



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JULY 28, 2021
110 EAST MAIN STREET
LOS GATOS, CA**

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

PARTICIPATION IN THE PUBLIC PROCESS

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

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

Deadlines for Public Comment and Presentations are as follows:

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

***Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m.
Live and Archived Planning Commission meetings can be viewed by going to:
<https://www.kcat.org/government-meetings>***

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

IMPORTANT NOTICE REGARDING PLANNING COMMISSION MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television and/or online at: <https://meetings.municode.com/PublishPage/index?cid=LOSGATOS&ppid=4bc370fb-3064-458e-a11a-78e0c0e5d161&p=0>. **In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chamber.**

PARTICIPATION

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

If you are interested in providing oral comments in real-time during the meeting, you must join the Zoom webinar at:

<https://losgatosca.gov.zoom.us/j/88584299474?pwd=TzF6MFNWZkVUaGhHODhzOE5tL3c4Zz09>
Passcode: 352802.

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

During the meeting:

- When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Council meeting.

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

REMOTE LOCATION PARTICIPANTS

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

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JULY 28, 2021
7:00 PM**

MEETING CALLED TO ORDER

ROLL CALL

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

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the public or Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda)*

1. Draft Minutes of the July 14, 2021 Planning Commission Meeting

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

2. Consider Approval for Construction of a New Single-family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-5 **Located on Wood Road**. APN 510-47-045. Architecture and Site Application S-21-003. Property Owners: Omari and Kavita Bouknight. Applicant: Gary Kohlsaar, Architect. Project Planner: Sean Mullin.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time)*

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

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

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/28/2021

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JULY 14, 2021**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 14, 2021, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID19 pandemic and was conducted via Zoom. All planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

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

ROLL CALL

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

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – June 23, 2021

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

VOTE: Motion passed 5-0 with Commissioner Hanssen abstaining and Commissioner Tavana absent.

PUBLIC HEARINGS

2. 15011 Los Gatos Boulevard

Architecture and Site Application S-20-035

APN 424-56-019

Applicant: Don Capobres, Harmonie Park Development

Property Owner: Yuki Family c/o Edward Morimoto

Project Planner: Ryan Safty

Consider approval of a request for modification to an existing Architecture and Site Application (S-13-090) to relocate an existing pre-1941 single-family residence from property in the northern portion of the North Forty Specific Plan to a property in the approved First Phase of the North Forty Specific Plan Area with additional below grade square footage, a reduction of parking spaces, and the removal of one housing unit on property zoned North Forty Specific Plan. Located at 15011 Los Gatos Boulevard. APN 424-56-019. Architecture and Site Application S-20-035. Property owner: Yuki Family c/o Edward Morimoto. Applicant: Don Capobres, Harmonie Park Development. Project Planner: Ryan Safty.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Don Capobres (Applicant)

- (Mr. Capobres first played a video of Tom Yuki explaining how his father came to purchase the land on the North Forty.) Harmonie Park Development has a long history on the North Forty and is currently developing the retail portion of Phase One, which they now call the Junction. They propose to move the Gianandrea House from the Phase Two land of the North Forty to the Junction. The Gianandrea House was constructed around 1943. There is no historical significance to the house, no specific requirements for preserving it in the North Forty Specific Plan, and it would likely be demolished if not for this unique opportunity to move and preserve it. The Gianandrea House would be an invaluable resource for their goal of building an authentic and unique retail program on the North Forty with the house becoming another anchor and icon for the project in addition to the Market Hall building. The ground floor of the house would become the Yuki family business office, with a residence on the second floor and commercial square footage below the house in the area of the original subterranean bar. The North Forty Phase One has excess parking capacity and the loss of spaces can be absorbed elsewhere in the larger parking program.

Commissioners asked questions of the Applicant

Don Capobres (Applicant)

- With respect to Building A-1 to the immediate north of the proposed location of the Gianandrea House, the second floor is programmed to be eight residential units with the ground floor being neighborhood-serving commercial, similar to what is seen in other two-story, mixed-use buildings in Los Gatos.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to approve a Request for Modification to an Existing Architecture and Site Application (S-13-090) to relocate an existing pre-1941 single-family residence from property in the northern portion of the North Forty Specific Plan Area to 15011 Los Gatos Boulevard. **Seconded by Vice Chair Burch.**

Commissioners discussed the matter.

VOTE: **Motion passed 3-2 with Commissioners Hanssen and Thomas dissenting and Commissioner Suzuki abstaining.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Draft General Plan has been released and will come before the Planning Commission in the early fall.
- The Objective Standards effort has been kicked off and there will be a subcommittee meeting for those standards coming up shortly.
- The Housing Element Update will also be kicked off soon and we will go back to TownCouncil in August 2021 to determine the make up of the Housing Element Advisory Board.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 7:46 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 14, 2021 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/28/2021

ITEM NO: 2

DATE: July 23, 2021
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider Approval for Construction of a New Single-family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-5 Located on Wood Road. APN 510-47-045. Architecture and Site Application S-21-003. Property Owners: Omari and Kavita Bouknight. Applicant: Gary Kohlsaas, Architect. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider approval for construction of a new single-family residence and site improvements requiring a Grading Permit on vacant property zoned HR-5 located on Wood Road.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: HR-5
Applicable Plans & Standards: General Plan; Hillside Development Standards and Guidelines
Parcel Size: 0.68 acres (29,632 square feet)
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Hillside Residential	HR-5
South	Residential	Hillside Residential	HR-5
East	Undeveloped	Hillside Residential	HR-5
West	Undeveloped	Hillside Residential	HR-5

CEQA:

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

PREPARED BY: Sean Mullin, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required, that other than the exceptions to building height, grading depths, driveway slope, retaining wall heights, and water tanks located in a required setback the project complies with the Hillside Development Standards and Guidelines (HDS&G).
- As required, the project complies with the Hillside Specific Plan.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject property is located on the north side of Wood Road, approximately 1,700 feet from the intersection of Wood Road and South Santa Cruz Avenue (Exhibit 1). The subject property is undeveloped and approximately 0.68 acres (29,6932 square feet) with an average slope of 35.1 percent. The Architecture and Site application has been referred to the Planning Commission because the proposed residence is visible, as defined by the HDS&G, and the applicant is requesting a building height exception, which is a major exception as defined by the HDS&G.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is approximately 0.68 acres, located on the north side of Wood Road and is undeveloped (Exhibit 1). Single-family hillside residential development is located to the north and south of the property; undeveloped parcels are located to the east and west of the subject property. The property ascends approximately 50 feet from east-to-west with the Least Restrictive Development Area (LRDA) concentrated in the southern half of the property.

PROJECT DESCRIPTION (continued):**B. Project Summary**

The applicant proposes construction of a two-story residence with an attached two-car garage. The project includes areas of below-grade square footage that would not count toward the size of the residence. The proposed residence would be located within the LRDA and would be 34.9 percent visible from the viewing area located at Los Gatos-Saratoga Road (Highway 9) and Highway 17 (Exhibit 4). The project requires a Grading Permit for site improvements for earthwork quantities exceeding 50 cubic yards. The project also requires exceptions to the HDS&G for building height, grading depths, driveway slope, retaining wall heights, and water tanks located in a required setback.

C. Zoning Compliance

A single-family residence is permitted in the HR-5zone. The proposed residence is in compliance with the zoning regulations for allowable floor area, height, setbacks, and on-site parking requirements for the property.

DISCUSSION:**A. Architecture and Site Analysis**

The applicant proposes construction of a new 3,246-square foot, two-story residence including a two-car garage and a swimming pool (Exhibit 11). The project proposes a contemporary Mediterranean style with subdued colors to blend with the surrounding hillside environment. Proposed exterior materials include a barrel tile clay roof, smooth coat stucco siding, natural limestone veneer siding, metal-clad windows and doors, cast stone trim, wood arbors, and iron railings (Exhibit 5). The applicant has provided a Written Description/Letter of Justification detailing the project and the requested exceptions to the HDS&G (Exhibit 6). The residence includes 2,713 square feet of below-grade square footage and 452 square feet of garage space that do not count toward the size of the residence. A summary of the floor area for the proposed residence is included in the table below.

Floor Area			
	Above Grade	Below Grade	Totals
Lower Floor	311 sf	1,648 sf	1,959 sf
Main Floor	1,739 sf	1,065 sf	2,804 sf
Upper Floor	1,147 sf	0 sf	1,147 sf
Garage (Lower Floor)	49 sf	452 sf	501 sf
Totals	3,246 sf	3,165 sf	6,411 sf

DISCUSSION (continued):

The proposed residence would be sited within the LRDA in the middle of the property. The maximum height of the proposed residence is 20 feet, where a maximum of 30 feet is allowed by the Town Code and a maximum of 18 feet is allowed by the HDS&G for visible homes. The project requires a Grading Permit for site improvements for earthwork quantities exceeding 50 cubic yards. The project also requires exceptions to the HDS&G for building height, grading depths, driveway slope, retaining wall heights, and water tanks located in a required setback.

B. Building Design

The applicant proposes a contemporary Mediterranean style residence with subdued colors to blend with the surrounding hillside environment. Proposed exterior materials include a barrel tile clay roof, smooth coat stucco siding, natural limestone veneer siding, metal-clad windows and doors, cast stone trim, wood arbors, and iron railings (Exhibit 5). The proposed exterior materials comply with the HDS&G standard for visible homes requiring that each individual material have a light reflectivity value (LRV) not exceeding 30.

The proposed residence has been designed to respond to the natural topography by stepping up the site with the natural slope. The design utilizes multiple levels that include both below-grade areas and above-grade areas to help the residence conform to the hillside.

The Town's Consulting Architect reviewed the proposed residence and noted that the residence is well designed with a stepped massing to follow the hillside slope consistent with the HDS&G and utilizes subdued colors to blend with the surrounding hillside environment (Exhibit 7). The Consulting Architect had no issues or concerns with the design of the residence and stated that "views to the site from nearby homes are buffered by trees and topography." The Consulting Architect had no recommendations for changes to the proposed design.

C. Height

The proposed residence would be visible, as defined by the HDS&G, being 34.9 percent visible from the viewing area located at Los Gatos-Saratoga Road and Highway 17 (Exhibit 4). Heights of visible homes are limited by the HDS&G to a maximum of 18 feet at any point and a low-to-high dimension of 28 feet. Limited portions of the proposed residence would exceed these maximum heights as summarized in the table below, requiring approval of an exception to the height standards of the HDS&G.

A portion of the loggia covering a patio at the front of the main level would have a height of 21.16 feet, exceeding the 18-foot height standard. Additionally, portions of the upper level

DISCUSSION (continued):

would exceed the 28-foot low-to-high standard, having a height of 34.92 feet. The applicant has provided a Letter of Justification addressing the request for an exception to the height

limitations of the HDS&G (Exhibit 6). In their letter, the applicant discusses how the constraints of the site lead to the current design that requires an exception to the height limitations of the HDS&G. The slope of the site, existing trees, and maximum allowable driveway slopes create challenges to accessing the site. Once a viable driveway and firetruck turnaround area were determined, the base elevation of the residence was established. From this elevation, the site continues ascending within the LRDA. As discussed by the applicant, the house was designed to integrate into the natural topography by separating the architectural program into multiple levels stepping up the site with the slope. As a result, a small portion of the residence exceeds the 18-foot height plane limitation, and the upper level of the residence exceeds the 28-foot low-to-high limitation. The applicant's letter discusses alternative designs that were considered while developing the plan for the residence that met the height limitations, but it was found that these alternatives required exceptions to the LRDA and would have significantly increased the excavation required for the residence. The applicant arrived at the current design after finding that the alternatives would be more impactful to the undeveloped site. As a result, the applicant presents the current design which has been optimized to keep heights low through integration of low-pitch hip roofs, moderate ceiling heights, limited attic spaces, and no crawlspace.

Building Height		
	Proposed	Maximum Allowed per HDS&G
Height	21.16 feet	18 feet
Low-to-High Height	34.92 feet	28 feet

D. Neighborhood Compatibility

Pursuant to the HDS&G, the maximum allowable floor area for the subject property is 3,900 square feet. The table below reflects the current conditions of the homes in the immediate area and the proposed project.

DISCUSSION (continued):

FAR Comparison - Neighborhood Analysis							
Address	Zoning	Gross Lot Area SF	Residential SF*	Garage SF**	Total SF***	FAR	No. of Stories
109 Wood Road	HR-5	40,000	1,828	84	1,912	0.05	2
115 Wood Road	HR-5	44,972	4,526	83	4,609	0.10	1
121 Wood Road	HR-5	43,560	2,288	198	2,486	0.06	2
123 Wood Road	HR-5	47,916	4,446	148	4,594	0.10	2
135 Wood Road	HR-5	64,935	2,698	73	2,771	0.04	2
138 Wood Road	HR-5	188,353	2,704	104	2,808	0.01	2
Wood Road (P)	HR-5	29,632	3,246	49	3,295	0.11	2
<p>* Residential square footage includes the residence and detached accessory structures, except garages.</p> <p>** The garage square footage reflects the allowed 400-square-foot exemption.</p> <p>***The total square footage numbers do not include below grade square footage.</p>							

The six properties in the immediate area are developed with one- and two-story residences and include a mix of architectural styles. The property sizes within the immediate area range from 0.9 to 4.3 acres. Based on Town and County records, the total square footage of the residences located in the immediate area range from 1,912 square feet to 4,609 square feet. The applicant is proposing a total square footage of 3,295 square feet on a 0.7-acre parcel, where a maximum total floor area of 3,900 square feet is allowed by the HDS&G. The proposed project would be the third largest in terms of total square footage and the largest in terms of FAR by 0.01.

E. Site Design

The undeveloped subject property is approximately 29,632 square feet, located on the north side of Wood Road. The property slopes upward approximately 50 feet from east-to-west, having an average slope of 35.1 percent with the LRDA concentrated in the southern half of the property. The proposed residence is located within the LRDA, sited east-to-west to conform to the natural topography by stepping up the slope. Outdoor living areas are concentrated at the rear of the residence and include patios, a shade structure, and a swimming pool. The proposed yard area is divided into two terraces, stepping up the slope in response to the natural topography. By stepping up with the slope, the outdoor space limits the required cut depths and retaining wall heights needed to create the terraces at the rear of the residence. Development of the yard area requires approval of an exception to the HDS&G for cut depths. As highlighted on Sheet A1.2 of the Development Plans, portions of the yard area would have cut depths of 4.25 feet and 5.8 feet, where four feet is the maximum allowed by the HDS&G (Exhibit 11). The applicant indicates that the cut depth exception is required due to the irregular nature of the existing slopes at the rear of the proposed residence (Exhibit 6).

DISCUSSION (continued):

A new driveway would provide access from the north side of Wood Road, traversing through the adjacent property to the east via an access easement to the turnaround area and attached garage on the east side of the residence. Development of the driveway requires approval of several exceptions to the HDS&G, including:

- Maximum slope shall not exceed 15 percent. Driveway slopes in excess of 15 percent require approval by the Town Engineer and Santa Clara County Fire Department;
- Grading depths shall not exceed four feet of cut and/or three feet of fill; and
- Retaining wall heights should not be higher than five feet.

The proposed driveway has been sited to utilize an informally graded dirt roadway, helping to minimize required grading. A portion of the driveway would have a maximum slope of 20 percent. The applicant indicates that a driveway slope exceeding 15 percent is needed to allow for smooth transitions between the driveway and Wood Road, as well as from the required fire truck turnaround to the driveway (Exhibit 6). The driveway would be approximately 290 feet long and would include a turnout area on the east side as required by the Town Code for driveway lengths exceeding 150 feet. As highlighted on Sheet A1.2 of the Development Plans, the turnout area would be supported by a retaining wall with a maximum height of 6.7 feet and a maximum fill depth of 5.7 feet (Exhibit 11). A portion of the driveway to the west of the turnout area would require fill depths up to four feet. Lastly, a portion at the top of the driveway would require a retaining wall with a maximum height of 6.7 feet and a maximum fill depth of 5.7 feet need to accommodate the required fire truck turnaround. The proposed driveway has been reviewed and approved under this application by the Engineering Division and the Santa Clara County Fire Department.

Two off-street parking spaces are required for the proposed residence and have been accommodated within the attached two-car garage. The project also includes four additional on-site guest parking spaces shown on Sheet A1.1 of the Development Plans on the south side of the top of the driveway as required by the Hillside Specific Plan (Exhibit 11).

Lastly, the project includes three 7,000-gallon water tanks located northwest of the proposed residence. The proposed tanks would be dark green and 10 feet, six inches tall and would provide the water supply to meet fire protection requirements. The tanks would be located in the required rear setback area, requiring an exception to the HDS&G. In their Letter of Justification, the applicant indicates that the reasons for siting the tanks in this location are to limit views of the tanks from neighboring properties and Wood Road, to take advantage of existing trees that would screen views of the tanks, and to maintain the required separation between the tanks and the residence (Exhibit 6). Additional planting

DISCUSSION (continued):

around the tanks is proposed as detailed on Sheet L4.0 of the Development Plans (Exhibit 11).

F. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist who inventoried 37 protected trees within the project area and made recommendations for their preservation (Exhibit 8). The applicant responded to the recommendations of the Consulting Arborist by adjusting the locations of proposed utilities and adjusting the grading and driveway plans to limit impacts to the existing trees. No trees are proposed for removal and the Landscape Plans indicate that 27 new trees will be planted on site. If the project is approved, tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Arborist recommendations for tree protection have been included in the Conditions of Approval to mitigate impacts to protected trees (Exhibit 3).

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 provides a perspective of the proposed residence from the viewing area located at Los Gatos-Saratoga Road (Highway 9) and Highway 17 (Exhibit 4). The provided analysis shows that the proposed residence would be 34.9 percent visible. Pursuant to the requirements of the HDS&G, visible homes shall not exceed a height of 18 feet and a low-to-high height of 28 feet. As discussed above, the applicant is requesting an exception to these height standards and has provided a Letter of Justification detailing the request (Exhibit 6). Additionally, the LRV of all exterior materials for visible residences may not be averaged, must be considered individually, and may not exceed and LRV of 30. The proposed residence would meet the LRV limitations for visible homes with individual exterior materials not exceeding an LRV of 30, as shown on the provided color and materials board (Exhibit 5).

H. Grading

The Site Planning Section of the HDS&G limits site grading cut depths to a maximum of four feet and fill depths to a maximum of three feet. As discussed above, the applicant is requesting an exception to the cut depth limitations to allow a maximum 5.8-foot cut depth in portions of the terraced rear yard area to address irregularities in the existing natural slope behind the residence. Additionally, the applicant is requesting an exception to the fill depth limitations to allow a maximum 5.7-foot fill depth in portions of the driveway and required fire truck turnaround area. The applicant has included a Letter of Justification

DISCUSSION (continued):

addressing the requested exceptions (Exhibit 6). The exceptions allow for development of a firetruck turnaround that meets the requirements of the Santa Clara County Fire Department and a driveway with a maximum slope of 20 percent, which exceeds the 15 percent slope limitation of the HDS&G. As discussed above, the applicant is requesting an exception to the driveway slope standards and the proposed driveway has been reviewed and approved under this application by the Engineering Division and the Santa Clara County Fire Department. The location and extent of these grading exceptions are highlighted on Sheet A1.2 of the Development Plans (Exhibit 11).

The project also includes site improvements with grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3).

I. Neighbor Outreach

The owners have indicated that they have been meeting with the surrounding neighbors to discuss the proposed project. A summary of their outreach efforts is included as Attachment 9.

J. CEQA Determination

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

PUBLIC COMMENTS:

Story poles and project signage were installed on the site by July 6, 2021, in anticipation of the July 28, 2021 Planning Commission hearing. Public comments received by 11:00 a.m., Friday, July 23, 2021 are included as Exhibit 10.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for construction of a new a single-family residence and site improvements requiring a Grading Permit. The project is well designed and compatible with the properties in the immediate area. The project is consistent with the Zoning and General Plan Land Use Designation for the property. Due to the constraints of the site, the applicant is requesting exceptions to the

CONCLUSION (continued):

HDS&G for building height, grading depths, driveway slope, retaining wall heights, and water tanks located in a required setback, and has provided a Letter of Justification discussing these requested exceptions (Exhibit 6). Aside from the requested exceptions to the HDS&G, the project complies with the applicable HDS&G and Hillside Specific Plan.

B. Recommendation

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

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the finding that due to the constraints of the site, exceptions to building height, grading depths, driveway slope, retaining wall heights, and water tanks located in a required setback are appropriate, and the project is otherwise in compliance with the applicable sections of the Hillside Development Standards and Guidelines (Exhibit 2);
4. Make the finding that the project complies with the Hillside Specific Plan (Exhibit 2);
5. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
6. Approve Architecture and Site Application S-21-003 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.

C. Alternatives

Alternatively, the Commission can:

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

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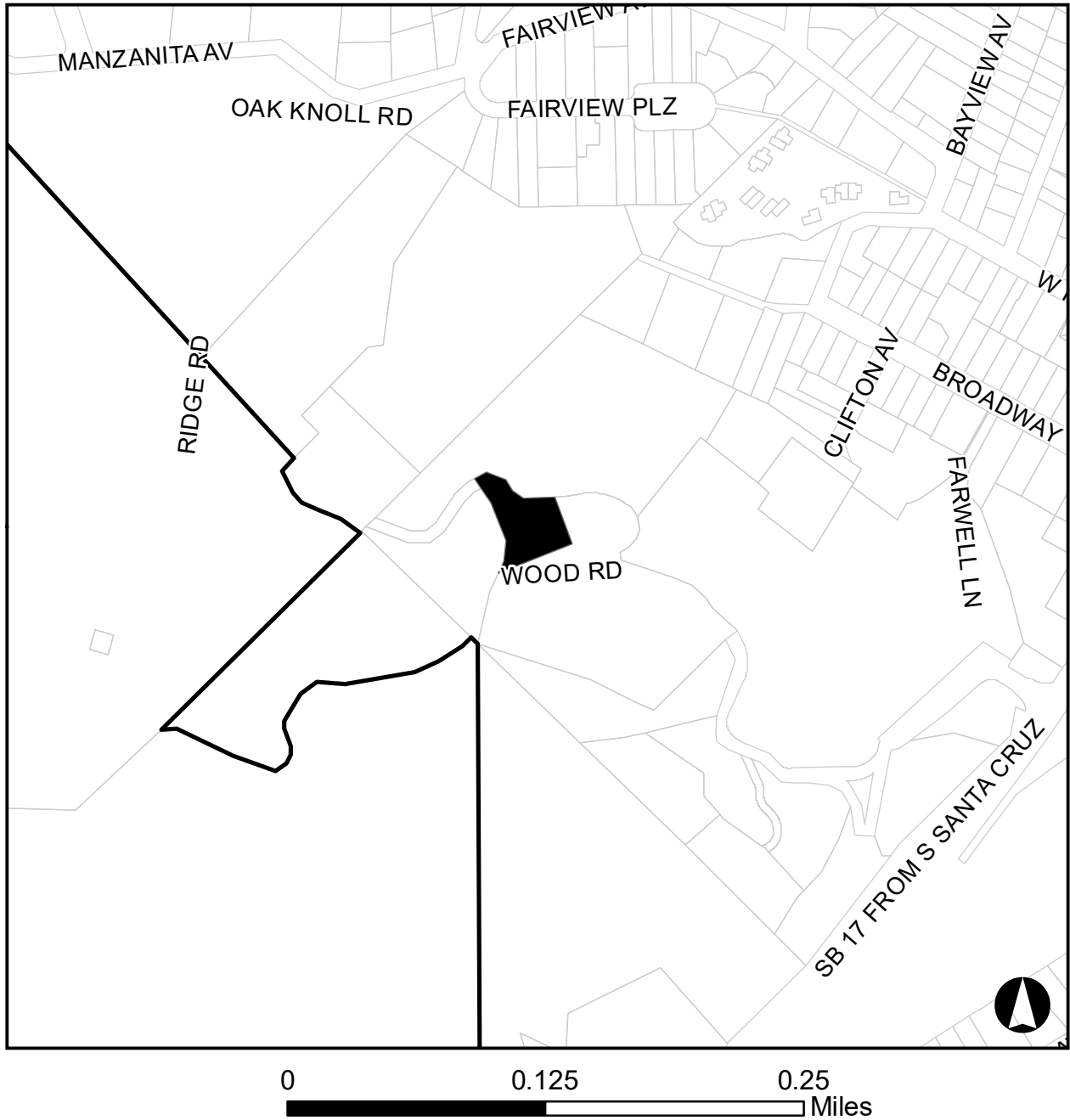
SUBJECT: Wood Road (510-47-045)/S-21-003

DATE: July 23, 2021

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Visibility Analysis
5. Color and materials board
6. Project Description and Letter of Justification, dated July 21, 2021
7. Consulting Architect's Report, dated February 5, 2021
8. Consulting Arborist's Report, dated March 22, 2021
9. Applicant's neighbor outreach efforts
10. Public comments received by 11:00 a.m., Friday, July 23, 2021
11. Development Plans

Wood Road (APN 510-47-045)



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PLANNING COMMISSION – July 28, 2021
REQUIRED FINDINGS & CONSIDERATIONS FOR:

Wood Road (APN 510-47-045)
Architecture and Site Application S-21-003

Requesting Approval for Construction of a New Single-family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-5. APN 510-47-045.

PROPERTY OWNERS: Omari and Kavita Bouknight.
APPLICANT: Gary Kohlsaar, Architect.
PROJECT PLANNER: Sean Mullin

FINDINGS

Required finding for CEQA:

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

Required compliance with the Zoning Regulations:

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

Required compliance with the Hillside Development Standards and Guidelines:

- As required, that other than the exceptions to building height, grading depths, driveway slope, retaining wall heights, and water tanks located in a required setback, the project complies with the Hillside Development Standards and Guidelines (HDS&G).

Required compliance with the Hillside Specific Plan:

- As required, the project complies with the Hillside Specific Plan.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

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

EXHIBIT 2

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PLANNING COMMISSION – July 28, 2021
CONDITIONS OF APPROVAL

Wood Road (APN 510-47-045)
Architecture and Site Application S-21-003

Requesting Approval for Construction of a New Single-family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-5. APN 510-47-045.

PROPERTY OWNERS: Omari and Kavita Bouknight.
APPLICANT: Gary Kohlsaar, Architect.
PROJECT PLANNER: Sean Mullin

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **OUTDOOR LIGHTING:** Exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. **EXTERIOR COLORS:** The exterior colors of all structures shall comply with the Hillside Development Standards & Guidelines.
5. **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 materials be maintained in conformance with the Town's Hillside Development Standards & Guidelines.
6. **TREE REMOVAL PERMIT:** A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
7. **EXISTING TREES:** All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
8. **TREE FENCING:** Protective tree fencing, and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.

EXHIBIT 3

9. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report dated as received January 26, 2021 for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.
10. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
11. TREE REPLACEMENT: Prior to issuance of final occupancy replacement trees must be planted.
12. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
13. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
15. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

16. PERMITS REQUIRED: A Building Permit is required for the construction of the new single-family residence and attached garage. Additional permits will be required for any detached structure such as pools, patio covers, vehicular gates, retaining walls that support a surcharge, etc... An additional Building Permit will be required for the PV System if the system is required by the California Energy Code.
17. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
18. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
19. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
20. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
21. 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.
22. 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 conform to the Cal/OSHA regulations.
 23. 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
 24. 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.
 25. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
 - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
 - b. All passage doors shall be at least 32-inch wide doors on the accessible floor level.
 - c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
 - d. A door buzzer, bell or chime shall be hard wired at primary entrance.
 26. 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.
 27. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
 28. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and must comply with Section R337 of the 2019 California Residential Code, Public Resources Code 4291 and California Government Code Section 51182.
 29. 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.

30. 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.
31. 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.
32. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of \$2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
33. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
 - a. Community Development – Planning Division: (408) 354-6874
 - b. Engineering/Parks & Public Works Department: (408) 399-5771
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

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

Engineering Division

34. 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'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's expense.
35. 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.

36. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are [available for download from the Town's website](#).
37. PRIOR APPROVALS: All conditions per prior approvals shall be deemed in full force and affect for this approval.
38. 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.
39. PUBLIC WORKS INSPECTIONS: The Owner 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.
40. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
41. STREET CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
42. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
43. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits or recordation of the Parcel / Final Map.
44. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner'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.
45. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner.
46. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the

building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant/Developer's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.

47. **ILLEGAL GRADING:** Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
48. **GRADING ACTIVITY RESTRICTIONS:** Upon receipt of a grading permit, any and all grading activities and operations shall not 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.
49. **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.
50. **DRIVEWAY:** The driveway conform to existing pavement on Wood Road shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
51. **CONSTRUCTION EASEMENT:** Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner 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.
52. **TREE REMOVAL:** Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
53. **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.
54. **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, 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.
55. **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.

GEOLOGICAL AND GEOLOGY:

56. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner'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's soils engineer and submitted to the Town before a certificate of occupancy is granted.
57. 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'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.

IMPROVEMENT PLANS:

58. JOINT TRENCH PLANS: Joint trench plans shall be reviewed and approved by the Town prior to recordation of a map/and or issuance of a grading permit. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public street light billing will be by Rule LS2A, and that private lights shall be metered with billing to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
59. UTILITIES: The Owner 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 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.
60. 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 an electronic copy (PDF) 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.
61. DRIVEWAY APPROACH: The Owner shall install a Town standard residential/commercial 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.

62. FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
63. 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.

TRAFFIC AND TRANSPORTATION:

64. 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.
65. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
66. 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.
67. CONSTRUCTION HOURS: All subdivision improvements and site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
68. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, 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.
69. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s),

construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's [Construction Management Plan Guidelines](#) document for additional information.

70. SHARED PRIVATE STREET: The private street accessing Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice shall be provided at least one week in advance of closure.
71. PRIVATE STREET PAVEMENT RESTORATION: Prior to issuance of a Certificate of Occupancy for any new building, the Owner/Applicant/Developer shall overlay to section of private street pavement immediately in front of/adjacent to the subject property, or alternative pavement restoration measure as approved by the Town Engineer.
72. COMMON PRIVATE DRIVEWAY: The common private driveway accessing the Project Site shall be kept open and in a safe, drive-able condition throughout construction and in perpetuity after construction has been completed. If temporary closure is needed, then formal written notice shall be provided at least one (1) week in advance of closure.
73. EMERGENCY VEHICLE ACCESS: The Emergency Vehicle Access Easement (EVAE) that traverses the Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice shall be provided at least one week in advance of closure.
74. EMERGENCY VEHICLE ACCESS EASEMENT: Prior to the issuance of any grading or building permits, the Owner shall coordinate with the Santa Clara County Fire Department to ensure that any proposed modifications to the Emergency Vehicle Access Easement that traverses the Project Site are curvilinear, allows for the Department's equipment to travel across said easement, and meets all Department specifications. Plans shall be submitted to the Santa Clara County Fire Department for approval prior to construction.

OTHER PERMITS:

75. SANTA CLARA VALLEY WATER DISTRICT (SCVWD): Prior to start of any work along or within Santa Clara Valley Water District (SCVWD) right-of-way/easement, the Owner shall submit construction plans to SCVWD for review and approval and obtain necessary encroachment permits for the proposed work. A copy of approved encroachment permit is required to be submitted to the Engineering Division of the Parks and Public Works Department prior to Grading/Building Permit issuance.
76. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. A Sanitary Sewer Clean-out is required for each property at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.

STORMWATER MANAGEMENT:

77. STATE CONSTRUCTION GENERAL PERMIT: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will disturb one (1) acre or more of site area, the

- filing of a Notice of Intent (NOI) and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the San Francisco Bay Regional Water Quality Control Board as part of a State Construction General Permit will be required. These items shall all be completed and accepted by the Engineering Division before issuance of a grading/building permit.
78. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
 79. 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.
 80. 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.
 81. 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.
 82. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
 - b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
 - c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
 - d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
 - e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
 - f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
 - g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
 - i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
 - j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
83. **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.
84. **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.
85. **SITE DRAINAGE:** Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one

of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

86. MAINTENANCE OF PRIVATE STREETS: It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.
87. 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.
88. 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'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's expense.

