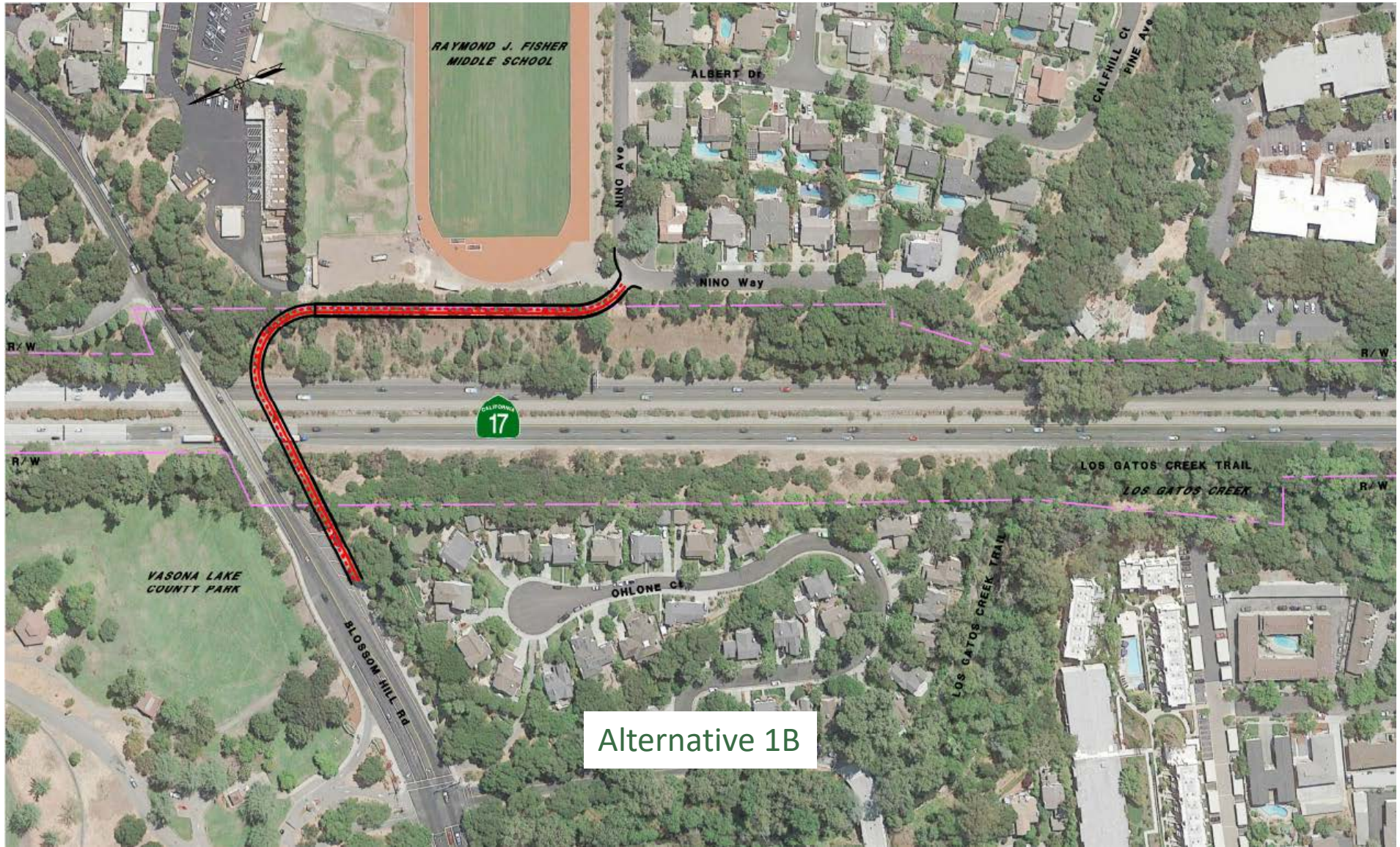


Attachment 1

Highway 17 Bicycle & Pedestrian Overcrossing Feasibility Study



Highway 17 Bicycle & Pedestrian Overcrossing Feasibility Study

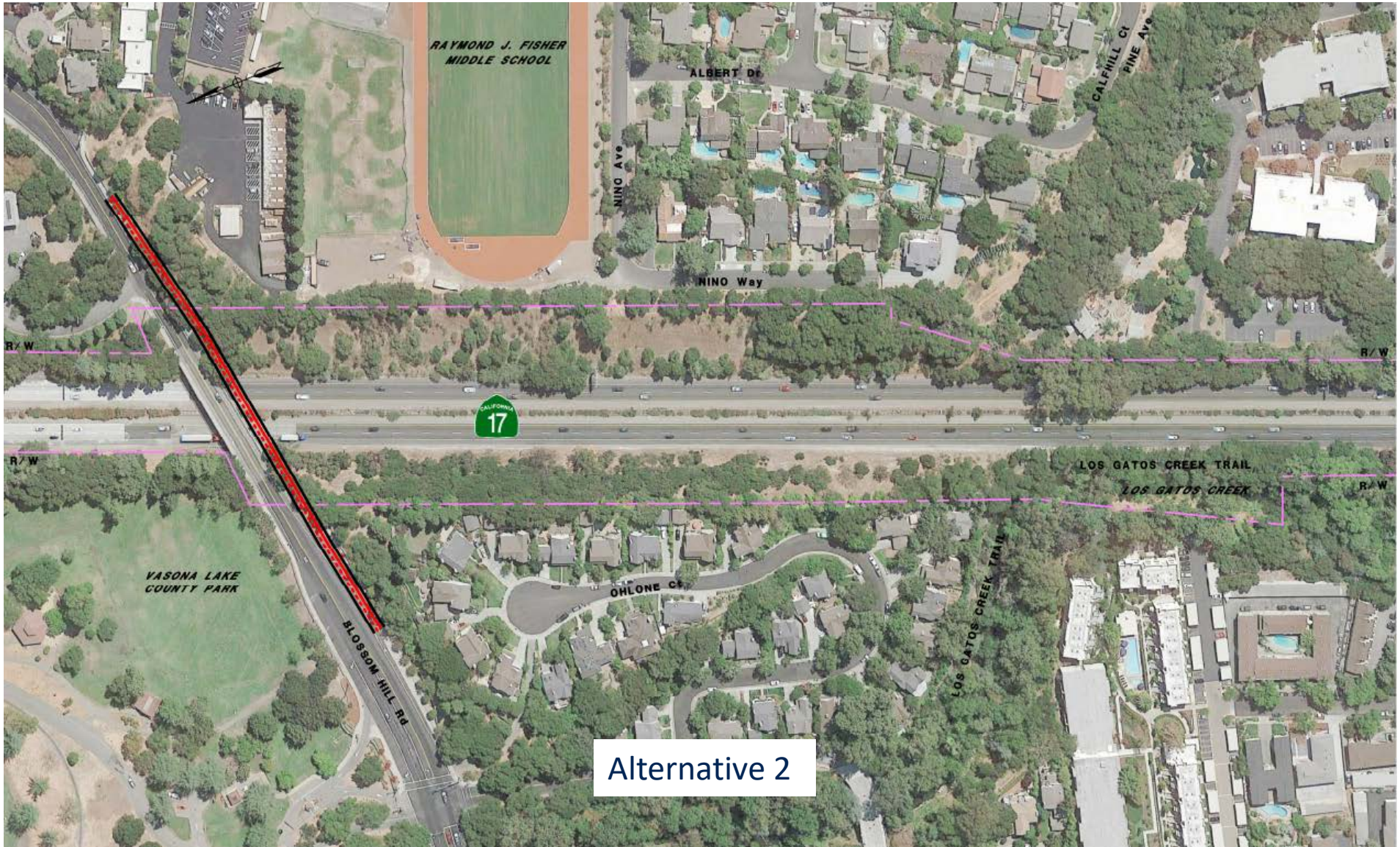


Highway 17 Bicycle & Pedestrian Overcrossing Feasibility Study



Alternative 1C

Highway 17 Bicycle & Pedestrian Overcrossing Feasibility Study



Alternative 2

DATE: February 27, 2020

TO: Town Council

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an appeal of a Planning Commission decision approving a request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD. APN 527-09-036. Architecture and Site Application S-18-052. Project Location: 15365 Santella Court. Property Owner: Christian and Hellen Olgaard. Applicant: Hari Sripadanna. Appellant: David Weissman.

RECOMMENDATION:

Adopt a resolution denying an appeal of a Planning Commission decision approving Architecture and Site Application S-18-052.

BACKGROUND:

The subject two-acre vacant property is lot 9 in the Highlands of Los Gatos, a 19-lot Planned Development (PD), originally approved by the Town Council in 2005. The property is at the north end of Santella Court (see Exhibit 1 of Attachment 1).

The proposed Architecture and Site application was forwarded to the Planning Commission to allow additional consideration of the hillside home, which is the largest in terms of square footage in the Highlands PD and approaches the threshold for a visible home per the Hillside Development Standards and Guidelines (HDS&G).

On January 8, 2020, the Planning Commission unanimously approved the Architecture and Site application. On January 17, 2020, the decision by the Planning Commission was appealed to the Town Council by an interested person, David Weissman (Attachment 4).

PREPARED BY: Erin Walters
Associate Planner

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

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6872
www.losgatosca.gov

BACKGROUND (continued):

Pursuant to the Town Code, any interested person as defined by Section 29.10.020 may appeal to the Council any decision of the Planning Commission. For residential projects an interested person is defined as "a person or entity who owns property or resides within 1,000 feet of a property for which a decision has been rendered and can demonstrate that their property will be injured by the decision." The appellant meets the requirements.

Pursuant to Town Code Section 29.20.280, the appeal must be heard within 56 days of the Planning Commission hearing and in this case, by March 4, 2020. The Council must at least open the public hearing for the item and may continue the matter to a date certain if the Council does not complete its deliberations on the item.

On December 17, 2019, the Town Council adopted an ordinance amending Chapter 29 (Zoning Regulations) of the Town Code regarding the land use appeal process.

Pursuant to Town Code Section 29.20.295, in the appeal, and based on the record, the appellant bears the burden to prove that there was an error or abuse of discretion by the Planning Commission as required by Section 29.20.275. If neither is proved, the appeal should be denied. If the appellant meets the burden, the Town Council shall grant the appeal and may modify, in whole or in part, the determination from which the appeal was taken or, at its discretion, return the matter to Planning Commission. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

The appellant submitted a revised appeal form on January 29, 2020 (Attachment 5), which reflects the adopted Town Code land use appeal process language.

DISCUSSION:

A. Project Summary

The applicant proposes to construct a new 5,840-square foot single-family home, with 5,529 square feet of living area, 756 square feet of below grade area, and a 711-square foot attached garage. The maximum height of the project is 22 feet. The project proposes a contemporary architectural style to blend with the natural surroundings. Proposed materials include a green roof with single ply membrane roofing, steel fascia, iron and gray colored stone cladding panels, and oxidized metal aluminum doors and windows. Proposed site improvements include a driveway, fire truck turn around, swimming pool, patios, and fire pit.

As proposed, the project would create the largest home in terms of countable square footage in the Highlands PD at 5,840-square feet. However, the proposed project would

DISCUSSION (continued):

not be the largest home in terms of square footage in the immediate area, as the adjacent downhill residence is larger. Due to the property configuration and downward sloping topography of the subject site, the proposed residence would be located below the street level of Santella Court.

The project is consistent with the Zoning, General Plan, applicable HDS&G, Hillside Specific Plan, and Highlands PD Ordinance 2237. The proposed project does not require any exceptions.

B. Planning Commission

On January 8, 2020, the Planning Commission received the Staff Report (Attachment 1), opened the public hearing, and considered testimony from the applicant and the public. One resident spoke in support of the project and one spoke in opposition. After asking questions of the applicant, the Planning Commission closed the public hearing and discussed the project. The Commission approved the application with a 7-0 vote. Attachment 2 contains the verbatim minutes.

C. Appeal to Town Council

The decision of the Planning Commission was appealed on January 17, 2020, by an interested person, David Weissman (Attachments 4 and 5). The appellant provided his reasons for the appeal, which are listed below followed by staff analysis in *italic* font.

1. There was error or abuse of discretion by the Planning Commission: The Town has no written guidelines as to what can be included in a building elevation.

   The HDS&G do not include written guidelines regarding what can be included in an elevation. Staff is tentatively scheduled to bring this matter to the Town Council Policy Committee in March.

   The HDS&G were adopted by the Town Council in 2004 and in 2017 Town Council amended Chapter II of the HDS&G regarding the visibility analysis.

   Chapter II, Section B, of the HDS&G outlines steps that shall be taken in completing a visibility analysis and defines a visible home as a single-family residence where 24.5 percent or more of an elevation can be seen from any of the Town's established viewing areas, and/or as determined by the Community Development Director. Percentages shall be rounded to the nearest whole number.

DISCUSSION (continued):

The applicant, Srusti Architects, prepared a visibility analysis for the subject property following the methodology required in the HDS&G (Attachment 8). The visibility analysis illustrates that the northwest elevation of the proposed home would not be visible from the Blossom Hill Road and Los Gatos Boulevard viewing areas; and the northeast elevation would be 24 percent visible from the Selinda Way and Los Gatos-Almaden Road viewing area (Attachment 12). The applicant included all vertical planar elements in the 3,825 square-foot northeast elevation, including 890 square feet of connected vertical site elements, as described in Attachment 6.

The applicant provided a photograph from a 50 MM lens representing the visibility of the proposed residence from the naked eye and a photograph from a 300 MM lens representing an up-close perspective and help identify any visible story poles, netting, trees, and/or shrubbery as required by the HDS&G from the Selinda Way and Los Gatos-Almaden Road viewing area (Attachment 12, pages 13 and 28).

Visible homes are limited to a maximum height of 18 feet. The majority of the project is 18 feet or less in height, with the exception of the thermal chimney. Should the Town Council determine that the home is visible, a height exception for the thermal chimney could be granted or the Town Council could require the height to be reduced to 18 feet.

2. The Planning Commission's decision is not supported by substantial evidence in the record:

   a. Confusion in the visibility analysis.

   At the January 8, 2020 Planning Commission public hearing, the appellant pointed out labeling inconsistences in the visibility analysis (Attached 1, Exhibit 10, pages 20, 22, and 23) and in the development plans landscape table (Attachment 1, Exhibit 12, Sheet L-3.0). The tree tables had inadvertently listed six trees to remain that were to be removed, and one tree to be removed that was to remain. The inconsistences did not affect the results of the visibility analysis. The Planning Commission was made aware of the inconsistences and voted unanimously to approve the application. The applicant has revised the visibility analysis and development plans (Attachments 12 and 13) to correct the inconsistences.

   b. A third-party consultant should redo this analysis.

   Per Chapter II, Section B of the HDS&G, the Community Development Director shall determine if the use of a third-party consultant is required to peer review an applicant's visibility analysis.

DISCUSSION (continued):

The visibility analysis was conducted in compliance with procedures established to fully understand the impacts of the proposed project, and the Community Development Director did not require a peer-review of the visibility analysis.

PUBLIC COMMENTS:

Written notice of the Town Council hearing was sent to property owners and tenants within 500 feet of the subject property. The appellant submitted a supplemental letter, received on February 26, 2020 (Attachment 14). At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Recommendation

For the reasons stated in this report, it is recommended that the Town Council uphold the decision of the Planning Commission and adopt a resolution denying the appeal and approving the application with the required findings and considerations (Attachment 9, Exhibit A), conditions of approval (Attachment 9, Exhibit B), and development plans (Attachment 13).

B. Alternatives

Alternatively, the Town Council could:

1. Adopt a resolution (Attachment 10) to grant the appeal and remand the application back to the Planning Commission with specific direction;

2. Adopt a resolution granting the appeal and denying the application (Attachment 11); or

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

Attachments:
1. January 8, 2020 Planning Commission Staff Report, with Exhibits 1-12
2. January 8, 2020 Planning Commission Verbatim Minutes
3. Applicant's Handout provided at January 8, 2020 Planning Commission Meeting
4. Appeal of Planning Commission decision, received January 17, 2020
5. Appeal of Planning Commission decision, received January 29, 2020, revised form
6. Applicant's Response to Appeal, received February 6, 2020
7. Lot 10 Visibility Analysis, referenced in applicant's response to appeal

8. Hillside Development Standards and Guidelines, Chapter II, Section B. Visibility Analysis
9. Draft Resolution to Deny Appeal and Approve Project, with Exhibits A and B
10. Draft Resolution to Grant Appeal and Remand Project to Planning Commission
11. Draft Resolution to Grant Appeal and Deny Project
12. Visibility Analysis approved at 01-08-20 Planning Commission meeting with revised notes
13. Development Plans approved at 01-08-20 Planning Commission meeting with revised notes
14. Letter from appellant, received February 26, 2020

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DATE: January 3, 2020

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Architecture and Site Application S-18-052. Project Location: **15365 Santella Court**. Applicant: Hari Sripadanna. Property Owner: Christian and Hellen Olgaard. Project Planner: Erin Walters.
Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD. APN 527-09-036.

RECOMMENDATION:

Approval, subject to the recommended Conditions of Approval.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: HR-2½:PD
Applicable Plans & Standards: General Plan; Hillside Development Standards and Guidelines
Parcel Size: 2 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Hillside Residential	HR-2½
South	Residential	Hillside Residential	HR-2½:PD
East	Residential	Hillside Residential	HR-2½:PD
West	Undeveloped	Hillside Residential	HR-2½:PD

PREPARED BY: Erin Walters
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

An Environmental Impact Report (EIR) was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. No further environmental analysis is required for the individual lot development.

FINDINGS:

- As required by the Hillside Development Standards and Guidelines that the project complies with the Hillside Development Standards and Guidelines.
- As required by the Hillside Specific Plan.
- As required by Planned Development Ordinance 2237.

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 lot 9 in the Highlands of Los Gatos, a 19-lot Planned Development (PD), originally approved by the Town Council in 2005. On March 17, 2015, the Town Council approved Ordinance 2237, a request to modify the existing PD to allow the use of color averaging for non-visible homes within the development. The property is at the north end of Santella Court (see Exhibit 1). The Architecture and Site application has been referred to the Planning Commission to allow additional consideration of the hillside home, which is the largest in terms of square footage in the Highlands PD and approaches the threshold for a visible home per the Hillside Development Standards and Guidelines (HDS&G).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site is a vacant lot located on the northern end of Santella Court (Exhibit 1). Single-family homes are located to the north, east, and south of the subject property. Vacant property is located to the west of the subject property.

PROJECT DESCRIPTION (continued):

B. Project Summary

The applicant is proposing to construct a new 5,840-square foot two-story single-family residence with an attached garage. The proposed house would be located at the northern end of the vacant hillside property. The proposed residence would have a maximum height of 22 feet. The project does not require any exceptions to the HDS&G.

C. Zoning Compliance

A single-family residence is permitted in the HR-2½:PD zone. The proposed residence is in compliance with the allowable floor area for the property. Additionally, the proposed residence is in compliance with height, setbacks, and on-site parking requirements.

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing to construct a new 5,840-square foot single-family home, with 5,529 square feet of living area, 756 square feet of below grade area, and a 711- square foot attached garage. A floor area table for countable square footage for the proposed home is shown below.

Floor Area Table		
	Proposed Square Footage	**Counts as FAR**
Lower Level	2,696	2,696
Upper Level	2,833	2,833
Subtotal	5,529	5,529
Below Grade*	756	0
Attached Garage**	711	311
Total		**5,840 s.f.**

** 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.*

DISCUSSION (continued):

The project proposes a contemporary architectural style to blend with the natural surroundings. Proposed materials include a green roof with single ply membrane roofing, steel fascia, iron and gray colored stone cladding panels, and oxidized metal aluminum doors and windows, see Sheet A118 of Exhibit 12. A color and materials board will be available at the public hearing. Please see the applicant's project description (Exhibit 4) and letter of justification (Exhibit 5) for additional information regarding the proposed project.

B. Building Design

The Town's Consulting Architect reviewed the proposed contemporary style project (Exhibit 7). The Consulting Architect had no issues or concerns and stated in the report, "that the proposed design would be similar to the recently approved home at 15358 Santella Court." The Consulting Architect also stated, "that in contrast to the adjacent house which has its upper floor at street level, this proposed house would be located substantially down the hillside and the house forms step down the hillside slopes, as specified in the HDS&G." Additionally, the Consulting Architect reported the project incorporates high quality materials and details and had no recommendations for changes.

C. Height

The proposed location of the residence is at a lower grade than the street level and appears as one-story from Santella Court and two-stories at the side and rear elevations. The maximum height of the proposed residence is 22 feet where the maximum allowed height for homes in the hillside area is 25 feet. Per the HDS&G, the maximum height of a building's tallest elevation shall not exceed 35 feet measured from the lowest part of the building to the highest point. The proposed residence would have a maximum low to high height of 28 feet.

Building Height		
	Proposed	**Allowed per HDS&G**
Height	22 ft.	25 ft. max.
Low to High Height	28 ft.	35 ft. max.

DISCUSSION (continued):

D. Neighborhood Compatibility

The Highlands PD contains one and two-story residences and includes a mix of architectural styles. Lot sizes within the Planned Development and immediate area range from 1.09 to 5.05 acres. Based on Town and County records, the total countable square footage for residences located in the Highlands PD and the immediate area range from 4,881 square feet to 6,009 square feet. The applicant is proposing a residence with 5,840 of total countable square footage on a two-acre parcel, resulting in the largest home in terms of square footage in the Highlands PD.

The adjacent residence at 15500 Francis Oaks Way, located outside of the Highlands PD to the north and at a grade approximately 110 feet below subject property, is larger than the proposed house with 6,009 of countable square feet.

Pursuant to the HDS&G, the maximum house square footage for the lot size is 6,000 square feet. The table below reflects current conditions of the homes in the immediate area and in the Highlands PD. The homes in the immediate area are highlighted.

Immediate Area and Highlands Planned Development						
PD Lot	**Address**	**House SF**	***Garage SF**	****Total Countable SF**	**Site SF**	**FAR**
1	15685 Shady Ln.	4,457	904	4,961	89,226	0.05
2	15672 Shady Ln.	4,652	737	4,989	94,220	0.05
3	15644 Shady Ln.	4,796	1,172	5,568	176,242	0.03
4	15657 Shady Ln.	4,169	1,120	4,889	99,566	0.04
5	15615 Shady Ln.	4,658	740	4,989	80,730	0.06
6	15315 Santella Ct.	4,534	817	4,951	75,006	0.06
7	15343 Santella Ct. *Vacant*	N/A	N/A	N/A	66,336	N/A
8	15371 Santella Ct. *Vacant*	N/A	N/A	N/A	65,886	N/A
10	15358 Santella Ct. *Under Construction*	4,401	876	4,877	114,871	0.04
11	15330 Santella Ct.	4,625	746	4,971	60,493	0.08
12	15310 Santella Ct.	4,660	1,011	5,271	60,493	0.08
13	15415 Santella Ct. *Vacant*	N/A	N/A	N/A	45,467	N/A
14	15574 Shady Ln.	4,574	784	4,958	83,402	0.05
15	15588 Shady Ln.	4,508	802	4,910	62,078	0.07
16	15602 Shady Ln.	4,331	950	4,881	65,913	0.07

17	15630 Shady Ln.	4,712	686	4,998	92,771	0.05
18	15685 Gum Tree Ln.	4,590	807	4,997	179,921	0.03
19	15675 Gum Tree Ln.	4,602	765	4,967	93,552	0.05
9	**15365 Santella Ct**.	**5,530**	**711**	**5,840**	**87,475**	**0.06**
N/A	15500 Francis Oaks Wy	5,897	512	6,009	219,978	0.03

**The garage square footage numbers in the table include 400 square feet of exempt square footage.*
***The total square footage numbers in the table do not include below grade square footage or a garage up to 400 square feet in area.*

The proposed residence would not be the largest FAR in the Highlands PD or the immediate neighborhood. The proposed residence would be the largest home in terms of square footage in the Highlands PD, however, it would not be the largest in terms of square footage in the immediate neighborhood.

The applicant has provided justification for proposing the largest home in terms of square footage in the Highlands PD in Exhibit 5. The proposed location of the house is at a lower elevation than the existing homes located at street level, therefore reducing the visibility of the residence from street view.

E. Site Design

The subject property is a triangular-shaped corridor lot sloping downward from the north end of Santella Court. The property takes access though a private driveway downhill to the proposed site of the residence. A performance standard of the Highlands Planned Development requires, "new homes to be sited within the grading envelopes shown of the Official Development Plans unless it can be demonstrated that another location is more appropriate for the lot. The burden of proof is on the applicant to justify any deviation from the approved grading envelope." The applicant has provided justification for siting the home north of the approved grading envelope (Page 5 of Exhibit 5). Due to the corridor lot shape and length of the private driveway, the Santa Clara County Fire Department requires a fire engine turnaround area that does not exceed five percent slope. The building was sited further north to accommodate the required fire engine turnaround area and to accommodate a 17-percent driveway slope for fire engine access, which has been approved by the Santa Clara County Fire Department. The applicant designed a linear mass for the home to minimize impact to existing trees and reduce site grading. The proposed building location is located within the site's Least Restrictive Development Area (LRDA) per the HDS&G.

DISCUSSION (continued):

F. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist (Exhibit 8). The project proposes to remove fourteen protected trees, of which five are considered to be large protected trees. The initial arborist report included fifteen trees to be removed; however, the applicant has since modified the plans to retain tree #665.

The fourteen protected trees (Blue Oaks - #652, #653, #656, #660, #662, #668, #671, #675, #676, #677, #679, #680, and #690 and Coast Live Oak - #691), are proposed to be removed to accommodate the proposed residence, driveway, and fire truck turn around.
If the project is approved, replacement trees would be required to be planted pursuant to Town Code.

An Addendum report was prepared by the Consulting Arborist regarding the health of the existing trees located along the rear and side downward slope of the lot proposed to remain. The Consulting Arborist was not able to get close enough to inspect the health and condition of each individual tree due to the dense and nearly impenetrable brush. However, the Consulting Arborist was able to provide an evaluation of the grouping of trees based on their size, color, and crown. The Arborist stated that the area contains a stand of Coast Live Oaks, approximately 25 to 35 feet tall that would appear to be considered to be in good condition with dense crowns and normal foliar color and size. Along the northwest portion on the lower slope there are three Blue Oaks, approximately 30 feet tall, that are in fair to good condition (Exhibit 9).

Tree protection measures are incorporated as conditions of approval (Exhibit 3) to protect the trees proposed to remain on the subject property and within the development area.

G. Visibility

Pursuant to the HDS&G, a visible home is defined as a single-family residence where 24.5 percent or more of an elevation can be seen from any of the Town's established viewing areas. The applicant's visibility analysis illustrates that the proposed home would not be visible from the southwest corner of the intersection of Blossom Hill Road and Los Gatos Boulevard viewing area and would be 24 percent visible from the northwest corner of the of Selinda Way and Los Gatos - Almaden Road viewing area (Exhibit 10).

Pursuant to the requirements of the View Analysis section of the HDS&G, the applicant installed story poles on-site that identified the proposed building.

DISCUSSION (continued):

The applicant took photographs of the project site from the established viewing platform located at the Northwest corner of Los Gatos-Almaden Road and Selinda Way with a 50 MM and a 300 MM lens. The photographs and computer modeling were then aligned to determine the areas of the proposed residence that would be visible, excluding any trees that are proposed to be removed or are in poor condition (Exhibit 10). The existing trees that have been identified in the photographs as providing screening for the proposed single-family residence are rated in good or fair condition and are proposed to remain.

As discussed in the Tree section of the report, the Consulting Arborist was not able to get close enough to the stand of trees along the rear and side downward slope to inspect the health and condition of each individual tree; however, overall, he found the grouping of Coast Live Oaks and Blue Oaks to be in fair to good condition with dense crowns and normal foliar color and size. The applicant has labeled the trees included on the subject property in the Visibility Analysis as X1, X2, Y1, Y2, Y3, Z5, and Z3. Three trees used in the Visibility Analysis, trees Z2, Z4, and Z6 are not located on the subject property (Sheet 17 of Exhibit 10).

The applicant's methodology complies with the current methodology to not use trees in poor condition in the Visibility Analysis.

H. Neighbor Outreach

The applicant reached out to their neighbors and provided copies of the three responses they received (Exhibit 11).

I. CEQA Determination

An Environmental Impact Report was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. No further environmental analysis is required for the individual lot development.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 500 feet of the subject property. No public comments were received by 11:00 a.m., Friday, January 3, 2020.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application to construct a single-family residence on a vacant lot within the Highlands PD. As proposed, the project would create the largest home in terms of countable square footage in the Highlands PD with a proposed 5,840-square foot residence. However, the proposed project would not be the largest home in terms of square footage in the immediate area as the adjacent downhill residence is larger. Due to the property configuration and downward sloping topography of the subject site the proposed residence would be located below street level from Santella Court. The project is consistent with the Zoning, General Plan, applicable HDS&G, Hillside Specific Plan, and Highlands PD Ordinance 2237. The proposed project does not request any exceptions.

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 no further environmental analysis is required (Exhibit 2);
2. Make the finding that the project is in compliance with the Hillside Development Standards and Guidelines (Exhibit 2);
3. Make the finding that the project is in compliance with the Hillside Specific Plan (Exhibit 2);
4. Make the finding that the project is in compliance with the Highlands Planned Development Ordinance 2237 (Exhibit 2);
5. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site Application S-18-052 with the conditions contained in Exhibit 3 and the development plans in Exhibit 12.

C. Alternatives

Alternatively, the Commission can:

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

EXHIBITS:

1. Location Map
2. Required Findings and Considerations (one sheet)
3. Recommended Conditions of Approval (16 sheets)
4. Project Description, received on December 11, 2019 (two sheets)
5. Letter of Justification, received December 16, 2019 (14 sheets)
6. Project Data (one sheet)
7. Consulting Architect's Report, received November 14, 2018 (six sheets)
8. Consulting Arborist's Report, dated November 29, 2018 (37 sheets)
9. Consulting Arborist's Addendum Report, dated August 20, 2019 (eight sheets)
10. Visibility Analysis, received December 10, 2019 (28 sheets)
11. Applicant's neighbor outreach efforts, received November 18, 2019 (four sheets)
12. Development Plans, received November 15, 2019 (29 sheets)

15365 Santella Court

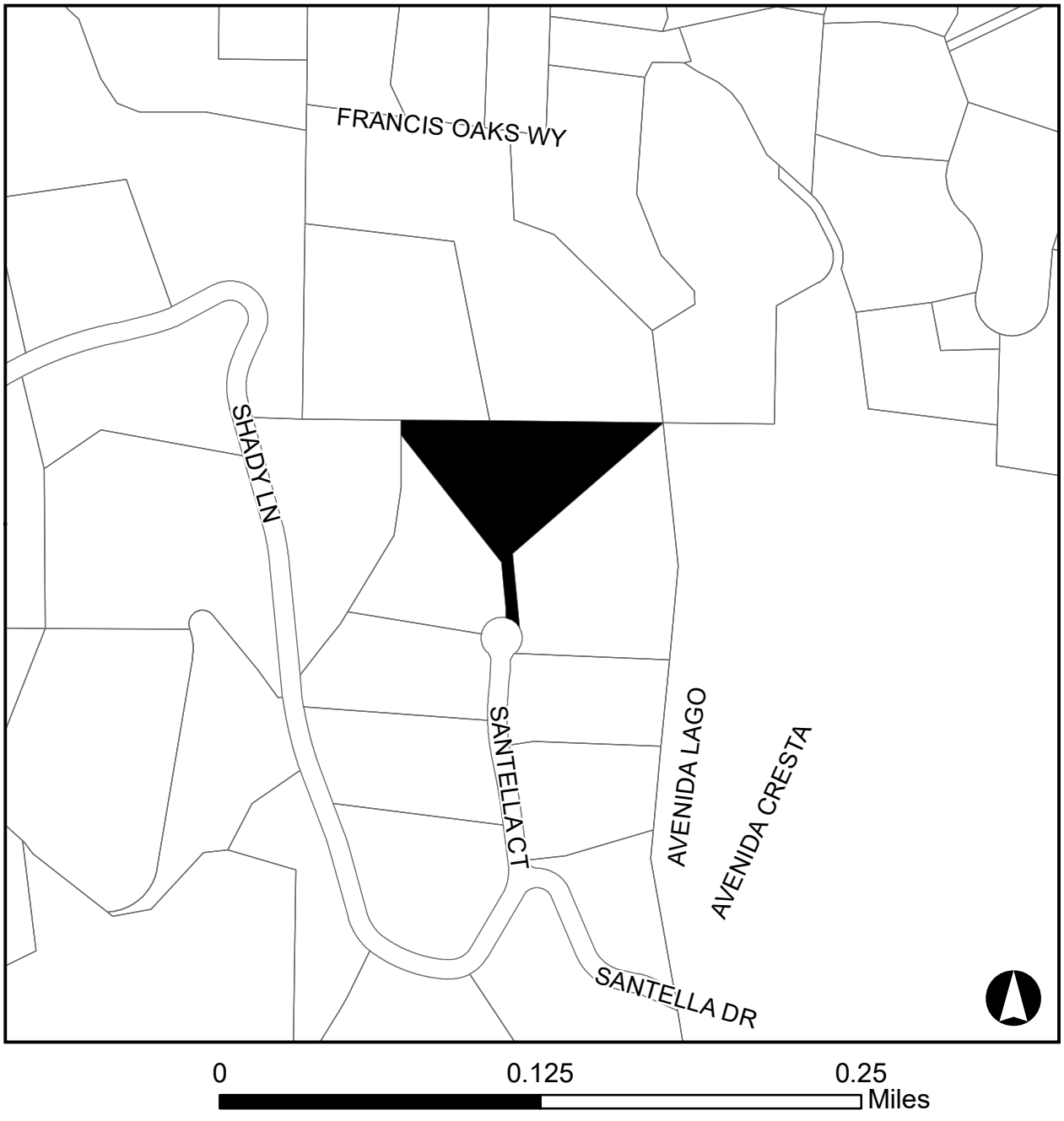

EXHIBIT 1

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PLANNING COMMISSION –*January 8, 2020*
REQUIRED FINDINGS & CONSIDERATIONS FOR:

15365 Santella Court
Architecture and Site Application S-18-052

Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD. APN 527-09-036.
PROPERTY OWNER: Christian and Hellen Olgaard
APPLICANT: Hari Sripadanna

FINDINGS

Required findings for CEQA:

- An Environmental Impact Report (EIR) was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. Required technical reviews (arborist, architect and geotechnical) have been completed for the project and no further environmental analysis is required for this application.

Compliance with Hillside Development Standards and Guidelines (HDS&G):

- The project is in compliance with the HDS&G.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan in that it is a single-family residence being developed on an existing parcel. The proposed development is consistent with the development criteria included in the Specific Plan.

Compliance with the approved Planned Development

- The project is in compliance with the approved Planned Development (Ordinance 2237).

CONSIDERATIONS:

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.

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PLANNING COMMISSION – *January 8, 2020*
CONDITIONS OF APPROVAL

15365 Santella Court
Architecture and Site Application S-18-052

Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD.
APN 527-09-036.
PROPERTY OWNER: Christian and Hellen Olgaard
APPLICANT: Hari Sripadanna

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 listed below and in substantial compliance with the plans approved and noted as received by the Town on November 15, 2019. Any changes or modifications to the approved plans shall be approved by the Community Development Director, the Development Review Committee, the Planning Commission, or Town Council, 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. The lighting plan shall be reviewed during building plan check.
4. EXTERIOR COLOR: The exterior colors of the house shall not exceed an average light reflectivity value of 30 and shall blend with the natural vegetation in conformance with the approved PD Ordinance 2237.
5. LRV DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior colors to be maintained in conformance with the approved PD Ordinance.
6. GENERAL: 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.
7. MAINTENANCE AGREEMENT: Following the issuance of a certificate of occupancy, the property owner shall execute a five-year maintenance agreement with the Town that the property owner agrees to protect and maintain the trees shown to remain on the approved plans, trees planted as part of the tree replacement requirements, and guarantees that said trees will always be in a healthy condition during the term of the maintenance agreement.
8. TREE DEED RESTRICTION: Prior to issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that identifies the on-site trees that were used to provide screening in the visibility analysis

and requires their replacement if they die or are removed.

9. 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.
10. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Richard Gessner, identified in the Arborist report, dated as received November 29, 2018, and the supplemental Arborist report, dated as received August 20, 2019, respectively, on file in the Community Development Department. 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. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
11. TREE FENCING: Protective tree fencing shall be placed at the drip line of existing trees and shall remain through all phases of construction. Fencing shall be six-foot-high cyclone attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart. Include a tree protection fencing plan with the construction plans.
12. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code. Town Code requires a minimum 24-inch box size replacement tree. New trees shall be double staked with rubber ties and shall be planted prior to final inspection and issuance of occupancy permits.
13. LANDSCAPE PLAN: The final landscape plan shall comply with the Hillside Development Standards and Guidelines criteria for planting (ornamental planting shall be confined to areas within 30 feet of the house, inclusive of decks, patios and driveway).
14. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. 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.
15. BMP IN-LIEU FEE: A Below Market Price (BMP) in-lieu fee (6% of the building valuation as determined by the Building Official) shall be paid by the developer prior to issuance of an occupancy permit for the new residence.
16. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
17. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
18. 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.
19. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with

the building plans detailing how the Conditions of Approval will be addressed.

Building Division

20. PERMITS REQUIRED: A Building Permit is required for the construction of the new single-family residence and attached garage. Additional Building permits will be required for all detached structures such as swimming pools and retaining walls supporting a surcharge.
21. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. These codes are applicable on Building Applications up to December 20, 2019. Effective January 1, 2020 the 2019 California Building Standard Code, California Code of Regulations Title 24, Parts 1-12, as amended by the Town of Los Gatos, will be applicable.
22. 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.
23. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
24. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
25. 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.
26. 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.
27. 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
28. 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.
29. 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 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.

30. 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.
31. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance or gas appliance per Town Ordinance 1905. Tree limbs shall be cut within 10 feet of chimneys.
32. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
33. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and must comply with Section R337 of the 2016 California Residential Code, Public Resources Code 4291 and California Government Code Section 51182.
34. 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.
35. 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.
36. 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.
37. BLUE PRINT 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 Blue Print for a fee or online at www.losgatosca.gov/building.
38. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771

c. Santa Clara County Fire Department: (408) 378-4010
d. West Valley Sanitation District: (408) 378-2407
e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

39. 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 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.
40. 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.
41. PRIOR APPROVALS: All conditions per prior approvals (including Ordinance 2147, etc.) shall be deemed in full force and affect for this approval.
42. 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.
43. 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.
44. 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.
45. PUBLIC WORKS INSPECTIONS: The Owner and/or 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.

46. 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: 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 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.
47. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
48. 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.
49. 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.
50. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
51. 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.
52. 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 studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
53. 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.

54. 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.
55. 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.
56. DRIVEWAY: The driveway conform to existing pavement on Santella Court shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
57. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner and/or 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.
58. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, whichever comes first, the Owner and/or 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.
59. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
60. 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.
61. 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 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.

62. 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.
63. SOILS REPORT: One copy 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.
64. 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.
65. SOILS REVIEW: Prior to Town approval of a development application, the Owner and/or 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 and/or Applicant, and subsequent approval by the Town. The Owner and/or 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 and/or 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).
66. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner and/or 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 and/or Applicant's soils engineer and submitted to the Town before a certificate of occupancy is granted.
67. 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 and/or 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 and/or Applicant.
68. DEDICATIONS: The following shall be dedicated by separate instrument. The dedication shall be recorded before any grading or building permits are issued:
    a. A Private Ingress Egress Easement (PIEE), twenty (20) feet in width, for the benefit of the neighboring Lot 8 to the west (15371 Santella Court; APN 527-09-035).

b. Storm drainage and sanitary sewer easements, as required.

69. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
    a. Santella Court: 2" overlay from the middle of the cul-de-sac to the northern lip of gutter, or alternative pavement restoration measure as approved by the Town Engineer.
70. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
71. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
72. 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.
73. PRIVATE EASEMENTS: Agreements detailing rights, limitations and responsibilities of involved parties shall accompany any proposed private easement. Access driveway shall be within the recorded access easement. A new private access easement shall be recorded, and a copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to issuance of a grading or building permit. A realigned access driveway shall be completed prior to the issuance of grading or building permit.
74. CURB AND GUTTER REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair

will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

75. DRIVEWAY APPROACH: The Owner and/or Applicant shall install one (1) Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
76. SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
77. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building or grading permits, the Owner/Applicant shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of any grading or building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
78. PRECONSTRUCTION PAVEMENT SURVEY: Prior to issuance of any grading or building permit, the Owner and/or Applicant shall complete a pavement condition survey documenting the extent of existing pavement defects using a smartphone video (in Landscape orientation only) or digital video camera. The survey shall extend through the Highlands of Los Gatos, from entry to the end of the Santella Court cul-de-sac. The results shall be documented in a report and submitted to the Town for review.
79. POSTCONSTRUCTION PAVEMENT SURVEY: The Owner and/or Applicant shall complete a pavement condition survey to determine whether road damage occurred as a result of project construction. Rehabilitation improvements required to restore the pavement to pre-construction condition and strength shall be determined using State of California procedures for deflection analysis. The results shall be documented in a report and submitted to the Town for review and approval before a Certificate of Occupancy for any new building can be issued. The Owner and/or Applicant shall be responsible for completing any required road repairs prior to release of the faithful performance bond.
80. 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.
81. 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.

82. 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 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 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.

83. 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.

84. 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, 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.

85. WVSD (West Valley Sanitation District): 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.

86. 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.

87. 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.

88. STORMWATER DEVELOPMENT RUNOFF: All new development and redevelopment projects are subject to the stormwater development runoff requirements. The Owner and/or Applicant 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 appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements.

89. REGULATED PROJECT: The project is classified as a Regulated Project per Provision C.3.b.ii. and is required to implement LID source control, site design, and stormwater treatment on-site in accordance with Provisions C.3.c. and C.3.d..

90. 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.

91. GREEN ROOF: A Green roof may be considered biotreatment systems that treat roof runoff only if they meet certain minimum specifications. The green roof system planting media shall be sufficiently deep to provide capacity within the pore space of the media for the required runoff volume specified by Provision C.3.d.i.(1), in addition to supporting the long-term health of the vegetation selected for the green roof, as specified by a landscape architect or other knowledgeable professional.

92. 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.

93. 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.

94. 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.

95. 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.

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.

96. 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.

97. 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.

98. WATER FEATURES: New swimming pools, hot tubs or spas 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.

99. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. 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. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

100. STORM WATER MANAGEMENT PLAN: A storm water management 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 and/or Applicant may elect to have the Planning submittal certified to avoid this possibility.

101. STORM WATER MANAGEMENT PLAN CERTIFICATION: Certification from the biotreatment soils provider is required and shall be given to Engineering Division Inspection staff a minimum of thirty (30) days prior to delivery of the material to the job site. Additionally deliver tags from the soil mix shall also be provided to Engineering Division Inspection staff. Sample Certification can be found here: http://www.scvurppp-w2k.com/nd_wp.shtml?zoom_highlight=BIOTREATMENT+SOIL.

102. 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.

103. 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 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.
104. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
105. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

106. FIRE SPRINKLERS REQUIRED: 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. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. 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 modifications 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. CFC Section 313.2 as adopted and amended by LGTC.
107. 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). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7
108. CONSTRUCTION FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter 33.
109. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIREMENT: 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 a maximum of 5%.

Installations shall conform with Fire Department Standard Details and Specifications D-1. CRF Sec. 503.

110. FIRE APPARATUS (Engine) ACCESS DRIVEWAY REQUIRED: Provide an access driveway with a paved all-weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503. The proposed driveway slope of 17.2% exceeds the maximum of 15% and has received approval for a variance from the Fire Marshal's Office on 04/18/18.

111. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of Section R327 of the California Residential Code or the California Building Code (CBC) Chapter 7A., as applicable. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.

112. 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 signs or means shall be used to identify the structure. Address numbers shall be maintained. CFC Section 505.1

18524 Montpere Way, Saratoga, CA 95070 ph.: 408 507-8138 www.srustiarchitects.com

Dec,11 2019

Re: Olgaard Residence-Project Description Letter.
Site Address:15365 Santella Court; APN: 527-09-036 Architecture and Site Application:S-18-052.

Dear Planning Commissioners
Community Development Department.
Town of Los Gatos

The project scope involves development of a downward sloping, south facing, 2-acre vacant lot. This natural setting of an undulating hillside with existing mature oak trees, offers city views from specific locations. The site features a long narrow area from the Santella Court cul-de- sac, toward the south, that widens to a triangular shape spreading in the east-west direction. The site is in a HR-2½: Planned Development Zone at the end of Santella Court.

The proposed site design features a private driveway from Santella Court, sloping down about 30 feet to the fire truck turn around space, in front of the home's garage. From here a winding stair path leads to the front entrance and a side yard that opens to a patio and pool towards the north-east side of the property.

This low-profile home with a linear building form follows the site contours and levels so that the structure appears integrated into the hill side. This two-level home will appear as a single-story home, to most of the neighbors as 3 sides of the lower level are tucked the into the hill. The roof rises with the hill and most of the roof would be only 15 feet from the grade level. This house siting has minimal impact to the existing grading and vegetation.

The north south orientation of the home harvests the maximum amount of solar energy to achieve net zero energy use. This two-level, 4 bed, 4 1/2 bath and 3 car garage, single family dwelling of has 5,840 sf. of countable floor area including 756 sf below grade space (exempt from countable floor area), in an HR-2½: Planned Development Zone, would be a LEED certified home as well.

Much of the home space will be at the lower level with private spaces such as bedrooms, media and family rooms and a wine cellar in addition to a garage. The upper level will have an entry foyer, kitchen, dining and living spaces.

This building will be clad with sintered stone panels of natural, earth toned colors. The entry door will have a wood finish and the windows and garage door frames will feature a dark oxidized metal finish. A majority of the landscaping adjacent to the building will include native, drought tolerant plants and most of the site will remain in its natural state preserving the existing oak trees and other surrounding vegetation.

Thank you for the project review. If you have any questions, or need any additional information please contact me at your earliest convenience.

Sincerely



Hari Sripadanna AIA

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We collaborate to create sustainable spaces.

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Re: Olgaard Residence- Project Justification Letter
Site Address:15365 Santella Court; APN: 527-09-036. Architecture & Site Application# S-18-052.

Date:
Dec 16, 2019

Dear Planning Commissioners
Community Development Department.
Town of Los Gatos

On behalf of Christian and Helen Olgaard, I am pleased to present this new sustainable (green) design project, featuring net zero energy use. From the very beginning of our collaboration with the Town of Los Gatos, your knowledgeable planning and engineering staff helped us understand the Hillside Development Standards and Guidelines and the Town's desire to preserve the natural hillside environment.

We consulted with your staff early on and through our frequent meetings, they prepared us for this comprehensive compliance design review process. Our design team also had the support and willingness of our clients to design a creative and innovative contemporary sustainable home that brings the outdoor natural hillside environment, indoors in a seamless way. As a result of this collaborative process we had minimal revisions to the overall original design concept and are able to create a home design that meets all requirements without any exceptions.

The proposed single-family home design to be developed on a vacant lot has two-levels, 4 bedrooms, 4 1/2 baths and a 3 car-garage, and has 5,840 sf. of countable floor area including 756 sf below grade space (exempt from countable floor area), in an HR-2½: Planned Development Zone

This letter details the factors that lead to this design, how it complies with the Hillside Development Standards and Guidelines and addresses any specific concerns raised by the planning staff. The attached building plans and additional exhibits are provided as supporting information.

EXISTING PROPERTY DESCRIPTION

The site is a part of the planned development of Highlands of Los Gatos subdivision that includes approximately 66 acres of custom hillside residential lots, accessed from Shady Lane and Gum Tree Lane. This 2-acre vacant property, located on the north end of Santella Court, presents great opportunities and some constraints that we carefully studied and mapped before any placement of the proposed home was considered.

The project scope involves development of a downward sloping, south facing flag lot with a natural setting of undulating hillsides and mature oak trees. In contrast to the other street level homes on Santella court, this proposed house would be located substantially lower on the hillside and accessed through a private driveway. From here, the lot widens to a triangular shape spreading in the east-west direction. The site is surrounded by dense clusters of mature coast live oak and blue oak trees along its slopes with a small relatively clear and level area in the middle that extends to the rear. The tree inventory by the arborist contains 44 trees (with some undocumented along inaccessible slopes) in either good or fair condition, 4 trees in poor health, and one that fell due to natural causes after

the arborist report was prepared. The land tapers off to a steeper slope along the perimeter of the property. Due to these steep 30% slopes surrounding the site, the LRDA is limited to the level area in the midsection of the property.

DESCRIPTION OF PROPOSED DESIGN

Site design

Given all the opportunities and constraints, and with considerable deliberation, we chose a linear form for the house, and a winding sloped driveway. We chose these forms for their adaptability to the shape of the site grading contours and to minimize tree removal.

The private driveway from Santella Court slopes down to the fire truck turnaround/visitor parking area in front of the home's garage. From here a winding stair path leads to the front entrance located on the upper level. The visitor parking area also leads to a side yard at the lower level that opens to a patio and pool towards the north-east side of the property.



The site and hillside slopes are stable and geotechnically suitable for the proposed structure as outlined in the geologist report, which has been approved through the peer review.

Articulation of the building mass

We designed the linear form to start as a single story at the garage, and to rise to a two-story volume towards the rear. This shape enables screening of the larger mass by tall trees along the north and the west property lines, that form a dense cluster around the building. There are 15 trees, including the 4 trees in poor health, mostly along the interior of the site that shall be removed to construct the residence and driveway.

This low-profile home with a linear horizontal building form follows the site contours and levels so that the structure appears integrated into the hill side. At the north end of the property, as the site grading contours turn, so does the building form, creating a backdrop for the terraces and patio areas to follow. This approach i.e. stepping the terrain along the contours reduces the amount of grading required and integrates the building into the site.

Building Features

The building roof form picks up on the undulating site profile, combining sloped and flat roofs in an alternating rhythm. The alternating flat roof sections as one continuous sculptural unifying roof form, feature live green roofing and the sloped roof sections provide for photovoltaics.

Much of the home will be at the lower level with private spaces such as bedrooms, media and family rooms and a wine cellar in addition to a garage. The upper level will have an entry foyer, kitchen, dining and living spaces that offer spectacular views of the distant hills.

The contemporary home design with doors and windows that open to the outdoor spaces merge them seamlessly with the indoors to take advantage of the natural beauty of the site and the moderate weather we all enjoy in California. The house wraps around the entry courtyard with operable windows situated to catch the summer breezes from the west to naturally cool the house.

The exterior skin of the home consists of an insulated rain-screen system clad with sintered stone panels. These earth toned panels run every 2 ft. with varying widths throughout the home to emphasize horizontal nature of the building form.

The aluminum windows and door frames will feature a dark oxidized metal finish with similar interplay of horizontal and vertical lines of the stone cladding system. The glazing will have low light and heat reflective coating to reduce glare and increase the thermal performance of the home.

Site grading

The driveway design became a critical factor in site layout, and was defined by the narrow and steep terrain, existing trees, firetruck turnaround space requirements.

We took advantage of the level changes in the terrain to create floor levels that closely followed the adjacent grades. As the land dipped and flattened out at the firetruck turn around space, we set the lower floor garage height 4ft. (max. allowed cut) below grade to reduce the appearance of a larger mass. Then as the terrain rose higher to towards the rear of the property, we set the upper floor level close to the higher terrain level. A series of serpentine shaped steps rise with the existing grade to access the upper level concealing the lower level floor below and effectively making the building appear as a single-story home.

As the terrain slopes more gradually on the east side of the home, we created terraces that follow contour grades, that open to the lower floor level. The upper floor level was able to access the outdoor deck set close to the higher terrain level on the west side of the home. This approach reduced the cut and fill volumes and height of retaining walls.

Sustainable (green) design

As all sustainable efforts should begin with passive strategies our initial efforts focused on the sustainable site design practices such as

- Building orientation, passive solar design and shading and cooling from existing vegetation.
- High performance thermal envelope (insulated building skin),

- Low reflective, dual glazed, low E windows, and doors that allow natural light natural and cross ventilation,
- Green roof to keep the home cool protect from forest fires and filter the roof rain runoff.

In addition, our clients have set project goals for LEED Gold or Platinum (green building) certification and a net zero energy use for the home. As these are highly ambitious goals, we incorporated a photovoltaic system and a geothermal system combined with a ceiling radiant heating and cooling system.

COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS & GUIDELINES

In addition to what was identified above, the proposed home specifically addresses the Hillside Development Standards and Guidelines as follows:

Justification for home size in the immediate neighborhood

The proposed home is both smaller in total size and smaller in appearance compared to others in the neighborhood. This home area when below grade area is also considered, is smaller than the neighborhood homes. To illustrate the point, we have attached a neighborhood floor area comparison sheet that show the floor areas including below grade area. For example, the home at 15310 Santella Ct. has 5,671 sf. Floor area, which is smaller to the proposed home with 5,840 sf. of floor area. However, if the below grade area is included the total home floor area for 15310 Santella Ct. is 7,425 sf. which is larger than the total area of this proposed home of 6,596 sf.

This neighborhood home is on a relatively level lot and all of the home's upper mass is visible to the observer. Therefore, to reduce the appearance of a large home size, more of the area was allocated to the below grade. See picture below (courtesy -Redfin website).



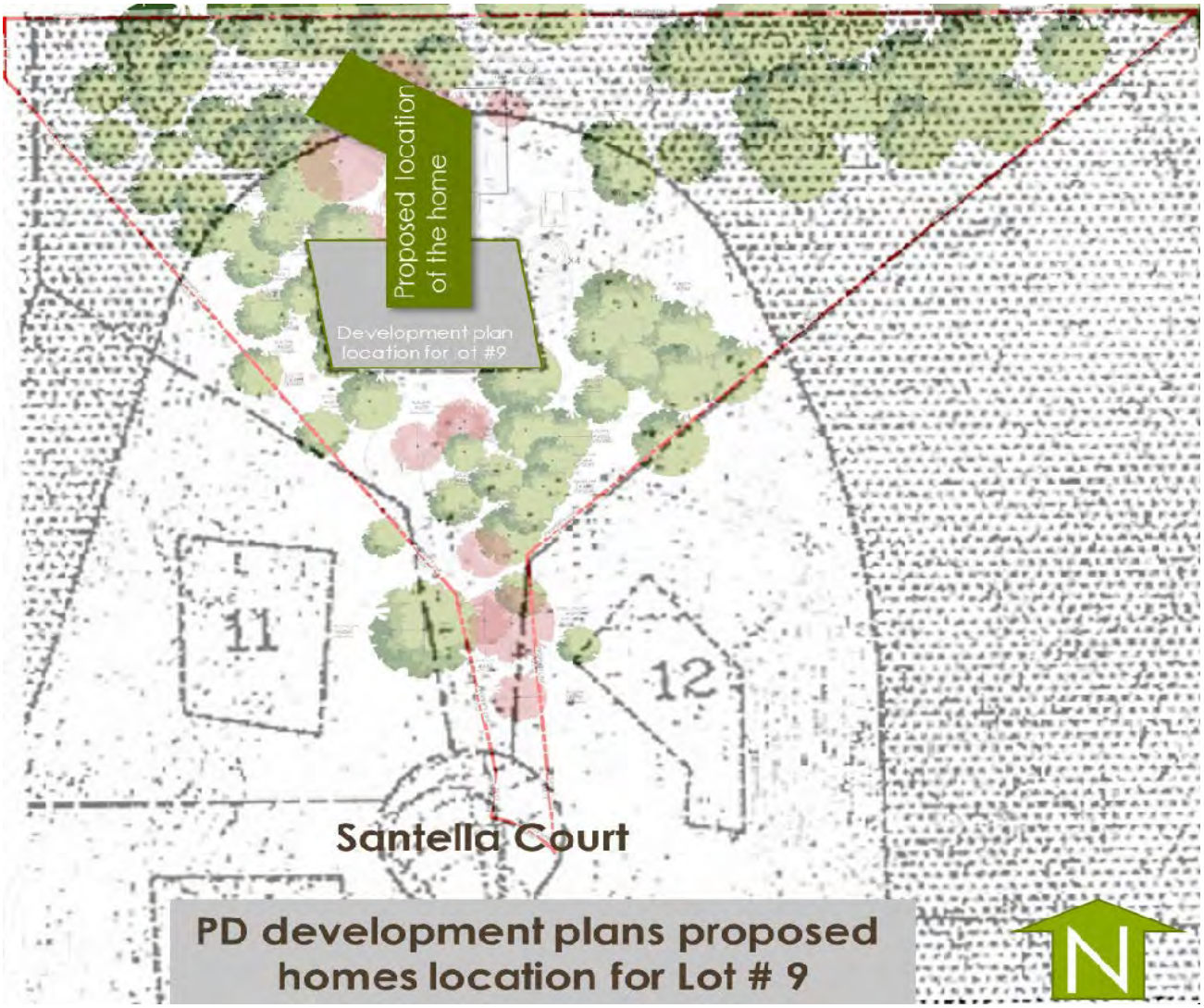


This proposed home would be located substantially lower on the hillside in contrast to the other street level homes on Santella court. This home is on a sloped lot and the design reduces the appearance of a larger home due to the home siting and the articulation of the massing. (see rendering on previous page). This slender shape, split-level design and low-profile home with the roof close to the ground, will appear smaller than a traditional home with traditional hip and gable roofs, even with a large below grade area.
We have attached the neighborhood comparison data for your reference.

Siting of the home

After detailed evaluation of the site conditions, we situated the home further north than the location indicated in the approved PD development plans. The image below shows the original location shown in the PD development plans overlaid by our proposed home location.

Below are several compelling reasons:



- Due to the flag lot shape and the narrow access exceeding 150 ft. in length, we were required by the Santa Clara County Fire Department to create a fire engine truck turn around space of 55 ft. X 75 ft. with the grade level of the turnaround space not to exceed 5%.

- The building location was pushed further north to accommodate the required the firetruck turnaround space and driveway length at the maximum allowed 17% grade slope.
- We chose a linear mass for the home to minimize the impact of the building footprint on the existing tree locations. This enabled us to preserve many native oak trees, increase the tree screening and reduce visibility of the home to the neighborhood.
- The linear building form also followed the site grading contour levels to have the house sit at a lower level, reduce site grading and overall building height. We achieved this by partially building into the hill side to maximum depth of 4 ft. cut at the exterior patios and driveways so that the structure appears as an integrated part of the environment.
- The north south orientation of the home allows the maximum amount of solar energy to be harvested.

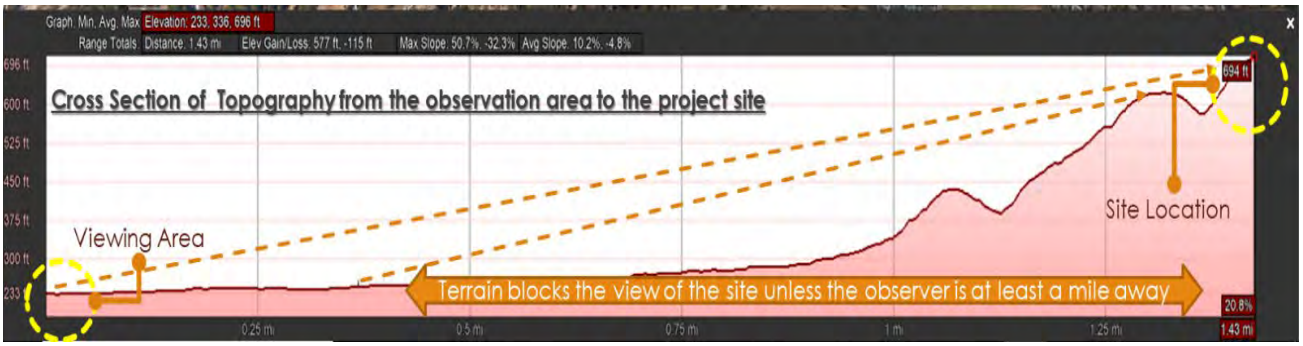


Project visibility analysis

We have done an exhaustive study of the site, the surrounding topography, screening of the matures trees in the vicinity, and the visibility of the project from the viewing areas. **Blossom Hill/LG Blvd.** and **Selinda Way/LG Almaden Rd.** viewing areas were identified as the two viewing areas nearest to the project from where the home could be potentially seen.

Our initial studies with the computer model indicated that the project wouldn't be seen from **Blossom Hill /LG Blvd intersection** viewing area due to dense tree cover. This fact was later confirmed by the subsequent pictures taken after the story-poles are installed.

We then focused on our study on the Selinda Way/LG Almaden Rd. viewing area. When we studied the cross section of the topography of the hillsides and the ridges from the Selinda Way/LG Almaden Rd., it became obvious why this project site wouldn't be seen from anywhere nearby. Due to a secondary ridge in front of the site, the home wouldn't be seen, unless the observer is a mile or more away. As shown in the illustration below, the view is blocked when an observer comes within a mile of the project.



The property it is barely visible with a naked eye when seen from **a mile away**. This picture below is taken from Selinda Way/LG Almaden Rd. intersection, which is further than a mile away. To get an unobstructed view we took the 50mm lens picture (below) from the Lee high school fence.



To clearly see this site, one would need 300 mm telephoto lens standing a mile or more away, as it is not possible to see it closer due to the ridge in the front.
Our subsequent detailed analysis indicated that only a portion of the home that is less than 24% would be seen with a 300 mm telephoto lens. This fact was confirmed by subsequent pictures taken after story-poles were installed as shown in the image below. Therefore, this home would not be considered a visible home per the HDS&G.

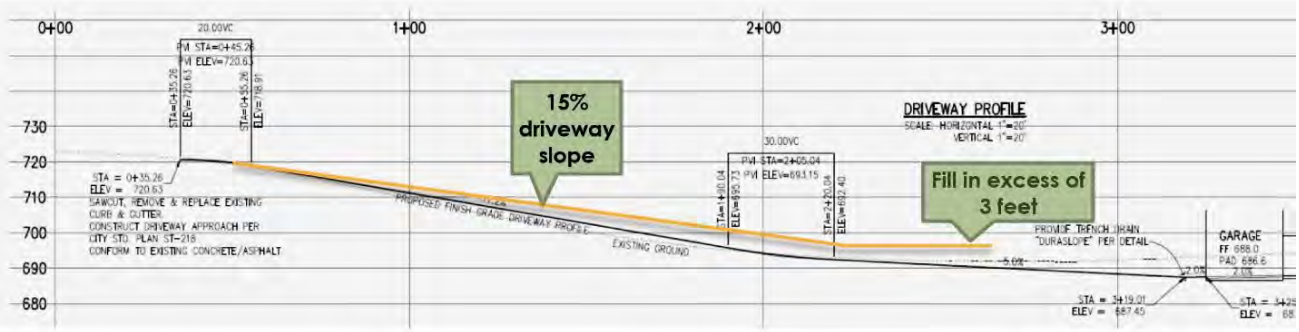


A full and comprehensive visibility screening analysis is provided along with this letter.

Grading for driveway and visitor parking

As previously mentioned, the narrow and steep terrain at the entrance of the site effects the configuration of the driveway.

- As the land dips and flattens out after the driveway, we utilized the shallow terrain to create the firetruck turn around space, and guest parking. Staying close to the terrain and utilizing the shallow grade allowed us to meet the fire truck turn-around space clearances and grading slope (5% maximum) and the HDS&G cut and fill requirements.
- The 5% slope of the firetruck turn around space enabled us to set the home's lower floor height 4ft. below grade to reduce the appearance of a larger mass.
- Then as the terrain rose higher to towards the rear of the property, we set the upper floor level close to the higher terrain level.
- A series of serpentine shaped steps rise with the existing grade to access the upper level masking the lower level floor below and effectively making the building appear as a single-story home.



We requested a driveway slope of 17%, versus the typical 15%, for the following reasons;

- A driveway slope of 15% would cause the lower parts of the driveway at the fire truck turnaround space to exceed the 3ft. maximum fill requirement of HDS&G.
- A driveway slope of 15% would also require the home to move further north due to fire truck turnaround space requirements and that would encroach into the rear setback area. A 17% slope brings the firetruck turn around space closer to the cul-de-sac and locates it in the shallow existing terrain area (relatively free of mature trees) and makes the grading compliant with HDS&G requirements.
- We met with the Fire Marshal early in the design process and have his consent for a 17% slope for the driveway, We worked with the lot #8 design team to facilitate a lower desired driveway access level for their site, as it is shared with this neighbor.

Neighbor friendly, site design

- Privacy of the neighbors is protected by dense surrounding vegetation and the additional landscape screening proposed along the north property line.
- All the upper level doors windows and outdoor areas face away from neighbors' properties.
- Outdoor activity areas at the lower level are designed to face eastern side of the property which is further away from the immediate neighbors. These outdoor activity areas are also surrounded by dense vegetation.
- All four adjacent neighbors have reviewed the design drawings and have no concerns regarding the design.

Sustainable design

The sustainable design features of this home include a net zero energy design and LEED certification. The homes orientation takes advantage of the clear area in front of the home for integrating the photovoltaic system into the sloping roof. All the living and active spaces at the upper level open to the south-southeast orientation to allow winter sun in and the deep overhangs over openings protect them from summer heat gain. The home wraps around the entry courtyard to capture summer breezes for cross ventilation. The clearstory windows at the high level create a stack effect like a chimney to let warm air out while drawing in cooler air from the lower level.

The home has a rainscreen wall system with sintered stone panel cladding. It breathes much like our skin, with an airgap behind the exterior cladding to let moisture

accumulated within the building to escape outside while the inner layers of high-performance insulation reduce building heat gain or loss.

The live roof will feature succulent plants that collect and filter rainwater, while keeping the home cool. Once these plants are well established, they can survive with minimal irrigation.

To reduce the overall carbon footprint of the building, all systems shall be run only with electricity, and no natural gas HVAC equipment shall be utilized. This 48,400 kwh/year photovoltaic (PV) system for the home shall be designed to offset 100% of the anticipated energy usage of the home its occupants, on an annual basis. In other words, the roof mounted photovoltaic system will generate enough electricity for heating of domestic hot water, pool and jacuzzi, cooking, heating /cooling of the house, lighting and other home energy loads, and two electric vehicles.

The geothermal system utilizes the earth's constant temperature of 60° F to pre-heat or cool the water for the electric heat pump and domestic hot water. This pump further cools or warms this water and circulates it throughout the house ceiling panels. This radiant heating and cooling system is highly energy efficient.

Among all other stringent requirements for the LEED certification we are considering rainwater harvesting and grey water for toilets & landscape irrigation. Our current estimation of LEED V4 for Homes certification credits totaled 76.5 points, close to certification thresholds for LEED Gold or Platinum.

Fire safety

The home design incorporates the following fire safety measures and complies with stringent Wildlife Urban Interface standards and HDS&G;

- Fire rated exterior envelope with ceramic panel exterior cladding.
- All steel structure with concrete slab foundation and retaining walls.
- Fire sprinkler system.
- Tempered exterior glazing.
- Undersides of roofs and decks are either enclosed or protected with noncombustible materials.
- Live green roof with succulent plants.
- The 100 feet defensible space for landscaping.
- An18 ft. wide firetruck access road and location of turn-around space deep into the property for firefighting access.
- Drought tolerant landscaping with underbrush cleared.

Building height, bulk and mass

This home is on a sloped lot and can reduce the appearance of larger home due to the home siting and the articulation of the massing. This low-profile home with slender shape, split-level design and a continuous roof that stays closer to the ground, will appear like a single-story home. The following design strategies are utilized to minimize bulk and mass:

- The linear form of the home starts at the garage as a single story and rises up to a two-story volume towards the rear. This shape enables screening of the larger mass

by tall trees along the north and the west property lines, reducing the impact of a taller mass.

- The varying flat and sloped roof forms follow the hill slopes with deep overhangs to reinforce horizontality, making the home appear smaller.
- The live roof blends with varied site terrain patterns in its form, color and texture.
- Most of the roof follows the site slopes at a 17 ft maximum height from the adjacent grade. A small portion culminates as a clearstory element in the roof composition at 22 ft from the adjacent grade. This small clearstory roof area is only 15% of the overall roof area and is setback from the exterior face. This is the only element of the building that is higher than the rest of the roof but is very critical to the roof form, massing composition and indoor air circulation.



Selective use of glazing

This contemporary home is designed to have a strong connection to outdoor spaces and bring in the natural beauty of the site. The doors and windows with dark oxidized aluminum frames are integrated with the rhythms and patterns of the exterior sintered stone panels to articulate the exterior massing and make the home appear smaller, lighter, slender and delicate. They are integral part of the exterior building skin and the architectural composition. The solid surface of the exterior panels with low LRV surface material values is punctuated by the window openings used selectively at critical locations. The solid form with its projections, roof awnings and recesses reduces the continuity of the glazing. They are deliberately placed to frame the views of the distant hills and away from neighbors to protect their privacy. The dense tree cover and surrounding hill side ridges also shields them from all lower level views.



Materials and colors



All materials colors and textures conform with HDS&G. See images above.
The two primary exterior sintered stone (like ceramic tile) cladding panels are of earth tones and warm gray and oxidized iron colors and have only LRV values of only 17 and 12. Stained concrete retaining wall have a LRV value of 13. All are maintenance free durable materials. Exposed metal surfaces shall be painted to compliment adjacent materials or anodized to a dark color. The glazing we specified is a low reflective and energy efficient coating. The live roof system will have the same colors and textures of the native vegetation. The cumulative LRV of the home is 13.

Landscaping & retaining walls

The landscape design plays a key role in creating the seamless merger of indoor-outdoor spaces. The interior spaces open directly to the terraces covered with natural travertine stone or wood decking. The terrace levels set closely to the existing grades minimize cut and fill quantities and reduce the height of the retaining walls.
The driveway surface is asphalt up to the home's entry gate, and then paved tile to support the fire trucks and vehicular traffic in front of the home.
All site retaining walls are equal to or less than 4 ft in height. They will be constructed with stained textured concrete walls that have a natural appearance and allow water to seep through weep holes.
Most of the landscaping is specified to be native Californian, deer resistant and drought tolerant. The landscaping is also designed to blend in with the native landscaping and



most of the property will kept in its natural state in perpetuity. The underbrush will be cleared to reduce wildfire hazard including the creation of 100 ft defensible space for planting. All outdoor spaces, seating areas and the pool are located away from the neighbors to maintain privacy of the neighbors as well as the homeowners.

CONCLUSION

This design has been envisioned and developed from the beginning to enhance and elevate the natural beauty of the hill side environment. The home is designed to integrate into the land become part of the harmonious natural order. The design closely follows Hillside Development Standards and Guidelines in its intent, scale, colors, massing and overall design.

Sincerely



Hari Sripadanna AIA C-30730

Srusti Architects

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We collaborate to create sustainable spaces.

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Neighborhood Compatibility- 15365 Santella Ct. (Lot 9)

Lot	Address	Date Approved	House	Garage Area (400sf. exempt)	Floor Area	Below Grade Area	Current Status
1	15685 Shady Lane	4/29/2014	4,457	504	4,961	3,191	Occupied
2	15672 Shady Lane	7/3/2012	4,652	337	4,989	1,490	Occupied
3	15644 Shady Lane	12/11/2013	4,796	1,172	5,568	3,224	Occupied
4	15657 Shady Lane	7/30/2013	4,169	1,120	4,889	4,519	Occupied
5	15615 Shady Lane	12/18/2012	4,658	340	4,998	2,370	Occupied
6	15315 Santella Ct.	7/30/2012	4,534	417	4,951		Occupied
7	15343 Santella Ct.	N/A	N/A	N/A	N/A	N/A	Vacant
8	15371 Santella Ct.	N/A	N/A	N/A	N/A	N/A	Vacant
10	15358 Santella Ct	11/03/2017	4,401	476	4,877	965	Under Construction
11	15330 Santella Ct.	1/8/2013	4,625	346	4,971	2,566	Occupied
12	15310 Santella Ct.	2/13/2013	4,660	611	5,271	2,154	Occupied
13	15415 Santella Ct.	N/A	N/A	N/A	N/A	N/A	Vacant
14	15574 Shady Lane	7/10/2012	4,574	384	4,958	2,583	Occupied
15	15588 Shady Lane	12/18/2012	4,508	402	4,910	3,190	Occupied
16	15602 Shady Lane	8/14/2012	4,331	550	4,881	1,429	Occupied
17	15630 Shady Lane	8/20/2013	4,712	286	4,998	2,390	Occupied
18	15685 Gum Tree Lane	7/3/2012	4,590	407	4,997	2,048	Occupied
19	15675 Gum Tree Lane	2/26/2013	4,602	365	4,967	3,039	Occupied
9	**15365 Santella Ct.**	**Proposed Project**	**5,530**	**310**	**5,840**	**756**	**Pending**

	500 Francis Oaks Way	11/06/00	5,897	512	6,409	790	Occupied

15365 Santella Court – Lot 9 PROJECT DATA			
	EXISTING CONDITIONS	**PROPOSED PROJECT**	**REQUIRED/ PERMITTED**
Zoning district	HR-2 1/2 : PD	same	-
Land use	Vacant	single family residence	-
General Plan Designation	Hillside Residential	same	
Lot size (sq. ft.)			
Gross Lot Area	87,475 sq. ft.	same	40,000 sq. ft. minimum
Driveway Arm	6,797 sq. ft.	same	
Gross Lot Area minus arm	80,678 sq. ft.	same	
Average Slope	31.18%	same	
Net Lot Area	32,271 sq. ft.	same	
Exterior materials:			
siding	-	stone cladding paneling	
window	-	aluminum dark oxidized metal finish	
roofing	-	single ply membrane/green roof	
Building floor area:			
Lower Level	-	2,696 sq. ft.	-
Upper Level	-	2,833 sq. ft.	-
garage	-	711 sq. ft.-400 sq. ft.= 311 sq. ft.	400 sq. ft. exempt
total (excluding 400 s.f. garage)	-	5,840 sq. ft.	6,000 s.f. max
Below grade square footage (BGSF)	-	756 sq. ft.	exempt
House Setbacks (ft.):			
front	-	266 ft	30 ft min.
rear	-	25 ft	25 ft min.
side	-	66 ft	20 ft min.
side	-	106 ft.	20 ft min.
House Max. Height (ft)	-	22 ft.	25 ft. max.
Parking:			
Garage Parking Spaces	-	3	
Uncovered Guest Parking Spaces	-	3	
Total Parking Spaces		6	4 min.
Sewer or septic	-	Sewer	-
Protected Tree Removal	-	14	-

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 14, 2018

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

RE: 15365 Santella Court

Dear Azhar:

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

Neighborhood Context

The site is located at the end of Santella Court, a cul-de-sac at the top of this planned hillside subdivision. Several Estate Style homes have already been constructed and there is one other vacant parcel at the end of this cul-de-sac to be developed in the future. Photographs of the site and surrounding neighborhood are shown on the following page.



EXHIBIT 7

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

TEL: 415.331.3795
CDGPLAN@PACBELL.NET



View to this Lot and Adjacent Lot 8 to the left



Adjacent Lot 10 to the Right



Nearby House on Santella Court



Nearby House on Santella Court



House on Santella Court



ther Subdivision home



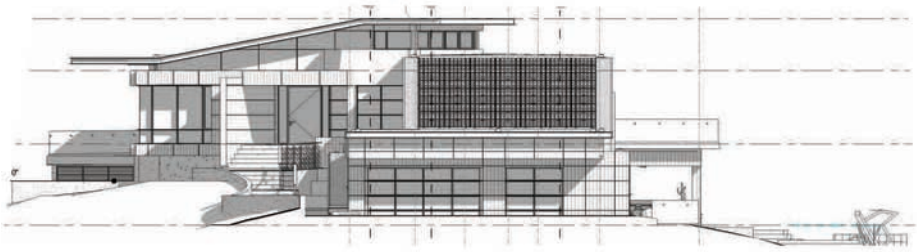
Another Subdivision home

Concerns and Recommendations

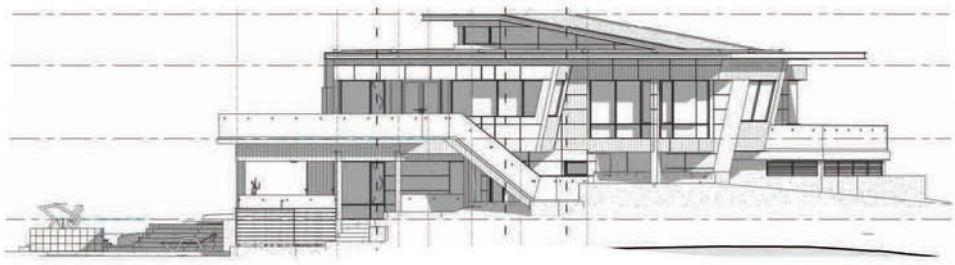
The house would be located on one of the lots at the end of the Santella Court cul-de-sac. It would be similar in site footprint to other nearby completed homes, as shown on the air photo diagram below.



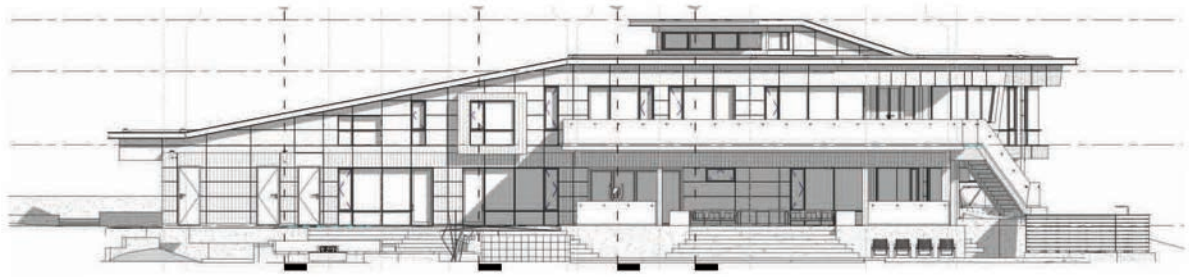
The proposed house is designed in a Contemporary Style, as shown in the applicant's elevations and sketch renderings below and on the following pages.



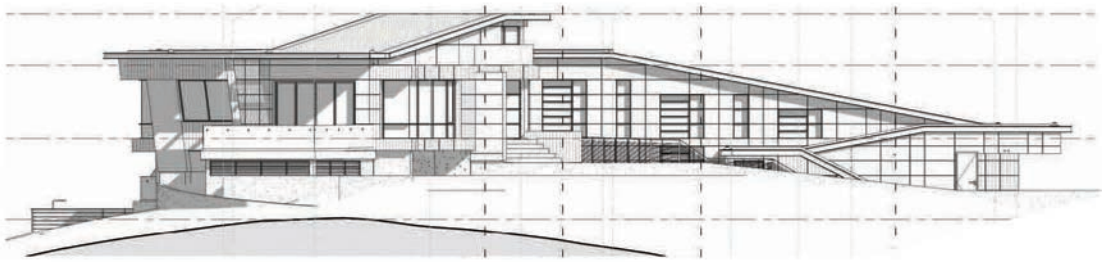
Proposed Front Elevation facing Santella Court



Proposed Rear Elevation facing Downhill



Proposed Right Side Elevation



Proposed Left Side Elevation





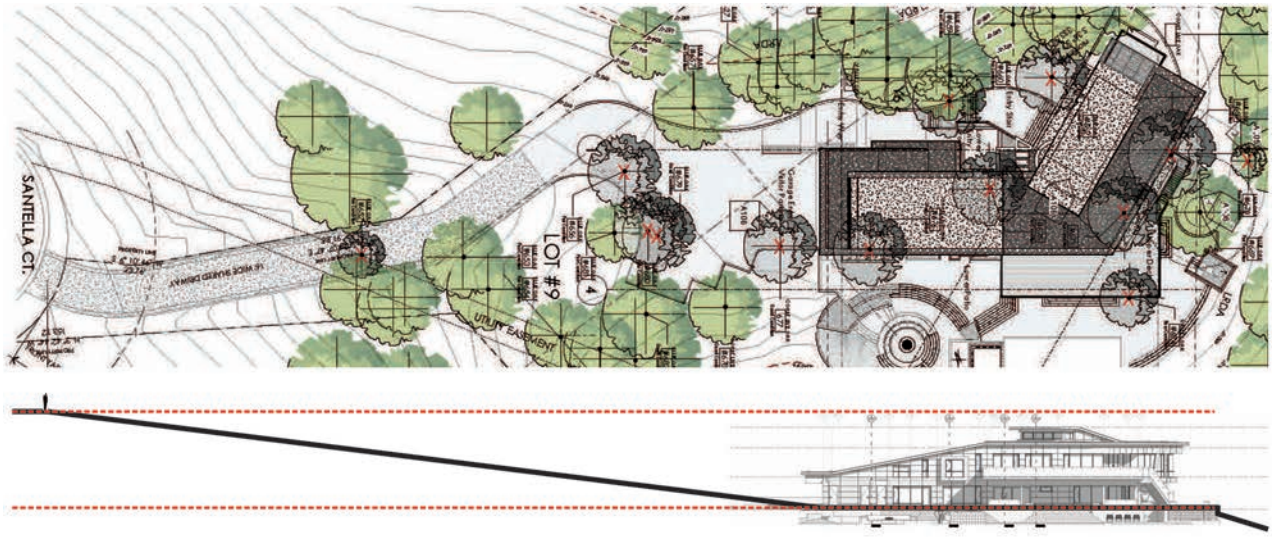


The proposed design would be similar to the recently approved home at 15358 Santella Court (see sketch below).



Front Elevation of New House to the Immediate Right

In contrast to the adjacent house which has its upper floor at street level, this proposed house would be locate substantially down the hillside, as shown on the site section below.



Proposed Site Section

The house forms step down the hillside slopes, as specified in the Hillside Standards and Design Guidelines, and it incorporates high quality materials and details.

I have no recommendations for changes.

Azhar, 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

Tree Inventory, Assessment, and Protection

15365 Santella Court
Los Gatos, CA 95032

Prepared for:

Town of Los Gatos

November 29, 2018

Prepared By:

Richard Gessner
ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified
CA Qualified Applicators License QL 104230

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Felton, CA 95018
831. 331. 8982

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Summary

The proposed project is located at the end of Santella Court on the vacant lot. The inventory contains 44 trees comprised of 2 different species (coast live oak (*Quercus agrifolia*) and blue oak (*Quercus douglasii*)). Nine oaks are considered Large Protected, thirty-five are Protected, and none are Exempt. Most of the trees are in either good or fair condition and the suitability ratings mirror the condition ratings. Fifteen trees will require removal to construct the residence and driveway as proposed. One tree was rated as moderate-highly impacted, 7 moderate, 5 moderate-low and 16 will not be affected. Five of the fifteen to be highly impacted are Large Protected Trees (668, 675, 676, 677 and 691). The removals would require some combination of sixty-eight 24 inch box or thirty-four 36 inch box replacements. Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. A total of 44 trees were appraised for a rounded depreciated value of $242,700.00 using the Trunk Formula Method.

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 and structure), and suitability for preservation ratings. Affix aluminum number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for trees that may be affected by the project.
- Provide appraised values.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on November 26, 2018. 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	Notes
Existing Site Topographic Map or A.L.T.A with tree locations			No		
Proposed Site Plan	October 19, 2018	A101		Sruti Architects	
Demolition Plan			No		
Construction Staging			No		
Grading and Drainage	August 5, 2018	L1.0 L2.0 L2.2		David Fox & Company	
Utility Plan and Hook-up locations			No		
Exterior Elevations					
Landscape Plan					
Irrigation Plan			No		
T-1 Tree Protection Plan			No		

Purpose and use of the report

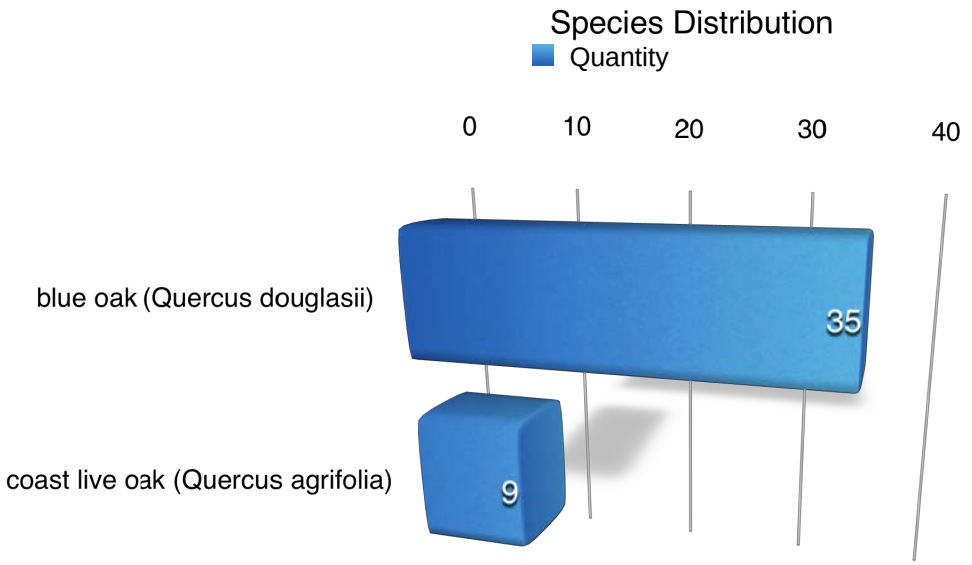
The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the Town of Los Gatos and the property owners as a reference for existing tree conditions to help satisfy planning requirements.

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).

The inventory contains 44 trees comprised of 2 different species. Nine oaks are considered Large Protected[1], thirty-five are Protected[2], and none are Exempt[3]. The chart below list the species and their relative quantities (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] Protected tree means a tree regulated by the Town of Los Gatos as set forth in Section. 29.10.0960, Scope of protected trees.

[3] 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 9th Edition, 2000* (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 Method" (Appendix B).

"Trunk Formula Method" is calculated as follows: Basic Tree Cost = (Appraised tree trunk increase X Unit tree cost + Installed tree cost) Appraised Value = (Basic tree cost X Species % X Condition % X Location %).

The trunk formula valuations are based on four tree factors; species, size (trunk cross sectional area), condition, and location. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and species rating which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*.

The second part is to depreciate the value according to the location and condition of the trees.

The condition assessment and percentages are defined in the "Condition Rating" section of this report. The condition ratings deviate from the Guide's condition assessment numerical rating system. The reason for this deviation is the Guide's assessment criteria fails to account for significant health or structural issues creating high percentages for tree with either significant structural defects or health problems that could ultimately lead to failure or irreversible decline.

Location rating is an average of three factors; site, contribution, and placement. Site is determined by the relative property value where the trees are planted. The residential site would be classified as "very high" value with a 90 percent rating compared to similar sites in the area (ISA, 2000).

Contribution and placement is determined by the function and aesthetics the trees provide for the site and their location on the property. The percent of contribution and placement can range from 10 to 100 percent depending on the trees influence to the value of the property. These percentages ranged from 0 to 90 percent in my assessment.

A total of 44 trees were appraised for a rounded depreciated value of $242,700.00 using the Trunk Formula Method (Appendix B2).

Appraisal worksheets are available upon request.

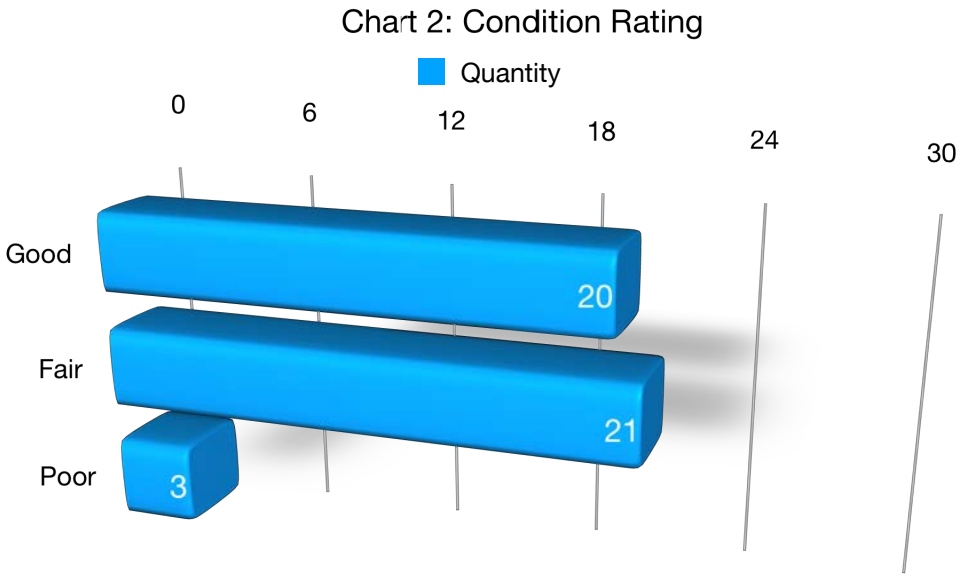
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered both the health and structure 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.

Most of the trees are in either good or fair condition and three are simply in poor shape. The tree composition is typical for the area with naturally occurring mostly unmaintained oaks.

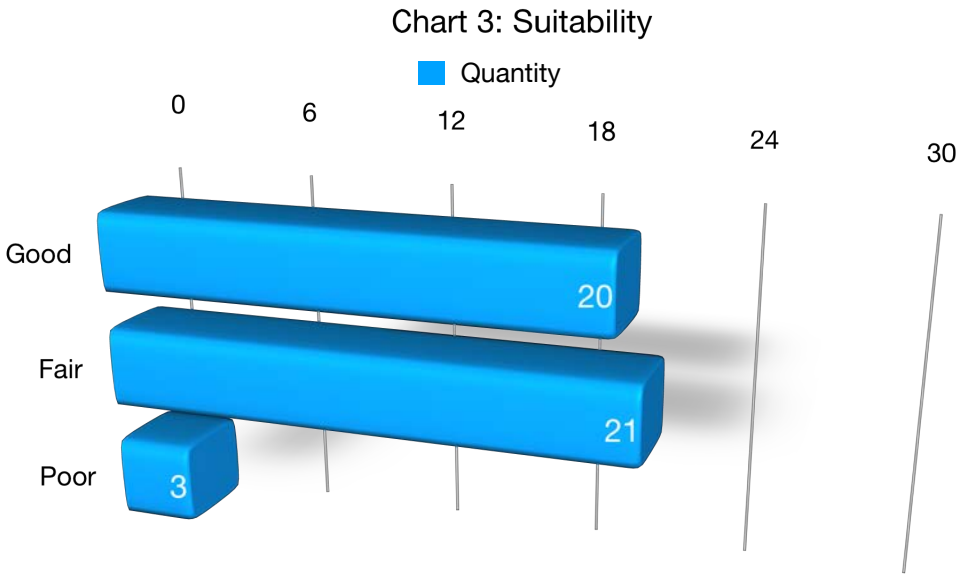


Suitability for Conservation

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to cutting and filling, proximity to construction or demolition, and potential longevity using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). Trees with good suitability have good vigor, structural stability, and potential longevity after construction.

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The suitability ratings mirror the condition ratings for this assignment. I did not consider construction impact as part of the suitability rating at this point. The trees grow here naturally and would be considered to have relatively good suitability for retention absent of significant health or structural problems.

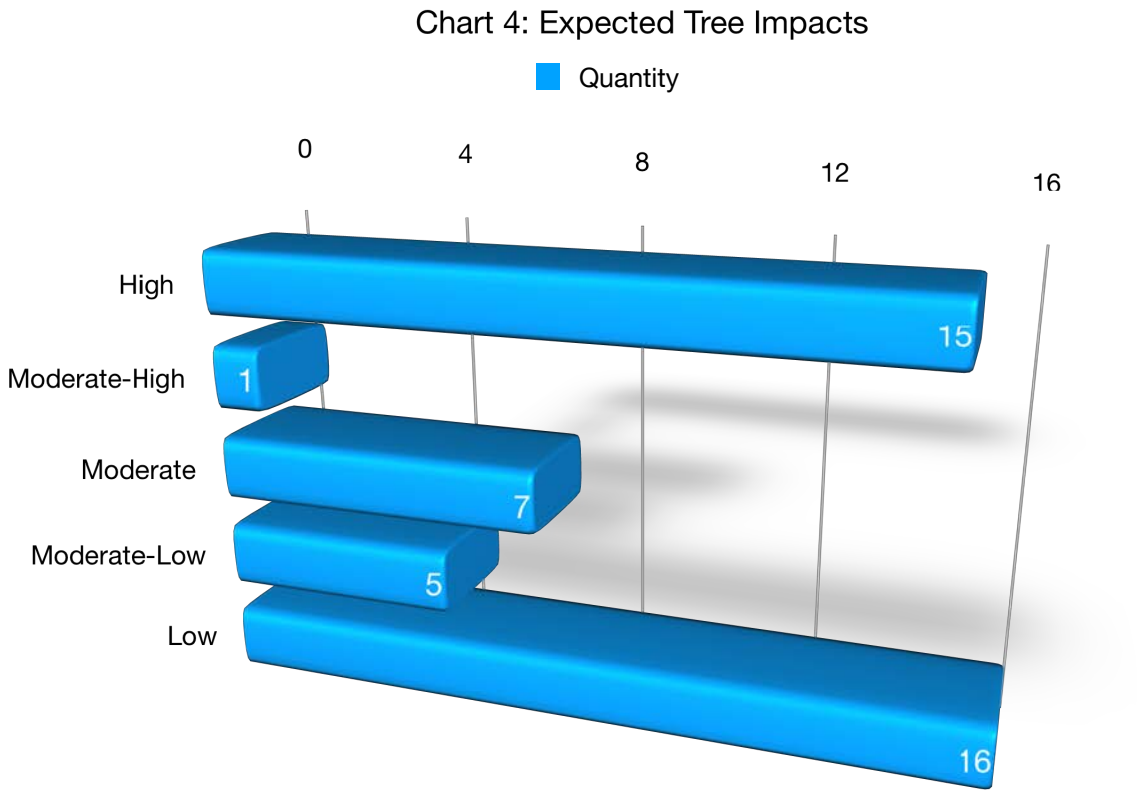


Expected Impact Level

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.

There are fifteen trees that will require removal to construct the residence and driveway as constituted (Chart 4). One tree was rated as moderate-highly impacted, 7 moderate, 5 moderate-low and 16 will not be affected. Five of the fifteen to be highly impacted are Large Protected Trees (668, 675, 676, 677 and 691).



The table below lists the trees that will be required to be removed (Table 2).

Table 2: Trees Expected to be Removed

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition and Suitability	Whats Causing Impact	Potential Mitigation
blue oak (Quercus douglasii)	652	12	25	Fair	Driveway	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	653	13	30	Fair	Driveway	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	656	16.5	30	Fair	Driveway	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	660	12	30	Good	Wall - Construction	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	662	19	40	Good	Building footprint	Six 24 inch box trees; or three 36 inch box trees
blue oak (Quercus douglasii)	665	12	25	Good	Retaining wall and Construction	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	668	10, 18	35	Poor	Building footprint	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	671	12	25	Fair	Building footprint	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	675	13, 12	30	Fair	Building footprint	Four 24 inch box trees or two 36 inch box trees
coast live oak (Quercus agrifolia)	676	24	40	Poor	Construction - Retaining Wall - Marked Retain	Six 24 inch box trees; or three 36 inch box trees
coast live oak (Quercus agrifolia)	677	19, 20, 18	50	Fair	House	Six 24 inch box trees; or three 36 inch box trees

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition and Suitability	Whats Causing Impact	Potential Mitigation
blue oak (Quercus douglasii)	679	13	25	Good	Driveway - Tag missing	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	680	14	25	Fair	Driveway - Tag missing	Four 24 inch box trees or two 36 inch box trees
blue oak (Quercus douglasii)	690	16	30	Fair	Driveway	Four 24 inch box trees or two 36 inch box trees
coast live oak (Quercus agrifolia)	691	24	45	Poor	Driveway	Six 24 inch box trees; or three 36 inch box trees

Mitigation for Removals

The table below indicates the recommended replacement values (Table 3). There are nine trees that would require either four 24 inch box or two 36 inch box per tree and four requiring six 24 inch box or three 36 inch box replacements. The removals would require some combination of sixty-eight 24 inch box or thirty-four 36 inch box replacements. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment.

Table 3: Town of Los Gatos Tree Canopy - Replacement Standard

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

[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, Type II and Type III trunk protection only (Figures 1, 2, and 3). 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 (Figure 3).

Both the ISA *Best Management Practices: Root Management*, 2017 and ISA *Best Management Practices: Managing trees during construction, second edition*, 2016 indicate linear cuts should be beyond six times the trunk diameter distance when affected on only one side.

Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. The tree protection fence should be placed no closer than six times the trunk diameter distances in feet and preferably twelve.

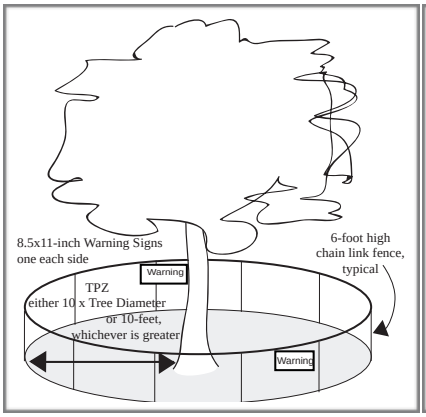


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

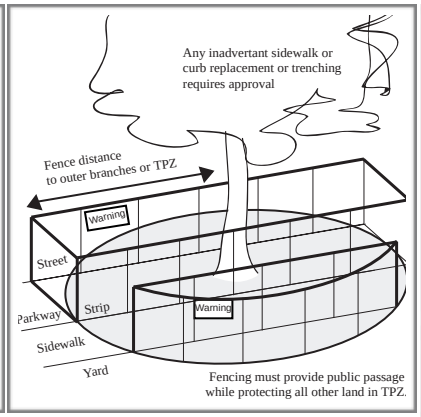


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

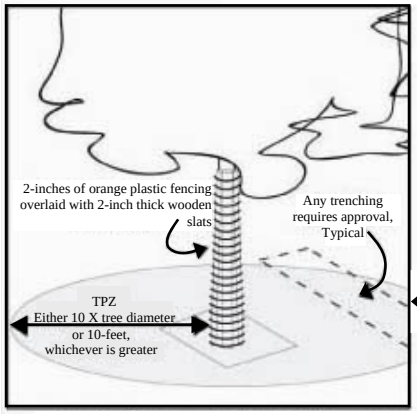


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Palo Alto 2006.

The table below lists the trees and the recommended protection distances or zones of no disturbance (Table 4).

Table 4: Recommended Protection Distances

Tree Species	Number	Trunk Diameter (in.)	Expected Impact	Whats Causing Impact	6 X DBH Radius (ft.)	12 times DBH Radius (ft.)
blue oak (Quercus douglasii)	1	15	Low		7.5	15
blue oak (Quercus douglasii)	2	13	Low		6.5	13
blue oak (Quercus douglasii)	620	11	Low		5.5	11
blue oak (Quercus douglasii)	622	13	Moderate	Driveway Wall	6.5	13
blue oak (Quercus douglasii)	623	11	Low		5.5	11
blue oak (Quercus douglasii)	624	11	Low		5.5	11
blue oak (Quercus douglasii)	626	10, 8	Low		5	10
blue oak (Quercus douglasii)	627	12	Low		6	12
blue oak (Quercus douglasii)	628	15	Moderate-Low	Driveway	7.5	15
blue oak (Quercus douglasii)	629	17	Moderate-Low	Driveway	8.5	17
coast live oak (Quercus agrifolia)	630	12	Moderate-Low	Driveway	6	12
coast live oak (Quercus agrifolia)	634	16, 13, 15,16	Low		8	16
blue oak (Quercus douglasii)	652	12	High	Driveway	6	12
blue oak (Quercus douglasii)	653	13	High	Driveway	6.5	13
blue oak (Quercus douglasii)	654	14	Low		7	14
blue oak (Quercus douglasii)	655	12	Moderate	Driveway	6	12

Tree Species	Number	Trunk Diameter (in.)	Expected Impact	Whats Causing Impact	6 X DBH Radius (ft.)	12 times DBH Radius (ft.)
blue oak (Quercus douglasii)	656	16.5	High	Driveway	8.25	16.5
blue oak (Quercus douglasii)	657	7, 11, 10	Moderate	Driveway Wall	5	10
blue oak (Quercus douglasii)	658	21	Moderate	Driveway Wall	10.5	21
blue oak (Quercus douglasii)	659	12	Low		6	12
blue oak (Quercus douglasii)	660	12	High	Wall - Construction	6	12
blue oak (Quercus douglasii)	661	18	Low		9	18
blue oak (Quercus douglasii)	662	19	High	Building footprint	9.5	19
blue oak (Quercus douglasii)	663	12	Low		6	12
blue oak (Quercus douglasii)	664	18	Low		9	18
blue oak (Quercus douglasii)	665	12	High	Retaining wall and Construction	6	12
blue oak (Quercus douglasii)	666	18	Low		9	18
coast live oak (Quercus agrifolia)	667	14	Low		7	14
blue oak (Quercus douglasii)	668	10, 18	High	Building footprint	9	18
blue oak (Quercus douglasii)	669	19	Moderate-High	Retaining wall and Construction	9.5	19
coast live oak (Quercus agrifolia)	670	18, 12, 6, 12	Low		6	12
blue oak (Quercus douglasii)	671	12	High	Building footprint	6	12

Tree Species	Number	Trunk Diameter (in.)	Expected Impact	Whats Causing Impact	6 X DBH Radius (ft.)	12 times DBH Radius (ft.)
blue oak (Quercus douglasii)	675	13, 12	High	Building footprint	6	12
coast live oak (Quercus agrifolia)	676	24	High	Construction - Retaining Wall - Marked Retain	12	24
coast live oak (Quercus agrifolia)	677	19, 20, 18	High	House	9	18
coast live oak (Quercus agrifolia)	678	19, 21,16, 24	Moderate		8	16
blue oak (Quercus douglasii)	679	13	High	Driveway - Tag missing	6.5	13
blue oak (Quercus douglasii)	680	14	High	Driveway - Tag missing	7	14
blue oak (Quercus douglasii)	681	12	Moderate	Driveway - Tag missing	6	12
blue oak (Quercus douglasii)	682	15	Moderate	Driveway Hammerhead	7.5	15
blue oak (Quercus douglasii)	690	16	High	Driveway	8	16
coast live oak (Quercus agrifolia)	691	24	High	Driveway	12	24
coast live oak (Quercus agrifolia)	692	18	Moderate-Low	Driveway	9	18
blue oak (Quercus douglasii)	693	17	Moderate-Low	Driveway	8.5	17

Conclusion

The inventory contains 44 trees comprised of 2 different species (coast live oak and blue oak). Nine oaks are considered Large Protected, thirty-five are Protected, and none are Exempt. Most of the trees are in either good or fair condition and three are simply in poor shape and the suitability ratings mirror the condition ratings. The trees grow here naturally and would be considered to have relatively good suitability for retention absent of significant health or structural problems. There are fifteen trees that will require removal to construct the residence and driveway as proposed. One tree was rated as moderate-highly impacted, 7 moderate, 5 moderate-low and 16 will not be affected. Five of the fifteen to be highly impacted are Large Protected Trees (668, 675, 676, 677 and 691). The removals would require some combination of sixty-eight 24 inch box or thirty-four 36 inch box replacements. Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. The tree protection fence should be placed no closer than six times the trunk diameter distances in feet and preferably twelve. A total of 44 trees were appraised for a rounded depreciated value of $242,700.00 using the Trunk Formula Method.

Recommendations

Pre-construction and Planning Phase

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled “T-1 Tree Protection Plan.”

2. Place tree protection fence around those to remain a radial distance of 6 to 12 times the trunk diameter distances (Table 4, Pg 12).

3. Provide a landscape plan that accounts for the loss in tree canopy to include in tabular form the required replacements in accordance with the Town’s Tree Canopy Replacement Standard.

4. 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.

5. 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.

6. 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.

7. 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.

Construction and Post-Construction Phase

1. Monitor the health and structure of all trees for any changes in condition.

2. Perform any other mitigation measures to help ensure long term survival.

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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.

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.

Topping: Inappropriate pruning technique to reduce tree size. Cutting back a tree to a predetermined crown limit, often at internodes.

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.

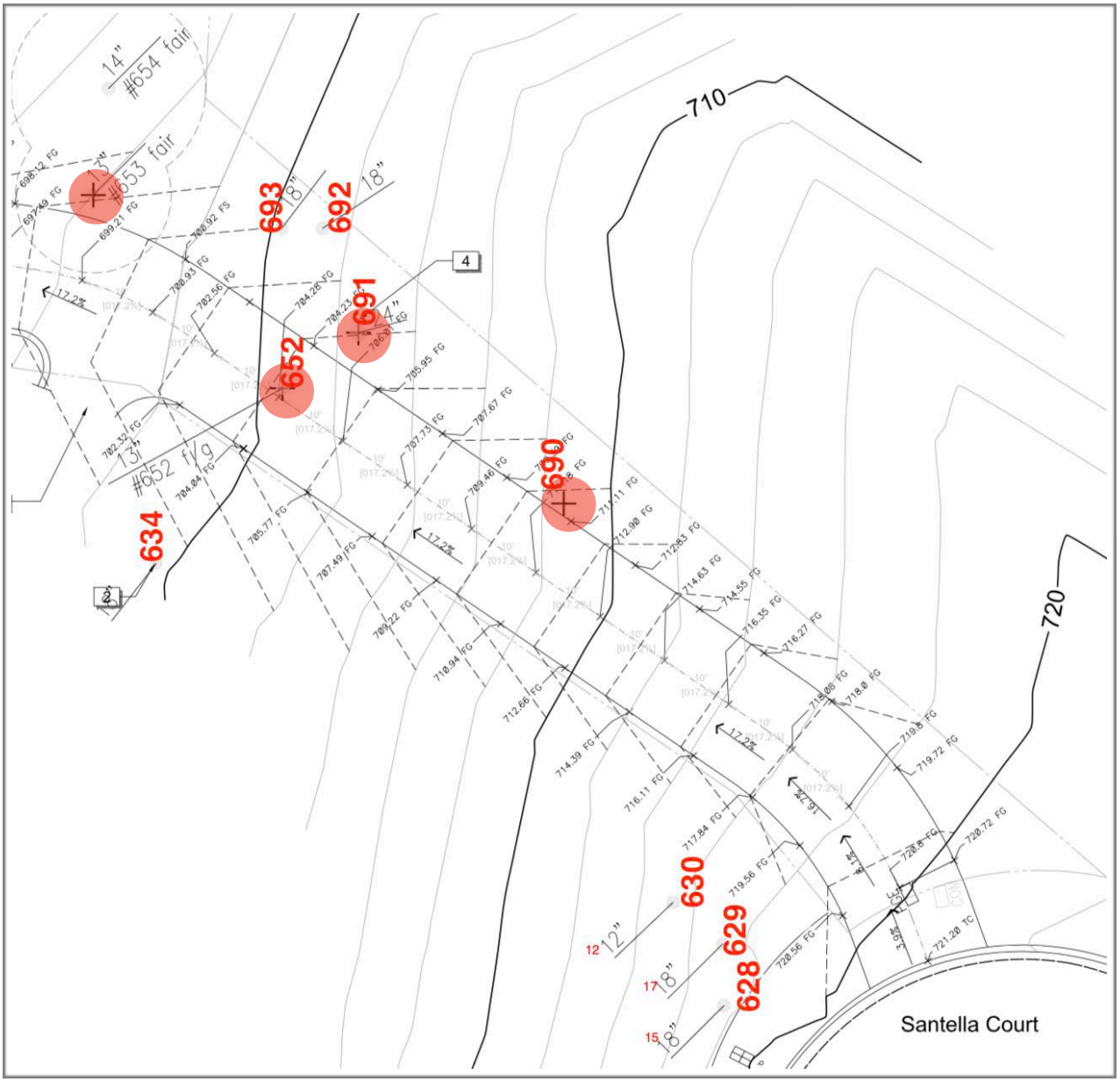
Trunk Formula Method: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation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

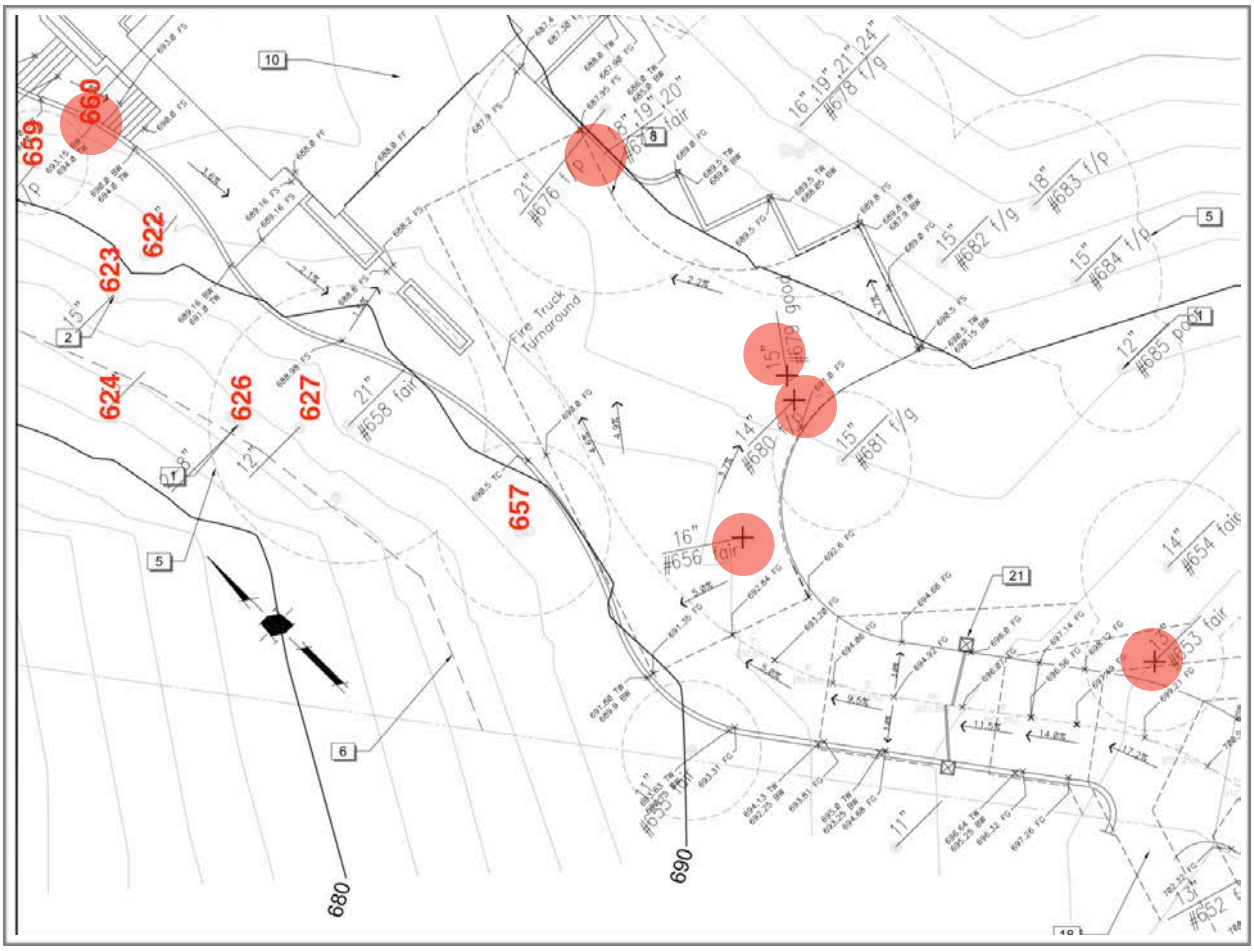
A1: Driveway entrance

Sheet taken from L1 (Red circles indicate removals/highly impacted)



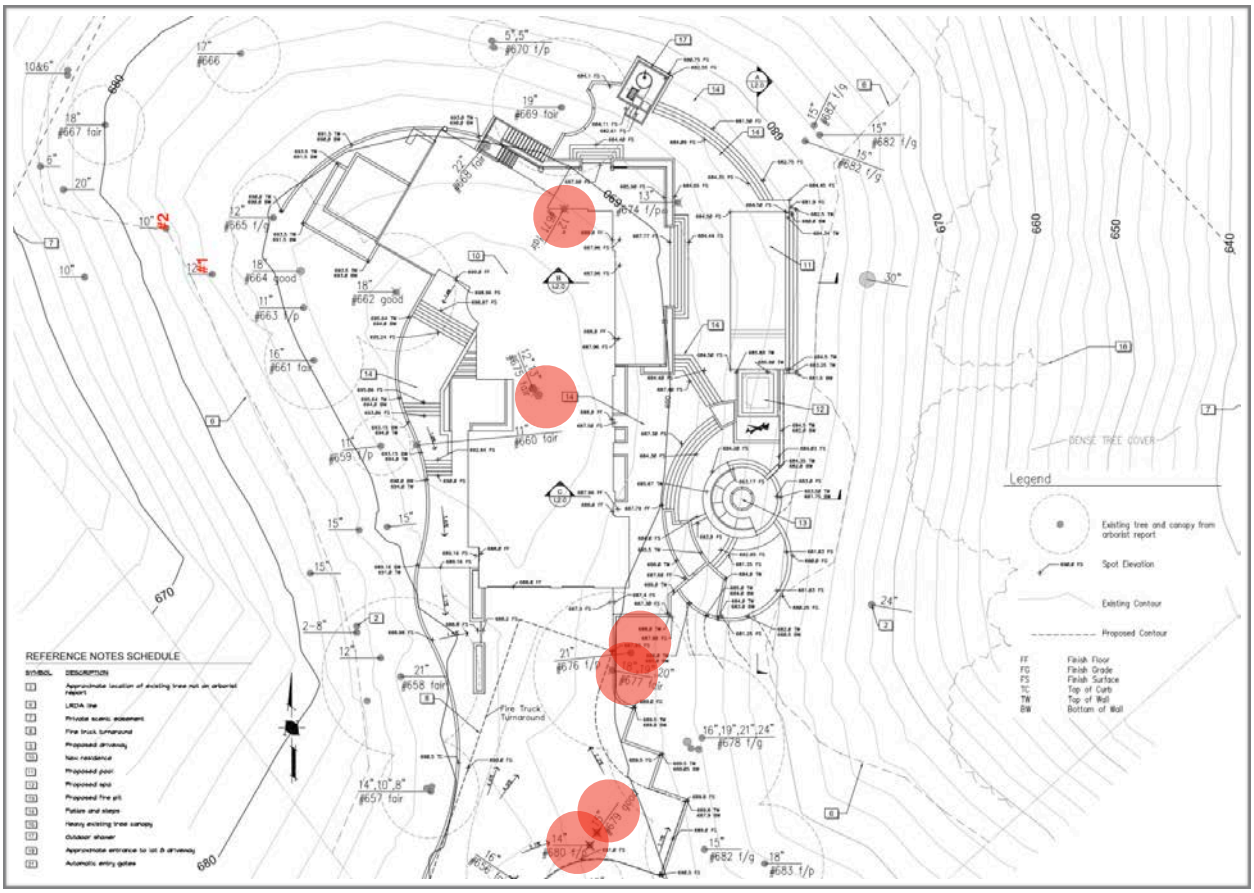
A2: Driveway and Hammerhead

Sheet taken from L1 (Red circles indicate removals/highly impacted)



A3: Residence

Sheet taken from L2 (Red circles indicate removals/highly impacted)



Appendix B: Tree Inventory and Assessment Tables

B1: Inventory and Assessment

Table 5: Inventory and Assessment

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition and Suitability	Expected Impact	Los Gatos Large Protected Tree
blue oak (Quercus douglasii)	1	15	30	Good	Low	No
blue oak (Quercus douglasii)	2	13	30	Good	Low	No
blue oak (Quercus douglasii)	620	11	25	Good	Low	No
blue oak (Quercus douglasii)	622	13	25	Good	Moderate	No
blue oak (Quercus douglasii)	623	11	25	Good	Low	No
blue oak (Quercus douglasii)	624	11	25	Good	Low	No
blue oak (Quercus douglasii)	626	10, 8	25	Fair	Low	No
blue oak (Quercus douglasii)	627	12	25	Good	Low	No
blue oak (Quercus douglasii)	628	15	35	Fair	Moderate-Low	No
blue oak (Quercus douglasii)	629	17	40	Good	Moderate-Low	No
coast live oak (Quercus agrifolia)	630	12	18	Fair	Moderate-Low	No
coast live oak (Quercus agrifolia)	634	16, 13, 15,16	45	Fair	Low	Yes
blue oak (Quercus douglasii)	652	12	25	Fair	High	No
blue oak (Quercus douglasii)	653	13	30	Fair	High	No
blue oak (Quercus douglasii)	654	14	25	Good	Low	No
blue oak (Quercus douglasii)	655	12	25	Good	Moderate	No
blue oak (Quercus douglasii)	656	16.5	30	Fair	High	No
blue oak (Quercus douglasii)	657	7, 11, 10	35	Good	Moderate	Yes
blue oak (Quercus douglasii)	658	21	40	Good	Moderate	No
blue oak (Quercus douglasii)	659	12	30	Good	Low	No
blue oak (Quercus douglasii)	660	12	30	Good	High	No
blue oak (Quercus douglasii)	661	18	35	Good	Low	No
blue oak (Quercus douglasii)	662	19	40	Good	High	No

Tree Species	Number	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition and Suitability	Expected Impact	Los Gatos Large Protected Tree
blue oak (Quercus douglasii)	663	12	25	Fair	Low	No
blue oak (Quercus douglasii)	664	18	40	Good	Low	No
blue oak (Quercus douglasii)	665	12	25	Good	High	No
blue oak (Quercus douglasii)	666	18	30	Fair	Low	No
coast live oak (Quercus agrifolia)	667	14	30	Fair	Low	No
blue oak (Quercus douglasii)	668	10, 18	35	Poor	High	Yes
blue oak (Quercus douglasii)	669	19	45	Fair	Moderate-High	No
coast live oak (Quercus agrifolia)	670	18, 12, 6, 12	45	Fair	Low	Yes
blue oak (Quercus douglasii)	671	12	25	Fair	High	No
blue oak (Quercus douglasii)	675	13, 12	30	Fair	High	Yes
coast live oak (Quercus agrifolia)	676	24	40	Poor	High	Yes
coast live oak (Quercus agrifolia)	677	19, 20, 18	50	Fair	High	Yes
coast live oak (Quercus agrifolia)	678	19, 21,16, 24	50	Fair	Moderate	Yes
blue oak (Quercus douglasii)	679	13	25	Good	High	No
blue oak (Quercus douglasii)	680	14	25	Fair	High	No
blue oak (Quercus douglasii)	681	12	25	Fair	Moderate	No
blue oak (Quercus douglasii)	682	15	35	Fair	Moderate	No
blue oak (Quercus douglasii)	690	16	30	Fair	High	No
coast live oak (Quercus agrifolia)	691	24	45	Poor	High	Yes
coast live oak (Quercus agrifolia)	692	18	35	Fair	Moderate-Low	No
blue oak (Quercus douglasii)	693	17	35	Good	Moderate-Low	No

B2: Appraisal Summary

Table 6: Appraisal Summary

Tree Species	Number	Trunk Diameter	Condition	Location	Species Rating	Rounded Value
blue oak (Quercus douglasii)	1	15	75.0%	63.33%	90.00%	$6,000.00
blue oak (Quercus douglasii)	2	13	75.0%	63.33%	90.00%	$4,520.00
blue oak (Quercus douglasii)	620	11	75.0%	63.33%	90.00%	$3,280.00
blue oak (Quercus douglasii)	622	13	75.0%	63.33%	90.00%	$4,520.00
blue oak (Quercus douglasii)	623	11	75.0%	63.33%	90.00%	$3,280.00
blue oak (Quercus douglasii)	624	11	75.0%	63.33%	90.00%	$3,280.00
blue oak (Quercus douglasii)	626	10, 8	50.0%	63.33%	90.00%	$3,020.00
blue oak (Quercus douglasii)	627	12	75.0%	63.33%	90.00%	$3,870.00
blue oak (Quercus douglasii)	628	15	50.0%	63.33%	90.00%	$3,980.00
blue oak (Quercus douglasii)	629	17	75.0%	63.33%	90.00%	$7,600.00
coast live oak (Quercus agrifolia)	630	12	50.0%	63.33%	90.00%	$1,560.00
coast live oak (Quercus agrifolia)	634	16, 13, 15,16	75.0%	63.33%	90.00%	$15,460.00
blue oak (Quercus douglasii)	652	12	50.0%	63.33%	90.00%	$3,010.00
blue oak (Quercus douglasii)	653	13	50.0%	63.33%	90.00%	$5,200.00
blue oak (Quercus douglasii)	654	14	75.0%	63.33%	90.00%	$5,200.00
blue oak (Quercus douglasii)	655	12	75.0%	63.33%	90.00%	$4,800.00
blue oak (Quercus douglasii)	656	16.5	50.0%	63.33%	90.00%	$1,420.00
blue oak (Quercus douglasii)	657	7, 11, 10	75.0%	63.33%	90.00%	$18,750.00
blue oak (Quercus douglasii)	658	21	75.0%	63.33%	90.00%	$3,870.00
blue oak (Quercus douglasii)	659	12	75.0%	63.33%	90.00%	$8,500.00
blue oak (Quercus douglasii)	660	12	75.0%	63.33%	90.00%	$9,500.00
blue oak (Quercus douglasii)	661	18	75.0%	63.33%	90.00%	$2,580.00
blue oak (Quercus douglasii)	662	19	75.0%	63.33%	90.00%	$8,500.00
blue oak (Quercus douglasii)	663	12	50.0%	63.33%	90.00%	$3,870.00
blue oak (Quercus douglasii)	664	18	75.0%	63.33%	90.00%	$5,700.00
blue oak (Quercus douglasii)	665	12	75.0%	63.33%	90.00%	$3,480.00

Tree Species	Number	Trunk Diameter	Condition	Location	Species Rating	Rounded Value
blue oak (Quercus douglasii)	666	18	50.0%	63.33%	90.00%	$910.00
coast live oak (Quercus agrifolia)	667	14	50.0%	63.33%	90.00%	$3,770.00
blue oak (Quercus douglasii)	668	10, 18	25.0%	63.33%	90.00%	$8,300.00
blue oak (Quercus douglasii)	669	19	50.0%	63.33%	90.00%	$720.00
coast live oak (Quercus agrifolia)	670	18, 12, 6, 12	50.0%	63.33%	90.00%	$12,200.00
blue oak (Quercus douglasii)	671	12	50.0%	63.33%	90.00%	$6,300.00
blue oak (Quercus douglasii)	675	13, 12	75.0%	63.33%	90.00%	$12,200.00
coast live oak (Quercus agrifolia)	676	24	25.0%	63.33%	90.00%	$2,090.00
coast live oak (Quercus agrifolia)	677	19, 20, 18	50.0%	63.33%	90.00%	$6,700.00
coast live oak (Quercus agrifolia)	678	19, 21,16, 24	50.0%	63.33%	90.00%	$11,300.00
blue oak (Quercus douglasii)	679	13	75.0%	63.33%	90.00%	$2,580.00
blue oak (Quercus douglasii)	680	14	50.0%	63.33%	90.00%	$2,580.00
blue oak (Quercus douglasii)	681	12	50.0%	63.33%	90.00%	$5,000.00
blue oak (Quercus douglasii)	682	15	50.0%	63.33%	90.00%	$5,700.00
blue oak (Quercus douglasii)	690	16	50.0%	63.33%	90.00%	$4,510.00
coast live oak (Quercus agrifolia)	691	24	25.0%	63.33%	90.00%	$5,600.00
coast live oak (Quercus agrifolia)	692	18	50.0%	63.33%	90.00%	$2,980.00
blue oak (Quercus douglasii)	693	17	75.0%	63.33%	90.00%	$4,510.00

Appendix C: Photographs

C1: Existing access



C2: Building area



C3: Building area



C4: Building area



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Appendix D: 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.

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

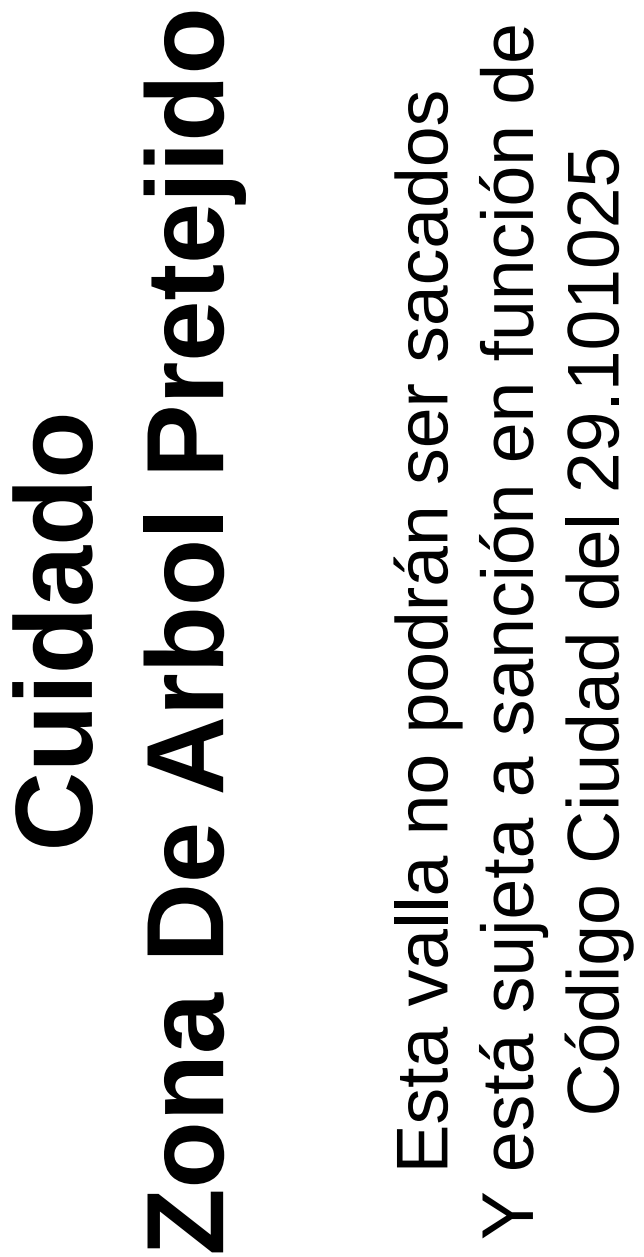
All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices 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



E2: Spanish


Cuidado
Zona De Arbol Pretejido
Esta valla no podrán ser sacados
Y está sujeta a sanción en función de
Código Ciudad del 29.101025

Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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

Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified
CA Qualified Applicators License QL 104230

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August 15, 2019

Erin Walters
Associate Planner
Community Development Department
110 E Main Street
Los Gatos CA 95030

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831. 331. 8982

I was asked to locate and inspect the indicated additional trees down slope on 15365 Santella Court (Appendix A). The trees were to be assessed as part of the visibility analysis to help determine their condition. One tree had previously been labeled #244 “blue oak” which is in fact a 36 inch trunk diameter coast live oak (*Quercus agrifolia*).

I tried to locate the trees based on the provided map but the area is very dense with poison oak (*Toxicodendron diversilobum*) and is nearly impenetrable without a machete and/or Tyvek suit.

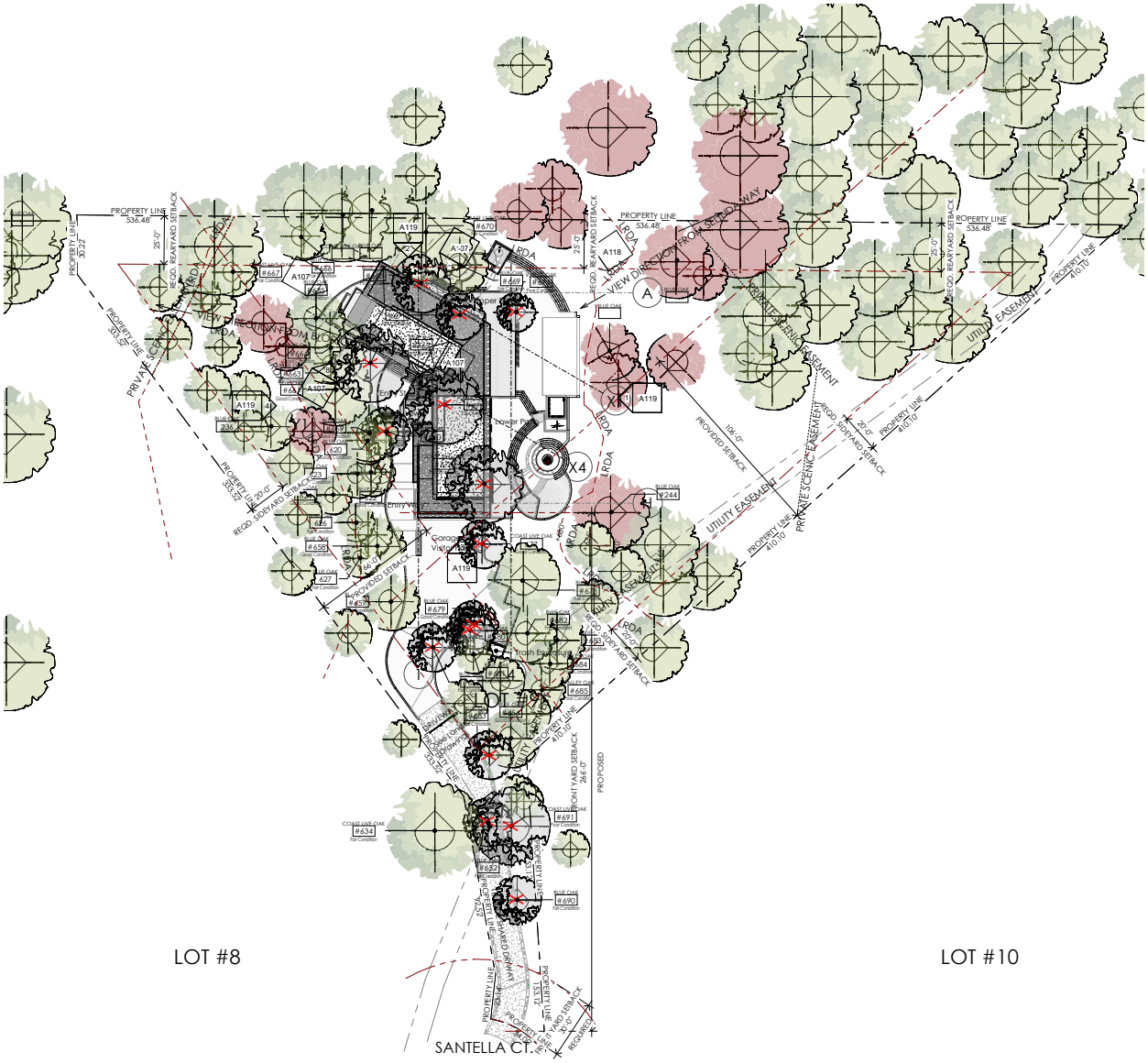
The area where the trees are located to the northeast is a dense stand of coast live oaks (*Quercus agrifolia*). The composition of plants are typical for this area and there are the usual oak woodland species such as poison oak, manzanita (*Arctostaphylos sp.*), and coyote brush (*Baccharis pilularis*). The majority of trees are naturally occurring coast live oaks, most with multiple trunks approximately 8-10 inches in diameter, and are about 25 to 35 feet tall with 25 to 35 foot canopy diameters. This is stand of trees along the northeast portion of the site is in good condition with dense crowns and normal foliar color and size (Appendix B). Along the northwest portion there were three trees on the lower slope indicated in the plan which are all blue oak (*Quercus douglasii*) with trunk diameters about 10 to 12 inches and are approximately 30 feet tall with crown diameters of about 30 feet. These trees are in fair to good condition growing amongst the stand indicated as #1 and #2 in my original report.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified
CA Qualified Applicators License QL 104230

Appendix A: Aerial image provided for assessment

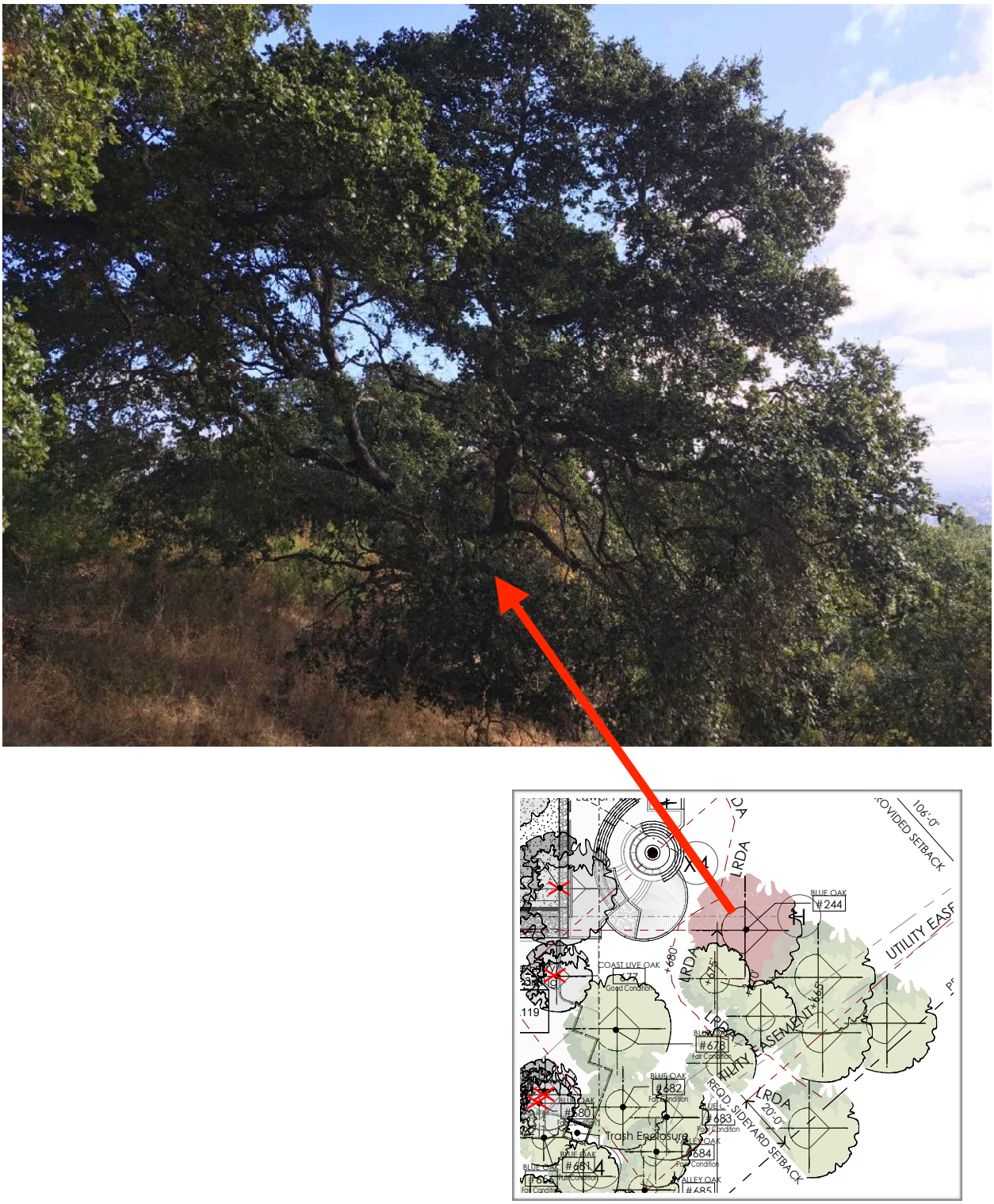
Snapshot not to scale from A120 dated October 19, 2018 provided by Srusti Architecture. The trees in pink are indicated in this report.



1 Site Plan with missing arborist information
1" = 30'-0"

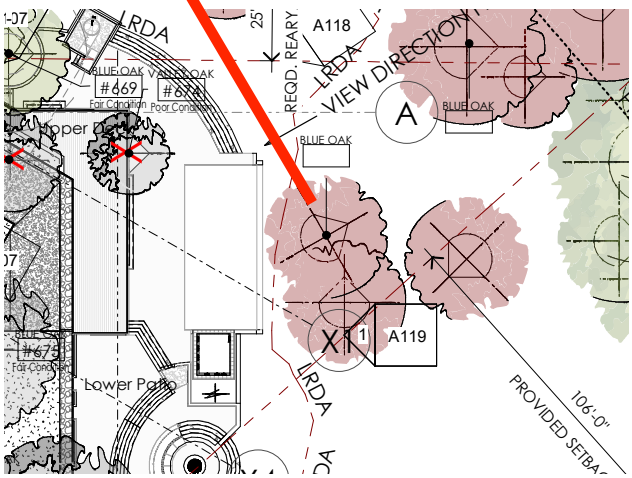
Appendix B: Photographs

B1:Tree 244



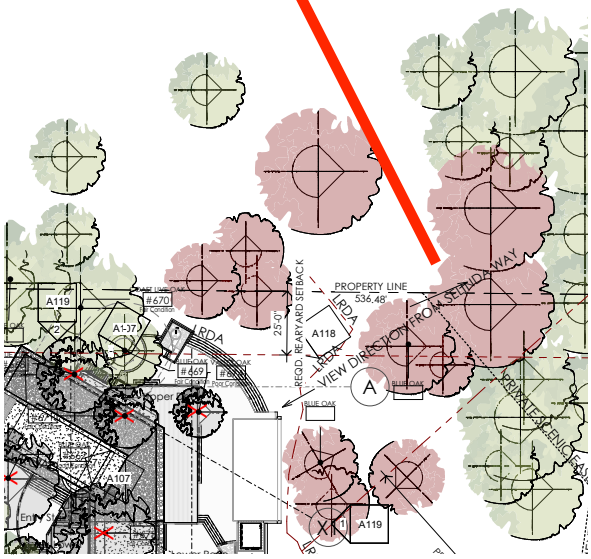
B2: Oaks along the west side



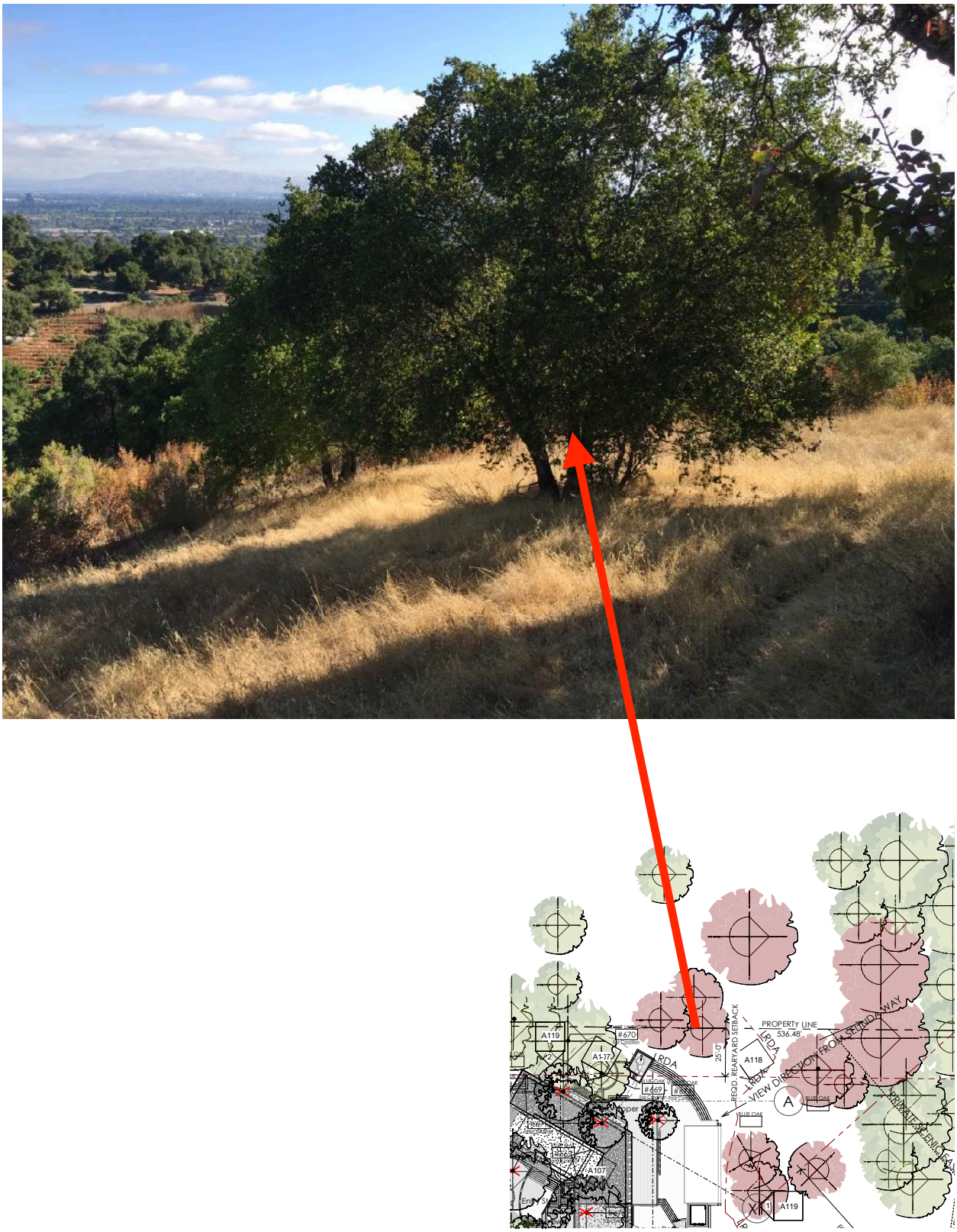


B3: Northeast area



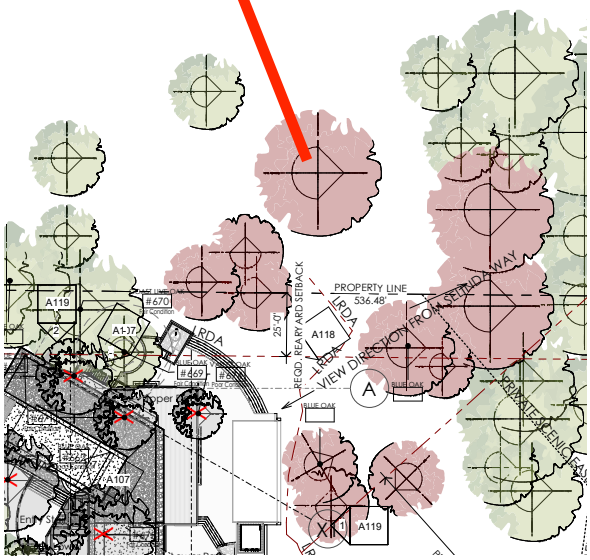


B4: North side beyond the fence

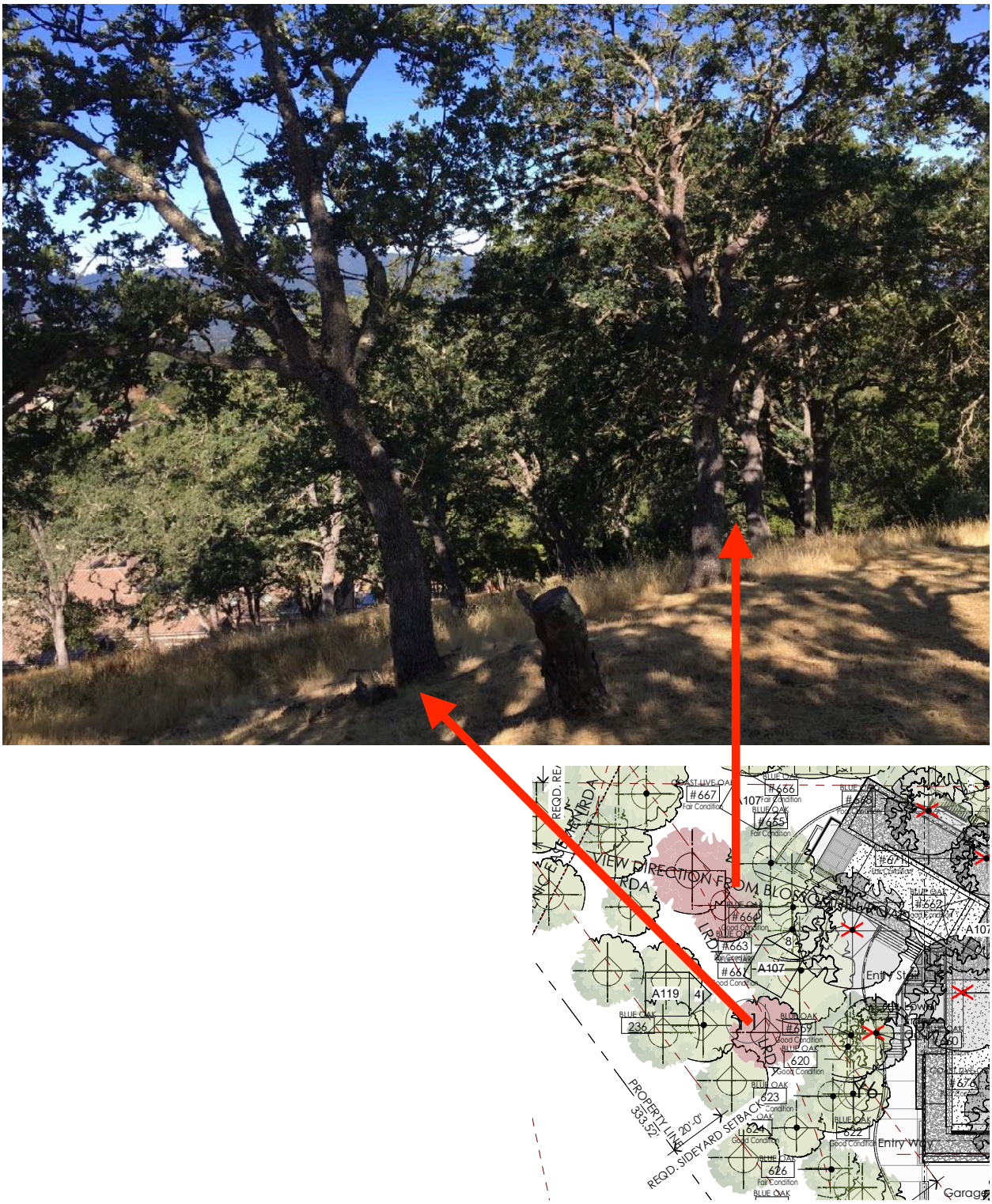


B5: North side down slope





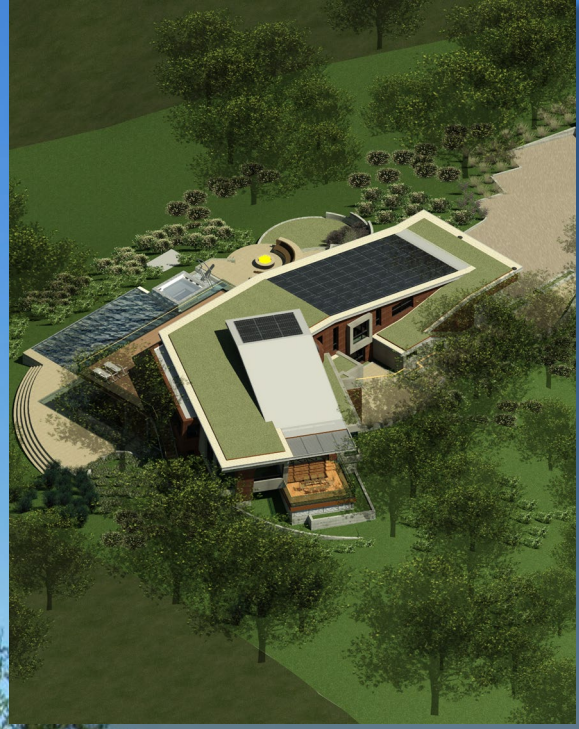
B6: Blue oaks west side











OLGAARD RESIDENCE

Existing Site Conditions & Visibility / Tree Screening Analysis

(408) 507 8138 www.srustiarchitects.com
Srusti Architects

EXHIBIT 10

Location of Viewing Areas & Project Site

- Blossom Hill/LG Blvd. and Selinda Way/LG Almaden Rd. viewing areas were identified as the nearest to the project from where the home could be potentially seen.



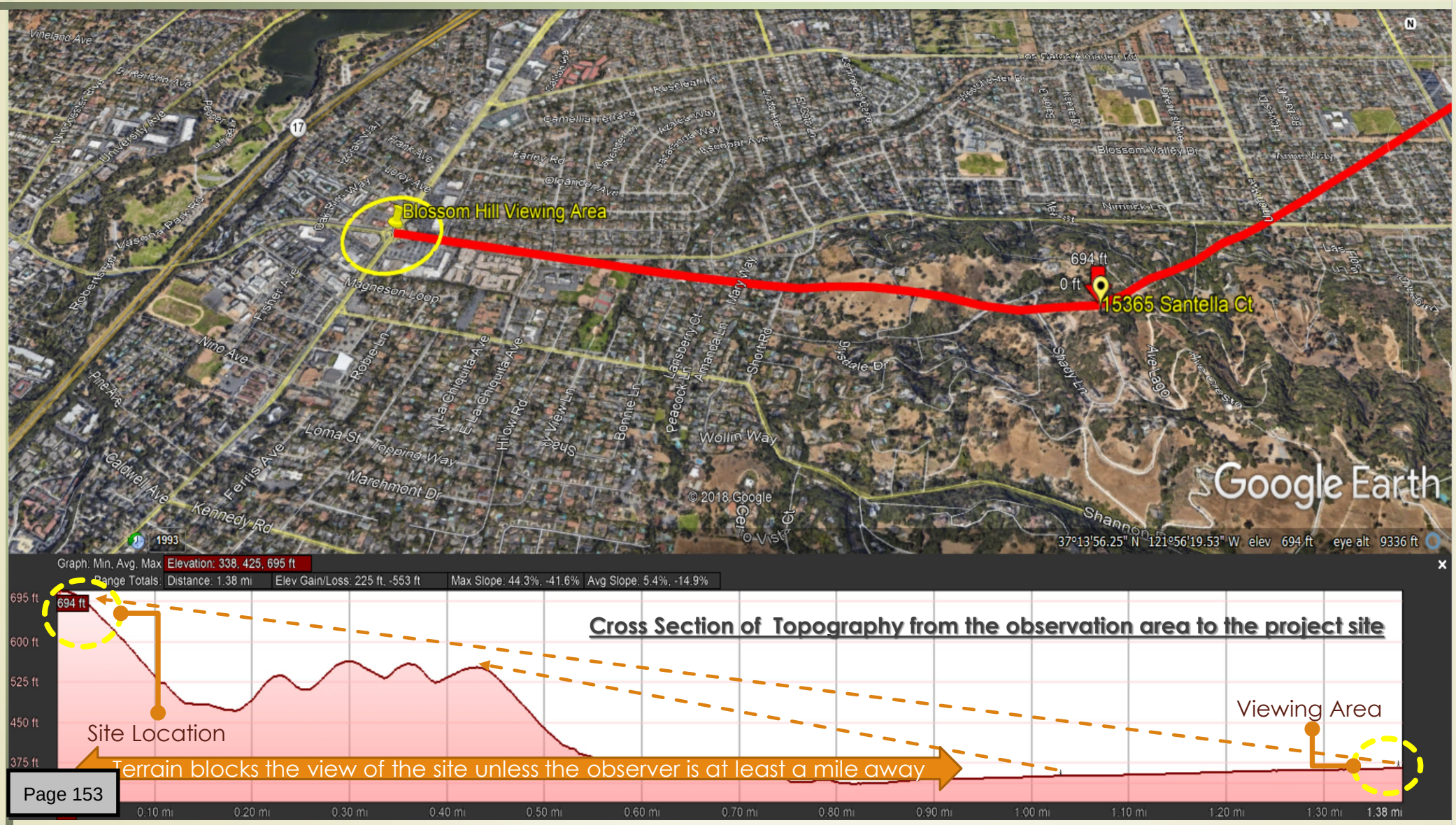
Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

12/9/2019

Location of Viewing Areas & Project Site

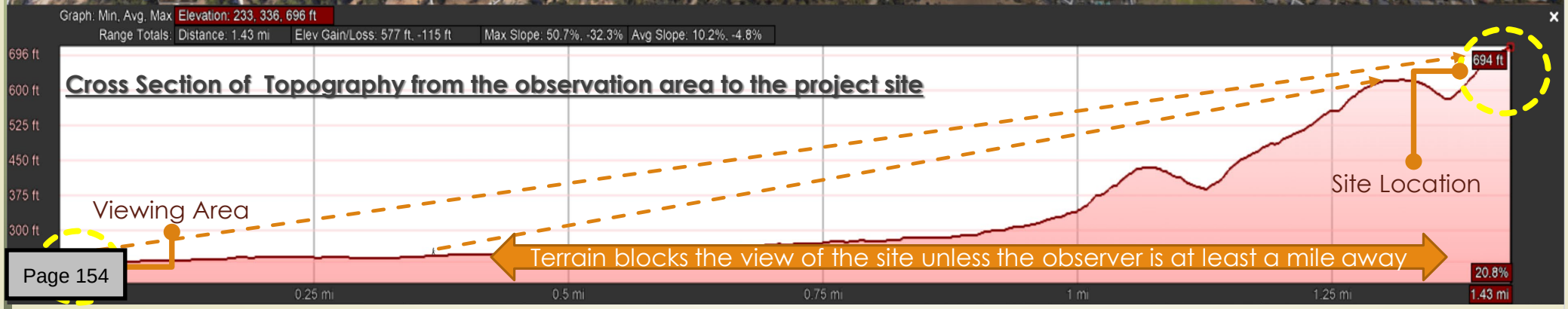
- Blossom Hill/LG Blvd. viewing Area is about 1.36 miles away & 316 feet lower than project site



Srusti Architects (408) 507 8138 www.srustiarchitects.com

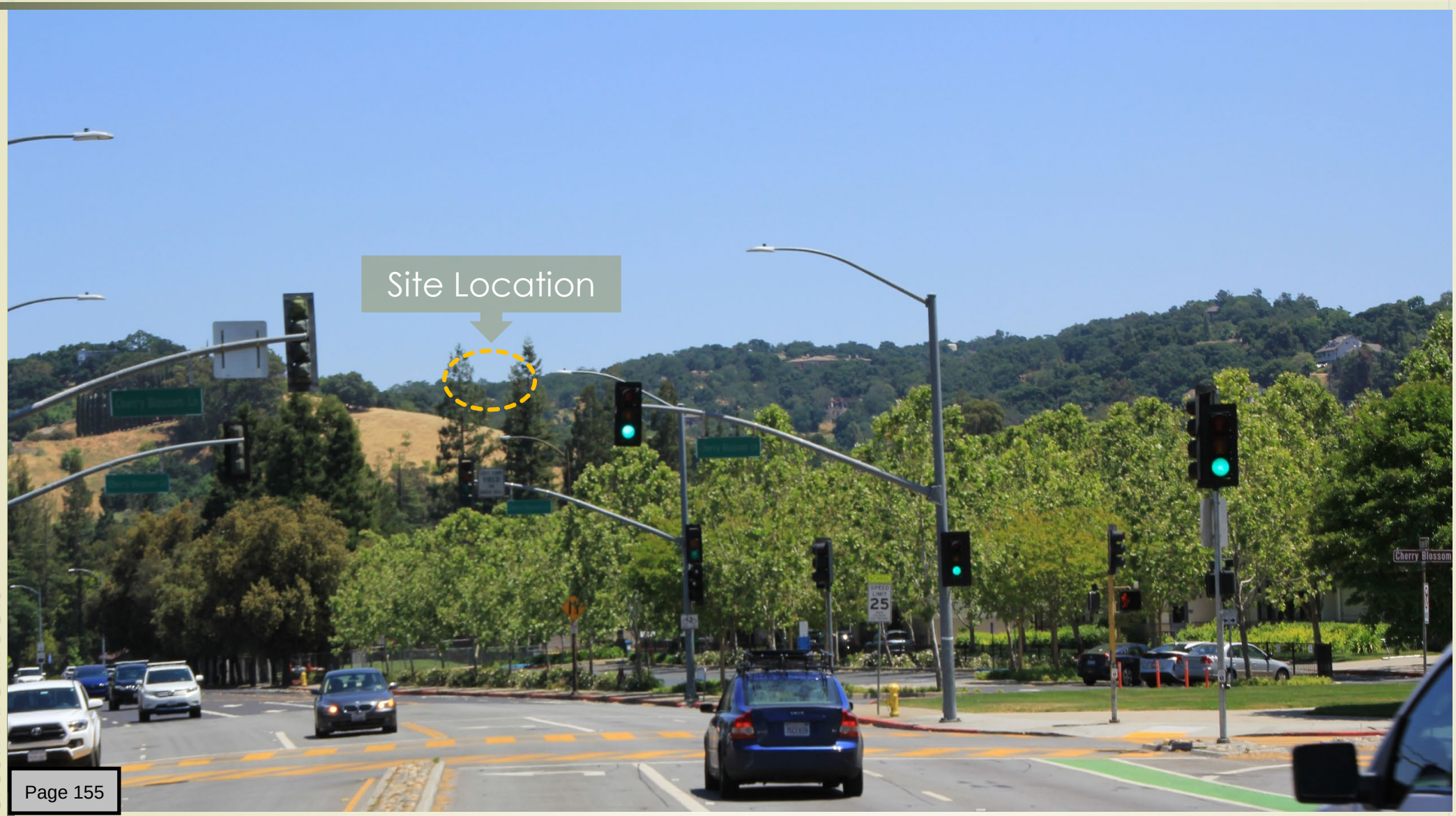
- Selinda Wy/LG Almaden Rd. viewing Area is about 1.43 miles away & 462 feet lower than project site





Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens), 500 feet closer from Blossom Hill /LG Blvd intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, 500 feet closer from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens) at Blossom Hill /LG Blvd intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

Project Site Photographs from Viewing Areas

- Project site seen with a naked eye (50 mm lens), 500 feet away from Blossom Hill /LG Blvd intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

Project Site Photographs from Viewing Areas

- Project site seen with a telephoto (300 mm) lens, 500 feet away from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

Project Site Photographs from Viewing Areas

- Project site seen with a naked eye (50 mm lens), 500 feet closer from Selinda Way/LG Almaden Rd. intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, 500 feet closer from Selinda Way/LG Almaden Rd. intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

Project Site Photographs from Viewing Areas

- Project site seen with a naked eye (50 mm lens) at Selinda Way/LG Almaden Rd. intersection. This picture was taken at Lee Highschool fence (near the observation area) to get a clear view of the site



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, from Selinda Way/LG Almaden Rd. intersection. This picture was taken at Lee Highschool fence (near the observation area) to get a clear view of the site.



Project Site Photographs from Viewing Areas

Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens) 500 feet away from Selinda Way/LG Almaden Rd. intersection.



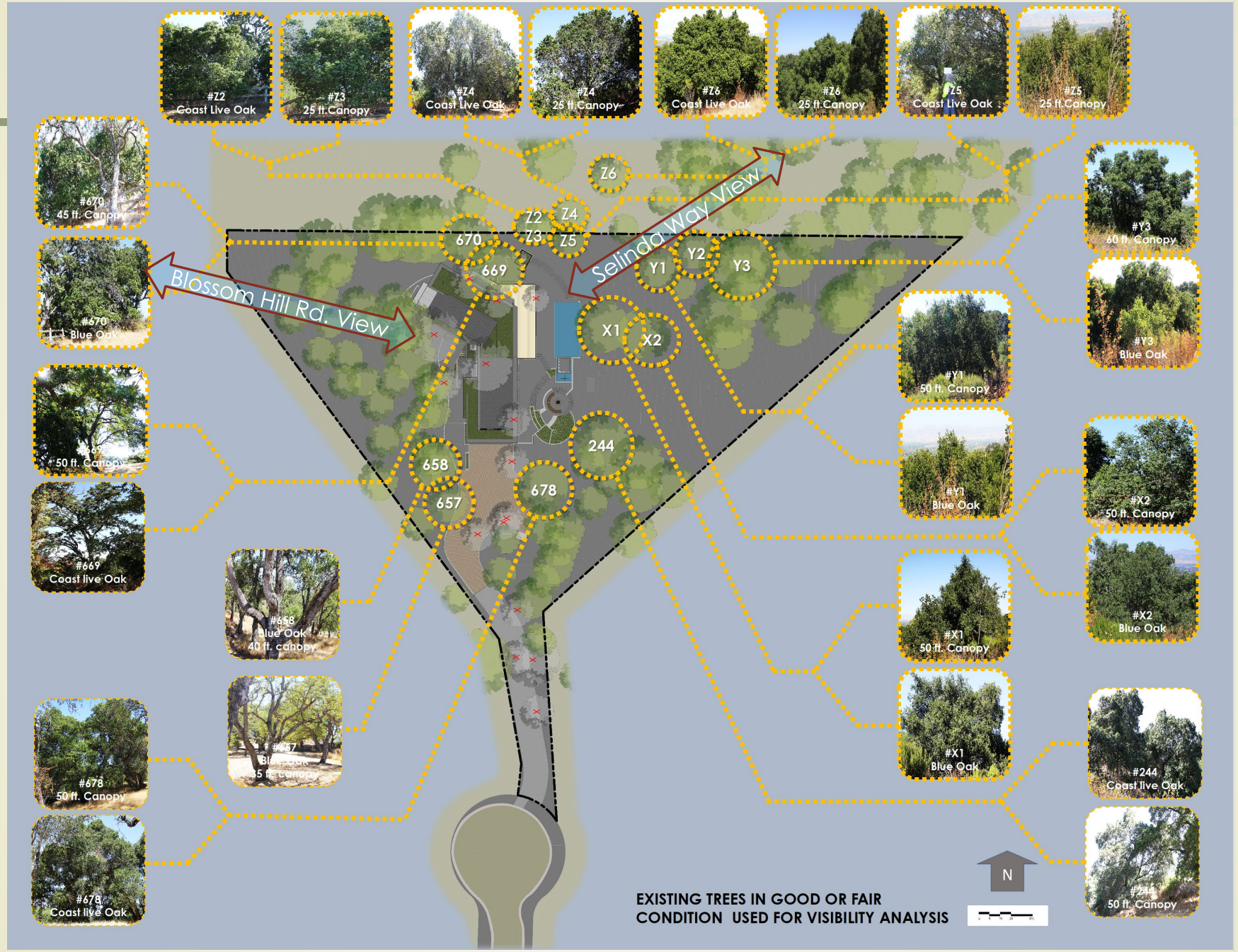
Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, 500 feet away from Selinda Way/LG Almaden Rd. intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

Site Plan (Trees used for Visibility Analysis)



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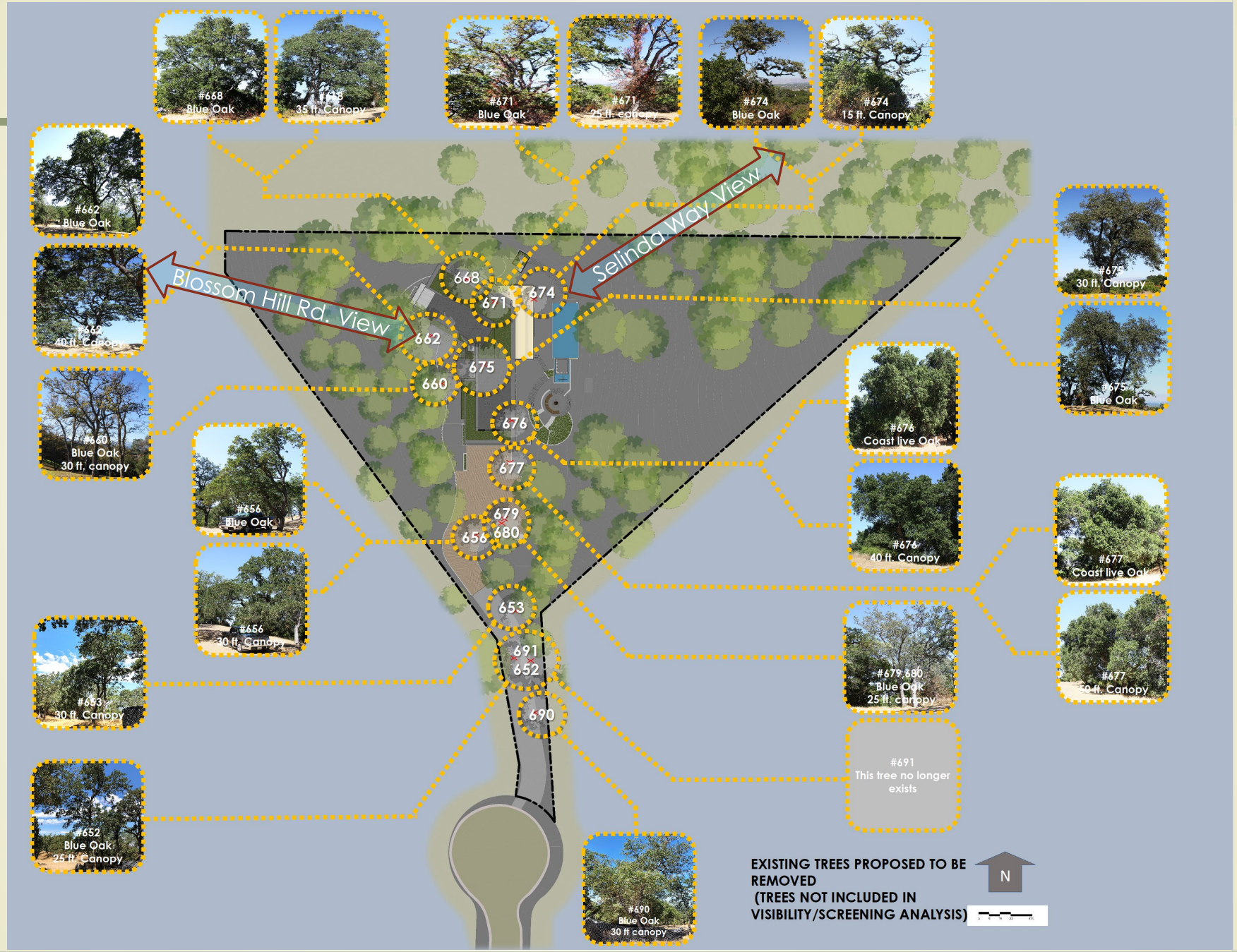
OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

12/9/2019



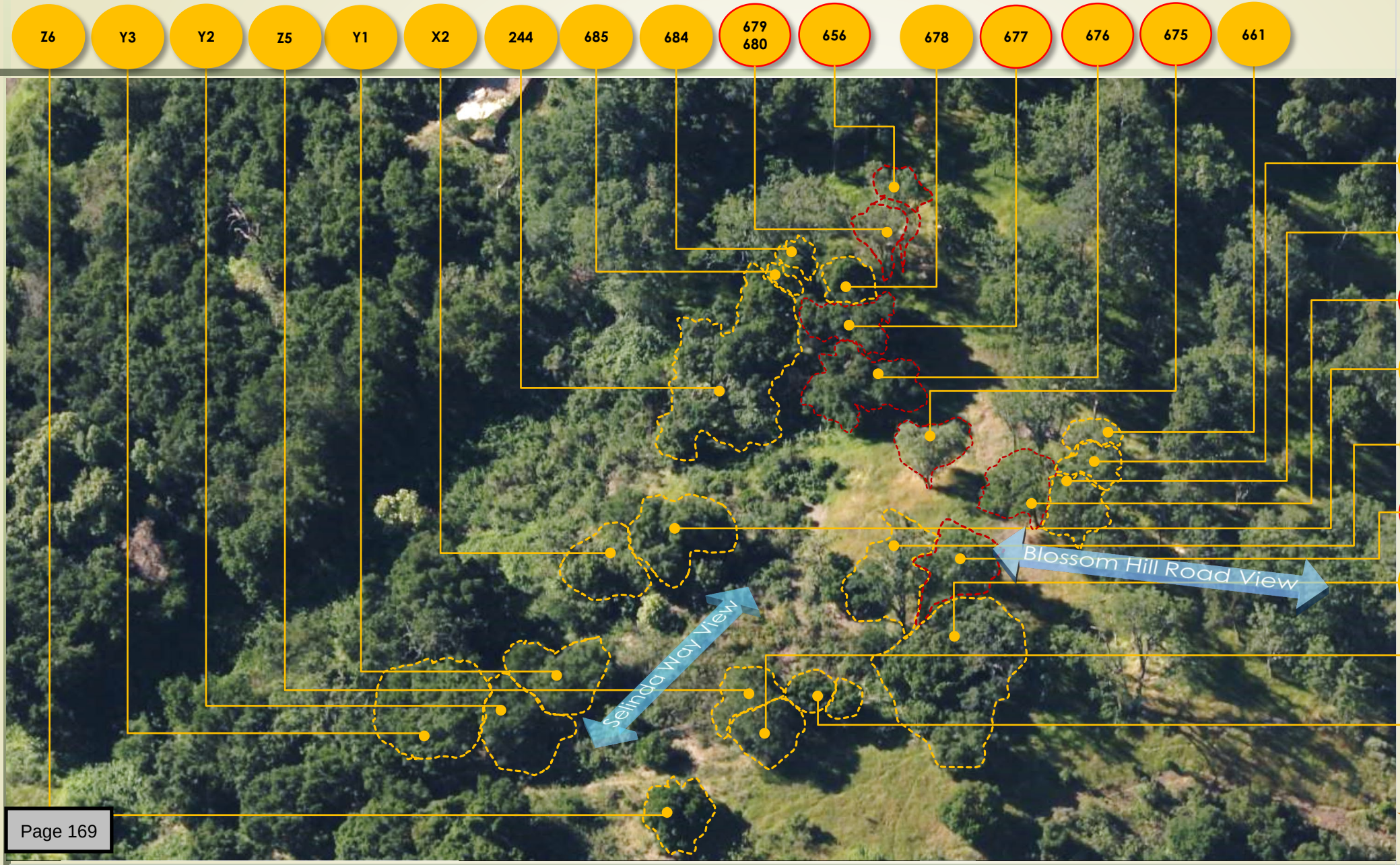
Site Plan (Trees used for Visibility Analysis)

Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

12/9/2019

- Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline



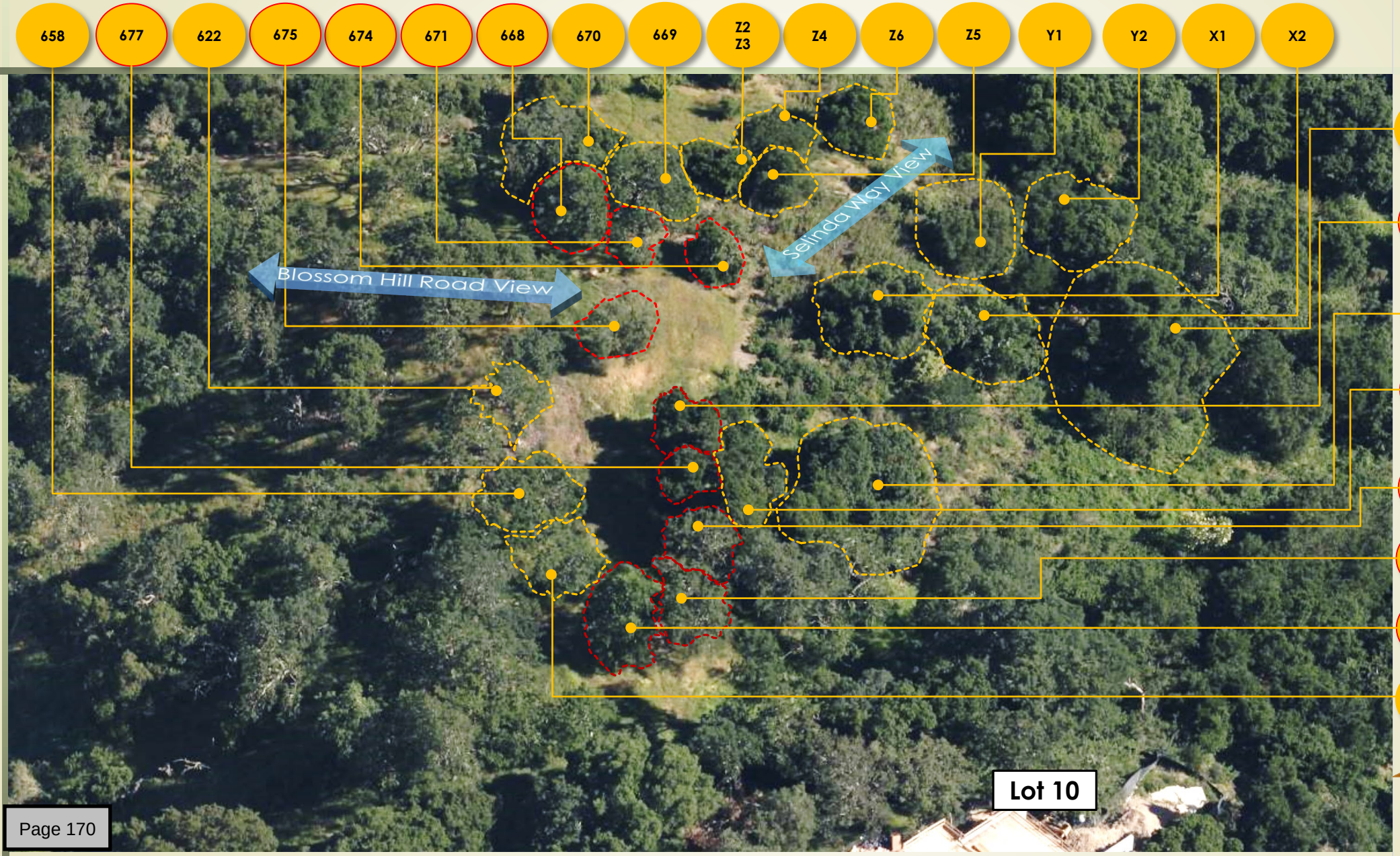
Aerial View from North

Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

12/9/2019

- Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline



Aerial view from South

Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

12/9/2019

Building Outline

Existing Grade +694'0"

Roofline +710'0"



Blossom Hill 300 mm telephoto lens View

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- Due to dense healthy tree cover & only a few trees proposed to be removed, 0% of the home surface would be seen from Blossom Hill Observation Area

Area of Visible Home =0 sf= 0%



Blossom Hill 300 mm telephoto lens View

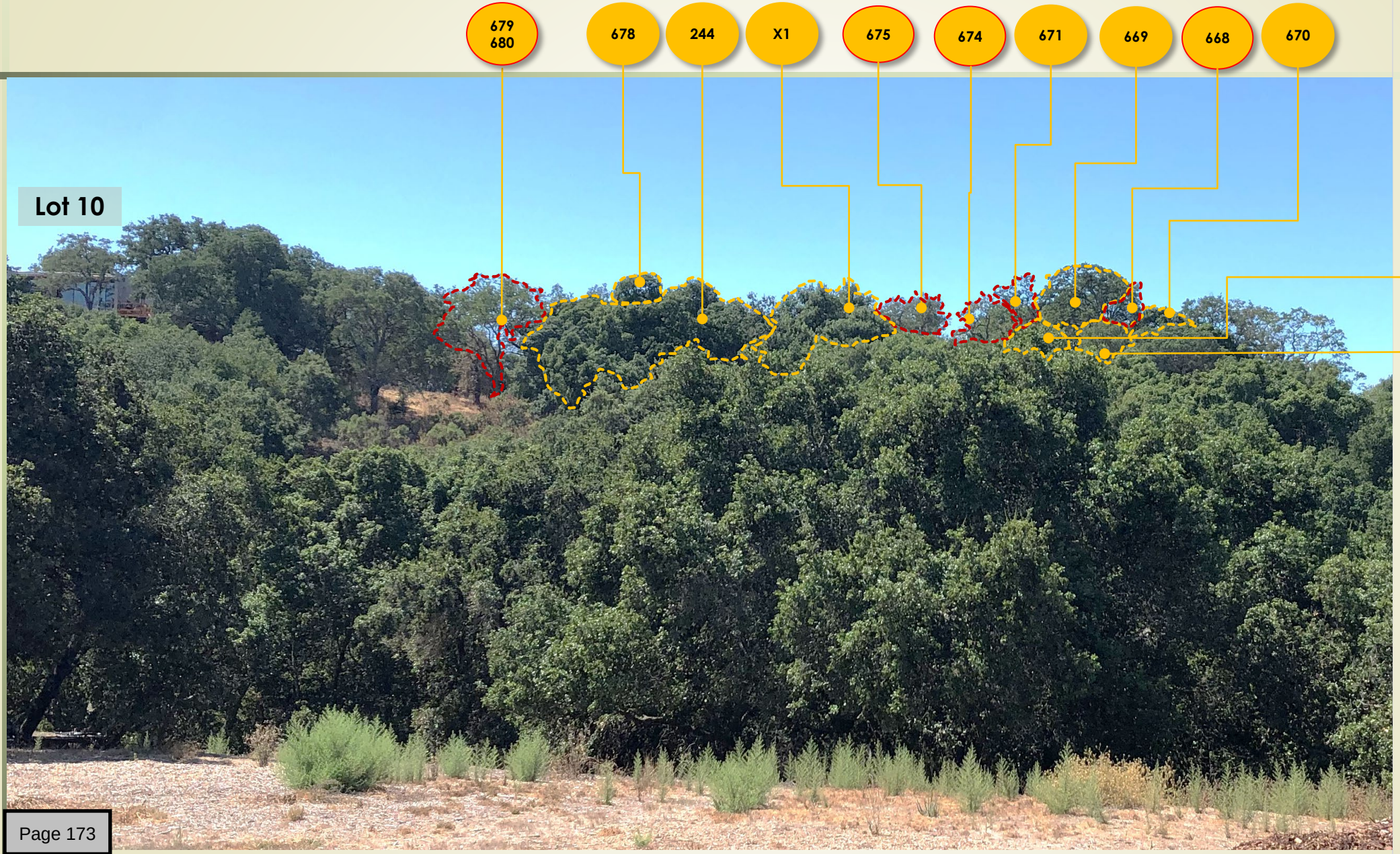
Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

Blossom Hill Rd. Way View Analysis

12/9/2019

- Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline



View from Francis Oaks Road

Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

Selinda Way View Analysis 12/9/2019

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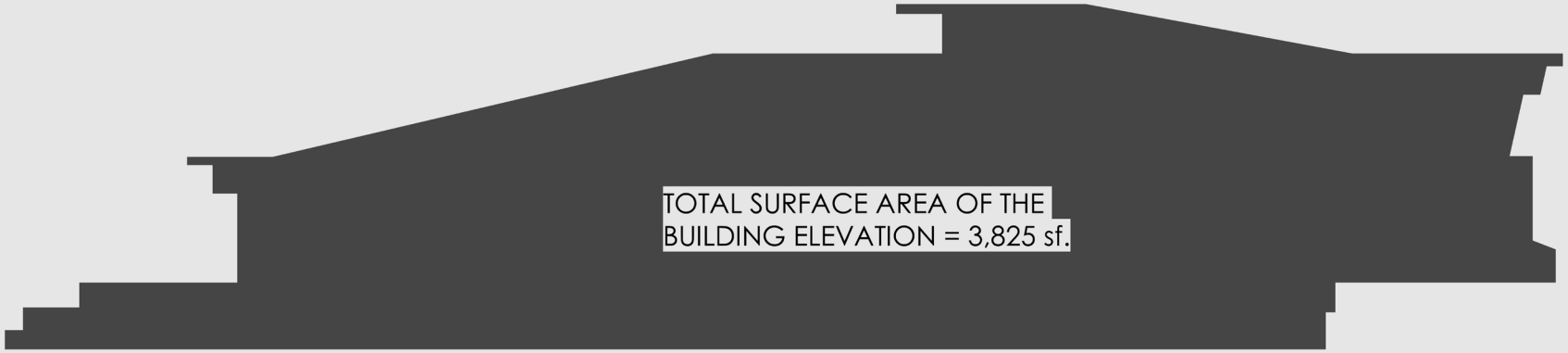




Elevation from Selinda Way Observation Area



Selinda Way 300 mm telephoto lens View

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Building Area
3,825 sf.

Building Area seen
917 sf. < 24%

Existing Grade
+694'0"

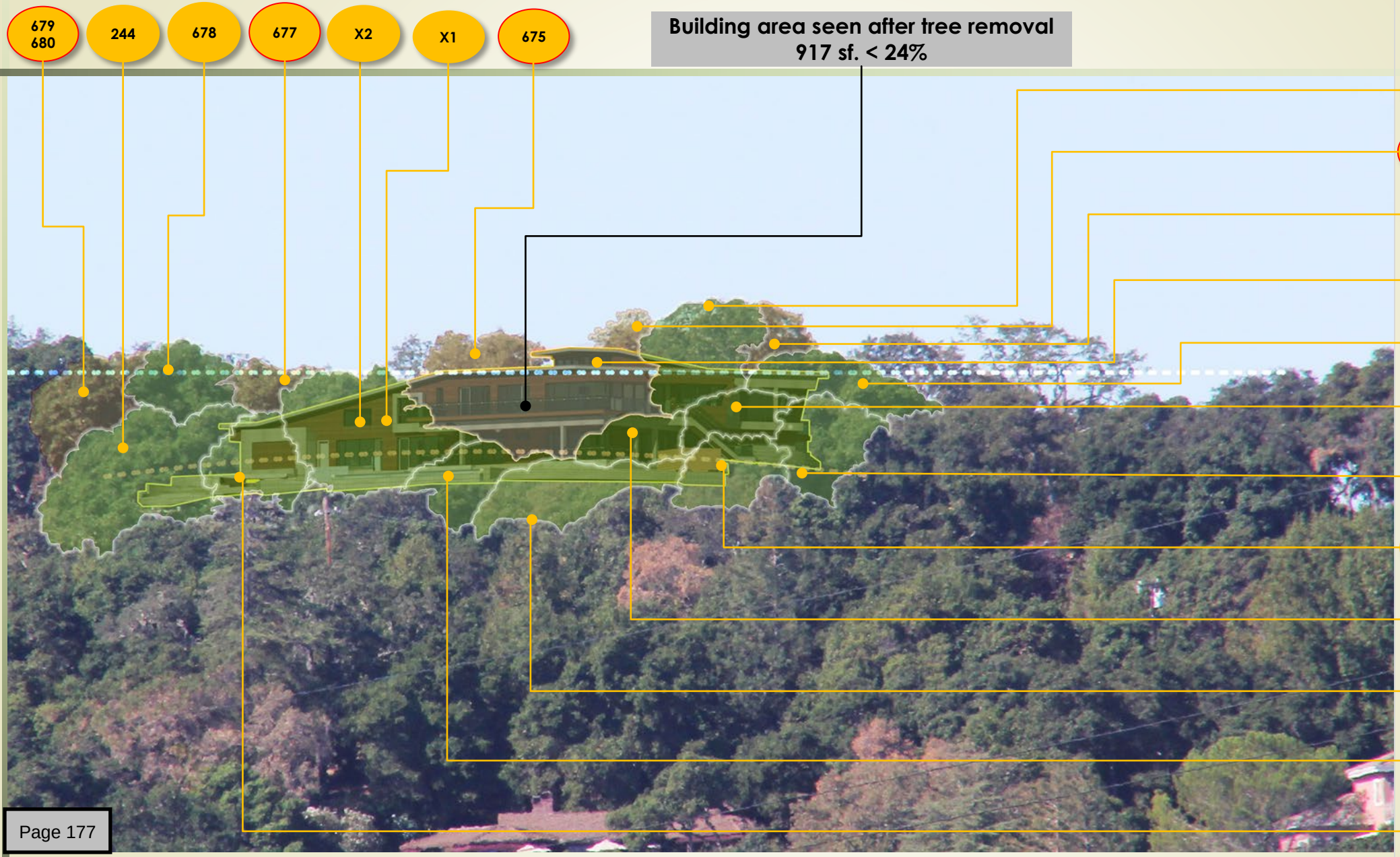
Roofline
+710'0"



Selinda Way 300 mm telephoto lens View

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Total surface area of the building elevation = 3,825 sf. Area of Visible Home =917 sf= 24%



Enlarged Selinda Way Telephoto Lens View

Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

Selinda Way View Analysis

12/9/2019

- Unless the observer is at least a mile away from the site, it cannot be seen. Given that distance one cannot distinguish the home with a naked eye. This home with low LRV surface material values, **even when seen with 300 mm telephoto lens**, it will have very little impact to the hillside views, from Selinda Way viewing area.



Rendering of the home seen by 300 mm lens

Srusti Architects (408) 507 8138 www.srustiarchitects.com

Re: Olgaard Residence- Neighborhood Outreach for the Proposed Design
Site Address:15365 Santella Court; APN: 527-09-036. Architecture & Site Application# S-18-052.

Date:
Nov 18, 2019

Dear Planning Commissioners
Community Development Department.
Town of Los Gatos

Below is the summary of neighborhood outreach.
We have communicated with neighbors on all adjacent properties and sent them the drawings for review. They are

- Rizwan Ahmed on Lot # 8,15371 Santella Ct.
- Luis Felipe Visoso Lomelin on Lot #10, 15358 Santella Ct.
- Tina and Eldon Mayer at Lot #4, 15657 Shady Lane.
- Mark Russell at 15500 Francis Oaks way.

All of them received the design drawings and did not express any concerns regarding the project design. We have attached all neighborhood notification letters we received so far.

Sincerely

Hari Sripadanna AIA C-30730
Srusti Architects
P - 408-507-8138 **hari@srustiarchitects.com**
We collaborate to create sustainable spaces.
www.srustiarchitects.com

Secretary – Design Review Committee

NEIGHBOR ACKNOWLEDGMENT: I have reviewed the plans of Olgaard Residence and am aware of all their proposed alterations/improvements shown on the attached plan.

LOT NO.	NAME (PRINT)	SIGNATURE	PHONE NO.	DATE
8	Rizwan Ahmed	Rizwan Ahmed	408-667-6503	09/19/2019

Please forward Home Improvement Request Application and two sets of plans to:

LOS GATOS HIGHLANDS
MAINTENANCE CORPORATION

_____
_____
_____

Signature of Applicant

Secretary – Design Review Committee

NEIGHBOR ACKNOWLEDGMENT: I have reviewed the plans of Olgaard Residence and am aware of all their proposed alterations/improvements shown on the attached plan.

LOT NO.	NAME (PRINT)	SIGNATURE	PHONE NO.	DATE
10	Luis Viseo	[signature]	408-6056798	9/20/2019

Please forward Home Improvement Request Application and two sets of plans to:

LOS GATOS HIGHLANDS
MAINTENANCE CORPORATION

_____
_____
_____

_____
Signature of Applicant

Secretary – Design Review Committee

NEIGHBOR ACKNOWLEDGMENT: I have reviewed the plans of Olgaard Residence and am aware of all their proposed alterations/improvements shown on the attached plan.

LOT NO.	NAME (PRINT)	SIGNATURE	PHONE NO.	DATE
	Mark Russell		408 316 5311	9-27-19

Please forward Home Improvement Request Application and two sets of plans to:

LOS GATOS HIGHLANDS
MAINTENANCE CORPORATION

_____

_____

_____

_____
Signature of Applicant



OLGAARD RESIDENCE

(APN): 527-09-036.
15365 SANTELLA COURT,
LOS GATOS CALIFORNIA 95032

PLANNING DEPARTMENT DEVELOPMENT APPLICATION

Srusti Architects
We collaborate to create sustainable spaces
408-507-8138
info@srustiarchitects.com

LICENSED ARCHITECT
BHAGAVAN SRIPADANNA
NO. C-30730
REN. 01-31-2021
STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019

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SHEET TITLE

Title Sheet

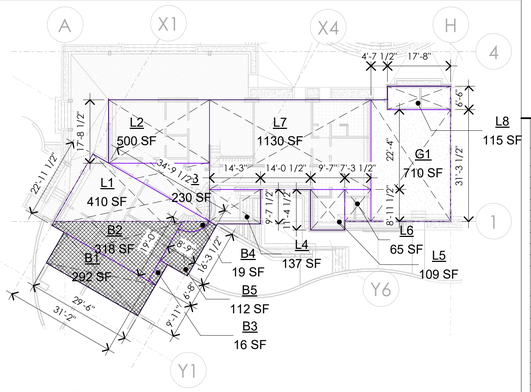
A000

SHEET OF

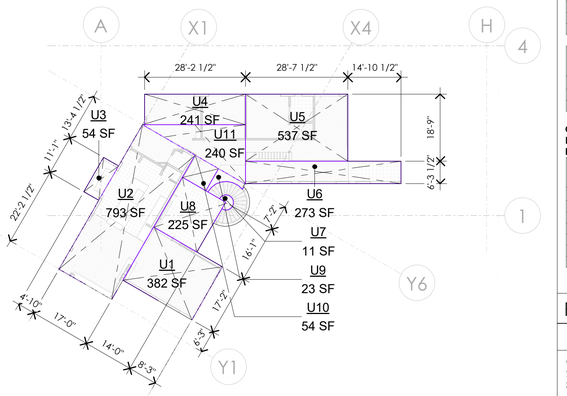
EXHIBIT 12

1/14/2019 2:21:57 PM

FLOOR AREA CALCULATION DIAGRAM



1 Lower Level Floor Area Calculation Diagram
1" = 20'-0"



2 Upper Level Floor Area Calculation Diagram
1" = 20'-0"

Allowable Floor Area & Calculation Table

Name	Area	Comments
L1	410.11 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L2	499.68 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L3	229.70 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L4	136.86 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L5	108.77 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L6	65.41 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L7	1130.27 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L8	114.84 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)	2695.65 SF	
U1	381.96 SF	Upper Floor Area
U2	793.33 SF	Upper Floor Area
U3	53.57 SF	Upper Floor Area
U4	241.28 SF	Upper Floor Area
U5	536.87 SF	Upper Floor Area
U6	273.46 SF	Upper Floor Area
U7	10.86 SF	Upper Floor Area
U8	225.17 SF	Upper Floor Area
U9	22.63 SF	Upper Floor Area
U10	54.34 SF	Upper Floor Area
U11	239.96 SF	Upper Floor Area
Upper Floor Area	2833.42 SF	
Total Enclosed Gross Floor Area	5529.07 SF	

Garage Floor Area & Calculation Table

Name	Area	Comments
G1	710.44 SF	Garage /Utilities Area (enlcosed area over 400 sf, shall be counted towards F.A.R)
Total Enclosed Garage Floor Area	710.44 SF	

Garage Floor area Exemption 400.00 SF
Remaing Garage Floor Area after Exemption= 310.44 SF
PROPOSED TOTAL ALLWABLE FLOOR AREA=5529.07+310.44= 5,840 SF.

Basement Floor Area & Calculation Table

Name	Area	Comments
B1	292.24 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B2	318.14 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B3	15.58 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B4	18.58 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B5	111.71 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
Total Enclosed Basement Floor Area	756.25 SF	

DEVELOPMENT OF A NEW, TWO LEVEL, SINGLE FAMILY DWELLING

OLGAARD RESIDENCE

(APN): 527-09-036. Address: Lot 9,15365 Santella Court, Los Gatos CA 95032

PROJECT DESCRIPTION

The Project scope involves site development, design and construction of a two level, 4 bed, 4 1/2 bath and 3 car garage, single family dwelling of 6285 sf floor area on a 2 acre, hill side, vacant lot .

PROPERTY & BUILDING DIMENSIONAL COMPLIANCE

ZONING	**HR-2 1/2; PD**	**CITY:**	**Los Gatos**
ASSESSOR PARCEL NUMBER:	527-09-036	**ADDRESS**	**15365 Santella Court**
CONSTRUCTION	**V-NR/ Sprinklered - V-B**	**TOTAL SITE AREA:**	**2 Acres**
OCCUPANCY TYPE:	**R-3 Single Family Dwelling**	**LOT NO.:**	**9**

BUILDING DATA		REQ'D /ALLOWED	PROPOSED
GROSS LOT SIZE		NA	87,475 SF
DRIVEWAY PORTION OF LOT AREA (Narrow Width)			6,797 SF
GROSS LOT SIZE MINUS DRIVEWAY ARM			**80,678 SF**
NET LOT SIZE			32,271 SF
AVERAGE LOT SLOPE			31.18%
ALLOWABLE FLOOR AREA		6,000 SF	5,840SF
BELOW GRADE AREA			756 SF
FLOOR AREA RATIO (F.A.R)		NA	7.3%
TOTAL HABITABLE BUILDING AREA (including Basement Area)			6285 SF
GARAGE AREA		400 SF	711 SF
TOTAL UPPER LEVEL DECK AREAS			1447 SF
LOWER (BELOW DECK) PATIO AREA			890 SF
FRONT DRIVE WAY AREA			3174 SF
FRONT PARKING AND FIRE TRUCK TURN AROUND AREA			3956 SF
REMAINING HARDSCAPE AREA			5882 SF
TOTAL IMPERVIOUS SURFACE (LOT COVERAGE) AREA			17,617 SF
COVERED PARKING		2	3
OFF STREET (UNENCLOSED) PARKING		2	3
SETBACKS: MINIMUM FRONT YARD - ROAD	South	30'0"	266'0"
SETBACKS: MINIMUM SIDE YARD	East	20'0"	106'0"
SETBACKS: MINIMUM SIDE YARD	West	20'0"	66'0"
SETBACKS: MINIMUM REAR YARD	North	25'0"	25'0"
MAXIMUM BUILDING HEIGHT		25'-0"	22'

Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.

SHEET NUMBER	SHEET NAME
A000	Title Sheet
A100	Project Data Sheet
A102	Siteplan
A103	Lower Level Floor Plan
A104	Upper Level Floor Plan
A105	Roof Plan
A106	Building Elevations
A108	Building Sections
A109	Building Sections
A110	Building Sections
A115	Perspective Views-01
A116	Perspective Views 02
A117	Axonometric Views
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C3	Existing Topography
C4	Grading and Drainage Plan
C5	Driveway Plan and Profile
C6	Grading and Drainage Plan
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C8	Erosion Control Plan
L1.0	Planting Plan
L2.0	Fence Plan and Wall Details
L2.1	Driveway Gate Plan and Details
L2.2	Details
L3.0	Tree Plan

PROJECT DIRECTORY

OWNER	ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT	CIVIL ENGINEER	MECH. & PLUMB. ENGINEER	ELECTRICAL ENGINEER	LEED CONSULTANT
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ABBREVIATIONS

"	INCH/INCHES	CLKG.	CAULKING	F.F.	FINISH FLOOR	NA	NOT APPLICABLE
#	POUND/NUMBER	CLO.	CLOSET	F.H.M.S.	FLAT HEAD MACHINE SCREW	O.C.	ON CENTER
'	FOOT/FEET	CLR.	CLEAR	F.H.W.S.	FLAT HEAD WOOD SCREW	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
(E)	EXISTING	CMU	CONCRETE MASONRY UNIT	F.O.	FACE OF	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
(N)	NEW	COL.	COLUMN	F.O.C.	FACE OF CONCRETE	O.H.	OPPOSITE HAND
X	BY	CONC.	CONCRETE	F.O.F.	FACE OF FINISH	O/	OVER
°	DEGREES	CONN.	CONNECTION	F.O.P.	FACE OF PLYWOOD	OPP.	OPPOSITE
±	PLUS/MINUS	CONT.	CONTINUOUS	F.O.S.	FACE OF STUD	P.H.	PANIC HARDWARE
@	AT	CTR.	CENTER	FDN.	FOUNDATION	P.U.E	PUBLIC UTILITY EASEMENT
A.B.	ANCHOR BOLT	CTSK.	COUNTERSUNK	FIN.	FINISH	PAV.	PAVING
A.C.	ASPHALTIC CONCRETE	D.L.	DOOR LOUVER	FT.	FOOT	PLYWD.	PLYWOOD
A.F.F.	ABOVE FINISH FLOOR	D.S.	DOWNSPOUT	FURR.	FURRING	R.D./O.D.	ROOF DRAIN/OVERFLOW DRAIN
ARCH.	ARCHITECTURAL	DBL.	DOUBLE	G.I.	GALVANIZED IRON	R.H.M.S.	ROUND HEAD MACHINE SCREW
B.O.	BOTTOM OF	DEMO.	DEMOLITION	GA.	GAUGE	R.H.S.M.S	ROUND HEAD SHEET METAL SCREW
B.O.F.	BOTTOM OF FOOTING	DET.	DETAIL	GALV.	GALVANIZED	R.H.W.S.	ROUND HEAD WOOD SCREW
B.S.	BOTH SIDES	DIA	DIAMETER OR ROUND	GYP.BD.	GYPSUM BOARD	R.W.L.	RAIN WATER LEADER
BD.	BOARD	DIA.	DIAMETER	H.B.	HOSE BIB	RAD.	RADIUS
BLDG.	BUILDING	DIM.	DIMENSION	HGT.	HEIGHT	REF.	REFERENCE
BLK.	BLOCK	DISP.	DISPENSER	INFO.	INFORMATION	REFR.	REFRIGERATOR
BLKG.	BLOCKING	DN	DOWN	INSUL.	INSULATION	REQ.	REQUIRED
C.D.	CIVIL DRAWINGS	DR.	DOOR	INT.	INTERIOR	S.C.	SOLID CORE
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	E.J.	EXPANSION JOINT	JB.	JUNCTION BOX	S.F.	SQUARE FOOTAGE
C.G.	CORNER GUARD	E.O.S.	EDGE OF SLAB	L.D.	LANDSCAPE DRAWINGS	SCD	SEE CIVIL DRAWINGS
C.I.	CAST IRON	E.W.	EACH WAY	L.H.	LEFT HAND	SECT.	SECTION
C.J.	CONTROL JOINT	EA.	EACH	MAX.	MAXIMUM	SED	SEE ELECTRICAL DRAWINGS
C.O.	CLEAN OUT	ELEC.	ELECTRICAL	MECH.	MECHANICAL	SHT.	SHEET
C.W.	COLD WATER	ELEV.	ELEVATION	MET.	METAL	SIM.	SIMILAR
CAB.	CABINET	EQ.	EQUAL	MFR.	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
CEM.	CEMENT	EQPT.	EQUIPMENT	MIN.	MINIMUM	SMS	SHEET METAL SCREW
CER.	CERAMIC	EXT.	EXTERIOR	MISC.	MISCELLANEOUS	SPD	SEE PLUMBING DRAWINGS
CL	CENTER LINE	F.A.	FIRE ALARM	MTD.	MOUNTED	SPEC.	SPECIFICATION
CLG.	CEILING	F.D.	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT	SS	STAINLESS STEEL
				N.T.S.	NOT TO SCALE	SSD	SEE STRUCTURAL DRAWINGS
						STD	STANDARD
						STL	STEEL
						STRUCT.	STRUCTURAL
						SYM.	SYMMETRICAL
						T&B	TOP & BOTTOM
						T.C.	TOP OF CURB
						T.O.	TOP OF
						T.O.C.	TOP OF CURB/CONCRETE
						T.O.G.	TOP OF GRADE
						T.O.P.	TOP OF PARAPET/TOP OF PLATE
						T.O.S.	TOP OF STEEL/TOP OF SLAB
						T.O.W.	TOP OF WALL
						T.P.D.	TOILET PAPER DISPENSER
						T.S.	TUBE STEEL
						T.V.	TELEVISION
						THK.	THICK
						TYP.	TYPICAL
						U.O.N.	UNLESS OTHERWISE NOTED
						UC.	UNDERCUT
						V.I.F.	VERIFY IN FIELD
						W.C.	WATER CLOSET
						W.H.	WATER HEATER
						W.P.	WATER PROOF
						W.S.	WEATHER STRIPPING
						W/	WITH
						W/O	WITHOUT
						WD	WOOD
						WDW	WINDOW
						WSCT	WAINSCOT
						WWM	WELDED WIRE MESH

GOVERNING CODES

APPLICABLE BUILDING CODES - 2016 CALIFORNIA BUILDING CODE:

Part 1 Administrative Code
Part 2 California Building Code (CBC), VOL. 1 & 2
Part 2.5 California Residential Code (CRC)
Part 3 California Electrical Code (CEC)
Part 4 California Mechanical Code (CMC)
Part 5 California Plumbing Code (CPC)
Part 6 California Energy Code
Part 8 California Historical Building Code
Part 9 California Fire Code (CFC)
Part 11 California Green Building Standards Code (CAL Green)
Part 12 California Reference Standards Code
Nation 2009 Los Gatos Town Code

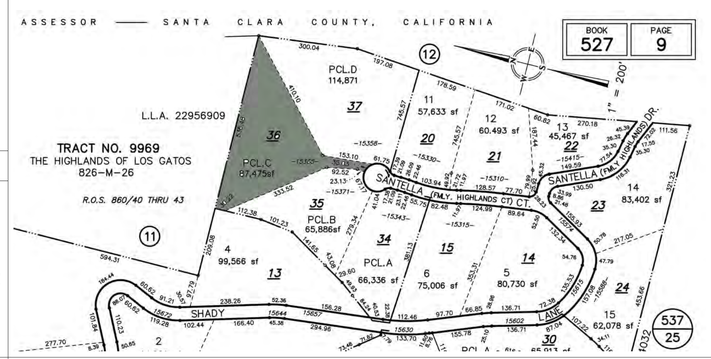
And all other local and state laws and regulations

DEFERRED SUBMITTALS

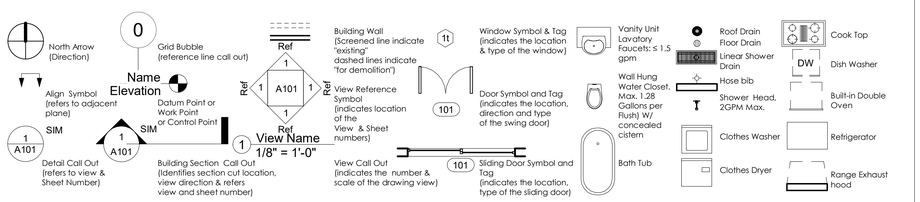
1. Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.

2. Contractor shall furnish the design and construction and installation of an approved fire sprinkler system. The design shall be provided by an approved fire sprinkler contractor that is licensed to work in the state.
3. All labor, materials, valves, equipment and services necessary to complete the project shall be included. Layout drawings, design and equipment lists must be reviewed and approved by the Fire Marshall and the building Department prior to installation. Drawings shall show the building to be completely sprinklered throughout, all concealed areas including attic and garages.