GENERAL:

89. NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN: Immediately upon approval of an encroachment permit, the Owner shall initiate a weekly neighborhood email notification program to provide project status updates. The email notices shall also be posted on a bulletin board placed in a prominent location along the project perimeter.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

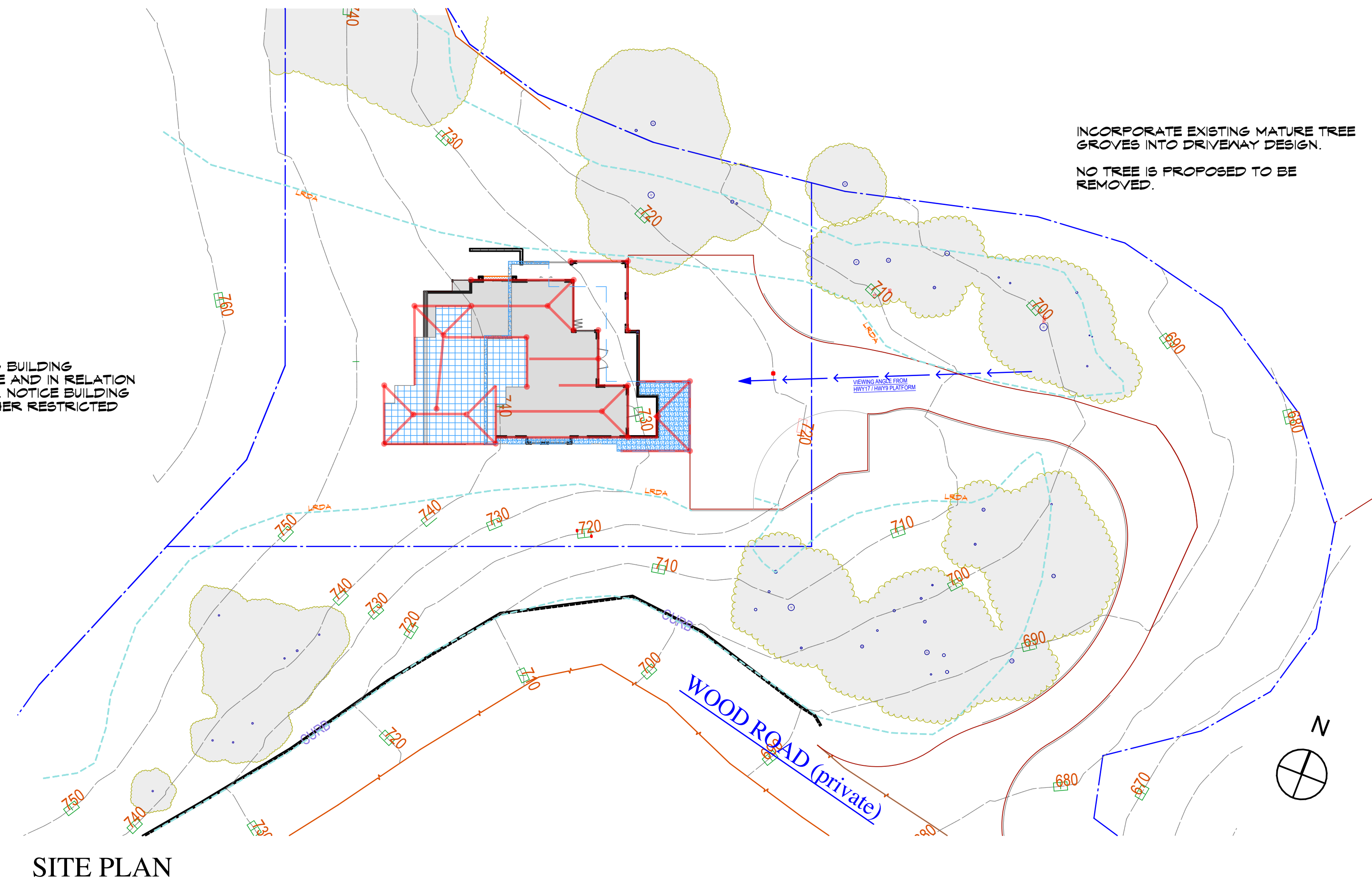
90. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
91. FIRE SPRINKLERS REQUIRED: (As noted on Sheet A0) An automatic residential fire sprinkler system shall be installed in new one- and two-family dwellings.
92. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIRED: (As noted on Sheet L1.1) Dead- end fire apparatus access roads in excess of 150 feet in length shall be

- provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5].
93. PRIVATE FIRE PROTECTION SYSTEM: (As noted on Sheet A0, A1.1 & response letter)
Residential fire protection systems shall comply with Fire Department Standards W-1 and manufacturer's requirements. Fire protection water systems shall be permitted, installed and approved by the Fire Prevention Office. The wharf hydrant shall be accessible at all times. Tank systems providing both the domestic supply and supply to the sprinkler system and/or hydrant may require cross contamination protection. Check with the local Building Department for specific requirements related to protection of the domestic supply. Hydrants and tank outlets shall be installed such that the center of the hose connection is not less than eighteen (18") inches nor more than thirty (30") inches above the final grade. Proposed two new 5k gallon water tanks are not sufficient. Given project proximity to relatively urban development, water supply in accordance with NFPA 1142 is appropriate, per CFC B103.3. Preliminary NFPA 1142 calculations suggest a minimum of 20,000 gallons are necessary for the proposed structure. The proposed tank system does not meet design standard W-1 with respect to combining domestic, sprinkler and hydrant storage. Tank capacity for combined domestic/fire sprinkler systems shall be determined by adding the required hydrant and sprinkler system volume to a minimum of 1K gallons for domestic use. Water for other purposes, such as irrigation, shall not be combined in the same tank system [SCCFD Standard Details and Specifications sheet W-1].
- a. Minimum of 20,000 gallons are required.
 - b. A more detailed design proposal for the water storage system is required.
 - c. Provide all details necessary to guarantee maintenance of the stored hydrant water for fire suppression purposes.
94. FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: (As noted on Sheet 5 of 7)
Provide an access driveway with a paved all weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. Driveway profile provided on Sheet 5 of 6 shows slopes up to 20%. The request for slope greater than 15% but not to exceed 20%, as outlined in the Letter of Justification dated January 18, 2021 and demonstrated in the driveway profile, has been acknowledged and approved by SFPE R. Campbell on 03/09/21.
95. CONSTRUCTION SITE FIRE SAFETY: (As noted on Sheet A0) All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. [CFC Chp. 33].
96. WATER SUPPLY REQUIREMENTS: (As noted on Sheet A0) Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire

protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

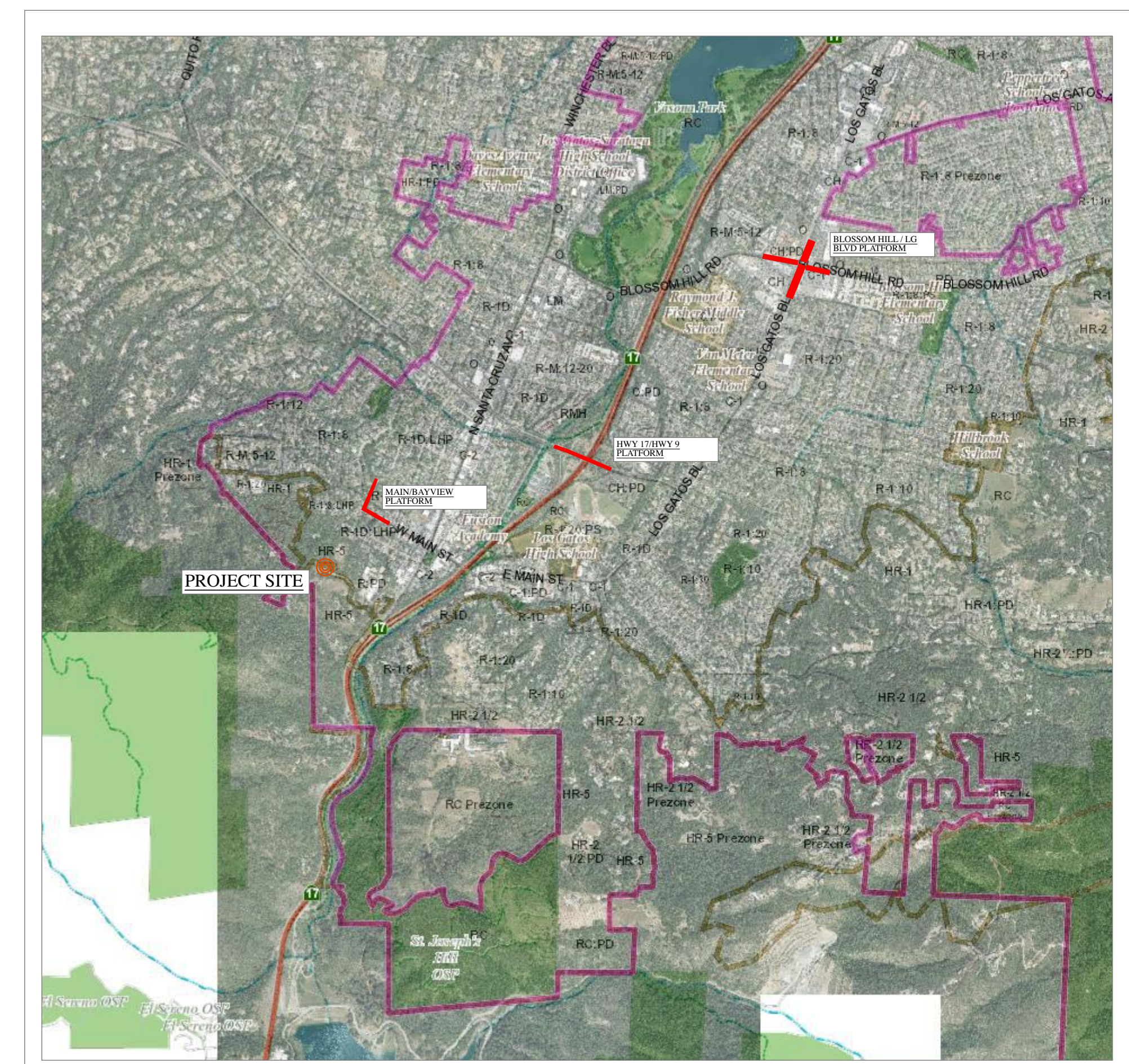
97. ADDRESS IDENTIFICATION: (As noted on Sheet A0) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 505.1]. New address pending approval as noted on Sheet A0.
98. GENERAL: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

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SITE PLAN SHOWING BUILDING PLACEMENT ON SITE AND IN RELATION TO EXISTING TREES. NOTICE BUILDING ENVELOPE IS FURTHER RESTRICTED BY LRDA.

SITE PLAN



MAP SHOWING PROJECT SITE IN RELATION TO VIEWING PLATFORMS



PHOTO TAKEN WITH 300MM LENS
REPRESENT AN UP-CLOSE PERSPECTIVE TO IDENTIFY VISIBLE STORY POLES, NETTING, TREES AND/OR SHRUBBERY

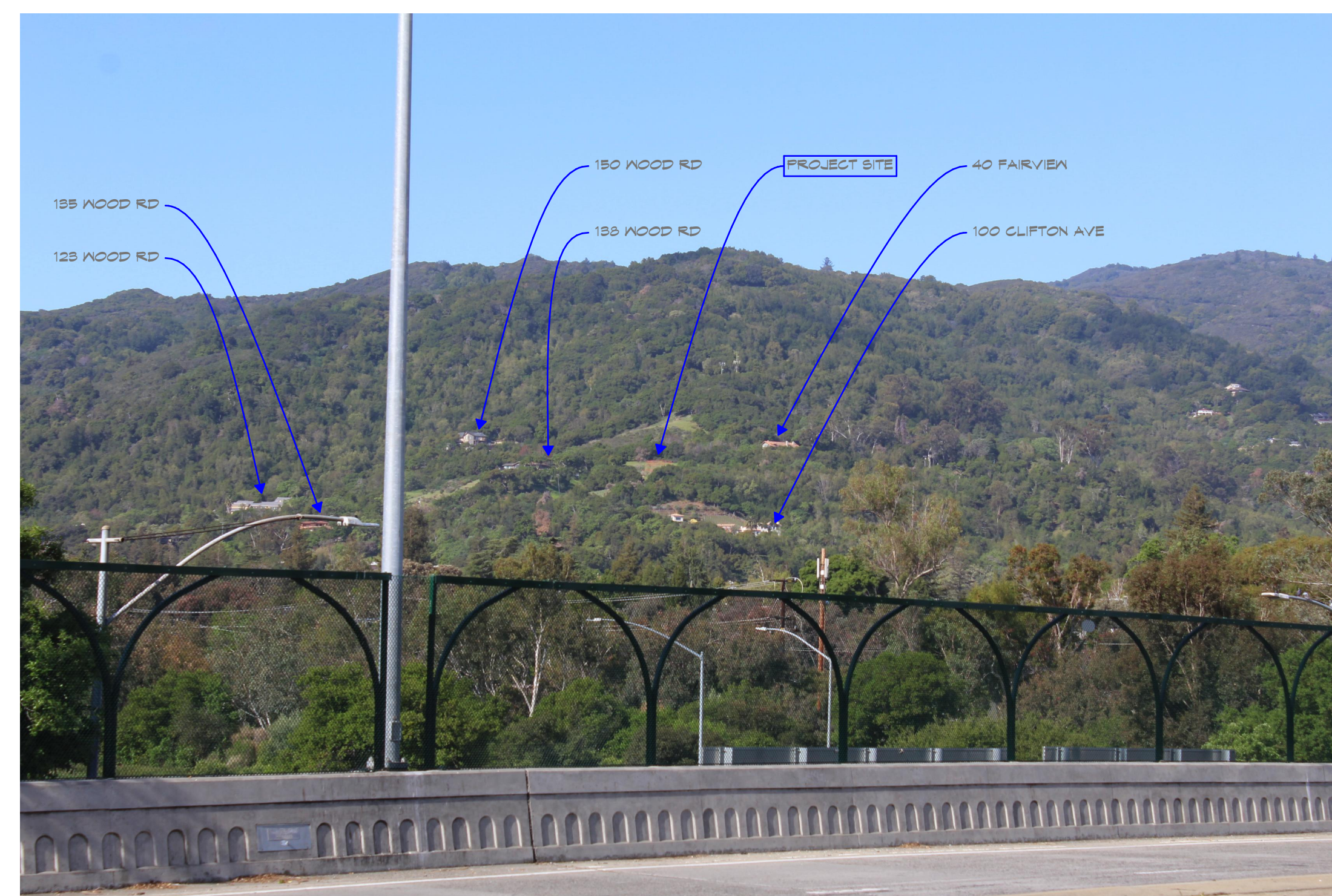


PHOTO TAKEN WITH 50MM LENS AT HWY 17/HWY 9 PLATFORM
REPRESENT THE VISIBILITY OF THE PROPOSED RESIDENCE FROM THE NAKED EYE

REQUIREMENT

CONDUCT A VISIBILITY ANALYSIS AS REQUIRED BY THE HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES FOR PROJECTS WITH THE POTENTIAL FOR BEING VISIBLE FROM ANY ESTABLISHED VIEWING AREA.

OBSERVATION LOCATIONS

BLOSSOM HILL/LG BLVD	VERIFIED, NO VIEW TO PROJECT SITE, STRUCTURE NOT VISIBLE
MAIN & BAYVIEW	VERIFIED, NO VIEW TO PROJECT SITE, STRUCTURE NOT VISIBLE
SELINDA MAY & LG ALMADEN ROAD	TOO FAR, NO VIEW TO PROJECT SITE
HWY 17 & HWY 9	VIEW TO PROJECT SITE, SEE ANALYSIS BELOW

METHOD

1. STORY POLES WERE INSTALLED PER TOWN'S POLICY, WITH METAL POLES AND ORANGE NETTING AND HEIGHTS WERE CERTIFIED.
2. PHOTOGRAPHS OF THE STORY POLES WERE TAKEN USING 50MM AND 300MM LENSES.
3. SEE PHOTOS FOR RESULTS AND ANALYSIS.

ANALYSIS RESULTS

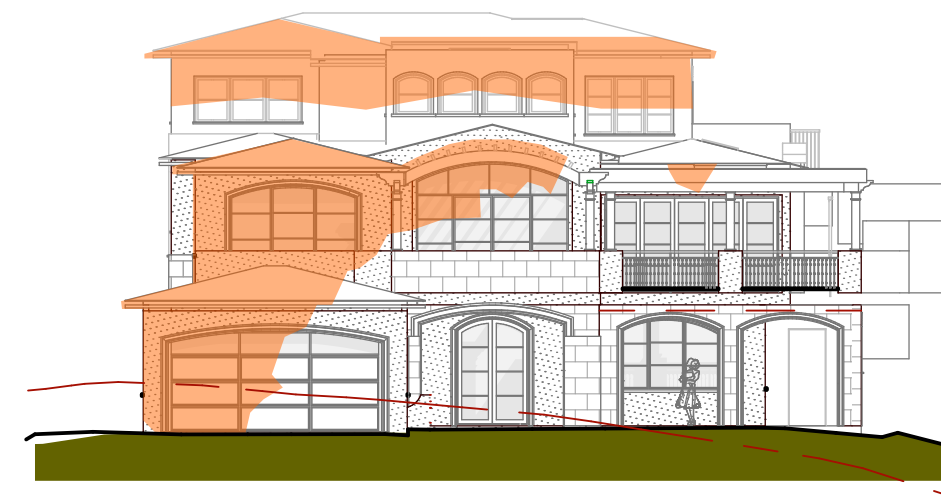
3 OUT OF 4 ELEVATIONS OF THE PROPOSED HOME ARE NOT VISIBLE TO THE VIEWING PLATFORM.