PARCEL MAP



SYMBOL LEGEND



GENERAL NOTES

1 EXISTING CONSTRUCTION DATA SHOWN ON THE DRAWINGS WAS OBTAINED FROM AVAILABLE DRAWINGS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
2 SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS EXCEPT WHERE INDICATED OTHERWISE.
3 ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4 IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
5 DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED
6 VERIFY ELECTRICAL, MECHANICAL, FIRE ALARM, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
8 CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND/ OR DEMOLISHED MATERIAL, WASTE AND DEBRIS CAUSED BY WORK
9 WORK INDICATED AS "OWNER FURNISHED, CONTRACTOR INSTALLED" (O.F.C.I.) SHALL MEET ALL APPLICABLE CODES AND REGULATORY REQUIREMENTS INDICATED WITHIN THESE DOCUMENTS AND SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO FINAL APPROVAL AND OCCUPANCY OF THIS PROJECT
10 ALL UTILITY TRENCHES AND BUILDING PADS SHALL BE PROPERLY BACK FILLED AND COMPACTED
11 PRIOR TO BUILDING PERMIT FINAL APPROVAL THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906.INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5
12 THIS PROJECT IS IN WILDLAND URBAN INTERFACE HIGH FIRE AREA AND MUST COMPLY WITH SECTION R337 OF THE 2016 CALIFORNIA RESIDENTIAL CODE PUBLIC RESOURCES CODE 4291 AND CALIFORNIA GOVERNMENT CODE SECTION 51182. ALL EXTERIOR BUILDING MATERIALS SHALL CONFORM TO SFM CHAPTER 12-7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE SYSTEM

VICINITY MAP



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info@srustiarchitects.com

LICENSED ARCHITECT BHAGAVAN SRIPADANNA NO. C-30730 REN. 01-31-2021 STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019

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SHEET TITLE

Project Data Sheet

A100

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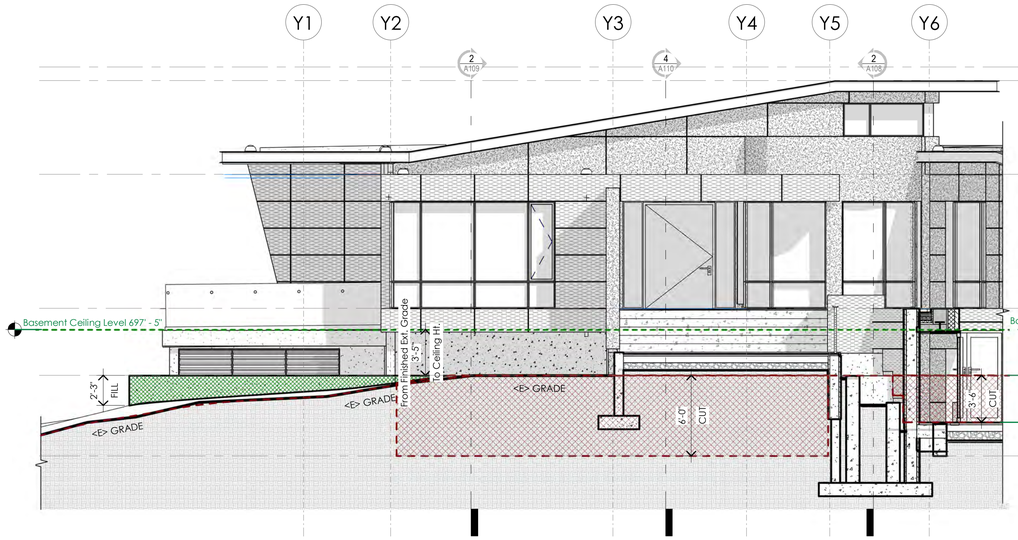
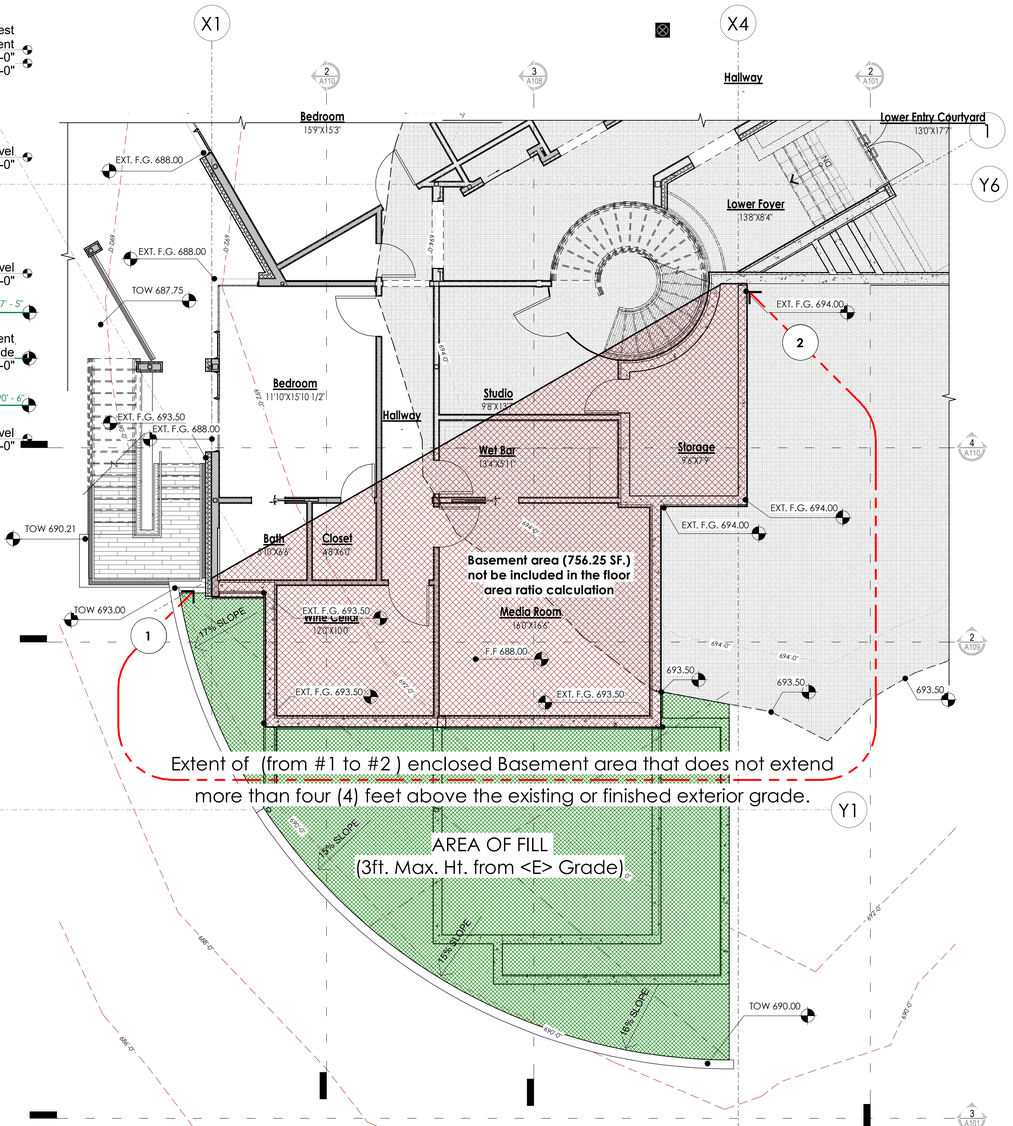


2 Partial Southwest Elevation
3/16" = 1'-0"

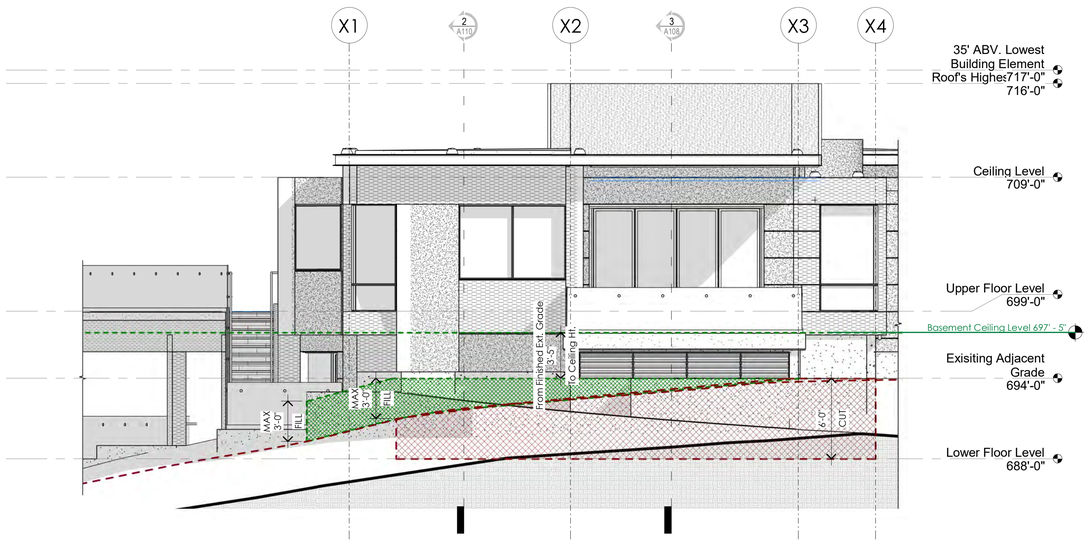


1 Enlarged Basement Floor Plan
3/16" = 1'-0"

LEGEND

FILL

CUT



3 Partial Northwest Elevation
3/16" = 1'-0"

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Basement Diagrams

A101

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1 Site Plan
1" = 20'-0"

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Siteplan

A102

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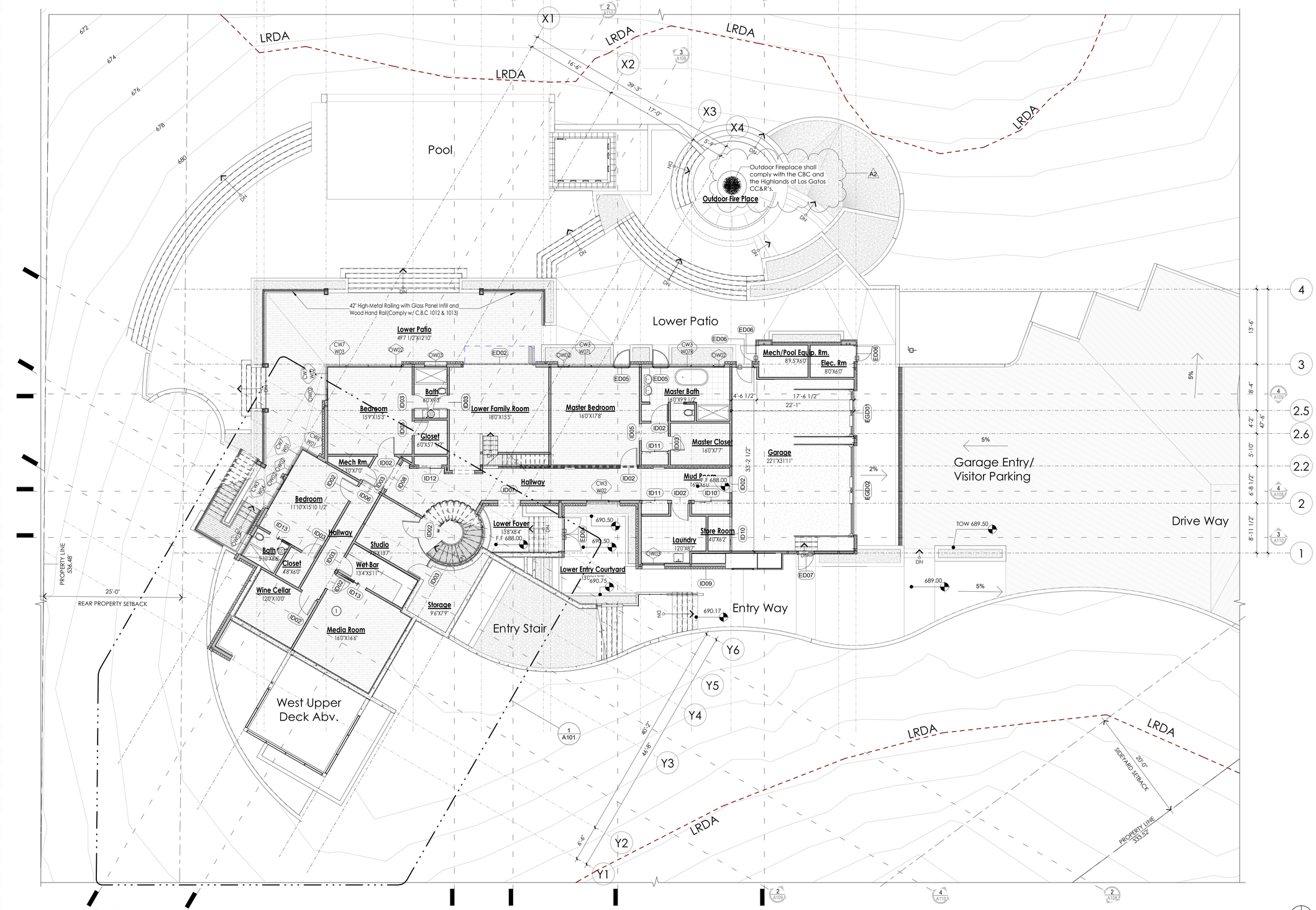
Key Notes

1. Provide Signage that this room will not be used for sleeping



1 Lower Level Floor Plan
1/8" = 1'-0"

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Lower Level Floor Plan

A103
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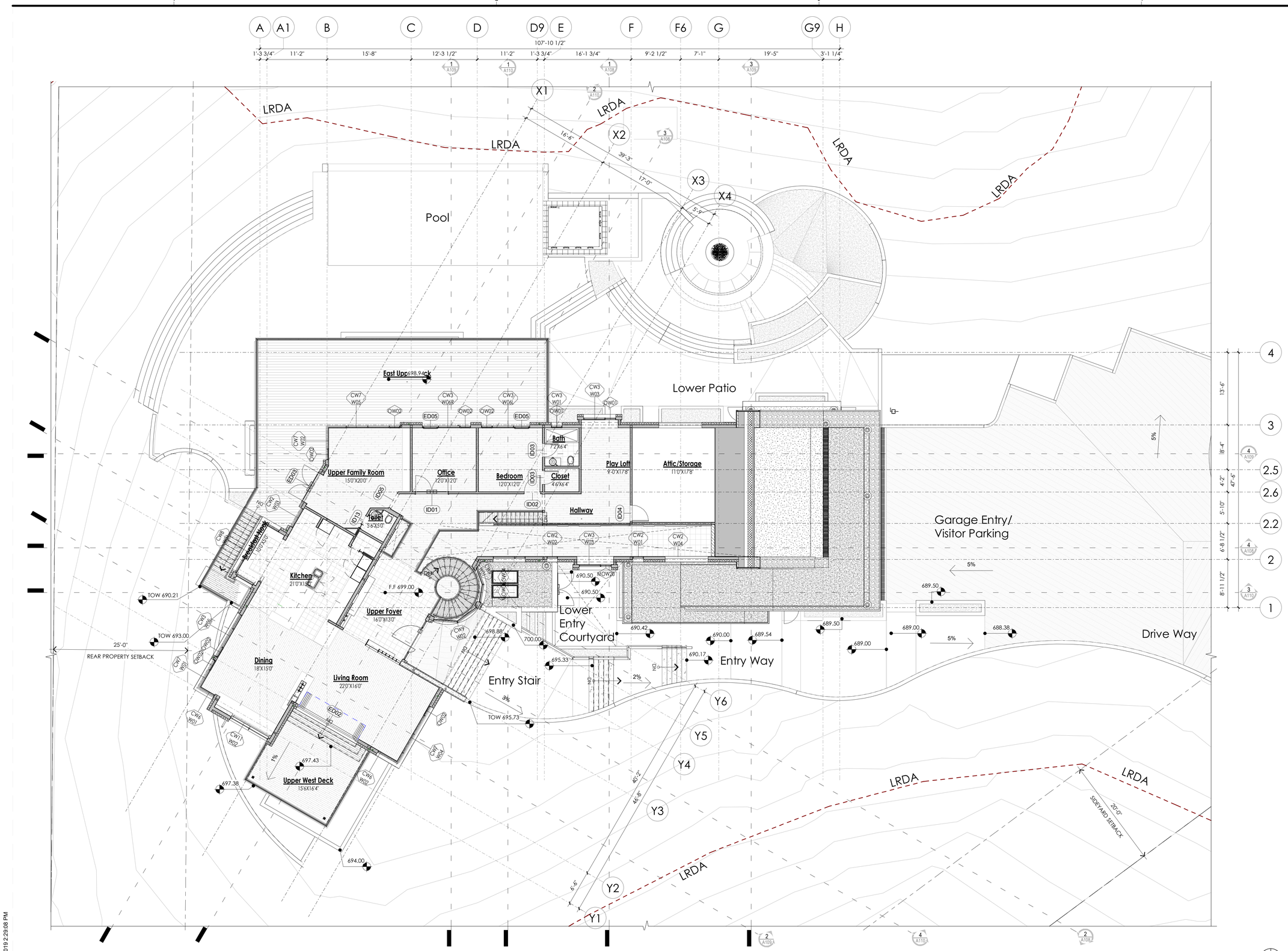

1 Upper Level Floor Plan
1/8" = 1'-0"

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Upper Level Floor Plan

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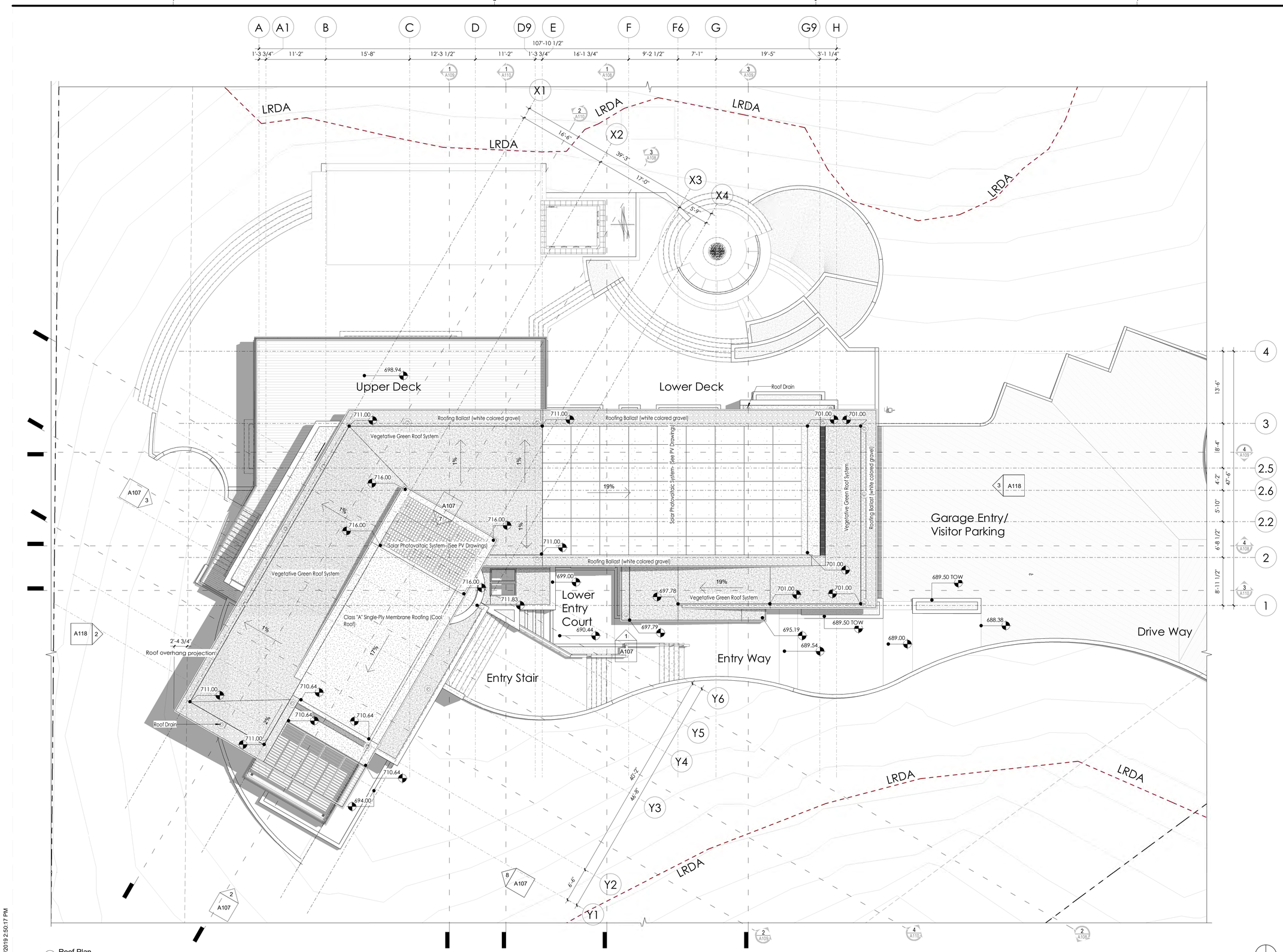

1 Roof Plan
1/8" = 1'-0"

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Page 189

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Roof Plan

A105

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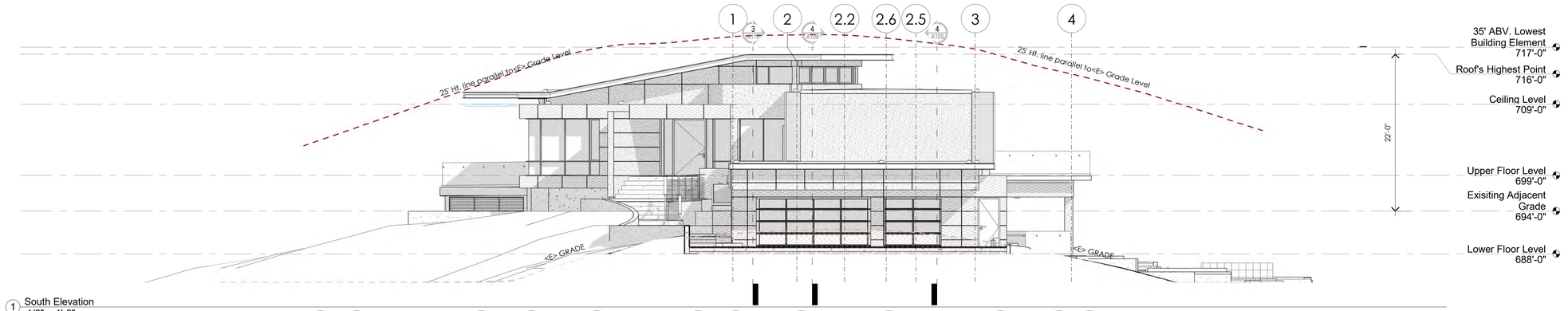
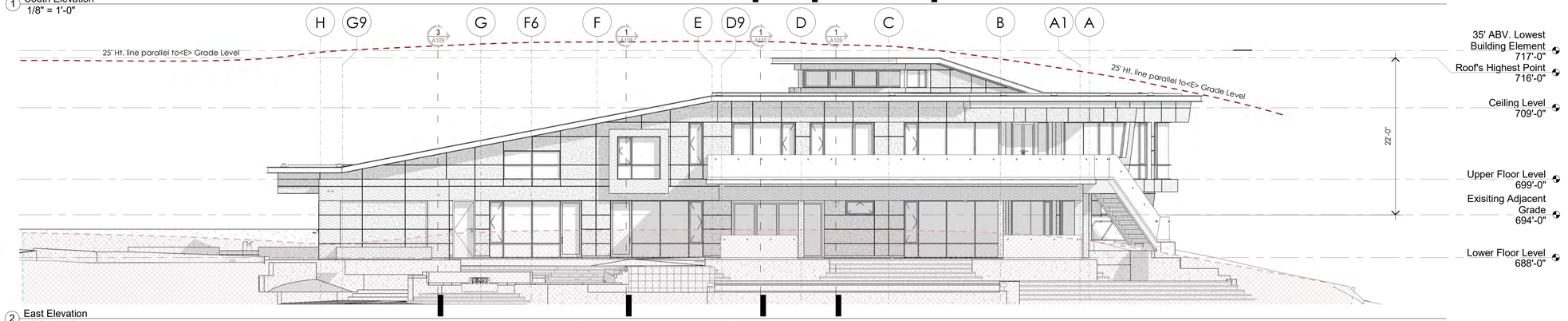
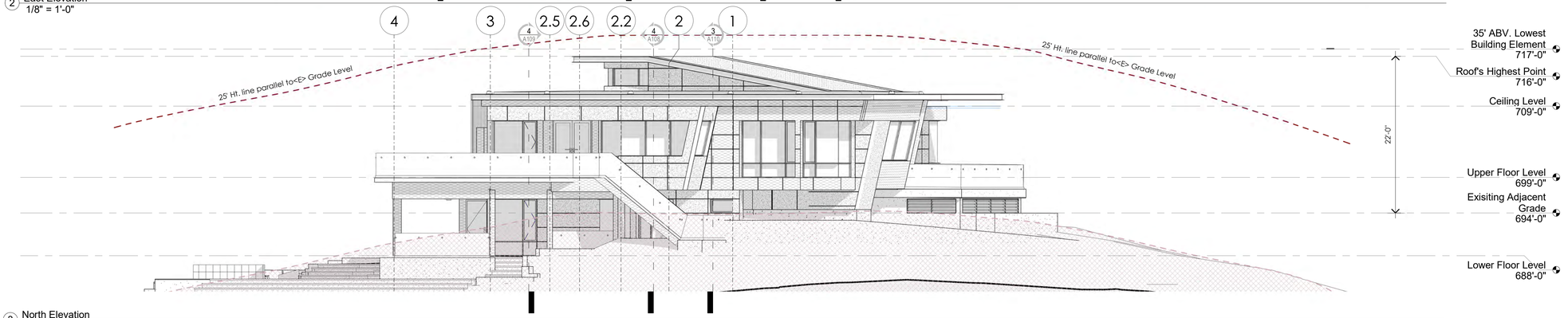


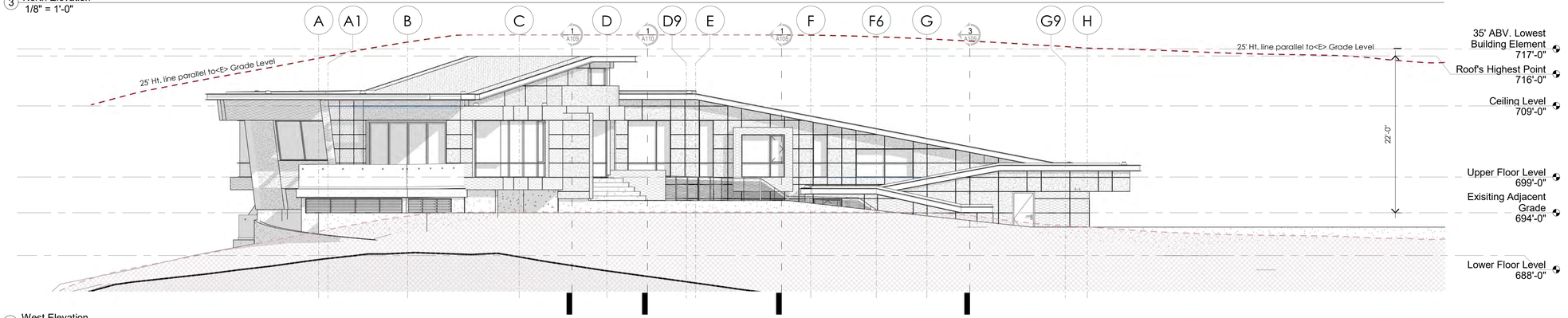
1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

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SHEET TITLE

Building Elevations

A106
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5 South Garage Door Elevation
1/4" = 1'-0"

Door Schedule

Mark	Width	Height	Function	Count	Description	Comments
ED01	5' - 0"	7'-9"	Exterior	1	Entry Pivot Door with Side Lites	
ED02	13' - 0"	8'-0"	Exterior	2	Aluminum Insulated Glazed Sliding Folding Door	
ED03	6' - 0"	8'-0"	Exterior	1	Aluminum Narrow Style Insulated Glazed Swing Double Door	
ED04	6' - 0"	6'-8"	Exterior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ED05	2' - 10 3/4"	7'-10 1/2"	Exterior	4	Aluminum Narrow Style Insulated Glazed Swing Single Door	
ED06	3' - 0"	8'-0"	Exterior	3	Aluminum Framed Flush Exterior Metal Door	
ED07	3' - 0"	7'-4"	Exterior	1		
EGD01	8' - 0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
EGD02	16' - 0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
ID01	6' - 0"	8'-0"	Interior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ID02	3' - 0"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID03	2' - 6"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID04	3' - 0"	6'-8"	Interior	1	Solidcore Flush Wood Door	
ID05	3' - 0"	8'-0"	Interior	3	Cased Opening	
ID06	3' - 6"	8'-0"	Interior	1	Cased Opening	
ID07	4' - 0"	8'-0"	Interior	1	Cased Opening	
ID08	5' - 0"	8'-0"	Interior	1	Cased Opening	
ID09	5' - 0"	3'-8 1/2"	Interior	1	Cased Opening	
ID10	6' - 0"	8'-0"	Interior	2	Glass Sliding Double Door	
ID11	4' - 6"	8'-0"	Interior	2	Glass Sliding Double Door	
ID12	4' - 0"	8'-0"	Interior	1	Glass Sliding Double Door	
ID13	2' - 6"	8'-0"	Interior	4	Sliding Pocket Door	
ID14	2' - 4"	8'-0"	Interior	1	Glass SlidingPocket Door	
ID19	4' - 0"	8'-0"	Interior	1	Cased Opening	
ID22	6' - 10"	6'-0"	Interior	1		
ID24	6' - 10"	6'-0"	Interior	1		

Grand total: 57

Curtain Wall Schedule

Mark	Length	Height	Count	Description	Comments
CW1 W01L	6' - 0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW1 W01R	6' - 0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW2 W01	2' - 0"	6'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W02	2' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W03	4' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W04	8' - 0"	4'-0"	2	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W05	6' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW3 W01	2' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W02	6' - 0"	5'-6"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W03	6' - 0"	6'-0"	2	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W04	6' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W05	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06L	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06R	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07L	13' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07R	13' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW4 W01	15' - 8"	2'-6"	1	Curtain Wall inset with motorized clearstory awning windows	
CW5 W01	3' - 0"	5'-0"	1	Fixed window without corner vertical mullion	
CW6 W01	3' - 0"	8'-0"	2	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW6 W02	4' - 0"	8'-0"	1	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW7 W01	5' - 5 1/2"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W01	5' - 7"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W02	6' - 0"	8'-0"	2	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W03	13' - 4"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W04	12' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W05	13' - 4"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW8 W01	11' - 8 1/2"	5'-0"	1	Slanted mullion on one side & without corner vertical mullion	
CW9 W01	6' - 9"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0"Ht.	
CW9 W02	9' - 0"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0"Ht.	
CW10 W01	4' - 0"	2'-0"	3	Inset Awning window	
CW11 C01	3' - 6"	5'-0"	1	Curtain Wall-Slanted	
CW11 W02	8' - 0"	5'-8"	1	Curtain Wall-Slanted	
CW12 W01	8' - 0"	2'-0"	1	Louvered vents	
CW12 W02	12' - 0"	2'-0"	1	Louvered vents	
CW12 W03	15' - 8"	2'-0"	1	Louvered vents	

Grand total: 41

Window Schedule

Mark	Width	Height	Count	Description	Comments
MOW01	3' - 9 3/4"	2'-4 1/2"	4	Motorized Awning Window	
MOW04	2' - 4"	4'-10"	1	Operable Skylight with curb	
MOW06	2' - 4"	4'-10"	1	Operable Skylight with curb	
MOW14	2' - 0"	6'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW15	2' - 0"	4'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW16	4' - 0"	2'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW20	1' - 10 3/4"	3'-10 3/4"	1	Casement Window	
OW01	1' - 10 1/2"	3'-10 3/4"	3		
OW02	1' - 10 3/4"	5'-10 3/4"	13	Casement Window	
OW03	3' - 10 1/2"	1'-10 1/2"	3	Awning Window	
WN01	2' - 0"	4'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
WN02	2' - 0"	6'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
WN03	4' - 0"	2'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	

Grand total: 38

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Door Window Schedules

A107

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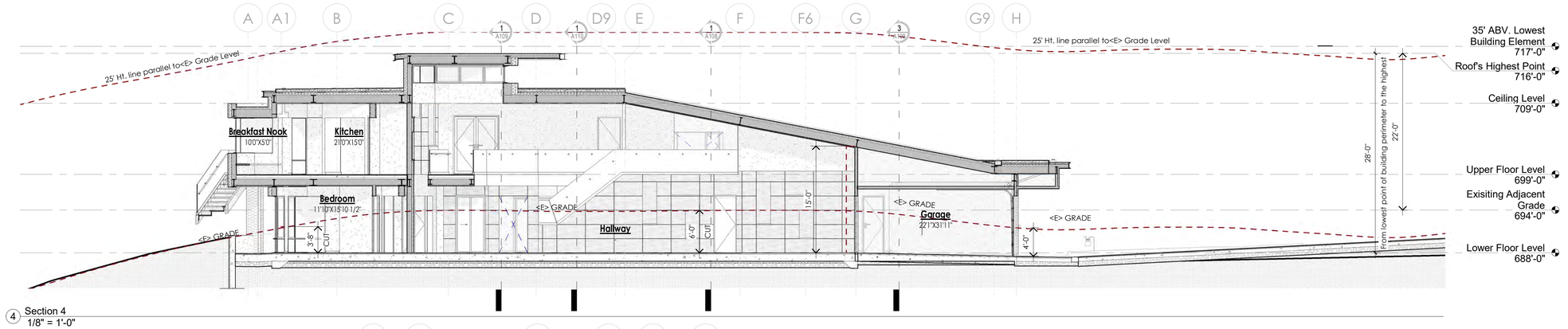

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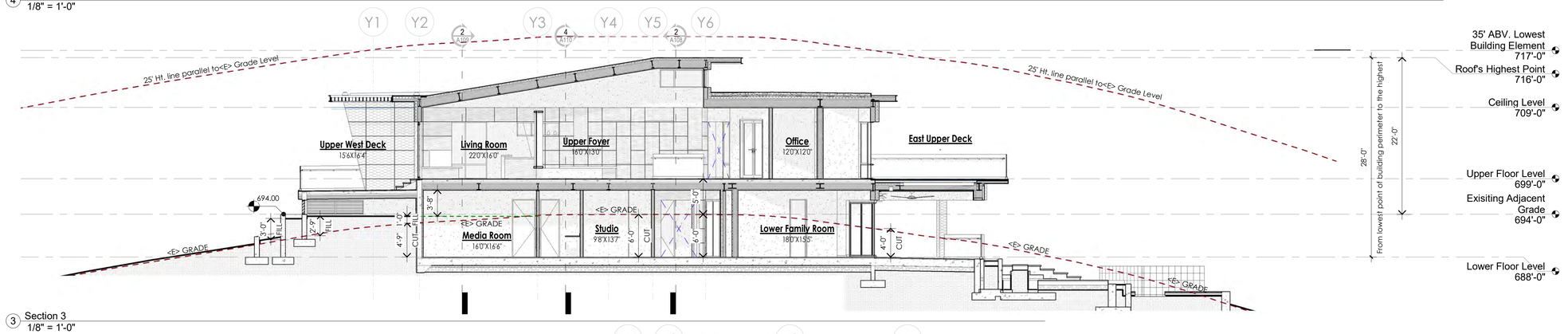

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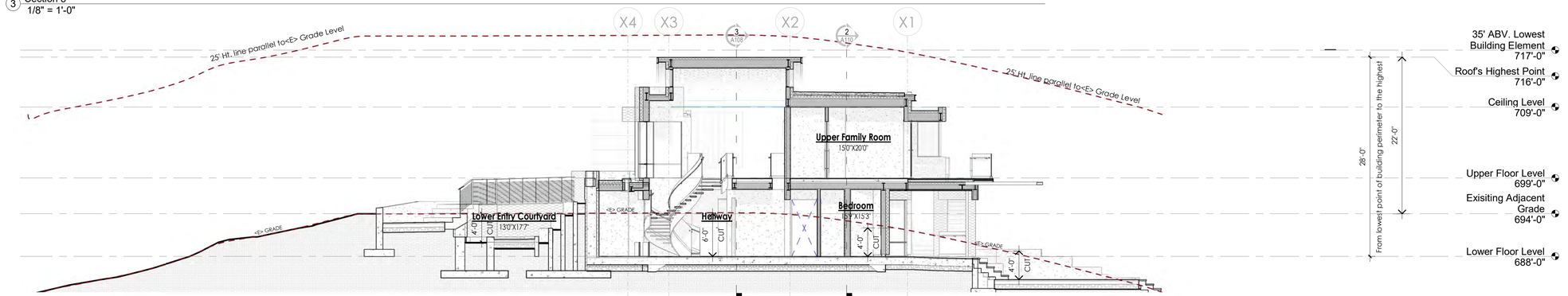

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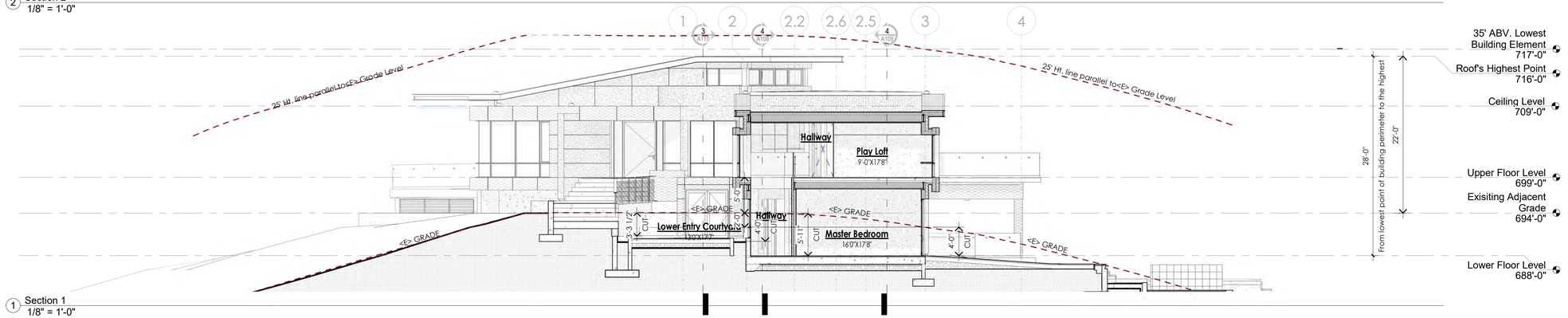

1 Section 1
1/8" = 1'-0"

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Building Sections

A108

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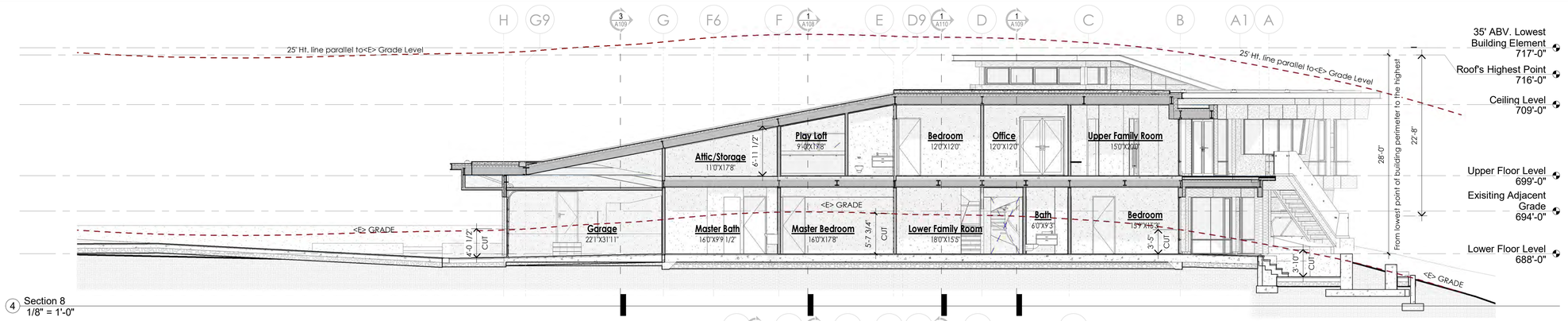

4 Section 8
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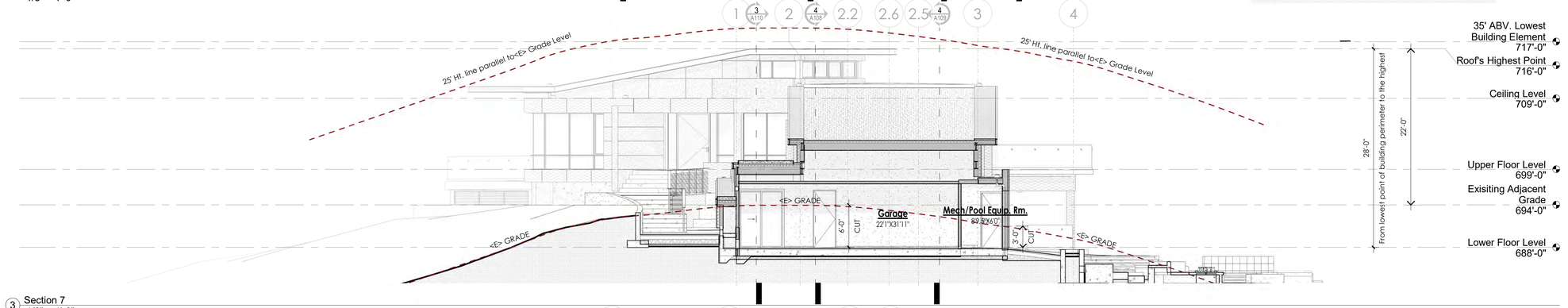

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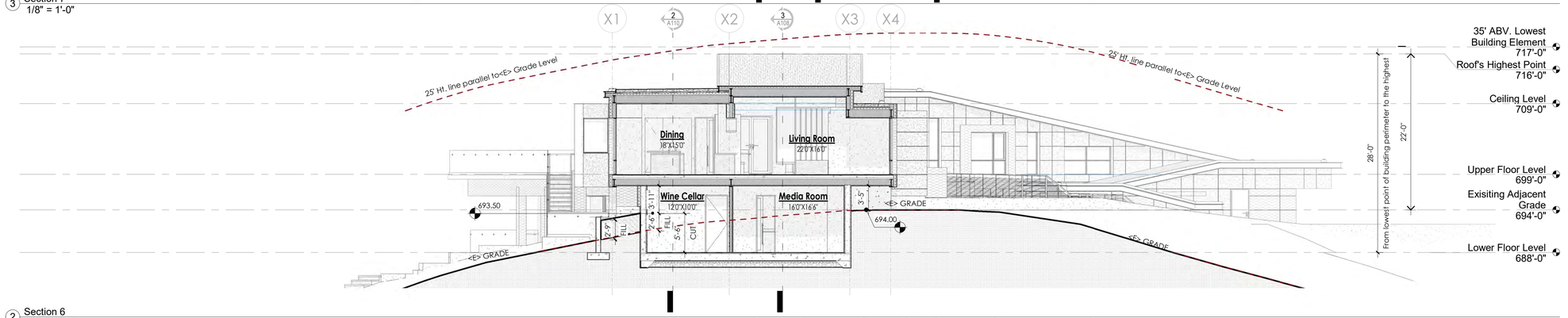

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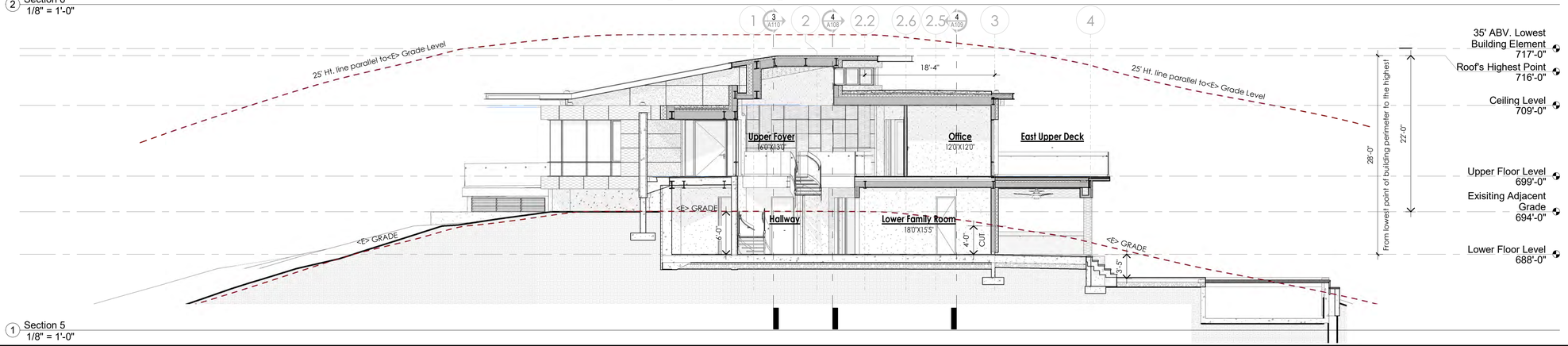

1 Section 5
1/8" = 1'-0"

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Building Sections

A109

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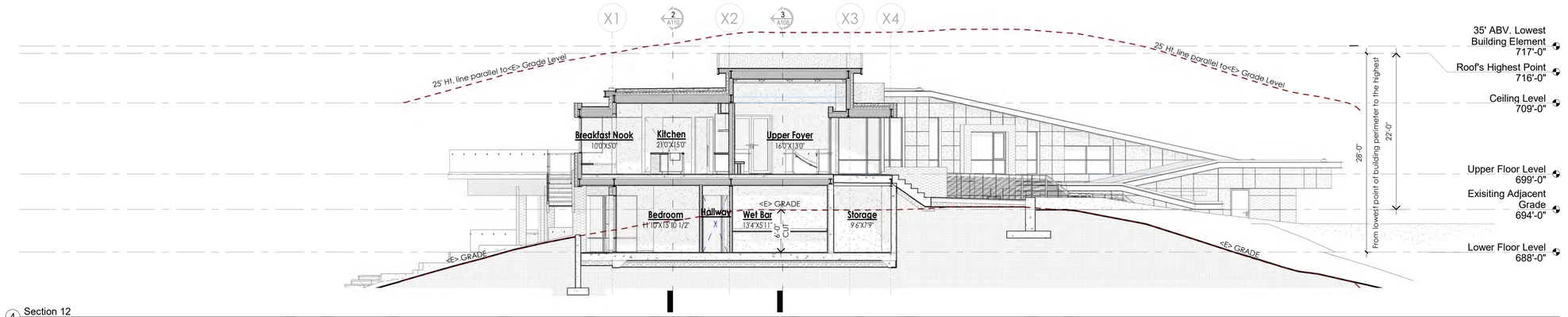

4 Section 12
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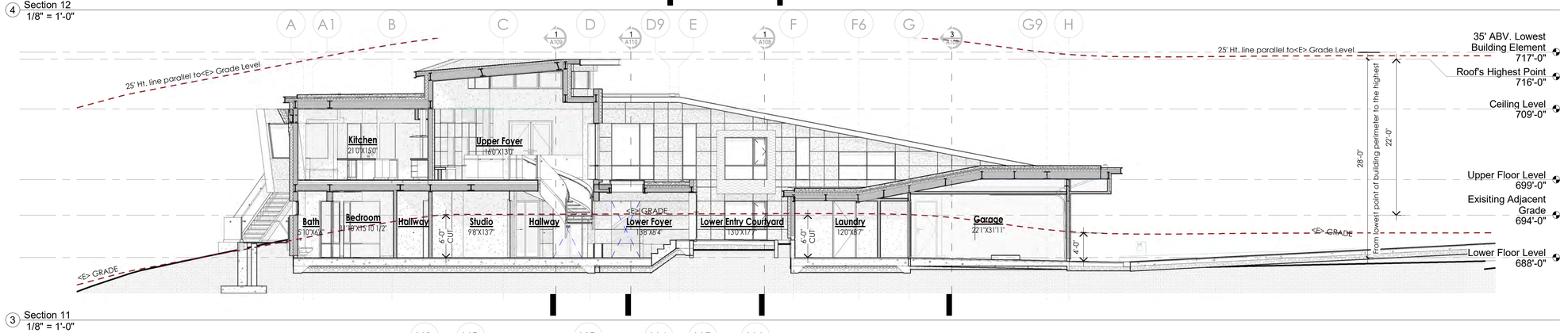

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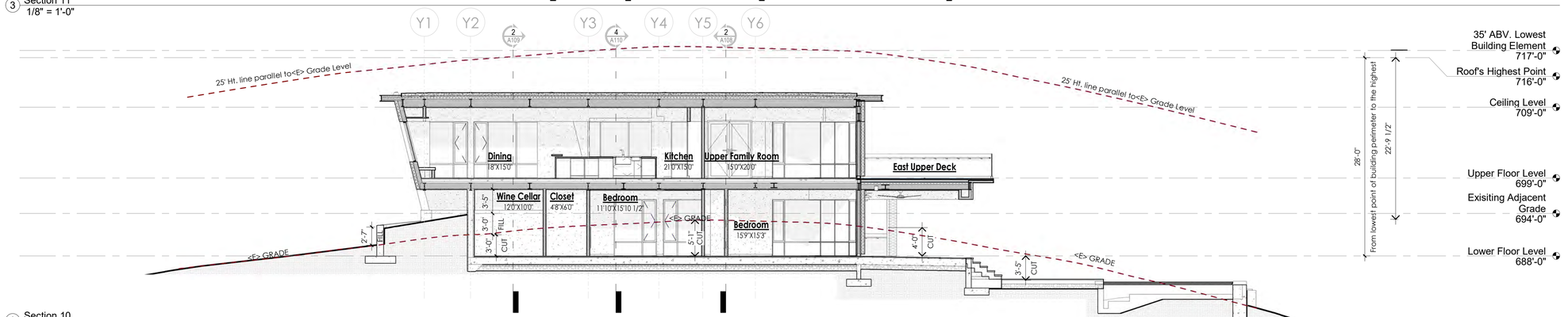

2 Section 10
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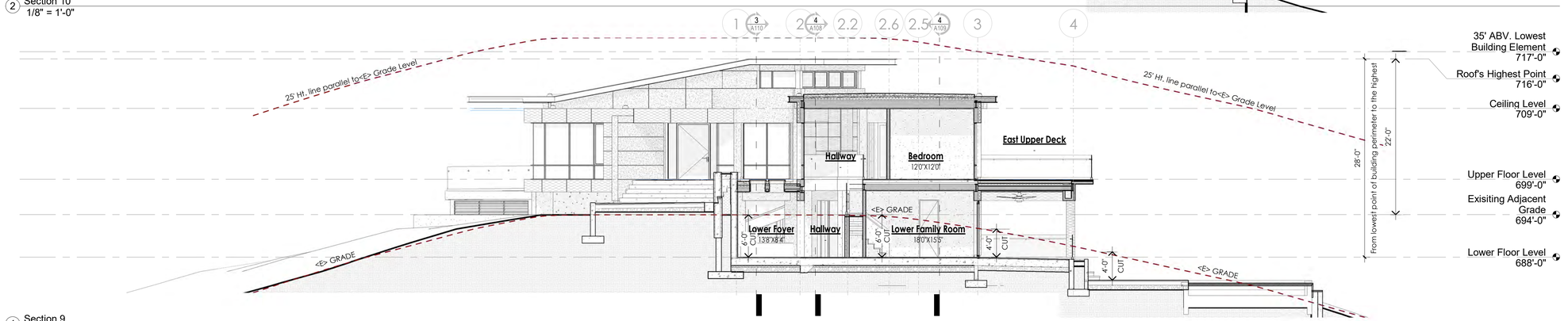

1 Section 9
1/8" = 1'-0"

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Building Sections

A110

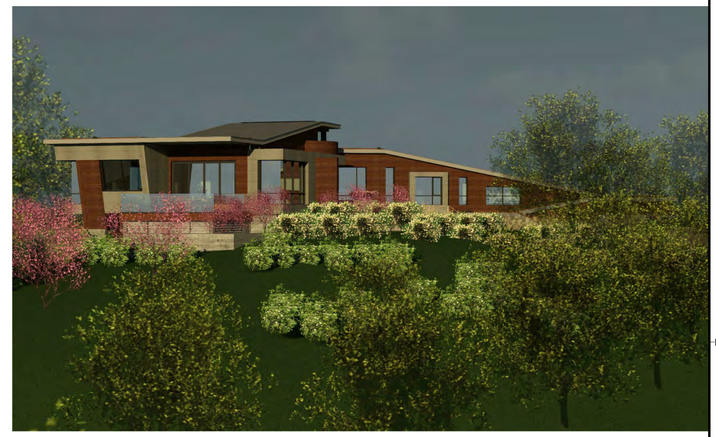
SHEET OF



AERIAL VIEW FROM NORTH EAST



VIEW FROM NORTH



VIEW FROM WEST



VIEW FROM RIGHT SIDE YARD



VIEW TOWARDS FRONT ENTRY

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Perspective Views-01

A115

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VIEW FROM EAST



VIEW FROM DRIVEWAY



VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST



VIEW FROM SOUTH EAST

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Perspective Views 02

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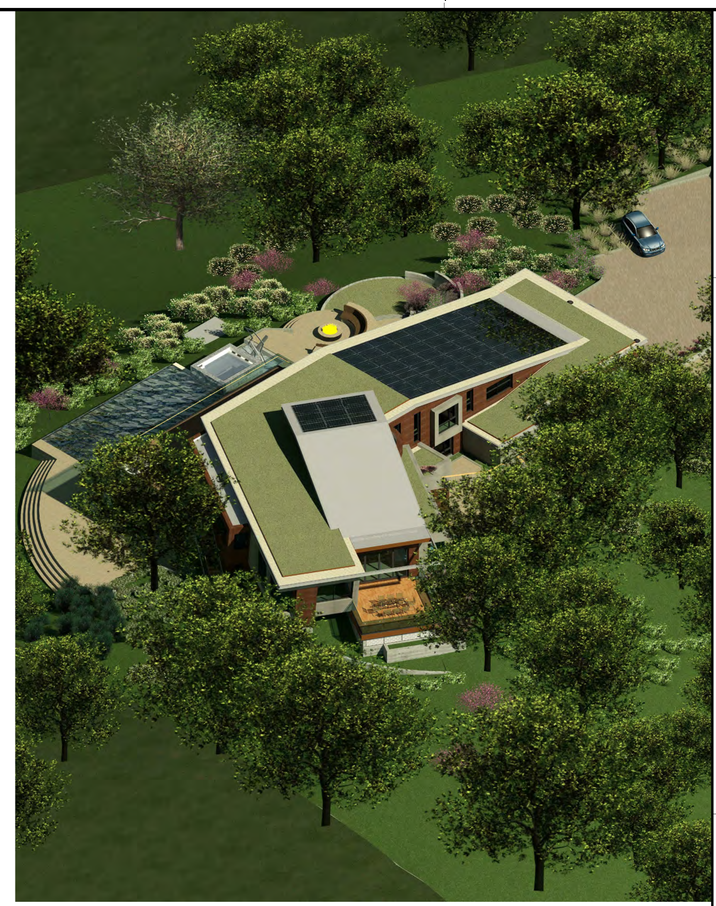
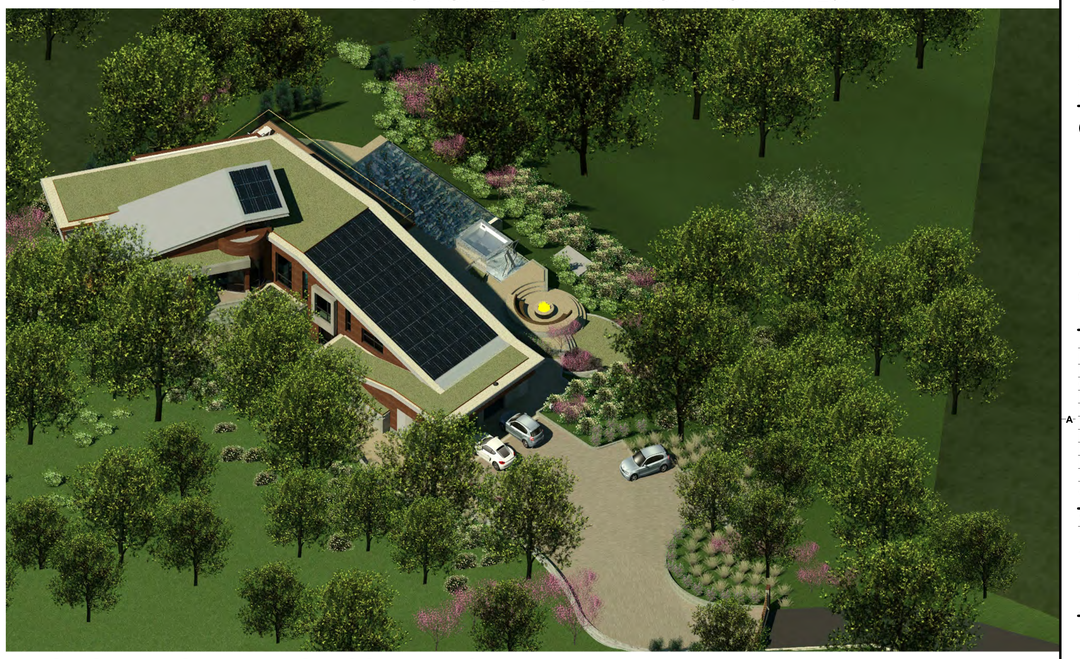
AXONOMETRIC VIEW FROM NORTH EAST



AXONOMETRIC VIEW FROM NORTH WEST



AXONOMETRIC VIEW FROM SOUTH EAST



AXONOMETRIC VIEW FROM SOUTH WEST

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Axonometric Views

A117

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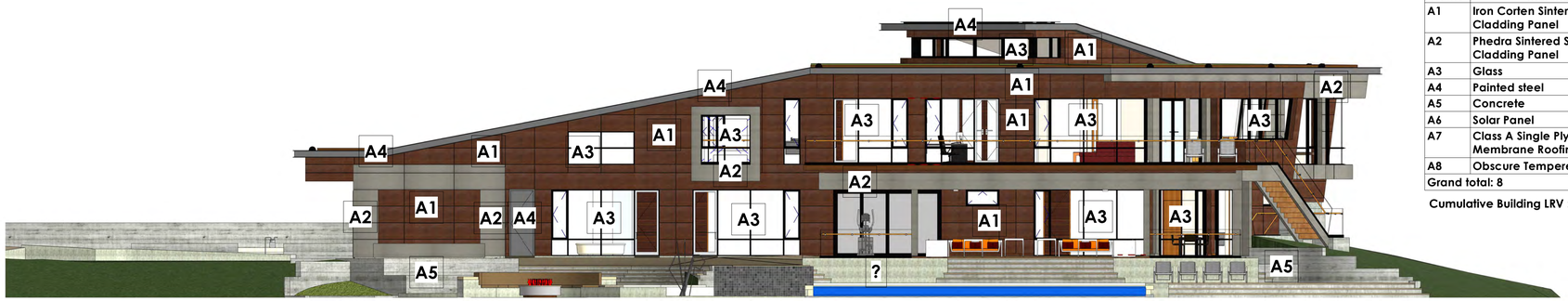
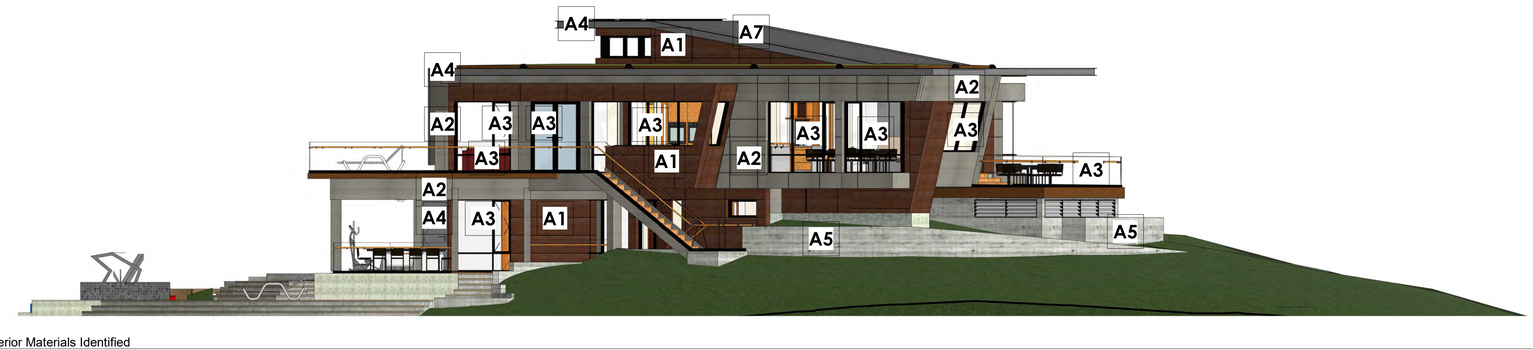


1 East Elevation with Exterior Materials Identified
1/8" = 1'-0"



2 North Elevation with Exterior Materials Identified
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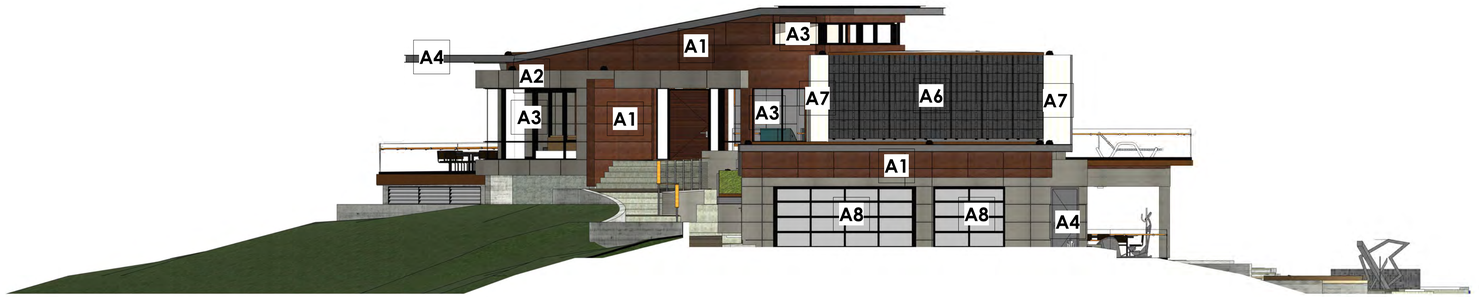

3 South Elevation with Exterior Materials Identified
1/8" = 1'-0"



4 West Elevation with Exterior Materials Identified
1/8" = 1'-0"

LRV table					
Key Name	Material	Total SF of Material	% of total SF	LRV	SF% x LRV
A1	Iron Corten Sintered Stone Cladding Panel	2154 SF	28.28	12.1	342.18
A2	Phedra Sintered Stone Cladding Panel	1228 SF	16.12	17	274.04
A3	Glass	2214 SF	29	11	319
A4	Painted steel	439 SF	5.7	12.64	72.04
A5	Concrete	1027 SF	13.48	13.7	184.67
A6	Solar Panel	232 SF	3	10	30
A7	Class A Single Ply Membrane Roofing	184 SF	2.41	18.1	43.62
A8	Obscure Tempered Glass	138 SF	1.81	20	36.2
Grand total: 8		7616 SF			1301.75

Cumulative Building LRV : 13.01

East Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	759 SF
A2	Phedra Sintered Stone Cladding Panel	303 SF
A3	Glass	964 SF
A4	Painted steel	139 SF
A5	Concrete	471 SF

North Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	332 SF
A2	Phedra Sintered Stone Cladding Panel	358 SF
A3	Glass	630 SF
A4	Painted Metal	86 SF
A5	Concrete	176 SF
A7	Class A Single Ply Membrane Roofing	49 SF

South Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	364 SF
A2	Phedra Sintered Stone Cladding Panel	248 SF
A3	Glass	224 SF
A4	Painted steel	79 SF
A5	Concrete	78 SF
A6	Solar Panel	232 SF
A7	Class A Single Ply Membrane Roofing	50 SF
A8	Obscure Tempered Glass	138 SF

West Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	699 SF
A2	Phedra Sintered Stone Cladding Panel	319 SF
A3	Glass	396 SF
A4	Painted steel	135 SF
A5	Concrete	302 SF
A7	Class A Single Ply Membrane Roofing	85 SF

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Iron Corten Sintered Stone Cladding Panel
Type: Stone Cladding Panel
Color: Iron corten
LRV: 12.1
Source: Neolith

Phedra Sintered Stone Cladding Panel
Type: Stone Cladding Panel
Color: Light Gray
LRV: 17
Source: Neolith

Glass
Type: Cardinal LoE 366 dual pane
Color: Clear
LRV: 11
Source: Cardinal Glass Industries

Painted Steel
Type: N/A
Color: City shadow
LRV: 12.64
Source: Benjamin Moore

Concrete
Type: Board formed concrete
Color: Dark gray
LRV: 13.7
Source: Polyflor

Solar Panel
Type: Solar Photovoltaic system
Color: N/A
LRV: 10
Source: SunPower

Class A Single Ply Membrane Roofing
Type: N/A
Color: Gray
LRV: 18.1
Source: IB Roof systems

LICENSED ARCHITECT BHAGAVAN SRIPADANNA NO. C-30730 REN. 01-31-2001 STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker

Planning Submittal 01: Oct19 2018
Planning Backcheck Submittal 02: June12 2019
Planning Backcheck Submittal 03: Sep16 2019
Planning Backcheck Submittal 04: Oct 25 2019
HOA Backcheck Submittal 04: Nov 01 2019
Planning Backcheck Submittal 04: Nov 15 2019

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SHEET TITLE

Elevations with Exterior Materials Identified

A118

SHEET OF

1/14/2019 2:31:25 PM

PLAN FOR THE IMPROVEMENT OF

GRADING & DRAINAGE PLANS

TOWN OF LOS GATOS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052

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: CHRISTIAN & HELEN OLGAARD PHONE: 408 505-7715
18. GENERAL CONTRACTOR: ____________ PHONE: ________
19. GRADING CONTRACTOR: ____________ PHONE: ________
20. CUT: ±2,348 CY EXPORT: ±2,154 CY
    FILL: ±194 CY IMPORT: 0 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: 15365 SANTELLA COURT
2. PROPERTY OWNER: CHRISTIAN & HELEN OLGAARD
3. ASSESSORS PARCEL NUMBER: 527-09-018
4. EXISTING USE: VACANT
5. EXISTING ZONING: HR-2 $\frac{1}{2}$: PD
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
7. PROPOSED ZONING: HR-2 $\frac{1}{2}$: PD
8. SITE AREA: 87,475 SQ. FT. (GROSS); DRIVEWAY: 6,797 SQ. FT.; 80,678 SQ. FT. (NET)
9. APPLICANT/DEVELOPER: CHRISTIAN & HELEN OLGAARD
10. CONSULTANTS:
11. WATER SUPPLY: SAN JOSE WATER COMPANY
12. SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT
13. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
14. TELEPHONE: FRONTIER COMMUNICATIONS
15. CABLE: XFINITY
16. STORM DRAIN: TOWN OF LOS GATOS
17. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
18. DATUM:
19. BASIS OF BEARINGS: BEARINGS AND DISTANCES ON THESE PLANS ARE BASED ON THE "CERTIFICATE OF LOT LINE ADJUSTMENT" DOCUMENT NO. 22956909; DATED MAY 19, 2015. SANTA CLARA COUNTY RECORDER.
20. BENCHMARK INFORMATION: TOPOGRAPHIC SURVEY PROVIDED BY OWNER AND PERFORMED BY OTHERS. PROJECT BENCHMARK SET IN CULDESAC OF SANTELLA COURT A NAIL AND SHINER AT ELEVATION OF 721.01 FEET.

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE AREA: 87,475 SF	TOTAL SITE AREA DISTURBED: 24,043 SF (INCLUDING CLEARING, GRADING OR EXCAVATING)			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	0	0	16,957	16,957
TOTAL NEW & REPLACED IMPERVIOUS AREA		16,957		
PERVIOUS AREA	88,135		0	

TABLE OF PROPOSED EARTHWORK QUANTITIES

AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	EXPORT (CY)
HOUSE FOOTPRINT	±771	8.0	0	0	±771
CELLAR	N/A		N/A		
ATTACHED GARAGE	±253	7.9	0	0	±253
ACCESSORY BUILDING	N/A		N/A		
POOL	±189	11.8	0	0	±189
DRIVEWAY / ACCESS	±472	2.6	±121	2.5	±351
LANDSCAPE / OUTDOOR	±663	4	±73	3	±590
TOTAL	±2,348		±194		±2,154

NOTE:

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

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:

ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0377H
MAP REVISED: MAY 18, 2009

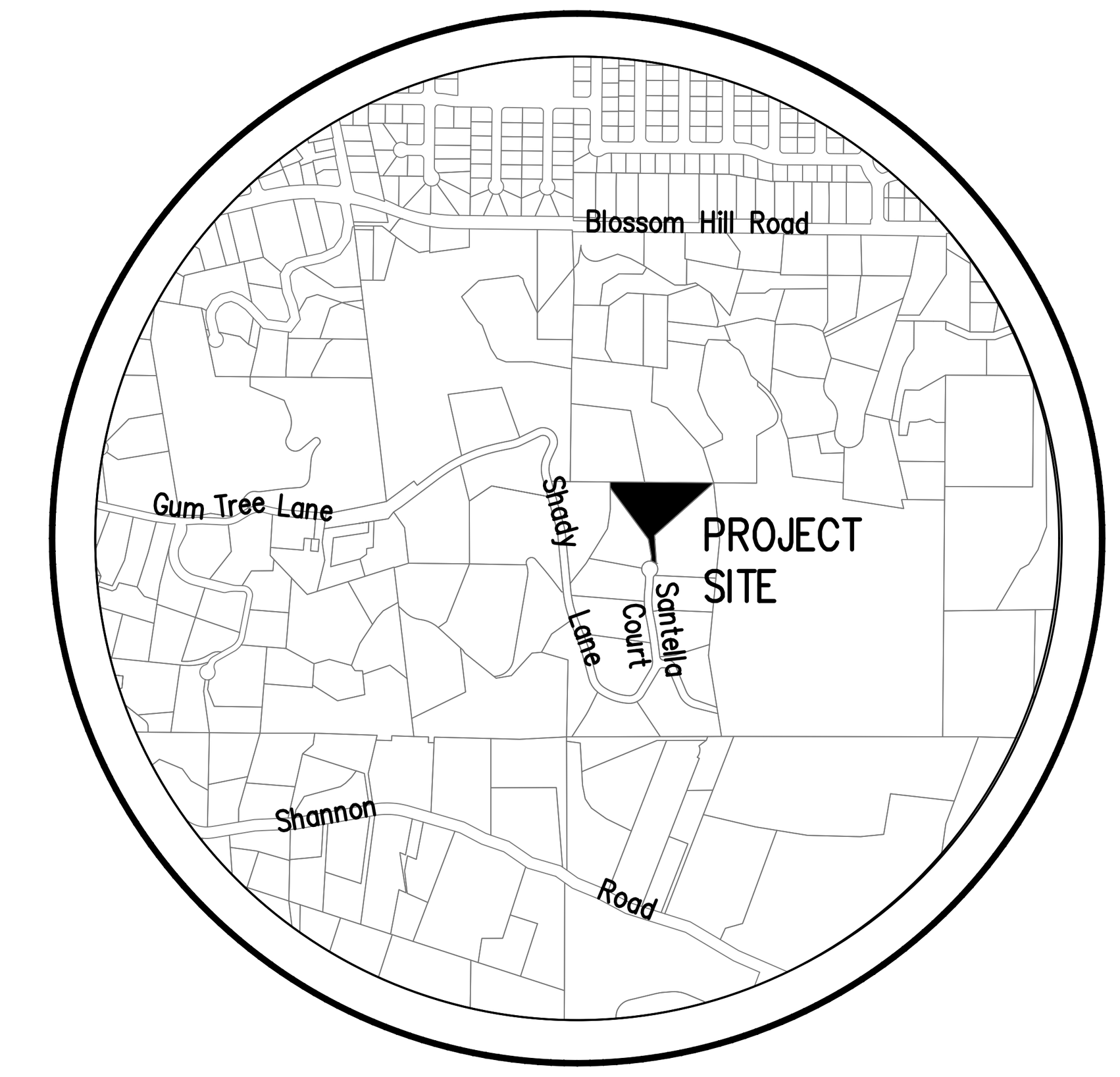
PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND

EXISTING / PROPOSED

- CONTOUR ELEVATION (450 / 454)
- WATER MAIN
- STORM DRAIN ((length) LF (size) SD @ S=(grade))
- SANITARY SEWER ((length) LF (size) SS @ S=(grade))
- 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
- SEWER LATERAL
- TREE TO BE REMOVED
- MONUMENT
- ROCK RIP-RAP



VICINITY MAP

SHEET INDEX

C1 TOWN NOTES, PROJECT DATA LEGEND & ABBREVIATIONS
C2 BLUEPRINT FOR A CLEAN BAY SHEET
C3 EXISTING TOPOGRAPHY PLAN
C4 SITE PLAN
C5 DRIVEWAY PLAN & PROFILE
C6 GRADING & DRAINAGE PLAN
C7 SECTION AND DETAILS
C8 EROSION CONTROL PLAN

ABBREVIATIONS

AB AGGREGATE BASE
AC ASPHALT CONCRETE
AD AREA DRAIN
ARV AIR RELEASE VALVE
BC BACK OF CURB
BFP BACKFLOW PREVENTER
BW BOTTOM OF WALL
CATV CABLE TELEVISION
CB CATCH BASIN
CFS CUBIC FEET PER SECOND
C/L CENTERLINE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
CY CUBIC YARD
DCVA DOUBLE CHECK VALVE ASSEMBLY
DI DROP INLET
DIA DIAMETER
DIP DUCTILE IRON PIPE
DWY DRIVEWAY
(E) EAST
EG EXISTING GRADE
ELEC ELECTRICAL
EP EDGE OF PATH
EVAE EMERGENCY VEHICLE ACCESS EASEMENT
EX EXISTING
FC FACE OF CURB
FDC FIRE DEPARTMENT CONNECTION
FF FINISHED FLOOR ELEVATION
FG FINISHED GRADE
FH FIRE HYDRANT
FL FLOW LINE
FM FORCED MAIN
FS FIRE SERVICE
FT FEET
G GAS
GA GAUGE
GB GRADE BREAK
GM GAS METER
GS GAS SERVICE
HDPE HIGH-DENSITY POLYETHYLENE
HP HIGH POINT
IEE INGRESS/EGRESS EASEMENT
IN INCH
INV INVERT ELEVATION
LAT LATERAL
LG LIP OF GUTTER
LP LOW POINT
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
MPH MILES PER HOUR
(N) NORTH
N.T.S. NOT TO SCALE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
PAD PAD ELEVATION
PCC PORTLAND CEMENT CONCRETE
PERF PERFORATED
PG&E PACIFIC GAS & ELECTRIC COMPANY
PIEE PRIVATE INGRESS/EGRESS EASEMENT
PL PROPERTY LINE
PR PROPOSED
PSDE PRIVATE STORM DRAIN EASEMENT
PSE PUBLIC SERVICE EASEMENT
PSSE PRIVATE SANITARY SEWER EASEMENT
PUE PUBLIC UTILITY EASEMENT
PVC POLYVINYL CHLORIDE
R RADIUS
RCP REINFORCED CONCRETE PIPE
RIM RIM ELEVATION
R/W RIGHT-OF-WAY
(S) SOUTH
S SLOPE
SCC SANTA CLARA COUNTY
SCCFD SANTA CLARA COUNTY FIRE DEPARTMENT
SD STORM DRAIN
SDCO STORM DRAIN CLEANOUT
SDE STORM DRAIN EASEMENT
SDMH STORM DRAIN MANHOLE
SDR STANDARD DIMENSION RATIO
SF SQUARE FEET
SJWC SAN JOSE WATER COMPANY
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSE SANITARY SEWER EASEMENT
SSMH SANITARY SEWER MANHOLE
STD STANDARD
S/W SIDEWALK
TC TOP OF CURB
TELE TELEPHONE
TLG TOWN OF LOS GATOS
TW TOP OF WALL
TYP TYPICAL
VCP VITRIFIED CLAY PIPE
(W) WEST
W WATER
WM WATER METER
WS WATER SERVICE
WV WATER VALVE
WVSD WEST VALLEY SANITATION DISTRICT
XING CROSSING

REGISTERED PROFESSIONAL ENGINEER ★ STATE OF CALIFORNIA ★ AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-20 CIVIL

DATE: OCTOBER 22, 2019
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

PLAN FOR THE IMPROVEMENT OF
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS | BY | DATE

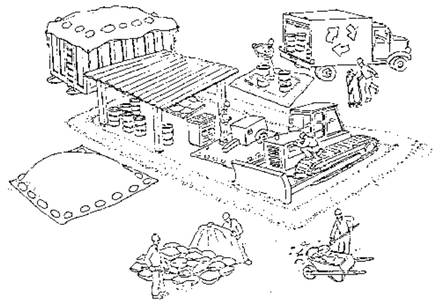
SHEET C1 OF 8

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.

REV.: DEC. 2015

HB JOB NO. 18080

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!

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.

REGISTERED PROFESSIONAL ENGINEER ★ MARK A. WELSH-VERDEL ★ No. 69278 ★ EXP. 6-30-20 ★ CIVIL ★ STATE OF CALIFORNIA

DATE: OCTOBER 22, 2019
SCALE: NONE
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

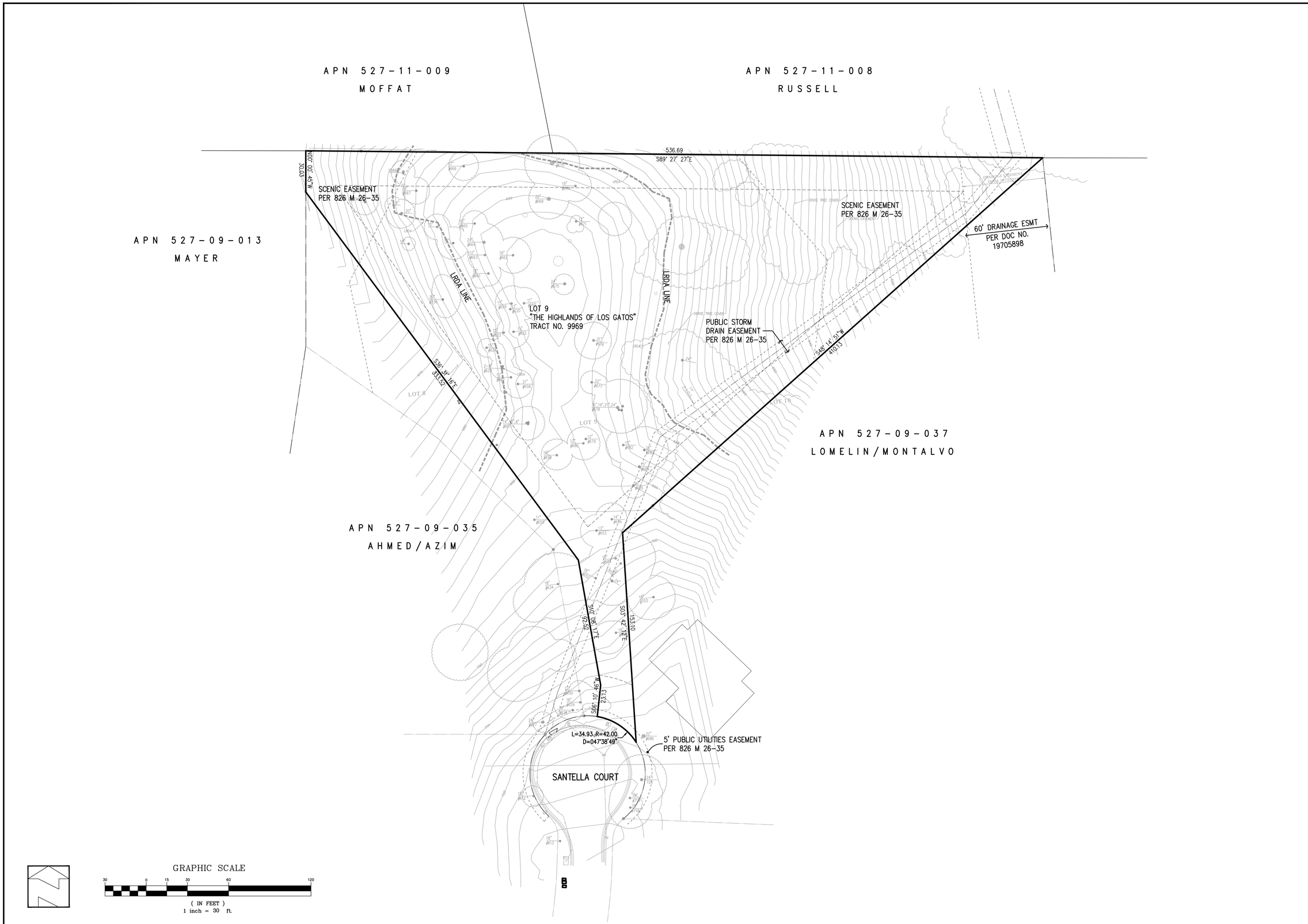
GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
BLUEPRINT FOR A CLEAN BAY
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1980
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

BY	DATE

REVISIONS

SHEET C2 OF 8



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REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUST-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	1"=30'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EXISTING TOPOGRAPHY
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS	BY	DATE
◇		

SHEET C3 OF 8

HB JOB NO. 18080

REV.: SEPT. 2016

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.

APN 527-11-009
MOFFAT

APN 527-11-008
RUSSELL

APN 527-09-013
MAYER

APN 527-09-037
LOMELIN/MONTALVO

APN 527-09-035
AHMED/AZIM

SCENIC EASEMENT PER 826 M 26-35

536.69
S89° 27' 27"E

N.45° 00' 00"W.
30.00'

32.9'

25.0' REAR BUILDING SETBACK

DECK

PATIO

PATIO

POOL

SPA

PROPOSED HOUSE

PATIO

PROPOSED GARAGE

SCENIC EASEMENT PER 826 M 26-35

60' DRAINAGE ESMT PER DOC NO. 19705898

20.0' SIDE BUILDING SETBACK

PUBLIC STORM DRAIN EASEMENT PER 826 M 26-35

S36° 33' 15"E
313.52'

70.5'

20'

FIRE TRUCK TURNAROUND AREA

20'

108.7'

S48° 14' 51"W
410.15'

20.0' SIDE BUILDING SETBACK

263.6'

FIRE TRUCK TURNOUT AREA

18'

S03° 42' 43"E
153.10'

S07° 18' 17"E
152.80'

30.0' FRONT BUILDING SETBACK

EXISTING HOUSE

S36° 10' 46"W
23.13'

L=34.93, R=42.00
D=047°38'49"

5' PUBLIC UTILITIES EASEMENT PER 826 M 26-35

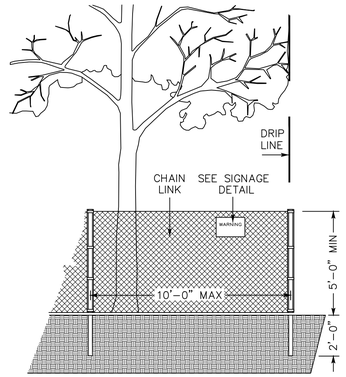
SANTELLA COURT

LEGEND

- NEW DRIVEWAY; 2" AC OVER 6" AGG. BASE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



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 5 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: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

PROFESSIONAL ENGINEER ★ REGISTERED ★ STATE OF CALIFORNIA
JULIANA MUSY-VERDEL
No. 69278
EXP. 6-30-20
CIVIL

DATE: OCTOBER 22, 2019
SCALE: 1"=30'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

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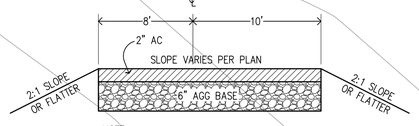
DATE	BY	REVISIONS

SHEET C4 OF 8

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



NOTE:
DRIVEWAY SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

DRIVEWAY SECTION
NOT TO SCALE

MATCH LINE
SEE SHEET C6

LRDA LINE

EX CURB INLET

EXISTING 5' PUBLIC UTILITIES EASEMENT PER 826 M 26-35

EX WATER METER

EX TC 720.53± CONFORM

FOUND IP LS 5615

EX SS LATERAL

EX WATER MAIN

EX TC 721.74± CONFORM

EX WATER METER

EX CURB & GUTTER

CONNECT TO EXISTING SS CLEAN OUT & LATERAL STUB IN FRONT LOT 12, 300 FT± SOUTH ON SANTELLA COURT

PROPOSED JOINT TRENCH WATER, ELECTRIC & TELEPHONE

LIMITS OF DISTURBED AREA

2:1 SLOPE OR FLATTER TYPICAL

2:1 SLOPE OR FLATTER TYPICAL

2" AC OVER 6" CL AGG. BASE

1-1/2" PVC FORCE MAIN

GATE AND COLUMNS SEE LANDSCAPE PLANS FOR DIMENSIONS & DETAILS

LANDSCAPE WALL

FOUND 3/4" IP OPEN

2" AC OVER 6" CL AGG. BASE

EX TREE TO BE REMOVED

FURNISH & INSTALL SANITARY SEWER LIFT STATION; CONTRACTOR TO PROVIDE DETAILS

EX TREES TO BE REMOVED

FIRE TURNAROUND AREA

EX TREE TO BE REMOVED

83 LF 4" PVC SDR 26 @ 2%

TRENCH DRAIN - TG 687.45

GARAGE
FF 688.0
PAD 686.6

TRASH ENCLOSURE

18 LF

STEPS

PLANTER

14 LF 4" PVC @ S=0.10

52 LF 6" PVC @ S=0.08

30 LF 6" PVC @ S=0.08

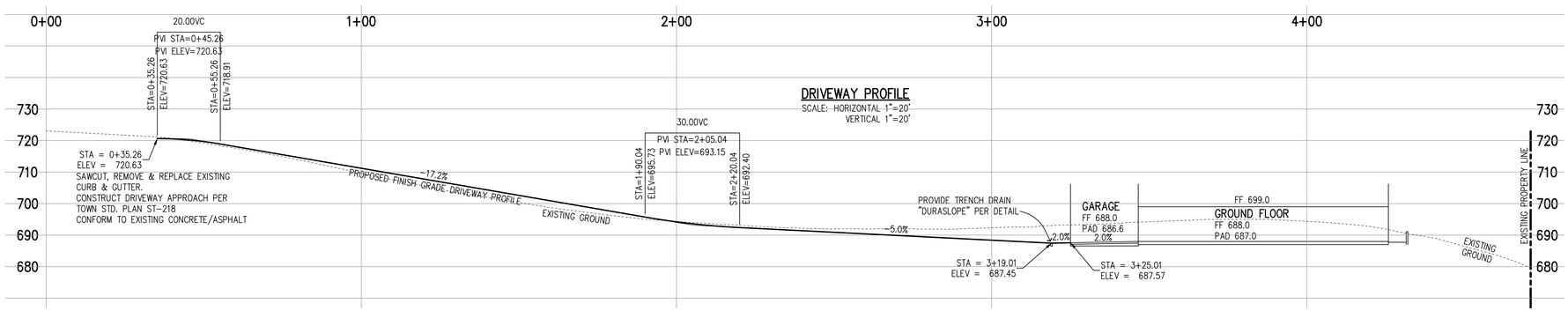
PROVIDE 3'x5' ROCK RIP-RAP
6" MIN DIA ROCK SIZE
2 COURSES

EXISTING 10' PUBLIC STORM DRAIN EASEMENT PER 826 M 26-35

FOUND IP LS 5615

MATCH LINE
SEE SHEET C6

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.



CONSTRUCTION NOTES

1. CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
2. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
3. FURNISH & INSTALL TRENCH DRAIN "DURASLOPE"; SEE SHEET C7 FOR DETAIL OR APPROVED EQUAL
4. JOINT TRENCH TO HOUSE; WATER, GAS, ELECTRIC & TELEPHONE
5. PLANTER; SEE LANDSCAPE PLANS FOR DETAILS TOP OF PLANTER PER LANDSCAPE PLAN
6. EXISTING UTILITY BOXES; ADJUST TO NEW FINISH GRADE AND UPGRADE TO TRAFFIC RATED LID
7. EXISTING TREE TO REMAIN; PROVIDE TREE PROTECTION PER DETAIL SEE SHEET C4
8. NEW 4" PVC STORM DRAIN PIPE AT MINIMUM 0.5 PERCENT SLOPE
9. EXISTING TREE TO BE REMOVED
10. PROPOSED OUTDOOR SHOWER AREA PLUMBING TO BE CONNECTED TO MAIN HOUSE PLUMBING FOR WATER SUPPLY AND DRAINAGE. SEE PLUMBING PLANS FOR DETAILS.
11. FURNISH & INSTALL 1.5" PVC FORCE MAIN ALONG SANTELLA COURT TO EX CLEANOUT LOCATED 300 FT± SOUTH
12. SAWCUT, REMOVE & REPLACE EXISTING SECTION OF CURB & GUTTER CONSTRUCT 16' WIDE DRIVEWAY APPROACH PER TOWN STD. PLAN NO. ST-219; CONFORM TO EXISTING CONCRETE/ASPHALT.

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REGISTERED PROFESSIONAL ENGINEER * VANESSA MUST-VERDEL * No. 69278 * EXP. 6-30-20 * CIVIL * STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
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ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
DRIVEWAY PLAN & PROFILE
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1990
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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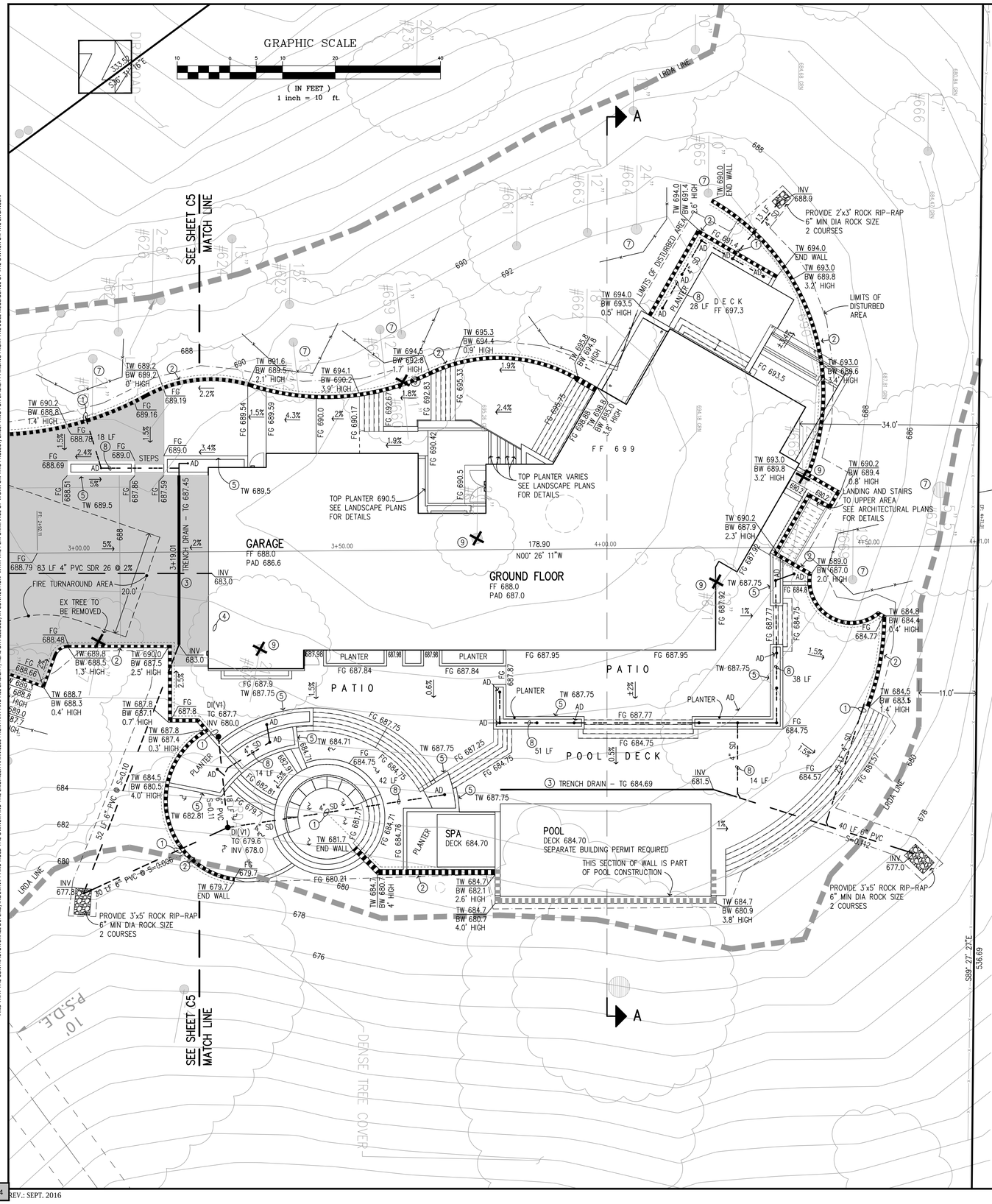
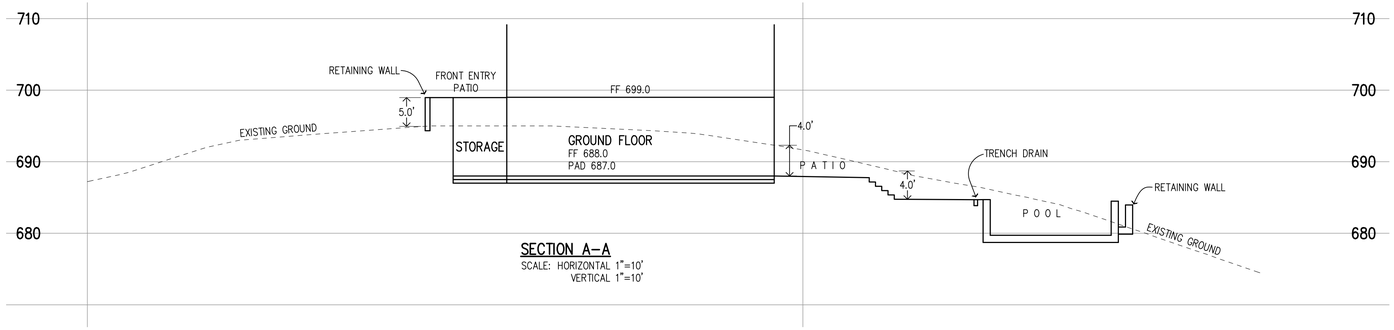
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

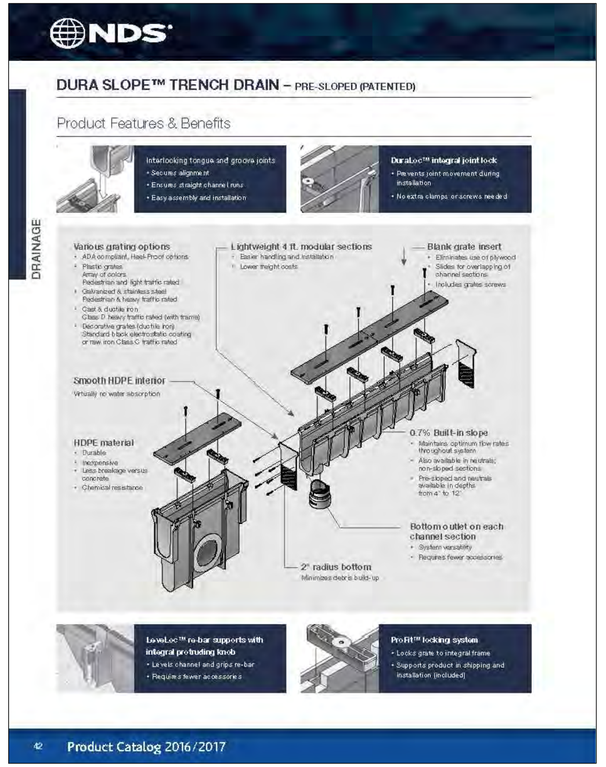
DATE	BY	REVISIONS

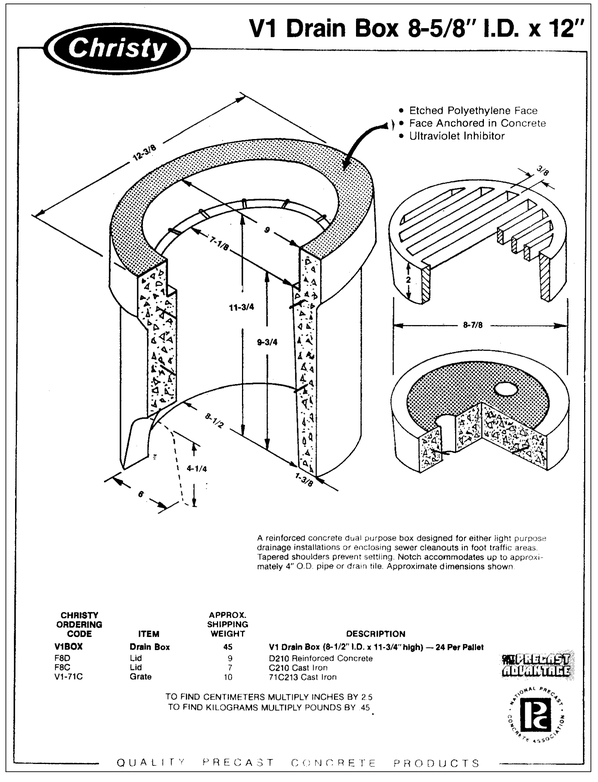
SHEET C5 OF 8


GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
SEE SHEET C5
MATCH LINE
LRDA LINE
A
GARAGE
FF 688.0
PAD 686.6
GROUND FLOOR
FF 688.0
PAD 687.0
178.90
N00° 26' 11"W
PATIO
POOL DECK
POOL
DECK 684.70
SEPARATE BUILDING PERMIT REQUIRED
THIS SECTION OF WALL IS PART OF POOL CONSTRUCTION
SPA
DECK 684.70
TOP PLANTER 690.5
SEE LANDSCAPE PLANS FOR DETAILS
TOP PLANTER VARIES
SEE LANDSCAPE PLANS FOR DETAILS
LIMITS OF DISTURBED AREA
LIMITS OF DISTURBED AREA
PROVIDE 2'x3' ROCK RIP-RAP
6" MIN DIA ROCK SIZE
2 COURSES
PROVIDE 3'x5' ROCK RIP-RAP
6" MIN DIA ROCK SIZE
2 COURSES
PROVIDE 3'x5' ROCK RIP-RAP
6" MIN DIA ROCK SIZE
2 COURSES
D E C K
FF 697.3
F F 699
LANDING AND STAIRS
TO UPPER AREA
SEE ARCHITECTURAL PLANS
FOR DETAILS
STEPS
EX TREE TO
BE REMOVED
FIRE TURNAROUND AREA
20.0'
DENSE TREE COVER
P.S.D.E.
10'
83 LF 4" PVC SDR 26 @ 2%
30 LF 6" PVC @ S=0.005
52 LF 6" PVC @ S=0.010
42 LF 6" PVC @ S=0.010
40 LF 6" PVC @ S=0.112
3 TRENCH DRAIN – TG 684.69
TRENCH DRAIN – TG 687.45
TRENCH DRAIN – TG 679.7
18 LF
14 LF
14 LF
51 LF
38 LF
28 LF
34.0'
11.0'
S89° 27' 27"E
536.69
688
690
692
686
684
682
680
678
676
TW 690.2
BW 688.8
1.4' HIGH
TW 689.2
BW 689.2
0" HIGH
TW 691.6
BW 689.5
2.1" HIGH
TW 694.1
BW 690.2
3.9" HIGH
TW 694.5
BW 692.8
1.7" HIGH
TW 695.3
BW 694.4
0.9" HIGH
TW 695.5
BW 694.8
1" HIGH
TW 694.0
BW 691.4
2.6" HIGH
TW 690.0
END WALL
INV
688.9
TW 694.0
END WALL
TW 693.0
BW 689.8
3.2" HIGH
TW 694.0
BW 693.5
0.5" HIGH
TW 693.0
BW 689.6
3.4" HIGH
TW 693.0
BW 689.8
3.2" HIGH
TW 690.2
BW 689.4
0.8" HIGH
TW 690.2
BW 687.9
2.3" HIGH
TW 689.0
BW 687.0
2.0" HIGH
TW 684.8
BW 684.4
0.4" HIGH
TW 684.5
BW 683.5
1.4" HIGH
TW 689.8
BW 688.5
1.3" HIGH
TW 690.0
BW 687.5
2.5" HIGH
TW 688.7
BW 688.3
0.4' HIGH
TW 687.8
BW 687.1
0.7" HIGH
TW 687.8
BW 687.4
0.3" HIGH
TW 684.5
BW 680.5
4.0" HIGH
TW 682.81
TW 679.7
END WALL
TW 681.7
END WALL
TW 684.7
BW 682.1
2.6' HIGH
TW 684.7
BW 680.7
4.0' HIGH
TW 684.7
BW 680.9
3.8' HIGH
TW 687.75
TW 687.75
TW 687.75
TW 687.75
TW 687.75
INV
683.0
INV
681.5
INV
677.0
INV
677.8
DI(V1)
TG 687.7
INV 680.0
DI(V1)
TG 679.6
INV 678.0
FG 688.48
FG 688.79
FG 688.69
FG 689.16
FG 689.19
FG 689.0
FG 689.0
FG 689.54
FG 689.59
FG 690.0
FG 690.17
FG 692.83
FG 695.33
FG 690.42
FG 690.5
FG 695.75
FG 695.08
FG 688.51
FG 687.86
FG 687.59
FG 687.45
FG 687.98
FG 687.84
FG 687.95
FG 687.92
FG 687.77
FG 684.75
FG 684.77
FG 684.57
FG 681.57
FG 687.9
FG 684.8
FG 687.8
FG 684.71
FG 684.75
FG 684.76
FG 680.21
FG 679.7
PLANTER
AD
PLANTER
AD
PLANTER
AD



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





REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUST-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
SECTION AND DETAILS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

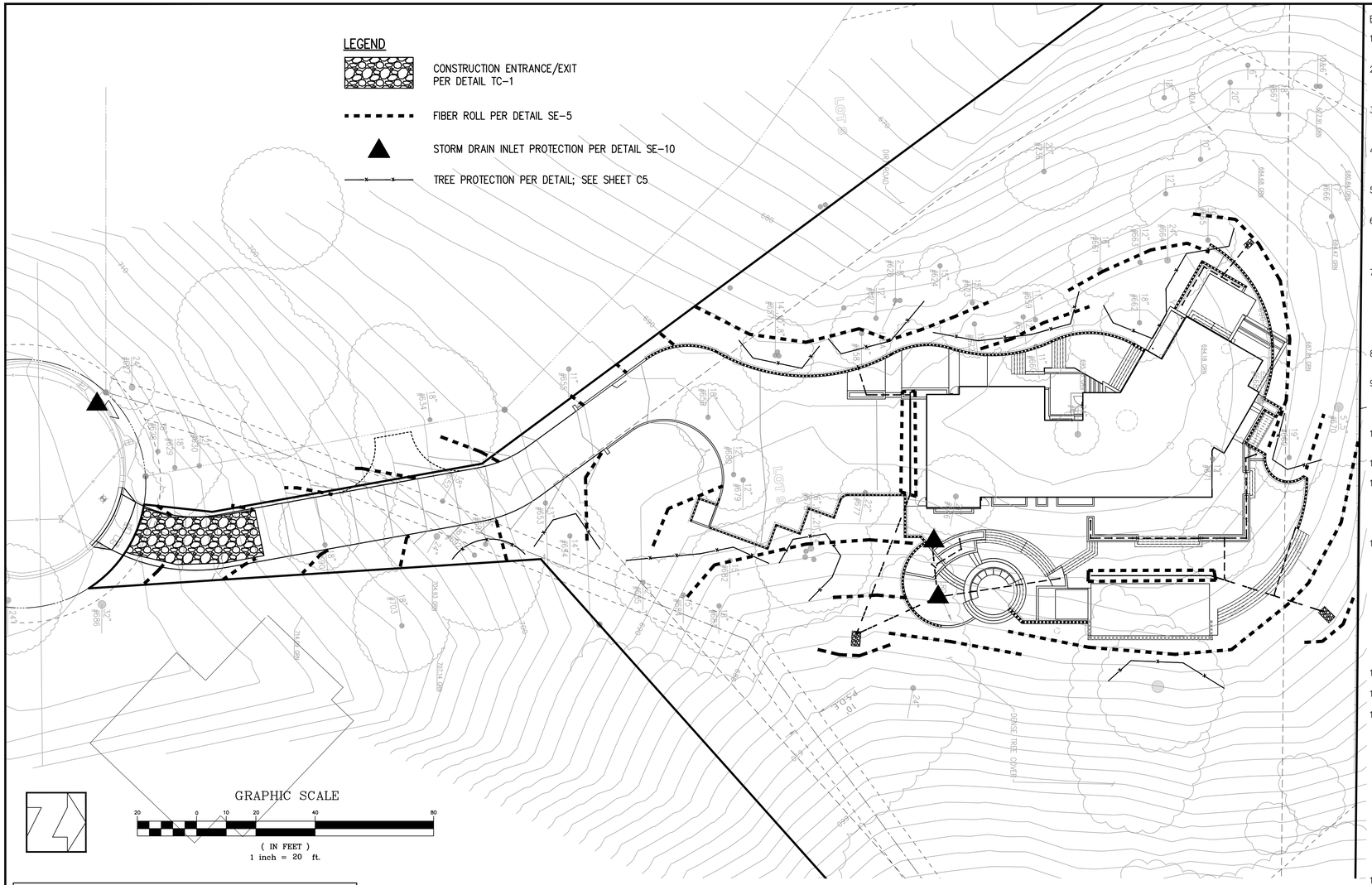
HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

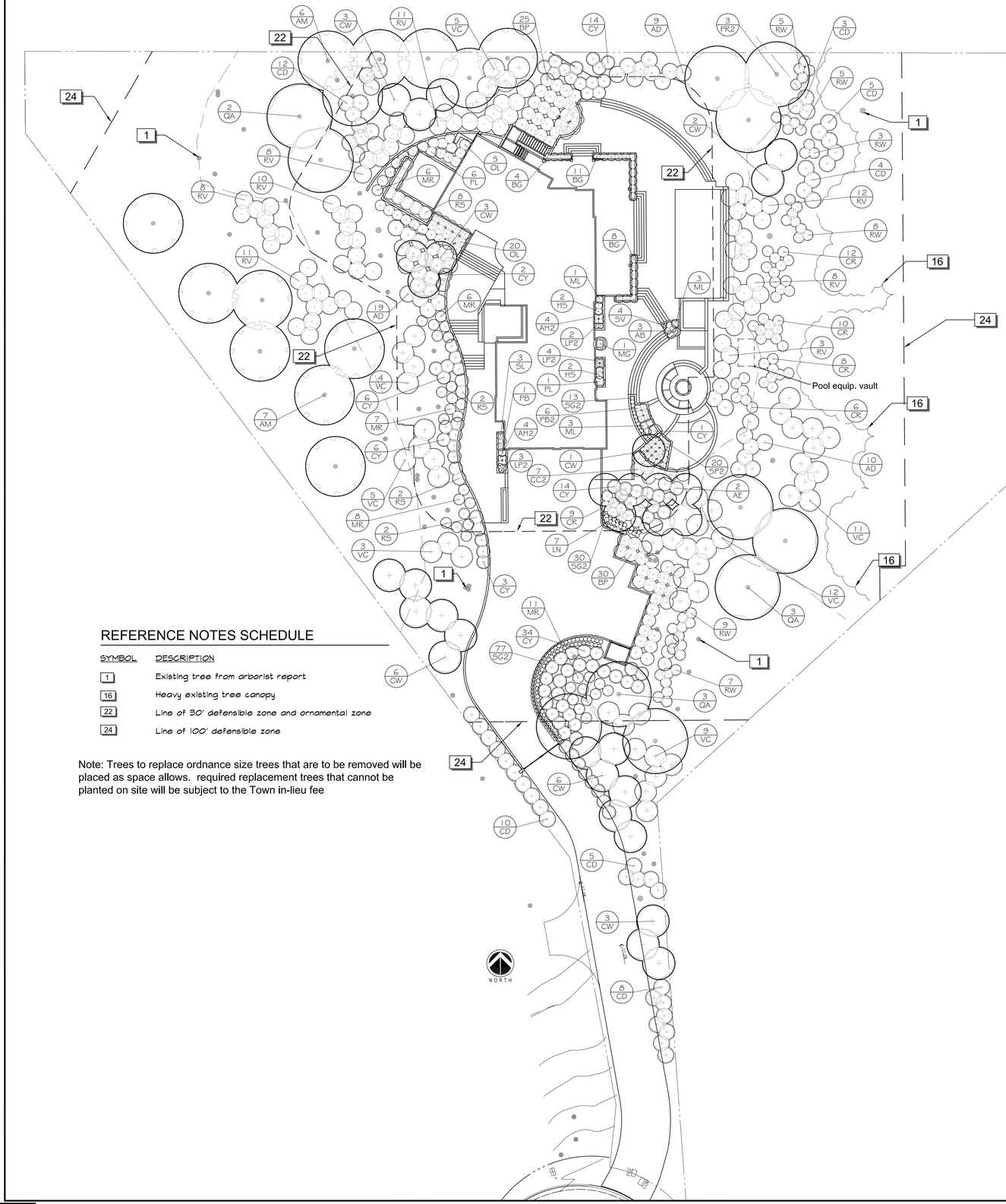
REVISIONS	BY	DATE
◇		

SHEET C7 OF 8

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.

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.


LEGEND
CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
FIBER ROLL PER DETAIL SE-5
STORM DRAIN INLET PROTECTION PER DETAIL SE-10
TREE PROTECTION PER DETAIL; SEE SHEET C5
LOT 8
LOT 9
DRIVE
DRIVE
DRIVE



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
16	Heavy existing tree canopy
22	Line of 30' defensible zone and ornamental zone
24	Line of 100' defensible zone

Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee

Note: This plant list is in conformance with low fuel varieties and the installation of the landscape shall comply with California Public Resources Code section 4291 numbers 1-6 and sections and California Government Code section 51882 numbers 1-6. Regular maintenance shall be performed by the homeowner as per cited code sections in this note. See calfire.ca.gov for information regarding creating defensible space.

86% of all spcified trees are California natives
86% of all specified shrubs are California natives 1

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Acer macrophyllum / Big Leaf Maple	24"box	13
	CW	Cercis occidentalis / Western Redbud Multi-trunk	15 gal	24
	LN	Lagerstroemia indica fauriei 'Natchez' Multi / Crape Myrtle	36"box	7
	FR2	Platanus racemosa / California Sycamore	15 gal	3
	QA	Quercus agrifolia / Coast Live Oak	36"box	8

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AB	Agave x 'Blue Glow' / Blue Glow Agave	5 gal	3
	AE	Alyogyne huegelii / Blue Hibiscus	5 gal	2
	AH2	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	5 gal	8
	AD	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	5 gal	38
	BP	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 gal	55
	BG	Buxus x 'Green Mountain' / Boxwood	5 gal	23
	CR	Ceanothus rigidus 'Snowball' / Ceanothus Snowball	1 gal	45
	CC2	Ceanothus x 'Concha' / California Lilac	5 gal	7
	CD	Ceanothus x 'Dark Star' / California Lilac	5 gal	47
	CY	Ceanothus 'Yankee Point' / California Lilac	1 gal	80
	HS	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal	4
	LP2	Limonium perezii / Statice	1 gal	9
	MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	1
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	1 gal	7
	MR	Muhlenbergia rigens / Deer Grass	1 gal	38
	OL	Olea europaea 'Little Ollie' / Dwarf Olive	5 gal	25
	PL	Perovskia atriplicifolia 'Lacey Blue' / Russian Sage	5 gal	7
	PB2	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal	6
	PB	Phormium x 'Black Adder' / New Zealand Flax	5 gal	1
	RV	Ribes viburnifolium / Evergreen Currant	5 gal	71
	RW	Romneya coulteri 'White Cloud' / White Cloud Matilija Poppy	5 gal	37
	RS	Rosa x 'Sally Holmes' / Adelaide Hoodless Rose	5 gal	14
	SL	Salvia leucantha / Mexican Bush Sage	5 gal	3
	SG2	Salvia x 'Gracias' / Sage	1 gal	120
	SP2	Salvia 'Celestial Blue' / Santa Rosa Island Sage	1 gal	20
	SV	Senecio vitalis / Blue Chalk Fingers	1 gal	4
	VC	Vitis californica 'Roger's Red' / California Wild Grape	1 gal	49

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1968/3053
Signature
08/31/20
Renewal Date
Date
STATE OF CALIFORNIA

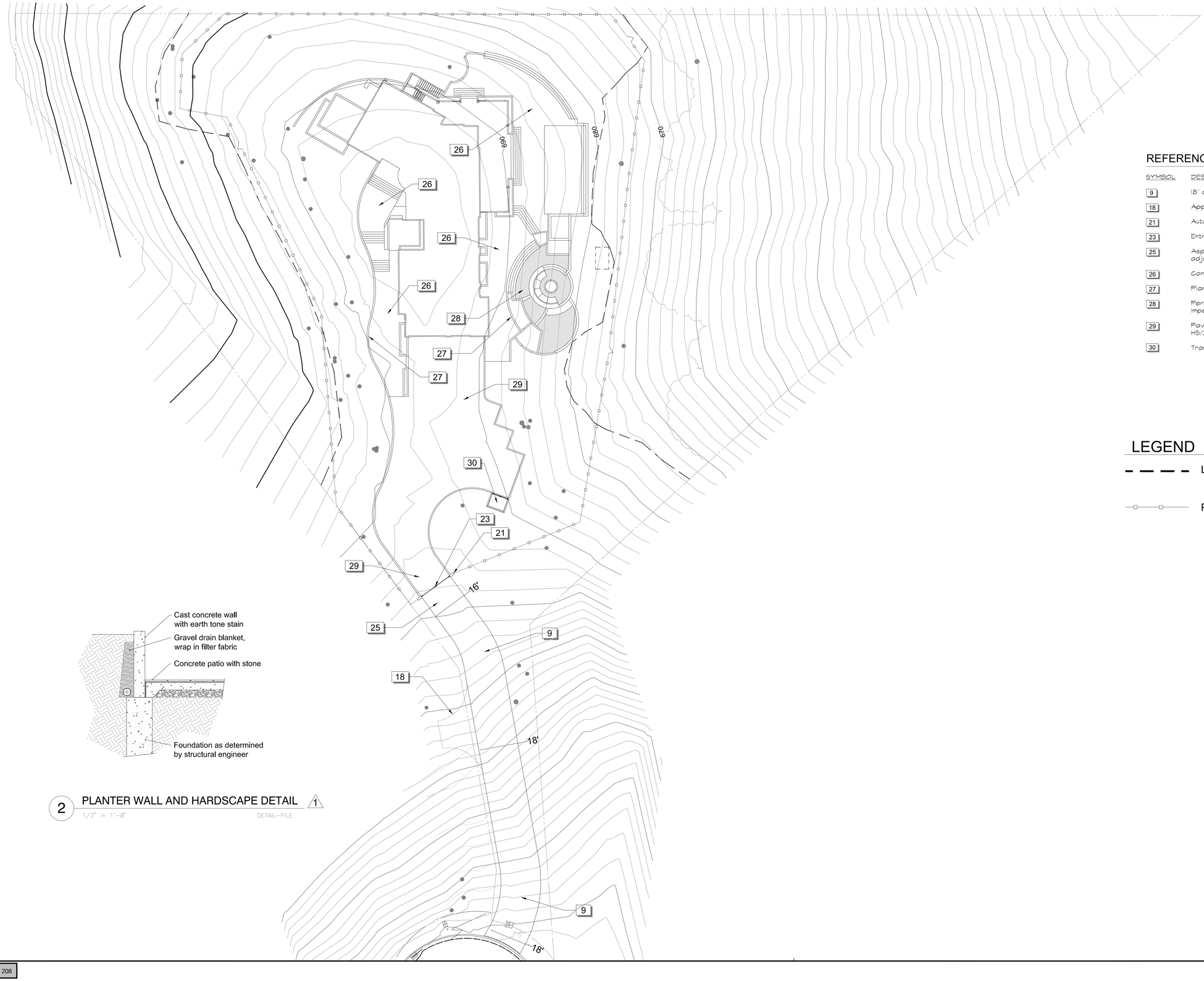
REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california, 95030
408-761-0212 phone
dav46@foxla.net

Planting Plan
WUI Plan and Notes

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10-1-19
Scale 1"=10'-0"
Drawn DRF
Job Olgaard
Sheet L1.0
Of . Sheets



REFERENCE NOTES SCHEDULE 1

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot 8 driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Asphalt drive transitions to 16' wide after entry to adjacent residence
26	Concrete patios with stone
27	Planter wall, typical all walls. See detail this sheet
28	Permeable paving in hatched area to reduce impervious surface, ie. ECO pavers, gravel, etc.
29	Paver driveway with installation that meets H/20 and HS/20 load standards
30	Trash enclosure, see detail sheet L2.2

LEGEND

LRDA line

Proposed fence line

2 PLANTER WALL AND HARDSCAPE DETAIL 1

1/2" = 1'-0" DETAIL-FILE

LICENSED LANDSCAPE ARCHITECT DAVID R. FOX No. 1998/2008 Signature 09/30/20 Renewal Date STATE OF CALIFORNIA

REVISIONS	BY
1 Per town comments	DRF

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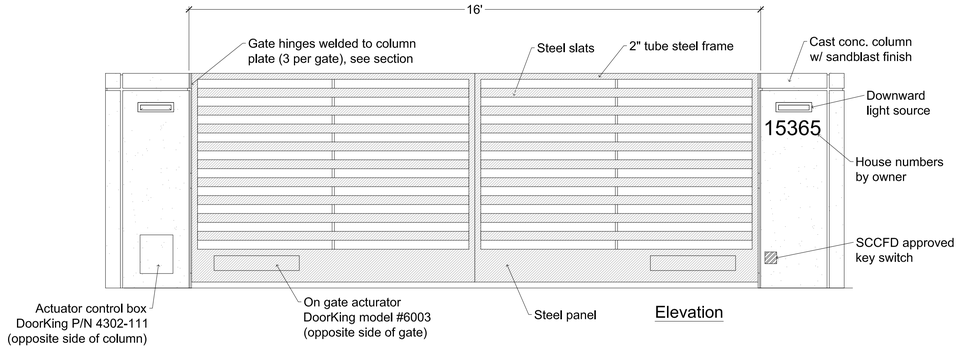
408-761-0212 phone
davi46@foxla.net

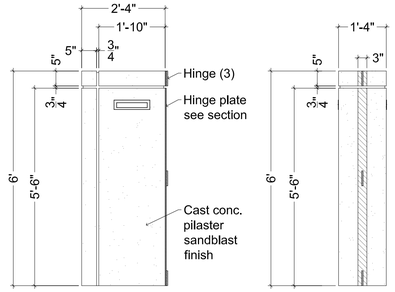
Perimeter Fence and Details
Planter Wall Detail

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

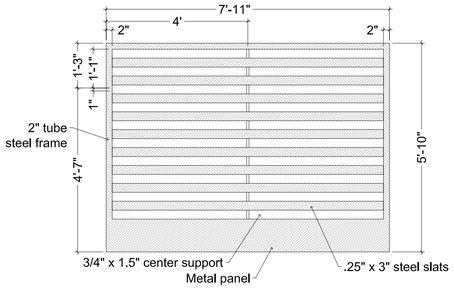
Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.0
Of . Sheets



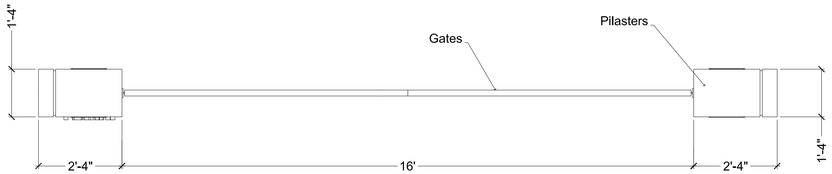
Elevation



Main Pilasters



Main Gates (2)



Plan View

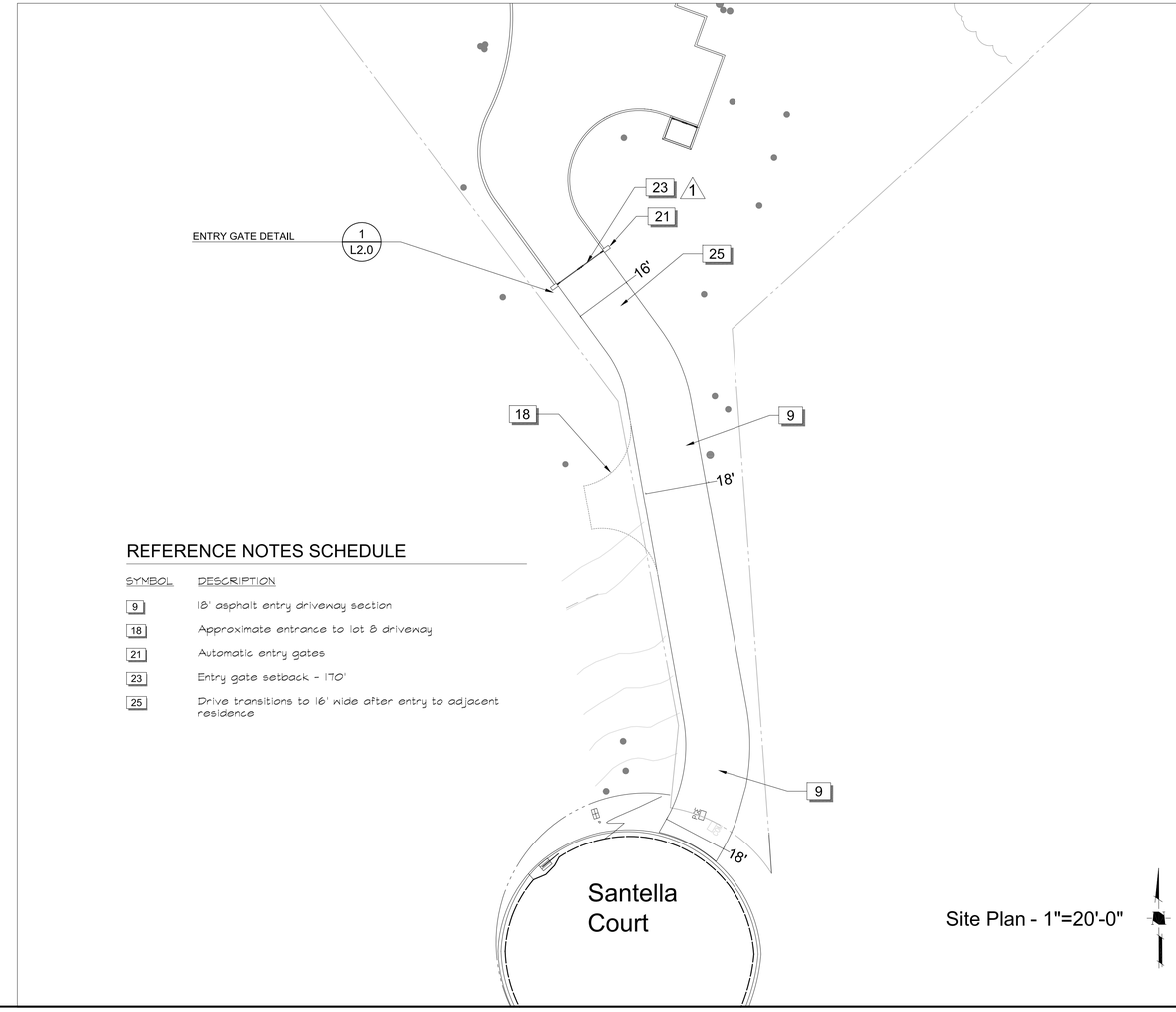
1 ENTRY GATE DETAIL

1/2" = 1'-0"

OLGRD-METAL-Ø1

Notes:

1. No gate may be installed across a required fire department access road or driveway without prior approval of the Fire Department. A detailed plan shall be submitted for review and approval prior to commencing any work. This requirement may be modified depending upon the complexity of the installation.
2. When padlocks are used to secure gates, they shall only be of a type approved by the Fire Department. (See also #4)
3. Gates equipped with electric control devices also shall have an override key switch installed. The key switch shall be of a type approved by the Fire Department. (See also #4 and #10)
4. Authorization forms for ordering fire department approved key switches and padlocks shall be obtained by contacting the Fire Prevention Division of the Fire Department.
5. All electrically controlled gates shall be provided with a manual override to allow operation of the gate during a power outage.
6. When open, gates shall not obstruct any portion of the required width of the driveway or access road.
7. Gates shall be adequately supported to prevent dragging.
8. Gates shall be operable by one person.
9. Swing-style gates shall open a full 90 degrees and may swing in either direction. Sliding gates shall slide parallel to the security fence.
10. All manually operated gates shall be designed so they remain in the open position when left unattended. Electrically operated gates shall be equipped with a fire department approved key switch. Activation of the switch shall open the gate(s) and cause it to remain in the open position until reset by emergency response personnel.
11. Vertical clearance over the required vehicular access road or driveway shall be not less than 13 feet 6 inches.



Site Plan - 1"=20'-0"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot 8 driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Drive transitions to 16' wide after entry to adjacent residence

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1988/5053
Signature
09/30/2020
Renewal Date
State
STATE OF CALIFORNIA

REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
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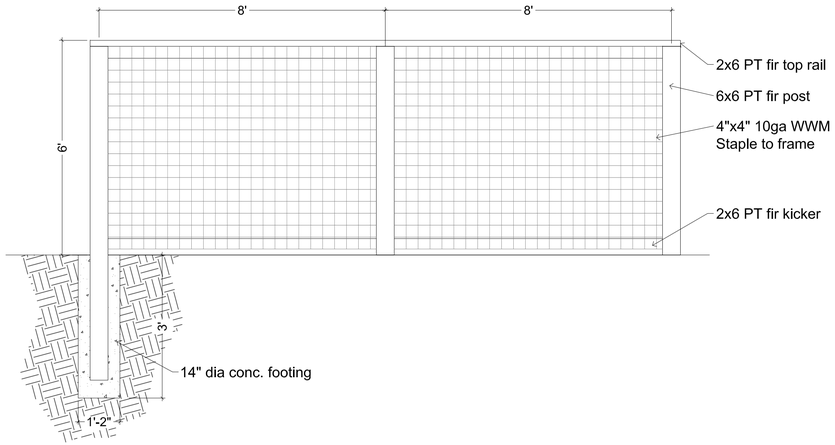
408-761-0212 phone
dav46@foxla.net

Entry Gate Plan and Details

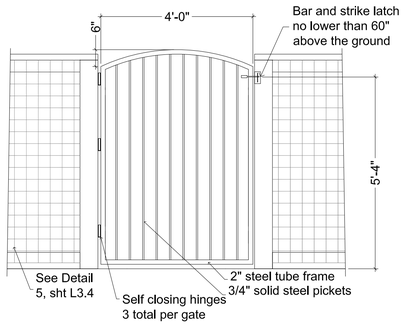
The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.1
Of . Sheets



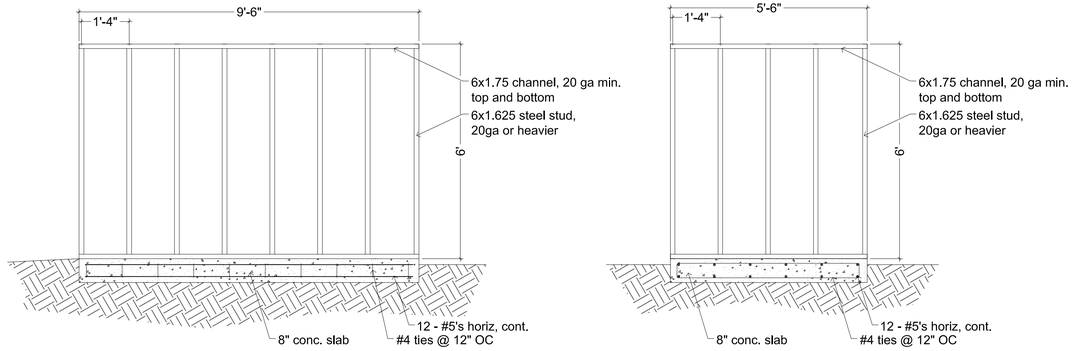
1 WOOD AND WIRE FENCE

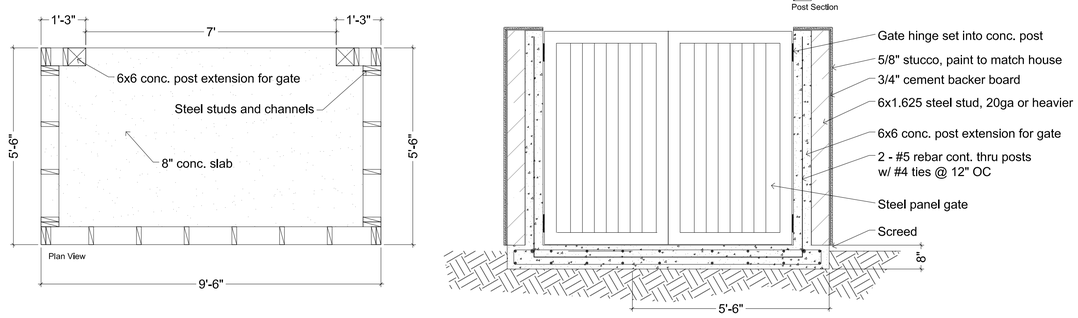
1/2" = 1'-0" DETAIL-FILE



2 SELF-CLOSING GATE

1/2" = 1'-0" DETAIL-FILE





3 TRASH ENCLOSURE STRUCTURE

1/2" = 1'-0" MERIT-METAL-Ø1

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dav46@foxla.net

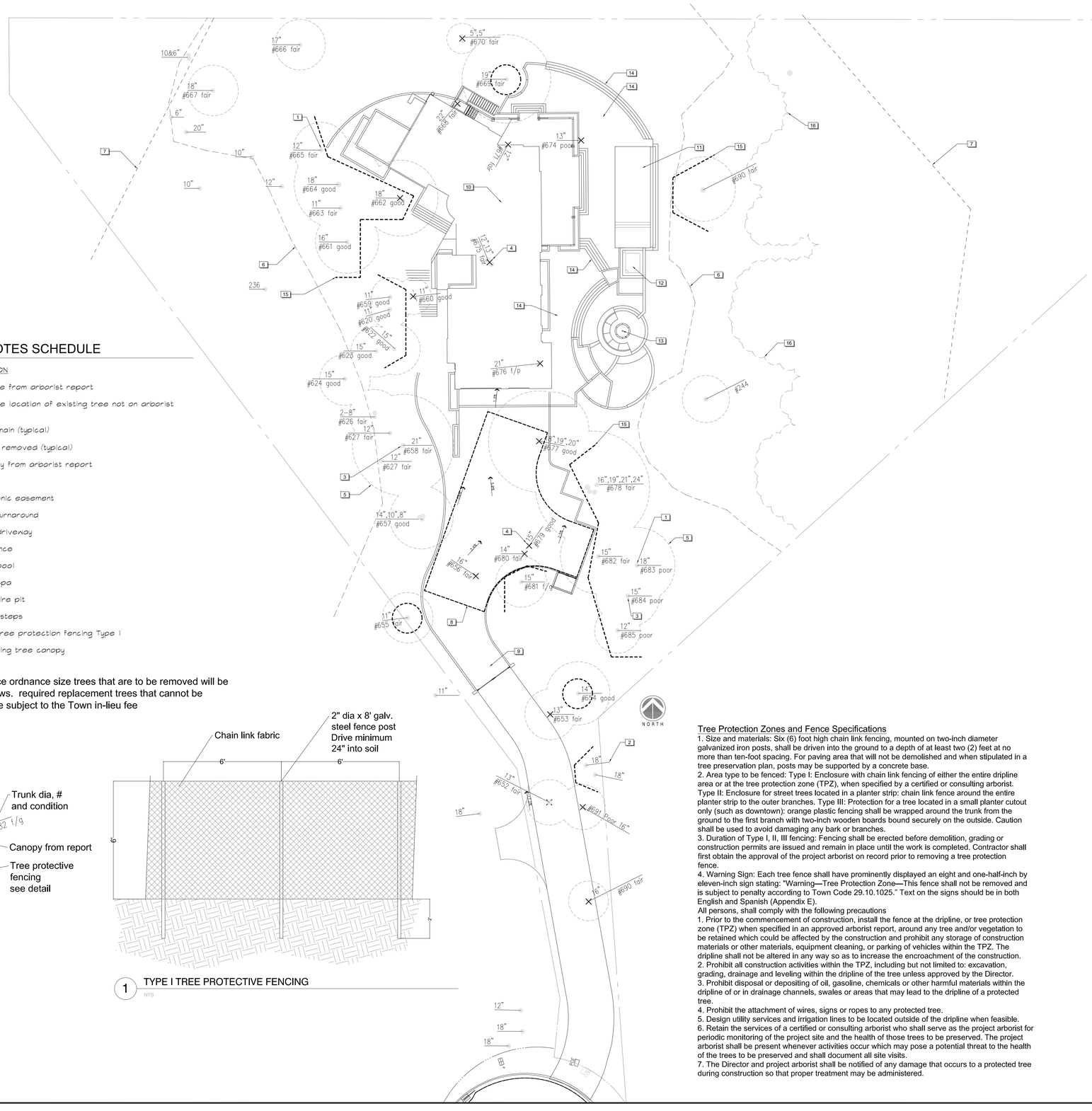
REVISIONS	BY

Details

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date	10/1/19
Scale	1"=20'-0"
Drawn	DRF
Job	Olgaard
Sheet	L2.2
Of	. Sheets

LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1988/5088
Signature
09/31/20
Renewal Date
Seal
STATE OF CALIFORNIA



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
2	Approximate location of existing tree not on arborist report
3	Tree to remain (typical)
4	Tree to be removed (typical)
5	Tree canopy from arborist report
6	LRDA line
7	Private scenic easement
8	Fire truck turnaround
9	Proposed driveway
10	New residence
11	Proposed pool
12	Proposed spa
13	Proposed fire pit
14	Patios and steps
15	Proposed tree protection fencing Type I
16	Heavy existing tree canopy

Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee

1 TYPE I TREE PROTECTIVE FENCING
NTS

LICENSED LANDSCAPE ARCHITECT DAVID R. FOX No. 1968/5068 Signature 08/31/20 Renewal Date Date STATE OF CALIFORNIA

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.

Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

Trees To Remain

Tree #	SPC	DIA	H/W	Condition
620	QD	11	25	Good
622	QD	13	25	Good
623	QD	11	25	Good
624	QD	11	25	Good
626	QD	8,10	25	Fair
627	QD	12	25	Fair
654	QD	14	40x25	Good
655	QD	11	20x20	Fair
657	QD	8,10,14	25x25	Good
658	QD	21	40x40	Good
659	QD	11	25x15	Good
660	QD	12	30	Good
661	QD	16	30x25	Good
662	QD	19	40	Good
663	QD	11	35x15	Fair
664	QD	18	38x35	Good
665	QD	12	25x22	Fair
666	QD	17	18x20	Fair
667	QA	18	20x20	Fair
668	QD	10,18	35	Poor
669	QD	19	45x35	Fair
670	QA	18,12,6,12	45	Fair
671	QD	12	40	Fair
672	QD	5	10x10	Fair
673	QD	13,12	9x10	Fair
675	QD	5,5	30	Fair
676	QA	24	40	Poor
678	QA	16,19,21,24	45x45	Fair
681	QD	12	40x20	Fair
682	QD	15	45x30	Fair
683	QD	18	45x30	Poor
684	QD	15	40x25	Poor
685	QD	12	35x18	Poor

Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

Trees To Be Removed

Tree #	SPC	DIA	H/W	Condition
652	QD	13	40x25	Fair
653	QD	13	30x20	Fair
656	QD	16	30x20	Fair
660	QD	11	25x18	Fair
662	QD	18	30x30	Good
668	QD	22	40x30	Fair
670	QD	5,5	12x12	Fair/Poor
671	QD	12	28x18	Fair
674	QD	13	22x20	Fair/Poor
675	QD	12,13	30x25	Fair
676	QD	21	22x30	Fair/Poor
677	QA	18,19,20	30x40	Good
679	QD	15	40x22	Good
680	QD	14	40x22	Fair
691	QA	16	30	Poor
690	QD	16	30	Fair

REVISIONS	BY

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50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone
dav46@fonda.net

Tree Plan

The Olgaard Residence
15365 Santella Court
Los Gatos California

Date 10-1-19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L3.0
Of . Sheets

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A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Matthew Hudes, Chair Melanie Hanssen, Vice Chair Mary Badame Jeffrey Barnett Kendra Burch Kathryn Janoff Reza Tavana
Town Manager:	Laurel Prevetti
Community Development Director:	Joel Paulson
Town Attorney:	Robert Schultz
Transcribed by:	Vicki L. Blandin (619) 541-3405

P R O C E E D I N G S:

CHAIR HUDES: We now move to the public hearings portion of our agenda and consider Item 2, which is Architecture and Site Application S-18-052. Project location: 15365 Santella Court. Applicant: Hari Sripadanna. Property owners: Christian and Hellen Olgaard. Project planner is Erin Walters. Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2½:PD. APN 527-09-036.

May I have a show of hands from Commissioners who visited the property under consideration? Any disclosures from Commissioners on this item?

I understand Ms. Walters is ill and I understand that, Ms. Zarnowitz, you'll be giving the Staff Report this evening.

SALLY ZARNOWITZ: Yes, thank you. This is an Architecture and Site Application to construct a new 5,840 square foot, two-story residence in the Highland Planned Development on a vacant lot there. Before you this evening also is a revised fence plan; you might want to note that it was just handed out today so it's at the dais for you.

The reason the application is before the Planning Commission is to allow additional consideration of the hillside home, which is the largest in terms of square footage in the Highlands PD, although not in the immediate area, and also approached a threshold for a visible home in the Hillside Development Standards and Guidelines. The project does conform to the Standards and Guidelines and Staff is recommending approval this evening with conditions included in Exhibit 3.

That concludes Staff's report and we are here to answer any questions.

CHAIR HUDES: Okay, thank you. Are there any questions of Staff from the Commissioners? I had one question, if I may? Is the LRDA applicable and is the proposed northern siting, which is an alternative I believe to what was in the development plan, consistent with the LRDA?

SALLY ZARNOWITZ: It is consistent with the LRDA, and it is applicable.

CHAIR HUDES: Okay, great. Thank you. And those are the only Staff questions I have, so I'm going to invite the Applicant to come forward. The Applicant will have five minutes to present the project and then the Applicant will also have an additional three minutes after we've heard

from the public. Please just state your name for the record and if you haven't submitted a card… I think actually we do have cards now. Thank you.

HARI SRIPADANNA: Good evening, my name is Hari Sripadanna and I'm the architect for this project.

Planning Commissioners, Planning Staff, audience, it's an honor to present this design to you guys. All of you have seen the site and I'm sure if you agree with me it's such a beautiful site and it's an honor to design a home on such a property.

As I think about this project three things come to my mind, which is the wishes and needs of a homeowner that they want to have in a house, that they envision themselves living in a sustainable net zero green designed home.

The Planning Commission and the Planning Department and the Staff, they're obviously concerned with the requirements that the design met and that it's a good neighbor and fit within the hillside community well and met all the design standards, and the Arts and Crafts efforts of the architect who wants to create a sustainable home and a beautiful design for the community, and sometimes these are all at cross purposes, but for this particular project we are really fortunate with our clients and the Staff that

I worked from the very beginning. It took us about two years to design this home and I really enjoyed working with every one of you here. It was a good, seamless collaboration that allowed us to create this project.

I know there is little time. If I run out of time I will conclude the project at the end of the project conclusion.

As you can see, this is the terrain of the whole entire hillside and the Town as you can see the contours. As you can see, these are the flatter parts of the Town and at the Short Road and the Blossom Hill Road the Town rises quite dramatically, and as the geological portions push these mountains up the wind and the rain erode it down so that you can see these rolling, gentle formations that made the terrain possible, which became the formula for the design of a sloping and level, sloping and level sort of a terrain. And you can see the blue lines, which became also important for our visibility analysis, and after the site slopes down it raises up gently and then dramatically falls down.

As you can see, the same characteristics also follow the property. This is Santella Court and that's the north direction. The property slopes down quite dramatically as you might have seen at the site when you

visited today. It levels down somewhat in the middle with a clearing and then levels again up at a higher level after it raises a little bit, and then it slopes out to the hillside.

The LRDA lines are one both sides and the site is surrounded by dense, mature tree clusters and a steeper slope that define the LRDA.

So, taking all these measures into consideration we came up with this solution of massing, and as you can see we picked up on this idea of the land terrain sloping down and raising up and so did our masses as it sloped down and rose up.

The brown areas that you see here are somewhat of the level areas and cleared areas so that we could bring our fire truck turnaround, which is required by the long driveway because of the slope. And as the building rose up we also pushed the masses towards the back so that you could get the screening of the trees that are dense clusters all around at the back.

But these are the two main criteria that came about, and you can see this is how we came up with the solution where the lower floor is set at the lower level area and the upper floor is set at the higher level area and we tucked all the massing in between these stairs that

come into that idea, so the roof is a continuous form that unified the building together so one doesn't know where the first and second floors start and it appears like a smaller design.

CHAIR HUDES: Thank you. There may be some questions at this point, and then the public will speak, then there may be opportunity for other questions as well.

Commissioners, any questions? I had two questions about the Hillside Design Standards and Guidelines. The first one, did you consider putting part, or a bigger part I should say, of the residence below grade?

HARI SRIPADANNA: As you can see, we have put a substantial amount of property that could be below grade. What set us for the level of the grade is the maximum height allowed already by cut and fill requirements of Los Gatos, or the lower floor which is 4' cut into the ground and that's set the level of the lower level, and the upper level was set by the upper grade where the land rose up again, and because of those two the building was already set back into the ground as far as it could be, because it will be exposed no matter which was, because the land terrain slopes out quite dramatically after the site and the LRDA is limited in the middle.

CHAIR HUDES: So you were balancing the amount of cut and fill with the elevation of the property?

HARI SRIPADANNA: We initially proposed another two more feet to be set lower and then the Town reminded us that you need to have at least only 4' cut but not more than that at the garage entrance level.

CHAIR HUDES: I see. A second question about the hillside design. I'm not as familiar with the materials that you've used as compared to some other ones, so in what way are these materials natural and consistent with the hillside design?

HARI SRIPADANNA: Sure. I believe we have a materials board that we have submitted. I would be happy if you could circulate that between… So, these are like (inaudible) tile, centered stone panels that are very durable and very well finished and they're available in different types of colors and textures, and these mimic natural earth tones and textures that we picked, which is similar to a rust color and a stone pattern, and these two are the major panels that we see on the property. Anything else is more of a dark bronze metal finish. And so all the colors are very low LRV, including the retaining walls that are exposed stained concrete.

CHAIR HUDES: Okay, thank you. That's all I had. Yes, Vice Chair Hanssen.

VICE CHAIR HANSSEN: I noticed that you are applying for LEED certification. What level?

HARI SRIPADANNA: We hope to achieve LEED Platinum, which is an audacious goal, but we have so far met LEED Gold standards with our current points, and as we proceed further along there are additional points that we hope to secure and get to the Platinum, but we already achieved LEED Gold.

VICE CHAIR HANSSEN: What are some of the defining features that helped you get to LEED Gold level?

HARI SRIPADANNA: There are a variety of factors. We are obviously using steel for the project, which is going to be all recycled material. The concrete plaster is going to have recyclable material in it as well. And the amount of energy we are producing for this home and the (inaudible) is so efficient that very little energy would be consumed, so there are a lot of credits that we achieved through that. And we have a live green roof as well as permeable paving, which absorbs all the water, and as our civil engineers will explain we are containing all the water within the property itself so it goes back into the ground and recharges the aquifer as naturally it would. We

also have natural lighting, natural ventilation system, and even the pool, We are designing the pool as an energy battery that could take the heat from the home when it's hot and cool the home when we need to, or vice-versa. We are running the water underneath the solar panels to make the solar panels even more efficient. So there are a variety of factors.

VICE CHAIR HANSSEN: I thank you for that. If I could ask one more question?

CHAIR HUDES: Sure.

VICE CHAIR HANSSEN: I did want to ask about the trees. Obviously there is a tree report, but whenever we have the new houses built in the hills there are usually a lot of trees that have to come down, so I'm wondering if you can comment about did you look at the best alternative from the trees' perspective as well as trying to get LEED Gold and get what your client wants?

HARI SRIPADANNA: Yes, because when you are applying for LEED certification that's one thing that obviously they will take credits out of you for the trees we would cut, so it would be looked at very carefully, and if you look at the driveway in the beginning, the reason it turned is to save the cluster of trees that are here, and

all the trees that we plan to remove, at least four of them are not of good health.

The fire truck turnaround radius and the driveway, we had to do a double wide so that the cars can pass each other because the entrance is so narrow. They took the majority of the trees. The house itself is so slender and snakes around the property to avoid the trees being cut, and so we did the most possible to reduce the amount of trees to be cut, and we're replacing the trees with 40 mature native California trees as well.

VICE CHAIR HANSSEN: Okay, thank you.

CHAIR HUDES: If I may ask a follow up, and maybe you may want to answer this later, but I walked back on the property again to take a look at specific trees and I'm going to read the numbers of certain trees that I'd like you to comment of whether they are being saved or could be saved. #668, #669, #675, #690, and #691. And if you want you can respond to that later, but I wanted to give you a heads up on those and I could give you the list of those.

HARI SRIPADANNA: Okay, I would be happy to.

CHAIR HUDES: Thank you. Other questions? Yes, Commissioner Barnett.

COMMISSIONER BARNETT: Am I correct that the siding material is not reflective of light in your comment?

HARI SRIPADANNA: Could you repeat the question again?

COMMISSIONER BARNETT: The siding material that's proposed is non-reflective?

HARI SRIPADANNA: The siding material? The building material?

COMMISSIONER BARNETT: Yes.

HARI SRIPADANNA: Yeah, it's not. It's very low LRV value.

COMMISSIONER BARNETT: It's not proposed to be painted?

HARI SRIPADANNA: No, that's the permanent color that would always be there.

CHAIR HUDES: Okay, thank you. I'm going to open this to the public now. I have a few cards, and the first one is David Weissman, and then Lee Quintana.

DAVID WEISSMAN: The plans show an outdoor fireplace north of the proposed house and within 25' of the LRDA line. Now, what could possibly go wrong with putting an open fire source in the middle of an oak woodland under a flammable tree canopy? In these times of climate change I think an outdoor fireplace is a crazy idea and should be prohibited in such a setting.

Number two. In the visibility analysis from Selinda Way the proposed house has a surface area with 24% visibility. That's pretty close to the threshold of 24.5%. How close, you might ask? Well, just an extra 20 square feet close. But even so, I was surprised to see that in their analysis the architect included as part of the total surface area the ground-level deck on the east side of the house that significantly juts out behind beyond the house's outline. I guess that in this analysis with so little room for error any way to increase the total surface area would be important. This deck extension should not be counted as part of the total surface area in such a calculation. Otherwise, why not count a flag pole, an antenna, a satellite dish, or two false chimneys that stick out and have no contribution to the visibility of the structure? This potential loophole just helps the developer.

But there's a bigger problem. On page L-3.0, the Tree Plan, there are four trees that are listed as being both removed and retained, so when it came time for the visibility analysis we shouldn't be surprised that this confusion carried over to that analysis, specifically Tree #671 is used in the screening analysis on page 23 as providing screening, when on page 27 the same tree is shown as being removed. Now, I have no idea as to which way Tree

#671 was used in the final calculation, but I submit that this analysis needs to be redone because how can anyone have confidence in the current numbers? Plus, it is almost impossible… I will skip that.

Number three. As Staff notes, as proposed the project would create the largest home in terms of countable square footage in the Highlands. The Applicant also notes that the house was moved farther north than the location indicated on the approved PD development plans. This is to accommodate the required fire engine turnaround. The Applicant then touted the proposed linear footprint as a way to save more trees. If the Applicant really wanted to save more trees, and specifically at least the three trees on the north side of the property the Chair just asked about, then they would have proposed a smaller house, a strategy that is totally encouraged by the Hillside Guidelines and should be part of this Commission's decision.

CHAIR HUDES: Thank you. Any questions? Okay. Thank you. Lee Quintana.

LEE QUINTANA: Lee Quintana, 5 Palm Avenue. Compared to the project that you saw at your last Planning Commission meeting for a hillside house this house is far and away a better designed house for a hillside. My

comments are going to be with the caveat that I did not have the opportunity to go up and actually look at the house itself or see the story poles or look at it from the design areas of the Town. However, in my opinion it does appear to be a house that is designed to fit into the hillside and to follow the topography of the hillside, and I believe that the below-grade area was used to set the house into the hillside, not as many houses have been used to both set the house into the hillside and expand the square footage, thereby increasing the grading considerably.

I do have questions about the trees looking at the model and looking at the plans as to whether in fact it does meet the 100' fire safety requirements.

I applaud the fact that it's a very sustainable house. The Staff Report indicates that they're considering water harvesting and grey water use but I think I heard the architect say that those are included in the design, so I'm not clear on that.

And I agree, the first thing that I looked at was that the visibility is so close to the required that I just wondered whether there was a way to reduce that visibility somewhat by I think there's an area of the house that is quite tall that has 15' or 16' height in the room, although

the plans were not really clear on that, easy to read anyway.

And as far as not being within the envelope of the PD, if I remember correctly I was on the Commission at that time and that was just to show that it was possible to get a house on the site, it was not necessarily the only place where the house could be set on the site.

The last thing I would like to say is that while I agree it would be nice if the house was smaller, but it is within the parameters of the Hillside Design Guidelines.

I have not seen the materials, so I don't have any comments on that, but I think because of fire safety we may have to get beyond just having natural materials.

CHAIR HUDES: Thank you. Would anyone else like to speak on this project? Okay, I don't have any other cards, so I would invite the Applicant back up for three minutes.

HARI SRIPADANNA: Thank you. While he starts the slide collection I would like to say that your Staff has totally reviewed the tree analysis as well as the building square footages and we have gone to extraordinary lengths to verify with the arborist as well for the tree screening, and all the trees that we show in the screening are what they have been, and the observer who has commented on that,

I would be happy to sit with him and go through the design. The Staff has multiple times reviewed this tree protection plan as well as screening areas and we are within allowable area guidelines and we have made all the right calculations that the Town has asked us to do so.

Next. You can see these are the two areas that possibly the project would be seen and, going to the next slide, this is the point I would really like to make to everyone is what you see here is a terrain that rises up before the property begins, so anybody who would be seeing this property would be seeing it about a mile away, so all the discussions we are having are only in abstract because nobody would be traveling around the Town with a 300mm lens.

So, if you go to the next slide. Same thing happens with this situation. The terrain rises up dramatically before the property begins, and this is a Google section that's available for anybody to verify.

Keep going to the next slide. These are all the trees that we have kept and we have tried very hard to keep the other trees as well, but these trees require such a large DBH area, the breast diameter range, that we would not be able to keep these trees and help them survive, so unfortunately we'd have to remove what we have to remove,

but as the Commissioner pointed out, #669 is actually there and we've preserved it. All these trees are accounted for and the arborist has checked these trees and we have verified the height canopy and the width of all of these trees, and you can see the pictures of these trees that we have documented and they are absolutely what we present in the design.

Keep going. Next slide. And as you can see, these two pictures are from the Blossom Hill area and these two pictures are from Selinda Way area.

Go to the next slide, please. This is all the screening that we have calculated for. Only a small portion of this building would be seen with a 300mm camera.

Next slide, please. And so only a small portion of the building would be seen with the dark materials that nobody would be able to see because of very low LRA values compared to these homes.

Next slide, please. And this is what you see with the naked eye. Nobody would be able to see it closer than that, and I would like to leave you with that impression, because nobody walks around with a 300mm camera.

CHAIR HUDES: Thank you. There may be some questions. Yes, Commissioner Janoff.

COMMISSIONER JANOFF: Yes, thank you. You mentioned in your earlier discussion that you were replacing the trees removed with 40 additional trees. Can you comment on slide #11, if you would go back two slides, would we be seeing any of the 40 new trees in this view that would represent more coverage?

HARI SRIPADANNA: Yes.

COMMISSIONER JANOFF: Can you point out where they may be?

HARI SRIPADANNA: In this specific area we are planting three mature trees, and a lot of trees that are planted on the other side as well, but any more than that on this side area is impossible because they're so dense, and so even this coverage would be very much dramatically reduced.

COMMISSIONER JANOFF: Just to follow up, please? Could you be more specific with your pointer with respect to the trees behind the house?

HARI SRIPADANNA: Mmm-hmm. Can you go back one more slide out of the site plan? Yeah. One more. So, there are trees that we are planting, three mature trees that we are planting right here in this clear area, and there are quite a lot of trees that are planted in this area as well, but because this area is so dense we do not have… And then

we are planting some trees in this area as well, so that's the extent of what sunshine they can get.

COMMISSIONER JANOFF: So, what I'm getting at, back to slide #11, which is a little bit easier to see, is the impact of a structure relative to the skyline. Oftentimes when we approach the hillside from these viewing positions what you wind up seeing as you get closer to the property isn't the elevation of the house but it's the roofline that you see quite visibly above the tree line at certain points. I'm probably on that line from Selinda to your property so I'm well aware of what happens to the skyline as these houses get sited at the very top. My question again is could you be more specific with respect to the highest elevations of the roof line behind it? Where might some of your 40 mature trees be planted? If you could show with the pointer, that would be helpful.

HARI SRIPADANNA: The trees that we are talking about are planted in this area that will raise up high, and these trees are all protected to increase the visibility of the project, and all the discussion we're having right now with the 15' height is this small portion of the roof that projects out, which is only 5' higher. Otherwise, we're all within the allowable area heights and this discussion we wouldn't be even having because this wouldn't be considered

a visible home, because the 18' height of the roof is already applied to most of them. This small area of the roof that comes up is the part that we were asking for the visibility analysis.

COMMISSIONER JANOFF: And so just to clarify, I'm looking at it from the Selinda viewing point, the general direction.

HARI SRIPADANNA: This is the Selinda viewing point, between these (inaudible).

COMMISSIONER JANOFF: And you're saying that the 40 additional trees you're planting are between the viewing point and front elevation of the house, but not behind it?

HARI SRIPADANNA: Here as well.

COMMISSIONER JANOFF: There as well?

HARI SRIPADANNA: Yes, because we cannot put 40 trees in possibly.

COMMISSIONER JANOFF: I wouldn't think so.

HARI SRIPADANNA: Yeah.

COMMISSIONER JANOFF: Okay, thank you.

CHAIR HUDES: I had another question about the trees, and I know we're getting specific down to the tree number, but I approach these as a tree-by-tree basis, can we save every tree?

HARI SRIPADANNA: Right.

CHAIR HUDES: And so just to clarify it, you said that #669 was preserved?

HARI SRIPADANNA: Yeah, this one.

CHAIR HUDES: Okay. And then Dr. Weissman asked the question about #671. Is that being removed or preserved? Because he pointed out that it's being counted both as screening and as remove.

HARI SRIPADANNA: I would like to go back to the slides and point to the slide.

CHAIR HUDES: Yeah, go ahead.

HARI SRIPADANNA: If you go back to the site plan again. Any trees that we show in this area are the only trees we have counted towards the screening, and the pictures are clearly shown here of what they are. So, #671 is this particular tree, I believe. This is #670 and then #671 is somewhere nearby, and we have not counted that in the screening. It's possible if there's some typo, but…

CHAIR HUDES: Okay, so it is slated to be removed?

HARI SRIPADANNA: Yes.

CHAIR HUDES: Okay, so that may have been an error. Other questions? Yes, Commissioner Burch.

COMMISSIONER BURCH: Well, I guess to that point then there are seven errors, because there are seven trees

counted under trees to remain or trees to be removed. Most, I think, are pretty clear that they would obviously have been removed. I mean, they have to be removed to allow for the driveway or the home. I think the questions we're getting are when we are that razor thin to the percentage allowable visibility one tree off could mean that you're over on that. So, I would hope in good faith as you move forward that you would double check these seven, and I'm happy to list them off if you want me to and you make sure that if you are looking at removing them that they do not tip the balance of the percentage shown.

HARI SRIPADANNA: Absolutely.

COMMISSIONER BURCH: So, if you want a list of those later, I'm sure we can provide it to you, but I think it would be good for you to go back and double check that.

HARI SRIPADANNA: I will certainly do.

CHAIR HUDES: Great. Thank you. Other questions? Commissioner Barnett.

COMMISSIONER BARNETT: I wonder if you have a response to the comment concerning the fire safety with the firepit?

HARI SRIPADANNA: We will be complying with all the fire safety regulations and what's allowed by the Fire Department and the Building Department for putting the

fireplace outdoors, and that outdoor fireplace will have all the safety measure that are required by the code, and so that's one of the questions even the HOA has asked and we have provided the documentation of that and they approved that.

CHAIR HUDES: Okay. Other questions? I had a question about the live roof, which is an interesting feature and it sounds like it accomplishes a number of objectives. My question about that is: Is there significant maintenance required? And we know that this house is being constructed for these clients and they will take care of it as they put a lot into the design, but homes get sold later. I'm not that familiar with this type of thing, but how easy would that be for that to fall into disrepair and become a fire hazard rather than a benefit?

HARI SRIPADANNA: I can say to you from my own personal experience, my own house has a green roof and it consists of not grass but succulent plants, and these succulent plants actually stop the fire because they are so thick with water that they actually are used and are meant to be considered a fire retardant, and the Fire Department actually approves them as one of the fire retardants.

The maintenance part, you would have to weed them occasionally, and that's always the case with any green

roof, but that weeding part is no different than mowing the lawn; it's actually less because you probably have to weed it every three months to six months and not every two weeks.

CHAIR HUDES: Okay, thank you. I had another question about the geothermal, and we haven't seen that very much in other projects. How complex and how deep do you have to go to get the geothermal effect I think of 60-degrees Fahrenheit?

HARI SRIPADANNA: So, we have two ways of doing geothermal. One would be doing a horizontal loop, which we have allowed for the driveway; that would be a lot more economical. But we are also looking at the possibility of going down as we drill the piers, because we would be drilling the piers at least 16' below ground. Some of these, depending on the amount of energy needed, would need to go 30-40' for them to get the amount of surface that they would need to contact the earth, but both options are possible.

CHAIR HUDES: I see. So, it's part of the normal construction process you incorporate that in the piers?

HARI SRIPADANNA: Correct.

CHAIR HUDES: That's really interesting. Any other questions? Okay, thank you. I will now close the

public portion of the hearing and ask whether Commissioners have any questions of Staff? Yes, Commissioner Badame.

COMMISSIONER BADAME: With respect to Dr. Weissman's comments with the deck extension, does the project meet our view analysis standards?

SALLY ZARNOWITZ: Our analysis is that it did. I don't have a specific on the deck being part of that, whether if the deck weren't there—that would have been a question for the Applicant—but whether if the deck weren't there something would have been behind it anyway, but our analysis was that it did meet our standards for the view analysis.

COMMISSIONER BADAME: Thank you.

CHAIR HUDES: Yes, Vice Chair Hanssen.

VICE CHAIR HANSSEN: Related to that question, I'm trying to remember from the last time we went through this, when we do a view analysis it's done by the Applicant, correct? And then they have to show it to Staff?

SALLY ZARNOWITZ: That's correct.

VICE CHAIR HANSSEN: And that you check their methodology?

SALLY ZARNOWITZ: That's correct, yes, so it follows the guidelines for that as well.

VICE CHAIR HANSSEN: Do we have any kind of notion of like standard deviation of error, because it is very close to the limit and so if there was an error in calculation then it could put it over, but at the same time we don't want to be holding applicants to a higher standard than the one we put out there, so is it typical with these kinds of things that there could be a range of error or are we fairly confident that the numbers we've seen are correct?

SALLY ZARNOWITZ: We were confident in these numbers, so I guess it would be… Again, it's before the Commission. If the Commission feels that it's too close to the 24.5%, that's up to the Commission as well. We don't know exactly. I don't think we have an exact number for the margin of error as you're saying.

VICE CHAIR HANSSEN: But we do know they followed the procedure that we've outlined?

SALLY ZARNOWITZ: That's correct.

VICE CHAIR HANSSEN: Thank you.

CHAIR HUDES: Other questions? Yes, Commissioner Badame.

COMMISSIONER BADAME: So, again, if the Planning Commission wasn't comfortable with the possible margin of error but they're still within it the burden of proof is on

the Applicant, so if we had an issue with it they would go to Council and it's within the guidelines, so that's that? Am I correct? Burden of proof is Applicant and (inaudible)?

SALLY ZARNOWITZ: Correct, and the plans are conditions, the plans have to represent the project accurately.

COMMISSIONER BADAME: Thank you.

SALLY ZARNOWITZ: I don't know if the attorney has anything to add, but he seems to be nodding.

ROBERT SCHULTZ: I'm nodding, and I guess the other issue was the tree issue. I mean, the Staff Report is clear on I think it's page three or four that exactly the trees that are going to be removed and you have conditions that every tree will need a Tree Removal Permit, so those are the ones that are coming out even though there seems to be with one of the sheets clarification, but that shows exactly the trees that are going to be removed within the Staff Report and the conditions of approval.

COMMISSIONER BADAME: Thank you.

CHAIR HUDES: Vice Chair Hanssen.

VICE CHAIR HANSSEN: I should have asked this of the Applicant, but since you've reviewed the (inaudible), so the house is currently…the height is 22' where 25' is allowed unless they're over the view, but I thought I heard

him say that there's only a small portion of the roof that was more than 18', because the mitigation would be if they were over the view to make them be at 18', but I think what I heard him say is most of the house is already at 18', is that correct?

SALLY ZARNOWITZ: That is correct. There's that kind of small piece that's at the top of the roof, it's kind of like a bird's nest, or the sloping piece that's slightly higher, that's the small portion that is over the 18'. Thank you.

VICE CHAIR HANSSEN: Thank you.

CHAIR HUDES: Okay, other questions or comments or a motion, or how would we like to go next on this? Commissioner Burch.

COMMISSIONER BURCH: I'll go ahead and start. I want to compliment the design. While it's a more modern design I think it's very sympathetic to the landscape and the way the hillside slopes, which is exactly what I feel like we keep reminding people that they're supposed to do. I believe that the materials selected will make that percentage that we are seeing that will be visible nearly disappear. I do not think that we'll notice it very much at all.

I do think it's unfortunate when you are that close that somebody wasn't more diligent on verifying the trees to be removed or to remain, only because it does wind up bringing a question in peoples' minds about that percentage, however, as I looked at them and just mapped them out they were clearly items that were sitting in the middle of the home or the drive, so therefore they're not to be remained and I do not think that they were probably shown on any image illustrating the visibility.

I'm going to support the motion. Again, I think the design is very sympathetic to the hillsides and I'm extremely impressed with a home that is going for LEED Platinum; that's very commendable and hopefully something we see more of.

CHAIR HUDES: Commissioner Janoff.

COMMISSIONER JANOFF: I concur with Commissioner Badame's comments and I would also like to say it's a rare and pleasant experience to see a design come to us that doesn't try to exceed the cut and fill standards and I truly appreciate that, and I'm also happy to hear that the plantings will include trees behind the house so that continues to obscure the overall skyline of the hill.

I was a proponent of the modern structure that's the neighboring property and I think it's nice to see

another home come into that neighborhood that reflects a more modern aesthetic, and I do think it's very, very sympathetic to the hillside contours and so I will also be supporting the motion.

CHAIR HUDES: We are lacking a second for the motion. Do we have a second?

COMMISSIONER BURCH: I didn't make a motion.

CHAIR HUDES: Oh, I'm sorry.

COMMISSIONER BURCH: I was just saying I support the application.

CHAIR HUDES: I'm way ahead of it.

COMMISSIONER BURCH: I wasn't so bold just yet.

CHAIR HUDES: Okay. Yes, Commissioner Barnett.

COMMISSIONER BARNETT: In my opinion, I'm reviewing the materials, I thought that the application is in total compliance with the Hillside Design Standards and Guidelines and that there is particular merit in the architectural design that's been noted. The sustainability and the minimization of bulk and mass I think all are to be complimented.

CHAIR HUDES: Vice Chair Hanssen.

VICE CHAIR HANSSEN: I agree with most of the comments that have been made and I also wanted to commend the Applicant. It's not very often that we see an

application where they aren't wanting to violate some aspect of our Hillside Standards and Guidelines or code and that seems to be what we're here for, so I was really glad to see that and I had to ask Staff why are we seeing this again? But I think it is prudent for them to have the additional review because the hillsides are that important to the Town of Los Gatos and the view and all of those things, so I'm glad that we had the opportunity to review this.

But I think the design is great; the consulting architect had no problem with it. It looks terrific. I didn't totally understand the concept of fitting to the slope of the land until the architect explained it, but I think that's really awesome and I actually took several classes for sustainability and I know all about LEED certification and I think that's awesome and we hardly ever see it for residences, so assuming there is a motion to approve I'll be supporting it.

CHAIR HUDES: Commissioner Badame.

COMMISSIONER BADAME: The Planning Commission doesn't have the expertise to refute the analysis, so I'm going to go ahead and make a motion.

I move to approve Architecture and Site Application S-18-053 requesting approval for construction

of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2½. I can make the required findings for CEQA. I can make the findings for compliance with the Hillside Design Standards and Guidelines. I can find that it's compliant with the Hillside Specific Plan. I can make the finding that it's in compliance with the approved Planned Development, and these considerations were made in review of Architecture and Site Application Section 29.20.150 of the Town Code.

CHAIR HUDES: Okay, thank you. Now do I have a second? Commissioner Tavana.

COMMISSIONER TAVANA: I'll second that motion.

CHAIR HUDES: Further discussion? Yes, Commissioner Barnett.

COMMISSIONER BARNETT: I'm a newbie, so forgive me if I'm off course here, but the conditions of approval need to be incorporated into the motion. Is that done automatically?

ROBERT SCHULTZ: Yes, you can include those also. That's a good point.

CHAIR HUDES: Thank you. So, Maker of the Motion, is that included?

COMMISSIONER BADAME: Yes, I believe it's automatically included.

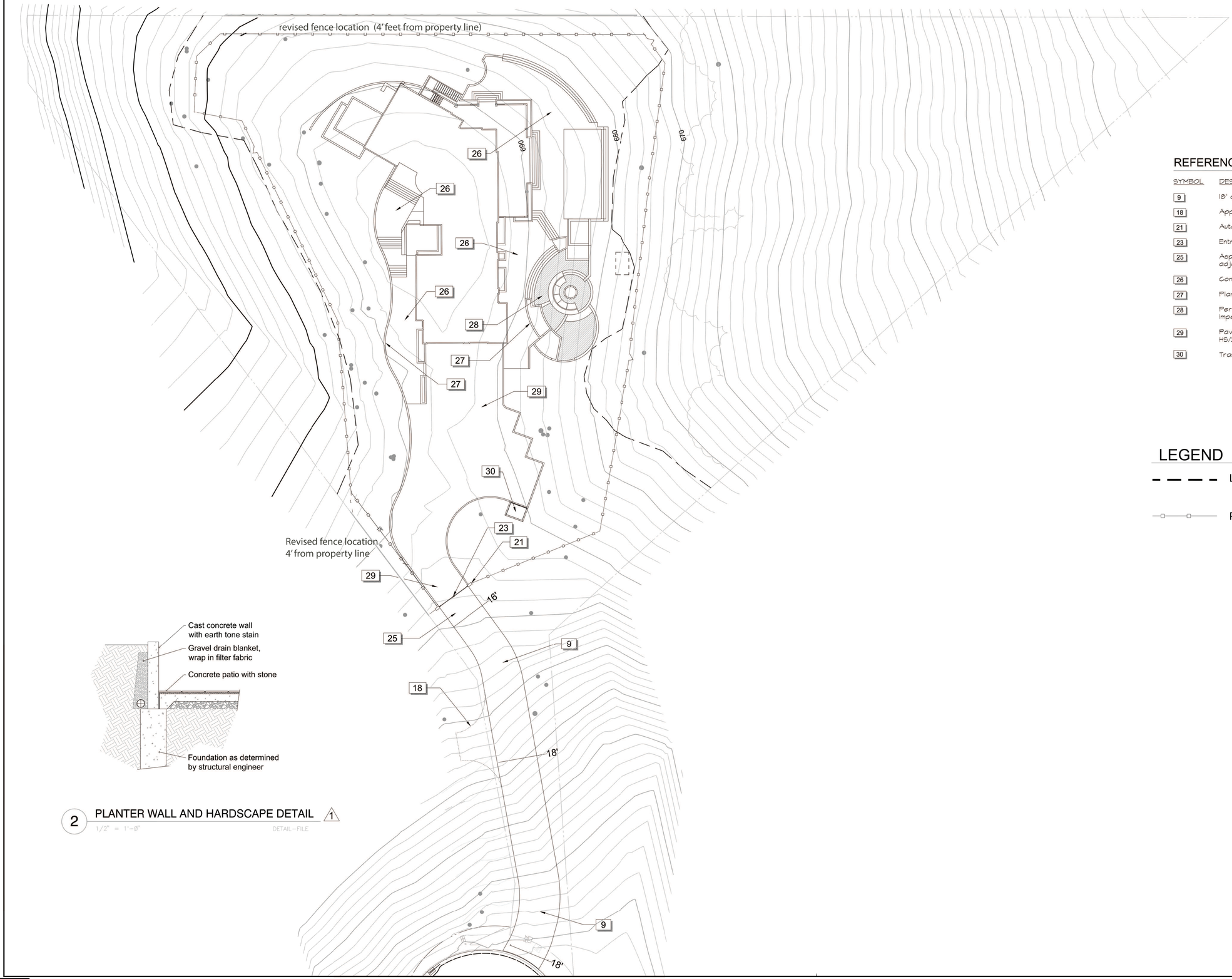
CHAIR HUDES: And seconder?

COMMISSIONER TAVANA: Second.

CHAIR HUDES: Very good. I will call the question. All in favor? Opposed? Passes unanimously 7-0. Are there appeal rights?

SALLY ZARNOWITZ: Yes, there are. The decision of the Planning Commission is appealable within ten days to the Town Council at the Clerk's Office and with fees paid.

CHAIR HUDES: Okay, thank you.



2 PLANTER WALL AND HARDSCAPE DETAIL 1

1/2" = 1'-0" DETAIL-FILE

REFERENCE NOTES SCHEDULE 1

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot & driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Asphalt drive transitions to 16' wide after entry to adjacent residence
26	Concrete patios with stone
27	Planter wall, typical all walls. See detail this sheet
28	Permeable paving in hatched area to reduce impervious surface, ie. ECO pavers, gravel, etc.
29	Paver driveway with installation that meets H/20 and HS/20 load standards
30	Trash enclosure, see detail sheet L2.2

LEGEND

LRDA line

Proposed fence line

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1958/5000
Signature
09/30/20
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone
david@foxla.net

Perimeter Fence and Details
Planter Wall Detail

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.0
Of . Sheets

ATTACHMENT 3

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BP27585

FILING FEES
$438.00 (PLAPPEAL) Residential
$1,763.00 (PLAPPEAL), per Commercial Multi-family or Tentative Map Appeal

TRANSCRIPTION $500 (PLTRANS)

PAID
JAN 22 2020

Town of Los Gatos
Office of the Town Clerk
110 E. Main St., Los Gatos CA 95030

TOWN OF LOS GATOS
CLERK DEPARTMENT
RECEIVED
2020 JAN 17 A 9:07

APPEAL OF PLANNING COMMISSION DECISION

I, the undersigned, do hereby appeal a decision of the Planning Commission as follows: (PLEASE TYPE OR PRINT NEATLY)
DATE OF PLANNING COMMISSION DECISION 1/8/2020

PROJECT / APPLICATION NO: S-18-052

ADDRESS LOCATION: 15365 SANTELLA COURT

Pursuant to the Town Code, the Town Council may only grant an appeal of a Planning Commission decision in most matters if the Council finds that one of three (3) reasons exist for granting the appeal by a vote of at least three (3) Council members. Therefore, please specify how one of those reasons exists in the appeal:

1. The Planning Commission erred or abused its discretion because OF THE CONFUSION IN THE VISIBILITY ANALYSIS. A THIRD PARTY CONSULTANT SHOULD REDO THIS ANALYSIS.

; **OR**

2. There is new information that was not reasonably available at the time of the Planning Commission decision, which is

(please attach the new information if possible): **OR**

3. The Planning Commission did not have discretion to modify or address the following policy or issue that is vested in the Town Council: THE TOWN HAS NO WRITTEN GUIDELINES AS TO WHAT CAN BE INCLUDED IN A BUILDING ELEVATION.

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS.

IMPORTANT:

1. **Appellant is responsible for fees for transcription of minutes. A $500.00 deposit is required at the time of filing.**
2. Appeal must be filed within ten (10) calendar days of Planning Commission Decision accompanied by the required filing fee. Deadline is 5:00 p.m. on the 10th day following the decision. If the 10th day is a Saturday, Sunday, or Town holiday, then it may be filed on the workday immediately following the 10th day, usually a Monday.
3. The Town Clerk will set the hearing within 56 days of the date of the Planning Commission Decision (Town Ordinance No. 1967).
4. An appeal regarding a Change of Zone application or a subdivision map only must be filed within the time limit specified in the Zoning or Subdivision Code, as applicable, which is different from other appeals.
5. Once filed, the appeal will be heard by the Town Council.
6. If the reason for granting an appeal is the receipt of new information, the application will usually be returned to the Planning Commission for reconsideration.

PRINT NAME: DAVID WEISSMAN SIGNATURE: David Weissman

DATE: ADDRESS: 15431 Francis Oaks Way

PHONE: (408) 358-3556

***** OFFICIAL USE ONLY *****

DATE OF PUBLIC HEARING:

Pending Planning Department Confirmation

DATE TO SEND PUBLICATION:

CONFIRMATION LETTER SENT: Date:

TO APPLICANT & APPELLANT BY:

DATE OF PUBLICATION:

ATTACHMENT 4

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RECEIVED
JAN 29 2020
TOWN OF LOS GATOS
PLANNING DIVISION

FILING FEES
$438.00 (PLAPPEAL) Residential
$1,763.00 (PLAPPEAL), per Commercial, Multi-family, or Tentative Map Appeal

TRANSCRIPTION $500 (PLTRANS)

Town of Los Gatos
Office of the Town Clerk
110 E. Main St., Los Gatos CA 95030

APPEAL OF PLANNING COMMISSION DECISION

I, the undersigned, do hereby appeal a decision of the Planning Commission as follows: (PLEASE TYPE OR PRINT NEATLY)
DATE OF PLANNING COMMISSION DECISION 1/8/2020

PROJECT / APPLICATION NO: S-18-052

ADDRESS LOCATION: 15365 Santella Ct

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

Interested person means:

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

Section 29.20.275 The notice of appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Commission or wherein its decision is not supported by substantial evidence in the record.

1. There was an error or abuse of discretion by the Planning Commission:
THE TOWN HAS NO WRITTEN GUIDELINS AS TO WHAT CAN BE INCLUDED IN A BUILDING ELEVATION

; **OR**

2. The Planning Commission's decision is not supported by substantial evidence in the record:
CONFUSION IN THE VISIBILITY ANALYSIS. A THIRD PARTY CONSULTANT SHOULD REDO THIS ANALYSIS

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS.

IMPORTANT:

1. **Appellant is responsible for fees for transcription of minutes. A $500.00 deposit is required at the time of filing.**
2. Appeal must be filed within ten (10) calendar days of Planning Commission Decision accompanied by the required filing fee. Deadline is 5:00 p.m. on the 10th day following the decision. If the 10th day is a Saturday, Sunday, or Town holiday, then it may be filed on the workday immediately following the 10th day, usually a Monday.
3. The Town Clerk will set the hearing within 56 days of the date of the Planning Commission Decision (Town Ordinance No. 1967).
4. Once filed, the appeal will be heard by the Town Council.
5. If the basis for granting the appeal is, in whole or in part, information not presented to or considered by the Planning Commission, the matter shall be returned to the Planning Commission for review.

PRINT NAME: DAVID WEISSMAN SIGNATURE: David Weissman
DATE: 1/29/20 ADDRESS: 15431 Francis Oaks Way
PHONE: (408) 358-3556 EMAIL: gryllus@gmail.com

***** OFFICIAL USE ONLY *****

DATE OF PUBLIC HEARING: MARCH 3, 2020
Pending Planning Department Confirmation

CONFIRMATION LETTER SENT: Date:
TO APPLICANT & APPELLANT BY:

DATE TO SEND PUBLICATION: _____

DATE OF PUBLICATION:

ATTACHMENT 5

N:\DEV\FORMS\Planning\2019-20 Forms\Appeal - PC.doc 1/16/2020

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Re: Olgaard Residence- Project Justification Letter
Site Address:15365 Santella Court; APN: 527-09-036. Architecture & Site Application# S-18-052.

Date:
Feb 04, 2019

Dear Los Gatos Town Council Members

On behalf of Christian and Helen Olgaard, I am honored and pleased to present this new net zero energy use, sustainable (green) design project to the Town of Los Gatos. From the very beginning we worked with your knowledgeable planning and engineering staff who helped us understand the Los Gatos hill sides design guidelines and standards to preserve them in their natural state.

We consulted with your staff early on and met with them frequently. We were prepared by your staff for this arduous and strict compliance design review process. Our design team also had willing support of my clients to design a creative and an innovative, contemporary, sustainable home that reflects their lifestyle, and their desire to bring in the outdoor natural hillside environment to indoors in a seamless way. As a result of this collaborative process we had very minimal revisions to the overall original design concept and were able to create a home design that met all requirements without any exceptions.

The proposed single-family home, to be developed on a vacant lot has two-levels, 4 bedrooms, 4 1/2 baths and 3 car-garage, of 5,840 sf. allowable floor area and a 756 sf below grade (basement) space.

This project was unanimously approved following a thorough review by the Planning Staff, and has subsequently been appealed by Dr. David Weissman, questioning the Visibility Analysis data and methodology. 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 Hillside Development Standards and Guidelines, specifically for Visibility Screening Analysis.

Visibility Screening Analysis Methodology

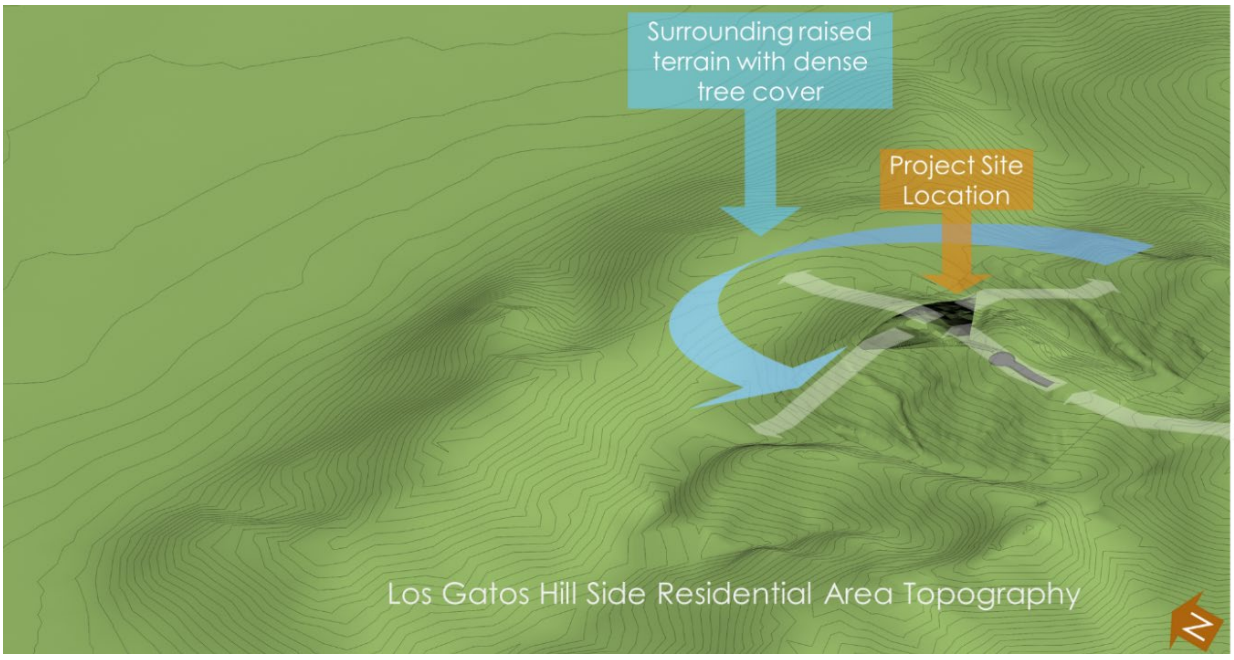

Figure 1 Site and Neighborhood Terrain was modelled based on topography drawings and Google Earth

We have done an exhaustive study of the site, the surrounding topography, screening of the mature trees in the vicinity, and the visibility of the project from the viewing areas. Our initial studies with the computer model indicated that the project wouldn't be seen from Blossom Hill /LG Blvd intersection viewing area due to dense tree coverage. This fact was later confirmed by the subsequent pictures taken after the story-poles are installed. We then focused on our study on the Selinda Way/LG Almaden Rd. viewing area



Figure 2: "Sketchup" and Google Earth were used to configure the location and altitude of the View angles

We used primarily Revit (CAD software used typical for architectural design) to build the topography and the home design in 3D. We prepared the screening analysis from the guidelines and examples provided by the Planning department.

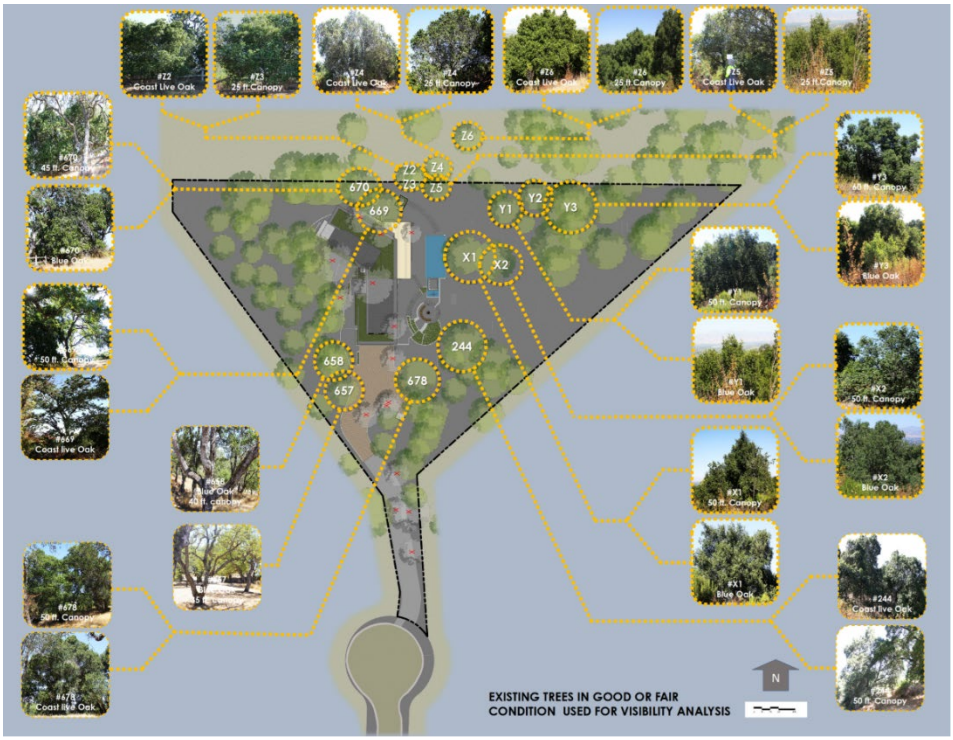

Figure 3: Existing trees were documented for size, health and location form survey drawings and arborist report

We modelled the topography based on data from our surveyor, neighborhood topography drawings from Davidan and Google earth's 3d model of the whole community. We also modelled the trees based on the Arborist's report, aerial pictures from Google earth/Bing Virtual 3d Earth and our site visits/ pictures documenting the tree size and location.
Based on that data we were able to find the precise angle of the observation viewpoint one would see the building elevation. We then calculated the surface area of the building elevation and all connected mass in front of the building (including site elements such as the outdoor seating area in front of the building).



Figure 4: Elevation area (including all site elements) towards Selinda way/ L.G. Almaden Blvd. Viewing area

We then, superimposed the 3D rendering views of the model, on pictures taken from the Selinda Way observation area with a 300mm lens after the story poles were installed. With help of the story pole outlines, we were able to locate and superimpose the 3D-rendering of the home over 300mm lens pictures from the observation area.

Based on the pictures with tree screening we drew an outline of the area seen from the Selinda Way Observation area. We then deducted the visible building area, from the total area of the home elevation, to arrive at the data shown in our visibility/screening analysis.

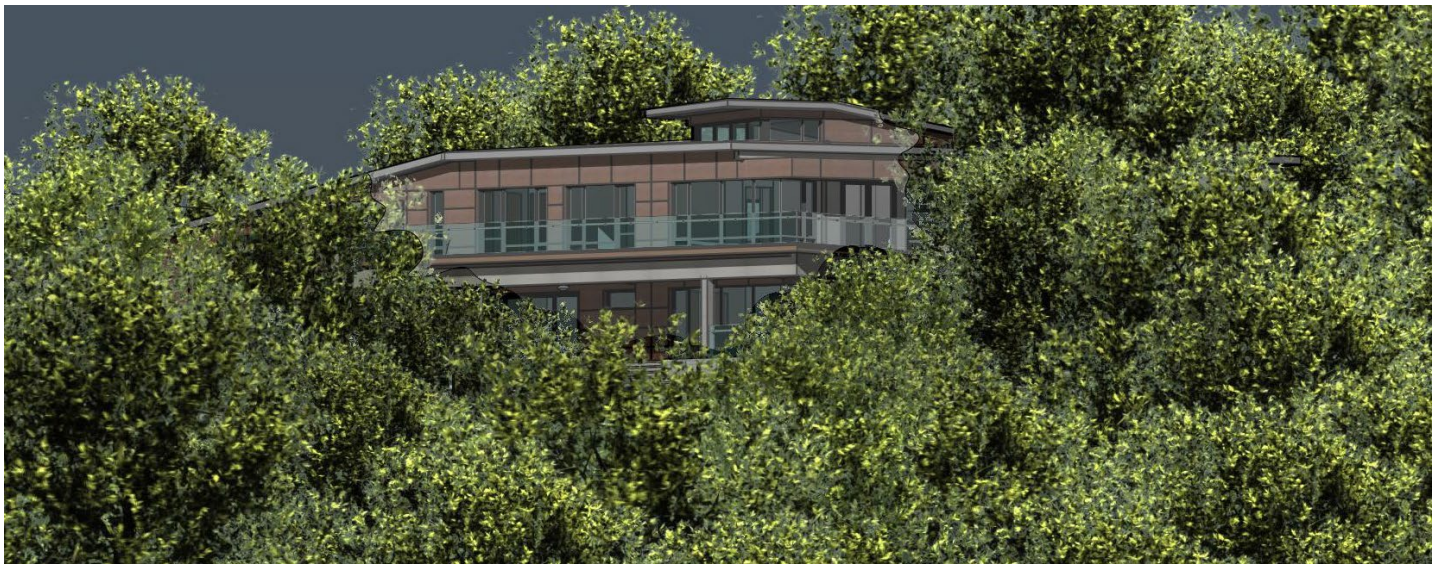

Figure 5: Close up 3D Rendering (created in Revit) of the view from Selinda way/ L.G. Almaden Blvd. Viewing area

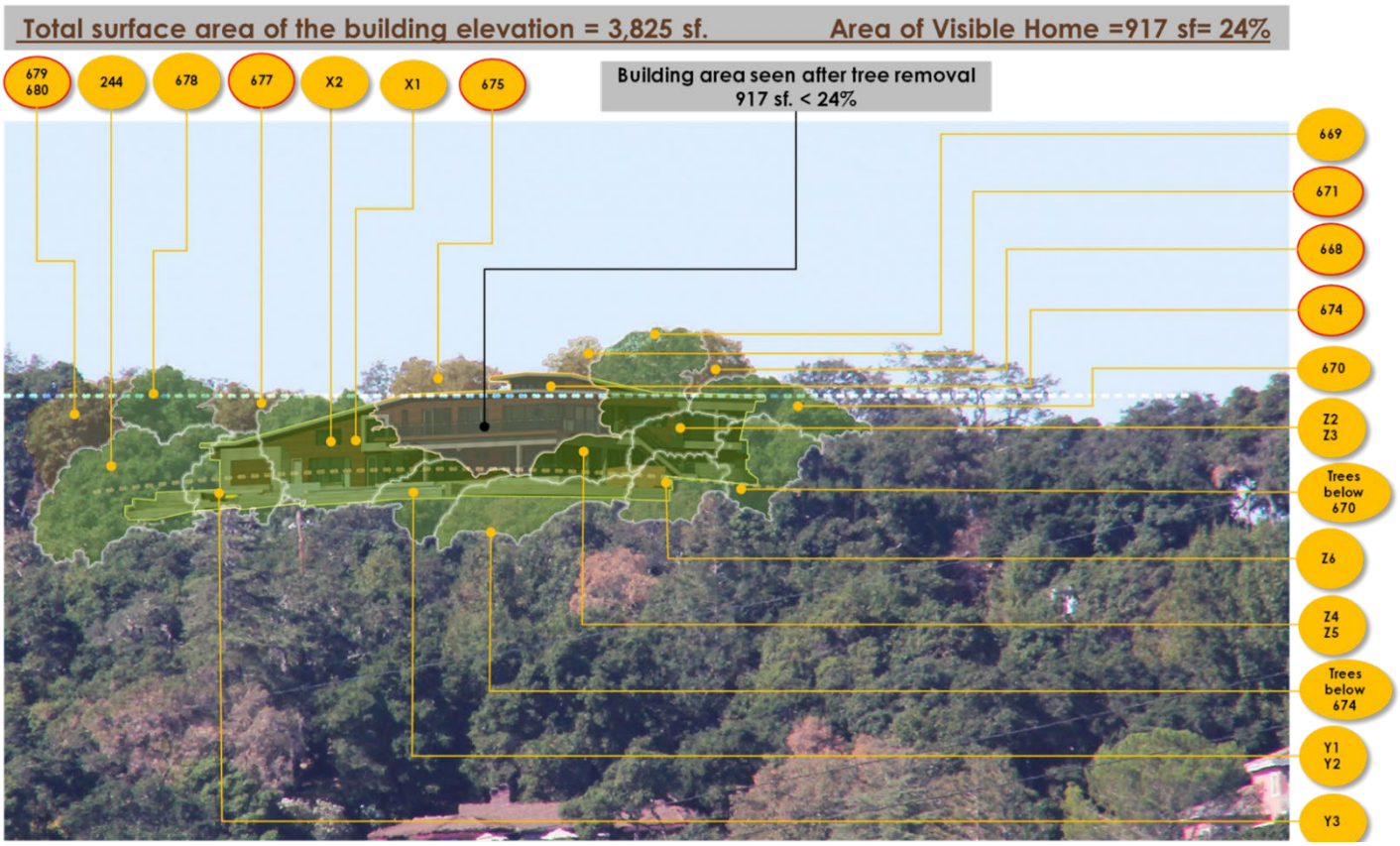

Figure 6: Home rendering superimposed on 300 mm lens view Selinda way/ L.G. Almaden Blvd. Viewing area

We provided all this information to the planning staff and they have crosschecked and validated the analysis. We followed the recent precedent set by the visibility analysis of the neighboring lot #10, given to us as an example by the city staff. As shown for project at lot #10, We show all the building mass area that would be visible from the viewpoint. This logically includes the mass of the outdoor seating area, in front of the building and **all site elements**. In a similar scenario, a project with a large visible area of site elements, should be included, to give an accurate calculation of visible home.

Analysis of Terrain Surrounding the Site

When we studied the cross section of the topography of the hillsides and the ridges from the Selinda Way/LG Almaden Rd., it became obvious why this project site wouldn't be seen from anywhere nearby. Due to a secondary ridge in front of the site, the home wouldn't be seen, unless the observer is a mile or more away. As shown in the illustration below, the view is blocked when an observer comes within a mile of the project.

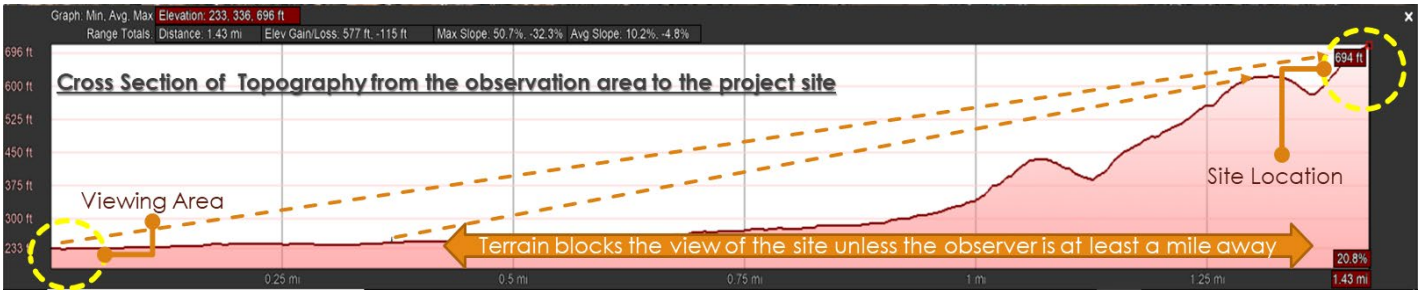

Figure 7: Terrain in front of the home blocks the view of the home from nearby

This picture below is taken from Selinda Way/LG Almaden Rd. intersection (about 1.5 miles away). The property is barely visible with a naked eye. So, unless the observer is at least a mile away from the site, it cannot be seen. Given that distance one cannot distinguish the home with a naked eye.



Figure 8: 50 mm lens view from Selinda Way/LG Almaden Rd. Proposed home is barely visible to most.

Not only does the project's visibility analysis comply with the Hillside Development Standards and Guidelines, it also for all practical purposes, wouldn't be seen (without a 300mm lens). Therefore, this home with low LRV surface material values, will have very little impact to the hillside views, from Selinda Way/LG Almaden Rd. viewing area.

Articulation of the Building Mass

This low-profile home with a linear horizontal building form follows the site contours and levels so that the structure appears integrated into the hill side. It reduces the appearance of a large mass, impact on existing grading and vegetation. Only a small portion of the roof extends beyond a height of 18feet (homes below 18 feet height wouldn't be considered as a visible home). This roof form acts as thermal chimney and lets the winter sun in. It is critical to the homes passive cooling in the summer and warming in the winter.

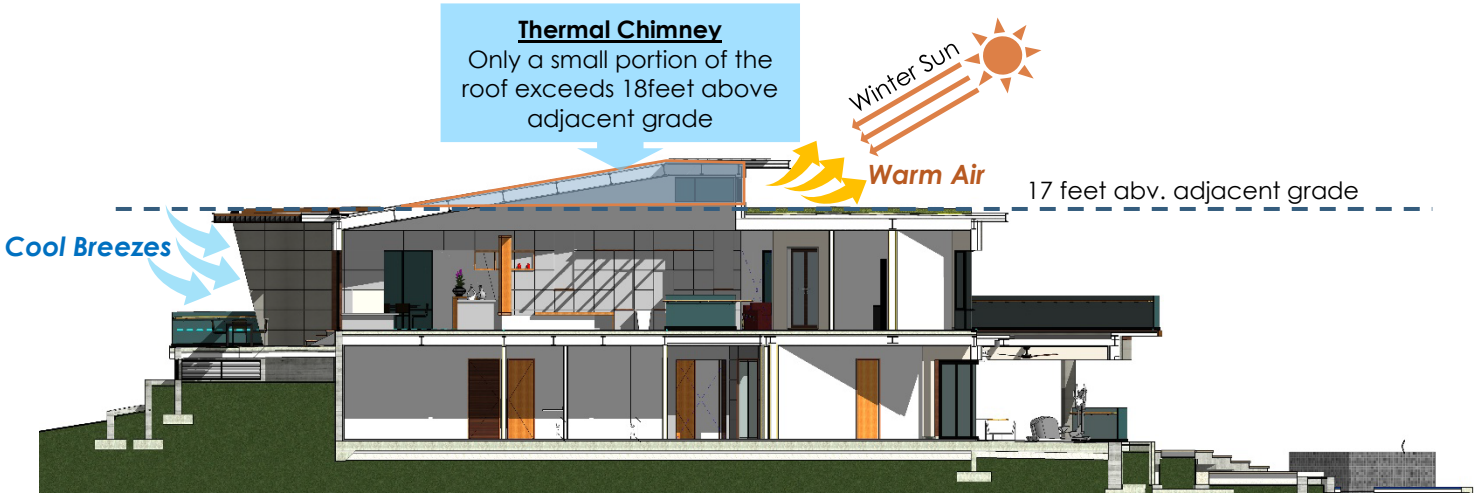

Figure 9: Passive Solar Design

Sustainable Net Zero Energy Design

The sustainable design features of this home include a net zero energy design and LEED certification.



Figure 10: Sustainable Net Zero Energy Design

- The landscape design includes planting 40 new mature California native trees in addition to contributing to the Town Tree Replacement Fund. Most of the landscaping is specified to be native Californian, deer resistant and drought tolerant.
- The design features a live green roof with integrated photovoltaic system, that filters rainwater and offset 100% of the anticipated home energy usage.
- The proposed home will run on only electric power (no gas use) to reduce fossil fuel use.
- A geothermal HVAC system utilizes the earth's constant temperature of 60° F to pre-heat or cool the water for the electric heat pump and domestic hot water.
- Among all other stringent requirements for the LEED certification we are considering rainwater harvesting and grey water system for landscape irrigation.
- Our current estimation of LEED V4 for Homes certification credits totaled 76.5 points, close to certification thresholds for LEED Gold or Platinum.

In other words the home design mitigates all the impacts of the development in terms of its size on the vegetation and grading, absorption of rain water into the ground, energy use, fire safety and visibility from the neighborhood, with a low profile, and low LRV value materials & finishes.

CONCLUSION

This design has been envisioned and developed from the beginning to enhance and elevate the natural beauty of the hill side environment. The home is designed to integrate into the land and become part of the harmonious natural order. The design closely follows Hillside Development Standards and Guidelines in its intent, scale, colors, massing and overall design without any exceptions.

It is unfortunate and ironic that Dr. David Weissman, chose to appeal an approval for the project's visibility analysis, for a home that will not be seen by most in the town. We request the City Council evaluate for project for all its virtues and for its seamless integration into the hillside community and the environment and approve the project.

Sincerely

Hari Sripadanna AIA C-30730

Srusti Architects

P - 408-507-8138 **hari@srustiarchitects.com**
We collaborate to create sustainable spaces.
www.srustiarchitects.com

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VISIBILITY STUDY TAKEN FROM 50MM (NAKED EYE POINT OF VIEW)

NOTES

MH|A
MARK HORTON ARCHITECTURE
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SAN FRANCISCO
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94107
U.S.A.
T 415.543.3347
F 415.543.1440
www.mh-a.com

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DOS JAIME GUZMAN ARQUITECTOS

VISOSO

15358 SANTELLA COURT
LOS GATOS,
CALIFORNIA
95032

FOR
PLANNING REVIEW RESUBMITTAL
DATE
11 OCTOBER 2017
SCALE
AS NOTED
DRAWN BY
JT
JOB NUMBER
15116
REVISIONS

VISIBILITY STUDY

SKA.437

ATTACHMENT 7



VISIBILITY STUDY

NOTES

MARK HORTON ARCHITECTURE
135 SOUTH PARK
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DOS JAIME GUZMAN ARQUITECTOS

VISOSO

15358 SANTELLA COURT
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CALIFORNIA
95032

FOR
PLANNING REVIEW RESUBMITTAL
DATE
11 OCTOBER 2017
SCALE
AS NOTED
DRAWN BY
JT
JOB NUMBER
18114
REVISIONS

VISIBILITY STUDY

SKA.451



VISIBILITY STUDY

NOTES

MH|A
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DOS JAIME GUZMAN ARQUITECTOS

VISOSO

15358 SANTELLA COURT
LOS GATOS,
CALIFORNIA
95032

FOR
PLANNING REVIEW RESUBMITTAL
DATE
11 OCTOBER 2017
SCALE
AS NOTED
DRAWN BY
JT
JOB NUMBER
1614
REVISIONS

VISIBILITY STUDY

SKA.452



VISIBILITY STUDY CALCULATIONS

CALCULATIONS

VISIBLE AREA: 606.6 SF

TOTAL AREA: 2,506.7 SF

= 24.2% SF VISIBLE

MH A
MARK HORTON ARCHITECTURE
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DOS JAIME GUZMAN ARQUITECTOS

VISOSO

15358 SANTELLA COURT
LOS GATOS,
CALIFORNIA
95032

FOR
PLANNING REVIEW RESUBMITTAL
DATE
11 OCTOBER 2017
SCALE
AS NOTED
DRAWN BY
JT
JOB NUMBER
16114
REVISIONS

VISIBILITY STUDY CALCULATIONS

SKA.453



SITE PLAN
SCALE: N.T.S.

CALCULATIONS

MH A
MARK HORTON ARCHITECTURE
135 SOUTH PARK
SAN FRANCISCO
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9 4 1 0 7
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DOS JAIME GUZMAN ARQUITECTOS

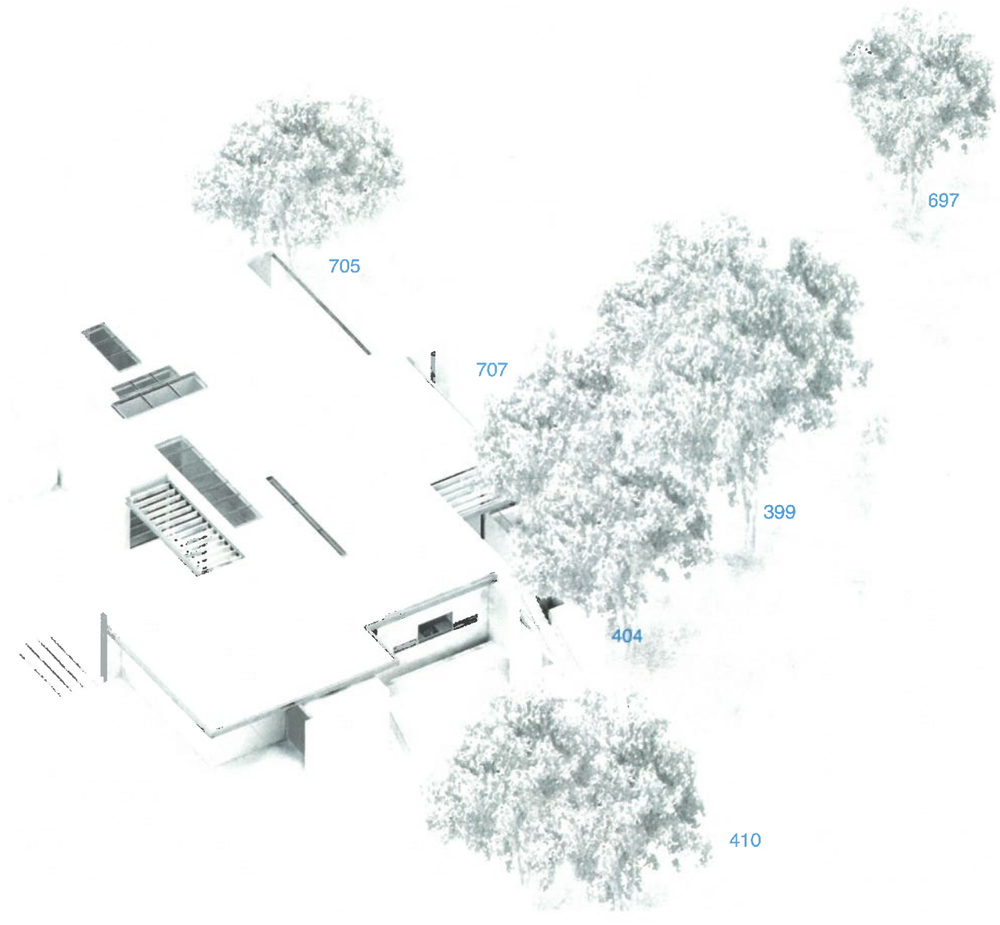
VISOSO

15358 SANTELLA COURT
LOS GATOS,
CALIFORNIA
95032

FOR
PLANNING REVIEW RESUBMITTAL
DATE
11 OCTOBER 2017
SCALE
AS NOTED
DRAWN BY
DH / JT
JOB NUMBER
1614
REVISIONS

VISIBILITY STUDY

SKA.454



SITE PLAN
N.T.S.

CALCULATIONS

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VISOSO

15358 SANTELLA COURT
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95032

FOR
PLANNING REVIEW RESUBMITTAL
DATE
11 OCTOBER 2017
SCALE
AS NOTED
DRAWN BY
DH / JT
JOB NUMBER
1614
REVISIONS

VISIBILITY STUDY

SKA.455



EAST VIEW
SCALE: N.T.S.

CALCULATIONS

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DOS JAIME GUZMAN ARQUITECTOS

VISOSO

15358 SANTELLA COURT
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95032

FOR
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DH / JT
JOB NUMBER
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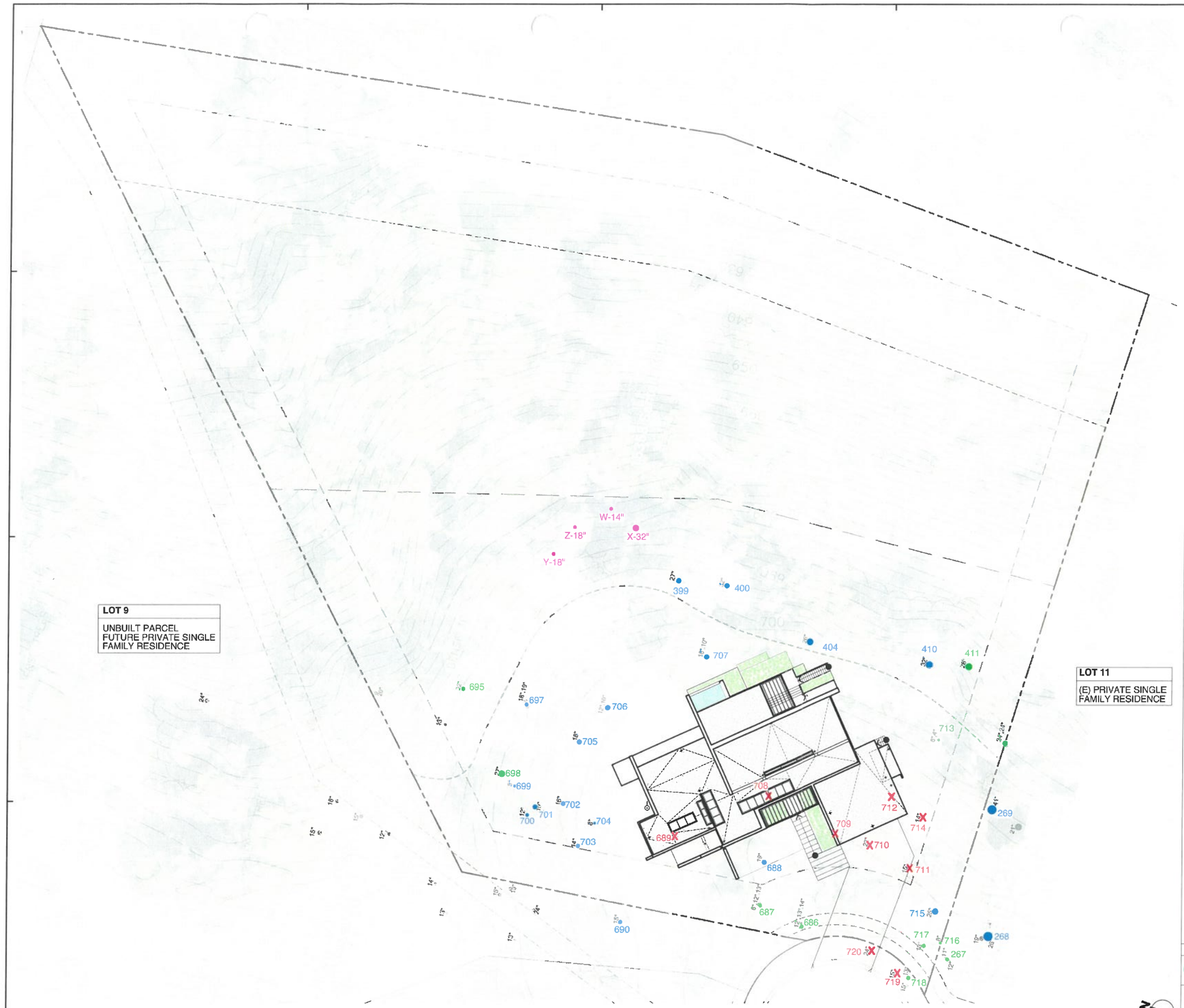
REVISIONS

VISIBILITY STUDY

SKA.456



LOT 9

UNBUILT PARCEL
FUTURE PRIVATE SINGLE FAMILY RESIDENCE

LOT 11

(E) PRIVATE SINGLE FAMILY RESIDENCE

PLAN NORTH

SITE PLAN WITH TREES
SCALE: 1" = 20'-0"

KEY NOTES

1. 10'-0" PRIVATE SANITARY SEWER EASEMENT FOR LOT 9 [illegible]RY SEWER SERVICE.
2. EXISTING 5'-0" PUBLIC UTILITY EASEMENT (PUE)
3. LOCATION OF PUBLIC STORM DRAIN HAS NOT BEEN CONFIRMED. THE STORM DRAIN PIPE IS MOST LIKELY NOT WITHIN THE 10'-0" EASEMENT.

TREES SHOWN IN VISUAL STUDY

TREES **399, 404, 410, 697, 705, 707** ARE LABELED BY THE ARBORIST AND ARE SHOWN COVERING THE HOUSE

TREES **W-14", X-32", Y-18", Z-18"** ARE TREES NOT SHOWN ON THE ARBORIST'S REPORT AND NOT ORGINALLY LABELED BUT ARE SHOWN COVERING THE HOUSE

*NOTE: THE SIZE OF THE TREE (TRUNK DIAMETER, HEIGHT AND CANOPY DIAMETER) IS APPOXIMATE BASED ON SIMILAR CANOPY SIZE TREES THAT ARE LABELED BY THE ARBORIST ON THE SITE PLAN AND AN IMAGE FROM GOOGLE EARTH.

SITE PLAN LEGEND

SAVE TREE	DEBATABLE
TREE NOT IN ARBORIST REPORT	REMOVE TREE

DIAMETER OF TREE TRUNKS ARE LABLED AND SHOWN ON PLAN

MH|A
MARK HORTON ARCHITECTURE
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SAN FRANCISCO
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OWNERSHIP OF INSTRUMENTS OF SERVICE
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE CONSULTANT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE CONSULTANT. THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

DOS JAIME GUZMAN ARQUITECTOS

VISOSO

15358 SANTELLA COURT
LOS GATOS,
CALIFORNIA
95032

FOR
PLANNING REVIEW RESUBMITTAL
DATE
11 OCTOBER 2017
SCALE
AS NOTED
DRAWN BY
JT
JOB NUMBER
16114
REVISIONS

SITE PLAN VISIBILITY ANALYSIS

SKA.473

2. Consultation with Neighbors.

Before siting and designing the house and landscaping, the property owner, architect or builder should meet with neighbors to discuss any special concerns they might have. Resolution of issues early in the design process can save time and cost as well as reducing the processing time for applications. If a conflict occurs between a property owner's desire to develop their property and legitimate issues raised by a neighbor, a design solution will be sought that attempts to balance all issues or concerns that are raised by both parties.

3. Pre-application meeting/staff consultation/site visit.

Before designing a project, the property owner/architect/builder is strongly encouraged to meet with Town staff to consider a building location that best preserves the natural terrain and landscape of the lot and positively addresses the objectives of the Hillside Development Standards and Guidelines. On heavily wooded lots, or on lots where trees may be impacted by proposed development, an arborist's report shall be prepared which evaluates potential tree impacts. The report shall be prepared at the applicant's expense.