PART OF THE FRONT ELEVATION IS SHOWN TO BE PARTIALLY VISIBLE TO THE VIEWING PLATFORM. THE RATIO BETWEEN VISIBLE PART VS. NON-VISIBLE PART IS 42 : 58.

PLANNING CONSIDERATIONS TO MINIMIZE VISIBILITY OF PROPOSED HOME

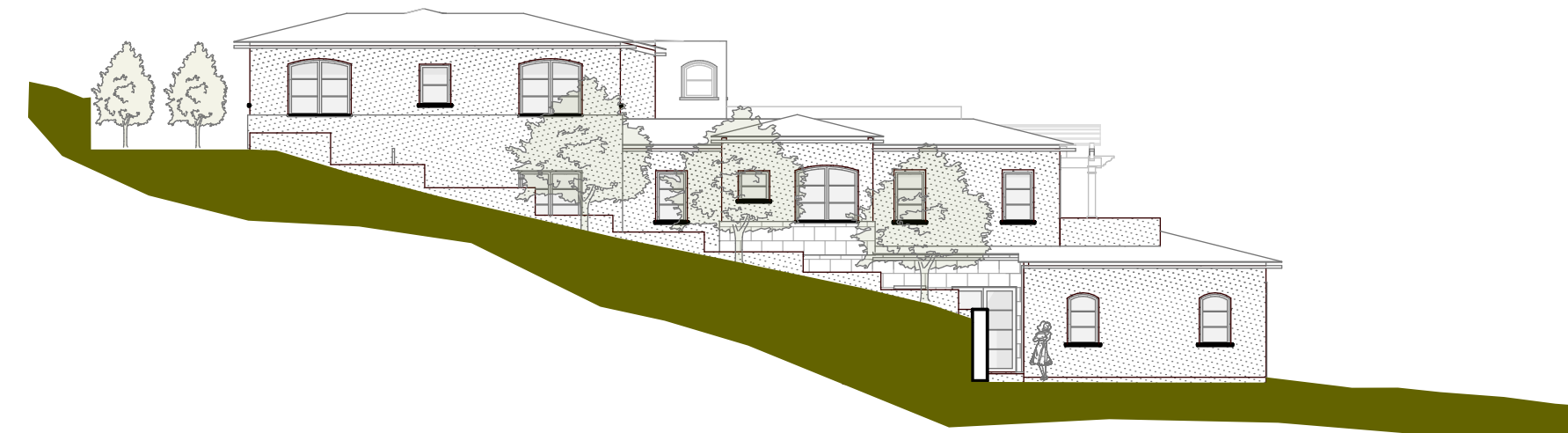
1. MINIMIZE BUILDING WIDTH ON VISIBLE SIDE OF THE LOT.
2. KEEP BUILDING NO MORE THAN 18 FEET ABOVE NATURAL GRADE.
3. EMPLOY TIER BUILDING CONFIGURATION, FOLLOWING THE HILLSIDE NATURAL CONTOUR.
4. USE OF BELOW LRV LIMIT EXTERIOR FINISHES INCLUDING: ROOF COVERING, WALL SIDING AND EXTERIOR TRIM.
5. SITE PLANNING TO PRESERVE EXISTING MATURE TREES, WHICH PROVIDE SUBSTANTIAL SCREENING OF HOME.

BUILDING ANALYSIS



ANALYSIS RESULT:
ORANGE PORTION OF THIS
ELEVATION IS VISIBLE FROM
PLATFORM, WHICH EQUALS TO
34.9% OF THIS ELEVATION.

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



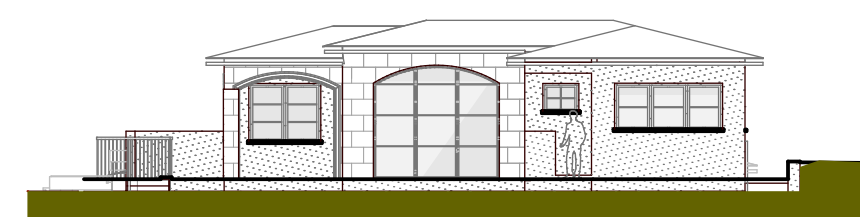
ANALYSIS RESULT:
NO PORTION OF THIS ELEVATION
IS VISIBLE FROM PLATFORM.

STREET SIDE ELEVATION
SCALE: 1/16" = 1'-0"



ANALYSIS RESULT:
NO PORTION OF THIS ELEVATION
IS VISIBLE FROM PLATFORM.

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



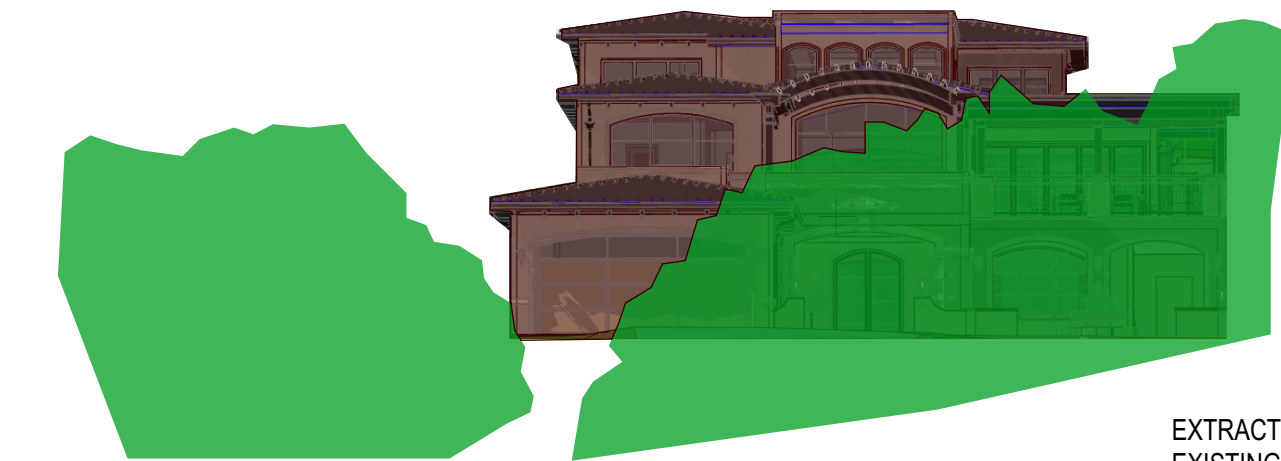
ANALYSIS RESULT:
NO PORTION OF THIS ELEVATION
IS VISIBLE FROM PLATFORM.

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

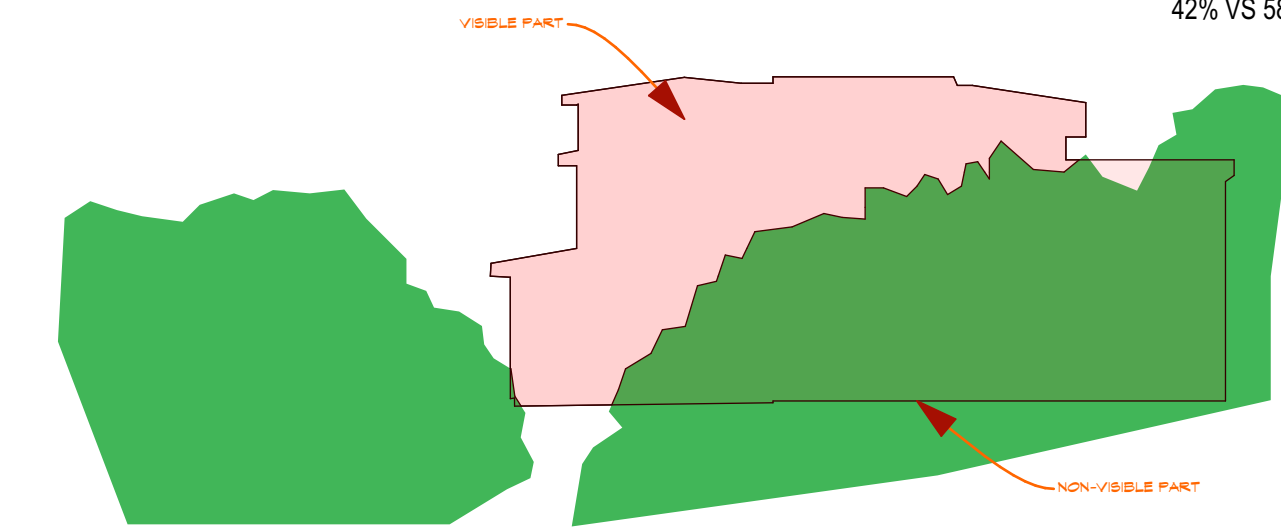


LOOKING TOWARDS PROPOSED HOME

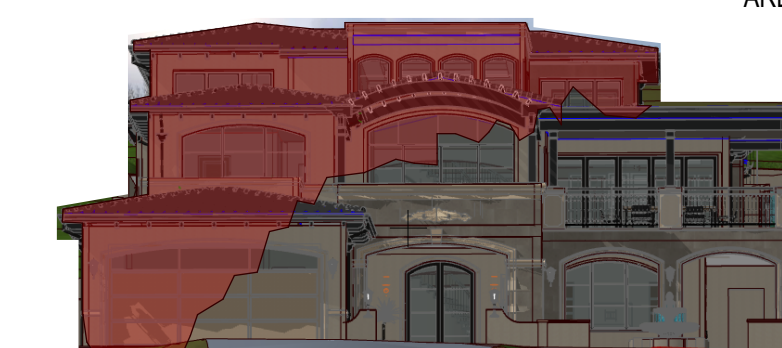
FOLLOWING THE ESTABLISHED STORY POLES CORNERS AND HEIGHTS, A SIMULATED PERSPECTIVE OF THE PROPOSED HOME IS PLACED ON SITE.



EXTRACTING THE HOME VISIBLE ANGLE AND THE EXISTING SCREENING TREES. WE CAN BEGIN ANALYZING THE VISIBILITY OF THE PROPOSED HOME.



ANALYSIS RESULT:
LOOKING UP FROM PLATFORM, THE VISIBLE PORTION VS. THE PORTION SHIELDED BY TREES: 42% VS 58%



ANALYSIS RESULT:
PART OF THE GARAGE, BDRMS AND LIVING RM ARE VISIBLE (SHADED IN RED).

REVISIONS

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

ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: The architect shall work in all jurisdictions, regulations and conditions, prior to starting any field work. Any deviation called by field conditions, indicated on the plans shall be brought to the architect's attention prior to installation.

VISIBILITY STUDY

DATE: -DATE-

SCALE: AS SHOWN

SHEET

VS 2

27 OF -



ROOF COVER: BARREL SHAPE CLAY TILE
LUDOWICI, two piece straight barrel tile
- Color Vermont Gray Black or similar (LRA 12.71)



EXTERIOR WALLS: SMOOTH STUCCO
BENJAMIN MOORE
Color Equestrian Gray or similar (LRV 24.28)



EXTERIOR WALLS: NATURAL STONE VENEER
Natural limestone veneer
In light grey tone (LRV average 27.8)

WINDOW AND DOOR:
Combination of aluminum clad & steel window and door
Color ranges from dark bronze to black (LRV 2.48)

PATIO AND TRELLIS:
Wood construction with decorative shaped ends.
Finish stain ranges from dark bronze to black (LRV 2.48)



TRIM:
Decorative cast stone trim.

LIGHT FIXTURE:
Wall mounted fixture with shield (similar).
Matte texture in black finish.



RAIL/ GUARD:
Combination of solid low wall with stucco finish & open iron rail with matte black painted finish.



GUTTER:
Painted, matte finish.
Color ranges from dark bronze to black.





On private road approaching lot and proposed driveway location



Proposed driveway entrance (going around existing oak grove)



On private road looking at subject property (area of road cut mentioned in letter)



Looking up towards building pad



Looking down towards building pad (road cut on the right)



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

July 21, 2021

**Re: The Bouknight Residence, 145* Wood Road
Project Description/ Letter of Justification**

To Whom it May Concern:

On behalf of Omari and Kavita Bouknight and their young family, I am pleased to present this project for an Architecture and Site application. The proposed project includes the construction of a new three-story home with an attached two car garage. This letter, accompanies the building plans and additional exhibits, contains descriptions of the property, the neighborhood, and how the proposed development complies with the Hillside Development Standards and Guidelines.

DESCRIPTION OF EXISTING PROPERTY

Access

The property is located approximately at the end of the public portion of Wood Road. Since an official address number has yet to be assigned, a new address application proposing 145 Wood Road for the subject property will be submitted. The 29,632 sq. ft. (0.68 Acre) vacant property is currently accessed from a shared access road (also called Wood Road) that serves five other properties uphill including 138 Wood Road, which borders the eastern and southern sides of the subject property. A Lot Line Adjustment was completed in 2016 and an easement was established at 138 Wood Road to provide ingress/egress and utilities access to the subject property.

Topography

The site has a north-east facing slope that averages at 35%. This is an undeveloped site with no existing driveway or building pad. A least restrictive development area (LRDA) was outlined on areas that are under 30% slope for the proposed building area, which happens to coincide with a natural clearing that is void of trees. Several mature oak trees cover the northern portion of the property, with several more oaks located in the lower apron area. The southern portion (along the "front" property line facing Wood Road) has a relatively steep exposed cut bank that was created when Wood Road was created. Lastly, an old, graded dirt path that branches off the shared access road also runs along the lower apron area and along the northern border. Apart from being visible to the adjacent Draa Residence at 138 Wood Road, the property is relatively private and isolated.

DESCRIPTION OF PROPOSED RESIDENCE

Early Development and challenges:

Using the initial driveway concept (developed during the lot line adjustment) where the driveway will enter from the high side of the property, a multi-story home was planned. Parking, truck turnaround area, garage and the main living spaces were all planned on the upper floor at elevation 744' and the remaining bedrooms were planned on the lower floor with a small basement. Where so much of the flat area was used by parking and the truck turnaround, the house was pushed forward and was considerably taller, bulkier all without being integrated into the hillside landscape. The construction of the hair pin shaped driveway would also require a large amount of grading and tall retaining walls. Overall we decided that it was not the best integration between the house and the property.

Final design and solutions:

A very limited LRDA and a strict hillside height plane have led us to the current proposed design: to enter the property from the lower apron area, to split the footprint of the house into 3 stories and to better incorporate the building mass to the slope of the hill. The new driveway follows the contours of the lot and steers around the existing trees. The turnaround area at the lower end of the house also allows for a more conventional configuration: with a garage and entry on the lower level, the main living areas and master suite on the middle (second) level and the remainder of the bedrooms on the upper (third) level. The proposed house is located entirely within the LDRA.

In addition to terracing the home as to reduce the overall massing, a sizable amount of the lower (84%) and main floor (37%) areas are located below grade in order to reduce visible bulk and mass. As a result, the proposed floor area is 3,246 sf, less than the maximum allowed floor area of 3,900sf (calculated using an adjusted net lot of 11,852 sf).

Visibility:

A visibility study was conducted using certified story-poles and the Town's designated viewing areas. Several mature and dense live oak trees provide significant screening for a good percentage of the house. However at the viewing area intersecting Hwy 9 and Hwy 17, parts of the east elevation, including part of the main floor and the upper floor façade, are visible. None of the other elevations are visible to any of the viewing areas.

The tier configuration of the building mass, while does not reflect well on the orthogonal view of the east elevation, can be seen on the north and south elevations where it follows the natural contour of the lot. The main level is set back about 19.5 ft from the lower floor, and the upper level is set back about 35.5ft to 41.5ft from the main level. The resulting arrangement effectively reduces the overall building mass and visibility.

Connectivity and outdoor spaces

Circulation and outdoor spaces are high priorities of the owners. A large, covered porch that wraps around the lower floor provides shelter and exterior definition. It also supports the main level exterior entertaining spaces (loggia, trellis, side balcony) as the hillside doesn't allow for conventional, widespread yards. A series of access stairs are also incorporated on the south and north-west side of the house to allow for egress, air and light, or simply to walk around the house. A modest yard/patio space is planned at the upper level outside the upper family room with a small lap pool on the private side of the property. The house itself has 5 bedrooms and 6

baths. The 3 levels are connected on the inside via a grand stairway as well as an elevator. There are doors on each level that lead to the outdoor spaces.

Site Access:

As mentioned earlier, a 14' wide driveway is proposed thru the lower apron area downhill from the property. An odd shaped appendage of the neighboring property will allow a more drivable access route with minimal grading cut and fill. A few retaining walls were planned 1) at the corner of the fire truck turnaround area and 2) around the existing oak grove to protect tree roots. Lastly, in order to allow for a smooth 5% slope transition from Wood Road and at the truck turnaround area, a middle section of the driveway is proposed to have a 20% slope with a proposed fire department exception. By comparison, the existing Wood Road is about 25% in slope so we believe the proposal is reasonable.