B. Visibility Analysis.

1. Viewing areas.

Each development project with the potential for being visible (see glossary for definition) from any established viewing area shall be subject to a visibility analysis. ("Potential" is defined as capable of being seen from a viewing area if trees or large shrubs are removed, significantly pruned, or impacted by construction.) The visibility analysis shall be conducted in compliance with established Town procedures using story poles that identify the building envelope. After installing the story poles, the applicant shall take photographs of the project from appropriate established viewing areas that clearly show the story poles and/or house and subject property. Visual aids such as photo simulations or three dimensional illustrations and/or a scale model may be required when it is deemed necessary to fully understand the impacts of a proposed project.

The following steps shall be taken in completing a visibility analysis:

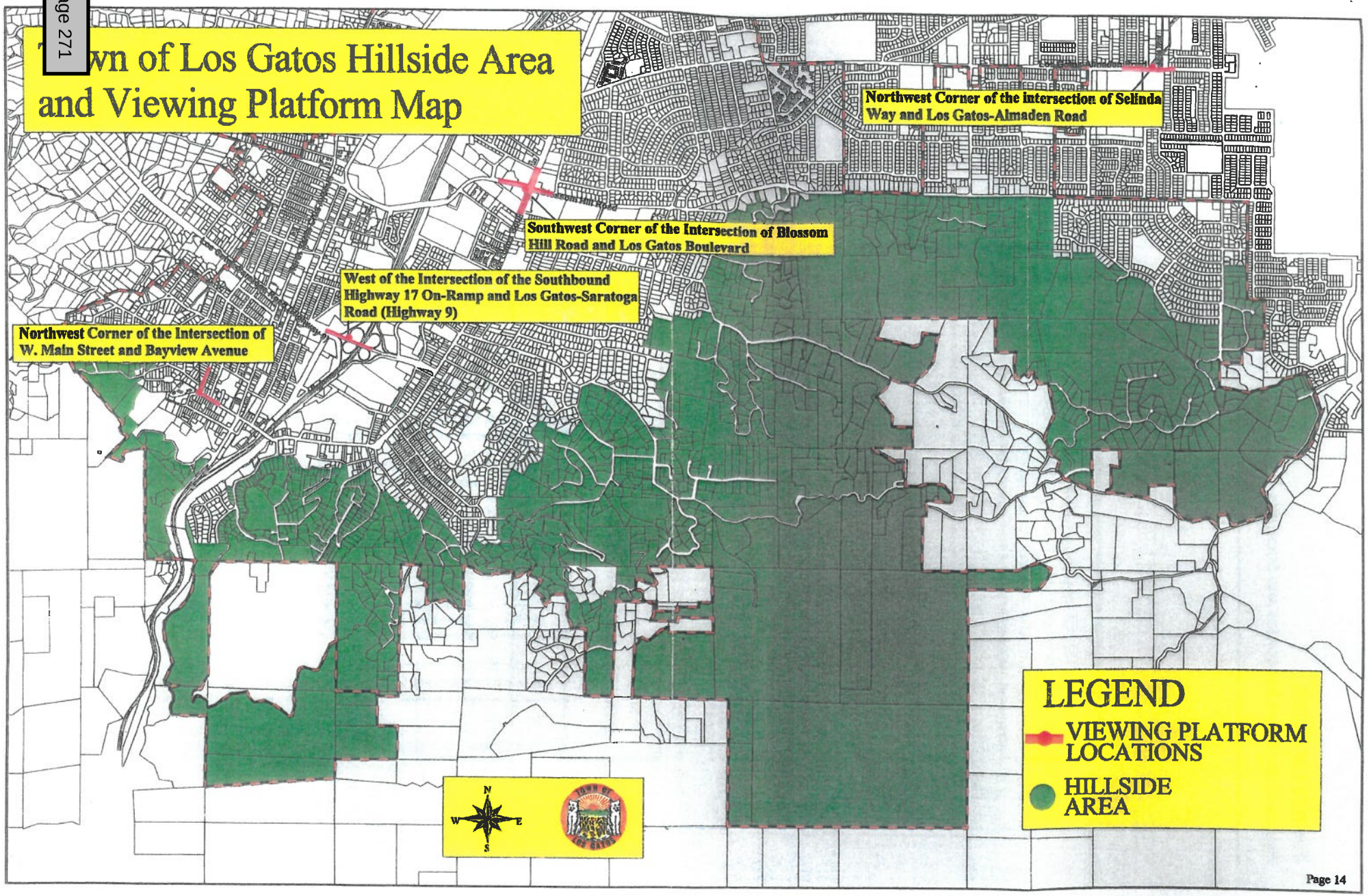
a. Install story poles per adopted policy.
b. After the installation of story poles, photographs of the project shall be taken from the applicable viewing areas using 50 MM and 300 MM lenses. Other location(s) as deemed appropriate by the Community Development Director may be chosen in addition to the existing viewing areas.

c. A photograph with a 50 MM lens will represent the visibility of the proposed residence from the naked eye.
d. A photograph with a 300 MM lens will represent an up-close perspective and help identify any visible story poles, netting, trees, and/or shrubbery.
e. Existing vegetation and/or landscaping proposed to be removed entirely or partially shall not be included in the visibility analysis.
f. If determined necessary by the Community Development Director, three dimensional illustrations or photo simulations of the structure may be required.
g. A visible home is defined as a single-family residence where 24.5% or more of an elevation can be seen from any of the Town's established viewing areas, and/or determined by the Community Development Director. Percentages shall be rounded to the nearest whole number.
h. A Deed Restriction shall be required that identifies the on-site trees that were used to provide screening in the visibility analysis and requires replacement screening pursuant to the Hillside Development Standards and Guidelines and/or the Tree Protection Ordinance, if these trees die or are removed.
i. Trees with a poor health rating (less than 50 percent overall condition rating) shall not be included in the visibility analysis.
j. The Community Development Director shall determine if the use of a third party consultant is required to peer review an applicant's visibility analysis.
k. A five-year Maintenance Agreement shall be required for on-site trees that were used to provide screening in the visibility analysis and requires their preservation.

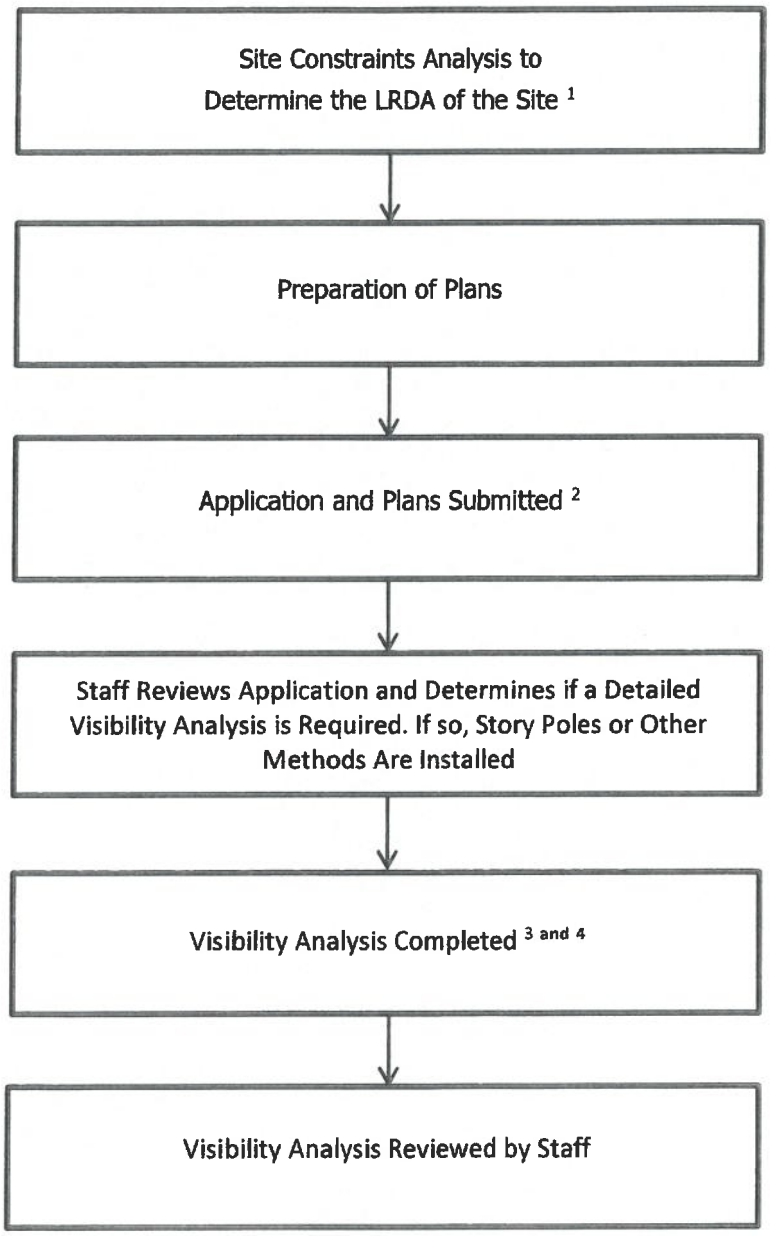
The locations of the viewing areas are shown on the map on the next page, and are as follows:

1. Blossom Hill Road/Los Gatos Boulevard
2. Los Gatos - Almaden Road/Selinda Way (across from Leigh High School)
3. Hwy 17 overcrossing/Los Gatos - Saratoga Road (Highway 9)
4. Main Street/Bayview Avenue
5. Other location(s) as deemed appropriate by the Community Development Director

Viewing area locations are intended to provide a general vicinity for the visibility analysis and photo locations. Where there are obstructions (buildings, signs, or foreground vegetation) that block a clear and unobstructed view of the site, the origination point shall be adjusted in consultation with staff to the nearest point that provides a clear and unobstructed view by moving away from the viewing area location along a public road up to 500 feet in any direction.


Town of Los Gatos Hillside Area and Viewing Platform Map
Northwest Corner of the intersection of Selinda Way and Los Gatos-Almaden Road
Southwest Corner of the Intersection of Blossom Hill Road and Los Gatos Boulevard
West of the Intersection of the Southbound Highway 17 On-Ramp and Los Gatos-Saratoga Road (Highway 9)
Northwest Corner of the Intersection of W. Main Street and Bayview Avenue
LEGEND
VIEWING PLATFORM LOCATIONS
HILLSIDE AREA
N
W
E
S
Page 14

2. Visibility Analysis Processing Flow Chart



[1] Page 12 and page 56 of the HDS&G http://www.losgatosca.gov/DocumentCenter/View/168 and http://www.losgatosca.gov/DocumentCenter/View/175
[2] Page 63 of the HDS&G http://www.losgatosca.gov/DocumentCenter/View/175
[3] Page 13 of the HDS&G http://www.losgatosca.gov/DocumentCenter/View/168
[4] Division 2 – Tree Protection Ordinance https://library.municode.com/ca/los_gatos/codes/code_of_ordinances?nodeId=CO_CH29ZORE_ARTIINGE_DIV2TRPR

2. Determination of significant ridgelines.

Significant ridgelines include:

a. Aztec Ridge;
b. The ridge between Blossom Hill Road and Shannon Road;
c. Other ridgelines as determined by the approving body

C. Selecting the building site.

Standards:

1. **Locate buildings within the Least Restrictive Development Area.**

2. **Preserve views of highly visible hillsides.** Views of the hillsides shall be protected from adverse visual impacts by locating buildings on the least visible areas of the LRDA.

3. **Reduce visual impact.** The visual impact of buildings or portions of buildings that can be seen from the viewing areas shall be mitigated to the greatest extent reasonable by reducing the height of the building or moving the structure to another location on the site. Providing landscape screening is not an alternative to reducing building height or selecting a less visible site.

4. **Ridgeline view protection.** Whenever possible within the significant ridgeline areas, no primary or accessory building shall be constructed so as to project above the physical ridgeline (not including vegetative material) as seen from any viewing areas.

   Refer to the Blossom Hill Comprehensive Open Space Study

   If a building cannot be sited below a significant ridgeline because the area away from it is not the LRDA or is otherwise not suitable for development, the following shall apply:

   a. The building shall not exceed 18 feet in height.
   b. Landscaping shall be provided to screen the building from view to the greatest extent possible.

Draft Resolution to be modified by Town Council deliberations and direction.

RESOLUTION 2020-

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DENYING AN APPEAL OF THE DECISION OF THE PLANNING COMMISSION APPROVING A REQUEST FOR CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND REMOVAL OF LARGE PROTECTED TREES ON A VACANT PROPERTY ZONED HR-2 1/2:PD.

APN 527-09-036
ARCHITECTURE AND SITE APPLICATION: S-18-052
PROPERTY LOCATION: 15365 SANTELLA COURT
APPELLANT: DAVID WEISSMAN
APPLICANT: HARI SRIPADANNA
PROPERTY OWNER: CHRISTIAN AND HELLEN OLGAARD

WHEREAS, on January 8, 2020, the Planning Commission held a public hearing and considered a request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 ½:PD. The Planning Commission approved the Architecture and Site application subject to conditions of approval; and

WHEREAS, on January 17, 2020, the appellant filed an appeal of the decision of the Planning Commission approving the request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 ½:PD; and

WHEREAS, this matter came before the Town Council for public hearing on March 3, 2020, and was regularly noticed in conformance with State and Town law; and

WHEREAS, the Town Council received testimony and documentary evidence from the appellant and all interested persons who wished to testify or submit documents. Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of material contained in the Council Agenda Report for their meeting on March 3, 2020, along with any and all subsequent reports and materials prepared concerning this application.

NOW, THEREFORE, BE IT RESOLVED:

1. The appeal of the decision of the Planning Commission approving a request for construction of a new single-family residence and removal of large protected trees on vacant

property zoned HR-2 ½:PD is denied and the application is approved;

2. The Town Council hereby adopts all findings, considerations, and conditions of approval set forth in the documents attached as Exhibits A and B; and

3. The decision constitutes a final administrative decision pursuant to Code of Civil Procedure section 1094.6 as adopted by section 1.10.085 of the Town Code of the Town of Los Gatos. Any application for judicial relief from this decision must be sought within the time limits and pursuant to the procedures established by Code of Civil Procedure section 1094.6, or such shorter time as required by state and federal Law.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 3rd day of March, 2020, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

TOWN COUNCIL –*March 3, 2020*
REQUIRED FINDINGS & CONSIDERATIONS FOR:

15365 Santella Court
Architecture and Site Application S-18-052

Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD. APN 527-09-036.
PROPERTY OWNER: Christian and Hellen Olgaard
APPLICANT: Hari Sripadanna

FINDINGS

Required findings for CEQA:

- An Environmental Impact Report (EIR) was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. Required technical reviews (arborist, architect and geotechnical) have been completed for the project and no further environmental analysis is required for this application.

Compliance with Hillside Development Standards and Guidelines (HDS&G):

- The project is in compliance with the HDS&G.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan in that it is a single-family residence being developed on an existing parcel. The proposed development is consistent with the development criteria included in the Specific Plan.

Compliance with the approved Planned Development

- The project is in compliance with the approved Planned Development (Ordinance 2237).

CONSIDERATIONS:

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.

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TOWN COUNCIL – *March 3, 2020*
CONDITIONS OF APPROVAL

15365 Santella Court
Architecture and Site Application S-18-052

Requesting approval for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD.
APN 527-09-036.
PROPERTY OWNER: Christian and Hellen Olgaard
APPLICANT: Hari Sripadanna

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 listed below and in substantial compliance with the plans approved and noted as received by the Town on November 15, 2019. Any changes or modifications to the approved plans shall be approved by the Community Development Director, the Development Review Committee, the Planning Commission, or Town Council, 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. The lighting plan shall be reviewed during building plan check.
4. EXTERIOR COLOR: The exterior colors of the house shall not exceed an average light reflectivity value of 30 and shall blend with the natural vegetation in conformance with the approved PD Ordinance 2237.
5. LRV DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior colors to be maintained in conformance with the approved PD Ordinance.
6. GENERAL: 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.
7. MAINTENANCE AGREEMENT: Following the issuance of a certificate of occupancy, the property owner shall execute a five-year maintenance agreement with the Town that the property owner agrees to protect and maintain the trees shown to remain on the approved plans, trees planted as part of the tree replacement requirements, and guarantees that said trees will always be in a healthy condition during the term of the maintenance agreement.

8. TREE DEED RESTRICTION: Prior to issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that identifies the on-site trees that were used to provide screening in the visibility analysis and requires their replacement if they die or are removed.
9. 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.
10. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Richard Gessner, identified in the Arborist report, dated as received November 29, 2018, and the supplemental Arborist report, dated as received August 20, 2019, respectively, on file in the Community Development Department. 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. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
11. TREE FENCING: Protective tree fencing shall be placed at the drip line of existing trees and shall remain through all phases of construction. Fencing shall be six-foot-high cyclone attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart. Include a tree protection fencing plan with the construction plans.
12. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code. Town Code requires a minimum 24-inch box size replacement tree. New trees shall be double staked with rubber ties and shall be planted prior to final inspection and issuance of occupancy permits.
13. LANDSCAPE PLAN: The final landscape plan shall comply with the Hillside Development Standards and Guidelines criteria for planting (ornamental planting shall be confined to areas within 30 feet of the house, inclusive of decks, patios and driveway).
14. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. 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.
15. BMP IN-LIEU FEE: A Below Market Price (BMP) in-lieu fee (6% of the building valuation as determined by the Building Official) shall be paid by the developer prior to issuance of an occupancy permit for the new residence.
16. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
17. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
18. 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.

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

Building Division

20. PERMITS REQUIRED: A Building Permit is required for the construction of the new single-family residence and attached garage. Additional Building permits will be required for all detached structures such as swimming pools and retaining walls supporting a surcharge.
21. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. These codes are applicable on Building Applications up to December 20, 2019. Effective January 1, 2020 the 2019 California Building Standard Code, California Code of Regulations Title 24, Parts 1-12, as amended by the Town of Los Gatos, will be applicable.
22. 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.
23. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
24. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
25. 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.
26. 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.
27. 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

28. 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.
29. 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 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.
30. 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.
31. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance or gas appliance per Town Ordinance 1905. Tree limbs shall be cut within 10 feet of chimneys.
32. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
33. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and must comply with Section R337 of the 2016 California Residential Code, Public Resources Code 4291 and California Government Code Section 51182.
34. 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.
35. 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.
36. 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.
37. BLUE PRINT 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 Blue Print for a fee or online at www.losgatosca.gov/building.

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

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

Engineering Division

39. 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 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.
40. 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.
41. PRIOR APPROVALS: All conditions per prior approvals (including Ordinance 2147, etc.) shall be deemed in full force and affect for this approval.
42. 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.
43. 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.

44. 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.
45. PUBLIC WORKS INSPECTIONS: The Owner and/or 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.
46. 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: 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 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.
47. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
48. 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.
49. 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.
50. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
51. 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.
52. 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 studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
53. 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.

54. 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.
55. 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.
56. DRIVEWAY: The driveway conform to existing pavement on Santella Court shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
57. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner and/or 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.
58. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, whichever comes first, the Owner and/or 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.
59. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
60. 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.
61. 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 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.

62. 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.
63. SOILS REPORT: One copy 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.
64. 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.
65. SOILS REVIEW: Prior to Town approval of a development application, the Owner and/or 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 and/or Applicant, and subsequent approval by the Town. The Owner and/or 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 and/or 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).
66. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner and/or 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 and/or Applicant's soils engineer and submitted to the Town before a certificate of occupancy is granted.
67. 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 and/or 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 and/or Applicant.

68. DEDICATIONS: The following shall be dedicated by separate instrument. The dedication shall be recorded before any grading or building permits are issued:
    a. A Private Ingress Egress Easement (PIEE), twenty (20) feet in width, for the benefit of the neighboring Lot 8 to the west (15371 Santella Court; APN 527-09-035).
    b. Storm drainage and sanitary sewer easements, as required.
69. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
    a. Santella Court: 2" overlay from the middle of the cul-de-sac to the northern lip of gutter, or alternative pavement restoration measure as approved by the Town Engineer.
70. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
71. FRONTAGE IMPROVEMENTS: The Owner and/or Applicant shall be required to improve the project's public frontage (right-of-way line to centerline and/or to limits per the direction of the Town Engineer) to current Town Standards. These improvements may include but not limited to curb, gutter, sidewalk, driveway approach(es), curb ramp(s), signs, pavement, raised pavement markers, thermoplastic pavement markings, storm drain facilities, traffic signal(s), street lighting (upgrade and/or repaint) etc. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
72. 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.
73. PRIVATE EASEMENTS: Agreements detailing rights, limitations and responsibilities of involved parties shall accompany any proposed private easement. Access driveway shall be within the recorded access easement. A new private access easement shall be recorded, and a copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to issuance of a grading or building permit. A realigned access driveway shall be completed prior to the issuance of grading or building permit.

74. CURB AND GUTTER REPAIR: The Owner and/or Applicant shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
75. DRIVEWAY APPROACH: The Owner and/or Applicant shall install one (1) Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
76. SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
77. TRAFFIC IMPACT MITIGATION FEE: Prior to the issuance of any building or grading permits, the Owner/Applicant shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of any grading or building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
78. PRECONSTRUCTION PAVEMENT SURVEY: Prior to issuance of any grading or building permit, the Owner and/or Applicant shall complete a pavement condition survey documenting the extent of existing pavement defects using a smartphone video (in Landscape orientation only) or digital video camera. The survey shall extend through the Highlands of Los Gatos, from entry to the end of the Santella Court cul-de-sac. The results shall be documented in a report and submitted to the Town for review.
79. POSTCONSTRUCTION PAVEMENT SURVEY: The Owner and/or Applicant shall complete a pavement condition survey to determine whether road damage occurred as a result of project construction. Rehabilitation improvements required to restore the pavement to pre-construction condition and strength shall be determined using State of California procedures for deflection analysis. The results shall be documented in a report and submitted to the Town for review and approval before a Certificate of Occupancy for any new building can be issued. The Owner and/or Applicant shall be responsible for completing any required road repairs prior to release of the faithful performance bond.
80. 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.

81. 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.

82. 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 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 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.

83. 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.

84. 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, 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.

85. WVSD (West Valley Sanitation District): 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.

86. 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.

87. 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.

88. STORMWATER DEVELOPMENT RUNOFF: All new development and redevelopment projects are subject to the stormwater development runoff requirements. The Owner and/or Applicant 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 appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements.

89. REGULATED PROJECT: The project is classified as a Regulated Project per Provision C.3.b.ii. and is required to implement LID source control, site design, and stormwater treatment on-site in accordance with Provisions C.3.c. and C.3.d..

90. 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.

91. GREEN ROOF: A Green roof may be considered biotreatment systems that treat roof runoff only if they meet certain minimum specifications. The green roof system planting media shall be sufficiently deep to provide capacity within the pore space of the media for the required runoff volume specified by Provision C.3.d.i.(1), in addition to supporting the long-term health of the vegetation selected for the green roof, as specified by a landscape architect or other knowledgeable professional.

92. 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.

93. 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.

94. 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.

95. 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.

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.

96. 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.

97. 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.

98. WATER FEATURES: New swimming pools, hot tubs or spas 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.

99. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. 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. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

100. STORM WATER MANAGEMENT PLAN: A storm water management 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 and/or Applicant may elect to have the Planning submittal certified to avoid this possibility.

101. STORM WATER MANAGEMENT PLAN CERTIFICATION: Certification from the biotreatment soils provider is required and shall be given to Engineering Division Inspection staff a minimum of thirty (30) days prior to delivery of the material to the job site. Additionally deliver tags from the soil mix shall also be provided to Engineering Division Inspection staff. Sample Certification can be found here: http://www.scvurppp-w2k.com/nd_wp.shtml?zoom_highlight=BIOTREATMENT+SOIL.
102. 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.
103. 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 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.
104. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.
105. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

106. FIRE SPRINKLERS REQUIRED: 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. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. 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 modifications 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. CFC Section 313.2 as adopted and amended by LGTC.
107. 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). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

108. CONSTRUCTION FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter 33.

109. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIREMENT: 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 a maximum of 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. CRF Sec. 503.

110. FIRE APPARATUS (Engine) ACCESS DRIVEWAY REQUIRED: Provide an access driveway with a paved all-weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503. The proposed driveway slope of 17.2% exceeds the maximum of 15% and has received approval for a variance from the Fire Marshal's Office on 04/18/18.

111. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of Section R327 of the California Residential Code or the California Building Code (CBC) Chapter 7A., as applicable. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.

112. 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 signs or means shall be used to identify the structure. Address numbers shall be maintained. CFC Section 505.1

Draft Resolution to be modified by Town Council deliberations and direction.

RESOLUTION 2020-__

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS GRANTING AN APPEAL OF THE DECISION OF THE PLANNING COMMISSION APPROVING A REQUEST FOR CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND REMOVAL OF LARGE PROTECTED TREES ON A VACANT PROPERTY ZONED HR-2 1/2:PD AND REMANDING THE MATTER TO THE PLANNING COMMISSION FOR FURTHER CONSIDERATION.

APN 527-09-036
ARCHITECTURE AND SITE APPLICATION: S-18-052
PROPERTY LOCATION: 15365 SANTELLA COURT
APPELLANT: DAVID WEISSMAN
APPLICANT: HARI SRIPADANNA
PROPERTY OWNER: CHRISTIAN AND HELLEN OLGAARD

WHEREAS, on January 8, 2020, the Planning Commission held a public hearing and considered a request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 ½:PD. The Planning Commission approved the Architecture and Site application subject to conditions of approval; and

WHEREAS, on January 17, 2020, the appellant filed an appeal of the decision of the Planning Commission approving the request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 ½:PD; and

WHEREAS, this matter came before the Town Council for public hearing on March 3, 2020, and was regularly noticed in conformance with State and Town law; and

WHEREAS, the Town Council received testimony and documentary evidence from the appellant and all interested persons who wished to testify or submit documents. Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of material contained in the Council Agenda Report for their meeting on March 3, 2020, along with any and all subsequent reports and materials prepared concerning this application.

ATTACHMENT 10

NOW, THEREFORE, BE IT RESOLVED:

1. The appeal of the decision of the Planning Commission approving a request for construction of a new single-family residence and removal of large protected trees on vacant property zoned HR-2 ½:PD is granted and the application is remanded to the Planning Commission for further consideration; and

2. The decision does not constitute a final administrative decision and the applications will be returned to Planning Commission for further consideration.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 3rd day of March, 2020, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

Draft Resolution to be modified by Town Council deliberations and direction.

RESOLUTION 2020-__

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF LOS GATOS
GRANTING AN APPEAL OF THE DECISION OF THE PLANNING COMMISSION
APPROVING A REQUEST FOR CONSTRUCTION OF
A NEW SINGLE-FAMILY RESIDENCE AND REMOVAL OF LARGE PROTECTED TREES
ON A VACANT PROPERTY ZONED HR-2 1/2:PD.**

**APN 527-09-036
ARCHITECTURE AND SITE APPLICATION: S-18-052
PROPERTY LOCATION: 15365 SANTELLA COURT
APPELLANT: DAVID WEISSMAN
APPLICANT: HARI SRIPADANNA
PROPERTY OWNER: CHRISTIAN AND HELLEN OLGAARD**

WHEREAS, on January 8, 2020, the Planning Commission held a public hearing and considered a request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 ½:PD. The Planning Commission approved the Architecture and Site application subject to conditions of approval; and

WHEREAS, on January 17, 2020, the appellant filed an appeal of the decision of the Planning Commission approving the request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 ½:PD; and

WHEREAS, this matter came before the Town Council for public hearing on March 3, 2020, and was regularly noticed in conformance with State and Town law; and

WHEREAS, the Town Council received testimony and documentary evidence from the appellant and all interested persons who wished to testify or submit documents. Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of material contained in the Council Agenda Report for their meeting on March 3, 2020, along with any and all subsequent reports and materials prepared concerning this application.

NOW, THEREFORE, BE IT RESOLVED:

1. The appeal of the decision of the Planning Commission approving a request for construction of a new single-family residence and removal of large protected trees on vacant property zoned HR-2 ½:PD is granted and the application is denied; and

2. The decision constitutes a final administrative decision pursuant to Code of Civil Procedure section 1094.6 as adopted by section 1.10.085 of the Town Code of the Town of Los Gatos. Any application for judicial relief from this decision must be sought within the time limits and pursuant to the procedures established by Code of Civil Procedure section 1094.6, or such shorter time as required by state and federal Law.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 3rd day of March, 2020, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____









OLGAARD RESIDENCE

Existing Site Conditions & Visibility / Tree Screening Analysis

ATTACHMENT 12

Srusti Architects
(408) 507 8138 www.srustiarchitects.com

Visibility Analysis Study- approved by Planning Commission on 01/08/20- with notes corrected on 02/12/20

Location of Viewing Areas & Project Site

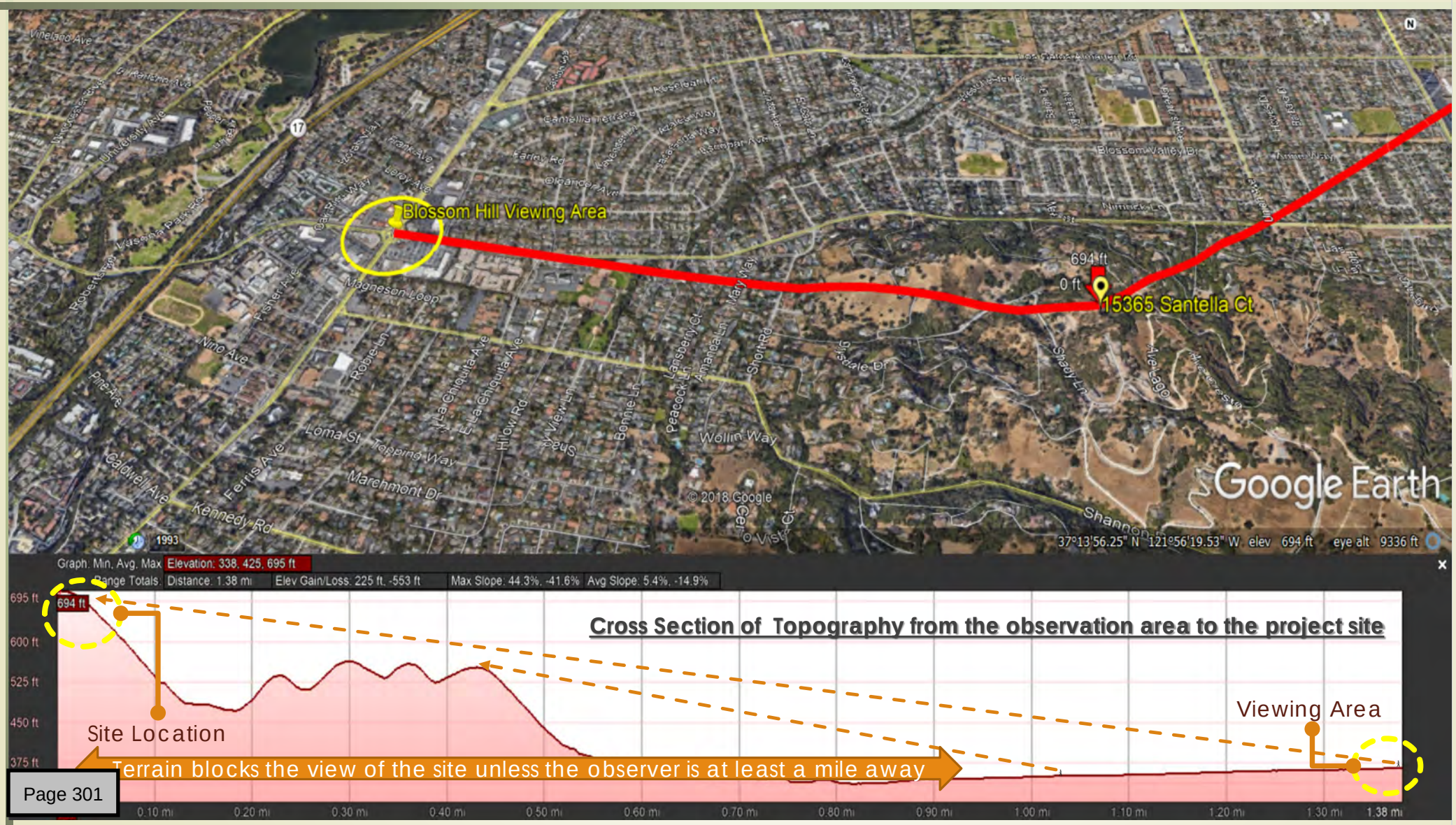
- Blossom Hill/LG Blvd. and Selinda Way/LG Almaden Rd. viewing areas were identified as the nearest to the project from where the home could be potentially seen.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

Location of Viewing Areas & Project Site

- Blossom Hill/LG Blvd. viewing Area is about 1.36 miles away & 316 feet lower than project site

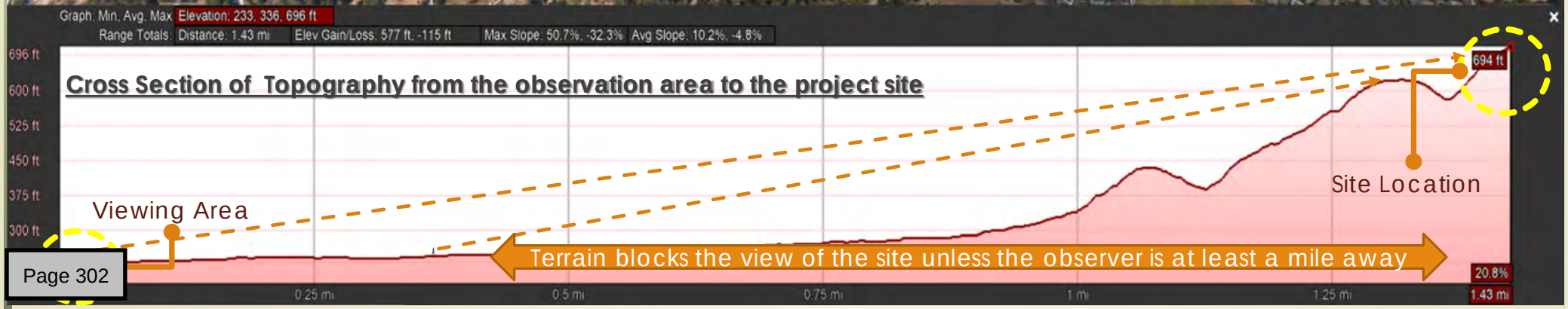


Srusti Architects (408) 507 8138 www.srustiarchitects.com

Location of Viewing Areas & Project Site

- Selinda Wy/LG Almaden Rd. viewing Area is about 1.43 miles away & 462 feet lower than project site

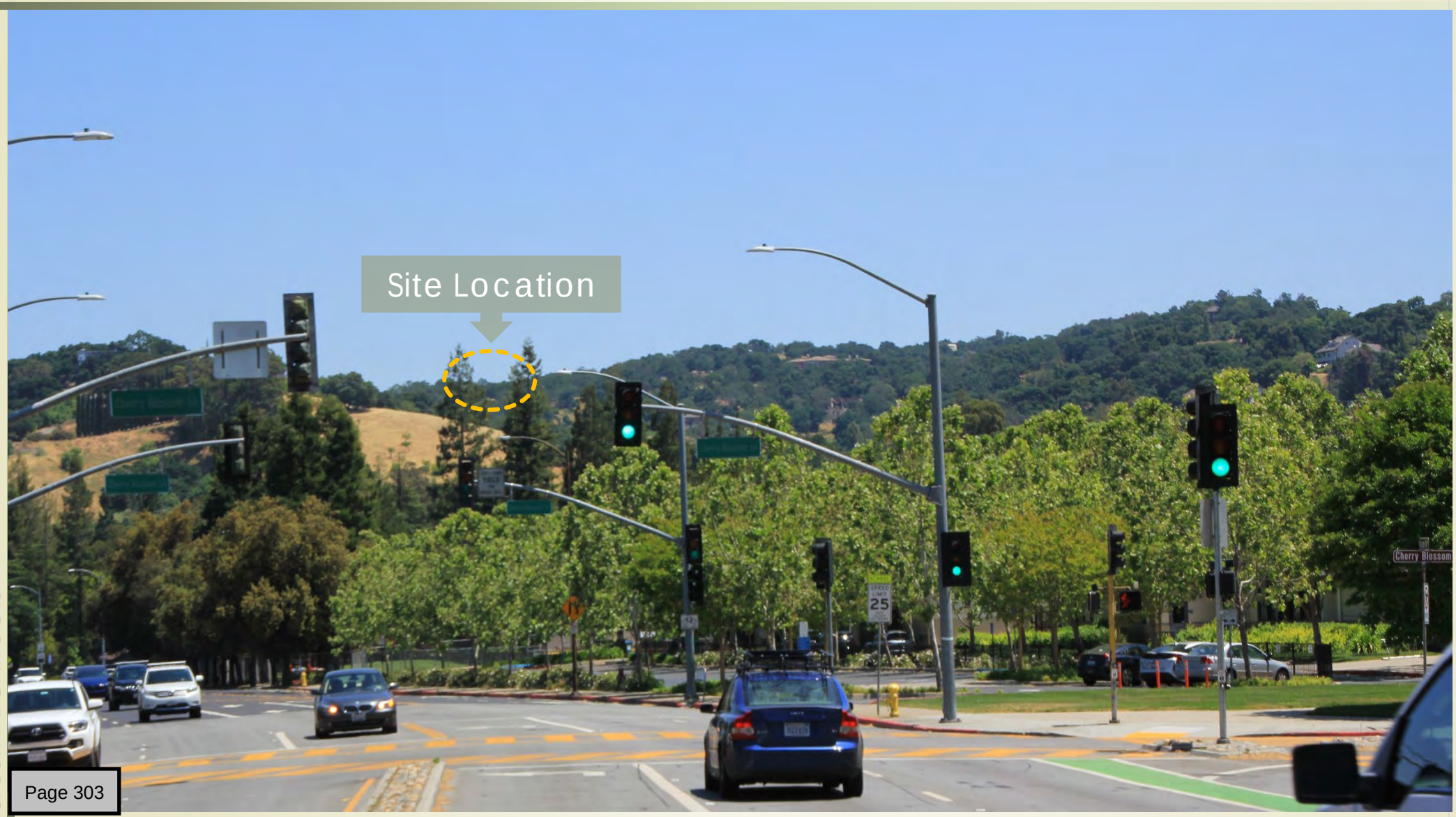




Srusti Architects (408) 507 8138 www.srustiarchitects.com

Project Site Photographs from Viewing Areas

- Project site seen with a naked eye (50 mm lens), 500 feet closer from Blossom Hill /LG Blvd intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, 500 feet closer from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens) at Blossom Hill /LG Blvd intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

Project Site Photographs from Viewing Areas

- Project site seen with a telephoto (300 mm) lens from Blossom Hill /Los Gatos Blvd intersection, when story poles were installed.



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Project Site Photographs from Viewing Areas

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Srusti Architects (408) 507 8138 www.srustiarchitects.com

Project Site Photographs from Viewing Areas

- Project site seen with a naked eye (50 mm lens) at Selinda Way/LG Almaden Rd. intersection. This picture was taken at Lee Highschool fence (near the observation area) to get a clear view of the site



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, from Selinda Way/LG Almaden Rd. intersection. This picture was taken at Lee Highschool fence (near the observation area) to get a clear view of the site.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a naked eye (50 mm lens) 500 feet away from Selinda Way/LG Almaden Rd. intersection.



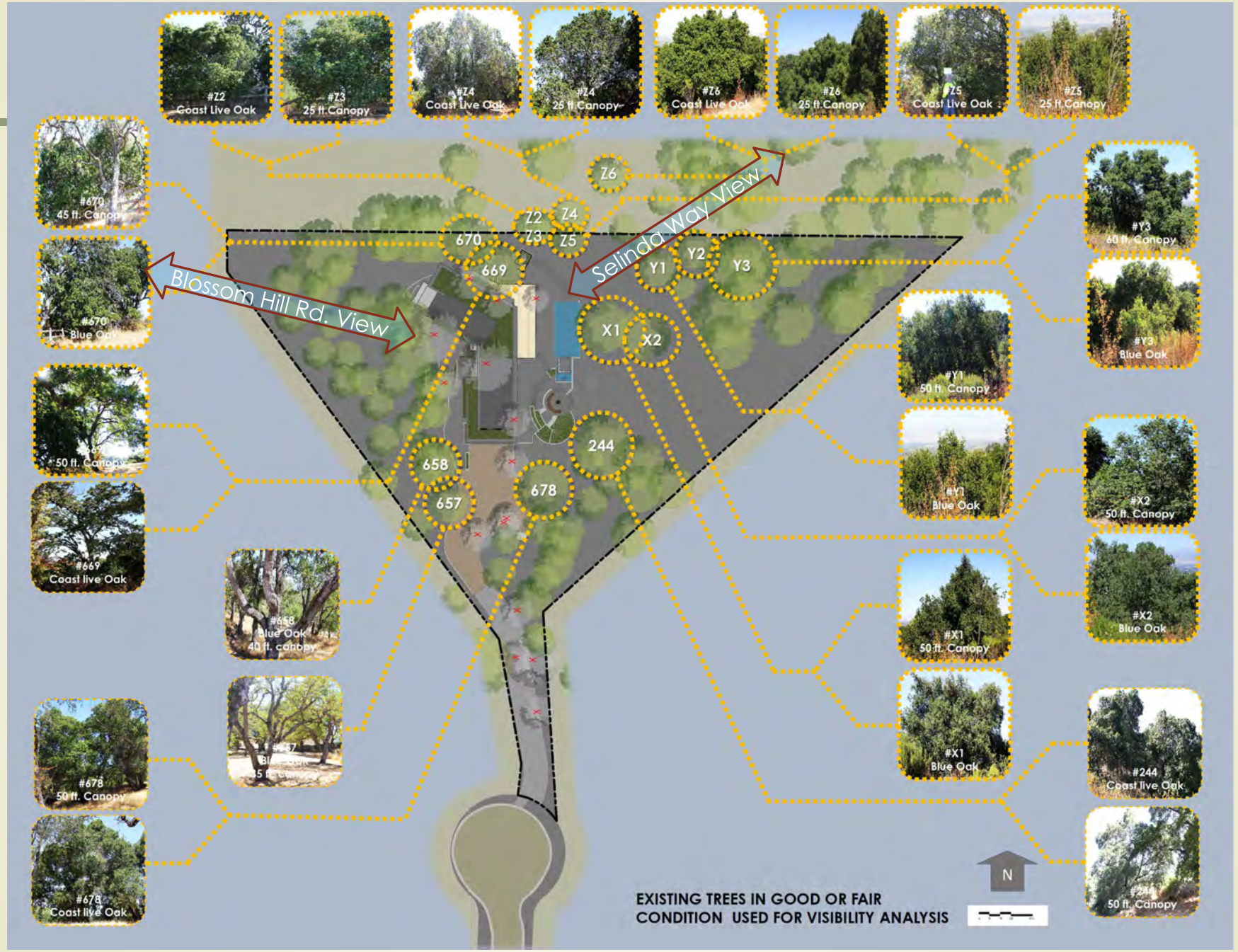
Srusti Architects (408) 507 8138 www.srustiarchitects.com

- Project site seen with a telephoto (300 mm) lens, 500 feet away from Selinda Way/LG Almaden Rd. intersection.



Srusti Architects (408) 507 8138 www.srustiarchitects.com

Site Plan (Trees used for Visibility Analysis)



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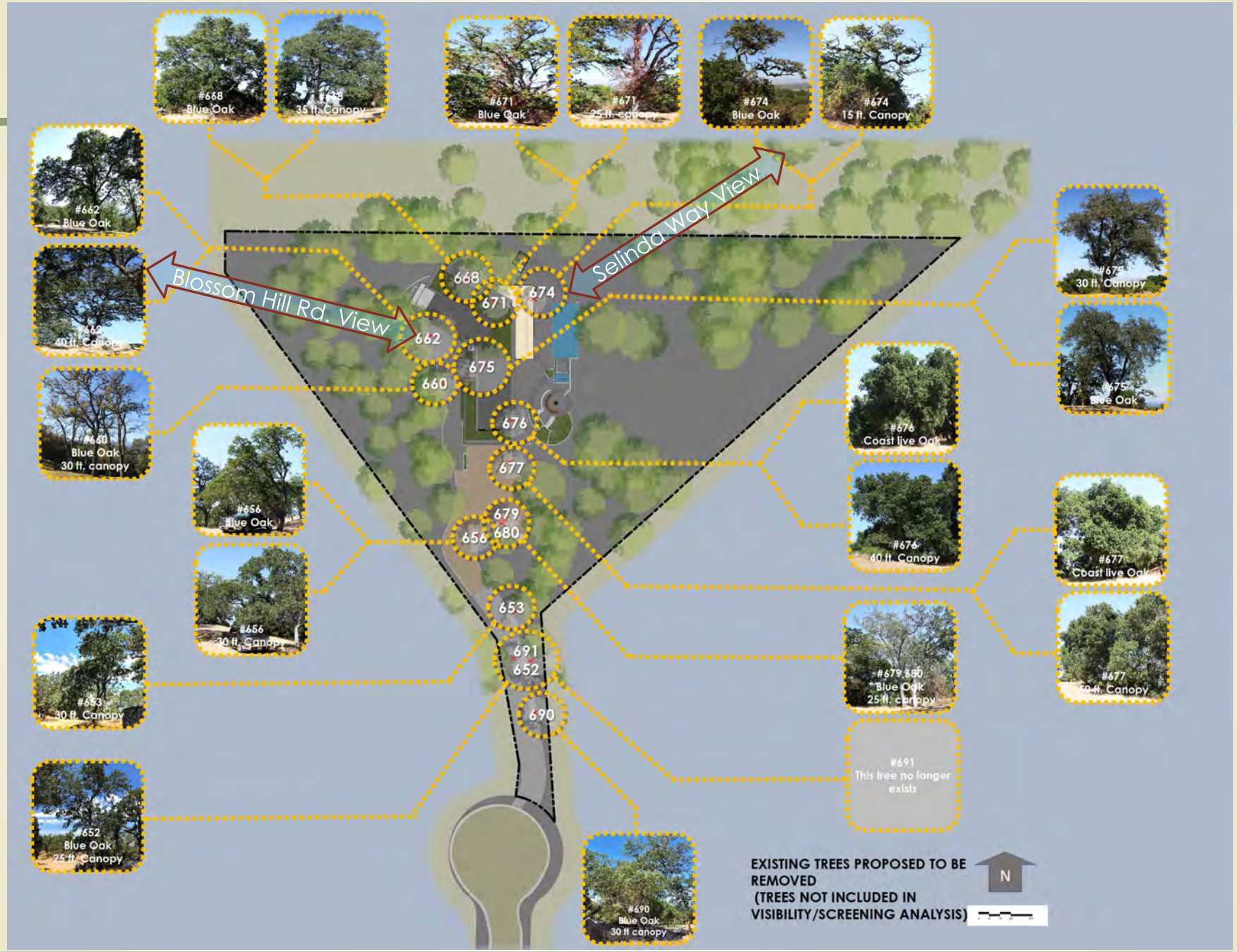

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OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

- Trees used for screening are identified with an orange outline. Trees proposed to be removed are identified by red outline



Aerial View from North

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OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

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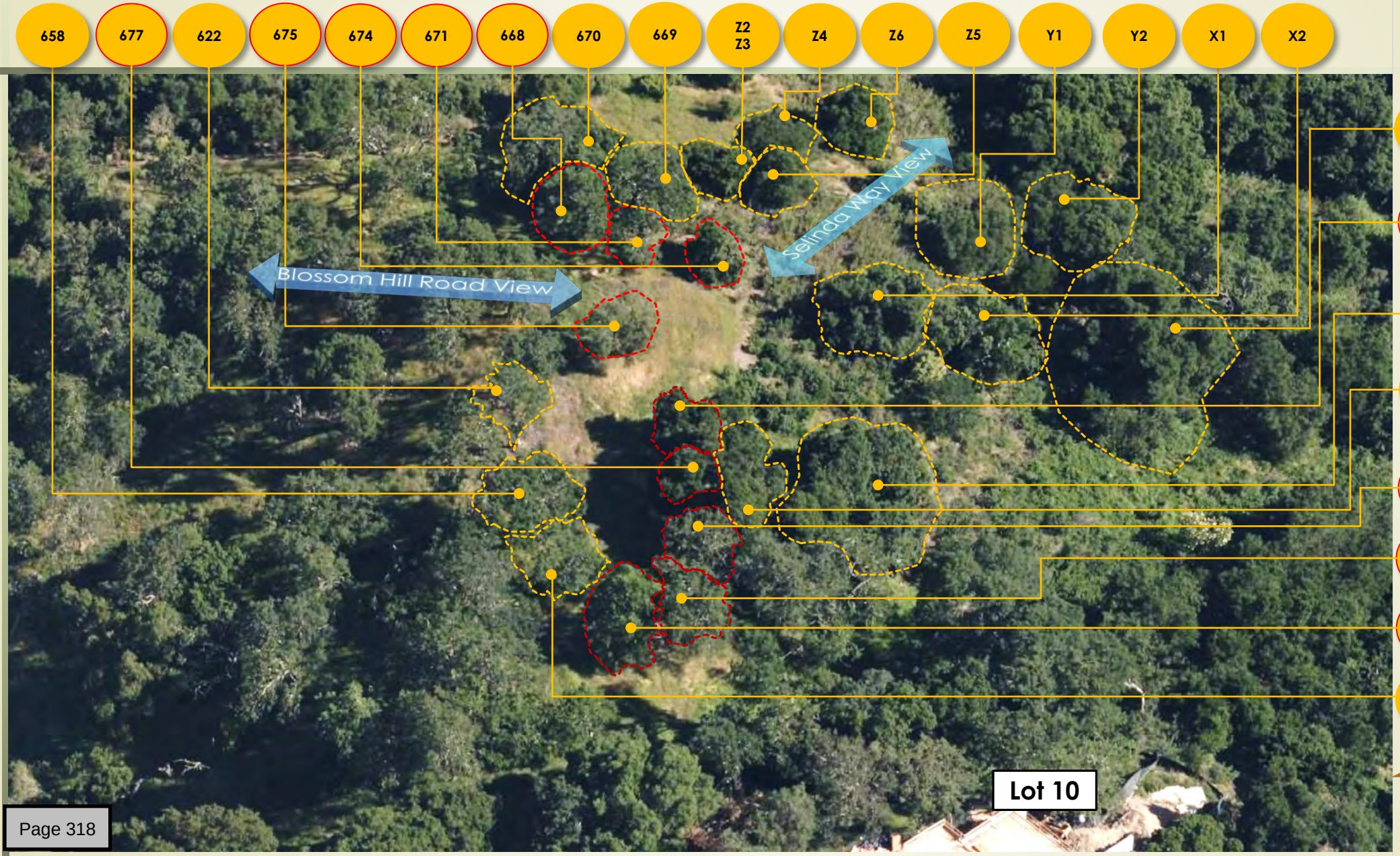

Red border is removed per PD review

Aerial view from South

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OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

Building Outline

Existing Grade +694'0"

Roofline +710'0"



Blossom Hill 300 mm telephoto lens View

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OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS

15365 Santella Court-Los Gatos-CA 95032

Blossom Hill Rd. Way View Analysis

- Due to dense healthy tree cover & only a few trees proposed to be removed, 0% of the home surface would be seen from Blossom Hill Observation Area

Area of Visible Home =0 sf= 0%



Blossom Hill 300 mm telephoto lens View

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OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
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Blossom Hill Rd. Way View Analysis

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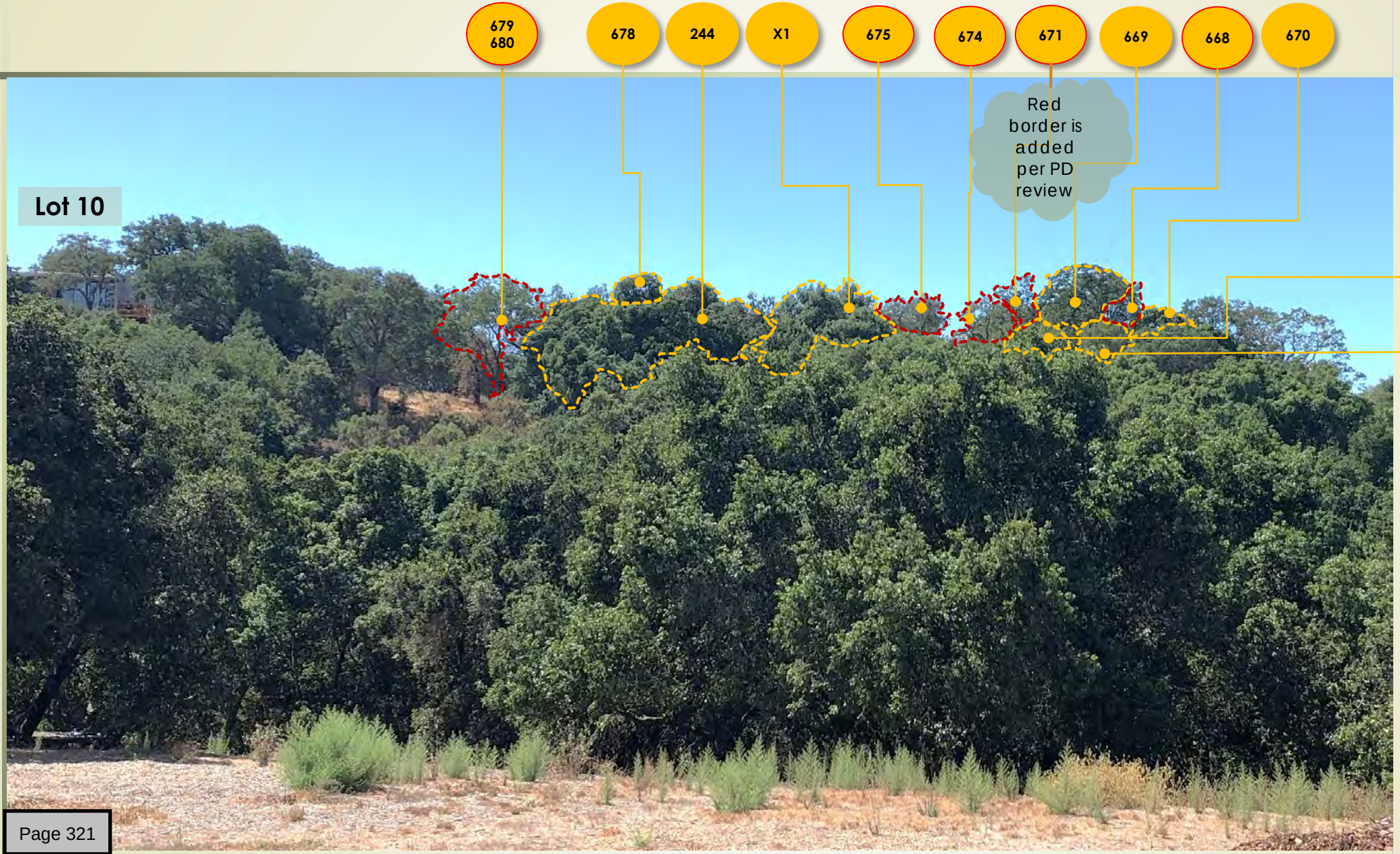

View from Francis Oaks Road

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OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

Selinda Way View Analysis

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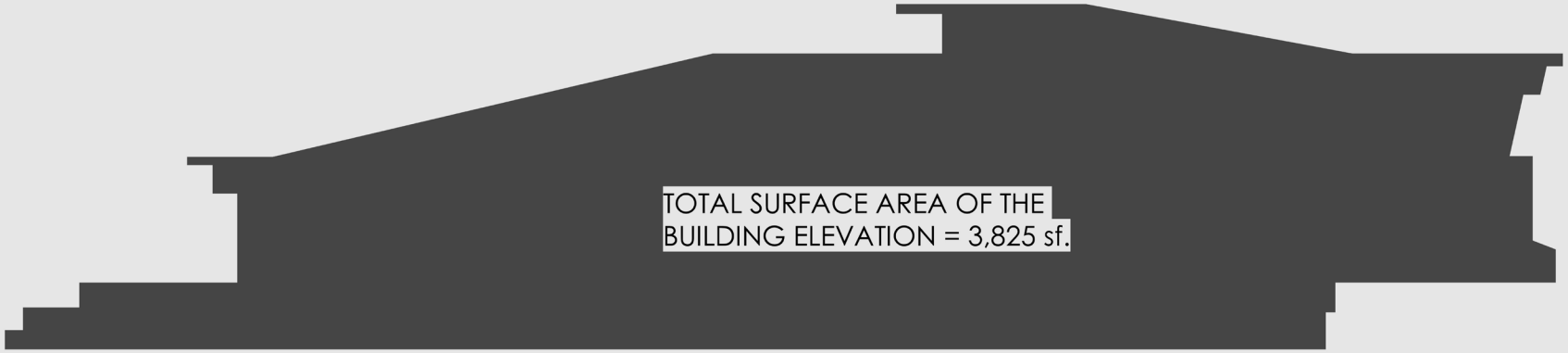



Elevation from Selinda Way Observation Area

Selinda Way View Analysis

Existing Grade
+694'0"

Roofline
+710'0"



Selinda Way 300 mm telephoto lens View

Srusti Architects (408) 507 8138 www.srustiarchitects.com

OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

Selinda Way View Analysis

Selinda Way 300 mm telephoto lens View



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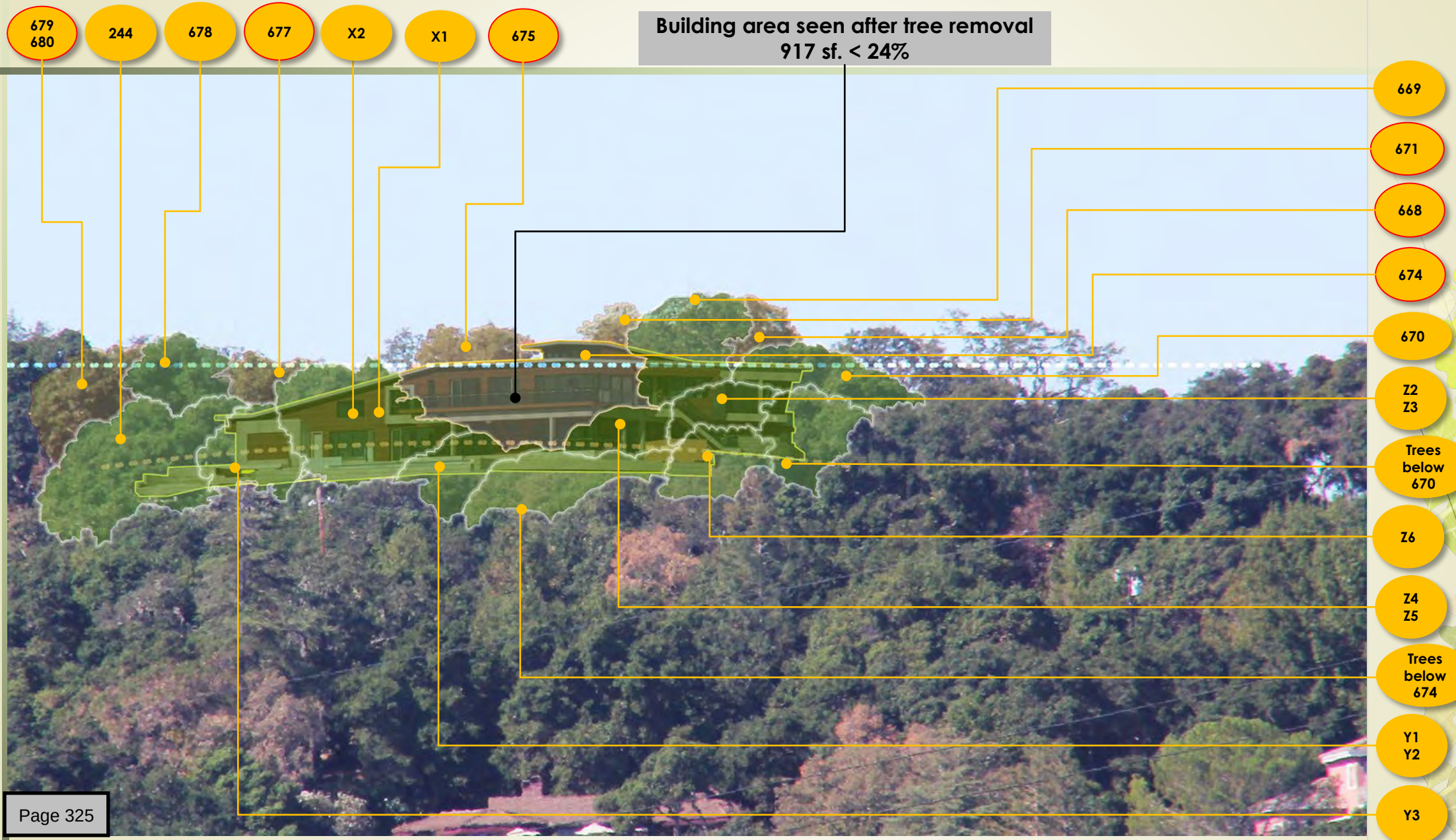
Selinda Way View Analysis

Total surface area of the building elevation = 3,825 sf. Area of Visible Home =917 sf= 24%



Enlarged Selinda Way Telephoto Lens View

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OLGAARD RESIDENCE- VISIBILITY/TREE SCREENING ANALYSIS
15365 Santella Court-Los Gatos-CA 95032

Selinda Way View Analysis

- Unless the observer is at least a mile away from the site, it cannot be seen. Given that distance one cannot distinguish the home with a naked eye. This home with low LRV surface material values, **even when seen with 300 mm telephoto lens**, it will have very little impact to the hillside views, from Selinda Way viewing area.



Rendering of the home seen by 300 mm lens

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Selinda Way View Analysis



OLGAARD RESIDENCE

(APN): 527-09-036.
15365 SANTELLA COURT,
LOS GATOS CALIFORNIA 95032

PLANNING DEPARTMENT DEVELOPMENT APPLICATION

ATTACHMENT 13

Srusti Architects
We collaborate to create sustainable spaces
408-507-8138
info@srustiarchitects.com

LICENSED ARCHITECT
BHAGAVAN SRIPADANNA
NO. C-30730
REN. 01-31-2021
STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019
Planning Backcheck Submittal 05:	Jan. 08, 2020

COPYRIGHT: SRUSTI ARCHITECTS 2019

SHEET TITLE

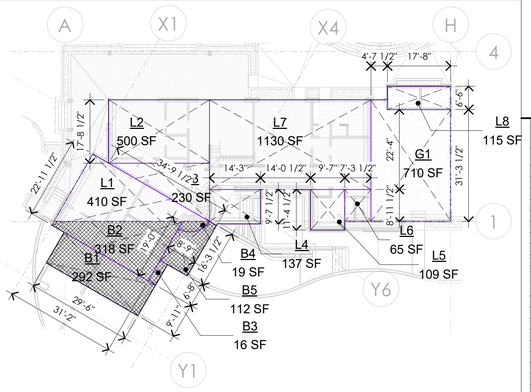
Title Sheet

A000

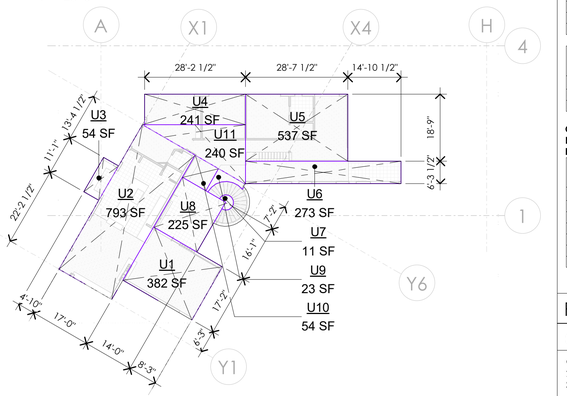
SHEET OF

1/14/2019 2:21:57 PM

FLOOR AREA CALCULATION DIAGRAM



1 Lower Level Floor Area Calculation Diagram
1" = 20'-0"



2 Upper Level Floor Area Calculation Diagram
1" = 20'-0"

Allowable Floor Area & Calculation Table

Name	Area	Comments
L1	410.11 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L2	499.68 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L3	229.70 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L4	136.86 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L5	108.77 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L6	65.41 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L7	1130.27 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L8	114.84 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)	2695.65 SF	
U1	381.96 SF	Upper Floor Area
U2	793.33 SF	Upper Floor Area
U3	53.57 SF	Upper Floor Area
U4	241.28 SF	Upper Floor Area
U5	536.87 SF	Upper Floor Area
U6	273.46 SF	Upper Floor Area
U7	10.86 SF	Upper Floor Area
U8	225.17 SF	Upper Floor Area
U9	22.63 SF	Upper Floor Area
U10	54.34 SF	Upper Floor Area
U11	239.96 SF	Upper Floor Area
Upper Floor Area	2833.42 SF	
Total Enclosed Gross Floor Area	5529.07 SF	

Garage Floor Area & Calculation Table

Name	Area	Comments
G1	710.44 SF	Garage /Utilities Area (enlcosed area over 400 sf, shall be counted towards F.A.R)
Total Enclosed Garage Floor Area	710.44 SF	

Garage Floor area Exemption 400.00 SF
Remaing Garage Floor Area after Exemption= 310.44 SF
PROPOSED TOTAL ALLWABLE FLOOR AREA=5529.07+310.44= 5,840 SF.

Basement Floor Area & Calculation Table

Name	Area	Comments
B1	292.24 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B2	318.14 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B3	15.58 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B4	18.58 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B5	111.71 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
Total Enclosed Basement Floor Area	756.25 SF	

DEVELOPMENT OF A NEW, TWO LEVEL, SINGLE FAMILY DWELLING

OLGAARD RESIDENCE

(APN): 527-09-036. Address: Lot 9,15365 Santella Court, Los Gatos CA 95032

PROJECT DESCRIPTION

The Project scope involves site development, design and construction of a two level, 4 bed, 4 1/2 bath and 3 car garage, single family dwelling of 6285 sf floor area on a 2 acre, hill side, vacant lot .

PROPERTY & BUILDING DIMENSIONAL COMPLIANCE

ZONING	**HR-2 1/2; PD**	**CITY:**	**Los Gatos**
ASSESSOR PARCEL NUMBER:	527-09-036	**ADDRESS**	**15365 Santella Court**
CONSTRUCTION	**V-NR/ Sprinklered - V-B**	**TOTAL SITE AREA:**	**2 Acres**
OCCUPANCY TYPE:	**R-3 Single Family Dwelling**	**LOT NO.:**	**9**

BUILDING DATA		REQ'D /ALLOWED	PROPOSED
GROSS LOT SIZE		NA	87,475 SF
DRIVEWAY PORTION OF LOT AREA (Narrow Width)			6,797 SF
GROSS LOT SIZE MINUS DRIVEWAY ARM			**80,678 SF**
NET LOT SIZE			32,271 SF
AVERAGE LOT SLOPE			31.18%
ALLOWABLE FLOOR AREA		6,000 SF	5,840SF
BELOW GRADE AREA			756 SF
FLOOR AREA RATIO (F.A.R)		NA	7.3%
TOTAL HABITABLE BUILDING AREA (including Basement Area)			6285 SF
GARAGE AREA		400 SF	711 SF
TOTAL UPPER LEVEL DECK AREAS			1447 SF
LOWER (BELOW DECK) PATIO AREA			890 SF
FRONT DRIVE WAY AREA			3174 SF
FRONT PARKING AND FIRE TRUCK TURN AROUND AREA			3956 SF
REMAINING HARDSCAPE AREA			5882 SF
TOTAL IMPERVIOUS SURFACE (LOT COVERAGE) AREA			17,617 SF
COVERED PARKING		2	3
OFF STREET (UNENCLOSED) PARKING		2	3
SETBACKS: MINIMUM FRONT YARD - ROAD	South	30'0"	266'0"
SETBACKS: MINIMUM SIDE YARD	East	20'0"	106'0"
SETBACKS: MINIMUM SIDE YARD	West	20'0"	66'0"
SETBACKS: MINIMUM REAR YARD	North	25'0"	25'0"
MAXIMUM BUILDING HEIGHT		25'-0"	22'

Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.

SHEET NUMBER	SHEET NAME
A000	Title Sheet
A100	Project Data Sheet
A102	Siteplan
A103	Lower Level Floor Plan
A104	Upper Level Floor Plan
A105	Roof Plan
A106	Building Elevations
A108	Building Sections
A109	Building Sections
A110	Building Sections
A115	Perspective Views-01
A116	Perspective Views 02
A117	Axonometric Views
A118	Elevations with Exterior Materials Identified
C1	Cover Sheet
C2	Stormwater Pollution Prevention Plan
C3	Existing Topography
C4	Grading and Drainage Plan
C5	Driveway Plan and Profile
C6	Grading and Drainage Plan
C7	Section and Details
C8	Erosion Control Plan
L1.0	Planting Plan
L2.0	Fence Plan and Wall Details
L2.1	Driveway Gate Plan and Details
L2.2	Details
L3.0	Tree Plan

PROJECT DIRECTORY

OWNER
CHRISTIAN OLGAARD & HELEN OLG
21355 SARATOGA HILLS ROAD
SARATOGA CA 95070

PHONE:(408) 505 7715
EMAIL: CHRISTIAN@OLGAARD.CO

ARCHITECT
HARI SRIPADANNA AIA LEEDAP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070

PHONE:(408) 507 8138
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SARATOGA, CA 95070

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EMAIL: DOUG@DAEDALUS-ENG.COM

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EMAIL: DAVID@FOXLA.NET

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HANNA- BRUNETTI
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GILROY ,CA 95020

PHONE: (408) 842-2173
EMAIL: AMANDA@HANNABRUNETTI.COM

MECH. & PLUMB. ENGINEER
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ALTER CONSULTING ENGINEERS
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PHONE: (510)-406-8535
EMAIL: SHANNON@ALTERENGINEERS.COM

ELECTRICAL ENGINEER
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ATIUM ENGINEERING
3533 YORK LN
SAN RAMON, CA 94582

PHONE: (913) 961-1658
EMAIL: MAINO@ATIUMENG.COM

LEED CONSULTANT
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BRIGHT GREEN STRATEGIES INC.
1717 SEABRIGHT AVE. SUITE 4,
SANTA CRUZ, CA 95062

PHONE: (510) 863-1109 ext. 1006
EMAIL: DEVIN@BRIGHTGREENSTRATEGIES.COM

ABBREVIATIONS

"	INCH/INCHES	CLKG.	CAULKING	F.F.	FINISH FLOOR	NA	NOT APPLICABLE
#	POUND/NUMBER	CLO.	CLOSET	F.H.M.S.	FLAT HEAD MACHINE SCREW	O.C.	ON CENTER
'	FOOT/FEET	CLR.	CLEAR	F.H.W.S.	FLAT HEAD WOOD SCREW	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
(E)	EXISTING	CMU	CONCRETE MASONRY UNIT	F.O.	FACE OF	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
(N)	NEW	COL.	COLUMN	F.O.C.	FACE OF CONCRETE	O.H.	OPPOSITE HAND
X	BY	CONC.	CONCRETE	F.O.F.	FACE OF FINISH	O/	OVER
°	DEGREES	CONN.	CONNECTION	F.O.P.	FACE OF PLYWOOD	OPP.	OPPOSITE
±	PLUS/MINUS	CONT.	CONTINUOUS	F.O.S.	FACE OF STUD	P.H.	PANIC HARDWARE
@	AT	CTR.	CENTER	FDN.	FOUNDATION	P.U.E	PUBLIC UTILITY EASEMENT
A.B.	ANCHOR BOLT	CTSK.	COUNTERSUNK	FIN.	FINISH	PAV.	PAVING
A.C.	ASPHALTIC CONCRETE	D.L.	DOOR LOUVER	FT.	FOOT	PLYWD.	PLYWOOD
A.F.F.	ABOVE FINISH FLOOR	D.S.	DOWNSPOUT	FURR.	FURRING	R.D./O.D.	ROOF DRAIN/OVERFLOW DRAIN
ARCH.	ARCHITECTURAL	DBL.	DOUBLE	G.I.	GALVANIZED IRON	R.H.M.S.	ROUND HEAD MACHINE SCREW
B.O.	BOTTOM OF	DEMO.	DEMOLITION	GA.	GAUGE	R.H.S.M.S	ROUND HEAD SHEET METAL SCREW
B.O.F.	BOTTOM OF FOOTING	DET.	DETAIL	GALV.	GALVANIZED	R.H.W.S.	ROUND HEAD WOOD SCREW
B.S.	BOTH SIDES	DIA	DIAMETER OR ROUND	GYP.BD.	GYPSUM BOARD	R.W.L.	RAIN WATER LEADER
BD.	BOARD	DIA.	DIAMETER	H.B.	HOSE BIB	RAD.	RADIUS
BLDG.	BUILDING	DIM.	DIMENSION	HGT.	HEIGHT	REF.	REFERENCE
BLK.	BLOCK	DISP.	DISPENSER	INFO.	INFORMATION	REFR.	REFRIGERATOR
BLKG.	BLOCKING	DN	DOWN	INSUL.	INSULATION	REQ.	REQUIRED
C.D.	CIVIL DRAWINGS	DR.	DOOR	INT.	INTERIOR	S.C.	SOLID CORE
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	E.J.	EXPANSION JOINT	JB.	JUNCTION BOX	S.F.	SQUARE FOOTAGE
C.G.	CORNER GUARD	E.O.S.	EDGE OF SLAB	L.D.	LANDSCAPE DRAWINGS	SCD	SEE CIVIL DRAWINGS
C.I.	CAST IRON	E.W.	EACH WAY	L.H.	LEFT HAND	SECT.	SECTION
C.J.	CONTROL JOINT	EA.	EACH	MAX.	MAXIMUM	SED	SEE ELECTRICAL DRAWINGS
C.O.	CLEAN OUT	ELEC.	ELECTRICAL	MECH.	MECHANICAL	SHT.	SHEET
C.W.	COLD WATER	ELEV.	ELEVATION	MET.	METAL	SIM.	SIMILAR
CAB.	CABINET	EQ.	EQUAL	MFR.	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
CEM.	CEMENT	EQPT.	EQUIPMENT	MIN.	MINIMUM	SMS	SHEET METAL SCREW
CER.	CERAMIC	EXT.	EXTERIOR	MISC.	MISCELLANEOUS	SPD	SEE PLUMBING DRAWINGS
CL	CENTER LINE	F.A.	FIRE ALARM	MTD.	MOUNTED	SPEC.	SPECIFICATION
CLG.	CEILING	F.D.	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT	SS	STAINLESS STEEL
				N.T.S.	NOT TO SCALE	SSD	SEE STRUCTURAL DRAWINGS
						STD	STANDARD
						STL	STEEL
						STRUCT.	STRUCTURAL
						SYM.	SYMMETRICAL
						T&B	TOP & BOTTOM
						T.C.	TOP OF CURB
						T.O.	TOP OF
						T.O.C.	TOP OF CURB/CONCRETE
						T.O.G.	TOP OF GRADE
						T.O.P.	TOP OF PARAPET/TOP OF PLATE
						T.O.S.	TOP OF STEEL/TOP OF SLAB
						T.O.W.	TOP OF WALL
						T.P.D.	TOILET PAPER DISPENSER
						T.S.	TUBE STEEL
						T.V.	TELEVISION
						THK.	THICK
						TYP.	TYPICAL
						U.O.N.	UNLESS OTHERWISE NOTED
						UC.	UNDERCUT
						V.I.F.	VERIFY IN FIELD
						W.C.	WATER CLOSET
						W.H.	WATER HEATER
						W.P.	WATER PROOF
						W.S.	WEATHER STRIPPING
						W/	WITH
						W/O	WITHOUT
						WD	WOOD
						WDW	WINDOW
						WSCT	WAINSCOT
						WWM	WELDED WIRE MESH

GOVERNING CODES

APPLICABLE BUILDING CODES - 2016 CALIFORNIA BUILDING CODE:

Part 1 Administrative Code
Part 2 California Building Code (CBC), VOL. 1 & 2
Part 2.5 California Residential Code (CRC)
Part 3 California Electrical Code (CEC)
Part 4 California Mechanical Code (CMC)
Part 5 California Plumbing Code (CPC)
Part 6 California Energy Code
Part 8 California Historical Building Code
Part 9 California Fire Code (CFC)
Part 11 California Green Building Standards Code (CAL Green)
Part 12 California Reference Standards Code
Nation 2009 Los Gatos Town Code

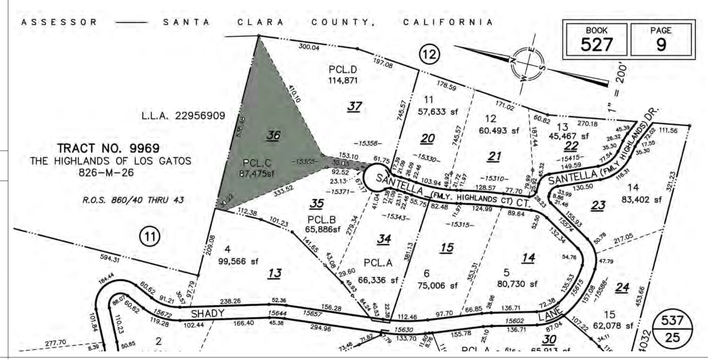
And all other local and state laws and regulations

DEFERRED SUBMITTALS

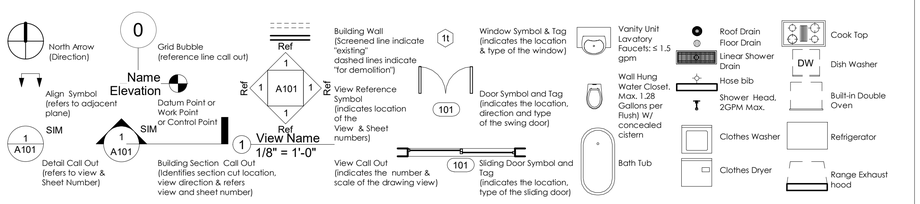
1. Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.

2. Contractor shall furnish the design and construction and installation of an approved fire sprinkler system. The design shall be provided by an approved fire sprinkler contractor that is licensed to work in the state.
3. All labor, materials, valves, equipment and services necessary to complete the project shall be included. Layout drawings, design and equipment lists must be reviewed and approved by the Fire Marshall and the building Department prior to installation. Drawings shall show the building to be completely sprinklered throughout, all concealed areas including attic and garages.

PARCEL MAP



SYMBOL LEGEND



GENERAL NOTES

1 EXISTING CONSTRUCTION DATA SHOWN ON THE DRAWINGS WAS OBTAINED FROM AVAILABLE DRAWINGS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
2 SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS EXCEPT WHERE INDICATED OTHERWISE.
3 ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4 IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
5 DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED
6 VERIFY ELECTRICAL, MECHANICAL, FIRE ALARM, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
8 CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND/ OR DEMOLISHED MATERIAL, WASTE AND DEBRIS CAUSED BY WORK
9 WORK INDICATED AS "OWNER FURNISHED, CONTRACTOR INSTALLED" (O.F.C.I.) SHALL MEET ALL APPLICABLE CODES AND REGULATORY REQUIREMENTS INDICATED WITHEIR THESE DOCUMENTS AND SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO FINAL APPROVAL AND OCCUPANCY OF THIS PROJECT
10 ALL UTILITY TRENCHES AND BUILDING PADS SHALL BE PROPERLY BACK FILLED AND COMPACTED
11 PRIOR TO BUILDING PERMIT FINAL APPROVAL THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906.INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5
12 THIS PROJECT IS IN WILDLAND URBAN INTERFACE HIGH FIRE AREA AND MUST COMPLY WITH SECTION R337 OF THE 2016 CALIFORNIA RESIDENTIAL CODE.PUBLIC RESOURCES CODE 4291 AND CALIFORNIA GOVERNMENT CODE SECTION 51182. ALL EXTERIOR BUILDING MATERIALS SHALL CONFORM TO SFM CHAPTER 12-7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE SYSTEM

VICINITY MAP



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LICENSED ARCHITECT BHAGAVAN SRIPADANNA NO. C-30730 REN. 01-31-2021 STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
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PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker

Planning Submittal 01: Oct19 2018
Planning Backcheck Submittal 02: June12 2019
Planning Backcheck Submittal 03: Sep16 2019
Planning Backcheck Submittal 04: Oct 25 2019
HOA Backcheck Submittal 04: Nov 01 2019
Planning Backcheck Submittal 04: Nov 15 2019
Planning Backcheck Submittal 05: Jan. 08, 2020

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SHEET TITLE

Project Data Sheet

A100

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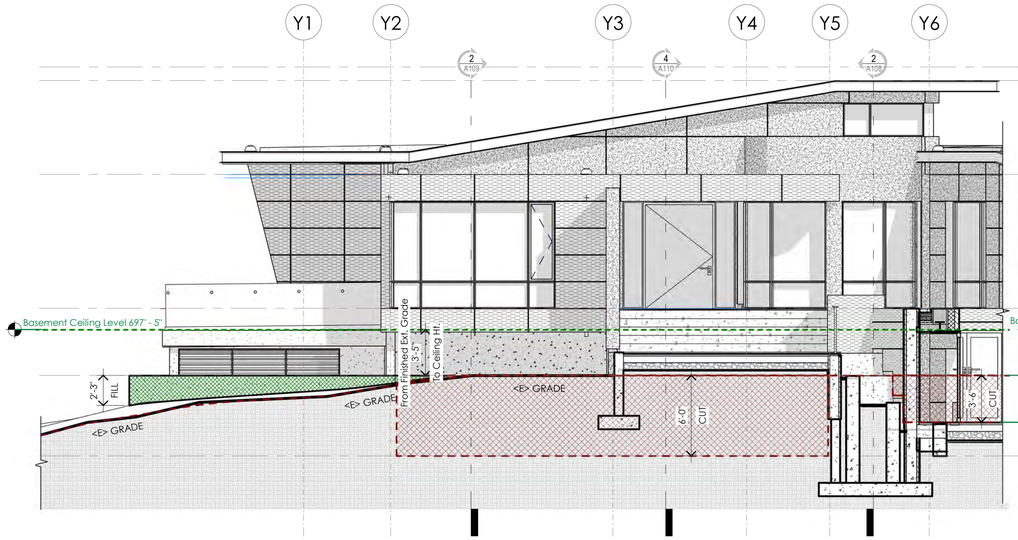
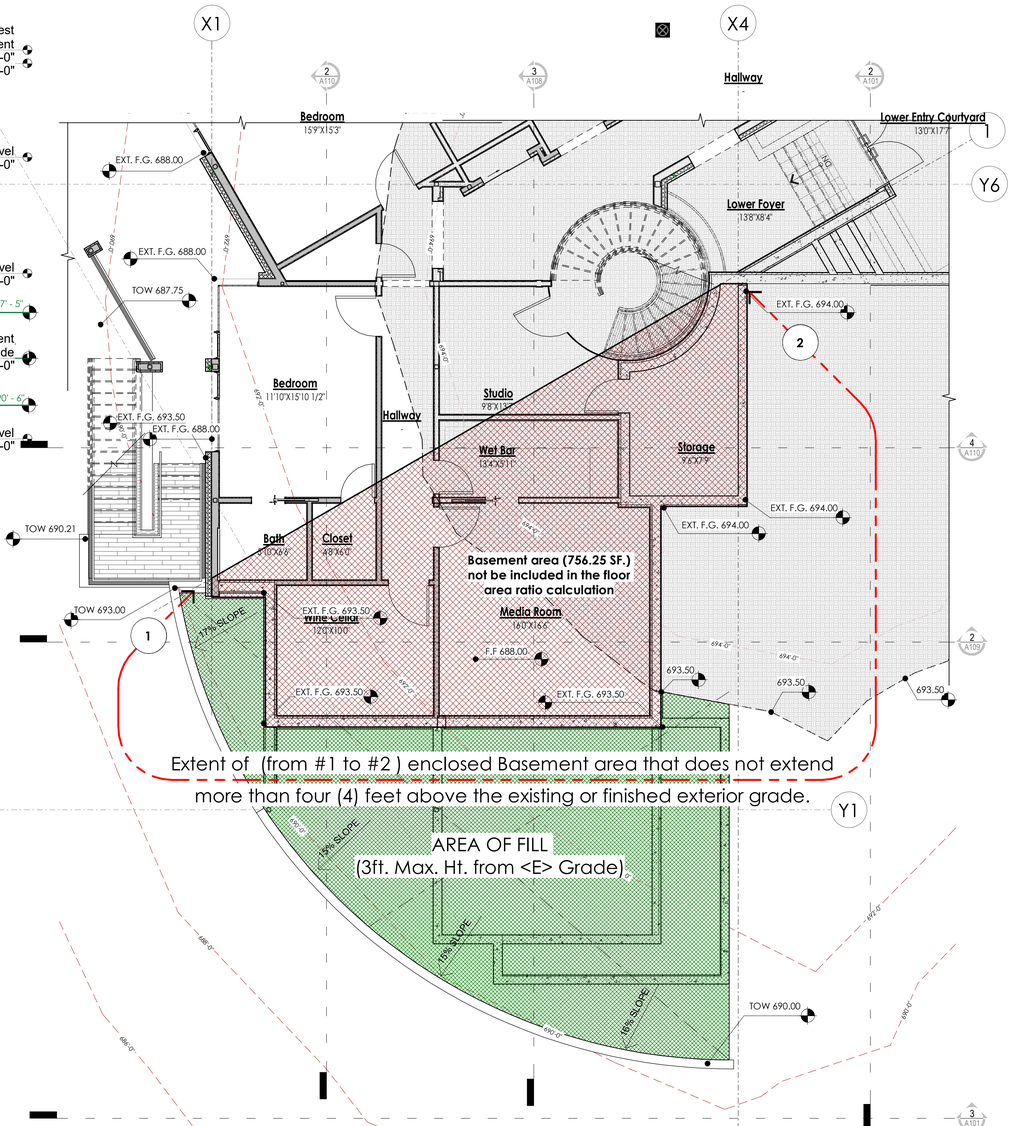
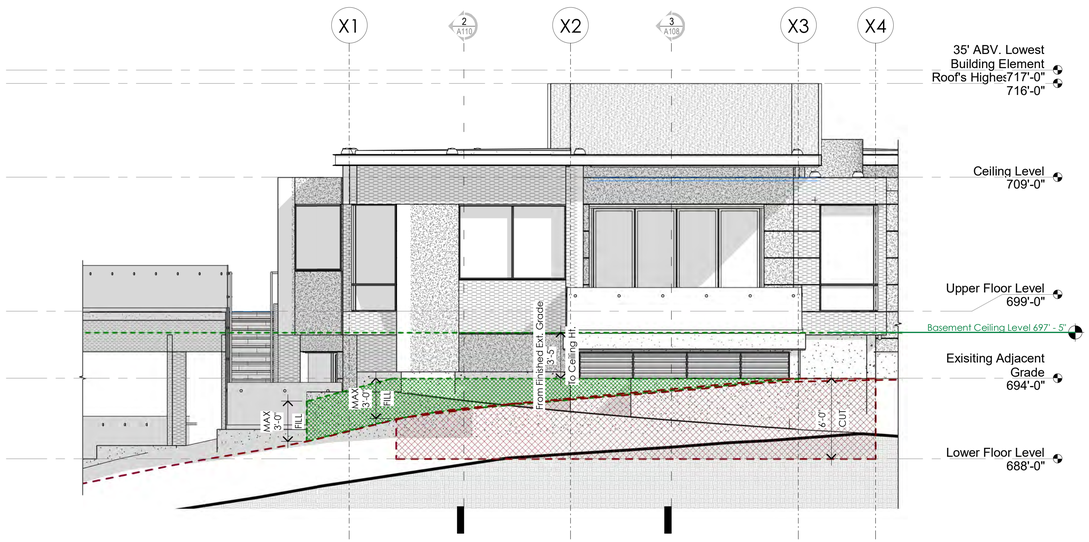


2 Partial Southwest Elevation
3/16" = 1'-0"



1 Enlarged Basement Floor Plan
3/16" = 1'-0"



3 Partial Northwest Elevation
3/16" = 1'-0"

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Basement Diagrams

A101

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1 Site Plan
1" = 20'-0"

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Siteplan

A102

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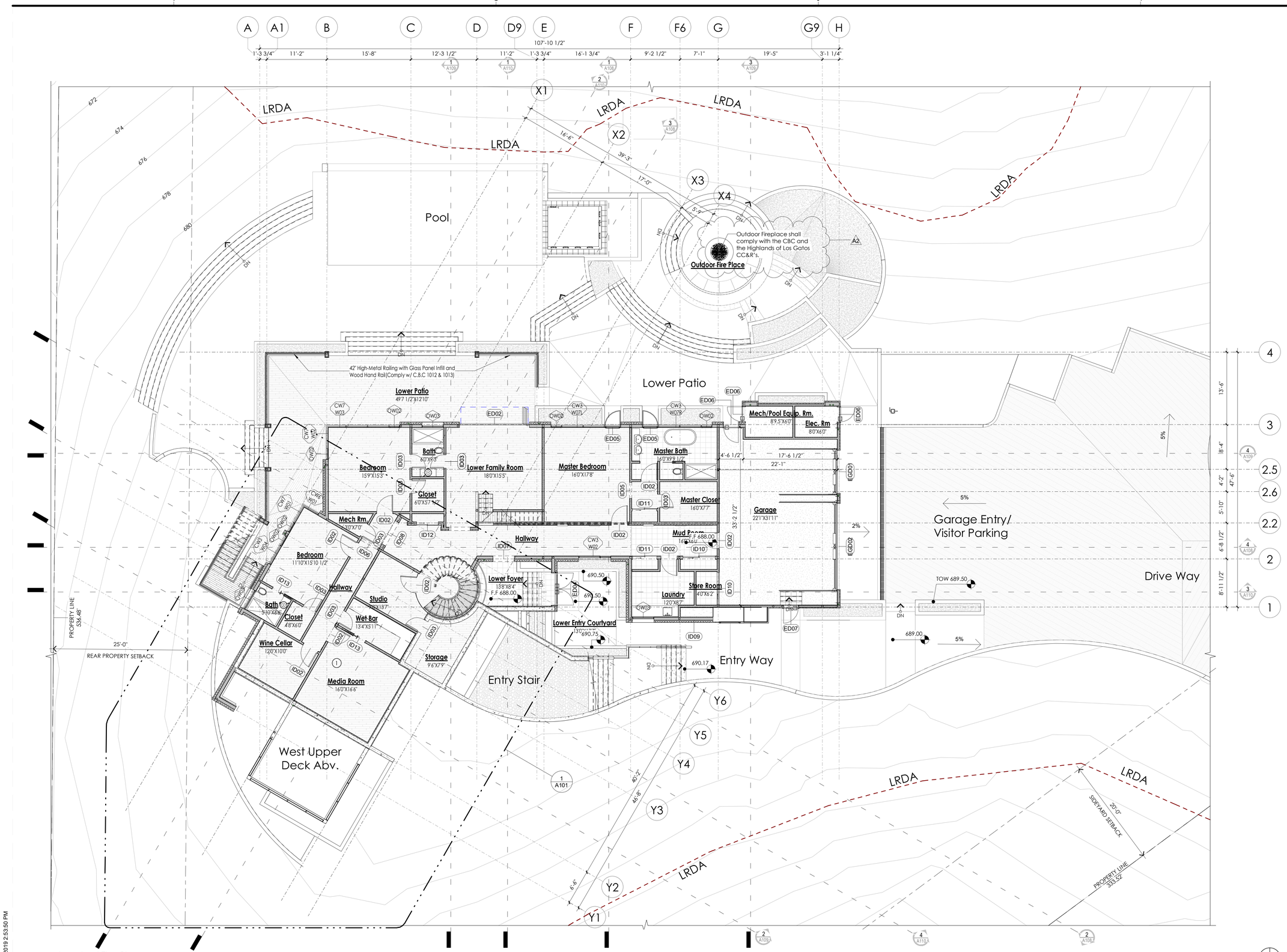

1 Lower Level Floor Plan
1/8" = 1'-0"

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Key Notes

1. Provide Signage that this room will not be used for sleeping

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SHEET TITLE

Lower Level Floor Plan

A103

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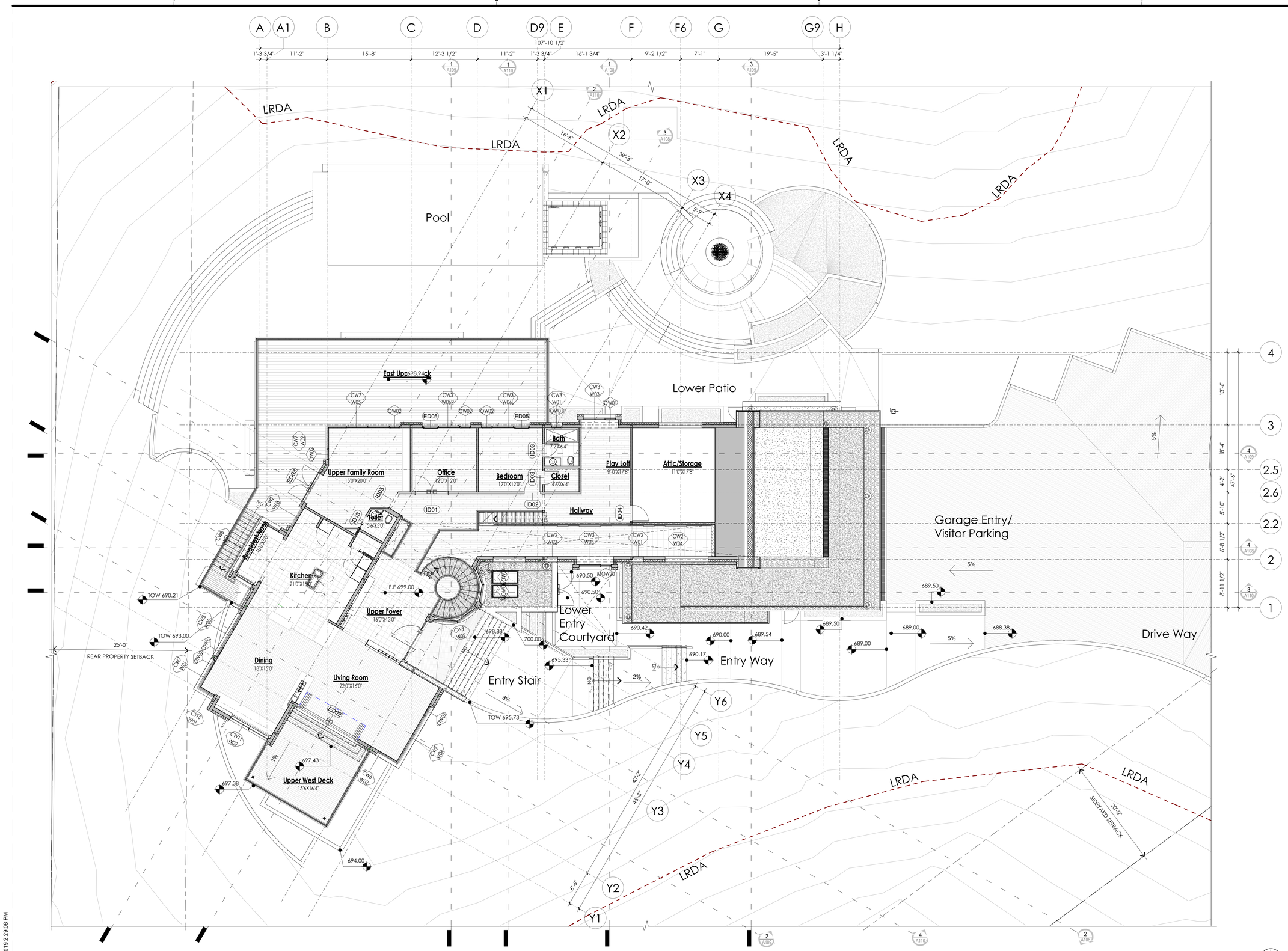

1 Upper Level Floor Plan
1/8" = 1'-0"

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Upper Level Floor Plan

A104

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A A1 B C D D9 E F F6 G G9 H

1'-3 3/4" 11'-2" 15'-8" 12'-3 1/2" 11'-2" 1'-3 3/4" 16'-1 3/4" 9'-2 1/2" 7'-1" 19'-5" 3'-1 1/4"

107'-10 1/2"

1 A109 1 A110 1 A109 3 A109

X1 X2 X3 X4

2 A110 3 A108

16'-6" 39'-3" 17'-0" 5'-9"

LRDA

Upper Deck 698.94

Lower Deck

Roof Drain

711.00 Roofing Ballast (white colored gravel)

711.00 Roofing Ballast (white colored gravel)

701.00 701.00

Vegetative Green Roof System

Solar Photovoltaic System- (See PV Drawings)

Vegetative Green Roof System

Roofing Ballast (white colored gravel)

716.00 1% 1% 1%

19%

A107 3

A107 1

716.00 716.00 716.00 711.00

Solar Photovoltaic System- (See PV Drawings)

Roofing Ballast (white colored gravel) 701.00

Vegetative Green Roof System

699.00 711.83 716.00

Lower Entry Court

697.78 19% 701.00 701.00

689.50 TOW

689.50 TOW

688.38

Drive Way

Garage Entry/ Visitor Parking

A118 3

A118 2

Vegetative Green Roof System

Class "A" Single-Ply Membrane Roofing (Cool Roof)

2'-4 3/4" Roof overhang projection

697.79 690.44 A107 1

695.19 689.54

689.00

Entry Way

Entry Stair

711.00 710.64 710.64 710.64 711.00 710.64 694.00

Roof Drain

Y6 Y5 Y4 Y3 Y2 Y1

40'-2" 46'-8" 6'-6"

LRDA LRDA LRDA

8 A107 2 A107

2 A109.1 4 A110 2 A109.2

13'-6" 18'-4" 4'-2" 47'-6" 5'-10" 6'-8 1/2" 8'-11 1/2"

4 A109 4 A109 4 A109 3 A110

4 3 2.5 2.6 2.2 2 1

1 Roof Plan
1/8" = 1'-0"

1 2 3 4

B C A

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Roof Plan

A105

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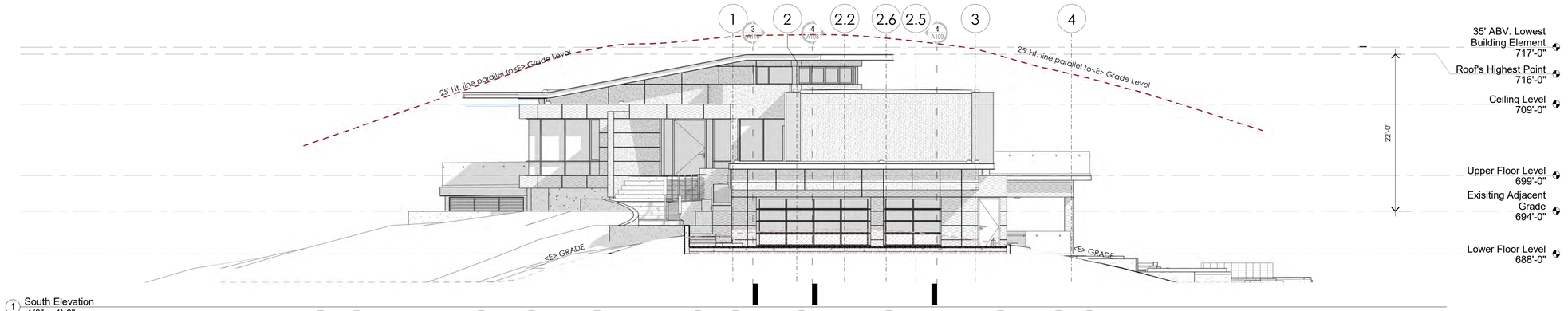
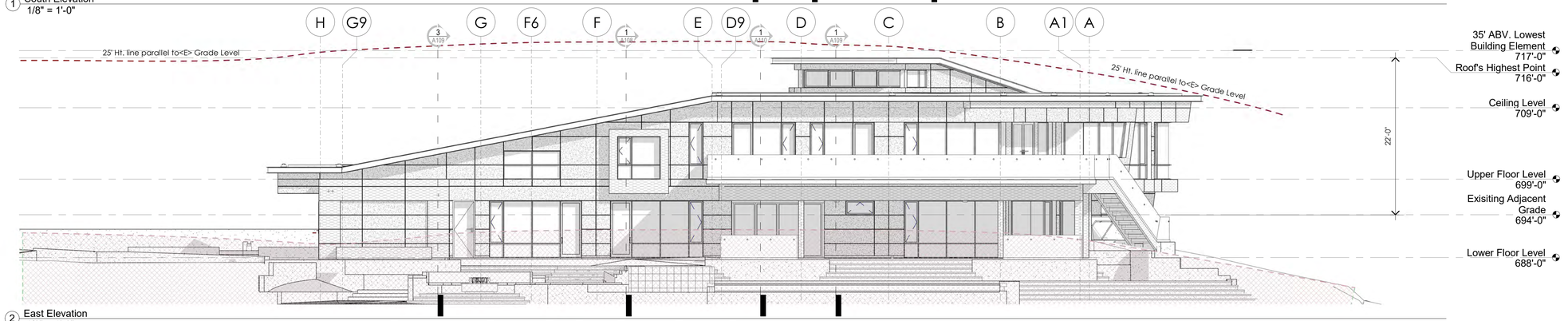
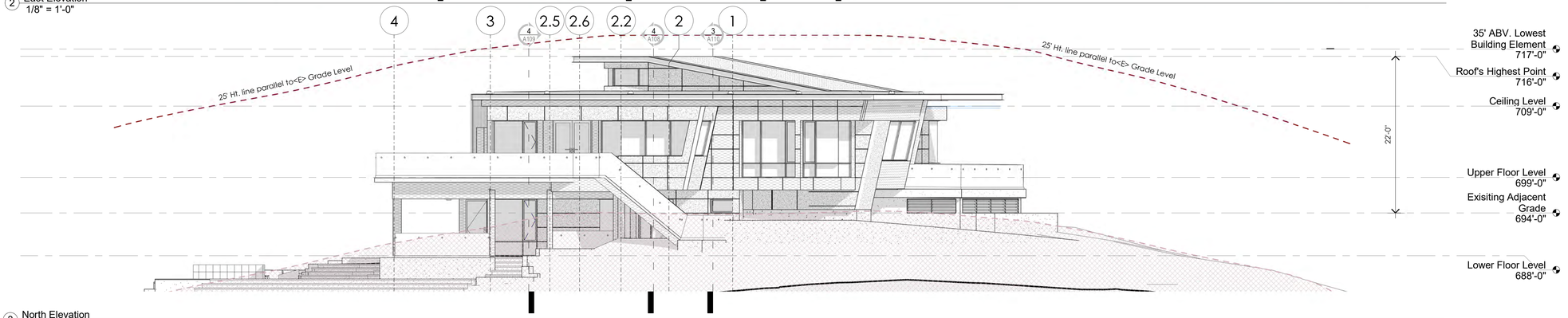


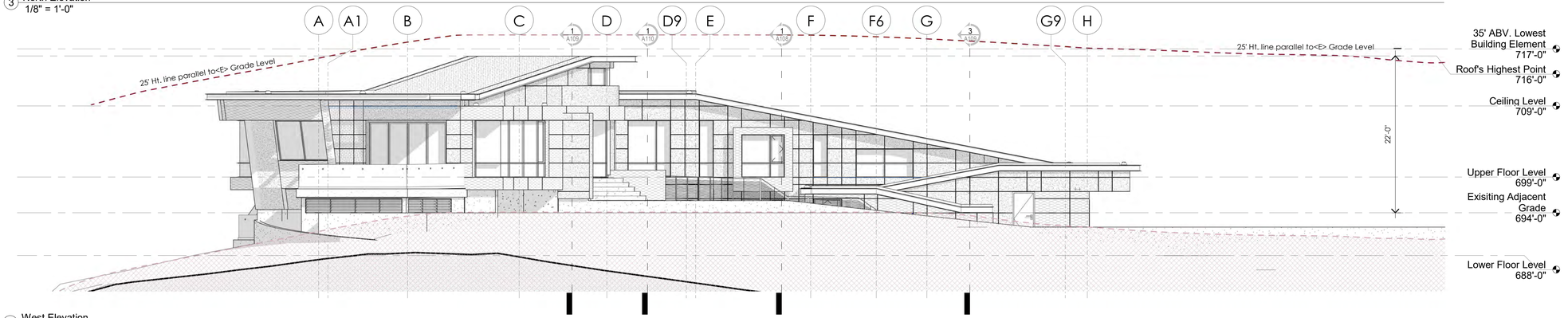
1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

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Building Elevations

A106

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5 South Garage Door Elevation
1/4" = 1'-0"

Door Schedule

Mark	Width	Height	Function	Count	Description	Comments
ED01	5' - 0"	7'-9"	Exterior	1	Entry Pivot Door with Side Lites	
ED02	13' - 0"	8'-0"	Exterior	2	Aluminum Insulated Glazed Sliding Folding Door	
ED03	6' - 0"	8'-0"	Exterior	1	Aluminum Narrow Style Insulated Glazed Swing Double Door	
ED04	6' - 0"	6'-8"	Exterior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ED05	2' - 10 3/4"	7'-10 1/2"	Exterior	4	Aluminum Narrow Style Insulated Glazed Swing Single Door	
ED06	3' - 0"	8'-0"	Exterior	3	Aluminum Framed Flush Exterior Metal Door	
ED07	3' - 0"	7'-4"	Exterior	1		
EGD01	8' - 0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
EGD02	16' - 0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
ID01	6' - 0"	8'-0"	Interior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ID02	3' - 0"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID03	2' - 6"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID04	3' - 0"	6'-8"	Interior	1	Solidcore Flush Wood Door	
ID05	3' - 0"	8'-0"	Interior	3	Cased Opening	
ID06	3' - 6"	8'-0"	Interior	1	Cased Opening	
ID07	4' - 0"	8'-0"	Interior	1	Cased Opening	
ID08	5' - 0"	8'-0"	Interior	1	Cased Opening	
ID09	5' - 0"	3'-8 1/2"	Interior	1	Cased Opening	
ID10	6' - 0"	8'-0"	Interior	2	Glass Sliding Double Door	
ID11	4' - 6"	8'-0"	Interior	2	Glass Sliding Double Door	
ID12	4' - 0"	8'-0"	Interior	1	Glass Sliding Double Door	
ID13	2' - 6"	8'-0"	Interior	4	Sliding Pocket Door	
ID14	2' - 4"	8'-0"	Interior	1	Glass SlidingPocket Door	
ID19	4' - 0"	8'-0"	Interior	1	Cased Opening	
ID22	6' - 10"	6'-0"	Interior	1		
ID24	6' - 10"	6'-0"	Interior	1		
Grand total: 57						

Curtain Wall Schedule

Mark	Length	Height	Count	Description	Comments
CW1 W01L	6' - 0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW1 W01R	6' - 0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW2 W01	2' - 0"	6'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W02	2' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W03	4' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W04	8' - 0"	4'-0"	2	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W05	6' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW3 W01	2' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W02	6' - 0"	5'-6"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W03	6' - 0"	6'-0"	2	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W04	6' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W05	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06L	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06R	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07L	13' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07R	13' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW4 W01	15' - 8"	2'-6"	1	Curtain Wall inset with motorized clearstory awning windows	
CW5 W01	3' - 0"	5'-0"	1	Fixed window without corner vertical mullion	
CW6 W01	3' - 0"	8'-0"	2	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW6 W02	4' - 0"	8'-0"	1	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW7 W01	5' - 5 1/2"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W01	5' - 7"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W02	6' - 0"	8'-0"	2	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W03	13' - 4"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W04	12' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W05	13' - 4"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW8 W01	11' - 8 1/2"	5'-0"	1	Slanted mullion on one side & without corner vertical mullion	
CW9 W01	6' - 9"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0"Ht.	
CW9 W02	9' - 0"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0"Ht.	
CW10 W01	4' - 0"	2'-0"	3	Inset Awning window	
CW11 C01	3' - 6"	5'-0"	1	Curtain Wall-Slanted	
CW11 W02	8' - 0"	5'-8"	1	Curtain Wall-Slanted	
CW12 W01	8' - 0"	2'-0"	1	Louvered vents	
CW12 W02	12' - 0"	2'-0"	1	Louvered vents	
CW12 W03	15' - 8"	2'-0"	1	Louvered vents	
Grand total: 41					

Window Schedule

Mark	Width	Height	Count	Description	Comments
MOW01	3' - 9 3/4"	2'-4 1/2"	4	Motorized Awning Window	
MOW04	2' - 4"	4'-10"	1	Operable Skylight with curb	
MOW06	2' - 4"	4'-10"	1	Operable Skylight with curb	
MOW14	2' - 0"	6'-0"	1	2 3/4"' Wall Recess with 1 1/2" Thick Wood Sill	
MOW15	2' - 0"	4'-0"	1	2 3/4"' Wall Recess with 1 1/2" Thick Wood Sill	
MOW16	4' - 0"	2'-0"	1	2 3/4"' Wall Recess with 1 1/2" Thick Wood Sill	
MOW20	1' - 10 3/4"	3'-10 3/4"	1	Casement Window	
OW01	1' - 10 1/2"	3'-10 3/4"	3		
OW02	1' - 10 3/4"	5'-10 3/4"	13	Casement Window	
OW03	3' - 10 1/2"	1'-10 1/2"	3	Awning Window	
WN01	2' - 0"	4'-0"	3	2 3/4"' Wall Recess with 1 1/2" Thick Wood Sill	
WN02	2' - 0"	6'-0"	3	2 3/4"' Wall Recess with 1 1/2" Thick Wood Sill	
WN03	4' - 0"	2'-0"	3	2 3/4"' Wall Recess with 1 1/2" Thick Wood Sill	
Grand total: 38					

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LICENSED ARCHITECT HARI GANAPATI SRIPADANNA NO. C-30730 RENEWAL 01-31-2021 STATE OF CALIFORNIA

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Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker

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SHEET TITLE

Door Window Schedules

A107

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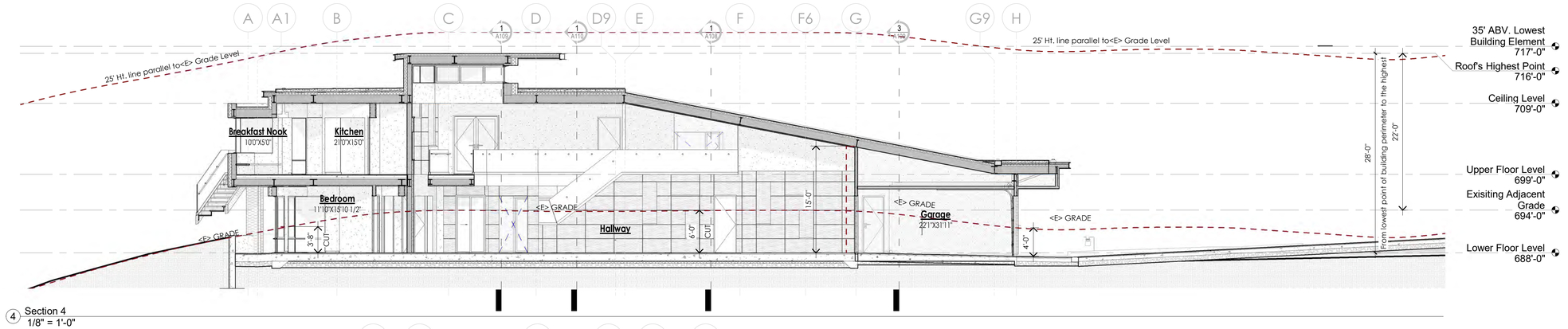
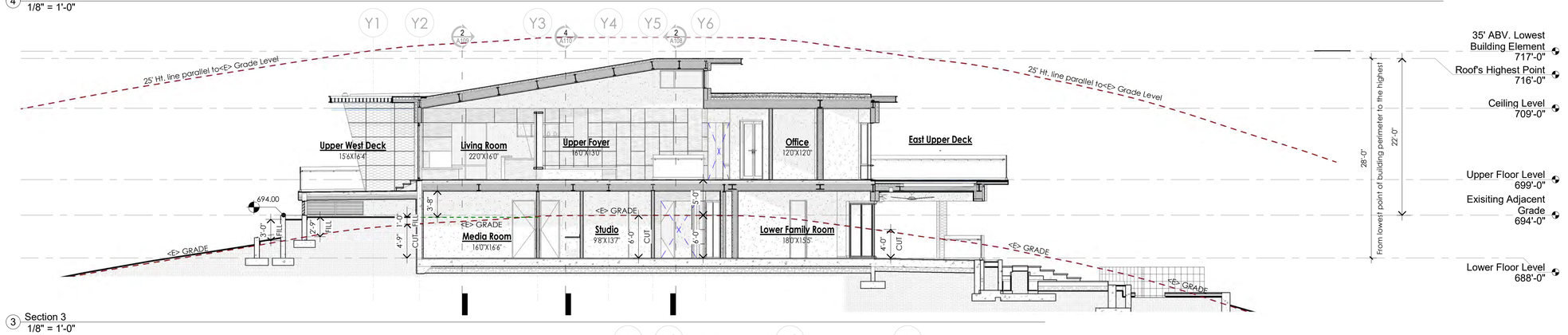


4 Section 4
1/8" = 1'-0"



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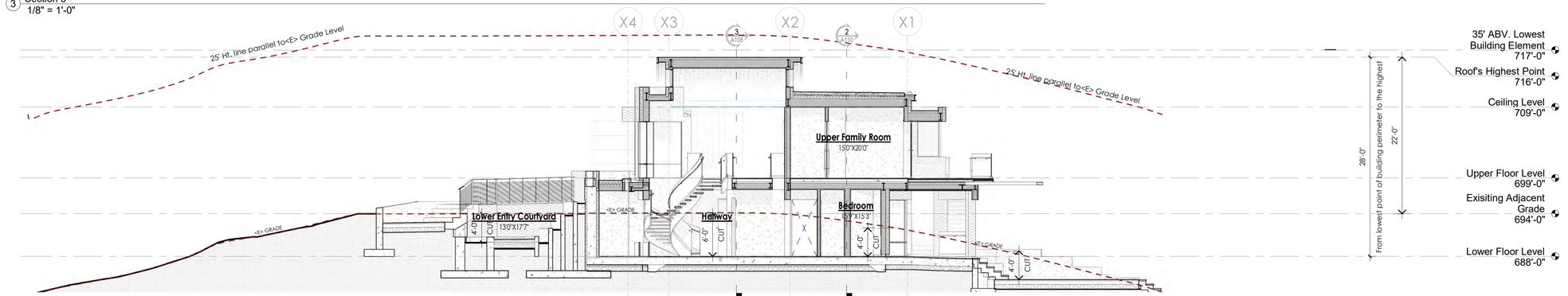

2 Section 2
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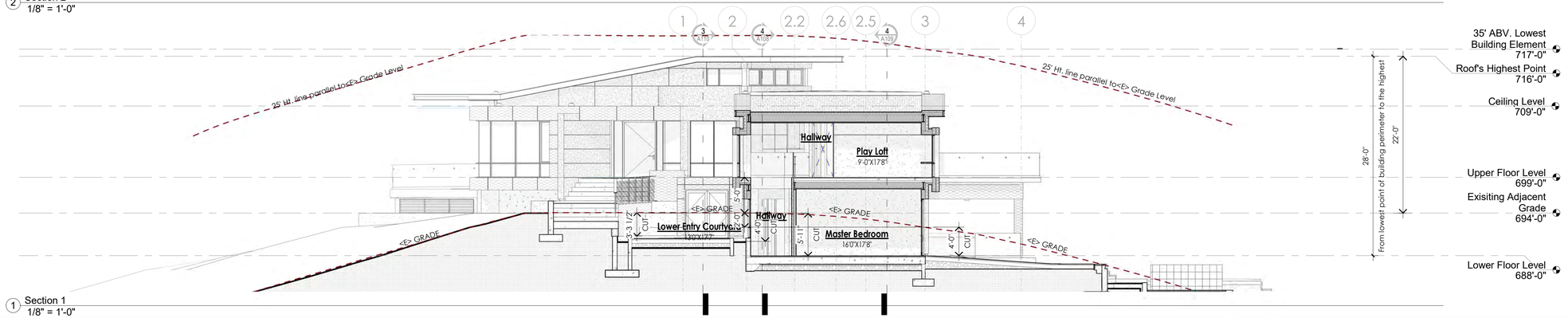

1 Section 1
1/8" = 1'-0"

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SHEET TITLE

Building Sections

A108

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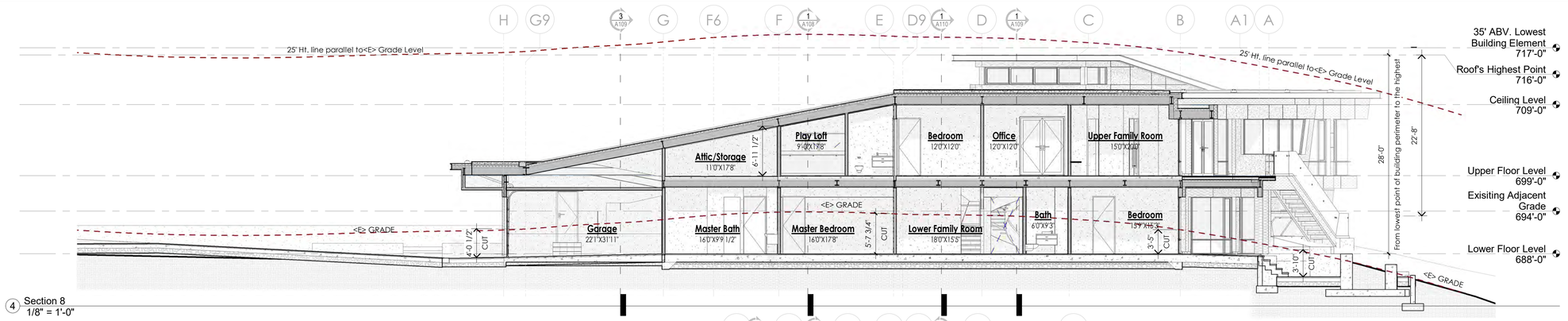
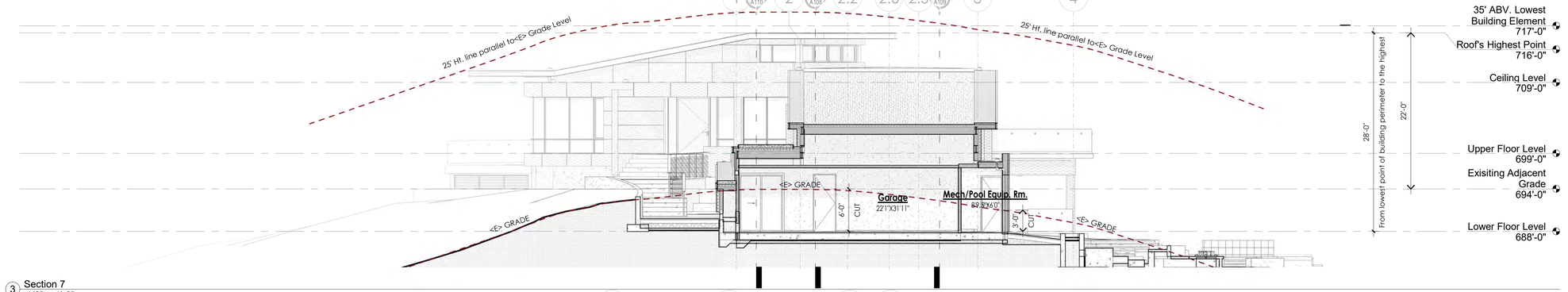
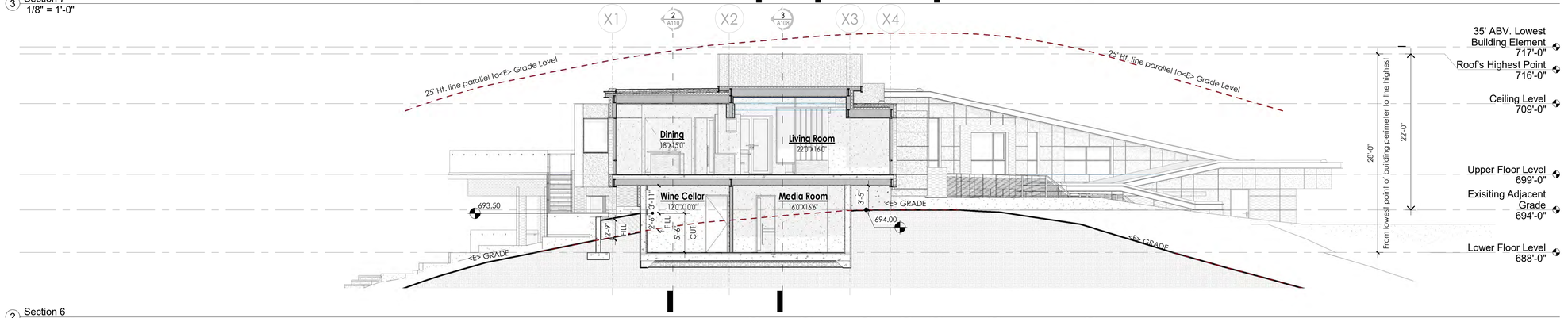


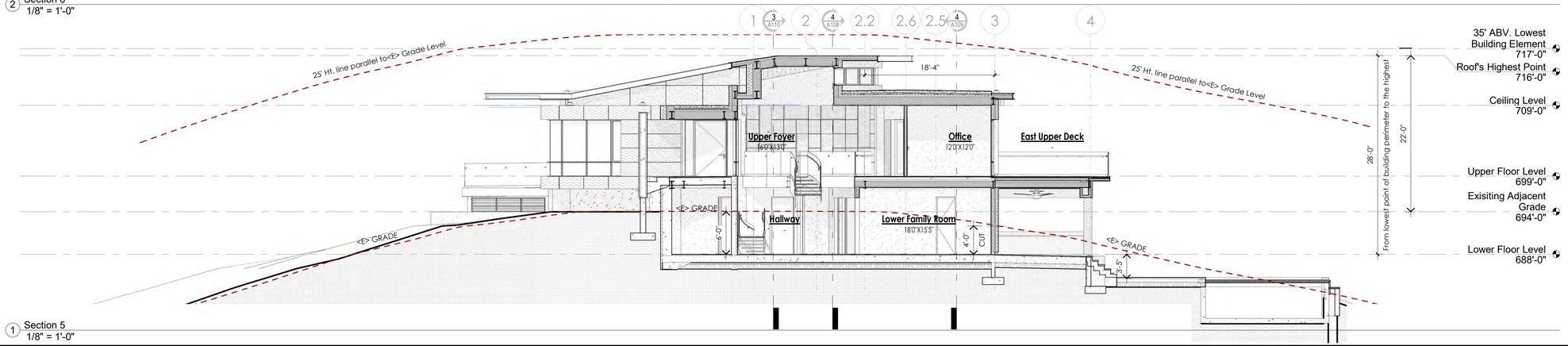
4 Section 8
1/8" = 1'-0"



3 Section 7
1/8" = 1'-0"



2 Section 6
1/8" = 1'-0"



1 Section 5
1/8" = 1'-0"

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LICENSED ARCHITECT
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Building Sections

A109
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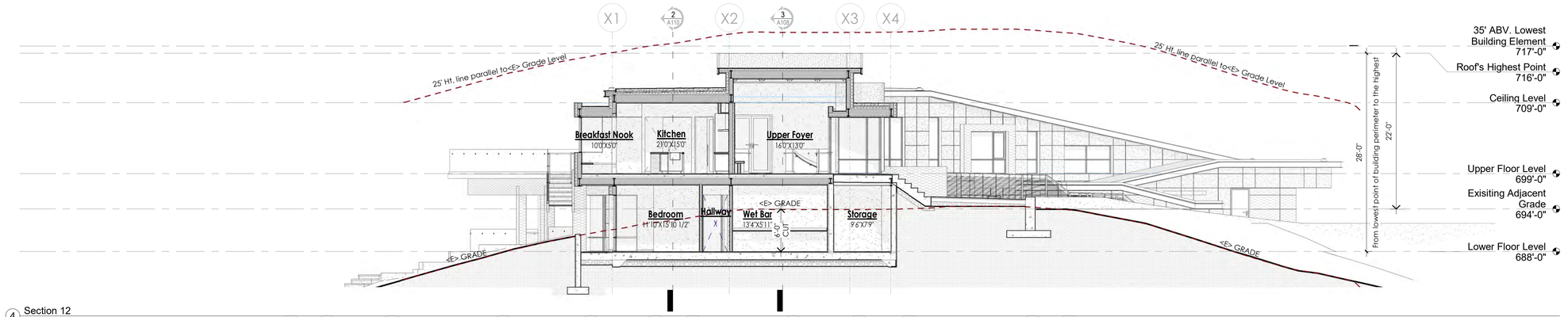
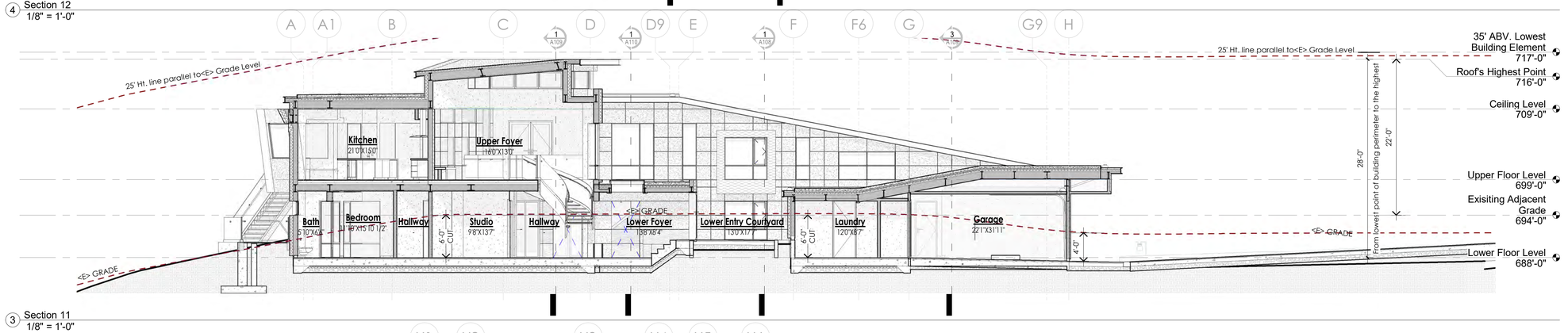
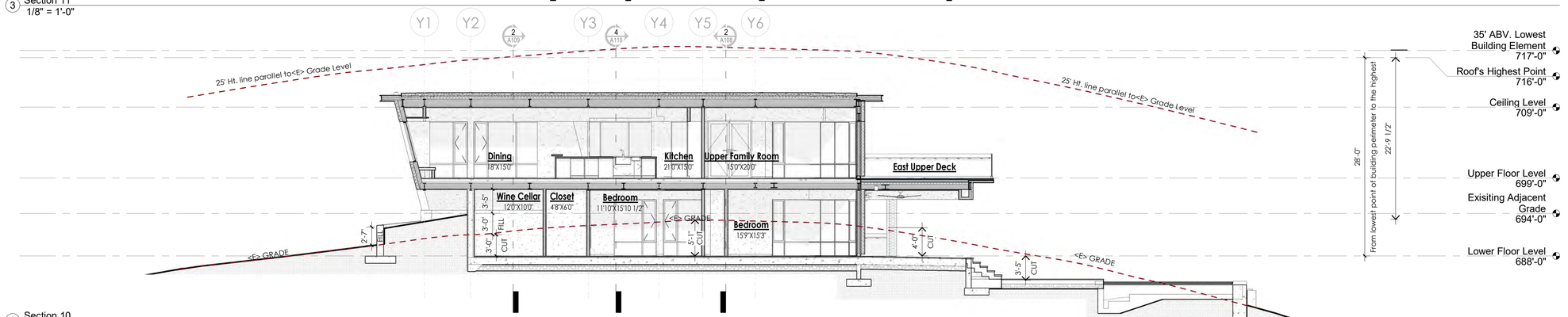


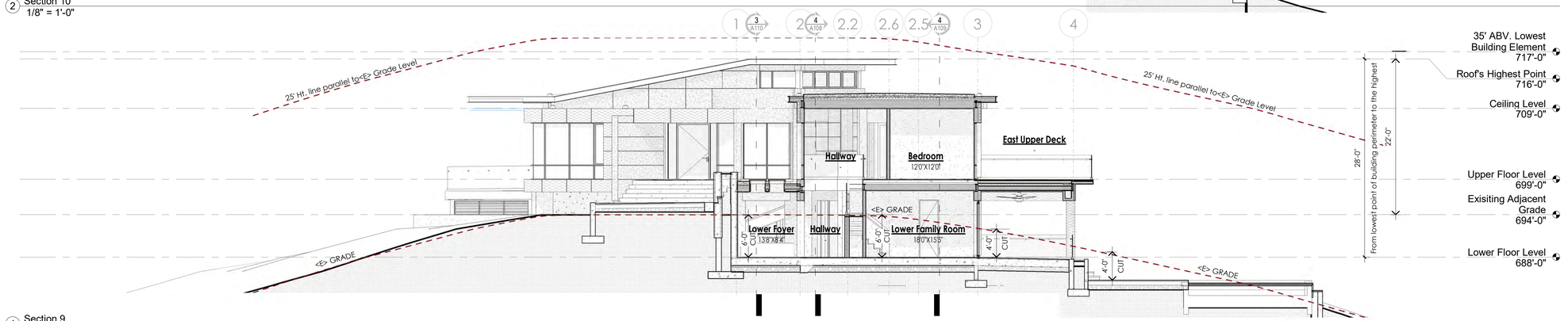
4 Section 12
1/8" = 1'-0"



3 Section 11
1/8" = 1'-0"



2 Section 10
1/8" = 1'-0"



1 Section 9
1/8" = 1'-0"

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Building Sections

A110

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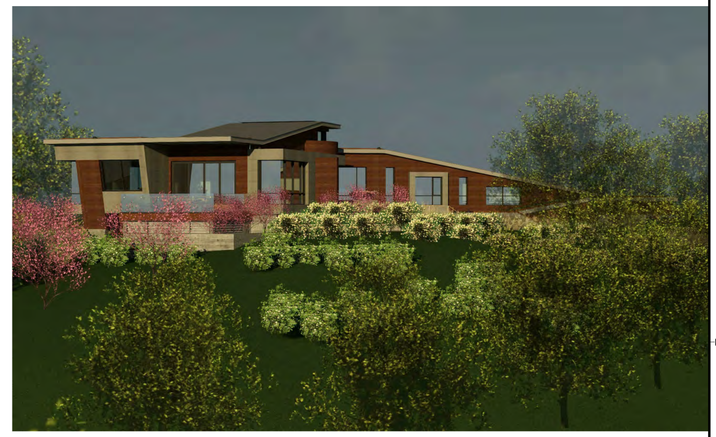
AERIAL VIEW FROM NORTH EAST



VIEW FROM NORTH



VIEW FROM WEST



VIEW FROM RIGHT SIDE YARD



VIEW TOWARDS FRONT ENTRY

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Perspective Views-01

A115

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VIEW FROM EAST



VIEW FROM DRIVEWAY



VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST



VIEW FROM SOUTH EAST

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Perspective Views 02

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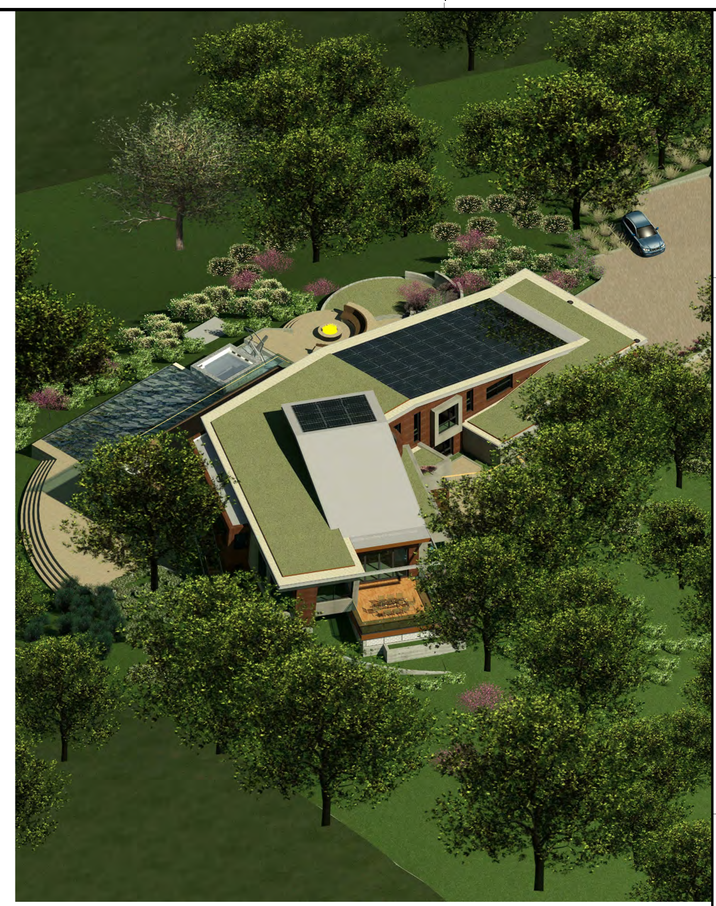
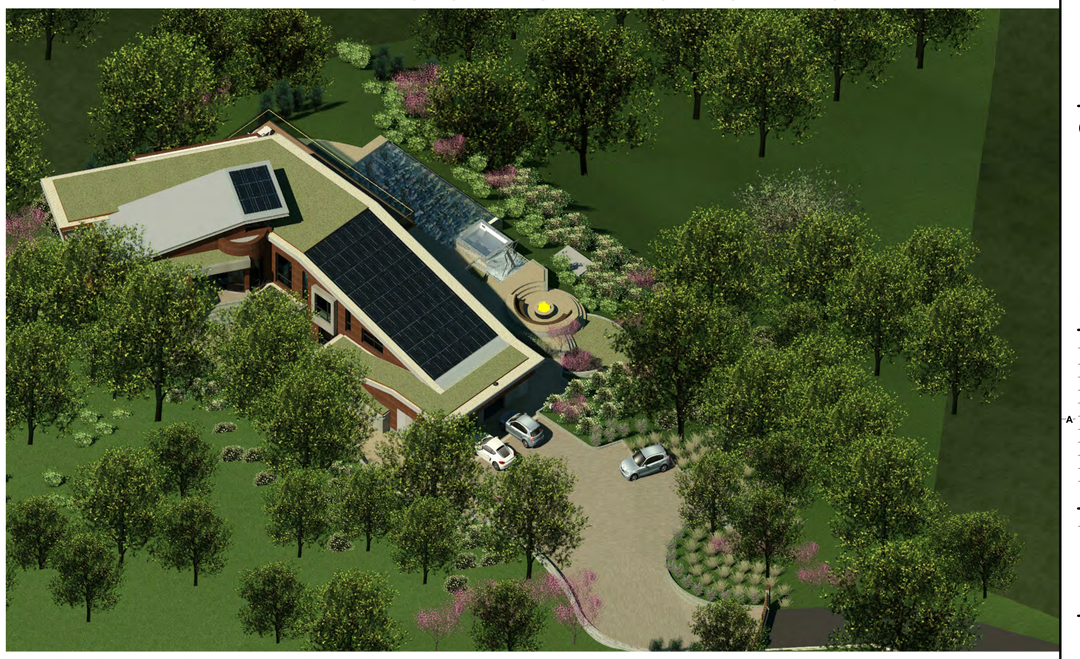
AXONOMETRIC VIEW FROM NORTH EAST



AXONOMETRIC VIEW FROM NORTH WEST



AXONOMETRIC VIEW FROM SOUTH EAST



AXONOMETRIC VIEW FROM SOUTH WEST

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Axonometric Views

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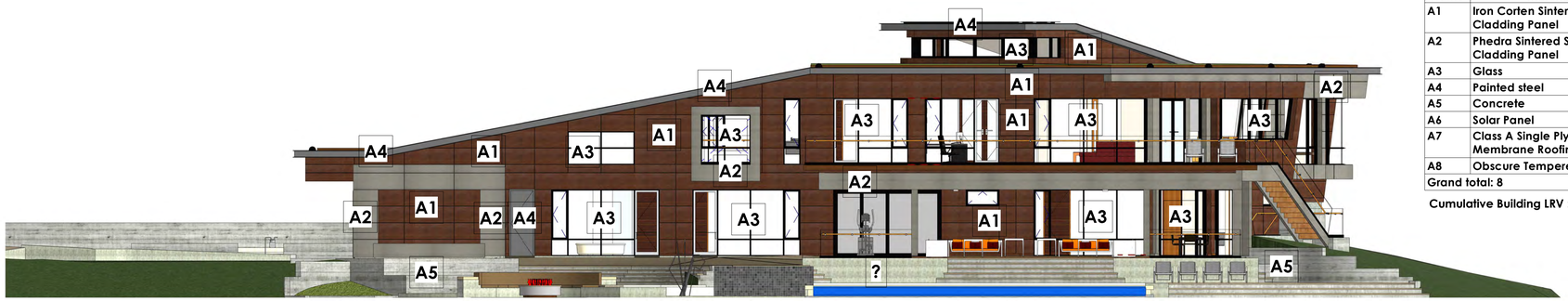
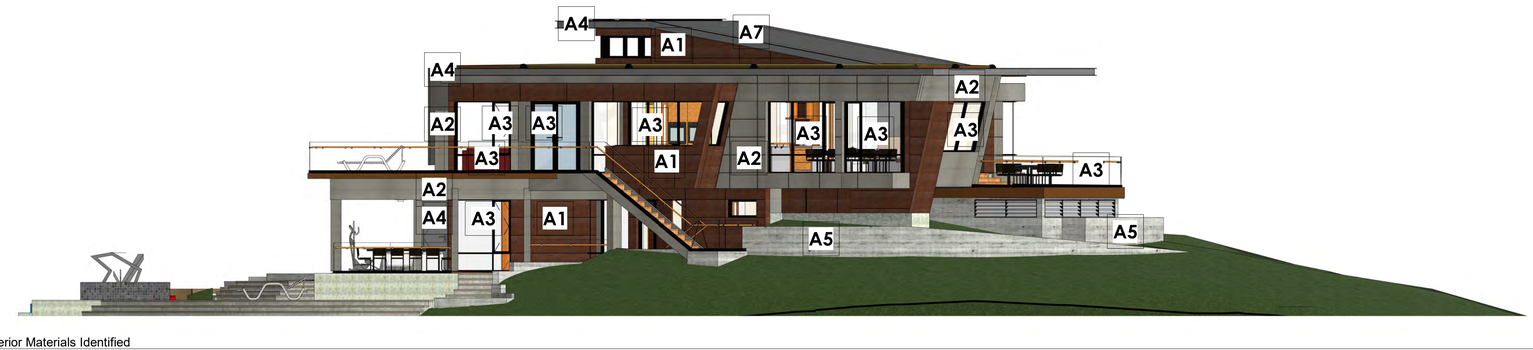
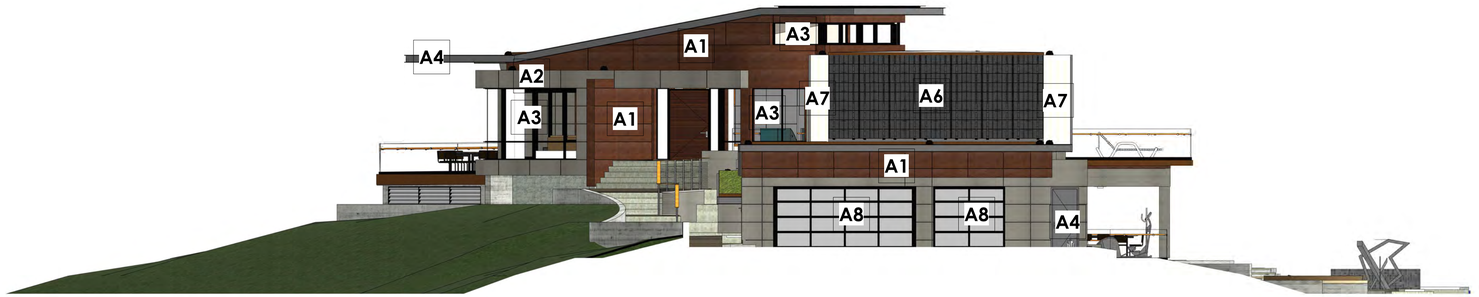


1 East Elevation with Exterior Materials Identified
1/8" = 1'-0"



2 North Elevation with Exterior Materials Identified
1/8" = 1'-0"



3 South Elevation with Exterior Materials Identified
1/8" = 1'-0"



4 West Elevation with Exterior Materials Identified
1/8" = 1'-0"

LRV table					
Key Name	Material	Total SF of Material	% of total SF	LRV	SF% x LRV
A1	Iron Corten Sintered Stone Cladding Panel	2154 SF	28.28	12.1	342.18
A2	Phedra Sintered Stone Cladding Panel	1228 SF	16.12	17	274.04
A3	Glass	2214 SF	29	11	319
A4	Painted steel	439 SF	5.7	12.64	72.04
A5	Concrete	1027 SF	13.48	13.7	184.67
A6	Solar Panel	232 SF	3	10	30
A7	Class A Single Ply Membrane Roofing	184 SF	2.41	18.1	43.62
A8	Obscure Tempered Glass	138 SF	1.81	20	36.2
Grand total: 8		7616 SF			1301.75

Cumulative Building LRV : 13.01

East Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	759 SF
A2	Phedra Sintered Stone Cladding Panel	303 SF
A3	Glass	964 SF
A4	Painted steel	139 SF
A5	Concrete	471 SF

North Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	332 SF
A2	Phedra Sintered Stone Cladding Panel	358 SF
A3	Glass	630 SF
A4	Painted Metal	86 SF
A5	Concrete	176 SF
A7	Class A Single Ply Membrane Roofing	49 SF

South Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	364 SF
A2	Phedra Sintered Stone Cladding Panel	248 SF
A3	Glass	224 SF
A4	Painted steel	79 SF
A5	Concrete	78 SF
A6	Solar Panel	232 SF
A7	Class A Single Ply Membrane Roofing	50 SF
A8	Obscure Tempered Glass	138 SF

West Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	699 SF
A2	Phedra Sintered Stone Cladding Panel	319 SF
A3	Glass	396 SF
A4	Painted steel	135 SF
A5	Concrete	302 SF
A7	Class A Single Ply Membrane Roofing	85 SF

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Iron Corten Sintered Stone Cladding Panel
Type: Stone Cladding Panel
Color: Iron corten
LRV: 12.1
Source: Neolith

Phedra Sintered Stone Cladding Panel
Type: Stone Cladding Panel
Color: Light Gray
LRV: 17
Source: Neolith

Glass
Type: Cardinal LoE 366 dual pane
Color: Clear
LRV: 11
Source: Cardinal Glass Industries

Painted Steel
Type: N/A
Color: City shadow
LRV: 12.64
Source: Benjamin Moore

Concrete
Type: Board formed concrete
Color: Dark gray
LRV: 13.7
Source: Polyflor

Solar Panel
Type: Solar Photovoltaic system
Color: N/A
LRV: 10
Source: SunPower

Class A Single Ply Membrane Roofing
Type: N/A
Color: Gray
LRV: 18.1
Source: IB Roof systems

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SHEET TITLE

Elevations with Exterior Materials Identified

A118

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PLAN FOR THE IMPROVEMENT OF

GRADING & DRAINAGE PLANS

TOWN OF LOS GATOS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052

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: CHRISTIAN & HELEN OLGAARD PHONE: 408 505-7715

18. GENERAL CONTRACTOR: ____________ PHONE: ________

19. GRADING CONTRACTOR: ____________ PHONE: ________

20. CUT: ±2,348 CY EXPORT: ±2,154 CY
    FILL: ±194 CY IMPORT: 0 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: 15365 SANTELLA COURT
2. PROPERTY OWNER: CHRISTIAN & HELEN OLGAARD
3. ASSESSORS PARCEL NUMBER: 527-09-018
4. EXISTING USE: VACANT
5. EXISTING ZONING: HR-2 $\frac{1}{2}$: PD
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
7. PROPOSED ZONING: HR-2 $\frac{1}{2}$: PD
8. SITE AREA: 87,475 SQ. FT. (GROSS); DRIVEWAY: 6,797 SQ. FT.; 80,678 SQ. FT. (NET)
9. APPLICANT/DEVELOPER: CHRISTIAN & HELEN OLGAARD
10. CONSULTANTS:
11. WATER SUPPLY: SAN JOSE WATER COMPANY
12. SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT
13. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
14. TELEPHONE: FRONTIER COMMUNICATIONS
15. CABLE: XFINITY
16. STORM DRAIN: TOWN OF LOS GATOS
17. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
18. DATUM:
19. BASIS OF BEARINGS: BEARINGS AND DISTANCES ON THESE PLANS ARE BASED ON THE "CERTIFICATE OF LOT LINE ADJUSTMENT" DOCUMENT NO. 22956909; DATED MAY 19, 2015. SANTA CLARA COUNTY RECORDER.
20. BENCHMARK INFORMATION: TOPOGRAPHIC SURVEY PROVIDED BY OWNER AND PERFORMED BY OTHERS. PROJECT BENCHMARK SET IN CULDESAC OF SANTELLA COURT A NAIL AND SHINER AT ELEVATION OF 721.01 FEET.

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE AREA: 87,475 SF
TOTAL SITE AREA DISTURBED: 24,043 SF *(INCLUDING CLEARING, GRADING OR EXCAVATING)*

	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	0	0	16,957	16,957
TOTAL NEW & REPLACED IMPERVIOUS AREA		16,957		
PERVIOUS AREA	88,135		0	

TABLE OF PROPOSED EARTHWORK QUANTITIES

AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	EXPORT (CY)
HOUSE FOOTPRINT	±771	8.0	0	0	±771
CELLAR	N/A		N/A		
ATTACHED GARAGE	±253	7.9	0	0	±253
ACCESSORY BUILDING	N/A		N/A		
POOL	±189	11.8	0	0	±189
DRIVEWAY / ACCESS	±472	2.6	±121	2.5	±351
LANDSCAPE / OUTDOOR	±663	4	±73	3	±590
TOTAL	±2,348		±194		±2,154

NOTE:

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

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:

ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0377H
MAP REVISED: MAY 18, 2009

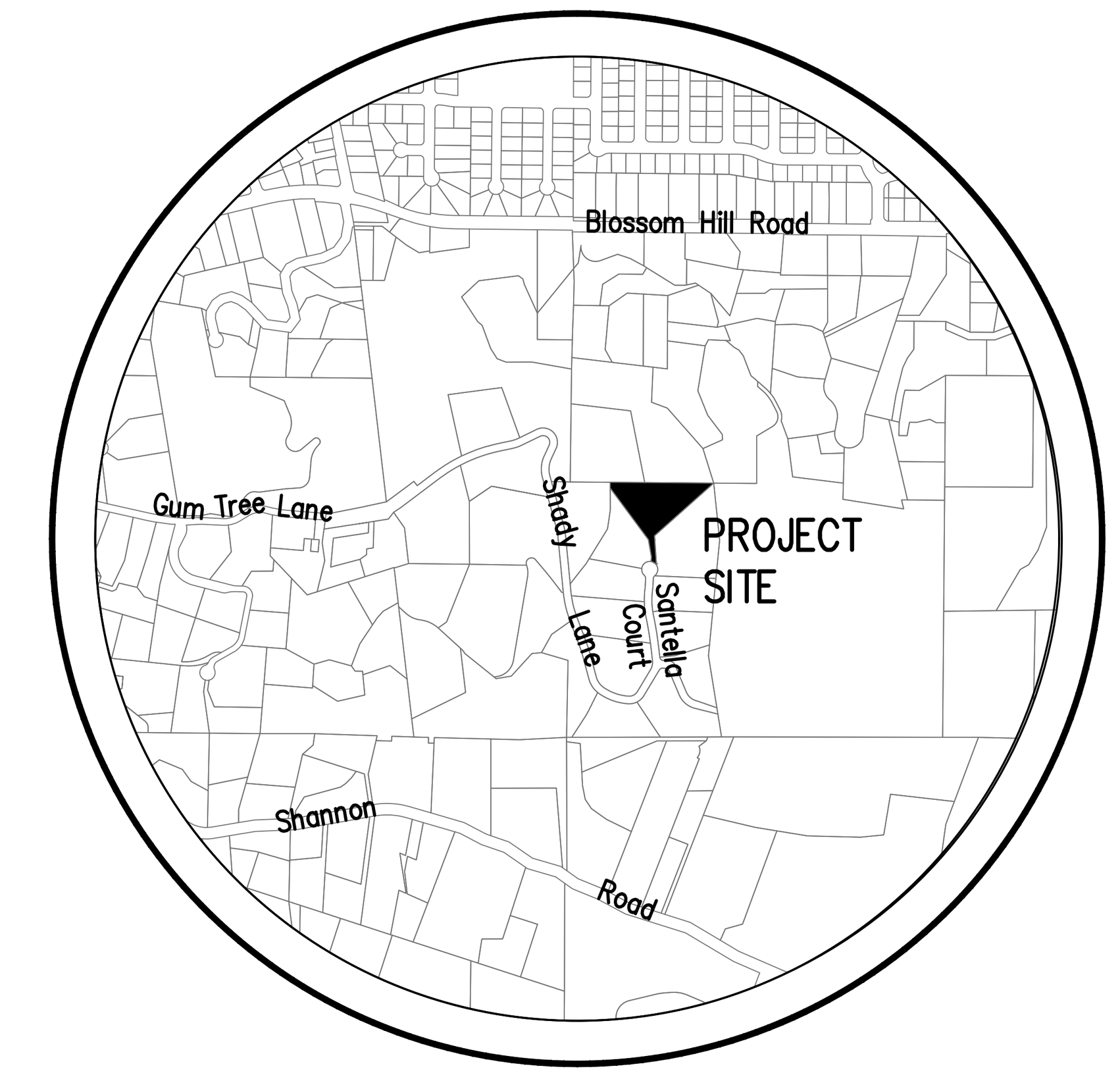
PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND

EXISTING / PROPOSED

- 450 / 454 CONTOUR ELEVATION
- (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



VICINITY MAP

SHEET INDEX

C1 TOWN NOTES, PROJECT DATA LEGEND & ABBREVIATIONS
C2 BLUEPRINT FOR A CLEAN BAY SHEET
C3 EXISTING TOPOGRAPHY PLAN
C4 SITE PLAN
C5 DRIVEWAY PLAN & PROFILE
C6 GRADING & DRAINAGE PLAN
C7 SECTION AND DETAILS
C8 EROSION CONTROL PLAN

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CY	CUBIC YARD
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
(E)	EAST
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PATH
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCED MAIN
FS	FIRE SERVICE
FT	FEET
G	GAS
GA	GAUGE
GB	GRADE BREAK
GM	GAS METER
GS	GAS SERVICE
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
IEE	INGRESS/EGRESS EASEMENT
IN	INCH
INV	INVERT ELEVATION
LAT	LATERAL
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MPH	MILES PER HOUR
(N)	NORTH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PAD	PAD ELEVATION
PCC	PORTLAND CEMENT CONCRETE
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
R/W	RIGHT-OF-WAY
(S)	SOUTH
S	SLOPE
SCC	SANTA CLARA COUNTY
SCCFD	SANTA CLARA COUNTY FIRE DEPARTMENT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SJWC	SAN JOSE WATER COMPANY
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TELE	TELEPHONE
TLG	TOWN OF LOS GATOS
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
(W)	WEST
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
WVSD	WEST VALLEY SANITATION DISTRICT
XING	CROSSING

REGISTERED PROFESSIONAL ENGINEER ★ STATE OF CALIFORNIA ★ AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-20 CIVIL

DATE:	OCTOBER 22, 2019
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

PLAN FOR THE IMPROVEMENT OF
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

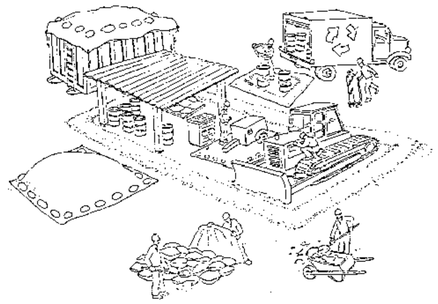
REVISIONS | BY | DATE

SHEET C1 OF 8

REV.: DEC. 2015

HB JOB NO. 18080

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!

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.

REGISTERED PROFESSIONAL ENGINEER — JAMAA MUSA-VERDEL — NO. 69278 — EXP. 6-30-20 — CIVIL — STATE OF CALIFORNIA

DATE: OCTOBER 22, 2019
SCALE: NONE
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
BLUEPRINT FOR A CLEAN BAY
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI EST. 1980
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

BY	DATE

REVISIONS

SHEET C2 OF 8

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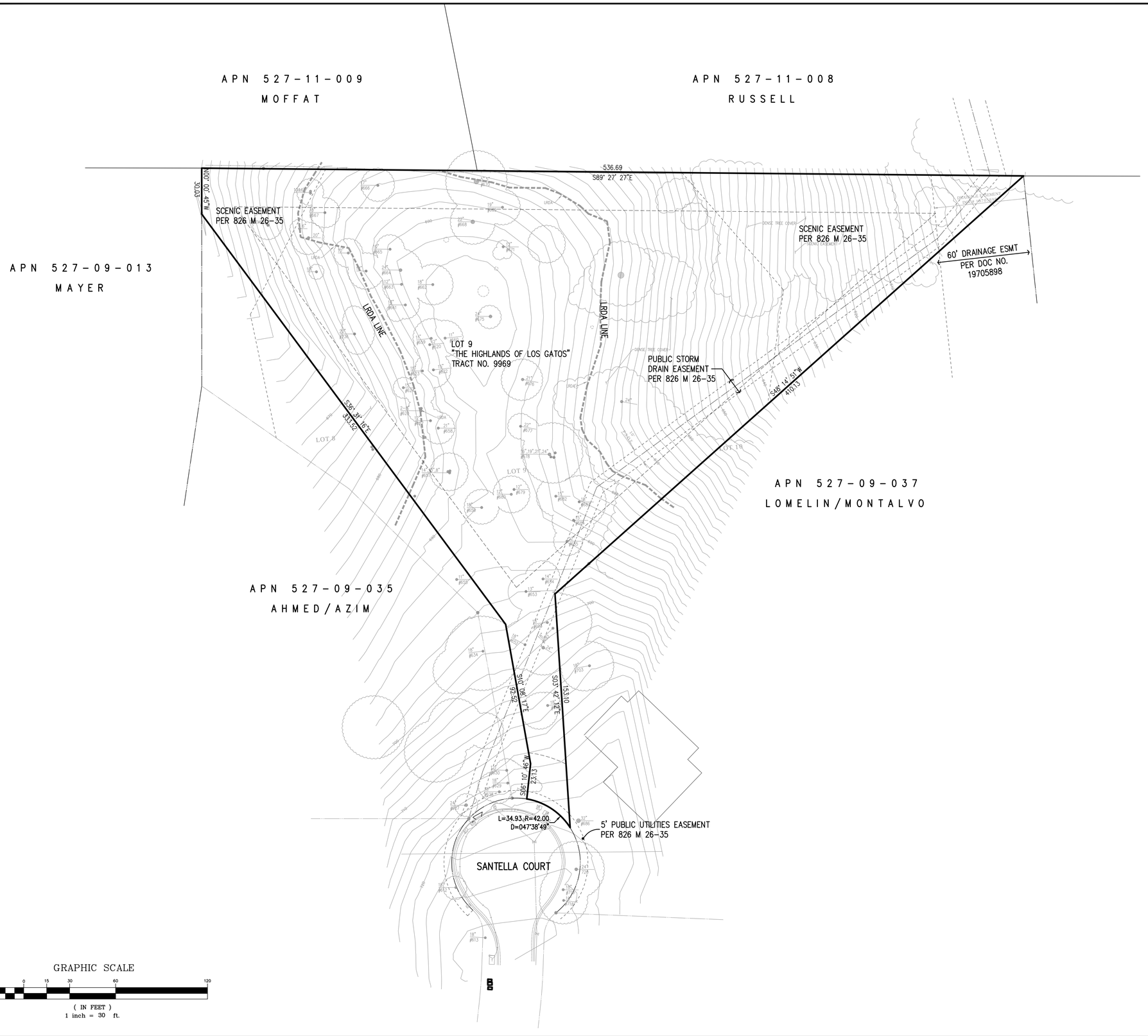

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE: OCTOBER 22, 2019
SCALE: 1"=30'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EXISTING TOPOGRAPHY
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
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CONSTRUCTION MANAGERS
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EMAIL: ENGINEERING@HANNABRUNETTI.COM

BY	DATE	REVISIONS

SHEET C3 OF 8

HB JOB NO. 18080

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APN 527-11-009
MOFFAT

APN 527-11-008
RUSSELL

APN 527-09-013
MAYER

APN 527-09-037
LOMELIN/MONTALVO

APN 527-09-035
AHMED/AZIM

SANTELLA COURT

536.69
S89° 27' 27"E

N.45° 00' 00"W.
30.00'

SCENIC EASEMENT
PER 826 M 26-35

32.9'

25.0' REAR
BUILDING SETBACK

SCENIC EASEMENT
PER 826 M 26-35

60' DRAINAGE ESMT
PER DOC NO.
19705898

DECK

PATIO

PATIO

POOL

SPA

PROPOSED
HOUSE

PATIO

PROPOSED
GARAGE

20.0' SIDE
BUILDING
SETBACK

PUBLIC STORM
DRAIN EASEMENT
PER 826 M 26-35

S49° 14' 51"W
410.15'

S36° 33' 16"E
313.52'

70.5'

20'

108.7'

20.0' SIDE
BUILDING
SETBACK

FIRE TRUCK
TURNAROUND
AREA

20'

FIRE TRUCK
TURNOUT AREA

263.6'

18'

S03° 42' 43"E
153.10'

S06° 18' 17"E
252.80'

30.0' FRONT
BUILDING
SETBACK

EXISTING
HOUSE

S36° 10' 46"W
23.13'

L=34.93, R=42.00
D=047°38'49"

5' PUBLIC UTILITIES EASEMENT
PER 826 M 26-35

LEGEND

NEW DRIVEWAY; 2" AC OVER 6" AGG. BASE

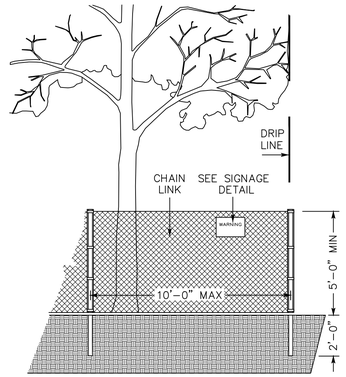
EXISTING TREE TO BE REMOVED

TREE PROTECTION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



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 5 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: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

PROFESSIONAL ENGINEER ★ REGISTERED ★ STATE OF CALIFORNIA
JULIANA MUSY-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL

DATE: OCTOBER 22, 2019
SCALE: 1"=30'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
CIVIL ENGINEERS • LAND SURVEYORS
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OFFICE (408) 842-2173 • FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

BY	DATE

REVISIONS

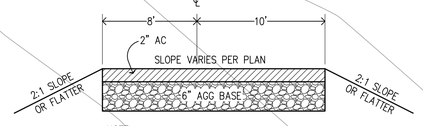
REV.: SEPT. 2016

HB JOB NO. 18080

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



NOTE:
DRIVEWAY SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

DRIVEWAY SECTION

NOT TO SCALE

MATCH LINE
SEE SHEET C6

LRDA LINE

GATE AND COLUMNS SEE LANDSCAPE PLANS FOR DIMENSIONS & DETAILS

LANDSCAPE WALL

FOUND 3/4" IP OPEN

EX CURB INLET

EXISTING 5' PUBLIC UTILITIES EASEMENT PER 826 M 26-35

EX WATER METER

FOUND IP LS 5615

EX TC 720.53± CONFORM

EX SS LATERAL

EX WATER MAIN

EX TC 721.74± CONFORM

EX WATER METER

EX CURB & GUTTER

LIMITS OF DISTURBED AREA

2:1 SLOPE OR FLATTER TYPICAL

2" AC OVER 6" CL AGG. BASE

1-1/2" PVC FORCE MAIN

FURNISH & INSTALL SANITARY SEWER LIFT STATION; CONTRACTOR TO PROVIDE DETAILS

EX TREE TO BE REMOVED

EX TREES TO BE REMOVED

FIRE TURNAROUND AREA

83 LF 4" PVC SDR 26 @ 2%

TRENCH DRAIN - TG 687.45

GARAGE
FF 688.0
PAD 686.6

GROUND FLOOR
FF 688.0
PAD 687.0

TRASH ENCLOSURE

PLANTER

18 LF

STEPS

AD

PROPOSED JOINT TRENCH
WATER, ELECTRIC & TELEPHONE

CONNECT TO EXISTING SS CLEAN OUT & LATERAL STUB IN FRONT LOT 12, 300 FT± SOUTH ON SANTELLA COURT

EXISTING 10' PUBLIC STORM DRAIN EASEMENT PER 826 M 26-35

LRDA LINE

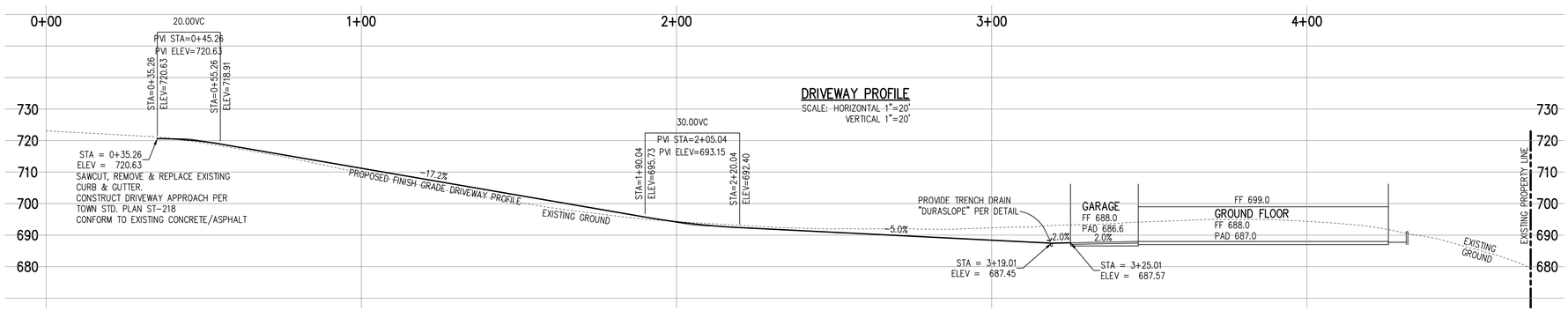
PROVIDE 3'x5' ROCK RIP-RAP
6" MIN DIA ROCK SIZE
2 COURSES

MATCH LINE
SEE SHEET C6

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.

DRIVEWAY PROFILE

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



CONSTRUCTION NOTES

1. CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
2. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
3. FURNISH & INSTALL TRENCH DRAIN "DURASLOPE"; SEE SHEET C7 FOR DETAIL OR APPROVED EQUAL
4. JOINT TRENCH TO HOUSE; WATER, GAS, ELECTRIC & TELEPHONE
5. PLANTER; SEE LANDSCAPE PLANS FOR DETAILS TOP OF PLANTER PER LANDSCAPE PLAN
6. EXISTING UTILITY BOXES; ADJUST TO NEW FINISH GRADE AND UPGRADE TO TRAFFIC RATED LID
7. EXISTING TREE TO REMAIN; PROVIDE TREE PROTECTION PER DETAIL SEE SHEET C4
8. NEW 4" PVC STORM DRAIN PIPE AT MINIMUM 0.5 PERCENT SLOPE
9. EXISTING TREE TO BE REMOVED
10. PROPOSED OUTDOOR SHOWER AREA PLUMBING TO BE CONNECTED TO MAIN HOUSE PLUMBING FOR WATER SUPPLY AND DRAINAGE. SEE PLUMBING PLANS FOR DETAILS.
11. FURNISH & INSTALL 1.5" PVC FORCE MAIN ALONG SANTELLA COURT TO EX CLEANOUT LOCATED 300 FT± SOUTH
12. SAWCUT, REMOVE & REPLACE EXISTING SECTION OF CURB & GUTTER CONSTRUCT 16' WIDE DRIVEWAY APPROACH PER TOWN STD. PLAN NO. ST-219; CONFORM TO EXISTING CONCRETE/ASPHALT.

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.

REGISTERED PROFESSIONAL ENGINEER * VANESSA MUST-VERDEL * No. 69278 * EXP. 6-30-20 * CIVIL * STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS

LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
DRIVEWAY PLAN & PROFILE

ARCHITECTURE AND SITE APPLICATION NO. S-18-052

PARKS AND PUBLIC WORKS DEPARTMENT

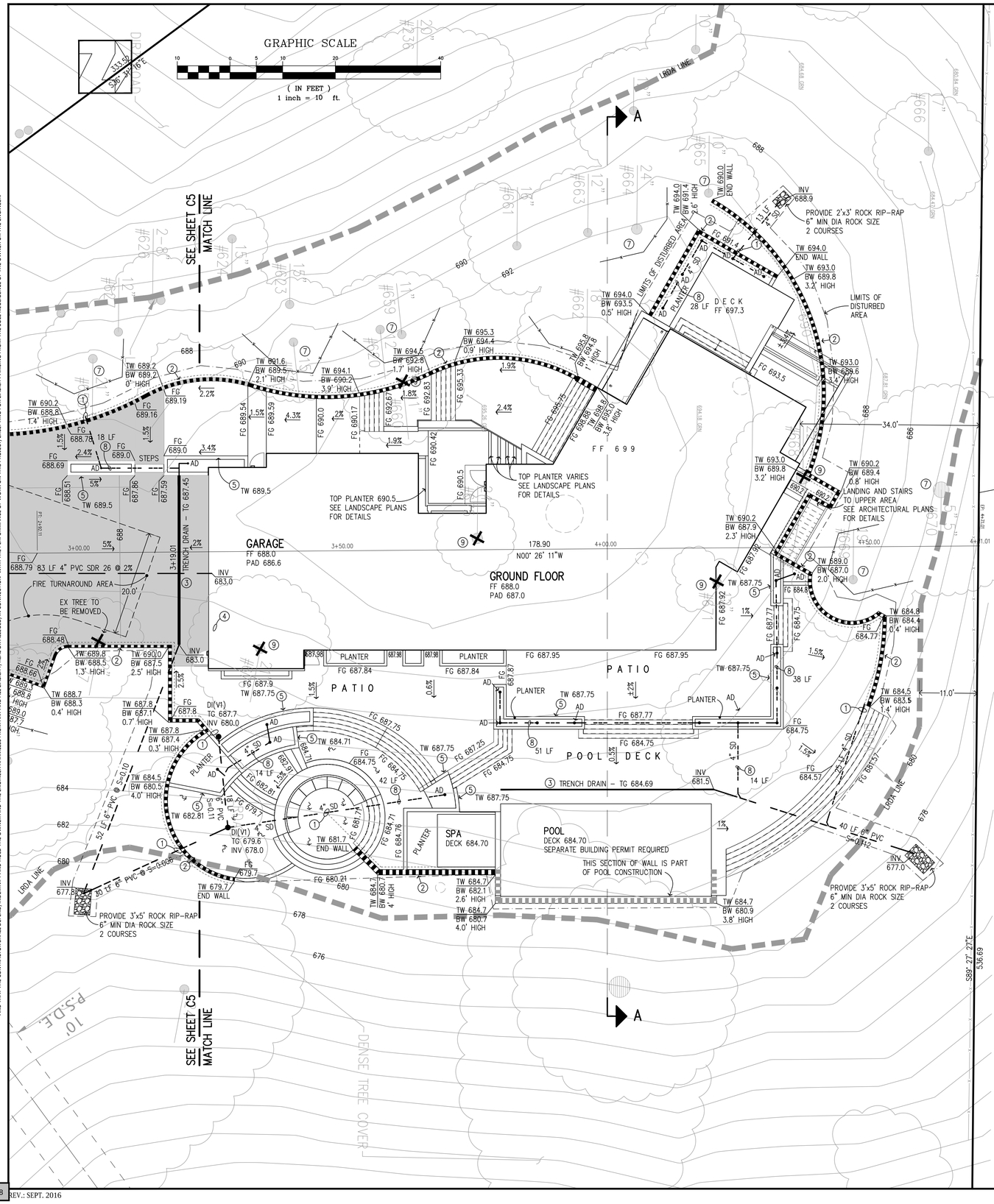
TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1990
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7665 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE	BY	REVISIONS

SHEET C5 OF 8

HB JOB NO. 18080



Slope Density of Proposed Developed Area

$$S = \frac{0.0023\ (I \times L)}{A}$$

S = the slope density
I = the contour interval in feet = 1 ft
L = the sum length of contour lines in feet = 25,080
A = the area in acres = 1.85

$$S = \frac{0.0023\ (1 \times 25080)}{1.85} = 31.18\%$$

CONSTRUCTION NOTES

1. CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
2. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
3. FURNISH & INSTALL TRENCH DRAIN "DURASLOPE"; SEE SHEET C7 FOR DETAIL OR APPROVED EQUAL
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NOTES

1. AREA DRAINS (AD) FOR PLANTER AREAS SHALL BE CONNECTED TO STORM DRAIN SYSTEM WITH 4" PVC STORM DRAIN PIPE (4" SD) AT A MINIMUM OF 0.5 PERCENT SLOPE WITH MINIMUM 18 INCH OF COVER.
2. CONNECT RAINWATER LEADERS TO STORM DRAIN SYSTEM OR DRAIN TO SPLASH BLOCKS INTO LANDSCAPE AREAS.
3. PROVIDE SANITARY SEWER LIFT STATION AND FORCE MAIN TO MANHOLE/LATERAL IN STREET. CONTRACTOR TO PROVIDE DETAILS AND SPECIFICATIONS TO TOWN.
4. HARDSCAPE (FRONT ENTRANCE, PATIO AND POOL DECK AREA): 4" CONCRETE OVER 4" GRAVEL OR PER OWNER'S DIRECTION
5. HOUSE OUTLINE SHOWN FOR REFERENCE ONLY; PRIOR TO CONSTRUCTION STAKING VERIFY WITH ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. RETAINING WALL SUBDRAINS TO EITHER CONNECT TO NEW STORM DRAIN SYSTEM OR DRAIN TO DAYLIGHT WITH ROCK RIP-RAP AT END OF PIPE.

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PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
MARIA J. MUSY-VERDEL
NO. 69278
CIVIL
EXP. 6-30-20

DATE: OCTOBER 22, 2019
SCALE: 1"=10'
DESIGN: AM
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GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
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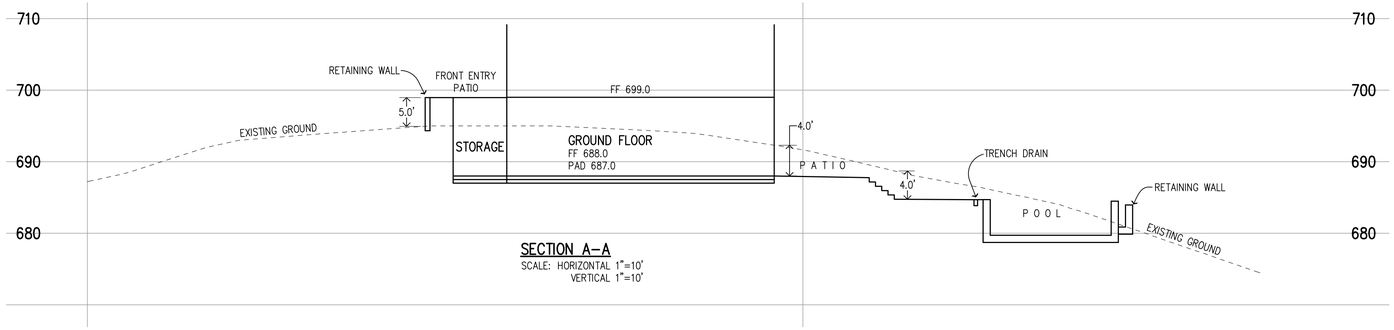
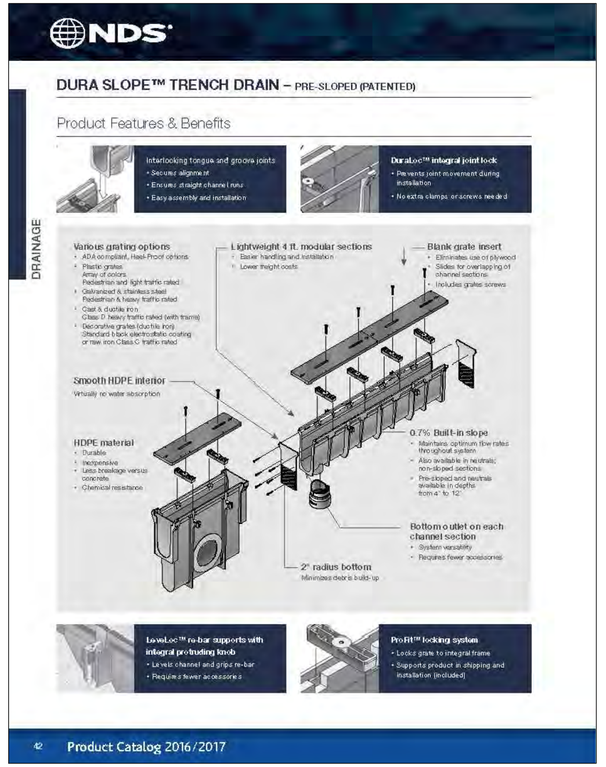
BY	DATE

REVISIONS

SHEET C6 OF 8



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


NDS

DURA SLOPE™ TRENCH DRAIN – PRE-SLOPED (PATENTED)

Product Features & Benefits

DRAINAGE

Interlocking tongue and groove joints
- Secures alignment
- Ensures straight channel runs
- Easy assembly and installation

DuraLoc™ integral joint lock
- Prevents joint movement during installation
- No extra clamps or screws needed

Various grating options
- ADA compliant, Heel-Proof options
- Plastic grates
  Array of colors
  Pedestrian and light traffic rated
- Galvanized & stainless steel
  Pedestrian & heavy traffic rated
- Cast & ductile iron
  Class D heavy traffic rated (with frame)
- Decorative grates (ductile iron)
  Standard black electrostatic coating or raw iron Class C traffic rated

Lightweight 4 ft. modular sections
- Easier handling and installation
- Lower freight costs

Blank grate insert
- Eliminates use of plywood
- Slides for overlapping of channel sections
- Includes grates screws

Smooth HDPE interior
Virtually no water absorption

HDPE material
- Durable
- Inexpensive
- Less breakage versus concrete
- Chemical resistance

0.7% Built-in slope
- Maintains optimum flow rates throughout system
- Also available in neutrals; non-sloped sections
- Pre-sloped and neutrals available in depths from 4" to 12"

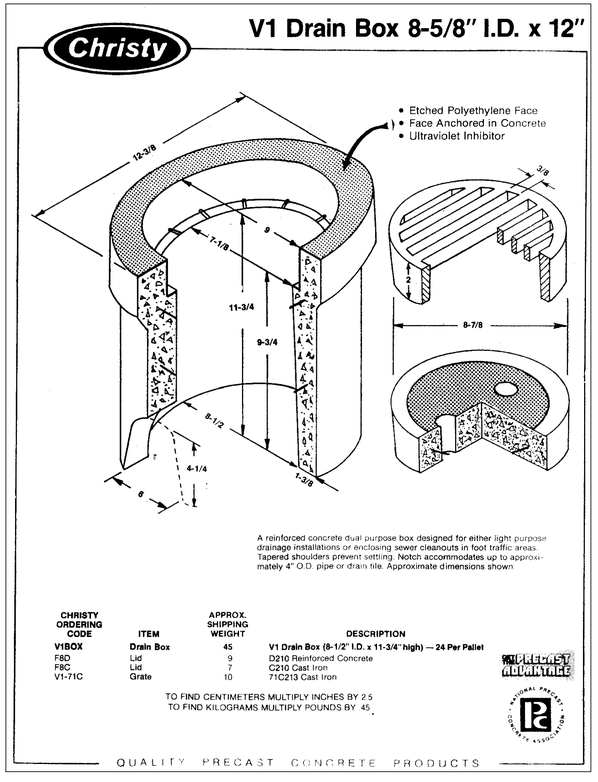
Bottom outlet on each channel section
- System versatility
- Requires fewer accessories

2" radius bottom
Minimizes debris build-up

LevelLoc™ re-bar supports with integral protruding knob
- Levels channel and grips re-bar
- Requires fewer accessories

ProFit™ locking system
- Locks grate to integral frame
- Supports product in shipping and installation (included)

42 Product Catalog 2016/2017


Christy

V1 Drain Box 8-5/8" I.D. x 12"

- Etched Polyethylene Face
- Face Anchored in Concrete
- Ultraviolet Inhibitor

12-3/8
7-1/8
9
11-3/4
9-3/4
8-1/2
4-1/4
6
1-3/8
3/8
2
8-7/8

A reinforced concrete dual purpose box designed for either light purpose drainage installations or enclosing sewer cleanouts in foot traffic areas. Tapered shoulders prevent settling. Notch accommodates up to approximately 4" O.D. pipe or drain tile. Approximate dimensions shown.

CHRISTY ORDERING CODE	ITEM	APPROX. SHIPPING WEIGHT	DESCRIPTION
V1BOX	Drain Box	45	V1 Drain Box (8-1/2" I.D. x 11-3/4" high) — 24 Per Pallet
F8D	Lid	9	D210 Reinforced Concrete
F8C	Lid	7	C210 Cast Iron
V1-71C	Grate	10	71C213 Cast Iron

TO FIND CENTIMETERS MULTIPLY INCHES BY 2.5
TO FIND KILOGRAMS MULTIPLY POUNDS BY .45

PRECAST ADVANTAGE

QUALITY PRECAST CONCRETE PRODUCTS

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUST-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

DATE: OCTOBER 22, 2019
SCALE: 1"=10'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

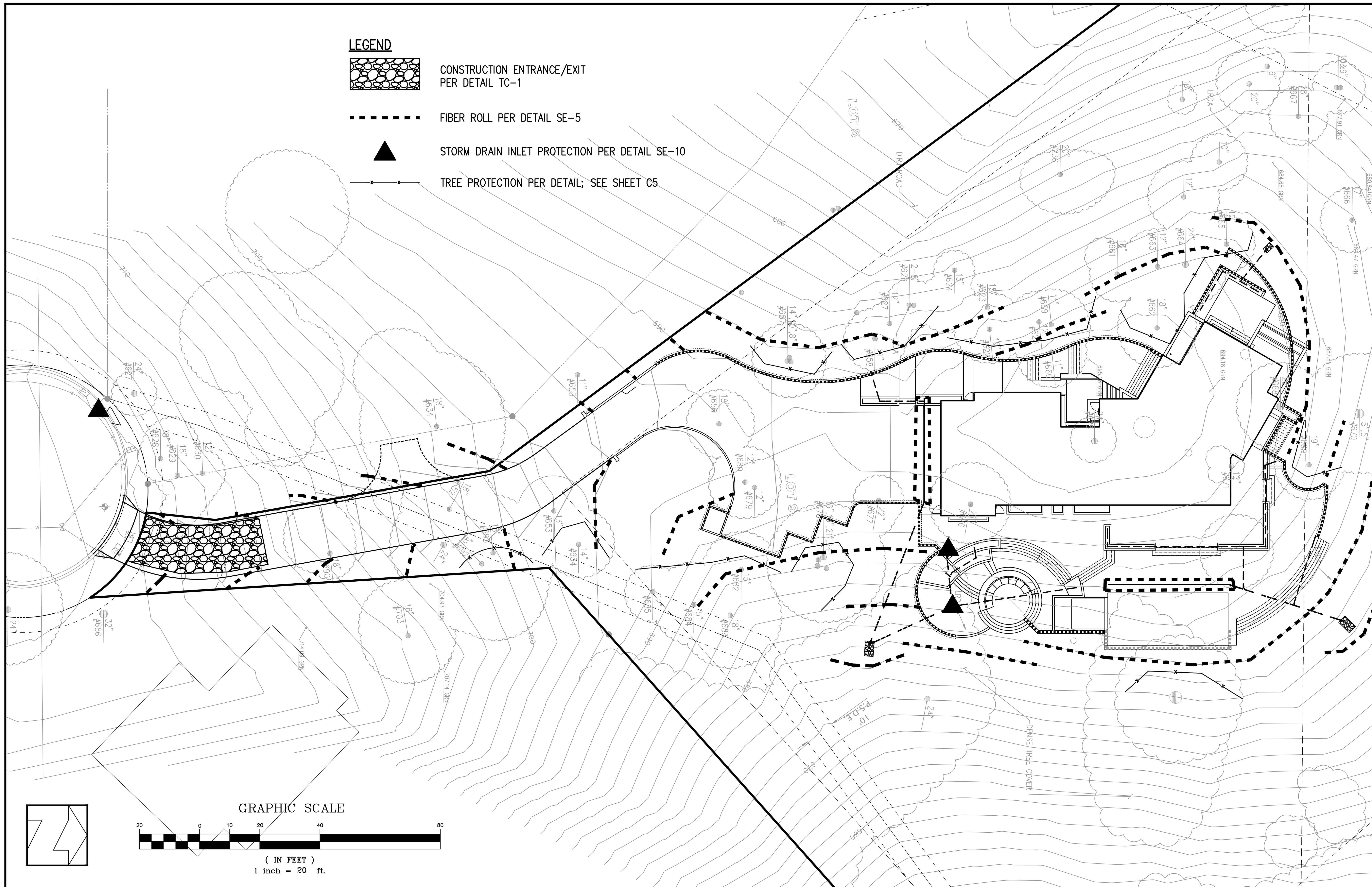
GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
SECTION AND DETAILS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS	BY	DATE
◇		

SHEET C7 OF 8

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.



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 CITY.

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 CITY.

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 EFFIIENCY. 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 CITY INSPECTOR.

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.

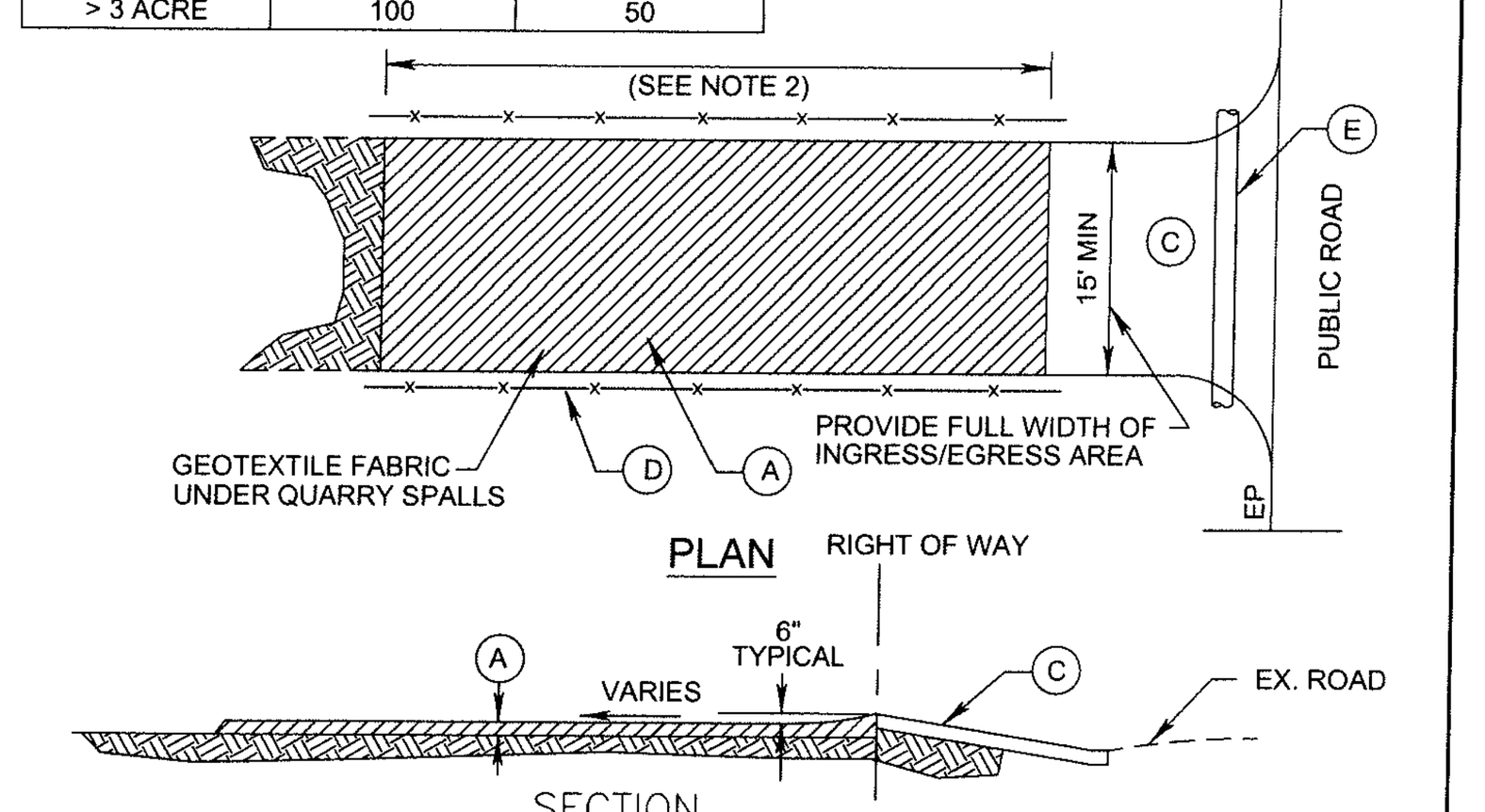
B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

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 CITY RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

STABILIZED CONSTRUCTION ENTRANCE (ST-250)

PROJECT SIZE	LENGTH OF CRUSHED ROCK	LENGTH OF ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



Ⓐ 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.
Ⓑ THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE
Ⓒ ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.
Ⓓ INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE
Ⓔ INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOTES:
1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOT TO SCALE

APPROVED BY	DATE	TOWN OF LOS GATOS	STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010			ST-250

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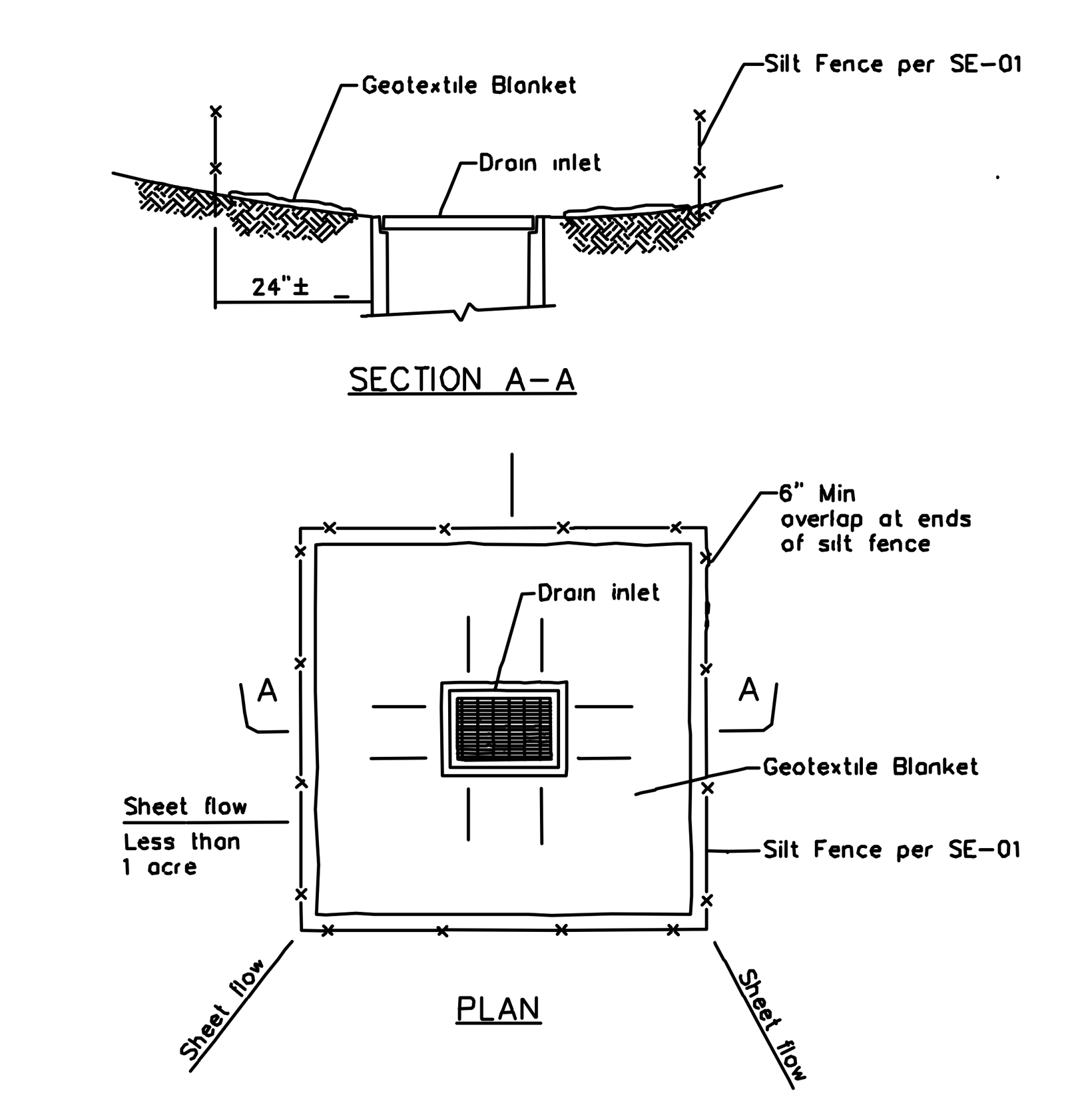
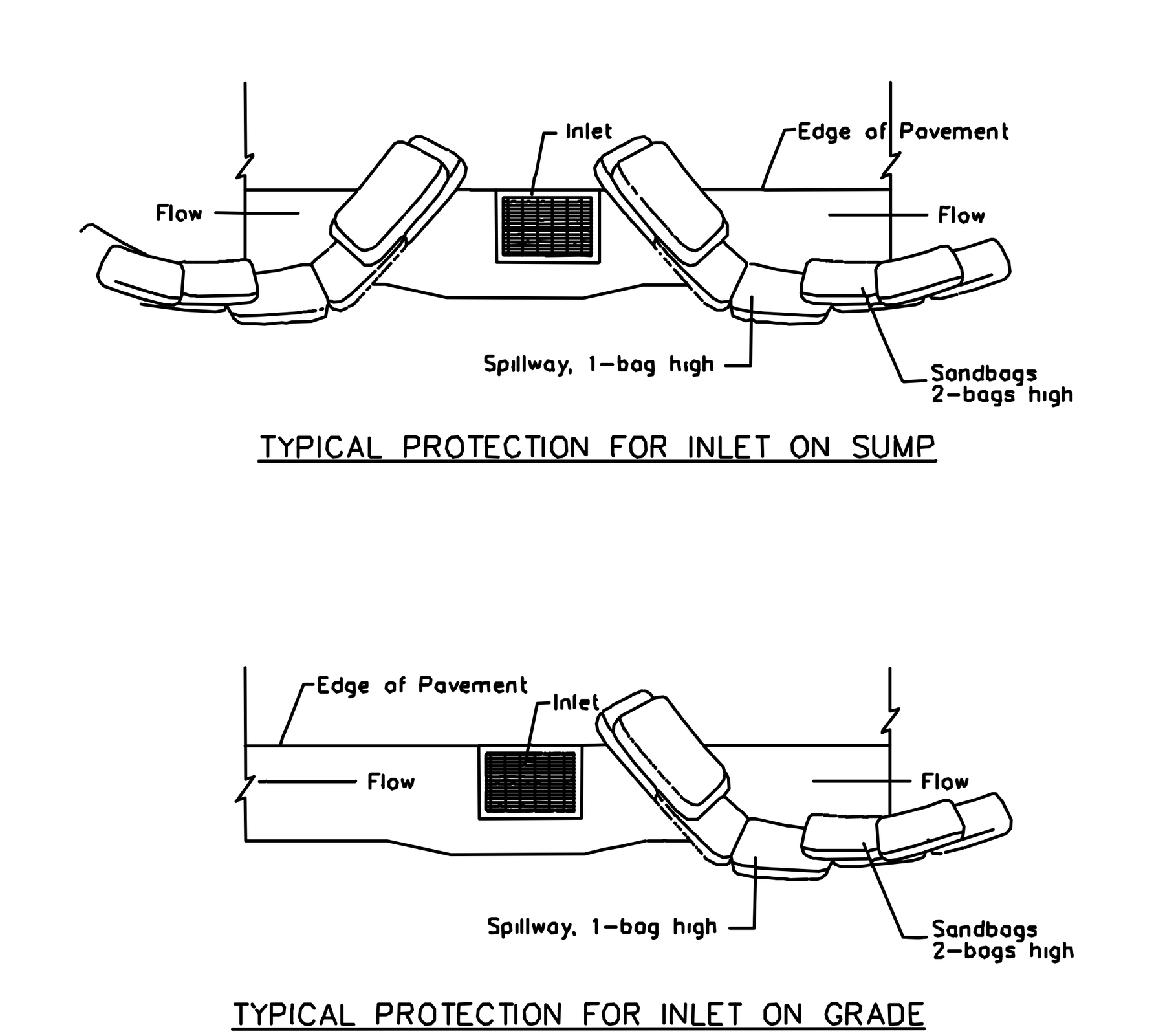
SE-10 Storm Drain Inlet Protection



DI PROTECTION TYPE 1
NOT TO SCALE

NOTES
1 For use in areas where grading has been completed and final soil stabilization and seeding are pending
2. Not applicable in paved areas
3 Not applicable with concentrated flows.

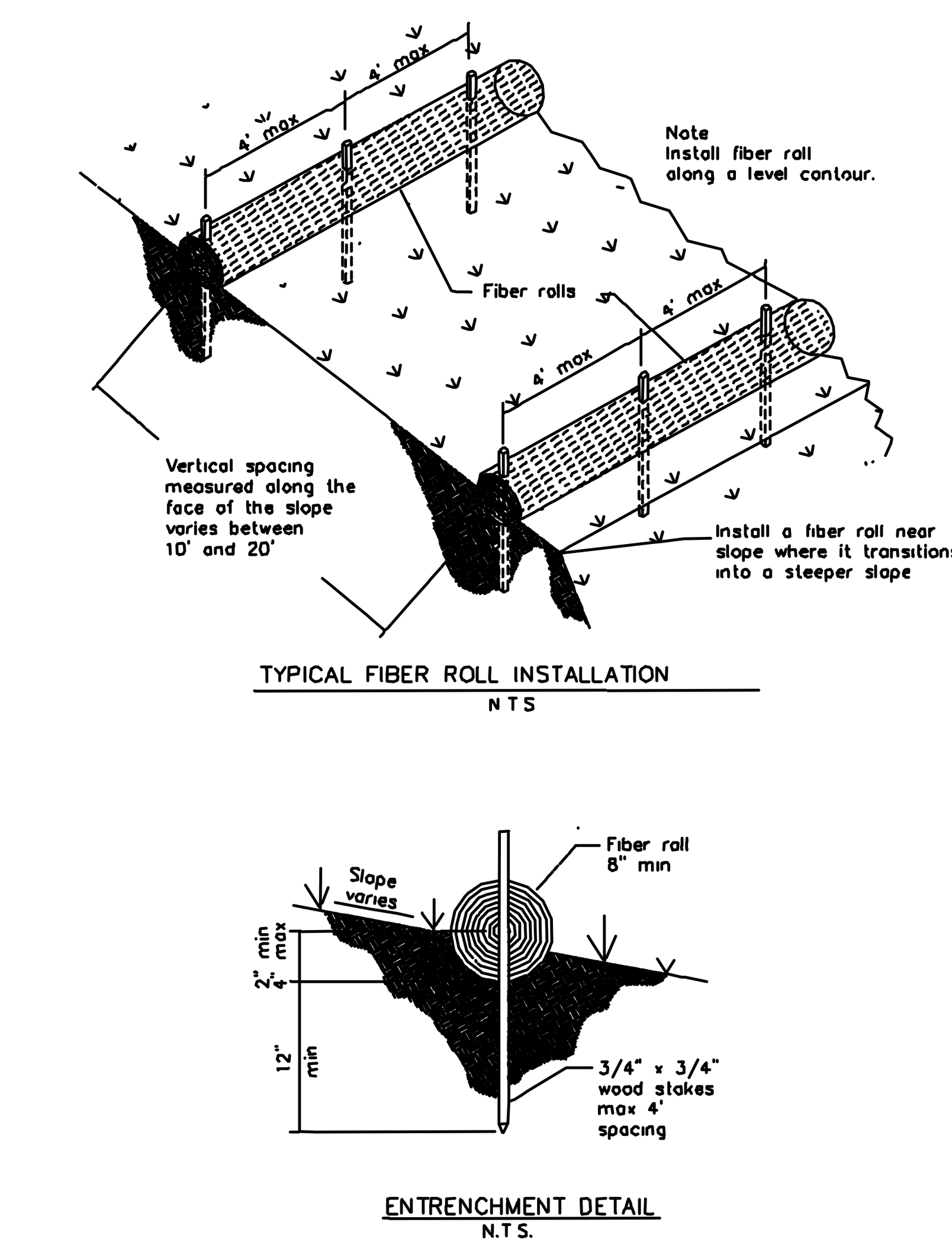
SE-10 Storm Drain Inlet Protection



NOTES:
1. Intended for short-term use
2 Use to inhibit non-storm water flow
3. Allow for proper maintenance and cleanup
4 Bags must be removed after adjacent operation is completed
5 Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

SE-5 Fiber Rolls



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REGISTERED PROFESSIONAL ENGINEER ★ AMANDA JOY MUSY-VERDEL ★ NO. 69278 ★ EXP. 6-30-20 ★ CIVIL ★ STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EROSION CONTROL PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
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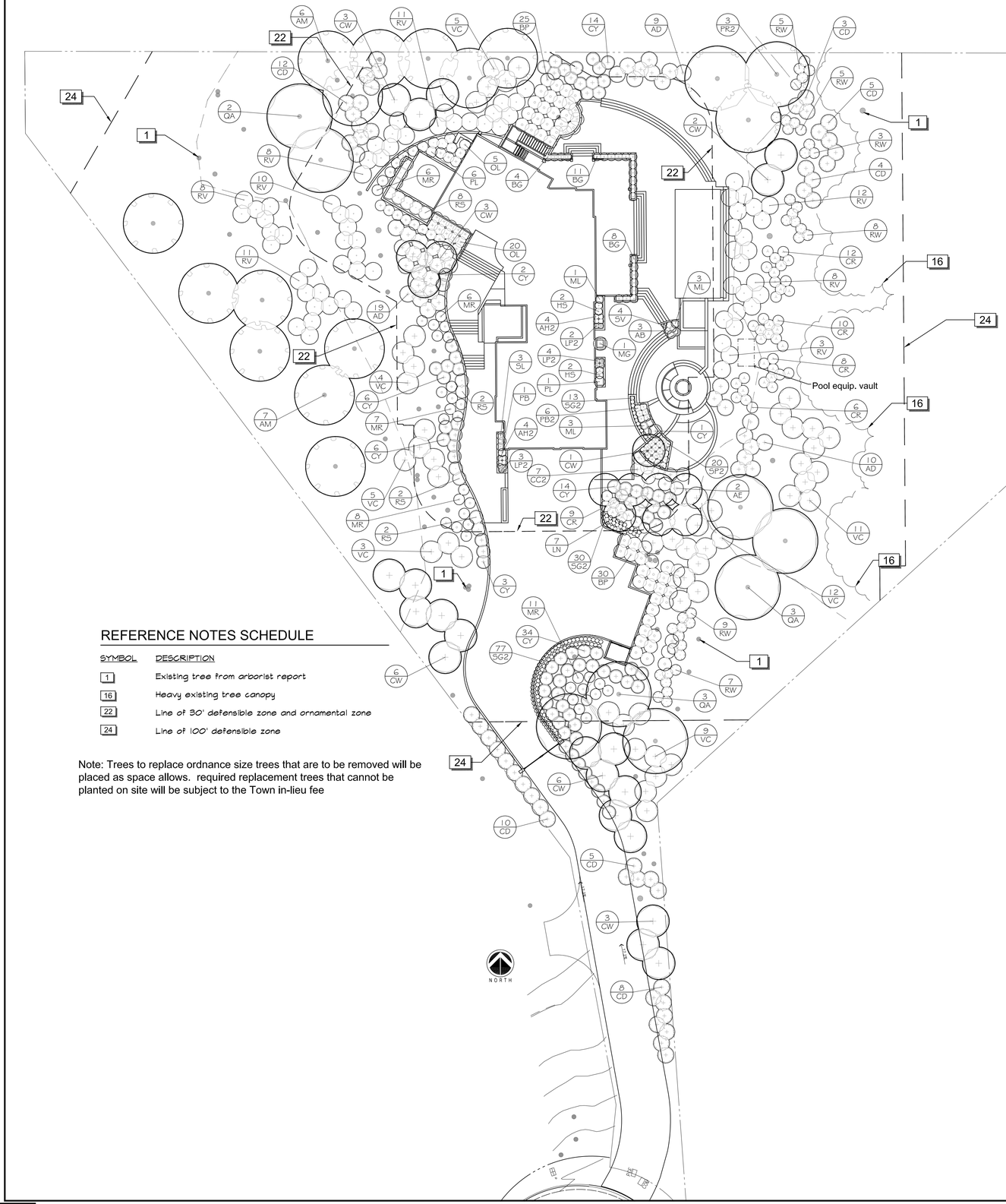
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS	BY	DATE

SHEET C8 OF 8

REV.: SEPT. 2016
HB JOB NO. 18080



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
16	Heavy existing tree canopy
22	Line of 30' defensible zone and ornamental zone
24	Line of 100' defensible zone

Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee

Note: This plant list is in conformance with low fuel varieties and the installation of the landscape shall comply with California Public Resources Code section 4291 numbers 1-6 and sections and California Government Code section 51882 numbers 1-6. Regular maintenance shall be performed by the homeowner as per cited code sections in this note. See calfire.ca.gov for information regarding creating defensible space.