Neighbor Outreach:

We have been in close contact with the owners of 138 Wood Road (The Draa Family) as well as other families that share the same private road about the proposed development. They have shown great support for the house and driveway arrangement, and appreciate our effort of preserving the existing oak trees and the natural appearance of the lot facing Wood Road.

EXCEPTIONS

Below is a list of our effort of minimizing the scope of the exceptions requested for the project and our justifications.

III. SITE PLANNING

A. Grading: (refer to exception exhibit on A1.2 and landscape plans)

- Fill exception at the northern corner of the turnaround area (driveway): fire protection standards require the entire turnaround area to be flat with a max slope of no more than 5%, after trying out different configurations and looking at possible locations on site, we believe that the proposed shape and location of the turnaround area will require the least amount of grading and disturbance to existing trees. This corner, together with its retaining walls, will be screened by the oak grove and not be visible to any neighbors.
- Fill exception at driveway including the turn-out area: see driveway slope exception below. The maximum fill exception is about 5.7ft of fill at the turn-out corner. Turn-out area is required for driveway longer than 150 feet with widths less than 18 feet to prevent the obstruction of emergency vehicles. The average fill within the exception area is between 3-4 ft.
- Cut exception for the rear yard: please refer to the landscape architect's justification letter for the backyard design. The amount of cut exception areas have been greatly reduced from the original design with only a small corner requiring a cut exception of 5.8 ft.

C. Driveway slope: (refer to civil sheet 5)

- In order to allow for a smooth 5% slope transition from Wood Road, as well as to keep the entire turnaround area at a level 5% slope, we need to make up the elevation difference with the mid-section of the driveway. Keeping it at 15% slope will require a longer driveway, which can encroach into the existing trees, or require an excessive amount of cuts and fills. In contrast, proposing a 20% slope, while acceptable from the driver's experience, is a better solution to the site contour and layout.

D. Setback Encroachment: (refer to architectural site plan on A1)

- Three (3) above ground water tanks are proposed to meet the Fire Protection requirements. Because of their bulky size our main concern is to shield them from the neighbors' view (Wood Road) and out of the east side setback. That leaves the north side of the property as our only option. Next we want to locate them away from existing trees, as well as to allow adequate clearance from the main structure (FD requirement). The proposed location encroaches into the side setback by 10 ft. It will be "flatter" than the rest of the hill and hopefully, require less grading. Lastly, the visibility study has shown that the water tanks will be screened by trees and not visible to the foothill. Stepped platforms and a balance of cut and fill are planned to avoid grading and retaining wall exceptions.

V. ARCHITECTURAL DESIGN

C. Building Height: (refer to front elevations on A7-8 and sections on A9-10)

- Over the 28ft maximum low-to-high dimension for visible homes.
With a restrictive development area and a maximum 18ft height plane we need to break up the floor areas into multiple levels. A three-story arrangement was chosen to split the floor areas into the most appropriate portions in order to follow the contour of the hill. It allows for thoughtful balance of below-grade and above-grade volumes given the existing slope, while connecting an approvable driveway at the bottom of the hill to the upper backyard. In addition, it provides better access to air/daylight, views and outdoor recreational spaces. As a result, the east elevation, even with a stepped arrangement, has resulted with a low-to-high dimension that exceeds 28 ft (max: 34'-9").

In comparison, developing a two-story arrangement under a 18 ft height plane would result in the following problems which steered us away from that direction:

- Both levels will require significantly increased amounts of grading, and/or
- The building will need to encroach into the LRDA which involves building over 30% slope
- It will require a steeper driveway with slope over 20%, which is usually not approvable by the Fire Department, in order to arrive at the garage level
- The larger building footprint will leave no room for a backyard, or the grade difference between the house and the surrounding finish grade would be too great for a possible yard space.

Other considerations made on controlling building height and mass:

- Worked with the 18ft high plane (instead of the 25 ft high plane allows for non-visible homes)
 - Used a stepped back configuration to reduce building height and mass: main level is stepped back 19.5ft from the lower level. Upper level is stepped back between 35.5ft to 49.75ft from the main level.
 - Reduced portion of the main floor ceiling to 9' instead of the 10' general ceiling height.
 - Used vaulted ceiling technique rather than high walls to create volume.
 - Opted for low pitch roof slopes with minimum or no attic space.
- Over the 18ft building height plane (at the loggia corner):

The only area that remains above the 18 ft height plane is a portion of the loggia roof corner. The extent of the roof is essential to the loggia and lowering it to be below the 18 ft height plane will prohibit door operation and usability of the space. Secondly, the visibility study has shown that this portion of the roof is screened by trees. With these reasons we are asking for an exception to allow the roof to remain as planned.

VI. SITE ELEMENTS

C. Retaining walls: (refer to landscape and civil plans)

The use of site retaining walls has been carefully thought-out at the following areas:

- The rear yard plan has been updated with a tier configuration; it avoids creating large flat areas and to keep the retaining walls to below 5ft high. Refer to landscape architect's justification letter for more details.
- Retaining walls are added along a portion of the driveway to avoid creating backfills against existing trees, as recommended by the town's arborist.
- Lastly a portion of retaining wall exceeding the 5ft high is needed at the fire truck turn-around corner in order to provide a level 5% area for the entire turnaround area.

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:

Site Planning:

- The new home has been sited to maintain privacy of neighboring properties (II.C.G2)
- The siting of the house in relation to Wood Road reduces the driveway length and grading impacts
- All of the perimeter trees have been preserved;
- Design to be neighbor friendly: offsetting the driveway approach from the neighbor's and keeping the house back and at a lower height plane.

Harmony and Compatibility:

- Given the hillside setting, with minimal neighbors for architectural context, the property allows for some freedom in exterior styling. The contemporary Mediterranean style responds very well to the design intent of the HDG&S in that it blends with this natural setting.

Scale and Mass:

- The multi-story home steps down the slope and the massing is tucked into the hillside. Proposed structure is kept under 18 feet.
- The house has been designed with simple forms and hipped rooflines, as well as varying wall planes that break up each elevation into smaller units.

Exterior Materials:

- Materials are natural to blend with the environment
- All meet stringent WUI classified fire resistant materials.
- All exterior surfaces to meet the 30 LRV weighted average requirement.

Privacy:

- With the proposed residence set into the hill, the majority of the windows are directed downhill and away from the nearby neighbors.
- The proposed driveway is relocated downhill of the residence to allow for an offset driveway approach from the neighbor's.
- The outdoor gathering areas such as loggia and future pool are located on the private side of the residence, away from the public road and the adjacent neighbors.

CONCLUSION

Designing a home on this site has proven to be quite challenging. In particular, the extremely constrained development area, the steep slope and visibility of the site have complicated the effort. Several iterations of the design and extensive analysis were required before we submitted our design application. Through a collaborative process with the Town's Development Team, we further tweaked and improved different building and site components, including grading and retaining walls usages, fire access and protection measures, creative planning of the yard and and outdoor recreational spaces, to arrive at this present version.

In the end, I am very happy with the results. The size, mass, color and exterior style of this house are in keeping with the intent of the Hillside Development Standards and Guidelines. Through the use of the hillside guidelines and a few exception requests, we hope to achieve the owners' goals, makes the best use of the property and respect the neighborhood and its natural environment. We appreciate your time to review our application and hope to get your support and approval.

Sincerely,



Gary Kohlsaatt
Architect C19245



David R. Fox & Company • Landscape Architecture
1188 kotenberg ave, san jose, california 95125
david@foxla.net 408-761-0212 mobile

Mr. Sean Mullin
Associate Planner
Town of Los Gatos

The following letter applies to the area covered by the landscape plans only, sheets L1.0-L4.0. For justification of areas other than the landscape plans please see documents from the architect and civil engineer.

This project was previously submitted and reviewed by staff. As a result of comments received from the staff review and other considerations the rear yard of the house has been redesigned. Revisions were made to be more responsive to the topography and to minimize grading, retaining wall heights, and the need for exceptions.

The original submittal

The original rear yard was created by a single retaining wall with a graded slope above it. This resulted in a flat area that, while usable, was determined by the staff to not be consistent with the HDS&G restrictions on grading to create flat area. In addition, that design as proposed would have required a major grading exception.

A new swimming pool was also proposed, with the staff review noting that part of the pool extended beyond the LRDA.

Revised landscape design

The proposed site for the house and yards is a sloping site off of Wood Road. The design of the house steps up the hill and has an overall low profile. Because of the placing of the house on the site, any rear yard development would have very few if any visibility issues.

There is a desire on the part of the owners to have an outdoor space behind the house that would be served by doors from the family room on the upper floor. The area behind the house slopes up to the rear property line and would need grading and retaining walls to accommodate the outdoor functions desired by the owners, while keeping as close as possible to the Town standards and guidelines.

The owners requested that the yard include a swimming pool, spa, and some space for dining or outdoor seating. And, if possible, a shade structure.

We were able to achieve the items desired by the owners while dramatically reducing the amount of grading and the magnitude of exceptions required by the original design. This was achieved by dividing the rear yard into two terraces rather than the one large space proposed in the original design.

The shape of the slope behind the house is not uniform resulting in areas that needed more cut than others, which is typical of hillsides. The design attempts to balance the desire for outdoor area with an adherence to the grading standards. The resulting proposal has some areas that will require Grading Policy exceptions. The majority of the design complies with the Grading Policy. The overall result is modest areas behind the house that can be used for outdoor living with less grading than the original.

The upper terrace includes the pool, spa, and a small seating area. The lower terrace provides additional seating area and a small shade structure.

The use of terracing has created a design that more closely conforms with the hillside above the house. This has reduced the grading exception of the original submittal from 4 feet to less than 2 feet in all cases, and less than a foot in the majority of areas. Many of the areas of cut conform to the grading standards and will need no exceptions at all. All of the retaining walls have all been kept to a height of feet or less. In the small areas that need fill, none of them will require a grading exception.

Meeting the desire for outdoor space is always a challenge in the hillsides and rarely can all of the owners desires be met. In this case we have designed spaces that can be used by the owners with minor exceptions needed to the HDS&G. The areas behind the home will enhance the living experience of the owners, while not visually impact any of the surrounding areas, and will keep earthwork in line with the spirit of the Hillside Standards and Guidelines.

If you have any questions on this letter or the updated plans please give me a call at 408-761-0212 or by email at david@foxla.net.

Regards,

A handwritten signature in black ink, appearing to read 'D. Fox', with a stylized flourish at the end.

David Fox
Landscape Architect
CA lic. 1966/5053



February 5, 2021

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

RE: Wood Road Residence

Dear Sean:

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

NEIGHBORHOOD CONTEXT

The site is located in a hillside setting. The site is relatively isolated from other nearby development.



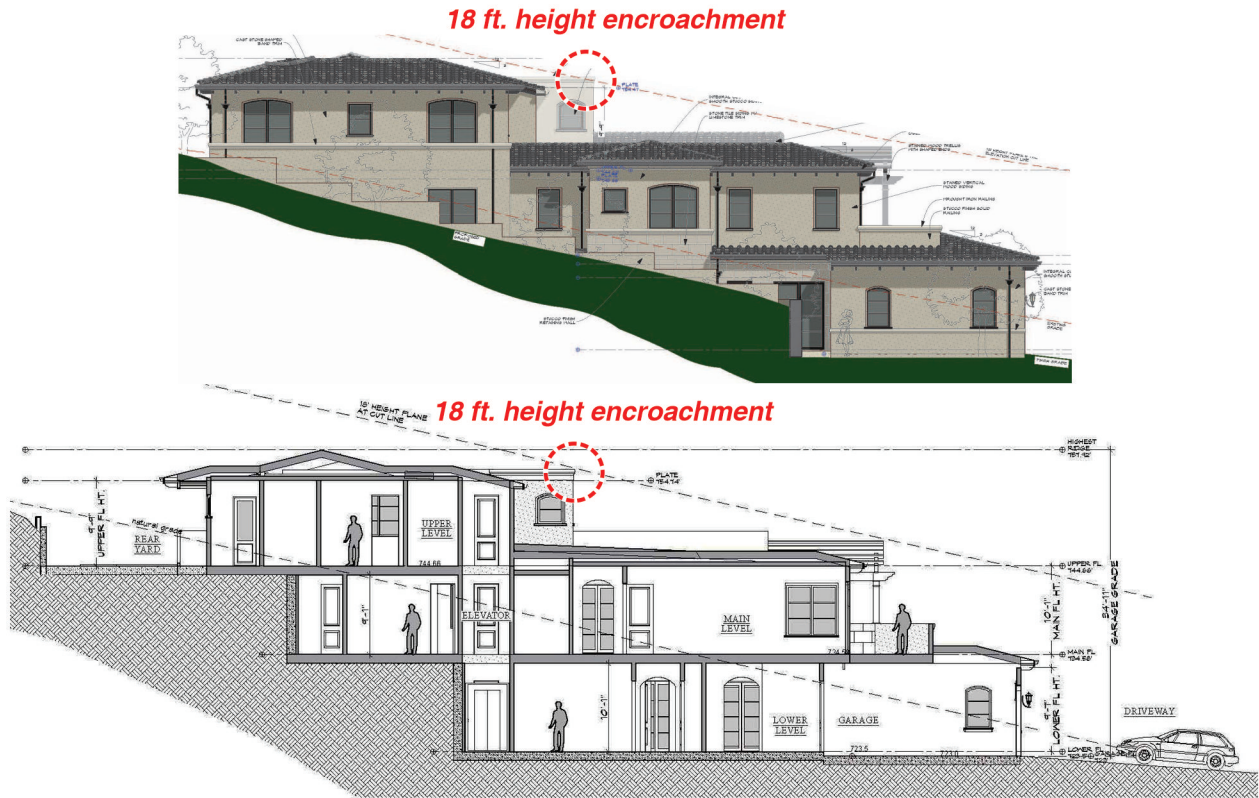


ISSUES AND CONCERNS

The proposed house is well designed with a stepped massing to follow the hillside slope consistent with the *Town of Los Gatos Hillside Development Standards and Design Guidelines*. The proposed project is designed in a Contemporary Mediterranean Style with subdued colors to blend with the hillside natural environment.



Views to the site from nearby homes are buffered by trees and topography. The only conflict with the *Hillside Development Standards and Design Guidelines* appears to be a very minor encroachment into the 18 foot height limitation - see diagram below.



I have no recommendations for changes to the proposed design.

Sean, 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 Report**

**APN 510-47-045
145 Wood Road
Los Gatos, CA 95032**

Prepared for:

Town of Los Gatos

March 22, 2021

Prepared By:



Richard Gessner

*ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B*

Monarch Consulting Arborists

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Summary

The plans are to construct a new residence on the vacant lot and install all the required utilities. The access will largely mimic the current site ingress and egress. The inventory contains 37 trees comprised of 3 different species with 13 bay laurel (*Umbellularia californica*), 22 coast live oaks (*Quercus agrifolia*), and 2 valley oaks (*Quercus lobata*). Six oaks are considered Large Protected and no trees are Exempt. The trees are all in good or fair condition. None of them have been maintained as these are natural stands of trees with typical broken limbs and cavities. With the exception of trees in poor condition all have good suitability for preservation if retained within the stand. Their value is in their numbers in this instance because these are naturally occurring stands of native trees. Ten trees could be moderate to highly impacted primarily from the proposed retaining wall, driveway grading near #118, and the water and sanitary sewer bisecting the lower south stand of trees. Placing water and sewer under the driveway or directly down the slope adjacent to valley oak #128 could remove the utility issues. The retaining wall and grading around #109-#117 would need to be altered. For this project it would be best to protect the groves to the north and south of the proposed driveway and residence. There were 37 trees appraised for a rounded depreciated value of \$101,320.00.

Introduction

Background

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

Assignment

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

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on March 16, 2021. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.