86% of all spcified trees are California natives
86% of all specified shrubs are California natives 1

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Acer macrophyllum / Big Leaf Maple	24"box	13
	CW	Cercis occidentalis / Western Redbud Multi-trunk	15 gal	24
	LN	Lagerstroemia indica fauriei 'Natchez' Multi / Crape Myrtle	36"box	7
	FR2	Platanus racemosa / California Sycamore	15 gal	3
	QA	Quercus agrifolia / Coast Live Oak	36"box	8

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AB	Agave x 'Blue Glow' / Blue Glow Agave	5 gal	3
	AE	Alyogyne huegelii / Blue Hibiscus	5 gal	2
	AH2	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	5 gal	8
	AD	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	5 gal	38
	BP	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 gal	55
	BG	Buxus x 'Green Mountain' / Boxwood	5 gal	23
	CR	Ceanothus rigidus 'Snowball' / Ceanothus Snowball	1 gal	45
	CC2	Ceanothus x 'Concha' / California Lilac	5 gal	7
	CD	Ceanothus x 'Dark Star' / California Lilac	5 gal	47
	CY	Ceanothus 'Yankee Point' / California Lilac	1 gal	80
	HS	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal	4
	LP2	Limonium perezii / Statice	1 gal	9
	MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	1
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	1 gal	7
	MR	Muhlenbergia rigens / Deer Grass	1 gal	38
	OL	Olea europaea 'Little Ollie' / Dwarf Olive	5 gal	25
	PL	Perovskia atriplicifolia 'Lacey Blue' / Russian Sage	5 gal	7
	PB2	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal	6
	PB	Phormium x 'Black Adder' / New Zealand Flax	5 gal	1
	RV	Ribes viburnifolium / Evergreen Currant	5 gal	71
	RW	Romneya coulteri 'White Cloud' / White Cloud Matilija Poppy	5 gal	37
	RS	Rosa x 'Sally Holmes' / Adelaide Hoodless Rose	5 gal	14
	SL	Salvia leucantha / Mexican Bush Sage	5 gal	3
	SG2	Salvia x 'Gracias' / Sage	1 gal	120
	SP2	Salvia 'Celestial Blue' / Santa Rosa Island Sage	1 gal	20
	SV	Senecio vitalis / Blue Chalk Fingers	1 gal	4
	VC	Vitis californica 'Roger's Red' / California Wild Grape	1 gal	49

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1968/3053
Signature
08/31/20
Renewal Date
Date
STATE OF CALIFORNIA

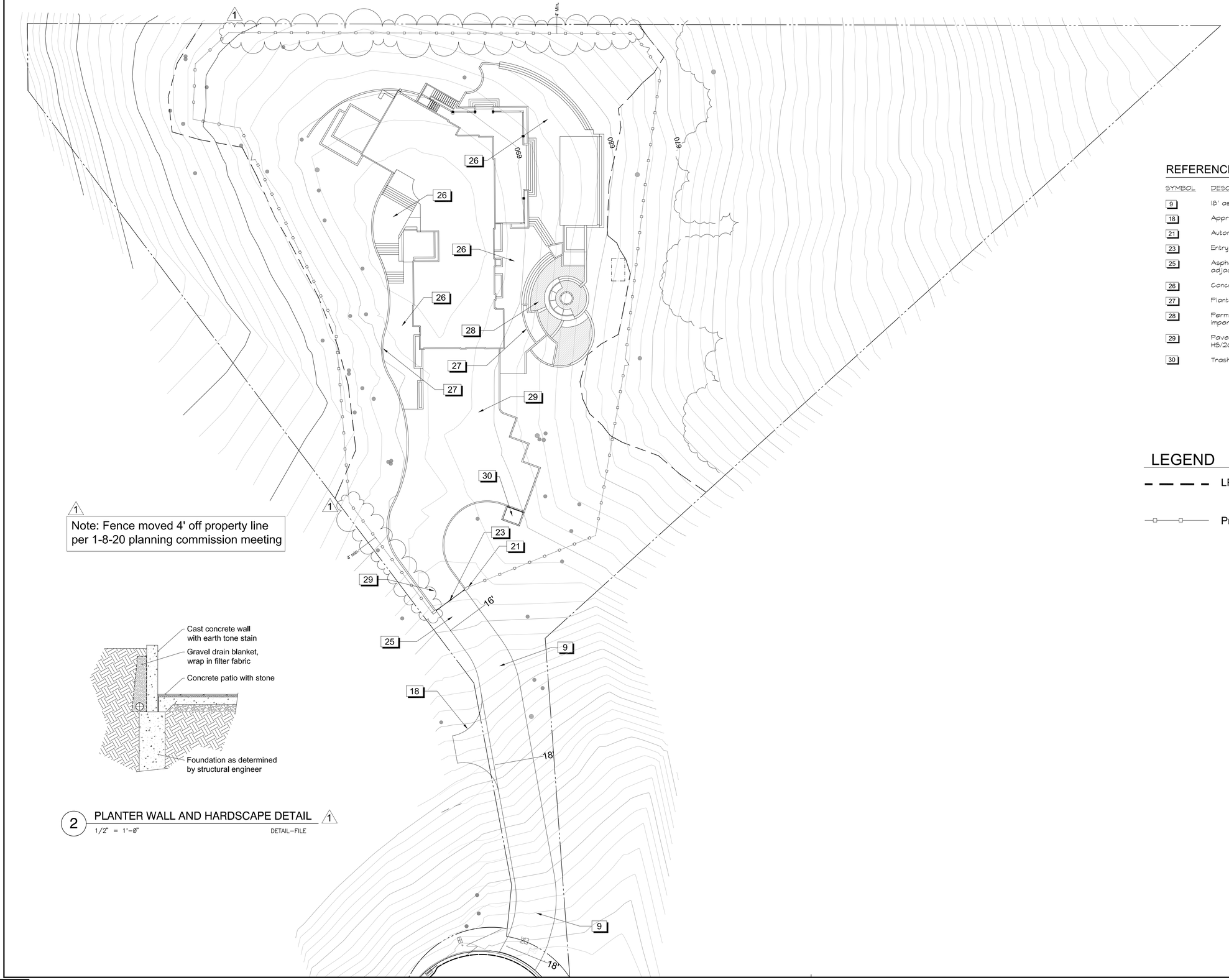
REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california, 95030
408-761-0212 phone
dav46@foxla.net

Planting Plan
WUI Plan and Notes

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10-1-19
Scale 1"=10'-0"
Drawn DRF
Job Olgaard
Sheet L1.0
Of . Sheets



1

Note: Fence moved 4' off property line per 1-8-20 planning commission meeting

2 PLANTER WALL AND HARDSCAPE DETAIL 1

1/2" = 1'-0" DETAIL-FILE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot & driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Asphalt drive transitions to 16' wide after entry to adjacent residence
26	Concrete patios with stone
27	Planter wall, typical all walls. See detail this sheet
28	Permeable paving in hatched area to reduce impervious surface, ie. ECO pavers, gravel, etc.
29	Paver driveway with installation that meets H/20 and HS/20 load standards
30	Trash enclosure, see detail sheet L2.2

LEGEND

- - - - LRDA line

Proposed fence line

LICENSED LANDSCAPE ARCHITECT DAVID R. FOX No. 1988/5030 Signature 09/30/20 Renewal Date STATE OF CALIFORNIA

REVISIONS	BY
1 Fence rev per 1-8-20 PC meeting	DRF

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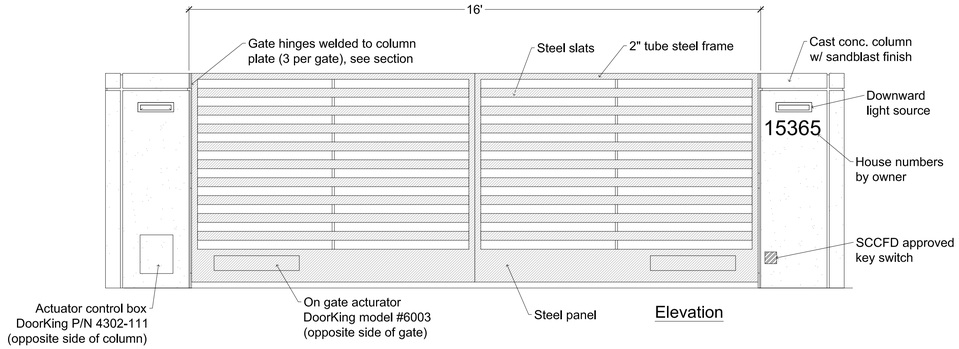
408-761-0212 phone
dav46@foxla.net

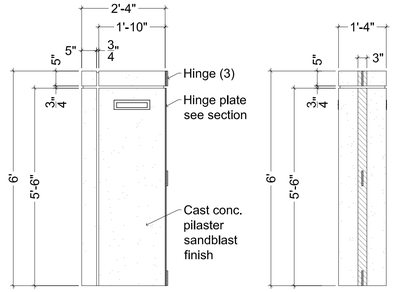
Perimeter Fence and Details
Planter Wall Detail

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

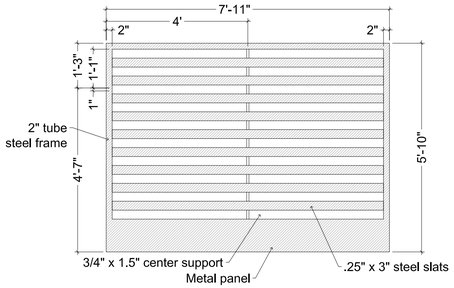
Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.0
Of . Sheets



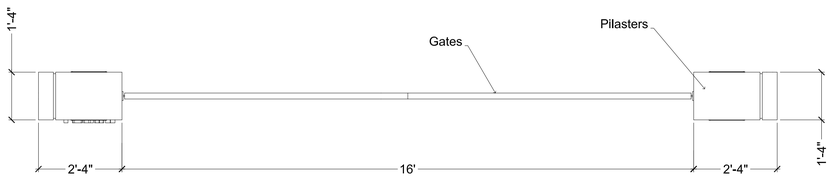
Elevation



Main Pilasters



Main Gates (2)



Plan View

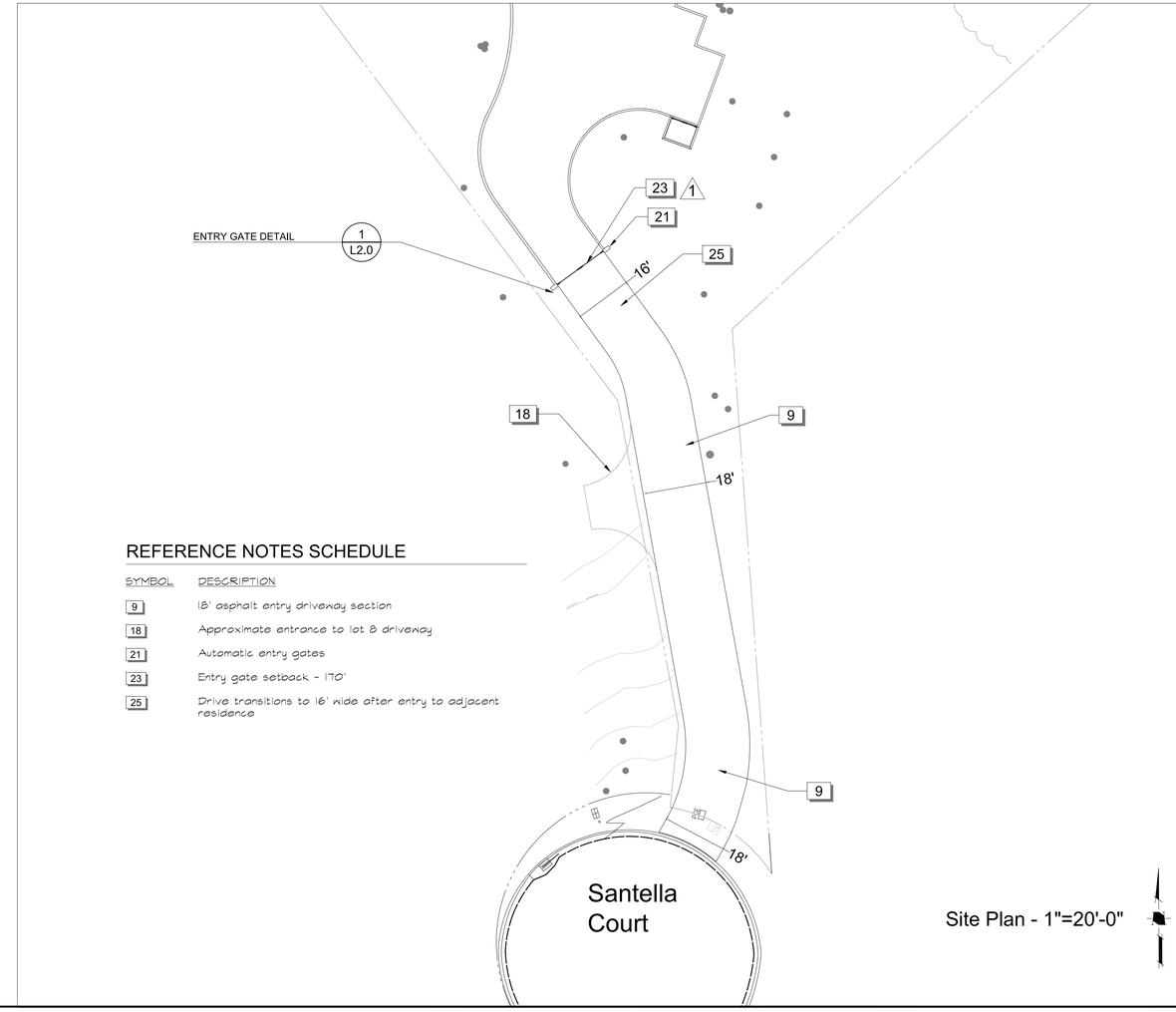
1 ENTRY GATE DETAIL

1/2" = 1'-0"

OLGRD-METAL-Ø1

Notes:

1. No gate may be installed across a required fire department access road or driveway without prior approval of the Fire Department. A detailed plan shall be submitted for review and approval prior to commencing any work. This requirement may be modified depending upon the complexity of the installation.
2. When padlocks are used to secure gates, they shall only be of a type approved by the Fire Department. (See also #4)
3. Gates equipped with electric control devices also shall have an override key switch installed. The key switch shall be of a type approved by the Fire Department. (See also #4 and #10)
4. Authorization forms for ordering fire department approved key switches and padlocks shall be obtained by contacting the Fire Prevention Division of the Fire Department.
5. All electrically controlled gates shall be provided with a manual override to allow operation of the gate during a power outage.
6. When open, gates shall not obstruct any portion of the required width of the driveway or access road.
7. Gates shall be adequately supported to prevent dragging.
8. Gates shall be operable by one person.
9. Swing-style gates shall open a full 90 degrees and may swing in either direction. Sliding gates shall slide parallel to the security fence.
10. All manually operated gates shall be designed so they remain in the open position when left unattended. Electrically operated gates shall be equipped with a fire department approved key switch. Activation of the switch shall open the gate(s) and cause it to remain in the open position until reset by emergency response personnel.
11. Vertical clearance over the required vehicular access road or driveway shall be not less than 13 feet 6 inches.



Site Plan - 1"=20'-0"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot 8 driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Drive transitions to 16' wide after entry to adjacent residence

LICENSED LANDSCAPE ARCHITECT DAVID R. FOX No. 1988/5053 Signature 09/30/2020 Renewal Date STATE OF CALIFORNIA

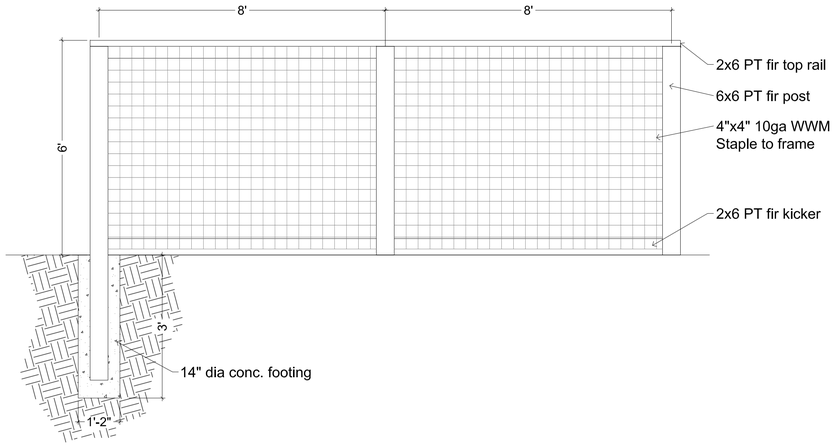
REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone
dav46@foxla.net

Entry Gate Plan and Details

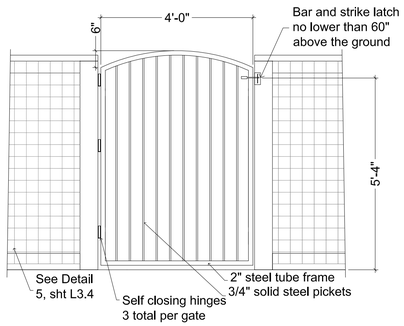
The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.1
Of . Sheets



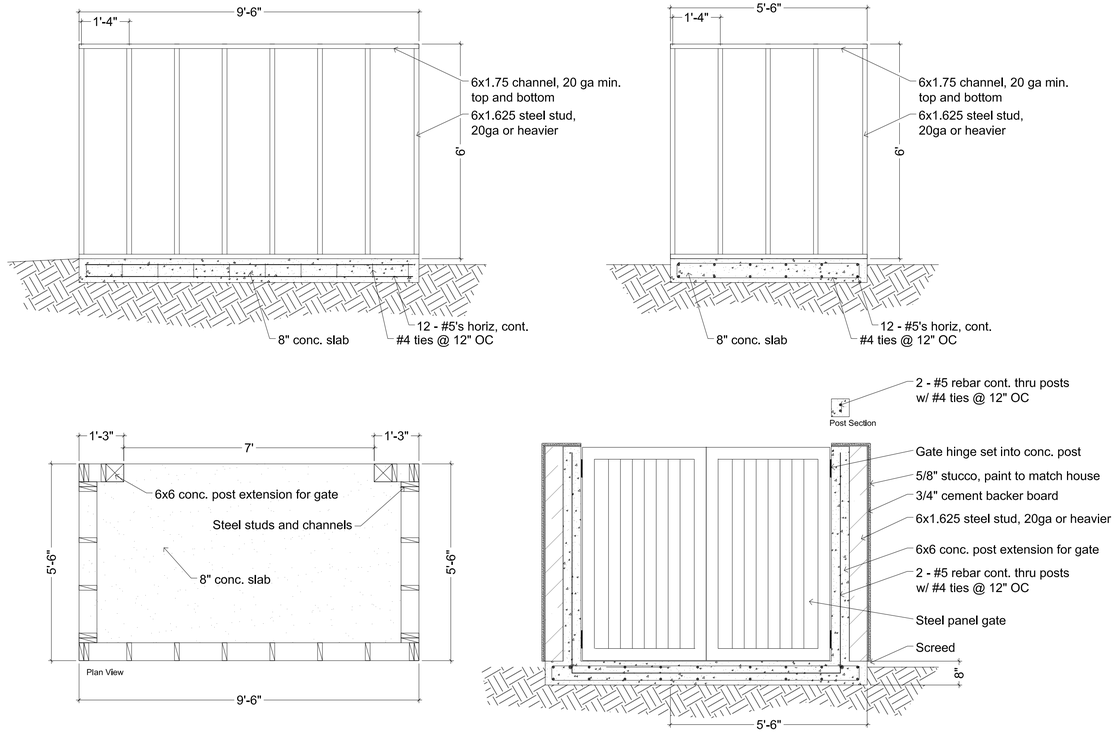
1 WOOD AND WIRE FENCE

1/2" = 1'-0" DETAIL-FILE



2 SELF-CLOSING GATE

1/2" = 1'-0" DETAIL-FILE



3 TRASH ENCLOSURE STRUCTURE

1/2" = 1'-0" MERIT-METAL-Ø1

LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1988/5089
Signature
09/31/20
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS	BY

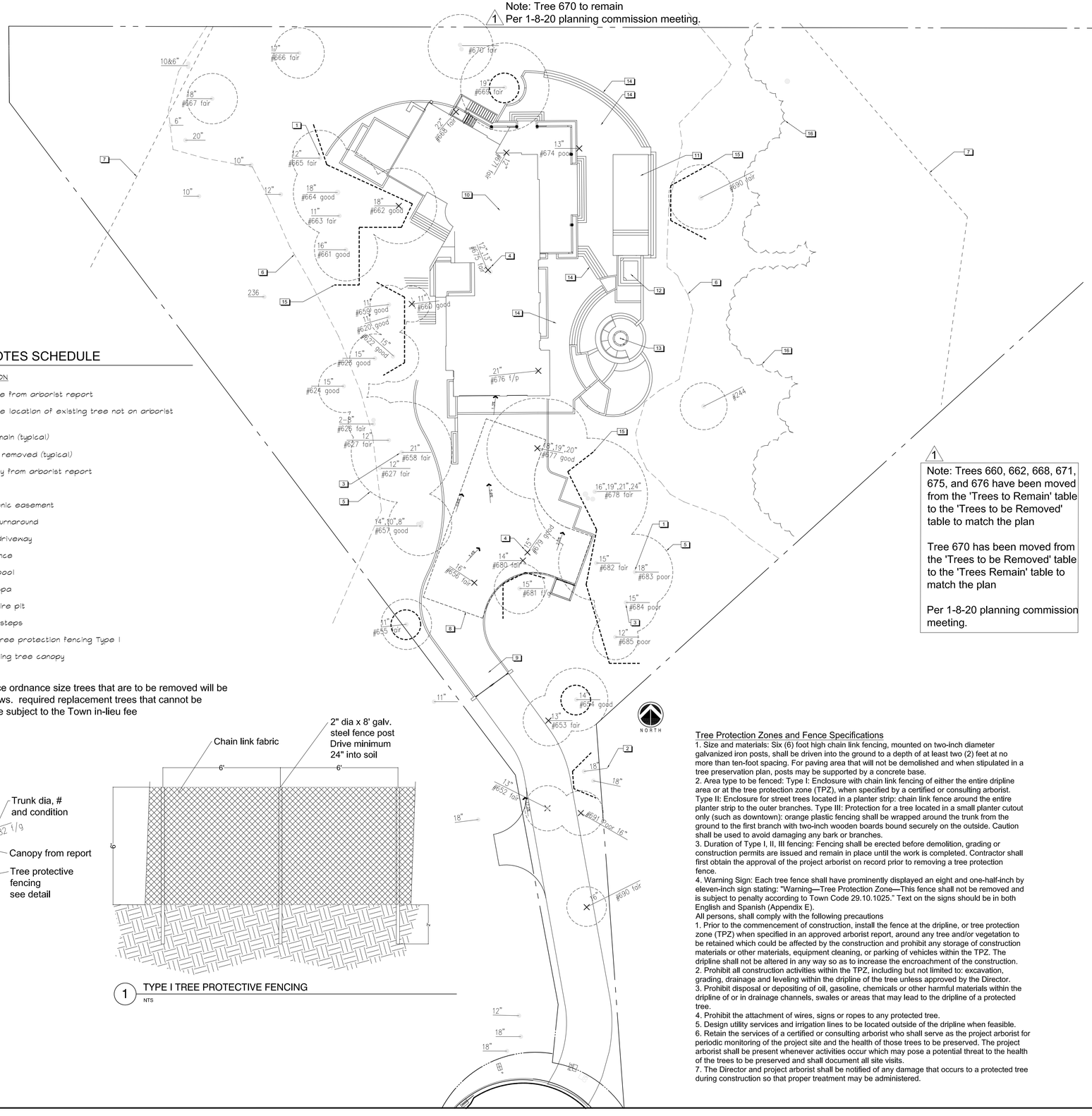
David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone
dav46@foxla.net

Details

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.2
Of . Sheets

Note: Tree 670 to remain
1 Per 1-8-20 planning commission meeting.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
2	Approximate location of existing tree not on arborist report
3	Tree to remain (typical)
4	Tree to be removed (typical)
5	Tree canopy from arborist report
6	LRDA line
7	Private scenic easement
8	Fire truck turnaround
9	Proposed driveway
10	New residence
11	Proposed pool
12	Proposed spa
13	Proposed fire pit
14	Patios and steps
15	Proposed tree protection fencing Type I
16	Heavy existing tree canopy

Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee

1 TYPE I TREE PROTECTIVE FENCING
NTS



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.

Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

1 Trees To Remain

Tree #	SPC	DIA	H/W	Condition
620	QD	11	25	Good
622	QD	13	25	Good
623	QD	11	25	Good
624	QD	11	25	Good
626	QD	8,10	25	Fair
627	QD	12	25	Fair
654	QD	14	40x25	Good
655	QD	11	20x20	Fair
657	QD	8,10,14	25x25	Good
658	QD	21	40x40	Good
659	QD	11	25x15	Good
661	QD	16	30x25	Good
663	QD	11	35x15	Fair
664	QD	18	38x35	Good
665	QD	12	25x22	Fair
666	QD	17	18x20	Fair
667	QA	18	20x20	Fair
669	QD	19	45x35	Fair
1 670	QA	18,12,6,12	45	Fair
672	QD	5	10x10	Fair
673	QD	13,12	9x10	Fair
678	QA	16,19,21,24	45x45	Fair
681	QD	12	40x20	Fair
682	QD	15	45x30	Fair
683	QD	18	45x30	Poor
684	QD	15	40x25	Poor
685	QD	12	35x18	Poor

1 Note: Trees 660, 662, 668, 671, 675, and 676 have been moved from the 'Trees to Remain' table to the 'Trees to be Removed' table to match the plan

Tree 670 has been moved from the 'Trees to be Removed' table to the 'Trees Remain' table to match the plan

Per 1-8-20 planning commission meeting.

Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

1 Trees To Be Removed

Tree #	SPC	DIA	H/W	Condition
652	QD	13	40x25	Fair
653	QD	13	30x20	Fair
656	QD	16	30x20	Fair
1 660	QD	11	25x18	Fair
1 662	QD	18	30x30	Good
1 668	QD	22	40x30	Fair
1 671	QD	12	28x18	Fair
674	QD	13	22x20	Fair/Poor
1 675	QD	12,13	30x25	Fair
1 676	QD	21	22x30	Fair/Poor
677	QA	18,19,20	30x40	Good
679	QD	15	40x22	Good
680	QD	14	40x22	Fair
691	QA	16	30	Poor
690	QD	16	30	Fair

REVISIONS	BY
1 Tables rev per 1-8-20 PC meeting	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone
dav46@foxla.net

Tree Plan

The Olgaard Residence
15365 Santella Court
Los Gatos California

Date 10-1-19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L3.0
Of . Sheets

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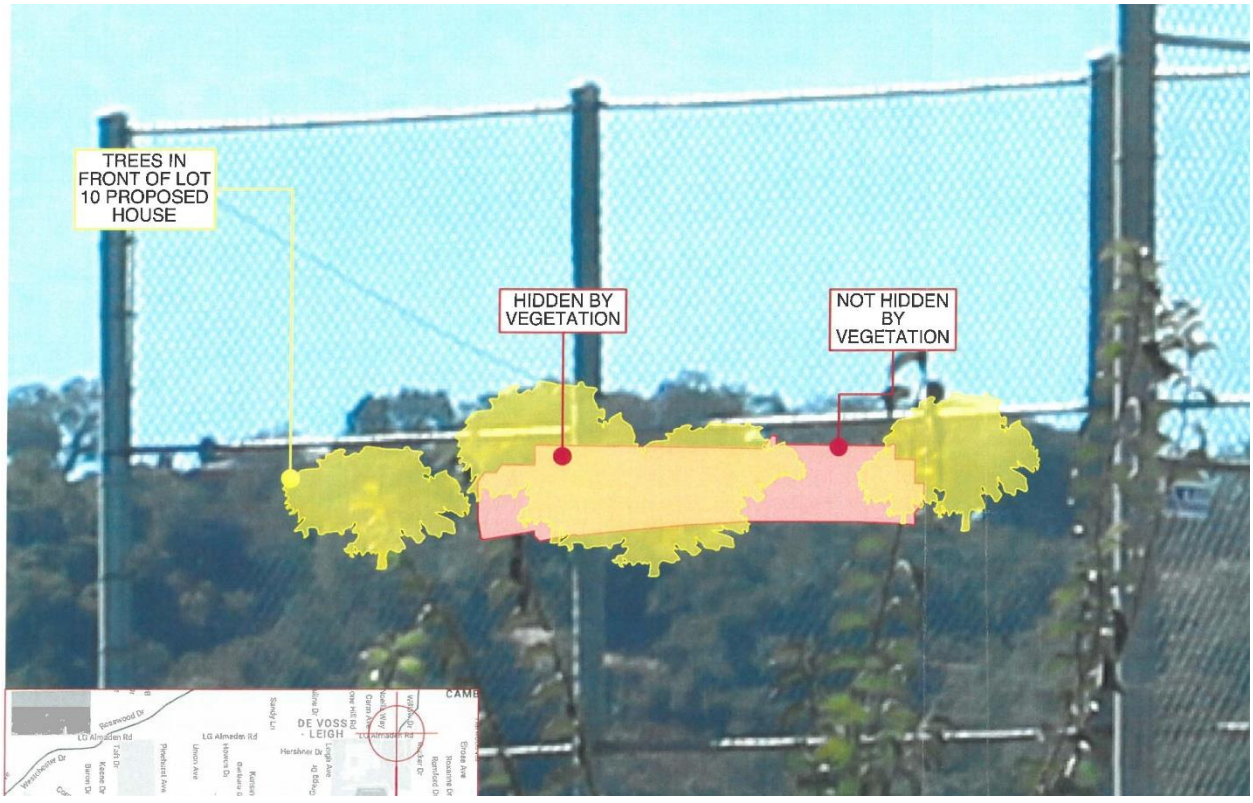
To: Town Council, meeting March 3, 2020
Re: 15365 Santella Court, S-18-052
From: Dave Weissman

I write in regard to my appeal of the project at the above address, focusing on the building elevation of this proposed house and the Town's recently revised Visibility Analysis Methodology. Per Los Gatos Town codes, if more than 24.5% of a building elevation is visible from a designated Town viewing area, then the house's height is limited to 18 feet.

I presented this issue at the Planning Commission hearing on January 8, 2020. Subsequently, from information supplied by the applicant, in respose to a request I made following the Commission hearing, it appears that I underestimated the extent of the problem.

According to Town staff, 'Building Elevation', or just 'Elevation' is not defined anywhere in Town codes. But its definition is readily accessible in textbooks and on the Internet. Here are 2 identical, if differently worded alternatives: (1) An accurately scaled, 2-dimension drawing of any vertical surface of a building, or (2) A horizontal orthographic projection of a building on to a vertical plane, the vertical plane normally being parallel to one side of the building.

Staff supplied the applicant with an example of an elevation Visibility Analysis (see Figure 1) that was recently done on the adjacent Lot 10 house. Note the pink rectangular section in Fig. 1 – that is the building elevation of the proposed Lot 10 house from the same Viewing Platform that was used for the A&S application before you.



For the proposed house on Lot 10 in Figure 1, the relevant numbers were:

Visible Area: 606.6 SF

Total Area: 2,306.7 SF

This yields a value of 24.2% (606.6 ÷ 2306.7) SF Visible.

The applicant for the A&S application under this appeal, presented the following numbers to the Town and Commission:

Visible Area: 917 SF

Total Area: 3,825 SF

This yields a value of 23.97% (917 ÷ 3825) SF Visible, which is below the threshold of 24.5% and permits the house to be taller than 18 feet.

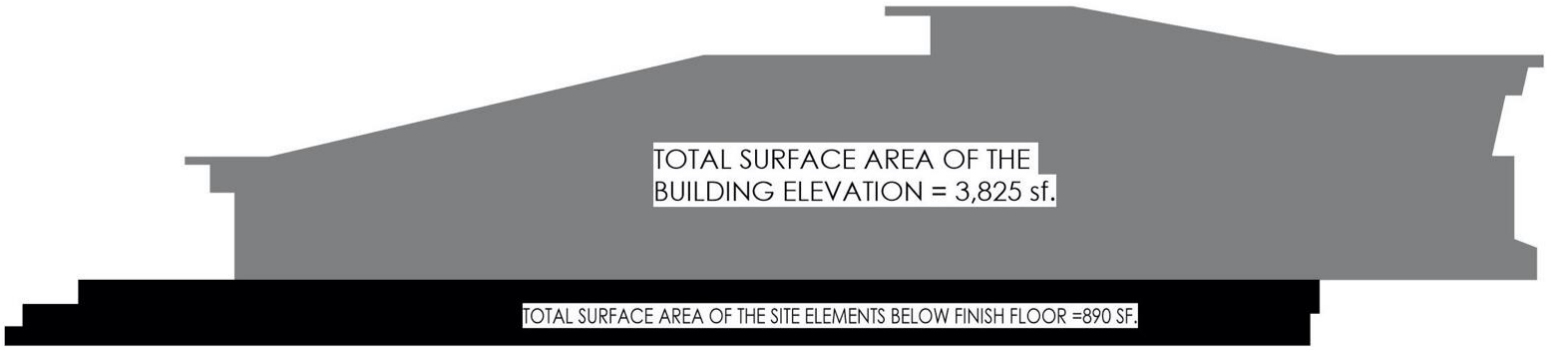
But the new information (see Figure 2), submitted by the applicant after the Commission meeting, shows that of the claimed 3,825 SF total building elevation area, only 2,935 SF are part of the 2-dimensional vertical surface of the proposed house. The remaining 890 SF are actually "site elements below finish floor." The elevation of the proposed house is 2,935 SF, not 3,825 SF. As the applicant says in his justification letter of February 4th: "We then calculated the surface area of the building elevation *and all connected mass in front of the building (including site elements such as the outdoor seating area in front of the building)*." (my emphasis).

Using these corrected numbers:

Visible Area: 917 SF

Total Area: 2,935 SF

This yields a value of 31.24% (917 ÷ 2935) SF Visible, not 23.97% as claimed by the applicant. Therefore, this house should be limited to 18' in height since it is above the threshold of 24.5%.



In that same letter of February 4th, the applicant continues *"As shown for project at lot #10, we show all the building mass area that would be visible from the viewpoint. This logically includes the mass of the outdoor seating area, in front of the building and* ***all site elements*** (applicant's emphasis). *In a similar scenario, a project with a large visible area of site elements, should be included, to give an accurate calculation of visible home."*

Previous building conventions and community standards, including those applied to adjacent Lot 10, do not include 'site elements' when calculating building elevation area. The applicant proposes that his standard be the new Town standard going forward. It is my understanding that the Town Council and staff are given the responsibility of making Town policy, not project applicants.

Now this may be a well-designed and environmentally friendly house, but at 22' tall, it is in violation of our Town codes. I am arguing for the process here. The Planning Commission did not grant, nor did the applicant ask for, an exception to the Hillside Guidelines for height.

In fact, Commissioner Janoff expressed concern that the house's roof extended above the ridgeline, as shown on the applicant's own drawing (see red arrow in Figure 3):



And the Hillside Guidelines, page 15, limit building heights to 18 feet on significant ridgelines where the primary building projects above the physical ridgeline. (**Significant ridgelines** are defined on page 15 as any hill or mountain, the uppermost part of which forms the skyline visible from any established viewing platform or area. Significant ridgelines include

Aztec Ridge, the ridge between Blossom Hill Road and Shannon Road, but the HDS&G do not limit significant ridgelines to just these areas).

I request that my appeal be granted and that this A&S application be returned back to the Planning Commission with instructions to consider this new information regarding elevation area, and that the conventional definition of building elevation be applied here and to all future A&S applications.

DATE: March 3, 2020

TO: Mayor and Town Council

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an appeal of a Planning Commission decision approving a request for construction of a new single-family residence and removal of large protected trees on a vacant property zoned HR-2 1/2:PD. APN 527-09-036. Architecture and Site Application S-18-052. Project Location: 15365 Santella Court. Property Owner: Christian and Hellen Olgaard. Applicant: Hari Sripadanna. Appellant: David Weissman.

REMARKS:

In response to questions from a Council Member, staff has prepared the following information.

What is the exact wording staff uses to determine a building's square footage? And from what ordinance/standard/etc.?

Staff utilizes both the Town Code and the Hillside Development Standards and Guidelines (HDS&G) to determine a building's square footage.

Staff utilizes Town Code Section 29.10.020, Definitions, to determine gross floor area. The following is the definition for gross floor area:

> *Floor area, gross* means the entire enclosed area of all floors that are more than four (4) feet above the proposed grade, measured from the outer face of exterior walls or in the case of party walls from the centerline. Gross floor area also includes any part of exterior balconies or walkways above the ground floor required for ingress and egress. Ornamental balconies and outside unroofed corridors not required for ingress or egress are excluded. The area of elevator shafts and stairwells is also included except on the ground floor.

PREPARED BY: Erin Walters
Associate Planner

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

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www.losgatosca.gov

REMARKS (continued):

Staff also utilizes the glossary in the HDS&G, to determine gross floor area. The following is the definition for gross floor area:

> *Floor area, gross.* The entire enclosed area of all floors that are more than four (4) feet above the proposed grade, measured from the outer face of exterior walls or in case of party walls from the centerline, but excluding the following:
>
> a. Areas permanently open to the sky.
> b. Exterior areas under roof eaves, trellises, porches or cantilevered overhangs.
> c. Attics.
> d. Cellars.
> e. Garages up to 400 square feet.
> f. Elevators and stairwells above the first floor.
> g. Barns and stables.

What is the exact wording staff uses to determine a building's height? And from what ordinance/standard/etc.?

Staff utilizes Town Code Section 29.10.020, Definitions, to determine building height. The following is the definition for height:

> *Height* means the height of all structures, excluding fences, shall be determined by the plumb vertical distance from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge, wall, parapet, mansard, or other point directly above that grade. For portions of a structure located directly above a cellar, the height measurement for that portion of the structure shall be measured as the plumb vertical distance from the existing natural grade to the uppermost point of the structure directly over that point in the existing natural grade. No point of the roof or other structural element within the exterior perimeter of the structure shall extend beyond the plane established by the maximum height plane except as allowed by section 29.10.090.

Which of the two appeals, or both, are at issue in agenda item 6 and why?

The appellant submitted a completed appeal form on January 17, 2020 (Attachment 4). Staff requested the appellant fill out a revised appeal form which reflects the adopted Town Code land use appeal process language. The appellant submitted a revised appeal form on January 29, 2020 (Attachment 5). The appeal submitted on January 29, 2020 (Attachment 5) is the

REMARKS (continued):

appeal the Town Council is considering for Item 6, as this appeal form reflects the adopted Town Code land use appeal process language.

Attachments:

Previously received with the March 3, 2020 Staff Report:

1. January 8, 2020 Planning Commission Staff Report, with Exhibits 1-12
2. January 8, 2020 Planning Commission Verbatim Minutes
3. Applicant's Handout provided at January 8, 2020 Planning Commission Meeting
4. Appeal of Planning Commission decision, received January 17, 2020
5. Appeal of Planning Commission decision, received January 29, 2020, revised form
6. Applicant's Response to Appeal, received February 6, 2020
7. Lot 10 Visibility Analysis, referenced in applicant's response to appeal
8. Hillside Development Standards and Guidelines, Chapter II, Section B. Visibility Analysis
9. Draft Resolution to Deny Appeal and Approve Project, with Exhibits A and B
10. Draft Resolution to Grant Appeal and Remand Project to Planning Commission
11. Draft Resolution to Grant Appeal and Deny Project
12. Visibility Analysis approved at 01-08-20 Planning Commission meeting with revised notes
13. Development Plans approved at 01-08-20 Planning Commission meeting with revised notes
14. Letter from appellant, received February 26, 2020

DATE: February 26, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Staff Recommends that the Town Council Conclude the School Bus Pilot Program at the End of Fiscal Year 2019/20.

RECOMMENDATION:

Staff recommends that the Town Council conclude the School Bus Pilot Program at the end of Fiscal Year 2019/20.

BACKGROUND:

The Town identified a school bus program as one possible piece of a multi-faceted approach towards relieving vehicle congestion around schools. Upon completion of a Congestion Relief School Bus Feasibility Study, the Town Council, at its June 5, 2018 meeting, authorized staff to proceed with a school bus pilot program. At its September 18, 2018 meeting, the Town Council authorized funding to provide a pilot service consisting of two routes for 18 months of service. The sole purpose of the pilot was to reduce vehicle congestion around schools. To achieve measurable results in congestion relief, the pilot would need to be successful in its initial implementation and exhibit indications that expanded routes were viable.

The initial two-route pilot service started on January 7, 2019. Currently the Town is providing two routes of service in its second year, serving three schools, including Los Gatos High School, Fisher Middle School, and Blossom Hill Elementary School. Route A serves north neighborhoods with Blossom Hill School and Fisher Middle School as destinations. Route B serves the unincorporated mountain areas along Highway 17 with Los Gatos High School and Fisher Middle School as destinations. For the 2019 fall semester, an additional Route C was added to serve north Los Gatos from Los Gatos High School but was discontinued after one semester due to very poor ridership.

PREPARED BY: Ying Smith
Transportation and Mobility Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and Parks and Public Works Director

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6832
www.losgatosca.gov

BACKGROUND (continued):

At the March 19, 2019 meeting, the Town Council approved the School Bus Program Business Plan. At the September 17, 2019 meeting, the Town Council adopted multi-year performance metrics that evaluated subscriptions, ridership, and funding. Table 1 shows the performance metrics and the target milestones established over three years. These performance metrics were identified for their applicability to the project goal of reducing vehicle congestion on local streets.

Table 1 - Performance Metrics and Target Milestones

	Year ½ (FY18/19)	**Year 2 (FY19/20)**	**Year 3 (FY20/21)**
	Baseline	Target	Target
Subscriptions	59	62	65
Ridership	47%	65%	75%
Other Funding	10%	35%	60%

DISCUSSION:

Performance Reports

Since the start of the School Year 2019/20 service, staff has provided quarterly performance reports to the Town Council and the community for regular monitoring. The first two quarterly performance reports are included as Attachment 1.

Table 2 includes performance data from the first two quarters of the 2019/20 School Year. Overall, the pilot program is on track to meet the targets in both the subscriptions and other contribution (funding) categories. However, the ridership metric has not met the target and continues to be a challenge in this program.

Table 2 - Performance Summary School Year 2019/20 - Q1 and Q2

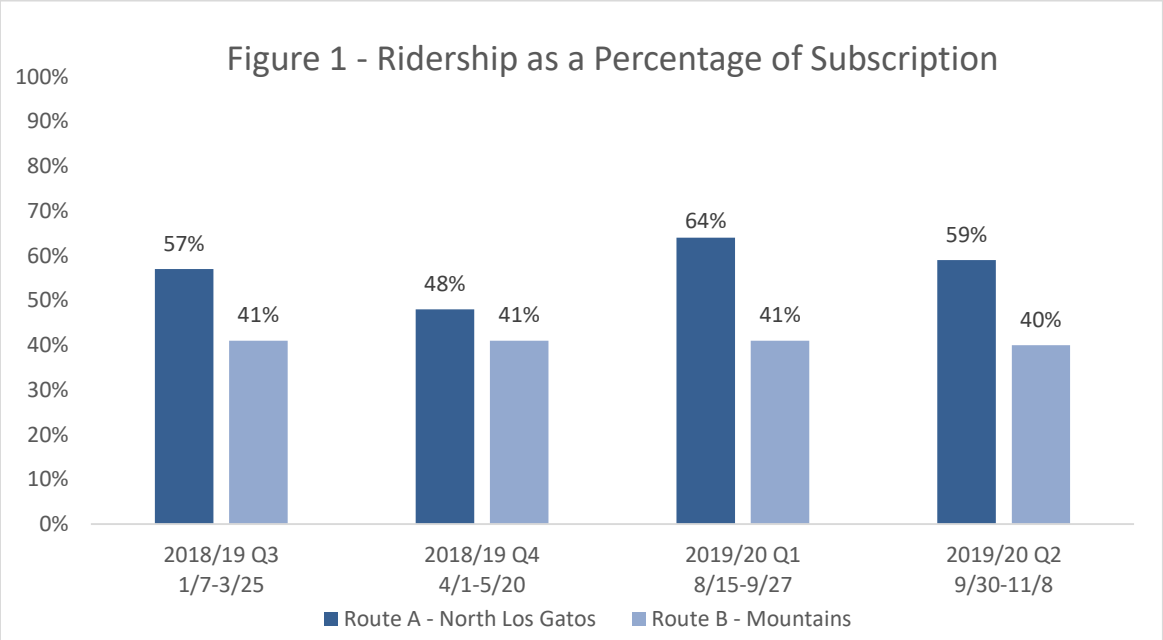
	Q1 8/15 – 9/27			**Q2 9/30 – 11/8**		
	Route A	Route B	**Average**	Route A	Route B	**Average**
Subscriptions	47.5	69.5	**58.5**	48.5	70	**59.25**
Ridership	64%	41%	**53%**	59%	40%	**50%**
Other contribution	28%	63%	**45%**	28%	63%	**45%**

DISCUSSION (continued):

Program's Success and Challenges

Despite a few on-time performance and driver turnover challenges, the bus contractor has delivered high quality service. Town staff, together with the contractor, have also provided high quality customer service for signups and responsiveness. The program has generally received positive feedback and support from the customers and the larger community. Those families that utilize the service appreciate the convenience it allows them to avoid driving in traffic.

During the first year of the program, staff focused efforts on developing customer subscriptions. In the current year, staff has shifted the focus towards trying to increase ridership. However, the ridership numbers have shown little change over time. Figure 1 illustrates ridership data from January 2019 for a total of four quarters performance. The ridership data translates into 57.5 passengers on the two-route program on an average day in the current year.



A spring of 2019 customer survey asked what the primary reason was that students did not ride the bus on a particular day and more than 80% of the respondents cited reasons that were beyond the Town's control, including schedule conflicts (such as doctor's appointments) and before or after school activities. Only 16% of the respondents attributed the low ridership to service quality, such as bus schedule and travel time.

DISCUSSION (continued):

In addition to the quantitative feedback collected from the survey, qualitative customer feedback further explained that the top reason why students do not ride every trip is due to before or after school activities. Also contributing to low ridership are the longer bus route travel times in comparison to direct parental drop-off or pickup. Some parents opt to drive their students a few days to "give the students a break" so they can get more sleep. Anecdotal evidence also shows that some families who purchased the passes do not intend to use the bus service as a regular way to transport their children to school, but rather as a convenience option, which leads to an inherent low ridership outcome relative to subscriptions. Given the differing family approaches to utilizing the bus service there is not an obvious and practical solution available to address the low ridership problem.

Cost and Funding

Staff has explored external funding options to offset the costs of the program to help make it more viable. To date, funding through a Transportation Fund for Clean Air grant for two years has been the only external source of funding. Staff had also hoped that 2016 Measure B funds could provide a funding source, but funding has not materialized.

The 2016 Measure B transportation measure has several potential program categories for funding the Town's bus program, including:

- Local Streets and Roads – Having achieved a Pavement Condition Index (PCI) greater than 70, the Town could redirect some of these funds for "congestion management." Staff does not recommend this as a reduction in pavement maintenance activities would cause the PCI to drop below 70 within a couple of years.
- Innovative Transit – The criterion identified for this category severely limits the Town's competitiveness and it is likely that the school bus program does not qualify.
- Highways Program – The Highways program has a specific call out for Los Gatos projects, including reduction of congestion along the corridor. This makes award of funds possible for this purpose; however, these would be one-time funds and therefore, would not achieve a sustainable program. In addition, using funding for bussing would likely reduce the available funds for the Highway 9 Interchange upgrade project.

Staff has explored partnership opportunities with both school districts and with the County to share funding for the program. The school districts have specifically declined to participate citing a lack of available funding. The County District 1 Supervisor put forward the program for partial funding in the current fiscal year, but the funding was not added to the budget.

DISCUSSION (continued):

The ongoing cost of $375,000 per year (service contract of $285,000 and staff cost of $90,000) is a significant financial commitment for the Town to carry on its own given the initial intent of the pilot.

Other Transportation Options

Staff has preliminarily explored several other options towards managing congestion through transit type alternatives. With adjustments to the Valley Transportation Agency (VTA) bus service consolidating to one route and with greater frequency, there may be an opportunity to leverage that service through the current route or working with VTA on school time route adjustments. VTA has expressed a willingness to hear the Town's ideas but would like to prioritize discussions for the fall timeframe. Staff has been asked for comparative data between the Town service and VTA service. Although this data is not part of the Council approved metrics for this program, staff is working to get the information from VTA prior to the March 3, 2020 Council Meeting.

The Council has also identified the notion of a community shuttle in the 2020 – 2022 Strategic Priorities. This may be a further opportunity to meet school route needs. Town staff has been negotiating with the developer for the currently active portion of the North 40 for contribution to a Town-wide shuttle as part of their Transportation Demand Management (TDM) program. Although a North 40 contribution will not likely fully fund a community shuttle effort, it may be a way to begin assembling funding for this priority. Staff will bring the TDM plan to the Council for review and approval prior to finalizing it.

CONCLUSION:

The concept of the School Bus Program has been well received and the program has provided a level of convenience for the families that use it. Unfortunately, the data demonstrate that the School Bus Pilot Program as it is currently designed has not achieved the congestion relief goal, the key measure of success. Furthermore, the low ridership numbers and the high cost challenge the viability of the program.

In the context of balancing the many transportation and mobility priorities of the Town, staff recommends concluding the School Bus Pilot Program at the end of the current fiscal year. In the future, the Town may explore other options to relieve congestion around schools, such as a partnership with the Santa Clara Valley Transportation Authority, combined service with a community shuttle and/or carpool or vanpool options. Staff will continue to address the school related transportation service as a part of a multi-faceted TDM approach.

ALTERNATIVES:

The Town Council may direct staff to extend the pilot program in Fiscal Year 2020/21, with substantial changes in the program to increase ridership to maximize the congestion relief benefits. Staff has no recommendations on which changes would result in higher ridership.

Alternatively, the Council could provide direction on the prioritization of the other transportation options identified above.

These alternatives would have costs associated with them and if directed, staff would determine the costs as part of future Council consideration.

COORDINATION:

Staff presented two options for the Complete Streets and Transportation Commission's consideration at its February 13, 2020 meeting. The Commission voted 5-0-1 (5 yes, 1 abstain) to recommend the option of discontinuing the School Bus Pilot Program in Fiscal Year 2020/21.

In addition, an email was provided to each program subscriber informing them of the recommendation and Council meeting date and time.

FISCAL IMPACT:

The recommended direction would result in redistributing any residual project balance into the FY 2020-21 capital projects program.

ENVIRONMENTAL ASSESSMENT:

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

Attachment:
1. Quarterly Performance Reports

First Quarter Performance Report:

School Bus Pilot Program



Background

At the September 17, 2019 Town Council meeting, the Town Council adopted performance metrics for the School Bus Pilot Program. Staff plans to provide quarterly performance reports to the Transportation and Parking Commission and the Town Council for regular monitoring. Table 1 shows details of the performance metrics and the target milestones over three years.

Table 1 - Performance Metrics and Target Milestones

	Year ½ (FY18/19) Baseline	Year 2 (FY19/20) Target	Year 3 (FY20/21) Target
Subscriptions	59	62	65
Ridership	47%	65%	75%
Other Funding	10%	35%	60%

Performance Summary

The pilot program is on track to meet the targets in both the subscriptions and other contribution categories. However, the ridership metric has not met the target and continues to be a challenge in this program.

Table 2 shows the details of the performance report for Route A and B. Subscriptions are higher in Route B, and ridership is highest in Route A. However, the average for both routes is below the target metric. Route C is not included in the performance report due to the route only being offered for half of the school year with its introduction in Fall 2019.

Table 2 - Performance Report Q1, 8/15 - 9/27

	Route A	Route B	**Averages**
Subscriptions	47.5	69.5	**58.5**
Ridership	64%	41%	**53%**
Other contribution	28%	63%	**45%**

Details

1. Subscriptions

As of the end of September, there were 117 full day equivalent passengers on Routes A and B and 21 passengers on Route C. Table 3 shows the total subscriptions for Routes A and B; one-way passes are tracked as part of a full day equivalent pass in reporting.

Table 3 – Total Subscriptions, 8/15 - 9/27

	Full Day	AM	PM	AM Max	PM Max	Full Day Equivalent	2018/19
Route A	38	7	12	45	50	47.5	52
Route B	61	4	13	65	74	69.5	66
Subtotal						117	118
Route C	21					21	N/A

2. Ridership

Table 4 shows the weekly averages in ridership for Routes A and B. Data is unavailable for the first two weeks of ridership.

Table 4 – Weekly Averages for Ridership, 8/15-9/27

Weeks starting on	Route A: Average Ridership	Route A: Ridership Percentage	Route B: Average Ridership	Route B: Ridership Percentage
15-Aug	N/A	N/A	N/A	N/A
19-Aug	N/A	N/A	N/A	N/A
26-Aug	30	65%	28	40%
2-Sep	29	62%	31	45%
9-Sep	32	69%	28	40%
16-Sep	32	69%	29	42%
23-Sep	30	63%	28	40%
30-Sep	26	55%	29	42%
Average	**30**	**64%**	**29**	**41%**

3. Funding

Table 5 shows the details of other funding contribution with the cost of the program, the Transportation Fund for Clean Air (TFCA) grant, and fare. The Town was awarded a total of $174,000 in Transportation Fund for Clean Air (TFCA) grant funding for two years of service,

which will contribute a significant amount to the program. The awarded funds are not an equal split between both routes, with Route B receiving the most funding.

Table 5 – Details of Other Funding Contribution

	Route A	Route B	Total
Cost	$ 142,782	$ 142,782	$ 285,563
TFCA	$ 22,000	$ 65,000	$ 87,000
Fare	$ 17,290	$ 24,920	$ 42,210
Other contribution	27.5%	63.0%	45.2%

Additional Information

1. Driver Turnover

STA is experiencing driver turnover on both routes. A new driver was assigned to Route B on August 26 and Route A is temporarily staffed by a manager while the company is actively recruiting for a new permanent driver.

In this challenging labor market, driver turnover is very common as skilled employees are in high demand. Although STA is working hard on driver recruitment and training, and it has a backup system in place, it is still possible for service disruptions to occur. Peer agencies are experiencing the same challenges. Town staff will keep the Council and customers updated on further developments.

2. On Time Performance

The buses are departing and arriving on time approximately 90% of the time.[1] There have been a few instances where the bus has not arrived on time with one of those days being the first day of service for the new school year which started out with difficulty due to traffic delays on Highway 17. The causes of the delays included weather, traffic conditions, and contractor error. Staff has worked with STA to try to minimize service delays that are under the control of the contractor.

Notes:

1. Per the contract with Student Transportation of America, a bus departing or arriving 15-minutes after the scheduled time is considered late.

Second Quarter Performance Report:

School Bus Pilot Program

Reporting Period: September 30 - November 8, 2019

Background

At the September 17, 2018 Town Council meeting, the Town Council adopted performance metrics for the School Bus Pilot Program. Staff plans to provide quarterly performance reports to the Transportation and Parking Commission and the Town Council for regular monitoring. Table 1 shows details of the performance metrics and the target milestones over three years.

Table 1 - Performance Metrics and Target Milestones

	Year ½ (FY18/19) Baseline	Year 2 (FY19/20) Target	Year 3 (FY20/21) Target
Subscriptions	59	62	65
Ridership	47%	65%	75%
Other Funding	10%	35%	60%

Performance Summary

For the second quarter between September 30 and November 8, 2019, the pilot program is on track to meet the targets in both the subscriptions and other contribution categories. However, the ridership metric has not met the target and continues to be a challenge in this program.

Table 2 shows the details of the first and second quarter's performance report for Route A and B. In comparison of Q1 and Q2 subscriptions are higher in Route B, and ridership is highest in Route A. However, the average for both routes is below the target metric. Route C is not included in the performance report due to the route only being offered for half of the school year and discontinued in December 2019.

Table 2 - Performance Summary Q1 and Q2

	Q1 8/15 – 9/27			Q2 9/30 – 11/8		
	Route A	Route B	**Averages**	Route A	Route B	**Averages**
Subscriptions	47.5	69.5	**58.5**	48.5	70	**59.25**
Ridership	64%	41%	**53%**	59%	40%	**50%**
Other contribution	28%	63%	**45%**	28%	63%	**45%**

Details

1. Subscriptions

As of November 8, there were 118.5 full day equivalent passengers on Routes A and B and 21 passengers on Route C. Table 3 shows the total subscriptions for full day equivalents for Q1 and Q2 for Routes A and B; one-way passes are tracked as part of a full day equivalent pass in reporting.

Table 3 – Total Subscriptions Q1 and Q2

	Q1 Full Day Equivalent	Q2 Full Day Equivalent	2018/19
Route A	47.5	48.5	52
Route B	69.5	70	66
Subtotal	117	118.5	118
Route C	21	21	N/A

2. Ridership

Table 4 shows the weekly averages in ridership for Routes A and B.

Table 4 – Weekly Averages for Ridership, 9/30 – 11/8

Weeks starting on	Route A: Average Ridership	Route A: Ridership Percentage	Route B: Average Ridership	Route B: Ridership Percentage
30-Sep	26	55%	29	41%
7-Oct	30	62%	26	37%
14-Oct	29	60%	30	43%
21-Oct	29	60%	30	43%
28-Oct	30	62%	25	36%
4-Nov	26	54%	30	43%
Average	**28**	**59%**	**28**	**40%**

3. Funding

Table 5 shows the details of other funding contribution with the cost of the program, the Transportation Fund for Clean Air (TFCA) grant, and fare. Funding information is unchanged from the First Quarter

Table 5 – Details of Other Funding Contribution

	Route A	Route B	Total
Cost	$ 142,782	$ 142,782	$ 285,563
TFCA	$ 22,000	$ 65,000	$ 87,000
Fare	$ 17,290	$ 24,920	$ 42,210
Other contribution	27.5%	63.0%	45.2%

Additional Information

1. Driver Turnover

Student Transportation of America (STA) continued to experience driver turnover on both routes. In this challenging labor market, driver turnover is very common as skilled employees are in high demand. Although STA is working hard on driver recruitment and training, and it has a backup system in place, it is still possible for service disruptions to occur. Peer agencies are experiencing the same challenges.

2. On Time Performance

There were a few instances of bus arrived at the start or end bus stop late. The causes of the delays included weather, traffic conditions, and contractor error. Staff has worked with STA to try to minimize service delays that are under the control of the contractor. The Town exercised the Liquidated Damages provision in the Town-STA contract and issued a penalty charge for the failure to perform services on November 13. Staff deemed this as a necessary step in enforcing the contract terms.

DATE: March 2, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Staff Recommends that the Town Council Conclude the School Bus Pilot Program at the End of Fiscal Year 2019/20

REMARKS:

Several Councilmembers asked for data with respect to this agenda item. The first table shows ridership on the new Valley Transportation Authority (VTA) route 27 from January 6, 2020 through February 7, 2020. VTA's new Route 27 service became effective on December 28, 2019. The preliminary ridership data covered the first five school weeks.

VTA Route 27 LGHS Ridership (Estimate)		
Data range:	January 6 to February 7, 2020	
Number of school days:	24	
AM Alighting (two trips)		
Direction	Time	School Day Average
To/from Winchester (EB)	7:24 - 7:58	8.3
To/from LGB (WB)	7:31 - 7:59	5.1
Total		13.4
PM Boarding (seven trips)		
Direction	Time	School Day Average
To/from Winchester (WB)	2:35 - 5:37	7.5
To/from LGB (EB)	2:08 -5:16	16.1
Total		23.6
Note: Preliminary ridership data, has not yet been verified.		

PREPARED BY: Ying Smith
Transportation and Mobility Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and Parks and Public Works Director

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6832
www.losgatosca.gov

The second table shows estimated transportation to schools by automobile.

Students Transportation via Vehicles					
	Enrollment	Carpool		Family Car/Car	
Los Gatos High School *	2,132	301	14%	867	41%
Raymond J. Fisher Middle School *	1,267	156	12%	539	43%
Blossom Hill Elementary School *	583	58	10%	271	47%
Daves Avenue Elementary School	490	25	5%	316	65%
Lexington Elementary School	144	19	14%	122	84%
Louise Van Meter Elementary School	539	26	5%	261	48%
Total	5,155	585	11%	2,375	46%
* Schools served by bus pilot program	3,982	514	13%	1,677	42%

Notes:
1. School enrollment data of 2018/19 provided by Los Gatos Union School District and Los Gatos - Saratoga Union High School District.
2. Student travel data collected by SR2S in fall 2018.
3. Definitions:
Carpool: 3 or more students from one family or 2 or more families
Family Car/ Car: 1-2 students from the same family only

Attachment 2 contains public comment received before 11:00 a.m. March 2, 2020.

Attachment Previously Received with Staff Report:
1. Quarterly Performance Reports

Attachment Received with this Addendum:
2. Public Comment received before 11:00 a.m. March 2, 2020

From: Christine Merriman
To: SchoolBus
Subject: Re: School Bus Service in Year 2020/21
Date: Monday, February 24, 2020 10:40:28 AM

Dear Town Council,

I am a parent of a child at Fisher Middle School. We live in the mountain community.

I am strongly opposed to ending the school bus pilot project.

For those of us who live in the mountains, have households with either two working parents with no flexibility in our schedules, or a single parent who may work in Santa Cruz Co., having bus service has been a godsend. It has alleviated stress, saved jobs, allowed us to have consistency and stability in our schedules without having to scramble to find rides for our children, worry about sick days and the other children we're leaving stranded when we have to stay home, or imposing on friends whose homes at which we can drop our kids off, often an hour+ early so we can get to work on time.

The bus service has also allowed us to earn more so we can afford to pay for this vital service. For those of us that do not have the wherewithal to hire nannies or au pairs or chauffeurs, or hire Uber-type drivers on a daily basis having a community bus is affordable, vital and necessary. It's not just about traffic congestion downtown. It's about the parents who have to be at work before school even starts and don't work anywhere near the schools. It's about our lives, livelihoods, sanity, and safety, especially those of us that drive Hwy 17 on a daily basis.

Ending the school bus service which we are paying for creates an hardship for the most vulnerable families in our district. Some families recognize that and pay for the service, even though their children may not use it on a regular basis. Please don't end it and make matters worse for everyone.

Sincerely,

~Christine Merriman

Listening looks easy, but it is not simple. Every head is a world.
~Cuban Proverb

Sent from my iPhone

> On Feb 21, 2020, at 9:16 AM, SchoolBus <SchoolBus@losgatosca.gov> wrote:
>
> February 21, 2020
>
> Subject: School Bus Service in Year 2020/21
>
> Dear School Bus Parents:

As many of you know, the School Bus Pilot Program is funded through June 2020. The Town of Los Gatos is providing this service as one piece of a multi-faceted approach towards relieving congestion around schools. After running the Pilot for just over one year, the program's ridership has demonstrated that it has *not* achieved the congestion relief goal. Furthermore, the low ridership numbers and the high cost challenge the program's viability in the long term. You can find more information, including regular reports on the program status, on the Town's website: www.losgatosca.gov/schoolbus.

The Town is preparing its Fiscal Year 2020/21 Budget and will need to make a decision on the School Bus Pilot Program. The recommendation on whether to continue the Pilot next year is scheduled on the March 3 agenda for the Town Council's consideration. **Staff is recommending discontinuing the School Bus Pilot Program in Fiscal Year 2020/21.** Although staff understands the value of this service to many of you, we made the recommendation in the context of balancing many transportation and mobility priorities the Town is focusing on.

Staff presented two options for the Complete Streets and Transportation Commission's consideration at its February 13, 2020 meeting. The Commission voted to recommend the option of discontinuing the School Bus Pilot Program in Fiscal Year 2020/21. The staff report to the Commission provides details on the performance and the justifications for the staff recommendation. We encourage you to review the agenda packet, available via this link: https://www.losgatosca.gov/AgendaCenter/ViewFile/Agenda/_02132020-1647

The March 3 Town Council agenda will be available on the Town's website https://www.losgatosca.gov/13/Agendas-Minutes after February 28. If you wish to provide input to the Town Council on this decision, please reply to this email. Please note that staff will not be able to respond to individual questions or comments, but will forward them to the Town Council for its consideration.

We'd like to thank you for your support of the School Bus Pilot Program.

Sincerely,

School Bus Pilot Program

From: Neepatel
To: SchoolBus
Subject: Re: School Bus Service in Year 2020/21
Date: Saturday, February 22, 2020 2:45:33 PM

Dear council man and woman of Los Gatos,

I am writing this email in regards to bus pilot program.

My children take the bus to come home every day from Fisher middle school on Route A.

Since the bus service started they can come home where my elderly mother who otherwise can not drive provides care for them. Which allows me to be able to stay at work till 5.30 PM otherwise I will have to either leave work at 2.30 PM every day(which no employer will allow) or give up my job or higher someone to drive to the school to pick them up, which is additional cost to my family and also the reliability of the driver.

On route A atleast 30 kids ride home to north Los Gatos, that means in place of 30 cars, they are all coming in one bus.

Imagine what will happen when the housing at junction of LG blvd and Lark gets build. Right now during commute hour it takes such a long time to make left from Oka road to Lark Ave, it will be nightmare. If you can take off 30 cars from road, it is huge benefit to reduce congestion, decrease green house gases, provide peace of mind to working parents.

We would like you to reconsider stopping the bus.

Neela

Sent from my iPhone

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Sincerely,

School Bus Pilot Program

From: Dorice Piraino-Sharp
To: SchoolBus
Subject: Re: School Bus Service in Year 2020/21
Date: Saturday, February 22, 2020 12:28:40 PM

I respectfully ask the town to consider retaining Route B. If the town can provide an estimated cost to give the parents the option to offset their costs, that would be great. I'm not sure how much the town subsidized the program?

This service has extremely helped our quality of life. While I understand parents are responsible for transporting their child to school, I find that the traffic in Los Gatos causes extreme duress as it can take between 40 minutes to an hour to drive one way. And with full-time work, it was nice to have our children go home after school via the bus. I worry about what my daughter will do after school, as there are no activities that she can participate in- and the after school club house doesn't exist anymore. My husband and I know at 12 she can hang out at the public library until we get off of work, or she can take three buses to get to my work. There is no doubt that her quality of life will change. She has special needs (has an IEP), and I'm concerned about her ability to be responsible enough to be on her own for four hours in town or to ride three buses to get to San Jose where I work. I understand that this is not the town's issue, but I wanted to let you know the real-life ramifications that result in this change.

I understand there is a concern about ridership numbers, but as any program, I feel it takes time and good marketing to build up. We also may consider alternate options, like smaller buses, if that's cheaper? Perhaps you have exhausted all avenues, and I apologize if I sound demeaning. I just am feeling disappointed.

I will try and attend the March 3rd meeting. I hope the town can consider keeping route B.

Thank you,
Dorice Piraino
408-821-6478

On Fri, Feb 21, 2020 at 9:16 AM SchoolBus <SchoolBus@losgatosca.gov> wrote:

> February 21, 2020
>
> Subject: School Bus Service in Year 2020/21
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We'd like to thank you for your support of the School Bus Pilot Program.

Sincerely,

School Bus Pilot Program

From: Tiffany Stickle
To: SchoolBus
Subject: Re: School Bus Service in Year 2020/21
Date: Friday, February 21, 2020 10:21:56 PM

Please do not discontinue the bus service!

My PM kindergartener can only take the bus on early Wed. but is looking forward to an everyday schedule next year. My 2nd grader has loved riding the bus everyday this year. We the parents plead that at least the AM Route A continue service!

What do you need to keep this morning route going?

Thank you!
Tiffany

On Fri, Feb 21, 2020 at 9:16 AM SchoolBus <SchoolBus@losgatosca.gov> wrote:

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We'd like to thank you for your support of the School Bus Pilot Program.

Sincerely,

School Bus Pilot Program

From: Carl Lumma
To: SchoolBus
Subject: Re: School Bus Service in Year 2020/21
Date: Friday, February 21, 2020 10:25:24 AM

Have you considered the value of the independence a school bus offers our young men and women, apart from its potential to decrease traffic congestion?

-Carl

On Fri, Feb 21, 2020 at 9:16 AM SchoolBus <SchoolBus@losgatosca.gov> wrote:
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> February 21, 2020
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> Sincerely,
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From: Carl Lumma
To: SchoolBus
Subject: Re: School Bus Service in Year 2020/21
Date: Friday, February 21, 2020 10:20:48 AM

Hav you considered the possibility that ridership may have been higher had the service been provided for free, as in every other town in America?

-Carl

On Fri, Feb 21, 2020 at 9:16 AM SchoolBus <SchoolBus@losgatosca.gov> wrote:
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> February 21, 2020
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> Sincerely,
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> School Bus Pilot Program
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From: Heather Lattimer
To: SchoolBus
Cc: Joe Secondine
Subject: Re: School Bus Service in Year 2020/21
Date: Monday, February 24, 2020 5:41:09 PM

Dear Town Council -

We are very disappointed to learn that the School Bus service may not be continued in the coming year. We have a middle school age son and both of us work full time in jobs that require frequent out-of-town travel. We live too far from school for our son to walk and biking is not a consistently safe option. When considering home buying options two years ago, the possibility of a bus service was a significant factor in choosing to come to Los Gatos.

We understand that funds are limited and would request that alternative considerations be explored — Is there the possibility of asking parents to pay more for the service (we would be happy to do so)? Could the service have a progressive cost structure that allows some parents to pay more based on ability to contribute? Could we look at an afternoon only option when the busses tend to have more riders? Could the town use vans instead of busses to save money and better reflect demand?

Thank you for your time and consideration.

Heather Lattimer & Joe Secondine

> On Feb 24, 2020, at 5:01 PM, Joseph W Secondine Jr <josephsecondine@gmail.com> wrote:
>
> > Begin forwarded message:
> >
> > **From:** SchoolBus <SchoolBus@losgatosca.gov>
> > **Subject: School Bus Service in Year 2020/21**
> > **Date:** February 21, 2020 at 9:16:30 AM PST
> >
> > February 21, 2020
> >
> > Subject: School Bus Service in Year 2020/21
> >
> > Dear School Bus Parents:
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> > As many of you know, the School Bus Pilot Program is funded through June 2020. The Town of Los Gatos is providing this service as one piece of a multi-faceted approach towards relieving congestion

around schools. After running the Pilot for just over one year, the program's ridership has demonstrated that it has *not* achieved the congestion relief goal. Furthermore, the low ridership numbers and the high cost challenge the program's viability in the long term. You can find more information, including regular reports on the program status, on the Town's website: www.losgatosca.gov/schoolbus.

The Town is preparing its Fiscal Year 2020/21 Budget and will need to make a decision on the School Bus Pilot Program. The recommendation on whether to continue the Pilot next year is scheduled on the March 3 agenda for the Town Council's consideration. **Staff is recommending discontinuing the School Bus Pilot Program in Fiscal Year 2020/21.** Although staff understands the value of this service to many of you, we made the recommendation in the context of balancing many transportation and mobility priorities the Town is focusing on.

Staff presented two options for the Complete Streets and Transportation Commission's consideration at its February 13, 2020 meeting. The Commission voted to recommend the option of discontinuing the School Bus Pilot Program in Fiscal Year 2020/21. The staff report to the Commission provides details on the performance and the justifications for the staff recommendation. We encourage you to review the agenda packet, available via this link: https://www.losgatosca.gov/AgendaCenter/ViewFile/Agenda/_02132020-1647

The March 3 Town Council agenda will be available on the Town's website https://www.losgatosca.gov/13/Agendas-Minutes after February 28. If you wish to provide input to the Town Council on this decision, please reply to this email. Please note that staff will not be able to respond to individual questions or comments, but will forward them to the Town Council for its consideration.

We'd like to thank you for your support of the School Bus Pilot Program.

Sincerely,

School Bus Pilot Program

From: Edward Morimoto
To: Ying Smith
Subject: School Bus pilot discontinuation
Date: Friday, February 28, 2020 10:20:48 AM

Hi Ying,

I just noticed discontinuation of the school bus pilot is on the agenda for the 3/3 TC meeting. This note isn't intended as a comment for those proceedings (although one may be forthcoming), but I did have some questions about the pilot:

1. It seems that 50%+/- ridership is deemed unsuccessful. I was just wondering if there is any standard by which this assessment was made? Part of me feels like this number is pretty high all things considered.
2. Do you have ridership data split between the morning & afternoon routes? I see the subscription breakouts, but not ridership. It would seem logical morning ridership could be higher (fewer alternate plan conflicts) and the morning bus would be more impactful on congestion given the conflict with work commutes.
3. Do the buses make accommodation for bikes, scooters, etc. (for one-way usage if the student has a conflict at the other end of the day)
4. Has either a subscription cost increase been considered instead of cancellation? It would seem logical to try to balance the program costs and cancel the program if we are unsuccessful rather than assume we cannot. In that same vein I don't recall solicitation of community financial support being attempted as well. I, for one, would be willing to support such a program (like we support the school districts, SRTS, etc even though we don't have a child in the schools yet) and as the head of our private foundation, I would be willing to commit it to support as well.

Thanks,

EM

sugiman@stanfordalumni.org

From: Tiffany Stickle
To: SchoolBus
Subject: School Bus Service in Year 2020/21
Date: Wednesday, February 26, 2020 5:36:33 PM

Hi,

I'm a parent and have 2 kids currently subscribed to the morning Route A bus service to Blossom Hill Elementary School. Many parents with whom I've spoken to are unaware of the current bus services. They are interested in being future subscribers. We suggest advertising and bringing about more awareness throughout all the LG schools before fully cancelling the programs. Please give the Bus Pilot program a fighting chance to help traffic congestion in the mornings.

Thank you!
The Stickle Family
(We are one of many families who feel this way. Feel free to contact me with any questions/comments.)

DATE: March 3, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Staff Recommends that the Town Council Conclude the School Bus Pilot Program at the End of Fiscal Year 2019/20

REMARKS:

One Councilmember asked for cost data with respect to this agenda item. The table below shows cost per ride and the total number of rides from January to December 2019.

Cost per year	**$375,000**
Annual Number of Rides	**19,888**
January - June 2019	9,657
August - December 2019	10,231
Cost per ride	**$ 18.86**

Notes:

One ride is defined as a boarding.
Number of rides is calculated based on weekly ridership average percentage.

Attachment 3 contains public comment received between 11:01 a.m. March 2, 2020 to 11:00 a.m. March 3, 2020.

Attachment Previously Received with Staff Report:

1. Quarterly Performance Reports

Attachment Received with Addendum:

2. Public Comment received before 11:00 a.m. March 2, 2020

Attachment Received with this Desk item:

3. Public Comment received between 11:01 a.m. March 2, 2020 to 11:00 a.m. March 3, 2020

PREPARED BY: Ying Smith
Transportation and Mobility Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and Parks and Public Works Director

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6832
www.losgatosca.gov

From: Monica
To: SchoolBus
Subject: School bus issue today...
Date: Monday, March 2, 2020 2:51:02 PM

Hello,
My 5th grader rides the bus, and this week is conference week so the bus should be on a minimum day schedule. My son is usually home by 12:40 on minimum days and was not home until 1:15pm today. I was extremely worried since I could not get ahold of someone from the town or the bus company. After frantically calling and leaving messages, the bus company called me back and said that the driver was "out of range" so could not be reached. Of course, this just added to the worry. I was walking over to the 85 and Oka bus stop, when I see the bus drive through our neighborhood, which it never has done that before nor is it supposed to. The driver would not let the kids off the bus, which is understandable for liability reasons, but then says he needs to go to the JCC first. He is supposed to drop off kids at Oka and 85 first. When I finally got my son from the JCC, the kids all said that he went the wrong way, taking them over by Vasona Park and by Daves Elementary School. I would think driving the kids all over Los Gatos on an hour long bus ride would also be a huge liability. They get out of school at 12:10pm, and did not arrive to the JCC until 1:15pm.

I'm not surprised that the bus is not succeeding after issues like this, and this is hardly the first issue.The town seems like it has already given up of the whole bus concept and no one cares if other people's children are missing for 30 minutes. At the end of this year or next, the North 40 housing is going to open up and we all know how much that will impact traffic. It will be a huge mistake to discontinue the bus service. Student Transport Authority has let us down time and time again, is there not a way to find a more dependable bus company? Also, the town has not been communicating with the bus company about the conference weeks, minimum days etc. I know I'm not the only parent that is very disappointed at how this is being handled. I'm not sure what else I can do except voice my frustration and disappointment.
Thank you for your time,
Monica Park

From: moshe shaham
To: SchoolBus; Ying Smith
Subject: Re: School Bus Service in Year 2020/21
Date: Monday, March 2, 2020 3:17:06 PM

Hi Ying,

Thanks a lot for your support so far.

I can certainly understand the budget pressure and the issues to justify continuing service based on the current occupancy rates.

In your packet, you mentioned that the town is considering two different paths: 1. Discontinue the service 2. Make some significant changes to the service for 20/21.

I was thinking that option 2 might be a viable one, if you can further mine the bus riding data and find out which neighborhoods have better utilization of the service and limit the service to only these neighborhoods. Would shortening the ride and perhaps having a smaller bus help to reduce the cost and justify the continuation of the service? I am not familiar with the underline cost breakdown for the bus service but wanted to suggest a possible solution.

Best,
Moshe

On Fri, Feb 21, 2020 at 9:16 AM SchoolBus <SchoolBus@losgatosca.gov> wrote:

> February 21, 2020
>
> Subject: School Bus Service in Year 2020/21
>
> Dear School Bus Parents:
>
> As many of you know, the School Bus Pilot Program is funded through June 2020. The Town of Los Gatos is providing this service as one piece of a multi-faceted approach towards relieving congestion around schools. After running the Pilot for just over one year, the program's ridership has demonstrated that it has *not* achieved the congestion relief goal. Furthermore, the low ridership numbers and the high cost challenge the program's viability in the long term. You can find more information, including regular reports on the program status, on the Town's website: www.losgatosca.gov/schoolbus.
>
> The Town is preparing its Fiscal Year 2020/21 Budget and will need to make a decision on the School Bus Pilot Program. The recommendation on whether to continue the Pilot next year is scheduled on the March 3 agenda for the Town Council's consideration. **Staff is recommending discontinuing the School Bus Pilot Program in Fiscal Year 2020/21.** Although staff understands the value of this service to many of you, we made the recommendation in the context of balancing many transportation and mobility priorities the Town is focusing on.

Staff presented two options for the Complete Streets and Transportation Commission's consideration at its February 13, 2020 meeting. The Commission voted to recommend the option of discontinuing the School Bus Pilot Program in Fiscal Year 2020/21. The staff report to the Commission provides details on the performance and the justifications for the staff recommendation. We encourage you to review the agenda packet, available via this link: https://www.losgatosca.gov/AgendaCenter/ViewFile/Agenda/_02132020-1647

The March 3 Town Council agenda will be available on the Town's website https://www.losgatosca.gov/13/Agendas-Minutes after February 28. If you wish to provide input to the Town Council on this decision, please reply to this email. Please note that staff will not be able to respond to individual questions or comments, but will forward them to the Town Council for its consideration.

We'd like to thank you for your support of the School Bus Pilot Program.

Sincerely,

School Bus Pilot Program

--
-Moshe

From: Jenny Huang
To: SchoolBus
Subject: Continuation of the school bus service
Date: Monday, March 2, 2020 5:43:57 PM

Hi,

My 2 boys are students at Blossom Hill Elementary and Fisher Middle. We live in the Oka neighborhood and have used the bus service since the beginning. Though we have not been satisfied with the quality and consistency of the service, it has been an incredible time saver for our family. I would like you to consider continuing the program. The traffic to the schools in the morning has drastically reduced since the inception of the bus service. We are already facing heavy traffic on Lark and LG Blvd and I'm dreading how it will increase when North 40 is populated.

Thank you for your consideration.

Jenny

Town Council Meeting
3/3/2020

SCHOOL BUS 2020/21 SERVICE









BACKGROUND AND GOAL

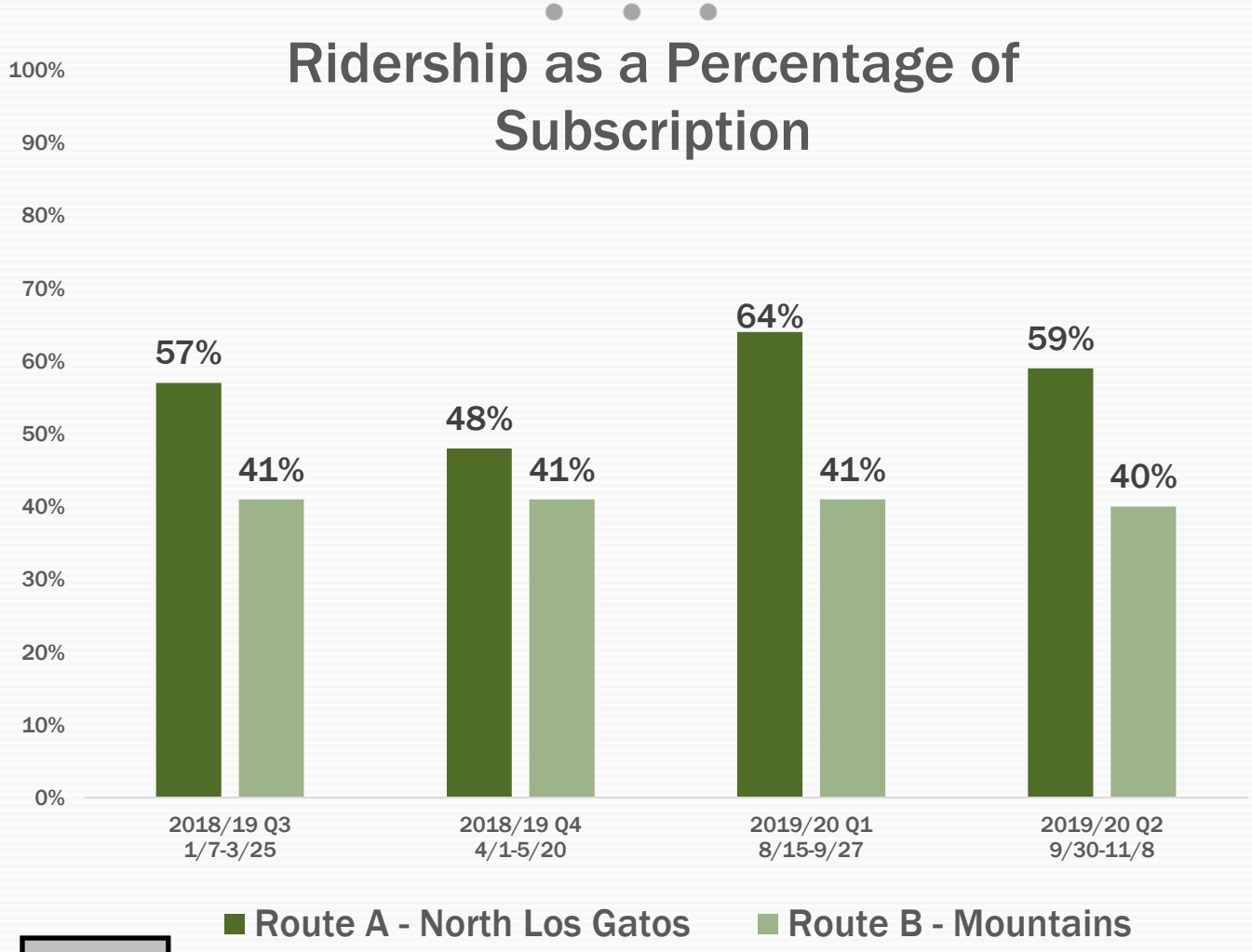
- Goal
  - Reducing traffic congestion near schools
- Background
  - Feasibility Study
  - Community Input
- Council Direction
  - Two routes
  - Budget for 18 months of service
  - Performance Metrics and Targets

Performance Metric and Targets

	Year ½ (FY18/19)	Year 2 (FY19/20)	Year 3 (FY20/21)
	Baseline	Target	Target
Subscriptions	59	62	65
Ridership	47%	65%	75%
Other Funding	10%	35%	60%

Adopted by Town Council September 17, 2019

RIDERSHIP



SCHOOL BUS
2020/21 SERVICE

PUBLIC COMMENTS

Suggestion	Likely Effects
Increase Fare	Subscription: increase Ridership %: increase, Ridership #: decrease
Free Fare	Subscription: increase Ridership: increase
Marketing/ Promotion	Subscription: increase Ridership: no or little change
Smaller Bus	Doesn't lower cost. The subscription warrants the current bus size.
AM or PM only	Low number of AM/PM-only subscription.
Combine service with other agencies	Not feasible

SCHOOL BUS
2020/21 SERVICE

PUBLIC COMMENTS

- Funding
  - Increase private funding
- Program Goal
  - Consider other benefits
- Performance Metrics
  - Ridership: is 50% or 30 riders a good number?
- Service Delivery Challenges
  - Bus schedule matching school calendar
  - Communications between Town and Contractor
  - Driver Performance

SCHOOL BUS
2020/21 SERVICE

Staff Recommendation

- Conclude the Pilot

SCHOOL BUS
2020/21 SERVICE

DATE: February 26, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Approve the Connect Los Gatos Program and Community Engagement Plan

RECOMMENDATION:

Approve the Connect Los Gatos program and community engagement plan.

BACKGROUND:

Over the last several years, the Town Council has taken the following actions in regard to bicycle and pedestrian projects, including:

- Adoption of the Town Bicycle and Pedestrian Improvements as a Strategic Priority.
- Adoption of the Safe Routes to School Plan and Bicycle and Pedestrian Master Plan.
- Approval of multi-modal grant funding applications and matching funds.
- Approval of Request for Proposals (RFP) for design work on multi-modal projects.
- Approval of preliminary multi-modal design concepts.

In addition to these, the Council has approved several multi-modal projects including the Blossom Hill Road Complete Streets project. The individual projects that come out of these Council actions are often presented to the community on their own. However, the Council and staff appreciate that the projects are part of a broader goal, largely grown out of the Bicycle and Pedestrian Master Plan. Staff believes that framing the work that is being done under a unifying program will help residents better understand the current individual projects, and how they relate to each other and potential future projects. The unifying program proposed for the Town is "Connect Los Gatos."

PREPARED BY: Lisa Petersen
Assistant Parks and Public Works Director/Town Engineer

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Parks and Public Works Director

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www.losgatosca.gov

DISCUSSION:

Taking the lead from the Town's Experience Los Gatos branding over the summer, staff has adopted a similar branding style for Connect Los Gatos as shown below:



Also available online at www.losgatosca.gov/ConnectLG, the connect Los Gatos branding is a community engagement initiative promoting a program of bicycle and pedestrian projects that will connect, expand, and improve access to the multimodal network throughout the Town. Currently there are six projects included in the program:

1. Los Gatos Creek Trail Connector to Highway 9
2. Bicycle and Pedestrian Overcrossing over Highway 17
3. Winchester Boulevard Complete Streets
4. Shannon Road Multi-Use Path
5. Kennedy Road Sidewalk
6. Highway 9/Massol Avenue Pedestrian Improvements

These projects were first identified in the Council adopted Safe Routes to School Plan and Bicycle and Pedestrian Master Plan. The projects are aimed at expanding access to key destination points in the community, improving the Town's existing network by closing connectivity gaps, and providing safe access and crossings. As approved by the Town Council, five of the projects will be submitted for funding under the upcoming Measure B call for projects. Continued movement on these projects will be tied to the Town's ability to receive grant funding. As new key projects come forward, they will be added to the list.

The branding of this group of transportation projects will allow for a framework of active community engagement. Attachment 1 provides a Connect Los Gatos community engagement plan that will provide a "tool box" for staff to use to keep the community engaged. The options for tools and events will be tailored for each project, using those that will best meet the needs of the project and community. In addition, the options chosen will also be used to keep the community informed and obtain meaningful input on projects.

CONCLUSION:

Staff recommends the Council approve the Connect Los Gatos program and adopt the community engagement plan. The plan will help the Town implement and maximize community engagement activities through a documented framework.

COORDINATION:

Staff presented the program and engagement plan to the Complete Streets and Transportation Commission at its February 13, 2020 meeting. The Commission unanimously recommended approving the plan.

FISCAL IMPACT:

There is no fiscal impact as a result of the recommended action. The implementation of the community engagement activities is included in the project development costs.

ENVIRONMENTAL ASSESSMENT:

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

Attachment:

1. Connect Los Gatos Community Engagement Plan

Connect Los Gatos Community Engagement Plan

Draft

Updated February 24, 2020

Background

Since the adoption of the Town's Bicycle and Pedestrian Master Plan in March 2017, the Town of Los Gatos has made great progress in implementing the priorities identified by the Council and the community. After completing a few important bicycle and pedestrian improvements, the Town is embarking on a program of projects that will make a bigger impact on active transportation choices for all travelers.



Connect Los Gatos is a community engagement initiative that promotes a program of bicycle and pedestrian projects that will connect and improve the multimodal network throughout the Town. The current program of projects includes:

Los Gatos Creek Trail Connector to Highway 9
Bicycle and Pedestrian Overcrossing over Highway 17
Winchester Complete Streets
Shannon Road Multi-Use Path
Kennedy Road Sidewalk
Highway 9/Massol Avenue Rectangular Rapidly Flashing Beacon

The bicycle and pedestrian projects included in this program are identified in the *Bicycle and Pedestrian Master Plan*. They are aimed to improve the Town's multimodal network by closing connectivity gaps and providing safe crossings. The network will expand and provide safe access to key community destinations. Connect Los Gatos is aimed at making it easier and safer for all to bike and walk in Los Gatos. As significant projects from the Town's Bicycle and Pedestrian Master Plan (or other Council identified multi-modal projects) are advanced, these will be added to the Connect Los Gatos community engagement program.

Purpose and Goals

The purpose of the Community Engagement Plan is to establish a framework for the active engagement by the community. It describes and outlines the major tools and activities that will be used to keep the community informed and solicit input in the project development process, from planning, funding, environmental clearance, design to construction. This plan identifies key community engagement goals, outreach methods and events, and is intended to be updated regularly to reflect any appropriate process changes. The plan provides a "toolbox" of options for outreach to the community. Outreach "tools" will be tailored to the specific project and projects may not use all of the tools outlined in the plan.

The Town of Los Gatos is committed to creating bike and pedestrian connectivity projects ("Connect Los Gatos") that aligns with local needs and mobility priorities. Broad community input will be integral to each phase of the process. Key community engagement goals include:

1. Increasing community awareness of the mobility, safety and design challenges and opportunities for each project;
2. Providing access to project information and opportunities for meaningful participation;
3. Offering a range of communication and engagement tools to match interest and preferences;
4. Ensuring the projects reflect community priorities; and
5. Obtaining community support for project design and funding

Outreach Approach and Tools

Connect Los Gatos includes a comprehensive approach to engaging a broad segment of the public with proposed project awareness, input, feedback, and opportunities for engaged participation. No single tool works for all situations and outreach for each project listed may be different.

The Town is committed to deploying tools that will be most effective in encouraging participation and feedback from community members that represent diverse backgrounds. By offering a range of communication and engagement tools, the Town aims to match interest and preferences of community members.

Special attention will be paid to reaching out to special populations that are traditionally more difficult to reach. The inclusive efforts include distributing flyers included in outreach materials of community partners and conducting targeted outreach to seniors and the youth.

TOOLS	DESCRIPTION	EVENTS
Stakeholders Engagement	Identifying the key stakeholders, including Town Council, community partners, and commissioners, that have a greater understanding of local active transportation issues in the community. Engagement with key stakeholders for project awareness, initial feedback, input from community workshops, alternatives and concept design.	Infrastructure Bike Ride Public meetings: Complete Streets & Transportation Commission Town Council Parks Commission Monte Sereno Better Streets Commission Safe Routes to Schools
Community Meetings and Workshops	Meetings and workshops to engage a broad segment of the public with proposed project awareness, input, feedback, and opportunities for engaged participation.	Project specific public meetings and workshops

Pop-Up Events	Pop-ups are an informal approach used to increase community participation and awareness by setting up booths or posters at community wide events. Informal outreach provides an opportunity to engage a diverse set of community members otherwise missed by traditional meetings.	Back-to-School events Los Gatos Holiday Parade Farmer's market Spring Into Green event
Online Engagement and Social Media	Online and social media engagement will deliver project information to the community at large. The project webpage will be an overview of the bicycle and pedestrian program and will include individual project webpages. Webpages will include community meetings, photos, graphics, maps, and reports in PDF format.	Project Webpage: www.losgatosca.gov/connectLG Links to individual project webpages FaceBook Town website front page NextDoor Town Instagram Email blasts
Targeted Outreach	Focused outreach in areas where under-represented residents will be reached. Provide contact information in multiple languages, special outreach efforts to seniors, disabled people, low-income households, and the youth.	Youth Commission Community & Senior Services Commission Emails and e-newsletter to schools and Safe Routes to School (SR2S) Contact information in Russian, Mandarin Chinese, Spanish, and Vietnamese Information included in LGS Recreation and other community partner information materials
Data Collection and Interaction	Data collection provides baseline data and an assessment of existing conditions of bicycle and pedestrian infrastructure for each project. Digital tools such as crowdsourcing through interactive maps allows users to provide specific place-based information. They are also effective in soliciting feedback on specific locations for each project.	Bicycle and Pedestrian Counts User interviews and surveys Crowdsourcing: interactive web map

Implementation and Updates

Branded Presentation Design

Connect Los Gatos deploys a branded design to provide a consistent presentation for the outreach messages for the program and all projects. This strategy leverages the branding to grow familiarity and support for the entire program. The Connect Los Gatos logo reinforces the overall program initiative that each project will connect and build upon the existing network to fill connectivity gaps – each project on its own is part of a grander vision.

Community Engagement Events

The Plan's community engagement activities can be implemented at both the program level and the project level and will vary based on the project needs. Some of the program and project level outreach points that may be used include:

1. **Existing Conditions/Needs Assessment:** Informs the community for project awareness. This phase focuses on the existing conditions both on opportunities, constraints and needs assessment while soliciting initial input and feedback for community vision.
2. **Design Alternatives:** Focuses on the development of the conceptual design alternatives based on initial input and feedback from phase 1. Conducts extensive engagement to solicit feedback on the design alternatives.
3. **Preferred Alternative and/or Final Design:** Presents the designs to a wide range of stakeholders, solicits feedback to support decision making. This is also the phase to further identify funding opportunities and/or support future funding decisions.
4. **Construction Phase:** Informs the community of the construction impacts. The messages will specially target the residents who may be mostly impacted.
5. **Evaluation:** Evaluates the project effectiveness and community acceptance through surveys and other engagement tools.

Updates

The Plan will need to be updated periodically to ensure the proper tools are being utilized to maximize public awareness and participation at the program and project specific level and to add projects as needed. Town staff will periodically update the Plan and adjust engagement activities as needed to continue to maximize authentic participation by residents and workers representing a diverse background.





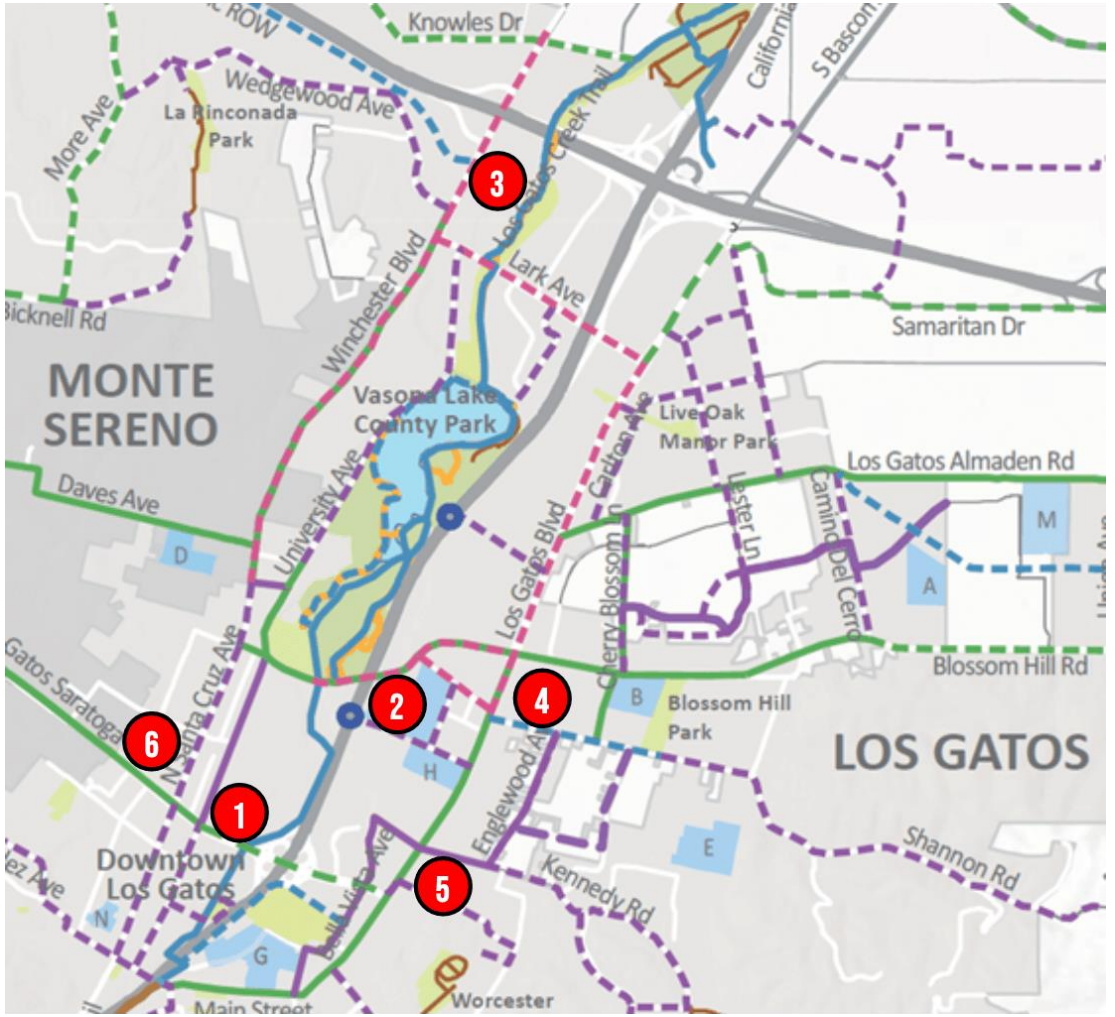
Connect Los Gatos Program and Community Engagement Plan

Town Council Meeting - March 3, 2020

Connect Los Gatos Projects

PROPOSED PROJECTS

1. Los Gatos Creek Trail Connector to Highway 9
2. Bicycle and Pedestrian Overcrossing over Highway 17
3. Winchester Boulevard Complete Streets
4. Shannon Road Multi-Use Path
5. Kennedy Road Sidewalk
6. Highway 9/Massol Avenue Rectangular Rapidly Flashing Beacon



Connect Los Gatos Community Engagement Plan

- Provides a “Toolbox” with Specific Tools for Best Outreach

- Recent Outreach Tools Used:
  - Direct Mailings
  - Discussion with Parks/CST Commissioners
  - Information in LG School Newsletter and provided to SR2S
  - Multiple Social Media Postings
  - Community Meetings

DATE: February 25, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Term Limits Initiative
a. Accept Elections Official's Certification of the Sufficiency of the Term Limits Initiative Petition,
b. Adopt a Resolution Calling the Election and
c. Direct the Inclusion of the Preliminary Estimated Cost of the Election for the Term Limits Initiative of $54,200 in the Town Manager's Proposed Operating Budget for Fiscal Year (FY) 2020/21.

RECOMMENDATION:

Term Limits Initiative
a. Accept Elections Official's Certification of the Sufficiency of the Term Limits Initiative Petition,
b. Adopt a Resolution Calling the Election, and
c. Direct the inclusion of the preliminary estimated cost of the election for the Term Limits Initiative of $54,200 in the Town Manager's Proposed Operating Budget for Fiscal Year (FY) 2020/21.

BACKGROUND:

On October 7, 2019, a Notice of Intent to Circulate a Petition titled *A Citizens Initiative Measure Amending the Town Code to Limit the Time a Person May Serve on the Town Council to Two Consecutive Terms* was filed with the Town's Elections Official.

On January 16, 2020, James R. Sutton, on behalf of Phil Koen, Richard Van Hoesen, and Jak Van Nada, proponents of the initiative, filed with the Elections Official the petition containing a total number of 2,960 signatures. On January 22, 2020, the petition was delivered by the Elections Official to the Santa Clara County Registrar of Voters Office (ROV) for signature verification.

PREPARED BY: Shelley Neis, Town Clerk
Robert Schultz, Town Attorney

Reviewed by: Town Manager and Finance Director

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www.losgatosca.gov

BACKGROUND (continued)

Pursuant to California Elections Code 9115(a), the ROV conducted a random sampling technique to verify the signatures. A random sampling shall include an examination of at least 500 or 3% of the signatures, whichever is greater.

On February 20, 2020, the ROV notified the Town Elections Official that per Elections Code Section 9115, subdivision (b), the statistical sampling is over 110 percent.

Pursuant to California Elections Code Section 9114, if the petition is found sufficient the Elections Official shall certify the results of the examination to the Town Council at the next regular meeting of the Council. The results of the signature verification are set forth in the certification by the Elections Official (Attachment 1). Based on these results, the Elections Official is certifying that the petition meets the 10% valid signature requirement of registered voters to place the initiative on the next regular election ballot.

DISCUSSION:

California Government Code Section 36502 requires the Town' s voters to determine whether Town Council members shall be subject to term limits. Such a decision must be made at a regular Town election and can only apply prospectively (previous terms of re- elected incumbents do not count toward the term limit put in place). A term limit measure may be placed on a ballot as an initiative measure brought forward by citizens or as a Council proposed measure. Therefore, the Town Council does not have the option to adopt an Ordinance without alteration and once Council has accepted the certification of the sufficiency of the Term Limits petition, it must adopt a resolution (Attachment 2) calling an election to be consolidated with the Santa Clara County General Election occurring on November 3, 2020;

The resolution, if approved, directs the Town Attorney to prepare an impartial analysis of the initiative pursuant to California Elections Code Section 9280.

CONCLUSION:

After accepting the Elections Official certification of the sufficiency of the Term Limits initiative, Council must adopt a resolution calling the election to be held on November 3, 2020 and authorizing the budget adjustment estimated at $54,200.

COORDINATION:

This report was coordinated with the Town Attorney and the Town Manager’s offices.

FISCAL IMPACT:

The costs for municipal elections are incurred by the Town. An election for an initiative measure has not yet been budgeted for FY 2020/2021. The ROV's preliminary estimated cost of including the initiative would be approximately $54,200 for a 6-page measure, not including costs for signature verification. Depending on Council's approval, the budget allocation is estimated to be approximately $108,400 for both initiatives. If approved by the Town Council, the Manager should include this amount in the Proposed FY 2020/21 Operating Budget.

ENVIRONMENTAL ASSESSMENT:

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

Attachments:
1. Certification of Sufficiency
2. Resolution Calling the Election

TOWN OF LOS GATOS

CLERK DEPARTMENT
(408) 354-6834
Clerk@LosGatosCA.gov

Civic Center
110 E. Main Street
Los Gatos, CA 95030

February 25, 2020

Subject: Certification of the Sufficiency of the Term Limits Initiative Petition

Dear Honorable Mayor and Council:

On October 7, 2019, proponents of the initiative filed with the Elections Official the petition containing a total number of 2,960 signatures. In order for the petition to pass, 2,099 valid signatures were required, based on the 10% registered voter requirement in the Town of Los Gatos pursuant to California Elections Code Section 9214.

The Santa Clara County Registrar of Voters conducted a random sampling technique of at least 500 or 3% of the signatures, whichever is greater (Exhibit A).

Therefore, as the Town Clerk and Elections Official, I am Certifying the Sufficiency of the Term Limit Initiative Petition.

Shelley Neis, MMC, CPMC
Town Clerk

ATTACHMENT 1

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County of Santa Clara
Registrar of Voters

1555 Berger Drive, Bldg. 2
San Jose, CA 95112
Mailing Address: P.O. Box 611360, San Jose, CA 95161-1360
1(408) 299-VOTE (8683) 1(866) 430-VOTE (8683) FAX: 1(408) 998-7314
www.sccvote.org

February 20, 2020

Ms. Shelley Neis
City of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

RE: A Citizens Initiative Measure Amending the Town Code to Limit the Time a Person May Serve on the Town Council to Two Consecutive Terms

Dear City Clerk Neis:

The petition named above that was submitted to our office on January 22, 2020 contained a raw count of 2,960 signatures. Pursuant to your request, 10 percent of the number of registered voters for the Town of Los Gatos, per the October 15, 2019 Secretary of State report, would equal 2,099 valid signatures to pass.

Your jurisdiction requested that the Registrar of Voters' Office conduct signature verification on the petition. The Registrar of Voters' Office verified the necessary number of signatures filed in accordance with Elections Code Section 9115.

The signature verification process resulted in the verification of 500 signatures of which 437 signatures were found valid. The petition has a projected number of 2,558 estimated valid signatures. In accordance with California Administrative Code 20530, the Registrar of Voters computed the percent of valid signatures by dividing the total number of signatures found valid, 437, by the total number of signatures found in the sample, 500. The Registrar of Voter's then multiplied the raw count of 2,960 by the same sample validity rate to determine the number of total valid signatures.

Per Elections Code Section 9115, subdivision (b), the statistical sampling is over 110 percent.

Please contact us to make arrangements to pick up your petition from our office. If you have any questions concerning this matter, please feel free to contact our office at (408) 282-3009.

Sincerely,

Voter Registration Division
County of Santa Clara

Enc: Certificate of Results
Petition Result Breakdown

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Susan Ellenberg, S. Joseph Simitian
County Executive: Jeffrey V. Smith

Exhibit A

Santa Clara County
Registrar of Voters

CLERK'S CERTIFICATE TO REFERENDUM

I, SHANNON BUSHEY, Registrar of Voters of the County of Santa Clara, State of California, hereby certify:

That the initiative "**A Citizens Initiative Measure Amending the Town Code to Limit the Time a Person May Serve on the Town Council to Two Consecutive Terms**" was submitted for signature verification on January 22, 2020.

That said petition consists of 103 sections;

That each section contains signatures purporting to be the signatures of qualified electors of the Town of Los Gatos;

That the affiant stated his or her own qualification, that he or she had solicited the signatures upon that section, that all of the signatures were made in his or her presence, and that to the best of his or her knowledge and belief each signature to that section was the genuine signature of the person whose name it purports to be;

Pursuant to California Elections Code 9115(a), the Registrar of Voters conducted a random sampling technique to verify the signatures. A random sampling shall include an examination of at least 500, or 3% of the signatures, whichever is greater.

In accordance with California Administrative Code 20530, The Registrar of Voters computed the percent of valid signatures by dividing the total number of signatures found valid, 437, by the total number of signatures found in the sample, 500. The Registrar of Voter's then multiplied the raw count of 2,960 by the same sample validity rate to determine the number of total valid signatures.

Per Elections Code Section 9115, subdivision (b), the statistical sampling is over 110 percent.

That after the proponent filed this petition, I verified the required number of signatures by examining the records of registration in this county, current and in effect at the respective purported dates of such signing, to determine what number of qualified electors signed the petition, and from that examination I have determined the following facts regarding this petition:

1.	Number of unverified signatures filed by proponent	2,960
2.	Number of signatures verified	500
	a. Number of signatures found SUFFICIENT	437
	b. Number of signatures found NOT SUFFICIENT	63
	1. NOT SUFFICIENT because DUPLICATE	1

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 20th day of February 2020.