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

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic				
Proposed Site Plan	01/25/21	A1, A1.1	Yes	Kohlsaas & Associates
Erosion Control				
Grading and Drainage	01/15/2021	5 of 6	Yes	Hanna Brunetti
Utility Plan and Hook-up locations	01/15/2021	4 of 6	Yes	Hanna Brunetti
Exterior Elevations				
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and use of the report

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

Observations

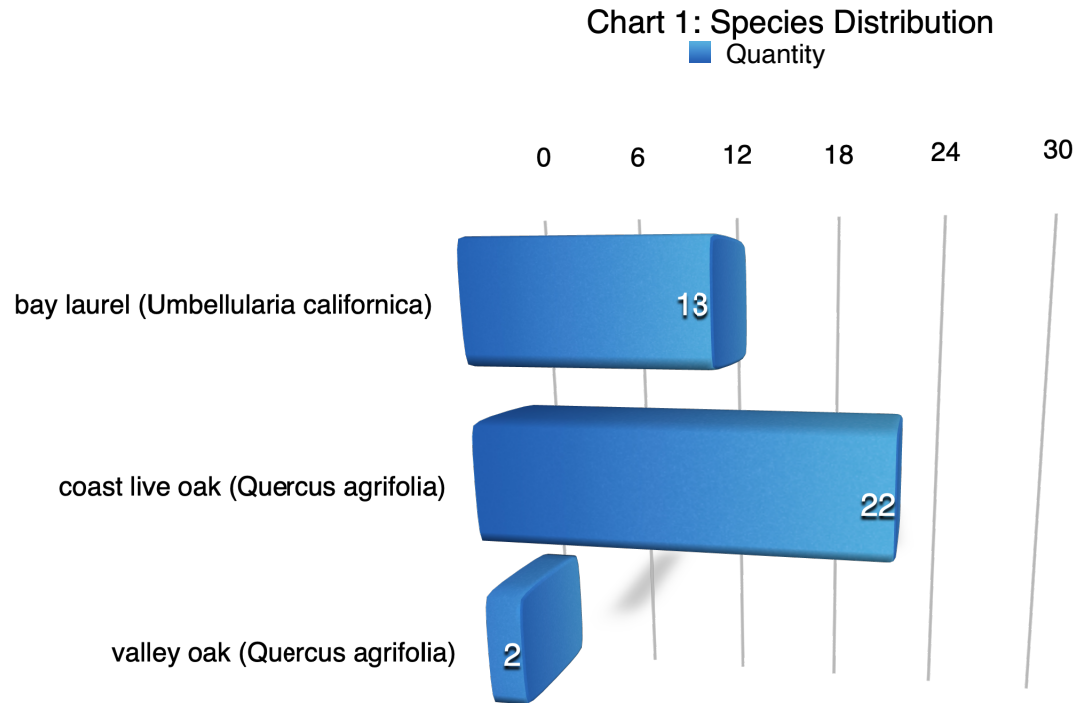
Tree Inventory

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

The plans are to construct a new residence on the vacant lot and install all the required utilities. The access will largely mimic the current site ingress and egress.



The inventory contains 37 trees comprised of 3 different species (Chart 1). Six oaks are considered Large Protected¹ and no trees are Exempt².



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

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



Analysis

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

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

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

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

There were 37 trees appraised for a rounded depreciated value of \$101,320.00

Appraisal worksheets are available upon request



Discussion

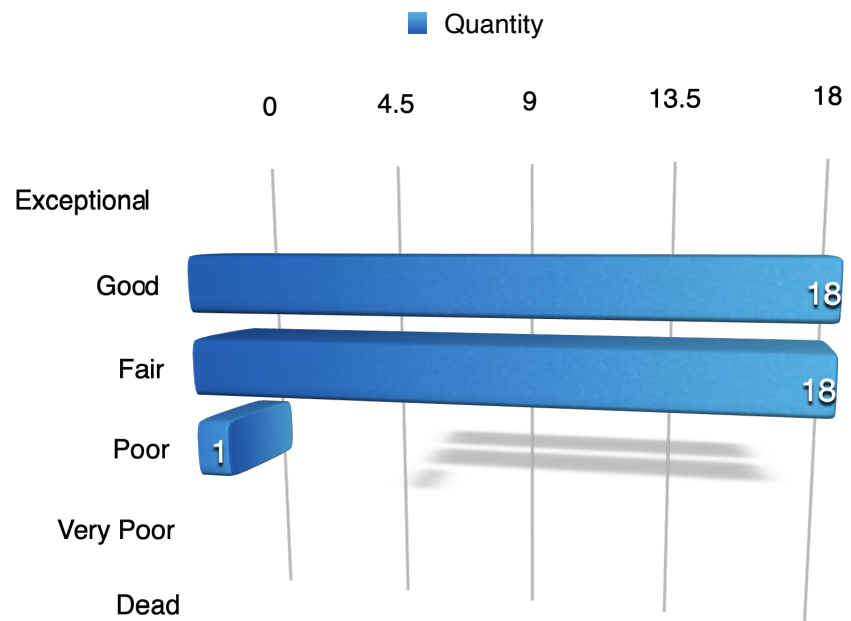
Condition Rating

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

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

The trees are all in good or fair condition. None of them have been maintained as these are natural stands of trees with typical broken limbs and cavities. Eighteen are in good shape which are mostly smaller specimens and eighteen fair as they are older and have typical issues for mature trees.

Chart 2: Condition Ratings



Suitability for Conservation

A tree's suitability for preservation is determined based on Functional and External Limitations³ (ISA, 2019).

- 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.

With the exception of trees in poor condition all the trees have good suitability for preservation if retained within the stand. As individuals none of the trees particularly stand out as exemplary specimens. Their value is in their numbers in this instance because these are naturally occurring stands of native trees.

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:

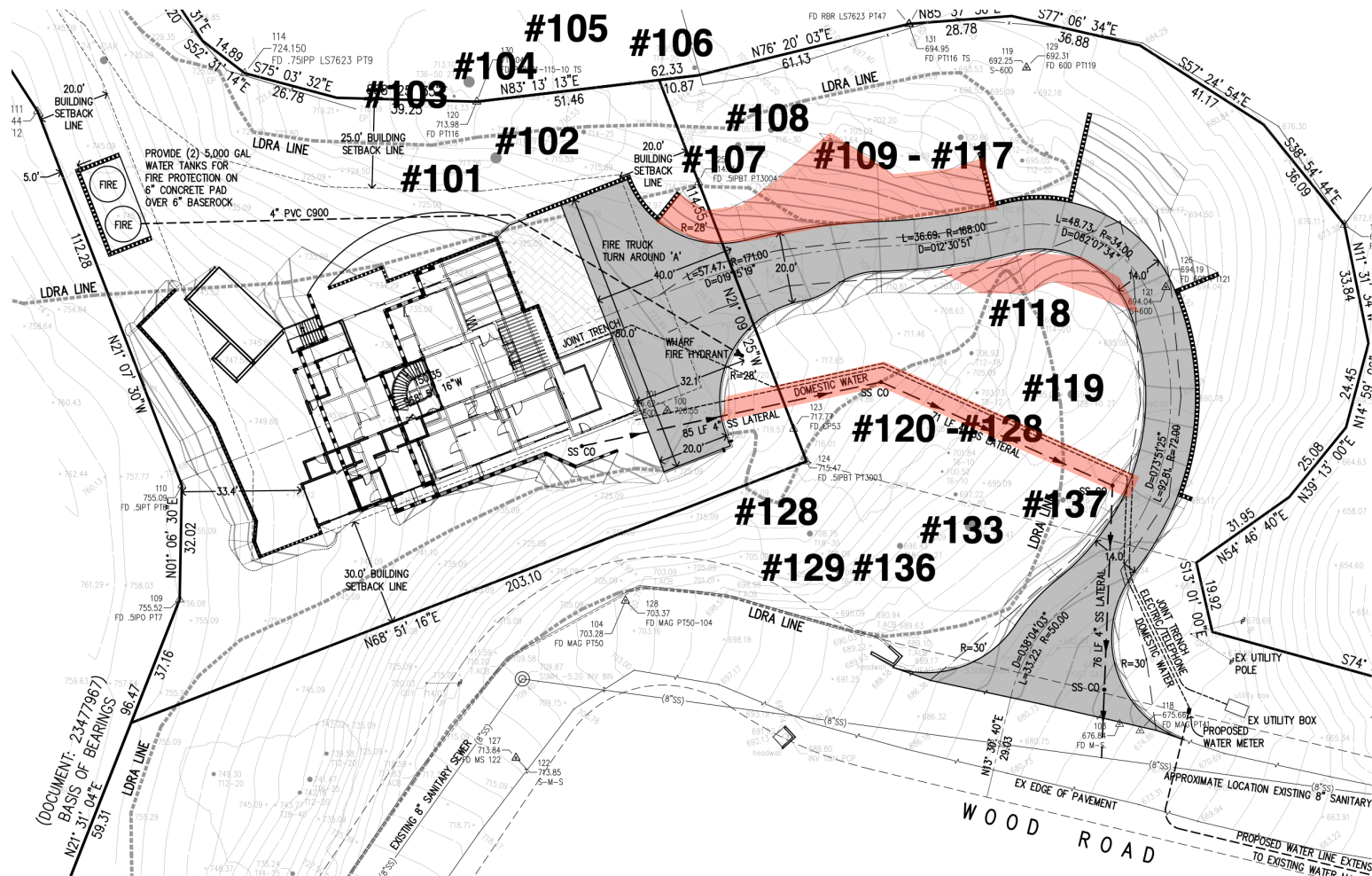
- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended,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

Ten trees could be moderate to highly impacted primarily from the proposed retaining wall near #115 - #117, driveway grading near #118, and the water and sanitary sewer bisecting the lower stand near trees #120 through #128.

³ Functional Limitations are based on factors associated with the tree's interaction to its planting site affecting plant condition, limiting plant development, or reducing the utility in the future and include genetics, placement, and site conditions for the individual tree (ISA, 2019). External Limitations are outside the property, out of control of the owner and also affect plant condition, limit plant development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests) (ISA, 2019).



The plan below indicates the area of expected impacts (Image 1). Highlighted in red are the areas where modifications could alleviate some issues. Running the water and sanitary sewer under the driveway or directly down the slope adjacent to valley oak #128 would remove the utility issues. The retaining wall and grading around #109-#117 would need to be altered.



Tree Protection

Typically there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) trunk protection only. Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Appendix D).

There are two primary stands of trees on this site so there will not be any individual tree protection schemes. For this project it would be best to protect the groves to the north and south of the proposed driveway and residence.

Conclusion

The plans are to construct a new residence on the vacant lot and install all the required utilities. The access will largely mimic the current site ingress and egress. The inventory contains 37 trees comprised of 3 different species with 13 bay laurel, 22 coast live oaks, and 2 valley oaks. Six oaks are considered Large Protected and no trees are Exempt. The trees are all in good or fair condition. None of them have been maintained as these are natural stands of trees with typical broken limbs and cavities. Eighteen are in good shape which are mostly smaller specimens and eighteen fair as they are older and have typical issues for mature trees. With the exception of trees in poor condition all have good suitability for preservation if retained within the stand. As individuals none of the trees particularly stand out as exemplary specimens. Their value is in their numbers in this instance because these are naturally occurring stands of native trees. Ten trees could be moderate to highly impacted primarily from the proposed retaining wall near #115 - #117, driveway grading near #118, and the water and sanitary sewer bisecting the lower stand near trees #120 through #128. Running the water and sanitary sewer under the driveway or directly down the slope adjacent to valley oak #128 would remove the utility issues. The retaining wall and grading around #109-#117 would need to be altered. There are two primary stands of trees on this site so there will not be any individual tree protection schemes. For this project it would be best to protect the groves to the north and south of the proposed driveway and residence. There were 37 trees appraised for a rounded depreciated value of \$101,320.00.



Recommendations

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Produce a T-1 plan sheet to reflect the tree numbers provided in Appendix A and B of this report.
2. Consider relocating the utilities to an area that does not bisect the southern grove of trees, possibly follow the driveway.
3. Consider adjusting the grading at the driveway radius to avoid the tree on both sides.
4. Place tree protection fence at the drip line radius around both the north and south stands of trees and eliminate grading in these areas.
5. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
6. 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.



Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

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Matheny, Nelda P., Clark, James R. *Trees and development: A technical guide to preservation of trees during land development*. Bedminster, PA: International Society of Arboriculture 1998.

Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment*: International Society of Arboriculture, 2017. Print



Glossary of Terms

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

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

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

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

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

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

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

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

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

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



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

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

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

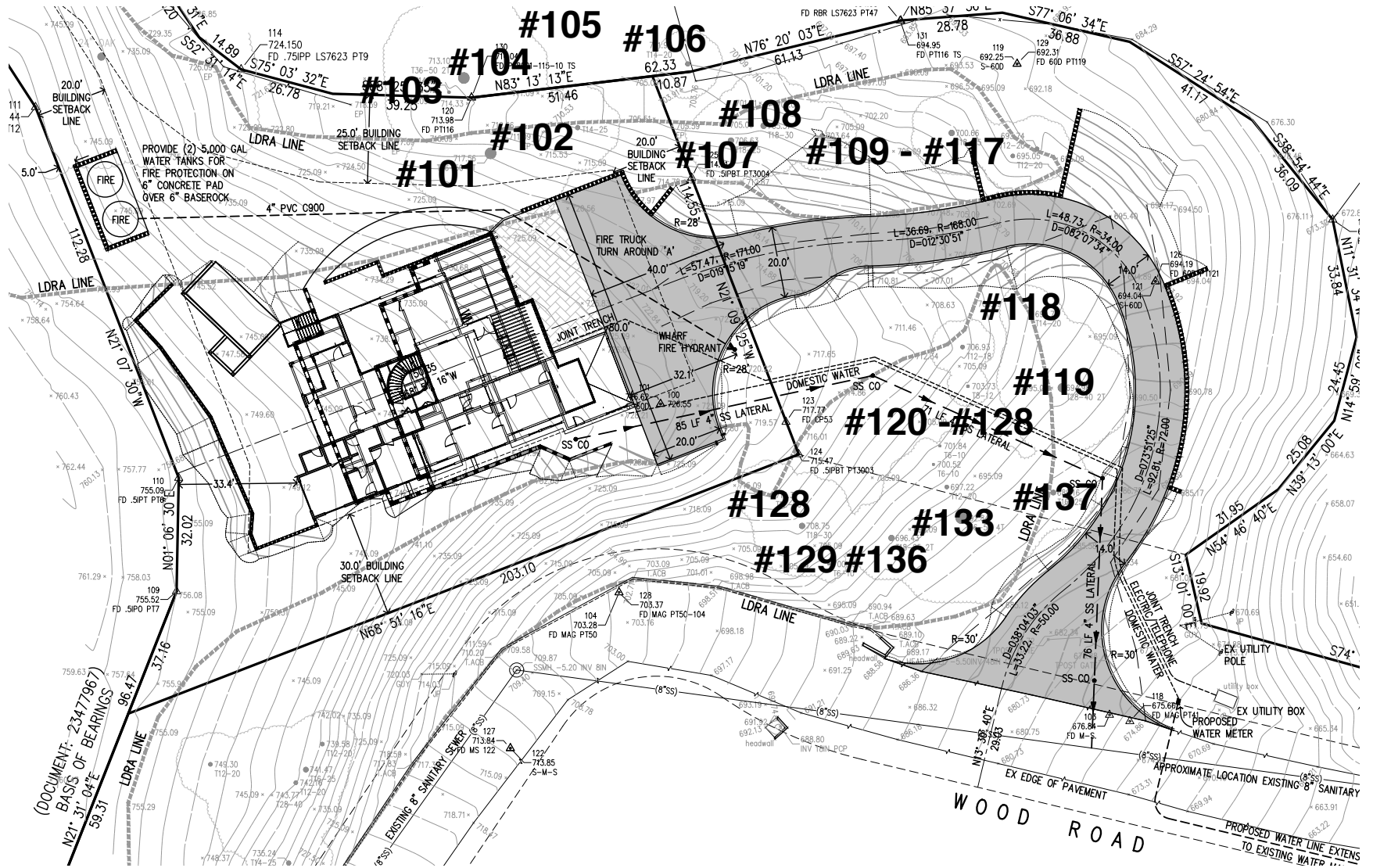
Trunk: Stem of a tree.