Shannon Bushey
Registrar of Voters
By: _____
Deputy

Petition Result Breakdown

JobE02 #Town of Los Gatos - Council Term Limits

A citizen's initiative measure amending the town code to limit the time a person may serve on the town council to two

		Percent of Sigs Checked	Percent of Sample Size
Signatures Required	**2099**		
Raw Count	**2,960**		
Sample Size	**500**		
Sigs Checked	**500**		
Sigs Not Checked	**0**		0.0 %
Sigs Valid	**437**	87.4 %	87.4 %
Sigs Invalid	**63**	12.6 %	12.6 %
Duplicated	1	0.2 %	0.2 %
Non-duplicate Invalids	62	12.0 %	12.4 %

RESULT ABBR	RESULT DESCRIPTION		
Approved	Approved	437	87.4 %
NotReg	Not Registered	12	2.4 %
OutOfDist	Out of District	31	6.2 %
Duplicate	Signed more than once	1	0.2 %
RegLate	Registered Late	2	0.4 %
RegDiffAdd	Registered at a Different Address	12	2.4 %
NoResAdd	No Residence Address Given	1	0.2 %
SigNoMatch	Signatures Don't Match	4	0.8 %

STATISTICS SUMMARY	Value	% Raw	% Req
Pages Processed	103	100.0 %	
Total Checked	500	16.9 %	23.8 %
Uncorrected Valid	2587	87.4 %	121.9 %
Duplicate Adjustment	29		
Estimated Valid	2558	86.4 %	121.9 %

Min Required (95%): **1994.1**

Min Required to pass Based on Sample (110%): **2308.9**

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DRAFT RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS CALLING AND GIVING NOTICE OF A MUNICIPAL ELECTION TO BE HELD NOVEMBER 3, 2020 FOR THE SUBMISSION TO THE VOTERS OF AN INITIATIVE AMENDING THE TOWN CODE TO ESTABLISH TERM LIMITS FOR THE TOWN COUNCIL

WHEREAS, on October 7, 2019, a Notice of Intent to Circulate a Petition titled "A Citizens Initiative Measure Amending the Town Code to Limit the Time a Person May Serve on the Town Council to Two Consecutive Terms" (the "Initiative") was filed with the Town's Elections Official with a request that a title and summary be prepared for the measure; and

WHEREAS, the Town Attorney provided a title and summary for the proposed Initiative to the proponents; and

WHEREAS, the petitions regarding the Initiative were filed with the Elections Official on January 16, 2020 bearing unverified signatures; and

WHEREAS, to qualify for the November 3, 2020, ballot, proponents were required to obtain signatures of ten percent (10%) of the registered voters of the Town; and

WHEREAS, the Town Clerk and Town Attorney have found that the petition's form complies with the Elections Code; and

WHEREAS, the County Elections Division has examined the records of voter registration and has certified that the Petition is signed by the requisite number of voters to qualify for the election; and

WHEREAS, the Town Council wishes to consolidate the Municipal Election with the Statewide Election to be held on November 3, 2020, and that the precincts, polling places, and elections officers of the two elections be the same within the Town; and that the Santa Clara County Elections Department canvass the returns of the Municipal Election, and that the elections be held in all respects as if one election.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Los Gatos does Declare, Determine, and Order as Follows:

SECTION 1. Pursuant to the laws of the State of California relating to general law cities there is called and ordered to be held in the Town of Los Gatos, California, on Tuesday, November 3, 2020, a Municipal Election. ATTACHMENT 2

SECTION 2 Pursuant to Elections Code § 9214, subdivision (b) and § 1405, subdivision (a)(1), the Town Council hereby orders the Initiative to be placed on the ballot without alteration and does order the following question submitted to the voters at the Special Municipal Election:

Shall the measure proposing a term limit ordinance to require that after serving two (2) four (4) year terms, a Town Council Member is not eligible to run for the Town Council or to be appointed to a vacancy unless a period of four years has elapsed since their last service on Town Council, be adopted?	YES NO

SECTION 3. The text of the ballot measure is attached to this resolution as Exhibit A. The text of the measure shall be printed in the ballot materials; copies of the exhibits to the measure shall be available for public inspection in the Town Clerk's office and on the Town's website at www.losgatosca.gov.

SECTION 4. The Town Council directs the Town Clerk to transmit a copy of the measure to the Town Attorney and directs the Town Attorney to prepare an impartial analysis of the measure pursuant to Elections Code § 9280.

SECTION 5. The initiative measure shall pass only if a majority of the votes cast by voters voting on the measure are "yes" votes.

SECTION 6. Pursuant to Elections Code commencing with Section 10400, the Town Council hereby requests the Board of Supervisors of the County of Santa Clara to order the consolidation of the general municipal election to be conducted within the boundaries of the Town of Los Gatos on November 3, 2020, with respect to which the Board of Supervisors of the County of Santa Clara has the power to order a consolidation. The Town Council further consents to and orders the consolidation of the general municipal election hereby called with the statewide general election and acknowledges that the consolidated election will be held and conducted in the manner prescribed in Section 10418.

SECTION 7. The Town Clerk is hereby authorized and directed to publish a notice of the general municipal election within the time and in the manner specified in the Elections Code Section 12112. The Town Clerk is further authorized and directed to do all other things required by law to hold the general municipal election above provided.

SECTION 8. The Town Clerk is hereby authorized and directed to certify to the adoption of this resolution and to transmit a certified copy to the Board of Supervisors of the County of Santa Clara and to the Registrar of Voters of the County of Santa Clara.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos this 3rd day of March 2020 by the following vote:

COUNCIL MEMBERS**:**

AYES:

NAYS:

ABSTAINED:

ABSENT:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

LOS GATOS TOWN COUNCIL TERM LIMITS INITIATIVE

BE IT ORDAINED by the People of the Town of Los Gatos as follows:

Section 1. Title.

This measure shall be known and may be referred to as the "Town Council Term Limits Initiative."

Section 2. Findings and Declarations.

WHEREAS, the Los Gatos Town Council consists of five Council members; and

WHEREAS, Los Gatos Town Council members are elected to serve staggered four-year terms; and

WHEREAS, the Town of Los Gatos currently does not have term limits for Town Council members; and

WHEREAS, term limits encourage competitive elections and foster increased citizen participation in seeking elective office; and

WHEREAS, term limits encourage diversity among the members of the Town Council; and

WHEREAS, term limits provide voters with more choices about who will represent them; and

WHEREAS, California Government Code section 36502 authorizes the People of Los Gatos to adopt by initiative a limit on the number of terms a member of the Town Council may serve; and

WHEREAS, the People of Los Gatos support a term limit of two consecutive four-year terms; and

WHEREAS, after serving two consecutive terms, a person should not be eligible to serve an additional term until at least four years have elapsed since that person last held office; and

WHEREAS, a person appointed or elected to serve a partial term of two years or

EXHIBIT A

less should be eligible to serve an additional two consecutive four-year terms; and

WHEREAS, a partial term of more than two years should be deemed to be one full term; and

WHEREAS, the People of Los Gatos intend for term limits to apply prospectively beginning with the terms that commence on or after the effective date of this ordinance.

NOW, THEREFORE, the People of the Town of Los Gatos do ordain as follows:

Section 3. Section 2.20.040 is hereby added to the Los Gatos Town Code to read in its entirety as follows:

Section 2.20.040. - Term Limits.

(a) The term of office for each member of the Town Council shall be four years.

(b) No person shall serve more than two consecutive terms as a member of the Town Council.

(c) Any person who has served two consecutive terms shall not serve again, either by election or appointment, until at least four years have elapsed since that person last held office.

(d) For purposes of this section, any person appointed or elected to the Town Council to fill an unexpired term of two years or less in length shall thereafter be eligible to serve two consecutive terms upon the expiration of the partial term for which that person was appointed or elected.

(e) Applying prospectively to terms commencing on or after the effective date of this ordinance, any portion of a term of office longer than two years shall be deemed to be a full term for the purpose of the limit imposed by this section.

(f) Any member of the Town Council who resigns from or otherwise leaves office during a term shall be deemed to have served the entirety of that term for the purpose of the limit imposed by this section, regardless of the length of time remaining in the term.

Section 4. Earliest Possible Election.

The People of Los Gatos hereby expressly request that this measure be submitted to the voters of Los Gatos at the earliest time allowable by law.

Section 5. Severability.

Should any provision of this measure, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable, or otherwise void, voidable, or invalid, that determination shall have no effect on any other provision, or the application of this measure to any other person or circumstance and, to that end, the provisions hereof are severable. By approving this measure, the voters express their intent that each section and subsection would have been adopted irrespective of whether any one or more sections or subsections are found to be invalid or unconstitutional, and that each section and subsection is therefore explicitly severable, part-by-part, phrase-by-phrase, and word-by-word, and that if any portion is determined by a court of competent jurisdiction to be unlawful, unenforceable, or otherwise void, voidable, or invalid, that the least amount of language be severed from the ordinance.

Section 6. Competing Initiatives/Measures.

This measure is intended to be comprehensive. It is the intent of the People of Los Gatos that, in the event this measure and one or more measures relating to the same subject shall appear on the same ballot, the provisions of the other measure or measures shall be deemed in conflict with this measure. In the event that this measure receives a greater number of affirmative votes, the provisions of this measure shall prevail in their entirety, and all provisions of the other measure or measures shall be null and void. If this measure is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other measure or measures appearing on the same ballot regarding the creation of term limits, then this measure shall take effect to the extent not in conflict with said other measure or measures.

Section 7. Effective Date.

This measure shall be considered adopted and become effective upon the date of the election which it was approved by the voters.

Section 8. Liberal Construction.

This measure is an exercise of the initiative power of the People of Los Gatos to create term limits for service on the Town Council, and shall be liberally construed to effectuate that purpose.

Section 9. Legal Defense.

The People of Los Gatos desire that this measure, if approved by a simple majority of voters, and thereafter challenged in court, be defended by the Town of Los Gatos. The People of Los Gatos, by approving this measure by a simple majority of voters, hereby declare that the proponent(s) of this measure have a direct and personal stake in defending this measure from constitutional or statutory challenges to the measure's validity or implementation. In the event the Town fails to defend this measure, or the Town fails to appeal an adverse judgment against the constitutionality, statutory permissibility or implementation of this measure, in whole or in part, in any court of law, the measure's proponent(s) shall be entitled to assert his, her or their direct personal stake by defending the measure's validity and implementation in any court of law and shall be empowered by the People through this measure to act as agents of the People of Los Gatos, and the Town of Los Gatos shall indemnify the proponent(s) for reasonable expenses and other losses incurred by the proponent(s), as agent(s), in defending the validity and/or implementation of the challenged measure. The rate of indemnification shall be no more than the amount it would cost the Town to perform the defense itself.

DATE: March 3, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Term Limits Initiative

a. Accept Elections Official's Certification of the Sufficiency of the Term Limits Initiative Petition,
b. Adopt a Resolution Calling the Election and
c. Direct the Inclusion of the Preliminary Estimated Cost of the Election for the Term Limits Initiative of $54,200 in the Town Manager's Proposed Operating Budget for Fiscal Year (FY) 2020/21.

REMARKS:

Attachment 3 is an amended Resolution Calling the Election that adds Section 5 and 6 to incorporate the deadlines to file arguments for and against the measure.

Attachments previously received with Staff Report:

1. Certification of Sufficiency
2. Resolution Calling the Election with Exhibit A - Initiative Measure

Attachment received with this Desk Item:

3. Amended Resolution Calling the Election.

PREPARED BY: Shelley Neis, Town Clerk
Robert Schultz, Town Attorney

Reviewed by: Town Manager, Town Attorney, Director of Community Development and Director of Parks and Public Works

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6832
www.losgatosca.gov

DRAFT RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS CALLING AND GIVING NOTICE OF A MUNICIPAL ELECTION TO BE HELD NOVEMBER 3, 2020 FOR THE SUBMISSION TO THE VOTERS OF AN INITIATIVE AMENDING THE TOWN CODE TO ESTABLISH TERM LIMITS FOR THE TOWN COUNCIL

WHEREAS, on October 7, 2019, a Notice of Intent to Circulate a Petition titled "A Citizens Initiative Measure Amending the Town Code to Limit the Time a Person May Serve on the Town Council to Two Consecutive Terms" (the "Initiative") was filed with the Town's Elections Official with a request that a title and summary be prepared for the measure; and

WHEREAS, the Town Attorney provided a title and summary for the proposed Initiative to the proponents; and

WHEREAS, the petitions regarding the Initiative were filed with the Elections Official on January 16, 2020 bearing unverified signatures; and

WHEREAS, to qualify for the November 3, 2020, ballot, proponents were required to obtain signatures of ten percent (10%) of the registered voters of the Town; and

WHEREAS, the Town Clerk and Town Attorney have found that the petition's form complies with the Elections Code; and

WHEREAS, the County Elections Division has examined the records of voter registration and has certified that the Petition is signed by the requisite number of voters to qualify for the election; and

WHEREAS, the Town Council wishes to consolidate the Municipal Election with the Statewide Election to be held on November 3, 2020, and that the precincts, polling places, and elections officers of the two elections be the same within the Town; and that the Santa Clara County Elections Department canvass the returns of the Municipal Election, and that the elections be held in all respects as if one election.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Los Gatos does Declare, Determine, and Order as Follows:

SECTION 1. Pursuant to the laws of the State of California relating to general law cities there is called and ordered to be held in the Town of Los Gatos, California, on Tuesday, November 3, 2020, a Municipal Election. ATTACHMENT 3

SECTION 2 Pursuant to Elections Code § 9214, subdivision (b) and § 1405, subdivision (a)(1), the Town Council hereby orders the Initiative to be placed on the ballot without alteration and does order the following question submitted to the voters at the Special Municipal Election:

Shall the measure proposing a term limit ordinance to require that after serving two (2) four (4) year terms, a Town Council Member is not eligible to run for the Town Council or to be appointed to a vacancy unless a period of four years has elapsed since their last service on Town Council, be adopted?	YES NO

SECTION 3. The text of the ballot measure is attached to this resolution as Exhibit A. The text of the measure shall be printed in the ballot materials; copies of the exhibits to the measure shall be available for public inspection in the Town Clerk's office and on the Town's website at www.losgatosca.gov.

SECTION 4. The Town Council directs the Town Clerk to transmit a copy of the measure to the Town Attorney and directs the Town Attorney to prepare an impartial analysis of the measure pursuant to Elections Code § 9280.

SECTION 5. Arguments in favor of or against the measure shall be submitted to the Town Clerk on or before August 4, 2020 by 5:00 p.m. under Elections Code section 9286 et seq. If the Town Clerk receives more than one argument for and/or against, the priorities established by Elections Code section 9287 shall control.

SECTION 6. Rebuttal arguments shall be controlled by the provisions of Elections Code section 9285. The deadline for filing rebuttal arguments shall be August 11, 2020, by 5:00 p.m.

SECTION 7. The initiative measure shall pass only if a majority of the votes cast by voters voting on the measure are "yes" votes.

SECTION 8. Pursuant to Elections Code commencing with Section 10400, the Town Council hereby requests the Board of Supervisors of the County of Santa Clara to order the consolidation of the general municipal election to be conducted within the boundaries of the Town of Los Gatos on November 3, 2020, with respect to which the Board of Supervisors of the County of Santa Clara has the power to order a consolidation. The Town Council further consents to and orders the consolidation of the general municipal election hereby called with the statewide general election and acknowledges that the consolidated election will be held

and conducted in the manner prescribed in Section 10418.

SECTION 9. The Town Clerk is hereby authorized and directed to publish a notice of the general municipal election within the time and in the manner specified in the Elections Code Section 12112. The Town Clerk is further authorized and directed to do all other things required by law to hold the general municipal election above provided.

SECTION 10. The Town Clerk is hereby authorized and directed to certify to the adoption of this resolution and to transmit a certified copy to the Board of Supervisors of the County of Santa Clara and to the Registrar of Voters of the County of Santa Clara.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos this 3rd day of March 2020 by the following vote:

COUNCIL MEMBERS**:**

AYES:

NAYS:

ABSTAINED:

ABSENT:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

DATE: February 24, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Finance Commission Initiative

a. Accept Elections Official's Certification of the Sufficiency of the Finance Commission Initiative Petition.
b. Adopt a Resolution Calling the Election and Direct the Inclusion of the Preliminary Estimated Cost of the Election for the Finance Commission Initiative of $54,200 in the Town Manager's Proposed Operating Budget for Fiscal Year 2020/21; or
c. Order Report Pursuant to California Elections Code Section 9212.

RECOMMENDATION:

Finance Commission Initiative

a. Accept Elections Official's Certification of the Sufficiency of the Finance Commission Initiative Petition (Attachment 2).
b. Adopt a Resolution Calling the Election (Attachment 3) and direct the inclusion of the preliminary estimated cost of the election for the Finance Commission Initiative of $54,200 in the Town Manager's Proposed Operating Budget for Fiscal Year 2020/21; or
c. Order Report Pursuant to California Elections Code Section 9212

BACKGROUND:

On September 13, 2019, a Notice of Intent to Circulate a Petition titled *A Citizens Initiative Measure Amending the Town Code to Establish a Town Finance Commission* was filed with the Town's Elections Official. Attachment 1 contains the full text of the proposed initiative.

On January 16, 2020, James R. Sutton, on behalf of Phil Koen, Richard Van Hoesen, and Jak Van Nada, proponents of the initiative, filed with the Elections Official the petition containing a total number of 2,824 signatures. On January 22, 2020, the petition was delivered by the Elections Official to the Santa Clara County Registrar of Voters Office (ROV) for signature verification.

PREPARED BY: Robert Schultz, Town Attorney
Shelley Neis, Town Clerk

Reviewed by: Town Manager and Finance Director

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6832
www.losgatosca.gov

BACKGROUND (continued)

Pursuant to California Elections Code 9115(a), the ROV conducted a random sampling technique to verify the signatures. A random sampling shall include an examination of at least 500 or 3% of the signatures, whichever is greater. On February 20, 2020, the ROV notified the Town Elections Official that per Elections Code Section 9115, subdivision (b), the statistical sampling is over 110 percent.

Pursuant to California Elections Code Section 9114, if the petition is found sufficient, the Elections Official shall certify the results of the examination to the Town Council at the next regular meeting of the Council. The results of the signature verification are set forth in the certification by the Elections Official (Attachment 2). Based on these results, the Elections Official is certifying that the petition meets the 10% valid signature requirement of registered voters to place the initiative on the next regular election ballot.

DISCUSSION:

Once Council has accepted the certification of the sufficiency of the Finance Commission petition (attachment 2), Town Council must do one of the following:

1. Adopt a resolution (Attachment 3) calling an election to be consolidated with the Santa Clara County General Election occurring on November 3, 2020 and direct the Town Attorney to prepare an impartial analysis of the initiative pursuant to California Elections Code Section 9280; or
2. Adopt the ordinance without alteration at the meeting at which the certification is presented, or within 10 days after it is presented; or
3. Order the preparation of an impartial analysis report on the potential fiscal impacts of the proposed initiative pursuant to Election Code 9212 and present the report to Town Council within 30 days.

Staff is not recommending the adoption of the ordinance without alteration due to the fact that once adopted, any changes to the ordinance would require a vote of the people.

If Council orders the preparation of the 9212 report, the Town would hire an outside consultant at an estimated cost of less than $50,000, which is within the Town Manager's procurement authority. The report must be presented to at a future Council agenda within 30 days. At that time, the Council would consider the report and actions to place the Finance Commission Initiative on the ballot.

CONCLUSION:

After accepting the Elections Official certification of the sufficiency of the Finance Commission Initiative (Attachment 2), Council should either (a) adopt a resolution calling the election to be held on November 3, 2020 (Attachment 3) and direct the inclusion of the election costs in the Town Manager's Proposed Operating Budget for FY 2020/21, or (b) order the report pursuant to California Elections Code 9212.

COORDINATION:

This report was coordinated with the Town Manager's office.

FISCAL IMPACT:

The costs for municipal elections are incurred by the Town. An election for an initiative measure is yet not budgeted for Fiscal Year 2020-2021. The estimated cost of including the initiative would be approximately $54,200 for a 6-page measure, not including costs for signature verification. Depending on Council's action, the Manager's Proposed Budget should reflect the preliminary estimate of approximately $108,400 for both initiatives. If the Council orders the preparation of the 9212 report, the costs would be paid out of the Non-Departmental portion of the current FY 2020/21 Operating Budget.

ENVIRONMENTAL ASSESSMENT:

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

Attachments:
1. Proposed Initiative
2. Certification of Sufficiency
3. Resolution Calling the Election

RECEIVED
TOWN OF LOS GATOS
SEP 18 2019
CLERK DEPARTMENT

LOS GATOS TOWN FINANCE COMMISSION INITIATIVE

BE IT ORDAINED by the People of the Town of Los Gatos as follows:

Section 1. Title.

This measure shall be known and may be referred to as the "Town Finance Commission Initiative."

Section 2. Findings and Declarations.

WHEREAS, the Town's financial well-being is essential to ensuring that the Town can effectively provide services and fund all liabilities; and

WHEREAS, many residents of the Town possess substantial financial management experience and are eager to serve their community; and

WHEREAS, a Finance Commission consisting of qualified Town residents can help ensure the financial well-being of the Town and promote greater public understanding of Town financial matters; and

WHEREAS, a Finance Commission can increase citizen participation in Town governance and encourage greater resident engagement in Town financial decisions; and

WHEREAS, the People of Los Gatos wish to establish a Finance Commission to assist the Town Council in ensuring the financial well-being of the Town; and

WHEREAS, the People of Los Gatos do not wish to interfere with the budgetary authority or processes of the Town Council, but instead believe a Finance Commission can function as an advisory body and provide important guidance to the Town Council in carrying out its budgetary duties and establishing the Town's fiscal policies and priorities.

NOW, THEREFORE, the People of the Town of Los Gatos do hereby amend the Los Gatos Town Code as follows:

Section 3. Amendment to the Los Gatos Town Code.

(New language is indicated by underlining, and deleted language is indicated by ~~strikethrough~~.)

1) **A new Division is added to Article V of Chapter 2 of the Los Gatos Town Code to read in its entirety as follows:**

Division 3. – Finance Commission.

Sec. 2.50.200. – Finance Commission established.

(a) The Finance Commission shall be established to serve in an advisory capacity to the Town Council by reviewing Town finances, including but not limited to the annual budget, Comprehensive Annual Financial Report, and capital expenditures, and making recommendations about the Town's financial, budgetary and investment matters and operations related thereto to the Town Council and any other Town department, agency, committee, commission or other body as the Town Council directs.

(b) The Council Finance Committee is disbanded.

(c) The Sales Tax Oversight Committee established by section 25.60.140 of the Town Code is disbanded and all powers and duties of that Committee are transferred to the Finance Commission.

Sec. 2.50.205. – Composition, appointment, terms.

(a) The Finance Commission shall consist of five (5) voting citizen members ("Citizen Appointees") and two (2) non-voting Council Liaisons.

(b) Council Liaisons.

(1) The Town Council shall appoint two Town Council members as non-voting Council Liaisons.

(2) The Council Liaisons shall serve on the Finance Commission until replaced by the Town Council but shall not serve beyond their terms on the Town Council.

(3) One Council Liaison shall be the Mayor or Vice-Mayor of the Town.

(c) Citizen Appointees.

(1) Except with respect to initial appointments as provided for in section 2.50.205(c)(5), each member of the Town Council shall appoint one Citizen Appointee, upon expiration of terms described in section 2.50.205(c)(4).

(2) Citizen Appointees must be residents and registered voters of the Town.

(3) No member of the Town Council may serve as a Citizen Appointee.

(4) Citizen Appointees shall serve four-year terms, which shall expire on a staggered basis such that every year one term shall expire, except that once every four years, two terms shall expire. The term of each Citizen Appointee shall commence on the first day of January (or as soon as practicable after the effective date of this Division for initial Citizen Appointees), and shall expire on the thirty-first day of the fourth successive December.

(5) As soon as practicable after the effective date of this Division, the initial appointment of the first Citizen Appointees shall be carried out as follows: Town Council members shall draw lots to determine the order of expiration for the terms of the first five Citizen Appointees such that one Citizen Appointee's term shall expire each year for four years after the effective date of this Division, and one additional Citizen Appointee's term shall expire in the fourth year after the effective date of this Division. Following the expiration of each of the first five Citizen Appointees' terms, a Citizen Appointee shall be appointed to serve a four-year term.

(6) Citizen Appointees must be certified public accountants, chartered financial analysts, or have a business, finance, economics or accounting degree, and must have at least five years of experience in at least one of the following:

(A) Financial experience in a corporate, business, or government setting;

(B) Principal or officer at a financial auditing firm;

(C) Investment banking; or

(D) Finance or budget management.

(7) Should a Citizen Appointee resign or otherwise leave office prior to the end of his or her term, the appointing Town Council member for that Citizen Appointee shall, as soon as practicable, appoint a new Citizen Appointee to serve the remainder of the term.

(d) Section 2.40.030 of the Town Code shall not apply to the Finance Commission.

(e) Administrative support for the Finance Commission shall be provided by the Town Manager, the Director of Finance and by other Town staff as necessary.

Sec. 2.50.210. – Meetings and Records.

(a) The Finance Commission shall hold at least one meeting per calendar quarter.

(b) Meetings shall be held as required by the business needs of the Finance Commission in the Town Council chamber in the Town Hall or such other locations as allowed by the Ralph M. Brown Act, at a time that is convenient for the Finance Commission and the public to encourage public participation.

(c) Meetings shall be subject to the Ralph M. Brown Act.

(d) Nothing in this Division shall be construed as excluding any documents from the California Public Records Act.

Sec. 2.50.215. – Chair.

(a) The Finance Commission shall appoint and prescribe the term of office for its Chair.

(b) The Chair must be a Citizen Appointee.

(c) All Finance Commission meetings shall be called by the Chair.

(d) The Chair shall set all Finance Commission meeting agendas.

Sec. 2.50.220. – Quorum.

A majority of the Citizen Appointees of the Finance Commission shall constitute a quorum. Except as otherwise prescribed by ordinance or State law, a vote by a majority of a quorum shall be sufficient to transact business.

Sec. 2.50.225. – Duties.

(a) The Finance Commission shall:

(1) Serve as an on-going, substantive and expert advisory body to the Town and Town Council so that the Town and Town Council can make informed decisions about the Town's financial, budgetary and investment matters and operations related thereto.

(2) Review the Town Manager's annual proposed budget prepared in accordance with section 2.30.295(6) of the Town Code, and provide written comments and recommendations to the Town Council.

(A) The Finance Commission's comments and recommendations shall include a recommendation about whether the Town Council should approve or disapprove the proposed budget. The Finance Commission may make a recommendation of approval of the budget conditional upon the Town Council's acceptance of one or more of the Finance Commission's recommendations.

(B) The Town Manager must provide a proposed budget to the Finance Commission at least twenty (20) business days before the first meeting at which the proposed budget is considered by the Town Council.

(3) Review the Town Manager's draft Comprehensive Annual Financial Report (CAFR) for the preceding fiscal year, and provide written comments and recommendations to the Town Manager.

(A) The Town Manager shall respond in writing to the Finance Commission providing his or her rationale for accepting or rejecting each of the Finance Commission's comments and recommendations prior to presenting the CAFR to the Town Council for formal consideration.

(B) The Town Manager may not present the CAFR to the Town Council for formal consideration unless or until he or she considers and responds in writing to all of the Finance Commission's comments and recommendations.

(4) Review the Director of Finance's summary of the Town's financial report required by section 53891 of the California Government Code and prepared in accordance with section 2.50.010(c) of the Town Code, and provide written comments and recommendations to the

Director of Finance prior to the publishing of the summary of the report.

(5) Review the financial policies and procedures manual developed in accordance with section 2.50.010(f) of the Town Code, and provide written comments and recommendations to the Director of Finance.

(6) Prior to the Town's expenditure of any revenues from the tax authorized by sections 25.60.010 et seq. of the Town Code, review the proposed expenditures and advise the Town Council on whether such expenditures meet the Town Council's objectives for that tax:

(A) Maintaining and enhancing neighborhood police patrols and local crime prevention programs;

(B) Improving traffic flow to reduce congestion;

(C) Repairing potholes and maintaining the Town's streets, roads, and sidewalks; and

(D) Maintaining the Town's long-term financial stability.

(7) Issue an annual public report of the expenditures and appropriations of sales tax revenues approved by the Town Council during each fiscal year.

(8) Make recommendations to the Town Council about policies and programs:

(A) To maximize the Town's revenues consistent with existing taxation structures and inter-governmental funding opportunities;

(B) To maximize fee generation consistent with market rate charges for Town-provided services and market rate fees for utilization of Town-owned assets;

(C) To minimize the City's cost to provide core services and required activities, consistent with the desired service level for residents and other internal and external customers;

(D) To set funding goals for reserves, and review on-going progress related thereto;

(E) To assess the risk associated with the structure and documentation of any proposed debt financing;

(F) To fund the Town's long-term compensation and benefit program liabilities in the most responsible and cost-effective way; and

(G) To monitor investment performance, and make recommendations related to the Town's investment policy and performance.

(9) Provide written comments and recommendations regarding the selection of auditors for the CAFR.

(10) Participate in pre-audit meetings with auditors, provided that the Finance Commission shall not participate in those portions of any meetings which pertain to confidential employment or attorney-client privileged matters.

(11) Review and monitor any events or issues which may affect the financial status of the Town.

(b) The duties of the Finance Commission shall not be altered, abridged or abrogated in any way by any body except by a vote of the majority of the voters of the Town.

(c) The Town Council shall make changes to the budgetary and all other Town processes and calendars as necessary to allow for consideration of the comments and recommendations of the Finance Commission outlined herein.

Sec. 2.50.230. – Conflicting Provisions.

Should any provision of this Division be found to conflict with the Los Gatos Town Code, this Division shall prevail, consistent with the purposes of the Finance Commission as set forth herein.

2) Section 25.60.140 of the Los Gatos Town Code is hereby amended as follows:

Sec. 25.60.140. - Citizens' oversight and annual audit.

(a) ~~There shall be a committee appointed by the Town Council to~~ The Finance Commission established by sections 2.50.200 et seq. of the Town Code shall review and report on the receipt of revenue and expenditure of funds from the tax authorized by this chapter ("revenues and expenditures"). ~~The number, qualifications and duties of Committee members shall be established by ordinance or resolution of the Town Council.~~

(b) Beginning with the fiscal year that ends June 30, 2019, the Town's independent auditors shall, as part of their annual audit of the Town's financial statements, review the collection and expenditure of revenue from the tax authorized by this chapter. The auditors' review shall be a public document. The Finance Commission ~~committee~~ shall annually review the auditors' findings and report in writing to the Town Council regarding the auditors' findings regarding the revenues and expenditures. The Finance Commission's ~~committee's~~ statement shall be transmitted to the Town Council for consideration at a public meeting.

~~(c) By January 31, 2019, the Town Council shall adopt a resolution establishing the composition of the committee and further defining its responsibilities consistently with this section. Provisions defining the scope of committee responsibilities and reporting requirements shall address bond oversight, in the event that a decision is made at a later time to sell bonds that are in part backed by the revenues referenced in this section. The Town Council shall appoint the initial members of the committee no later than March 1, 2019.~~

Section 4. Earliest Possible Election.

The People of Los Gatos hereby expressly request that, if not adopted by the Town Council, this measure be submitted to the voters of Los Gatos at a regular or special election at the earliest time allowable by law.

Section 5. Severability.

Should any provision of this measure, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable, or otherwise void, voidable, or invalid, that determination shall have no effect on any other provision, or the application of this measure to any other person or circumstance and, to that end, the provisions hereof are severable. By approving this measure, the voters express their intent that each section and subsection would have been adopted irrespective of whether any one or more sections or subsections are found to be

invalid or unconstitutional, and that each section and subsection is therefore explicitly severable, part-by-part, phrase-by-phrase, and word-by-word, and that if any portion is determined by a court of competent jurisdiction to be unlawful, unenforceable, or otherwise void, voidable, or invalid, that the least amount of language be severed from the ordinance. When possible, if any duty granted to the Finance Commission by this measure is found to conflict with powers specifically granted to the Town Council by the Legislature, or found to be otherwise unlawful, the offending section or subsection shall be amended or interpreted to allow the Finance Commission the maximum allowable duties under the law.

Section 6. Competing Initiatives/Measures.

This measure is intended to be comprehensive. It is the intent of the People of Los Gatos that, in the event this measure and one or more measures relating to the same subject shall appear on the same ballot, the provisions of the other measure or measures shall be deemed in conflict with this measure. In the event that this measure receives a greater number of affirmative votes, the provisions of this measure shall prevail in their entirety, and all provisions of the other measure or measures shall be null and void. If this measure is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other measure or measures appearing on the same ballot regarding the same subject, then this measure shall take effect to the extent not in conflict with said other measure or measures.

Section 7. Effective Date.

This measure shall be considered adopted and become effective upon the date of the election which it was approved by the voters.

Section 8. Liberal Construction.

This measure is an exercise of the initiative power of the People of Los Gatos regarding the establishment of a Finance Commission and shall be liberally construed to effectuate its purposes.

Section 9. Legal Defense.

The People of Los Gatos desire that this measure, if approved by a simple majority of voters and thereafter challenged in court, be defended by the Town of Los Gatos. The People of Los Gatos, by approving this measure by a simple majority of voters, hereby declare that the proponent(s) of this measure have a direct and personal stake in defending this measure from constitutional or statutory challenges to the measure's validity or implementation. In the event the Town fails to defend this measure, or the Town fails to appeal an adverse judgment against the constitutionality, statutory

permissibility or implementation of this measure, in whole or in part, in any court of law, the measure's proponent(s) or the voters the Town of Los Gatos shall be entitled to assert his, her or their direct personal stake by defending the measure's validity and implementation in any court of law and shall be empowered by the People through this measure to act as agents of the People of Los Gatos, and the Town of Los Gatos shall indemnify the proponent(s) for reasonable expenses and other losses incurred by the proponent(s), as agent(s), in defending the validity and/or implementation of the challenged measure. The rate of indemnification shall be no more than the amount it would cost the Town to perform the defense itself.

TOWN OF LOS GATOS

CLERK DEPARTMENT
(408) 354-6834
Clerk@LosGatosCA.gov

Civic Center
110 E. Main Street
Los Gatos, CA 95030

February 25, 2020

Subject: Certification of the Sufficiency of the Finance Commission Initiative Petition

Dear Honorable Mayor and Council:

On October 7, 2019, proponents of the initiative filed with the Elections Official the petition containing a total number of 2,824 signatures. In order for the petition to pass, 2,099 valid signatures were required, based on the 10% registered voter requirement in the Town of Los Gatos pursuant to California Elections Code Section 9214.

The Santa Clara County Registrar of Voters conducted a random sampling technique of at least 500 or 3% of the signatures, whichever is greater (Exhibit A).

Therefore, as the Town Clerk and Elections Official, I am Certifying the Sufficiency of the Finance Commission Initiative Petition.

Shelley Neis, MMC, CPMC
Town Clerk

ATTACHMENT 2

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County of Santa Clara
Registrar of Voters

1555 Berger Drive, Bldg. 2
San Jose, CA 95112
Mailing Address: P.O. Box 611360, San Jose, CA 95161-1360
1(408) 299-VOTE (8683) 1(866) 430-VOTE (8683) FAX: 1(408) 998-7314
www.sccvote.org

February 20, 2020

Ms. Shelley Neis
City of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

RE: A Citizens Initiative Measure Amending the Town Code to Establish a Town Finance Commission

Dear City Clerk Neis:

The petition named above that was submitted to our office on January 22, 2020 contained a raw count of 2,824 signatures. Pursuant to your request, 10 percent of the number of registered voters for the Town of Los Gatos, per the October 15, 2019 Secretary of State report, would equal 2,099 valid signatures to pass.

Your jurisdiction requested that the Registrar of Voters' Office conduct signature verification on the petition. The Registrar of Voters' Office verified the necessary number of signatures filed in accordance with Elections Code Section 9115.

The signature verification process resulted in the verification of 500 signatures of which 429 signatures were found valid. The petition has a projected number of 2,423 estimated valid signatures. In accordance with California Administrative Code 20530, the Registrar of Voters computed the percent of valid signatures by dividing the total number of signatures found valid, 429, by the total number of signatures found in the sample, 500. The Registrar of Voter's then multiplied the raw count of 2,824 by the same sample validity rate to determine the number of total valid signatures.

Per Elections Code Section 9115, subdivision (b), the statistical sampling is over 110 percent.

Please contact us to make arrangements to pick up your petition from our office. If you have any questions concerning this matter, please feel free to contact our office at (408) 282-3009.

Sincerely,

Voter Registration Division
County of Santa Clara

Enc: Certificate of Results
Petition Result Breakdown

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Susan Ellenberg, S. Joseph Simitian
County Executive: Jeffrey V. Smith

Exhibit A

Santa Clara County
Registrar of Voters

CLERK'S CERTIFICATE TO REFERENDUM

I, SHANNON BUSHEY, Registrar of Voters of the County of Santa Clara, State of California, hereby certify:

That the initiative "**A Citizens Initiative Measure Amending the Town Code to Establish a Town Finance Commission**" was submitted for signature verification on January 22, 2020.

That said petition consists of 100 sections;

That each section contains signatures purporting to be the signatures of qualified electors of the Town of Los Gatos;

That the affiant stated his or her own qualification, that he or she had solicited the signatures upon that section, that all of the signatures were made in his or her presence, and that to the best of his or her knowledge and belief each signature to that section was the genuine signature of the person whose name it purports to be;

Pursuant to California Elections Code 9115(a), the Registrar of Voters conducted a random sampling technique to verify the signatures. A random sampling shall include an examination of at least 500, or 3% of the signatures, whichever is greater.

In accordance with California Administrative Code 20530, The Registrar of Voters computed the percent of valid signatures by dividing the total number of signatures found valid, 429, by the total number of signatures found in the sample, 500. The Registrar of Voter's then multiplied the raw count of 2,824 by the same sample validity rate to determine the number of total valid signatures.

Per Elections Code Section 9115, subdivision (b), the statistical sampling is over 110 percent.

That after the proponent filed this petition, I verified the required number of signatures by examining the records of registration in this county, current and in effect at the respective purported dates of such signing, to determine what number of qualified electors signed the petition, and from that examination I have determined the following facts regarding this petition:

1.	Number of unverified signatures filed by proponent	2,824
2.	Number of signatures verified	500
	a. Number of signatures found SUFFICIENT	429
	b. Number of signatures found NOT SUFFICIENT	71
	1. NOT SUFFICIENT because DUPLICATE	0

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 20th day of February 2020.

Shannon Bushey
Registrar of Voters
By: _____
Deputy

JobE01

Petition Result Breakdown

JobE01# Town of Los Gatos -Related to Finance

A citizen's initiative measure amending the town code to establish a town finance commission

		Percent of Sigs Checked	*Percent of Sample Size*
Signatures Required	**2099**		
Raw Count	**2,824**		
Sample Size	**500**		
Sigs Checked	**500**		
Sigs Not Checked	**0**		0.0 %
Sigs Valid	**429**	85.8 %	85.8 %
Sigs Invalid	**71**	14.2 %	14.2 %
Duplicated	0	0.0 %	0.0 %
Non-duplicate Invalids	71	14.0 %	14.2 %

RESULT ABBR	RESULT DESCRIPTION		
Approved	Approved	429	85.8 %
NotReg	Not Registered	21	4.2 %
OutOfDist	Out of District	35	7.0 %
RegLate	Registered Late	3	0.6 %
RegDiffAdd	Registered at a Different Address	9	1.8 %
SigNoMatch	Signatures Don't Match	2	0.4 %
NotCompBySignr	Not Completed by Signer	1	0.2 %

STATISTICS SUMMARY	Value	% Raw	% Req
Pages Processed	100	100.0 %	
Total Checked	500	17.7 %	23.8 %
Uncorrected Valid	2423	85.8 %	115.4 %
Duplicate Adjustment	0		
Estimated Valid	2423	85.8 %	115.4 %

Min Required (95%): **1994.1**

Min Required to pass Based on Sample (110%): **2308.9**

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DRAFT RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS CALLING AND GIVING NOTICE OF A MUNICIPAL ELECTION TO BE HELD NOVEMBER 3, 2020 FOR THE SUBMISSION TO THE VOTERS OF AN INITIATIVE AMENDING THE TOWN CODE TO ESTABLISH A TOWN FINANCE COMMISSION

WHEREAS, on October 7, 2019, a Notice of Intent to Circulate a Petition titled "A Citizens Initiative Measure Amending the Town Code to establish a Town Finance Commission (the "Initiative") was filed with the Town's Elections Official with a request that a title and summary be prepared for the measure; and

WHEREAS, the Town Attorney provided a title and summary for the proposed Initiative to the proponents; and

WHEREAS, the petitions regarding the Initiative were filed with the Elections Official on January 16, 2020 bearing unverified signatures; and

WHEREAS, to qualify for the November 3, 2020, ballot, proponents were required to obtain signatures of ten percent (10%) of the registered voters of the Town; and

WHEREAS, the Town Clerk and Town Attorney have found that the petition's form complies with the Elections Code; and

WHEREAS, the County Elections Division has examined the records of voter registration and has certified that the Petition is signed by the requisite number of voters to qualify for the election; and

WHEREAS, the Town Council wishes to consolidate the Municipal Election with the Statewide Election to be held on November 3, 2020, and that the precincts, polling places, and elections officers of the two elections be the same within the Town; and that the Santa Clara County Elections Department canvass the returns of the Municipal Election, and that the elections be held in all respects as if one election.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Los Gatos does Declare, Determine, and Order as Follows:

SECTION 1. Pursuant to the laws of the State of California relating to general law cities there is called and ordered to be held in the Town of Los Gatos, California, on Tuesday, November 3, 2020, a Municipal Election. ATTACHMENT 3

SECTION 2. Pursuant to Elections Code § 9214, subdivision (b) and § 1405, subdivision (a)(1), the Town Council hereby orders the Initiative to be placed on the ballot without alteration and does order the following question submitted to the voters at the Special Municipal Election:

Shall the measure proposing an ordinance to disband both the Finance Committee and Sales Tax Oversight Committee and establish instead a Finance Commission to review Town finances, and make recommendations about the Town's financial budgetary and investment matters and operations related thereto to the Town Council, be adopted?	YES NO

SECTION 3. The text of the ballot measure, without its exhibits, is attached to this resolution as Exhibit A. The text of the measure, without its exhibits, shall be printed in the ballot materials; copies of the exhibits to the measure shall be available for public inspection in the Town Clerk's office and on the Town's website at www.losgatosca.gov.

SECTION 4. The Town Council directs the Town Clerk to transmit a copy of the measure to the Town Attorney and directs the Town Attorney to prepare an impartial analysis of the measure pursuant to Elections Code § 9280.

SECTION 5. The initiative measure shall pass only if a majority of the votes cast by voters voting on the measure are "yes" votes.

SECTION 6. Pursuant to Elections Code commencing with Section 10400, the Town Council hereby requests the Board of Supervisors of the County of Santa Clara to order the consolidation of the general municipal election to be conducted within the boundaries of the Town of Los Gatos on November 3, 2020, with respect to which the Board of Supervisors of the County of Santa Clara has the power to order a consolidation. The Town Council further consents to and orders the consolidation of the general municipal election hereby called with the statewide general election and acknowledges that the consolidated election will be held and conducted in the manner prescribed in Section 10418.

SECTION 7. The Town Clerk is hereby authorized and directed to publish a notice of the general municipal election within the time and in the manner specified in the Elections Code Section 12112. The Town Clerk is further authorized and directed to do all other things required by law to hold the general municipal election above provided.

SECTION 8. The Town Clerk is hereby authorized and directed to certify to the adoption of this resolution and to transmit a certified copy to the Board of Supervisors of the County of Santa Clara and to the Registrar of Voters of the County of Santa Clara.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos this 3rd day of March 2020 by the following vote:

COUNCIL MEMBERS**:**

AYES:

NAYS:

ABSTAINED:

ABSENT:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

DATE: March 3, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Finance Commission Initiative

a. Accept Elections Official's Certification of the Sufficiency of the Finance Commission Initiative Petition.
b. Adopt a Resolution Calling the Election and Direct the Inclusion of the Preliminary Estimated Cost of the Election for the Finance Commission Initiative of $54,200 in the Town Manager's Proposed Operating Budget for Fiscal Year 2020/21; or
c. Order Report Pursuant to California Elections Code Section 9212.

REMARKS:

Attachment 5 includes public comment received between 11:01 a.m. Thursday, February 27, 2020 and 11:00 a.m. Tuesday, March 3, 2020.

Attachment 4 is an amended Resolution Calling the Election that amends the ballot question and adds Section 5 and 6 to incorporate the deadlines to file arguments for and against the measure.

In regard to the public comment received, staff disagrees with the statement " that the only substantive changes this initiative makes to the current advisor-only Finance Committee is to a) increase public participation by expanding the number of resident members to 5; b) expand the scope of the Committee to include a review the annual budget; and c) to transfer the Sales Tax Oversight Committee powers and duties to the Finance Commission."

PREPARED BY: Robert Schultz, Town Attorney
Shelley Neis, Town Clerk

Reviewed by: Town Manager and Finance Director

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6832
www.losgatosca.gov

REMARKS (continued):

The initiative substantially changes the duties and responsibilities of the current Finance Committee and includes a number of requirements that have the potential to have a fiscal impact on the Town. These new requirements include, but are not limited to, the following:

- Requires each member of the Town Council to appoint one Citizen Appointee to serve a four-year term with staggered terms. This is a different process from all other Town Commissions and Boards, and the initiative does not include the process of selection or removal for Commissioners. In addition, other provisions of the initiative are inconsistent and incompatible with the selection process. There will be a fiscal impact to implement this process, provide a legal opinion, and possibly defend litigation.
- Requires meetings to be determined by the Finance Commission and the Chair sets the agendas. This is a different process than all other Boards and Commissions, and even the Town Council. This will have a fiscal impact based upon the duties and responsibilities of the Finance Commission that are set forth in the initiative.
- Requires the Finance Commission to provide written comments and recommendations to the Town Council on the annual budget. There will be a fiscal impact on staff to prepare written comments and additional meetings will be required.
- Requires the proposed budget to be presented to the Finance Commission at least twenty (20) business days before the first meeting at which the proposed budget is considered by the Town Council. There will be a fiscal impact on the Town organization to prepare a budget within this timeframe and additional meetings will be required.
- Requires the Finance Commission to provide written comments and recommendations to the Town Council on the CAFR. There will be a fiscal impact on staff to prepare written comments and additional meetings will be required.
- Requires the Town Manager to respond in writing to the Finance Commission providing his or her rationale for accepting or rejecting each of the Finance Commission's comments and recommendations prior to presenting the CAFR to the Town Council for formal consideration. There will be a fiscal impact on staff to prepare written comments and additional meetings will be required.
- Requires the Finance Commission to provide written comments and recommendations to the Town Council regarding the Director of Finance's summary of the Town's financial report. There will be a fiscal impact on staff to prepare written comments and additional meetings will be required.
- Requires the Finance Commission to provide written comments and recommendations to the Town Council regarding the Town's administrative financial policies and procedures manual. There will be a fiscal impact on the Town organization to prepare written comments and additional meetings will be required. In addition, Town Council currently does not review Administrative Policies, so this requirement imposes a duty and responsibility outside of Council's purview.

REMARKS (continued):

- Requires the Finance Commission to make recommendations to the Town Council regarding policies and programs to maximize the Town's revenues consistent with existing taxation structures and inter-governmental funding opportunities. This will require additional staff time and meetings.
- Requires the Finance Commission to make recommendations to the Town Council regarding policies and programs to maximize fee generation consistent with market rate charges for Town-provided services and market rate fees for utilization of Town-owned assets. This will require additional staff time and meetings. In addition, this section would violate state law as the Town cannot provide market rate charges.
- Requires the Finance Commission to make recommendations to the Town Council regarding policies and programs to minimize the Town's cost to provide core services and required activities, consistent with the desired service level for residents and other internal and external customers. This will require additional staff time and meetings.
- Requires the Finance Commission to make recommendations to the Town Council regarding policies and programs to set funding goals for reserves and review on-going progress related thereto. This will require additional staff time and meetings.
- Requires the Finance Commission to make recommendations to the Town Council regarding policies and programs to assess the risk associated with the structure and documentation of any proposed debt financing. This will require additional staff time and meetings.
- Requires the Finance Commission to make recommendations to the Town Council regarding the Town's long-term compensation and benefit program liabilities in the most responsible and cost-effective way. This will require additional staff time and meetings. This provision may violate state law.
- Requires the Finance Commission to provide written comments and recommendations to the Town Council regarding the selection of auditors for the CAFR. There will be a fiscal impact on staff to prepare written comments and additional meetings will be required. In addition, Town Council currently is not involved in the selection process of professionals hired by Town and would give the Finance Commission a role that the Council does not have in administrative matters.
- Requires the Finance Commission to participate in pre-audit meetings with auditors. This will require additional staff time and meetings.
- Requires the Finance Committee to review and monitor any events or issues which may affect the financial status of the Town. This will require additional staff time and meetings.

Based upon all of the new responsibilities and duties of the Finance Commission that are set forth in the initiative, it is staff's recommendation that Town Council order a report pursuant to California Elections Code Section 9212 to study and determine the exact fiscal impacts of the initiative.

Attachments Previously Received with the Staff Report:

1. Proposed Initiative
2. Certification of Sufficiency
3. Resolution Calling the Election

Attachments Received with this Desk Item:

4. Amended Resolution Calling the Election
5. Public Comment

DRAFT RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS CALLING AND GIVING NOTICE OF A MUNICIPAL ELECTION TO BE HELD NOVEMBER 3, 2020 FOR THE SUBMISSION TO THE VOTERS OF AN INITIATIVE AMENDING THE TOWN CODE TO ESTABLISH A TOWN FINANCE COMMISSION

WHEREAS, on October 7, 2019, a Notice of Intent to Circulate a Petition titled "A Citizens Initiative Measure Amending the Town Code to establish a Town Finance Commission (the "Initiative") was filed with the Town's Elections Official with a request that a title and summary be prepared for the measure; and

WHEREAS, the Town Attorney provided a title and summary for the proposed Initiative to the proponents; and

WHEREAS, the petitions regarding the Initiative were filed with the Elections Official on January 16, 2020 bearing unverified signatures; and

WHEREAS, to qualify for the November 3, 2020, ballot, proponents were required to obtain signatures of ten percent (10%) of the registered voters of the Town; and

WHEREAS, the Town Clerk and Town Attorney have found that the petition's form complies with the Elections Code; and

WHEREAS, the County Elections Division has examined the records of voter registration and has certified that the Petition is signed by the requisite number of voters to qualify for the election; and

WHEREAS, the Town Council wishes to consolidate the Municipal Election with the Statewide Election to be held on November 3, 2020, and that the precincts, polling places, and elections officers of the two elections be the same within the Town; and that the Santa Clara County Elections Department canvass the returns of the Municipal Election, and that the elections be held in all respects as if one election.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Los Gatos does Declare, Determine, and Order as Follows:

SECTION 1. Pursuant to the laws of the State of California relating to general law cities there is called and ordered to be held in the Town of Los Gatos, California, on Tuesday, November 3, 2020, a Municipal Election.

ATTACHMENT 4

SECTION 2. Pursuant to Elections Code § 9214, subdivision (b) and § 1405, subdivision (a)(1), the Town Council hereby orders the Initiative to be placed on the ballot without alteration and does order the following question submitted to the voters at the Special Municipal Election:

"Shall the measure proposing an ordinance replacing the Town's current Finance Committee and Sales Tax Oversight Committee with a Finance Commission that would advise the Town Council on financial, budgetary and investment matters, including but not limited to, the Annual Budget, the Comprehensive Annual Financial Report, capital expenditures, sales tax revenue and expenditures, and other recommendations as the Town Council directs, be adopted?"	YES NO

SECTION 3. The text of the ballot measure, without its exhibits, is attached to this resolution as Exhibit A. The text of the measure, without its exhibits, shall be printed in the ballot materials; copies of the exhibits to the measure shall be available for public inspection in the Town Clerk's office and on the Town's website at www.losgatosca.gov/

SECTION 4. The Town Council directs the Town Clerk to transmit a copy of the measure to the Town Attorney and directs the Town Attorney to prepare an impartial analysis of the measure pursuant to Elections Code § 9280.

SECTION 5. Arguments in favor of or against the measure shall be submitted to the Town Clerk on or before August 4, 2020 by 5:00 p.m. under Elections Code section 9286 et seq. If the Town Clerk receives more than one argument for and/or against, the priorities established by Elections Code section 9287 shall control.

SECTION 6. Rebuttal arguments shall be controlled by the provisions of Elections Code section 9285. The deadline for filing rebuttal arguments shall be August 11, 2020, by 5:00 p.m.

SECTION 7. The initiative measure shall pass only if a majority of the votes cast by voters voting on the measure are "yes" votes.

SECTION 8. Pursuant to Elections Code commencing with Section 10400, the Town Council hereby requests the Board of Supervisors of the County of Santa Clara to order the consolidation of the general municipal election to be conducted within the boundaries of the Town of Los Gatos on November 3, 2020, with respect to which the Board of Supervisors of the County of Santa Clara has the power to order a consolidation. The Town Council further

consents to and orders the consolidation of the general municipal election hereby called with the statewide general election and acknowledges that the consolidated election will be held and conducted in the manner prescribed in Section 10418.

SECTION 9. The Town Clerk is hereby authorized and directed to publish a notice of the general municipal election within the time and in the manner specified in the Elections Code Section 12112. The Town Clerk is further authorized and directed to do all other things required by law to hold the general municipal election above provided.

SECTION 10. The Town Clerk is hereby authorized and directed to certify to the adoption of this resolution and to transmit a certified copy to the Board of Supervisors of the County of Santa Clara and to the Registrar of Voters of the County of Santa Clara.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos this 3rd day of March 2020 by the following vote:

COUNCIL MEMBERS**:**

AYES:

NAYS:

ABSTAINED:

ABSENT:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

March 1, 2020

Re: Response to Staff's recommendation regarding the Finance Commission Initiative
Item 10 – March 3, 2020 Council Meeting Agenda

Dear Honorable Mayor and Council Members,

You have received a memo from the Town Manager that contains 3 specific recommendations regarding the Finance Commission Initiative.

You are also aware that the Registrar of Voters has certified that the petition has met the required sufficiency tests and the initiative has qualified to be included in the November, 2020 election.

The Staff memo recommends the Council take the following actions:

- Accept the elections official's certification of sufficiency
- Adopt a resolution calling the election, which Staff estimates will cost the Town approximately $54,600 assuming the measure is only 6 pages
- Order an impartial analysis report (i.e. 9212 Report) which will determine potential fiscal impacts of the proposed initiative. Staff estimates the report will cost the Town $50,000.

We agree with the first recommendation and disagree with the other two. We will endeavor to keep our response short but complete. Let us first address the last recommendation.

Order a 9212 Report which will cost the Town approximately $50,000

We think it is important the Council have a complete historical view of the Finance Committee. We have attached a Staff memo dated February 13, 2017 that provides the first historical view of the Finance Committee. We will refer to this memo a number of times.

At the conclusion of the February 13 memo, the Staff states that "existing staff would continue to support the Council Finance Committee". The memo goes on to state "**At this time, the Finance Department is able to absorb additional fiscal impacts related to increased public participation"**. This increased public participation is directly discussed in the memo where the Staff states "the Town Council has made the decision to increase public participation on the Finance Committee".

Subsequently, the Staff issued another memo dated February 28, 2017 which recommended the adoption of a "resolution establishing the Town Council Finance Committee". This resolution greatly expanded the function of the Committee beyond its historical purpose of meeting only once a year to review the CAFR. The resolution added for the first time 3 resident members in a non-voting role, materially increased the number of meetings per year, and established a broader function of the committee in an advisory capacity.

The expanded duties included but were not limited to reviewing the Town's investment policy, making recommendations to address the growing unfunded pension and OPEB liabilities, making recommendations regarding new revenue sources and to receive special projects as directed by the Town Council.

The Staff memo also contained an analysis of the fiscal impact of this resolution which concluded "**There is no fiscal impact associated with this item"**. We have also attached both the resolution and the Staff memo for your review. The Council unanimously passed Resolution 2017-008.

After the passing the resolution which essentially "restructured" the prior Finance Committee, the new Committee met frequently over the next 2 years. The committee played a valuable role in advising the Town Council on a number matters including but not limited to reviewing the annual CAFR, advising on the strategies to pay down the Town's growing unfunded pension and OPEB liabilities, reviewing the Town's investment strategy and performance, and making substantive recommendations with regard to excess cash balances trapped in Internal Service funds which could be used to pay down unfunded pension liabilities. On a number of occasions, the Council publicly thanked the committee for the quality of work and completeness of recommendations

On January 10, 2019 the Staff wrote a third memo regarding the Finance Committee which recommended the Council "**rescind resolution 2017-008 and adopt a replacement resolution establishing the Town Council Finance Committee."** The new resolution, which is attached to this memo, significantly reduced the scope of the Finance Committee's purview and explicitly restricted the Committee from advising the Council regarding the Town's budget and spending priorities. The proposed resolution came as a complete surprise to the resident members of the Finance Committee since it had never been disclosed to, or deliberated by, the Finance Committee prior to being placed on the agenda for the January 15, 2019 Council meeting.

To many the resolution seemed to have been driven by the Staff's desire to restrict the Finance Committee from advising the Council regarding the annual budget. The Staff never explained why excluding the Finance Committee from advising the Council on the annual budget and spending priorities would be beneficial to the Council or the residents. Furthermore this new position seemed to reverse their early position of endorsing a focus on the annual budget which was discussed in their February 13, 2017 memo.

The memo also stated that the report "**was coordinated between the Offices of the Town Manager and the Town Attorney and the Finance Department**". Unfortunately, the very committee which would have been impacted by this resolution was not consulted nor included in the process. Fortunately, the Council wisely unanimously rejected this proposal and again cited the value of the Finance Committee and the need to keep the existing scope of duties.

Lastly, the memo again stated, "**there is no fiscal impact associated with this item**". To be clear, every time the Staff has reviewed the fiscal impact of the Finance Committee, the conclusion they have reached has been consistent - **there is no fiscal impact**.

Being informed of this historical view and understanding that normally fiscal impact reports are used to determine the fiscal impact of proposed new taxes and or changes in land use, we believe that spending $50,000 of the Town's money on an initiative that **"restructures" an existing advisory Finance**

Committee and mandates fewer meetings to be held than currently, would be a waste of the Town's resources. Furthermore, the Staff has never raised any concerns regarding a fiscal impact to the Finance Committee.

A fiscal impact report is **not required by election code section 9212** and it is up to the discretion of the Council to make an informed judgment if such a report would be useful. If the Council were to proceed with the fiscal impact report, the Council would still be left with only two options after reviewing the report – a) adopt the initiative without any amendments or b) adopt a resolution calling for the election. This is exactly where we are today.

In deciding this issue, the Council should also be aware of our efforts to engage the Staff in discussing the initiative. We met with the Town Manager and the Assistant Town Manager in mid-November 2019 and prior to launching the initiative process, with the intent of having a full-throated discussion of the proposed resolution. We provided the Staff with a copy of the initiative resolution prior to the meeting and were looking forward to a constructive conversation regarding our proposed changes to the existing Finance Committee.

At that meeting we were told by the Town Manager that the Staff had "no comments or questions" regarding the proposed initiative. **We called to Staff's attention that this was an ideal time to discuss any issues, including any potential fiscal impact**. The Town Manager declined to comment. We left that meeting specifically stating that based on the Staff's response it was our understanding there were no issues with regard to the Staff.

We are perplexed that the Town Manager is now making a recommendation to spend $50,000 of the Town's money to determine if there are any fiscal impacts, when over the past 3 years, the Staff has never claimed ANY fiscal impact associated with the Finance Committee. Why is the Staff making this recommendation and why now? We are highly skeptical.

We recommend that the Council not spend $50,000 of the Town's money when the Staff over the past three years has consistently stated that there were no fiscal impacts associated with the Finance Committee. It appears to us that the answer to the fiscal impact question is already well known.

Adopt a resolution calling the election and incurring $54,600 in election fees

There is another alternative we believe the Council should consider and one that we are recommending. Namely, to **adopt the ordinance at the Council meeting without alteration.** The Staff states that they are not recommending this alternative only because "**any changes in the ordinance would require a vote of the people"**. There are no other reasons given.

The Staff is correct that the initiative states that the duties of the Finance Commission cannot be altered or abrogated in any way except by a majority vote of Town's voters.

This requirement is a byproduct of using the initiative process to pass the resolution and is meant to protect the will of the voters from future Councils or a Staff who might not like the role of the Finance Committee and want to reduce the Finance Commission's purview. The requirement of obtaining voter approval for any changes goes to the heart of a democratic process and is a good thing, contrary to how the Staff is portraying it.

Therefore, the only reason to not adopt the measure now without alteration would be because the Council does not feel comfortable in adopting the resolution and wants the voters to decide. While perhaps a valid point, the Council had no problem establishing the existing Finance Committee and did not seek a public vote in 2017.

This initiative has received broad voter support, with over 2,500 voters signing the initiative in approximately 60 days. Our voter survey, which is statistically valid, indicated that there is approximately 70% voter support for this initiative**. Please understand that the only substantive changes this initiative makes to the current advisor-only Finance Committee is to a) increase public participation by expanding the number of resident members to 5; b) expand the scope of the Committee to include a review the annual budget and c) to transfer the Sales Tax Oversight Committee powers and duties to the Finance Commission. The Finance Commission will remain an advisory body and the Council will still retain all decision-making authority over the budget and other financial issues.** These logical changes are in the best interest of the public and are something the Council should be comfortable making without seeking a costly public vote.

We would also like to point out that the Staff memo of February 13, 2017 listed as option #1 the exact model for meaningful public participation that is embodied in the initiative. In that memo the Staff presented 3 different models. The first of the three models was:

> "…creation of a separate Finance Commission, comprised of public members appointed by the Council. The Commission would advise and make recommendations to the Town Council. Staff's research shows that this model is often structured to focus on specific financial issues, such as **the budget** or monitoring **a tax measure**. The Commission is **advisory** to the Council. **This model was proposed by the Staff but rejected by Council".**

Apparently, in 2017 the Staff was in favor of the model that is contained in the initiative but now has changed their view. We find this to be inconsistent with the excellent results that Finance Committee has achieved.

For all of these reasons, we believe the proper action is for the Council to adopt the resolution without alteration and save the Town $54,600.

In summary, by adopting the two logical recommendations embodied in this letter, and reprinted below, the Council can easily save the Town over $104,000; funds which can be put to far better use.

- Accept the elections official's certification of sufficiency
- Adopt the ordinance at the Council meeting without alteration.

Los Gatos Community Alliance

Phil Koen, Jak VanNada, Rick Van Hoesen

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 02/21/2017
ITEM NO: 10

DATE: FEBRUARY 13, 2017

TO: MAYOR AND TOWN COUNCIL

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: OPTIONS TO INCREASE PUBLIC PARTICIPATION ON THE COUNCIL FINANCE COMMITTEE

RECOMMENDATION:

Staff recommends that the Council review the options and select one to increase public participation on the Council Finance Committee.

BACKGROUND:

At the January 31, 2017 meeting of the Town Council Priority Setting Session, staff was directed to explore options for increasing public participation on the two-member Town Council Finance Committee. The direction from Council was the result of requests from the public to provide input and to share expertise on a variety of financial issues facing the Town. The issues include CalPERS pension liability, Other Post Retirement Benefits (OPEB), and the annual financial audit/Comprehensive Annual Financial Report (CAFR).

Historically, the Council Finance Committee met annually to discuss the Comprehensive Annual Financial Report (CAFR). Last year, the Committee also met to discuss the CalPERS unfunded liability. The Committee typically gives a member of the public three minutes to provide input.

Given that the unfunded liability with CalPERS pensions and Other Post-Employment Benefits (OPEB) is a Council Strategic Priority, staff intends to bring options and strategies to the Council Finance Committee in March for discussion and possible recommendation prior to a full Town Council discussion in April. Consequently, staff anticipates additional Council Finance Committee meetings in 2017.

The public's input, perspectives, and ideas are an important part of the Town's deliberation of financial concerns, particularly unfunded liabilities. Staff requests Council's direction regarding a preferred approach to increase public participation on the Council Finance Committee.

PREPARED BY: KAY WINER
Interim Assistant Town Manager

wed by: Town Manager, Town Attorney, and Finance Director

DISCUSSION:

Options:
There are three primary models for meaningful public participation.

1. The first is creation of a separate Finance Commission, comprised of public members appointed by the Council. The Commission would advise and make recommendations to the Town Council. Staff's research shows that this model is often structured to focus on specific financial issues, such as the budget or monitoring a tax measure. The Commission is advisory to the Council. This model was proposed by staff, but rejected by Council.

2. The second is to add members of the public to the existing two-member Council Finance Committee after a formal application and interview process. To implement this approach, the Council would need to adopt a resolution which would: define the purpose and scope of the Finance Committee; determine if the public members can vote; identify the qualifications, if any, to serve on the Committee; specify the number of public members; and align the process and term for appointments to be consistent with other Town Commissions.

3. The third model is to welcome the public to participate in all Council Finance Committee meetings without formal appointment. The public would be invited to join the Council Committee members at the table and participate in the discussion of all agenda items without strict time limits. The Committee Chair would lead the agenda and facilitate the discussion. This approach is similar to the way the Council Policy Committee currently functions.

If the Council wishes to pursue approach #2 (adding public members to the Council Finance Committee), staff recommends that the following parameters be drafted in a resolution for adoption at the next Council meeting.

Council Finance Committee Purpose and Scope
Presently, the Council Finance Committee deals with a full range of finance-related issues facing the Town. The public members of the Finance Committee would participate in all meetings. The Council may wish to define the purpose and scope of the Committee. For example, the major issues that the public has already expressed interest in and a keen desire for participation, include CalPERS unfunded pension liability, OPEB, and the annual audit/Comprehensive Annual Financial Report (CAFR).

Voting
Another issue to consider is whether the public members of the Finance Committee would have voting rights or if their function is to provide input to the Council Committee members during deliberations.

Potential Qualifications to Serve as a Public Member of Finance Committee

1. Resident of Los Gatos and a registered voter;
2. Five years of experience in at least one of the following:
   a. Financial experience in a corporate, business, or government setting;
   b. Principal or officer at a financial auditing firm;
   c. Investment banking;
   d. Finance or budget management;
   e. Certified public accountant (CPA)

Options for Number of Public Members
The Town Council would need to determine the number of public members to join the two Council members on the Committee.

Selection Process
Staff recommends that the appointment process follow the same procedures as described in the Town Council Policy entitled Commission Appointment Policy.

Term of Appointment
The Town Commissioners typically serve for three (3) years. Terms of appointment should be for at least three years to allow sufficient time for the public members to develop an in depth understanding of the financial policies and issues facing the Town to provide meaningful input. Appointees to the Finance Committee should have the opportunity to serve additional terms, consistent with other Commission appointments.

CONCLUSION:

The Town Council has made the decision to increase public participation on the Finance Committee. This report provides alternatives on the role and functions of the public members, appointment process, and length of service on the Finance Committee. Since this is a new process for the Council, it can be viewed as a "pilot," and evaluated after the first year of implementation, with any appropriate changes made at that time.

COORDINATION:

This report was coordinated with the Finance Department and Town Attorney's Office.

FISCAL IMPACT:

The existing staff would continue to support the Council Finance Committee. Staff has also met with members of the community to answer their questions and review Town financial documents. At this time, the Finance Department is able to absorb additional fiscal impacts related to increased public participation.

ENVIRONMENTAL ASSESSMENT:

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

DATE: FEBRUARY 28, 2017

TO: TOWN COUNCIL

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: ADOPT A RESOLUTION ESTABLISHING THE TOWN COUNCIL FINANCE COMMITTEE

RECOMMENDATION:

Adopt a resolution establishing the Town Council Finance Committee.

REMARKS:

At its February 21, 2017 meeting, the Town Council decided to appoint three residents to the Town Council Finance Committee who would serve three year terms as non-voting members and meet specific financial qualifications. This action is being memorialized in an enabling resolution for the Finance Committee (see Attachment 1).

FISCAL IMPACT:

There is no fiscal impact associated with this item.

ENVIRONMENTAL ASSESSMENT:

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

Attachment:
1. Draft enabling resolution

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

DRAFT RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ESTABLISHING THE TOWN COUNCIL FINANCE COMMITTEE

WHEREAS, the Town Council of the Town of Los Gatos has determined that there is a need for adult resident input to Council and staff regarding financial policy issues, and to promote citizens participation and understanding regarding the financial condition of the Town; and

WHEREAS, the Town Council of the Town of Los Gatos does hereby establish the terms and conditions for citizen appointment to and conduct of the Town Council Finance Committee. The Committee is advisory to the Town Council and shall be formed, convened, and governed by the following bylaws as adopted by the Town Council:

A. The Town Council Finance Committee shall consist of five (5) members – two (2) Town Council Members as voting members, appointed annually by the Mayor, and three (3) adult residents as non-voting members, appointed by the Town Council, whose term of office shall be for three (3) years with no limitations on reappointments.
B. A quorum shall consist of the two voting Council Members. The resident members of the Finance Committee shall participate in all meetings.
C. Resident applicants shall follow the Town's standard recruitment and selection process and shall have the following qualifications to serve on the Council Finance Committee:
    1. Resident of Los Gatos and a registered voter;
    2. Five years of experience in at least one of the following:
        a. Financial experience in a corporate, business, or government setting;
        b. Principal or officer at a financial auditing firm;
        c. Investment banking;
        d. Finance or budget management;
        e. Certified public accountant (CPA)
D. The terms of office of the resident members shall be staggered and over lapped in such a manner that the terms of no more than one-third of the members expire each year.
E. Resident members shall conform with all current Town Resolutions and Policies.
F. The Town Council shall fill any resident member vacancies occurring during the term of the Committee.
G. The members of the Committee shall serve without compensation, provided that with advance budgetary approval of the Town Council, the actual and necessary expenses (if any) incurred by the members in the conduct of Town business shall be reimbursable pursuant to the provisions of the current Administrative Policy.
H. The Committee shall establish a regular time and location for its meetings and shall conduct its meetings in compliance with the provisions of the Ralph M. Brown Act (Government Code Sections 54950).
I. Minutes of the actions taken during the Committee's meetings shall be kept and shall be a public record.

ATTACHMENT 1

J. The function of the Committee shall be to serve in an advisory capacity to the Town Council regarding the following:
    1. Annual review of the Town's investment policy;
    2. Annual review of the independent financial audit (Comprehensive Annual Financial Report);
    3. Annual review of and potential recommendations to address the Town's CalPERS unfunded pension and Other Post-Employment Benefits (OPEB) liabilities;
    4. Annual review of proposals and make recommendations regarding new and increased revenue sources;
    5. Special projects as directed by the Town Council, Town Manager, or Finance Director.

K. It is not the purpose of the Committee to advise on regular or routine financial administration, nor to become involved in other than the financial impact of the projects/programs they are asked to review.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council Finance Committee is hereby established as an advisory committee to the Los Gatos Town Council.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 7th day of March, 2017, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

DATE: JANUARY 10, 2019

TO: TOWN COUNCIL

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: RESCIND RESOLUTION 2017-008 AND ADOPT A REPLACEMENT RESOLUTION ESTABLISHING THE TOWN COUNCIL FINANCE COMMITTEE

RECOMMENDATION:

Rescind Resolution 2017-008 and adopt a replacement resolution establishing the Town Council Finance Committee.

BACKGROUND:

For many years, the Council Finance Committee consisted of two Council Members who met annually with the Town's independent auditor to discuss the Comprehensive Annual Financial Report (CAFR) prior to its consideration by the full Town Council. During the January 2017 Strategic Priorities session, the Town Council directed staff to return with options for increased public participation in the Finance Committee.

On February 21, 2017, the Town Council considered several options for increasing public involvement on the Finance Committee (see Attachment 1) and directed staff to prepare an enabling resolution for the Finance Committee that would add three non-voting members of the public and clarify the scope of the Committee. On March 7, 2017, the Town Council adopted this enabling resolution for the Finance Committee (see Attachment 2).

Since that time, the Finance Committee has been primarily focused on addressing the Town's pension and Other Post-Employment Benefits (OPEB) obligations by recommending the formation of an IRS 115 Pension Trust, recommending initial investment strategies for both the Town's Pension and OPEB Trusts, and reviewing actuarial information and the Trusts' performance statements. Other activities included the annual review of the CAFR and the Town's Investment Policy among other items.

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

BACKGROUND (continued):

With the establishment of the Pension Trust, the Town Council also established the Town Pension and OPEB Trusts Oversight Committee, appointed the Council Members as Oversight Committee members, and adopted its governing Investment Policy. The Oversight Committee has primary fiduciary responsibilities for managing the assets of both Trusts in the interest of current and former employees who do or will receive retirement and/or retiree health benefits.

During much of 2018, the Finance Committee expressed interest in reviewing the Town's budget to determine if additional resources might be available to be redeployed to unfunded pension and OPEB obligations. Based on the existing Finance Committee Resolution, staff explained that such a review is outside the scope of the Finance Committee's purview. In addition, budget decisions are an appropriation of public funds and are one of the key roles of the Town Council as the governing body authorized to expend funds on behalf of and accountable to the residents of Los Gatos. Given the continued interest by the Committee, staff did provide information to the Committee on the Town's funds, their purposes, and target levels as a courtesy prior to the Town Council's consideration of this same information. The Committee had robust discussions, questioning municipal financing practices and suggesting that the Town has too many Internal Service Funds and Reserves which has led to "excess cash" being reserved instead of being put towards a more productive use such as pension and OPEB liabilities.

On December 18, 2018, the Town Council discussed the Internal Service Funds and Reserves and made several motions, including a motion to return with analysis regarding a possible Internal Service Fund Policy and a motion to use the Finance Committee as the venue for public comment prior to returning to Council for the policy discussion. Given that the latter motion is not consistent with the current enabling resolution for the Committee, the Council also requested to re-evaluate the purpose and composition of the Council Finance Committee to determine if any changes are needed.

ANALYSIS:

As the Town Council considers the role of the Finance Committee in its advisory capacity to the Council, the Council may wish to consider the following items:

- The establishment of the Oversight Committee memorialized the fiduciary responsibilities inherent in the management of the Pension and OPEB Trusts within this governing body. As such, the Oversight Committee should be the only body discussing investment strategies, asset allocations, and actuarial assumptions.

ANALYSIS (continued):

- If the goal of the Town Council is to broaden public involvement in the Town's budget process, a larger community effort would be more appropriate rather than a single Committee. While welcome, financial expertise is not required for participation on the priorities and services of the Town. If this is an area that the Council would like to explore, staff is prepared to provide additional information.

- Given the interest of the Council to engage the public in the discussion regarding a potential Internal Service Fund Policy, staff recommends conducting outreach on this topic outside of any Council Committee. If the Town Council would prefer a Council Committee host the discussion, then the Council Policy Committee would be the appropriate venue given its wide scope to consider all matters of policy. Known interested residents would be invited to participate with either approach and the Council would receive the input as part of its consideration of the policy issue.

With these considerations in mind, staff recommends that the Town retain a Council Finance Committee to advise the Town Council on revenue enhancement recommendations as well as to conduct an annual review of the CAFR and the Town's Investment Policy.

The Town Council should decide if the current composition of the Finance Committee is meeting its goals for public participation. Options include:

- Return to the former composition of two Council Members
- Re-establish the Finance Committee as a Finance Commission with resident members only
- Maintain the current hybrid of voting Council Members and non-voting resident members

Staff recommends maintaining the current hybrid composition with the revised purpose described above (see Attachment 3).

COORDINATION:

The preparation of this report was coordinated between the Offices of the Town Manager and the Town Attorney and the Finance Department.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

ENVIRONMENTAL ASSESSMENT:

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

Attachments:
1. February 21, 2017 Report on Public Participation Options for the Finance Committee
2. Resolution 2017-008 Establishing the Town Council Finance Committee
3. Draft Resolution

DRAFT RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE ENABLING RESOLUTION OF THE TOWN COUNCIL FINANCE COMMITTEE AND RESCINDING RESOLUTION 2017-008

WHEREAS, the Town Council of the Town of Los Gatos has determined that there is a need for an advisory Finance Committee to the Town Council; and

WHEREAS, the Town Council of the Town of Los Gatos does hereby establish the terms and conditions for citizen appointment to and conduct of the Town Council Finance Committee. The Committee is advisory to the Town Council and shall be formed, convened and governed by the following bylaws as adopted by the City Council:

A. The Town Council Finance Committee shall consist of five (5) members – two (2) Town Council Members as voting members appointed annually by the Mayor, and three (3) adult residents as non-voting members, appointed by the Town Council, whose term of office shall be for three (3) years with no limitations on reappointments.

B. A quorum shall consist of the two voting Council Members. The resident members of the Finance Committee shall participate in all meetings.

C. Resident applicants shall follow the Town's standard recruitment and selection process and shall have the following qualifications to serve on the Finance Committee:

   1. Resident of Los Gatos and a registered voter;
   2. Five years of experience in at least one of the following:
      a. Financial experience in a corporate, business, or government setting;
      b. Principal or officer at a financial auditing firm;
      c. Investment banking;
      d. Finance or budget management;
      e. Certified public accountant (CPA)

D. The terms of office of the resident members shall be staggered and over lapped in such a manner that the terms of no more than one-third of the members expire each year.

E. Resident members shall conform with all current Town Resolutions and Policies.

F. The Town Council shall fill any resident member vacancies occurring during the term of the Committee.

G. The members of the Committee shall serve without compensation, provided that with advance budgetary approval of the Town Council, the actual and necessary expenses (if any) incurred by the members in the conduct of Town business shall be reimbursable pursuant to the provisions of the current Administrative Policy.

H. The Committee shall establish a regular time and location for its meetings and shall conduct its meetings in compliance with the provisions of the Ralph M. Brown Act (Government Code Sections 54950).

I. Minutes of the actions taken during the Committee's meetings shall be kept and shall be a public record.

J. The function of the Committee shall be to serve in an advisory capacity to the Town Council regarding the following:

1. Annual review of the Town's Investment Policy;
2. Annual review of the independent financial audit (Comprehensive Annual Financial Report); and
3. Review and recommendations regarding new and increased revenue sources.

K. It is not the purpose of the Committee to advise on regular or routine financial administration, the Town's budget or spending priorities, nor to become involved in matters other than the financial impact of the projects/programs they are asked to review.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council Finance Committee is hereby established as an advisory committee to the Los Gatos City Council.

BE IT FURTHER RESOLVED that Resolution 2017-008 is hereby rescinded.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 15th day of January 2019, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

From: Phil Koen <pkoen@monteropartners.com>
Sent: Tuesday, March 03, 2020 7:34 AM
To: Marcia Jensen <MJensen@losgatosca.gov>; BSpector <BSpector@losgatosca.gov>; Marico Sayoc <MSayoc@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>
Cc: Laurel Prevetti <LPrevetti@losgatosca.gov>; Jak Vannada
Subject: Finance Commission Initiative - Agenda Item #10

Dear Honorable Mayor and Council Members,

As previously stated in our letter to this Council, I am opposed to spending $50,000 of the people's money on a fiscal impact report when the Staff has repeatedly stated there are no fiscal impacts associated with the Finance Committee.

However, if the Council is adamant about receiving this report, there is another alternative, namely have the Staff prepare it. I asked our counsel Sutton Law this very question and was told that normally in these circumstances these reports are prepared by the Staff.

Given the Staff's deep knowledge of the Finance Committee and the proposed initiative, the Staff should be in the best position to provide this report if the Council was adamant about receiving one. This is certainly a more cost effective and efficient solution especially given the 30 day reporting requirement.

If obtaining a fiscal impact report is strongly desired by the Council, then let's at least save $50,000 and have the Staff prepare it. There is no legal requirement to have a third party consultant do the work, and the the Staff should be in the best position to provide this analysis on a timely basis.

Thank you.

Phil Koen

DATE: February 25, 2020

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Authorize the Town Manager to Prepare and Execute an Agreement for the Production of Music in the Park 2020, Including Any Council Direction

RECOMMENDATION:

Authorize the Town Manager to prepare and execute an agreement for the production of Music in the Park (MIP) 2020, including any Council direction.

BACKGROUND:

On December 3, 2019, the Town Council received a staff report detailing the staff production of MIP and seeking input on the development of an MIP Request for Proposals (RFP). The staff report presented the financial results for the past two years of the staff produced series. The financial results are summarized below:

2018	
Total Expenses 2018	$38,939
Total Sponsorships 2018	$36,000
Net Loss	($2,939)

2019	
Total Expenses 2019	$38,454
Total Sponsorships 2019	$22,000
Net Loss	($16,454)

PREPARED BY: Arn Andrews
Assistant Town Manager

Reviewed by: Town Manager, Town Attorney, Finance Director, and Economic Vitality Manager

110 E. Main Street Los Gatos, CA 95030 ● (408) 354-6832
www.losgatosca.gov

BACKGROUND (continued):

In addition, staff sought guidance on the extent of financial and other in-kind considerations the Council would provide to a successful RFP respondent. Following is the itemized list of in-kind and other monetary considerations that the Council opted to include in the RFP.

In-Kind Donations
• **Use of Council Lobby as a band staging area ("green room")**
• **Use of Town stage, including setup and tear down**
• **Use of electricity to power the stage and sound systems**
• **Use of parking spaces to accommodate restrooms, sponsors, and band and sound technicians**
• **Use of Town staff for affixing the main concert sign behind the stage**

Monetary Consideration		
• **Special Event Permit Application Fee (For-Profit)**	Waived	$680.00
• **Parks Hourly Fee**	Waived	$4,400.00
• **Temporary Sign Fee**	Waived	$99.00
• **No Parking Signs Fee**	Waived	$110.40
• **1 LGMS Police Officer Fee**	Waived	$5,120.00
Total Monetary Consideration		**$10,409.40**

On January 31, 2020, the Town released an RFP "*For Production and Promotional Services for the Town of Los Gatos Music in the Park (MIP) Summer Concert Series".* By the submission date of February 20, 2020, the Town received a single proposal (Attachment 1).

DISCUSSION:

RFP Response and Proposal Summary

On February 20, 2020, the Town received a proposal from a group which includes Neal Turley, Mark Secchia, and Perry Thorwaldson. All three of the individuals either currently live in Los Gatos or have previously resided in Town and are very familiar with the Music in the Park summer concert series. Mr. Turley and Mr. Thorwaldson both have extensive experience in the production and planning of music venues. It should be noted that Mr. Thorwaldson provided audio services for MIP the past two years. Mr. Secchia currently serves on the Town's Sales tax Oversight Committee and volunteers his time for a multitude of other agencies in Town. Mr. Secchia is financing the project and will be responsible for sponsorship development.

DISCUSSION (continued):

The proposal group has the ability to produce the series through either existing 501c3 non-profit organization Sustainable Waze or through the existing for-profit organization Bliss Point Productions.

The submitted proposal confirmed that the group can comply with the Scope of Work (SOW) as outlined in the RFP. The respondents understand that the SOW is not comprehensive in nature and that additional event details will be addressed through the Special Event Permit process. Provided below is the SOW per the RFP:

a. Produce eight Sunday concerts commencing on July 5, 2020 and concluding on August 23, 2020. Concerts are to begin at 5:00 p.m. and end by 7:15 p.m. (including encores).
b. Audition, book, contract with, and pay the performers. The Town reserves the right to reject any band deemed inappropriate for the MIP series. Bands should be targeted that attract audiences between 1,500 and 2,500 people.
c. Provide a professional sound system and sound engineer on site for the duration of the concert. The sound system must be capable of accommodating the horizontal dimensions of the concert venue (see Attachment C).
d. Provide an adequate number of staff and/or volunteers to run the concerts and clean after the concerts. Minimum staffing requirements per concert is six individuals.
e. Maintain a clean, safe, and attractive environment for the concerts.
f. Provide at least one family friendly activity at each concert.
g. Indemnify and hold harmless the Town of Los Gatos.
h. Carry necessary liability insurance as required by the Town.
i. Work with Town staff to ensure all other aspects of the required Special Event Permit are met.
j. Market the series primarily to the geographic area of Los Gatos.
k. Use the existing MIP branding/logo in the RFP as the primary brand.
l. Maintain the existing MIP Facebook presence. The Town will transition the current Facebook page to the successful respondent.

In addition to confirmation of the SOW requirements listed above, the group also included a commitment option to contribute 10% of net non-audited profit to the Town or chosen recipient.

DISCUSSION (continued):

Additional Requests from the Submitted Proposal

The submitted proposal included a section referred to as "Commitment from the Town of Los Gatos". In follow-up conversations with the respondent, the Town Council is being asked to provide specific direction as to whether it accepts any of the following requests:

- Purchase the naming rights sponsorship for MIP for $20,000 to remain "Los Gatos Music in the Park" with no additional sponsor name in the title;
- Fund all required Police Officers for the full duration of each MIP concert;
- Provide and pay for all trash and recycling bins and removal service;
- Allow a beer and wine tasting roped off area to be run in accordance with the requirements of the State Alcoholic Beverage Control;
- Provide a 30-minute meeting with the Town Attorney to discuss liability, insurance, and choice of executing entity;
- Allow the removal of the portable bathrooms every Monday morning before 9 a.m.;
- Not charge for any special event application fees (already waived by Town Council); and
- Allow the team to exclusively deal with one person (i.e., Arn Andrews) as a point of contact between the Town and Mark Secchia.

The two main items for Council consideration are the first two bulleted items. Staff believes the remaining bullets already have established precedent in place or can be easily accommodated.

Regarding the first item (*Purchase the naming rights sponsorship for MIP for $20,000 to remain: "Los Gatos Music in the Park" with no additional sponsor name in the title),* the respondent intends to develop a single title naming rights sponsorship and they believe the Town would be the likely partner for this level. In the event the Council opts not to be a naming rights sponsor, the group would like assurance that the Town is accepting of a potential corporate entity having exclusive naming rights.

Regarding the second item (*Fund sufficient Police Officers for the full duration of each MIP),* the respondent would like the second required Police Officer to also be financed by the Town. In the event the Council opts not to provide additional funding for the second Officer, the group would like the ability to meet with the Town's Chief of Police to see if alternative public safety approaches could be deployed. The group mentioned the possibility of local sworn residents acting as volunteers to meet the needs of public safety officials needing to present during events.

CONCLUSION:

Staff believes the representative respondents have the professional expertise to produce and promote a successful MIP summer concert series. For this reason, staff recommends moving forward with the preparation and execution of a contract. However, the response clearly illustrates some reservations of the group to assume the full financial responsibility for the series beyond the in-kind and monetary contributions already identified by the Town. For this reason, Council direction on these additional items is needed.

ALTERNATIVES:

In the event the Council opts not to outsource the production and promotion of the MIP summer concert series, it would likely default to staff to produce. Similar to the prior two years, a staff production would be for a five-concert series and as in years past, requires a significant staff commitment. It should be noted, that while staff seeks sponsorships to the best of their ability, Town employees are not ideally suited for fundraising. It should also be noted, that despite best efforts, the production of the concert series has resulted in a net loss both years.

COORDINATION:

This staff report was coordinated with the Town Manager, Town Attorney, and Economic Vitality Manager.

FISCAL IMPACT:

The current impact as outlined in the RFP is a series of in-kind donations and $10,409.40 of waived fees.

ENVIRONMENTAL ASSESSMENT:

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

Attachment:
1. MIP RFP Proposal

COVER LETTER
for
Music in the Park Concert Series
Proposal

Note: Other than this cover letter's *references* section, the information in this cover letter is also contained in the proposal. This cover letter is written solely to list items in the mandatory order in response to item #7, on pages 10 and 11 of the RFP.

Item 1 from RFP (Proposal Summary):

These individuals have the authority to bind the proposal:

Mr. Neal Turley
104a Edelen Avenue
Los Gatos, CA 95030
cell: (512)917-3907
whoisguygrand@gmail.com

Mr. Mark Secchia
130 Edelen Avenue
Los Gatos, CA 95030
cell: (669)258-9005
mark@secchia.com

The legal form of the executing firm will be decided in conjunction with the town. It could be done as a non-profit through Sustainable Waze, could be done as a for-profit through Bliss Point Productions, or could be done as sole proprietors without any entity. Neal Turley is the principal of both Sustainable Waze and Bliss Point Productions. We are open to discussion with the town as to which entity is most appropriate. The two entities are described as follows:

Sustainable Waze ~ 501 3C non-profit organization. This organization was founded in 2018 by Neal Turley to provide consulting services for special events. The goal of Sustainable Waze is to help events reduce their environmental impact while maintaining fiscal responsibility.

Bliss Point Productions is an event production company based in Los Gatos. For 20 years, Bliss Point has provided mobile staging and professional equipment necessary for producing outdoor live music events. Bliss Point Productions is involved in all aspects of events including sponsorship development, talent buying and onsite event execution.

Both entities are relatively small and have less than five full-time employees.

Item 2 from RFP (Experience/Expertise):

Neal Turley lives in Los Gatos and has been in the music festival business for over 20 years, and has previously submitted a proposal to produce MIP in 2016. His career has been dedicated to executing outdoor music festivals. Three years ago, he simplified his business to focus on small-scale community events, often with corporate hospitality and artist development. Local events he works on include Claws for a Cause, San Jose Jazz Festival, Redwood Mountain Faire, and the SoFA Street Fair. His corporate clients include Facebook, BottleRock, PG&E, Barracuda Networks, Pure Storage, Sierra Nevada Brewing Company, Lagunitas Brewing Company, and New Belgium Brewing Company. For MIP, Neal plans on bringing in rustic wooden wine barrel furniture and trailers and looks forward to sharing his vision with the town. Neal will provide his marketing, operations, and planning expertise, and will also bring in equipment for the event, and if MIP 2020 does not lose money, will receive 40% of the net profits.

Mark Secchia lives in Los Gatos, and has previously worked with the town to establish a local business. He completed Leadership Los Gatos, and currently serves on the Sales Tax Oversight Committee. Mark will be responsible for sponsorships, childrens' activities, and will be the point of contact for the town regarding MIP. Mark will fund the project, and if MIP 2020 is profitable, he will receive 40% of the profits.

Perry Thorwaldson was born in Los Gatos, and currently lives in Saratoga. Through his company Thor Audio, he has been providing exclusive audio services to MIP for the last few years, and has over 30 years of experience in audio engineering & recording, and a 20+ year record of successful business management as evidenced by the fact that Thor Audio Solutions has never had any litigation against them. His role would be identical to what he did in the past, with the additional responsibility of managing the bands (choosing, negotiating, contracting, hosting, etc). Although being paid for his services, Perry Thorwaldson is also a partner in this venture, with a trailing 10% profit share. He will provide the same equipment, staffing levels, dedication, professionalism, and quality that you have come to expect of him.

Item 3 from RFP (Scope of Work):

Yes, we can comply with the scope of work as outlined in section three of the RFP.

Item 4 from RFP (References):

Neal Turley:
-Kevin Sanchez, Recreation Coordinator, City of Burlingame, ksanchez@burlingame.org
-Sheila Cotruvo, Event Coordinator, City of Pleasant Hill, SCotruvo@PleasantHillRec.com
-Tim Beeman, CEO Miramar Events, Representing Chamber of Commerce for City of Mountain View and Menlo Park, tim@miramarevents.com
-Dan Lawson, Claws for a Cause, dlawson@opesadvisors.com

Mark Secchia:
-Monica Hernandez, principal, Saint Mary School, mhernandez@stmaryslg.org
-Sue Farwell, landlord, Los Gatos, s.farwell@verizon.net
-Jim Foley, owner, Rootstock, jimfoley@gmail.com

Perry Thorwaldson:
-Eric Lochtefeld, Golden State Theatre, Eric@goldenstatetheatre.com
-Dena Grim, Facebook Events, dena@fb.com
-Teri Hope, Jazz on the Plazz

Item 5 from RFP (Proposal Agreement):

By submitting this proposal, the team agrees to be bound by it.

Item 6 from RFP (Proposal Exceptions):

The team would like to lock in the dates of each concert, and eliminate the RFP clause that the town can "postpone opening for its own convenience".

Through his audio corporation work, Perry Thorwaldson is in contact with others who may be doing proposals for MIP, but the team has not engaged in any activities not allowed in the RFP.

The RFP requires the team to be available for an evaluation panel. We respectfully request that only Principals Neal Turley and Mark Secchia be required to attend. Partner Perry Thorwaldson will do his best to attend but is often unavailable in the evenings due to his work schedule.

Item 7 from RFP (Proposal Submittal Requirement):

This proposal is submitted via three hard copies and one USB drive to Arn Andrews on February 20, 2020.

Production & Promotion Proposal

Music in the Park Concert Series

Proposed to the town of Los Gatos

by Neal Turley, Mark Secchia, and Perry Thorwaldson

Submitted via three hard copies and one USB drive to Arn Andrews
February 20, 2020

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The Vision
The Team
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Summary:

We ("the team") are very excited about the opportunity to bid on producing and promoting the Los Gatos Music in the Park summer concert series ("MIP"), and are looking forward to working with the town to execute a successful 32nd annual MIP possible, and to continuing a long-standing tradition of a fun-filled, exciting, family and community event that makes Los Gatos the vibrant town that we are proud to call home.

The Vision:

The team is committed to executing the town's vision. We have observed the prior two years of the town producing and promoting the event, and will follow their lead.

However, we would like to propose a few deviations from 2019 such as a focus on alternative marketing, family-friendly activities, and the addition of a tasting area.

For more information on alternative marketing, please see Attachment A "Sponsorship".

For more information on the family-friendly activities, please see Attachment B "Activities".

For the tasting area, the team proposes to work in conjunction with the town and

within its and the ABC's guidelines, to create a roped off area where beer and wine tastings are available. Wristbands will be sold or given in sponsorship packages. Simple food may also be included. The tasting area would open up at 4pm, one hour after the childrens' activities commence. See Attachment B "Activities".

The Team:

Principal
Mr. Neal Turley
106a Edelen Avenue
Los Gatos, CA 95030
cell: (512)917-3907
whoisguygrand@gmail.com

Principal
Mr. Mark Secchia
130 Edelen Avenue
Los Gatos, CA 95030
cell: (669)258-9005
mark@secchia.com

Partner
Mr. Perry Thorwaldson
945 Berryessa Road
San Jose, CA 95133
cell: (650)823-5361
perrythor@earthlink.com

Neal Turley lives in Los Gatos and has been in the music festival business for over 20 years, and has previously submitted a proposal to produce MIP in 2016. His career has been dedicated to executing outdoor music festivals. Three years ago, he simplified his business to focus on small-scale community events, often with corporate hospitality and artist development. Local events he works on include Claws for a Cause, San Jose Jazz Festival, Redwood Mountain Faire, and the SoFA Street Fair. His corporate clients include Facebook, PG&E, Barracuda Networks, Pure Storage, Sierra Nevada Brewing Company, Lagunitas Brewing Company, and New Belgium Brewing Company. For MIP, Neal plans on bringing in rustic wooden wine barrel furniture and trailers and looks forward to sharing his vision with the town. Neal will provide his marketing, operations, and planning expertise, and will also bring in equipment for the event, and if MIP 2020 does not lose money, will receive 40% of the net profits.

Mark Secchia lives in Los Gatos, and has previously worked with the town to establish a local business. He completed Leadership Los Gatos, and currently serves on the Sales Tax Oversight Committee. Mark will be responsible for sponsorships, childrens' activities, and will be the point of contact for the town regarding MIP. Mark will fund the project, and if MIP 2020 is profitable, he will receive 40% of the profits.

Perry Thorwaldson was born in Los Gatos, and currently lives in Saratoga. Through his company Thor Audio, he has been providing exclusive audio services to MIP for the last few years, and has over 30 years of experience in audio engineering & recording, and a 20+ year record of successful business management as evidenced by the fact that Thor Audio Solutions has never had any litigation against them. His role would be identical to what he did in the past, with the additional responsibility of managing the bands (choosing, negotiating, contracting, hosting, etc). Although being paid for his services, Perry Thorwaldson is also a partner in this venture, with a trailing 10% profit share. He

will provide the same equipment, staffing levels, dedication, professionalism, and quality that you have come to expect of him.

Proposed Dates and Location:

This proposal is for the 2020 MIP, to promote and produce eight sundays of bands and entertainment on the Los Gatos Civic Center lawn. All eight dates will be free to attend.

July 5, 12, 19, 26
August 2, 9, 16, 23

Childrens' and family activities will be from 3-5pm
(see Attachment B "Childrens' Activities").

Music will be from 5-7pm, with a 7:15 non-negotiable hard stop.

The Entity:

The legal form of the executing firm will be decided in conjunction with the town. It could be done as a non-profit through Sustainable Waze, could be done as a for-profit through Bliss Point Productions, or could be done as sole proprietors without any entity. Neal Turley is the principal of both Sustainable Waze and Bliss Point Productions. We are open to discussion with the town as to which entity is most appropriate. The two entities are described as follows:

Sustainable Waze ~ 501 3C non-profit organization. This organization was founded in 2018 by Neal Turley to provide consulting services for special events. The goal of Sustainable Waze is to help events reduce their environmental impact while maintaining fiscal responsibility.

Bliss Point Productions is an event production company based in Los Gatos. For 20 years, Bliss Point has provided mobile staging and professional equipment necessary for producing outdoor live music events. Bliss Point Productions is involved in all aspects of events including sponsorship development, talent buying and onsite event execution.

Both entities are relatively small and have less than five full-time employees.

Bands:

Selection/Production: The artist we choose will be similar to what we historically

have seen at Music in the Park. Perry Thorwaldson, in conjunction with Neal Turley, will be choosing and contracting with the bands. We will choose talent that can capture the crowd's attention and make them feel comfortable enough to get up and dance while the music should not be so overwhelming that it demands your full attention. Bands will be consistent with previous years' bookings, and will perform songs from mainstream genres such as or similar to rock, salsa, top 40, blues, etc. Bands will be chosen that can perform for approximately 2,000 people, and with the understanding that we want attendees to be local, drawn from the tax-paying base of Los Gatos, and we are not looking for bands that will bring a big following along with them. Mark Secchia will submit the band names and dates to Arn Andrews more than three weeks prior to each band's performance date. The town reserves the right to deny any band for any reason, but must do so within three business days of submission, via Arn Andrews.

Sponsors: We would like to find a sponsor for each band, such that at each event, we will acknowledge the sponsor for today's band and thank them for providing the entertainment for the evening. A sponsor could be an individual, a group, or a company.

Encore: On some evenings, the bands may be making announcements that after MIP they will be continuing on to other Los Gatos entertainment venues. For example, #1 Broadway may be a promotional partner, and some bands may announce that after MIP they will continue later at #1 Broadway.

Marching Bands: Although they will not perform on stage, we will be approaching the Los Gatos high school band for occasional appearances. For example, we may have the band march through at the beginning as a kick-off of the first MIP of the summer, or for closing ceremonies.

Estimation of costs:

audio, $1,800 per week	$14,400
bands, $2,000 per week	$16,000
bathrooms, $1,200 per week	$ 9,600
insurance, $1,000 per week	$ 8,000
marketing & advertising	$ 8,500
onsite staff, for eight concerts	$ 5,000
tasting area beverages, food, and supplies, $6,000 per week	$48,000
misc event expenses	$ 2,000
TOTAL	$111,500

We believe an estimation of revenues at this point is premature. The team hopes to break even in 2020, and if chosen to do future MIP concerts we would aim to make a profit.

Conflicts with RFP:

The team would like to lock in the dates of each concert, and eliminate the RFP clause that the town can "postpone opening for its own convenience".

Through his audio corporation work, Perry Thorwaldson is in contact with others who may be doing proposals for MIP, but the team has not engaged in any activities not allowed in the RFP.

The RFP requires the team to be available for an evaluation panel. We respectfully request that only Principals Neal Turley and Mark Secchia be required to attend. Partner Perry Thorwaldson will do his best to attend but is often unavailable in the evenings due to his work schedule.

Commitments from the Team:
-Fund all the capital for all expenses regardless of sponsor and event income,
-abide with all RFP parameters not specifically listed in the section above,
-contribute 10% of net non-audited profit to the town or its chosen recipient,
-have six visibly identifiable staff for the duration of each event,
-maintain a clean, safe, and attractive environment at each concert,
-provide our own town-approved event insurance,
-liaise with the ABC for alcohol considerations,
-and we will not alter the MIP logo in any unauthorized way.

Commitment from the Town of Los Gatos:
-Purchase the naming rights sponsorship for MIP for $20,000 to remain:
"Los Gatos Music in the Park" with no additional sponsor name in the title.
-fund sufficient police officers for the full duration of each MIP
-provide trash and recycling bins and removal service,
-allow a beer and wine tasting roped off area to be run in accordance with ABC,
-provide a 30-minute meeting with the town attorney to discuss liability, insurance, and choice of executing entity,
-allow us to remove the portable bathrooms every monday morning before 9am,
-not charge for any special event applications or parks hourly fee,
-and allow the team to exclusively deal with one person (our preference is Arn Andrews) as a point of contact between the town and Mark Secchia.

Previous Assumed Commitments:
-provide all prior banners, and printed marketing materials,
-allow hanging approved banners on same street poles, community areas, and

concert area as past MIP's,
-send two dedicated emails to Los Gatos residents exclusively for MIP,
-provide stage and weekly set up & tear down labor and storage,
-provide exact pricing for last two years' advertising activities,
-provide log-ins for social media that the town wants managed,
-allow exclusive use of streetside parking spaces as in the past,
-immediately update https://www.losgatosca.gov/350/Music-in-the-Park to reference upcoming 2020 dates,
-provide a letter authorizing us to promote MIP (for continuity),
-provide introductions to previous sponsors of last two years' MIP,
-allow use of Council lobby for band green room,
-allow use of Council lobby bathrooms for bands and select sponsors,
-and allow use of town staff for affixing the main concert sign behind the stage.

Contract:

This proposal is for the team to promote and produce one year (2020) of MIP. The contract will commence from March 20, and end three months after the last executed concert.

If, after the successful completion of MIP 2020, the town would like the team to manage MIP 2021, the team and the town shall sign the contract before December 31, 2020, in which case the team prefers the second contract be for a subsequent three years.

Any profit sharing is cumulative. Cumulative losses will be offset against future profit-sharing.

In Conclusion:

The team hereby represent that we have carefully read and fully understand the information that was provided by the town in the town email update Friday January 30 which included the RFP to which we are replying. The team has not read any previous or subsequent versions of the RFP.

Submitted respectfully on this 20th day of February, 2020,

Neal Turley Mark Secchia Perry Thorwaldson

Attachment A - Sponsorship Levels

Sponsorship will be our primary source of revenue to support the event, with prices that are negotiable but it remains critical that we are successful in these fundraising efforts to keep the event free to the community. We will leverage our relationships with the Chamber of Commerce and Jazz on the Plazz to discuss how to approach sponsors, and whether we can work towards group packages.

We hope to target individuals, groups, and companies to offer experiential, engaging marketing opportunities. For example, we would like to find a sponsor for each band. That sponsor will be acknowledged and thank them for providing the entertainment for the evening. Through integrated sponsorship packages, we hope to create memorable experiences that attendees will remember. It's important that attendees will appreciate our sponsors' contributions. In an informal survey of past MIP-goers, we have learned the majority assume the city underwrites the whole event, and very few people could remember any sponsors from previous years except for "that Arthur adult dance company" that two people remembered.

$20,000+ "Title" sponsor (1) Available
We feel it's appropriate for the town of Los Gatos to partner with us at this level. There is only 1 title sponsor available. This is very much like Oracle Park, AT&T Park.

$10,000 Sponsor (2) Available
This (2) sponsors will have key presence onsite and will be included in all marketing and collateral materials

$5,000 Sponsor (4) Available
will be included in all marketing and collateral materials

$2,500+ "community" sponsor(s)
onsite presence and activation

$500+ group purchases & memberships
We believe there are many members of the community who appreciate MIP and want to support it. We would like to offer them ways to buy advance wristbands for the tasting area, as well as possible seating reservations in the tasting area or other perks we can offer to them.

Attachment B - Childrens' Activities

The team would like to host MIP childrens' activities in the early afternoons at each MIP from 3-5pm, in an area separate from the main stage (which will be busy doing sound checks), most likely closer to the library parking lot. During this time, we will continue set up for MIP in the main area, but at least some of the bathrooms will be ready. The tasting tent will open at 4pm, but cold waters will be available for purchase from 3pm.

During Childrens' Activity time, we will have static activities such as face-painting (for a fee which is kept by the painter…unless we have a face painting sponsor), and similar simple entertainment. Another idea is to hang a large-rolling butcher paper roll that children can draw on, to be left up for that day's MIP.

We also will have more engaging group activities like:
-water balloon toss,
-relay games,
-watermelon or pie-eating contests,
-walking balancing an egg on a spoon,
-treasure hunts,
-and/or potato sack 3-legged contests.

Other than the previously mentioned possibility of a marching band, we do not plan on having any amplified music during childrens' activities. However, we may engage local childrens' dance studios to dance, or similar activities, that may have some background music that will be played at a much lower volume than MIP bands.

We will engage the local elementary schools to see if they have an interest in choosing one date to promote to their kids as, for example "Van Meter Childrens' day at the park", and we will work with them to see what activities the children can do from 3-5pm.

We will also engage local non-profits such as Rotary, Elks, Kiwanis and others to see if they would like to have a presence and help host some childrens' activities as well.

We will list these childrens' activities and times on the insurance application, and rely on the town to provide the correct police officer presence.