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

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



Appendix A: Tree Inventory Map and Site Plan



Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Protection Status	Rounded Depreciated Value
valley oak (<i>Quercus agrifolia</i>)	101	24	45	Fair/50%	Fair	Low	Large Protected	\$5,700.00
bay laurel (<i>Umbellularia californica</i>)	102	12, 6	15	Fair/50%	Fair	Low	Protected	\$1,950.00
bay laurel (<i>Umbellularia californica</i>)	103	9	15	Good/70%	Good	Low	Protected	\$1,130.00
coast live oak (<i>Quercus agrifolia</i>)	104	16, 16, 16, 12		Fair/50%	Fair	Low	Large Protected	\$9,000.00
coast live oak (<i>Quercus agrifolia</i>)	105	18	35	Good/70%	Good	Low	Protected	\$4,510.00
coast live oak (<i>Quercus agrifolia</i>)	106	18	25	Fair/50%	Fair	Low	Protected	\$3,220.00
coast live oak (<i>Quercus agrifolia</i>)	107	20	35	Fair/50%	Fair	Low	Protected	\$3,980.00
bay laurel (<i>Umbellularia californica</i>)	108	16	25	Good/70%	Good	Low	Protected	\$3,560.00
coast live oak (<i>Quercus agrifolia</i>)	109	10	20	Good/70%	Good	Low	Protected	\$1,390.00
coast live oak (<i>Quercus agrifolia</i>)	110	18	25	Good/70%	Good	Low	Protected	\$4,510.00
coast live oak (<i>Quercus agrifolia</i>)	111	6	15	Good/70%	Good	Low	Protected	\$500.00



Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Protection Status	Rounded Depreciated Value
coast live oak (<i>Quercus agrifolia</i>)	112	6	15	Good/70%	Good	Low	Protected	\$500.00
coast live oak (<i>Quercus agrifolia</i>)	113	27	45	Good/70%	Good	Low	Large Protected	\$10,200.00
coast live oak (<i>Quercus agrifolia</i>)	114	8	20	Good/70%	Good	Low	Protected	\$890.00
coast live oak (<i>Quercus agrifolia</i>)	115	2, 4	12	Fair/	Fair	Low	Protected	\$250.00
bay laurel (<i>Umbellularia californica</i>)	116	4, 4 multi	12	Fair/	Fair	Moderate-High	Protected	\$250.00
coast live oak (<i>Quercus agrifolia</i>)	117	9, 6	25	Fair/	Fair	Moderate-High	Protected	\$1,200.00
coast live oak (<i>Quercus agrifolia</i>)	118	12, 12	35	Fair/	Fair	Moderate-High	Large Protected	\$2,870.00
coast live oak (<i>Quercus agrifolia</i>)	119	20, 26	45	Fair/	Fair	Low	Large Protected	\$10,800.00
coast live oak (<i>Quercus agrifolia</i>)	120	8	20	Good/70%	Good	Moderate-High	Protected	\$890.00
coast live oak (<i>Quercus agrifolia</i>)	121	12	25	Good/70%	Good	Moderate-High	Protected	\$2,010.00
bay laurel (<i>Umbellularia californica</i>)	122	6	10	Good/70%	Good	Moderate-High	Protected	\$500.00
coast live oak (<i>Quercus agrifolia</i>)	123	8	20	Good/70%	Good	Moderate-High	Protected	\$890.00
bay laurel (<i>Umbellularia californica</i>)	124	11	20	Good/70%	Good	Moderate-High	Protected	\$1,680.00



Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact	Protection Status	Rounded Depreciated Value
bay laurel (<i>Umbellularia californica</i>)	125	9	20	Good/70%	Good	Moderate-High	Protected	\$1,130.00
coast live oak (<i>Quercus agrifolia</i>)	126	7	20	Fair/50%	Fair	Moderate-High	Protected	\$490.00
coast live oak (<i>Quercus agrifolia</i>)	127	12, 12	35	Fair/50%	Fair	Low	Large Protected	\$2,870.00
valley oak (<i>Quercus agrifolia</i>)	128	24	40	Fair/50%	Fair	Low	Large Protected	\$5,700.00
coast live oak (<i>Quercus agrifolia</i>)	129	12	25	Good/70%	Good	Low	Protected	\$2,010.00
bay laurel (<i>Umbellularia californica</i>)	130	5, 5	20	Fair/50%	Fair	Low	Protected	\$640.00
bay laurel (<i>Umbellularia californica</i>)	131	8	15	Good/70%	Good	Low	Protected	\$890.00
bay laurel (<i>Umbellularia californica</i>)	132	8	15	Poor/15	Poor	Low	Protected	\$380.00
coast live oak (<i>Quercus agrifolia</i>)	133	13, 18, 18	45	Fair/50%	Fair	Low	Large Protected	\$7,800.00
bay laurel (<i>Umbellularia californica</i>)	134	7, 11, 10	30	Fair/50%	Fair	Low	Protected	\$2,550.00
bay laurel (<i>Umbellularia californica</i>)	135	6	15	Good/70%	Good	Low	Protected	\$500.00
bay laurel (<i>Umbellularia californica</i>)	136	12	30	Fair/50%	Fair	Low	Protected	\$1,430.00
coast live oak (<i>Quercus agrifolia</i>)	137	16	30	Fair/50%	Fair	Low	Protected	\$2,550.00



Appendix C: Photographs

C1: North stand

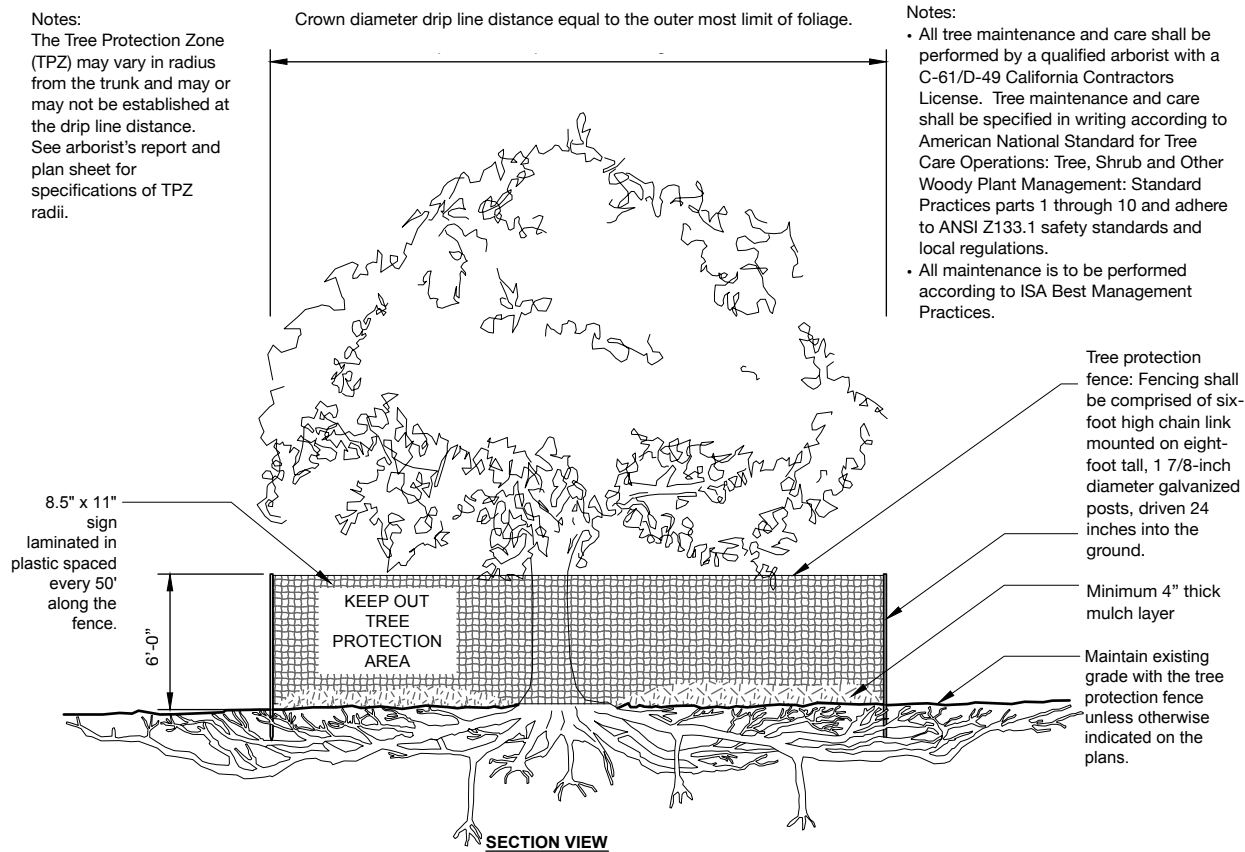


C2: South stand



Appendix D: Tree Protection Guidelines

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

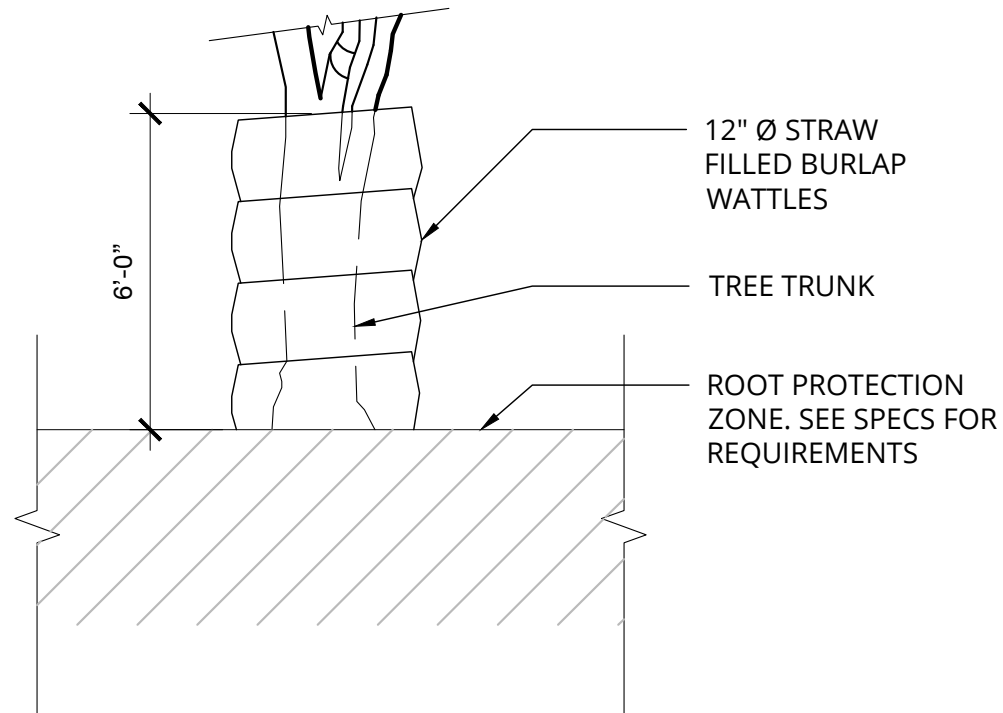


S-X TREE PROTECTION

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



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



SECTION VIEW

S-Y

TRUNK PROTECTION WITH WATTLE



D3: Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

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



All persons, shall comply with the following precautions

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

Prohibited Activities

The following are prohibited activities within the TPZ:

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



Monitoring

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

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

Root Pruning

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

Boring or Tunneling

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

Tree Pruning and Removal Operations

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



Appendix E: Tree Protection Signs
E1: English

Warning

Tree Protection Zone

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



E2: Spanish

Cuidado Zona De Arbol Pretejido

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



Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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



Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B



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145 Wood Road - New Single Family Residence

Neighbor Outreach Log - as of 5.12.21

Outreach by property owners Omari and Kavita Bouknight

Main Contact	Relationship	Met on	Remarks
Julie Southern	Neighbor at 135 Wood Road, below project site, shares Wood Road access	Beginning of May	no issue
David Ebrahimi	Owner of property on Wood Road, above project site, does not currently reside on property	Beginning of May	no issue
Carol Philippe	Neighbor at 100 Clifton Avenue, adjacent to project site, does not share access road	End of April	no response
JJ	Neighbor at 150 Wood Road, above project site, shares Wood Road access	April	no issue, supportive
Justin Draa	Neighbor at 138 Wood Road, adjacent to project, shares Wood Road access and shares egress/ingress easement	April	no issue, supportive

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Norman E. Matteoni
Peggy M. O'Laughlin
Bradley M. Matteoni
Barton G. Hechtman
Gerry Houlihan

July 23, 2021

Via US Mail and Email to Clerk@LosGatosCA.gov

Members of the Planning Commission
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Re: ASA # S-21-003, July 28, 2021

Dear Chair and Members of the Commission;

Our firm represents the adjacent owner, David Ebrahimi (APN Nos. 510-46-006 and 510-46-007, lying to the immediate west and uphill of the applicant's parcel (see Exhibit 1).

First, there is no objection to the design of the house.

But, in any approval the Town must recognize and protect the Wood Road right of way as shown on the attached map shown in blue (Exhibit 2).

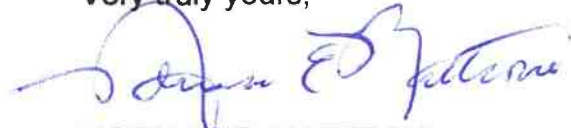
The Town by lot line adjustment (Subdivision Application M-16-001) in 2016 included the property within the right of way as part of both the lot for which building approval is sought and the downhill adjacent lot the east.

The maps submitted for the lot line application shows the section of Wood Road through what is labeled Parcel B (the property under application) (Exhibit 3). The legal right of way was also acknowledged on a plat accompanying legal description for this application as then APN 510-47-043 (Exhibit 4). All that the lot adjustment did was make the underlying fee of this portion of Wood Road part of Parcel B.

The lot line adjustment did not abandon the right of way. There is no record of the Town having acted in accordance with its ordinance

for abandoning a public road right of way. See <https://www.losgatosca.gov/DocumentCenter/View/17552> and Streets and Highways Code § 8300 et seq.

Very truly yours,



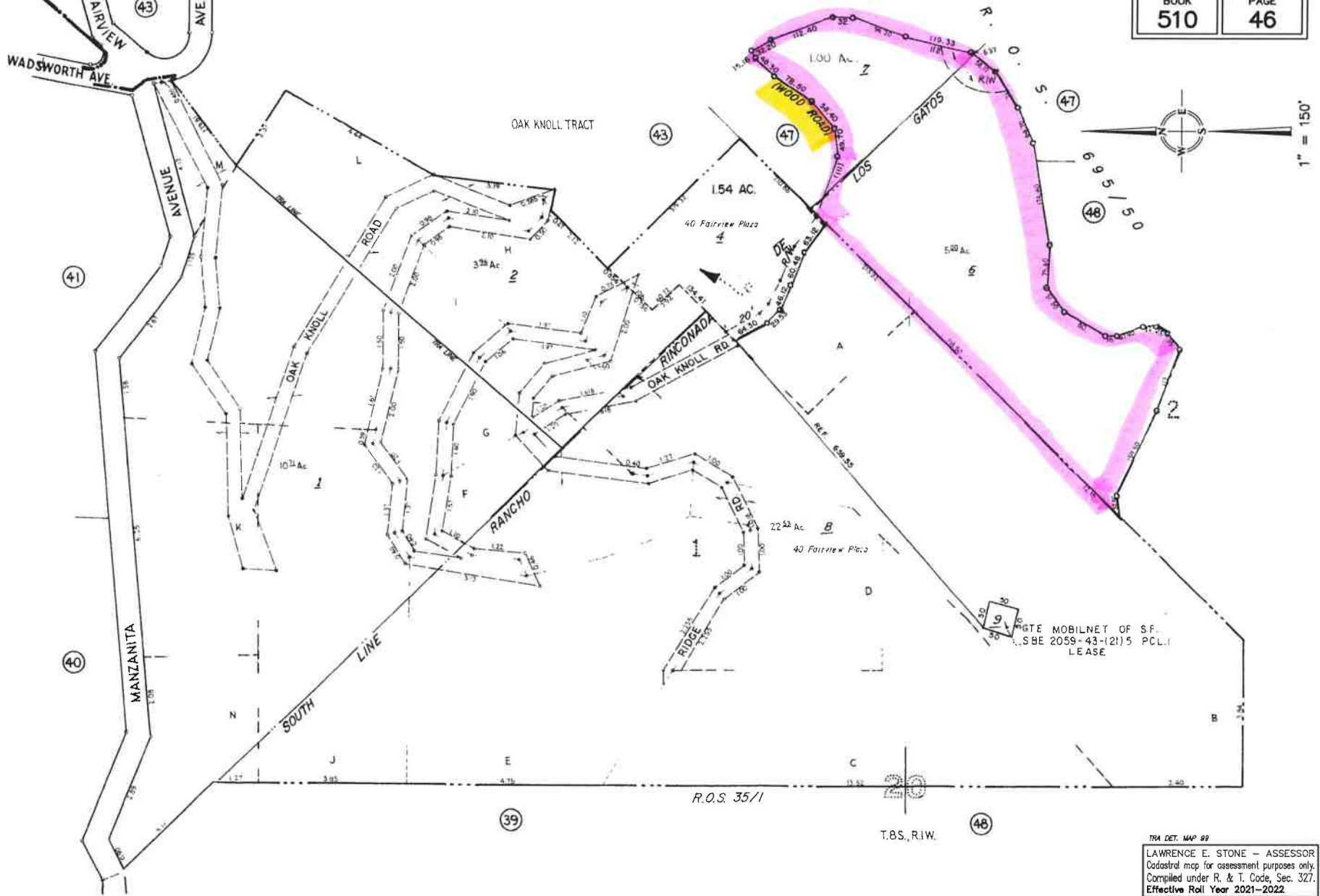
NORMAN E. MATTEONI

NEM:jlc
Enclosures

- cc:
- Robert Schultz, Los Gatos Town Attorney
(via Email: attorney@losgatosca.gov)
 - Sean Mullin, Associate Planner
(via Email: smullin@losgatosca.gov)
 - David Ebrahimi (via Email: debrahimi04@gmail.com)

Z:\Clients\Ebrahimi, David\Correspondence\Letter to Los Gatos Planning Commission.doc

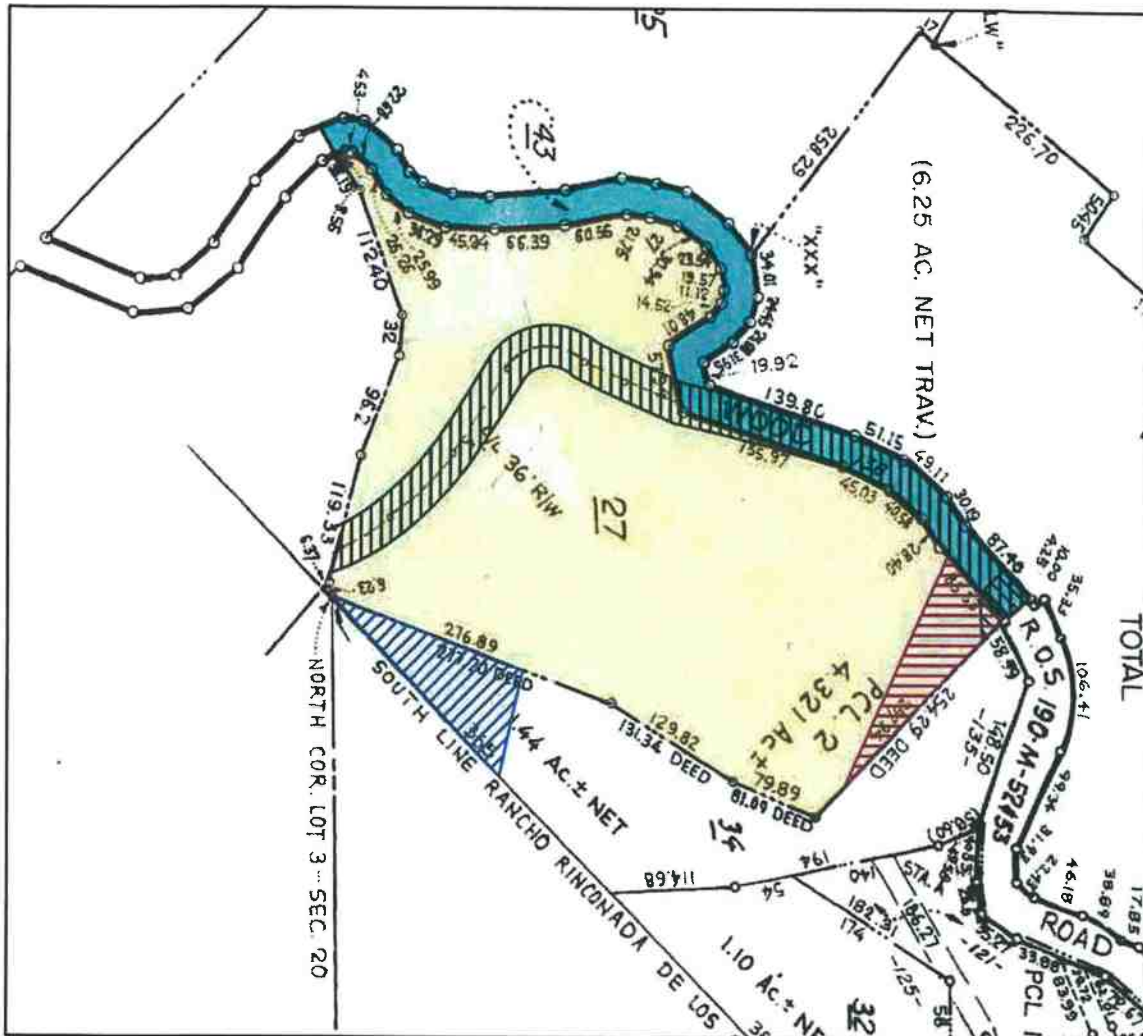
Exhibit 1












TRA DET. MAP 89
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2021-2022.

Exhibit 2

Scale 1 inch = 106.28 feet



Legend

-  PARCEL ONE - Property In Question, Fee
-  PARCEL TWO
-  PARCEL THREE - Easement
-  Item No. 5 - Easement for Road
In 08/20/1973 Bk0524 Pg215 of Official Records
Affects said portion as described in the document
-  Item No. 6 - Easement for Public Utilities
In 07/30/1974 Inst # 4819030
BkB16 Pg232 of Official Records
Affects said portion as described in the document
-  Item No. 7 - Easement for Ingress & Egress
In 07/31/1974 Inst # 4820200
BkB18 Pg553 of Official Records
Affects said portion as described in the document
-  Item No. 8 - Easement for Landscaping
In 08/31/2012 Inst # 21832886 of Official Records
Affects said portion as described in the document
-  Item No. 9 - Easement for Ingress & Egress
In 08/31/2012 Inst # 21832887 of Official Records
Affects said portion as described in the document
-  Item No. 10 - Easement for Public Utilities
In 08/31/2012 Inst # 21832886 of Official Records
Affects said portion as described in the document

Fidelity National Title Company
675 N. First Street, 4th Floor
San Jose, CA 95112

Title Order No. : FSBC-2061500695, Preliminary Report dated February 25, 2015

Drawing Date :03/13/2015 - FNFI

Reference :

Assessor's Parcel No. : 510-47-027 & 043

Property : 138 Wood Road, Los Gatos, CA

Date :

discrepancies, conflicts in boundary lines, shortages in areas, omissions, or any other facts which a correct survey would show and are not shown by the public records. This plat is for your information only and is not to be used in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any reason of reliance thereon.

Plat Showing : PARCEL 2 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON FEBRUARY 10, 1965 IN BOOK 190 OF MAPS, PAGE 52 AND 53.

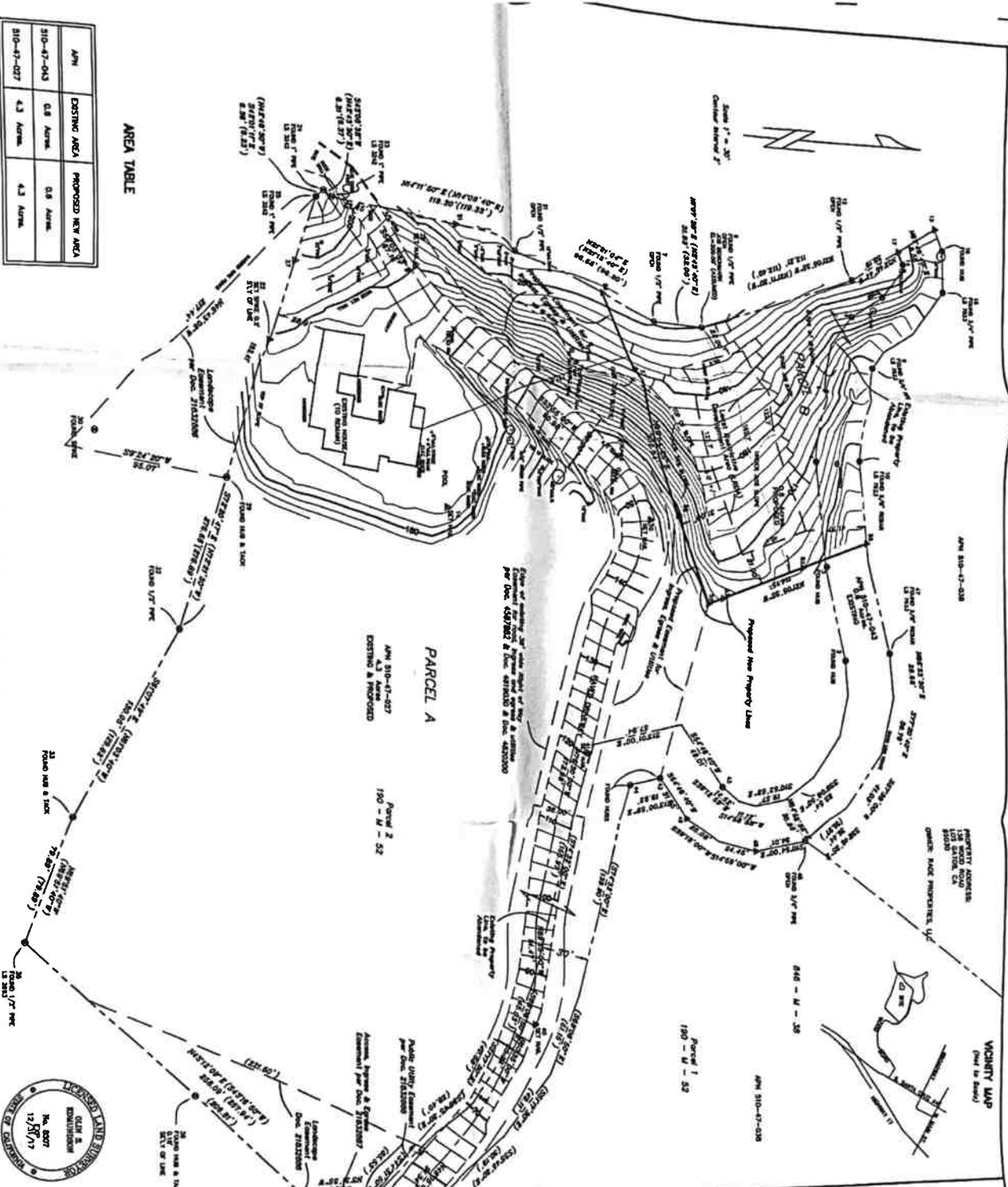
Exhibit 3

APN	EXISTING AREA	PROPOSED NEW AREA
510-47-043	0.8 Acres	0.8 Acres
510-47-027	4.3 Acres	4.3 Acres

AREA TABLE

See as existing and proposed new areas shown on attachments only.

Note: Current zoning for parcels shown in adjustment is M-5.



VICINITY MAP (Not to Scale)

DETAIL (Not to Scale)



1515 SERRANO AVENUE
SAN DIEGO, CA 92108
PHONE (619) 594-1700
FAX (619) 594-1700

PROPOSED LOT LINE ADJUSTMENT MAP
BETWEEN ASSessor'S PARCELS NO. 510-47-043 & -027
City of San Diego
County of San Diego, CA
RADE Properties, Inc.
Prepared for
Tom of Los Gatos
The 13174
April 7, 2018
The 13174/24 4/21/18

APPROVED
REPLENISHMENT REVIEW COMMITTEE
6/14/18

RECEIVED
APR 7 2018
PLANNING DIVISION

LEGEND

- Shaded contour lines: 1/2" spot contour on shaded
- Proposed new boundary lines: 1/2" spot contour on shaded
- Proposed new property lines: 1/2" spot contour on shaded
- Proposed new easement lines: 1/2" spot contour on shaded
- Proposed new utility easement lines: 1/2" spot contour on shaded
- Proposed new access easement lines: 1/2" spot contour on shaded
- Proposed new driveway easement lines: 1/2" spot contour on shaded
- Proposed new parking easement lines: 1/2" spot contour on shaded
- Proposed new utility easement lines: 1/2" spot contour on shaded
- Proposed new access easement lines: 1/2" spot contour on shaded
- Proposed new driveway easement lines: 1/2" spot contour on shaded
- Proposed new parking easement lines: 1/2" spot contour on shaded

NOTE 1: LADA was shown based on the latest of the data of the other the survey was made by me to interpret the City of San Diego. Questions on land on unapproved status, such as "Found 1/2" spot, Pkg. Question 50007" (Answered).

NOTE 2: Data is responsive to the legal description, the boundary property line and the location of the easement lines, the boundary property line and the location of the easement lines, the boundary property line and the location of the easement lines.

NOTE 3: A full review of the 100% Request for the property was not performed. Only the areas shown in the map were reviewed.

NOTE 4: This is not a boundary survey. Property lines are shown for information only. The boundary lines are shown for information only. The boundary lines are shown for information only.

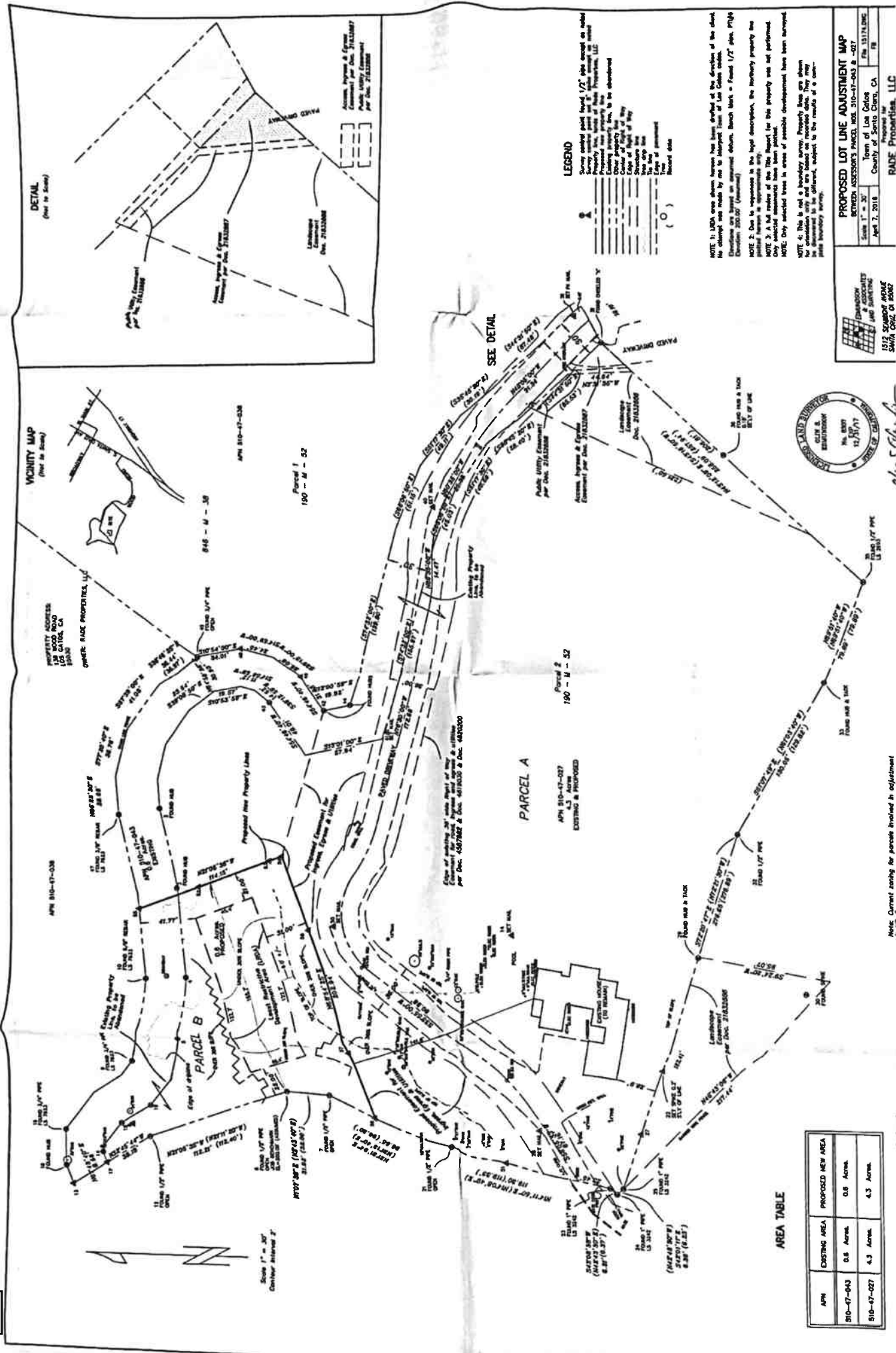



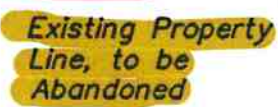


Exhibit 4

EXHIBIT "C"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR LOT LINE ADJUSTMENT

-  Parcel/lot line abandoned
-  Easement created for access and utilities with documents provided
-  Existing Wood Road
-  Existing Property Line, to be Abandoned

Scale 1" = 100'



APN 510-47-038

Lands of Ebrahimi

846 - M - 38

APN 510-47-043

APN 510-47-038

Parcel 1

190 - M - 52

PARCEL B

FOUND 1/2" OPEN PIPE

37.19'

202.94'
N68°54'25" E

N21°05'35" W
114.16'
+
83.75'

Point of Beginning

Edge of existing 36" wide Right of Way as per Doc. 4820200, B18, Page 553

FOUND 1/2" OPEN PIPE

Existing Property Line, to be Abandoned

PARCEL A

APN 510-47-027

Parcel 2

190 - M - 52

FOUND 1" PIPE
LS 3242

N21°31'04" E
96.54' (96.20')
N4°11'50" E
119.30' (119.33')
N14°08'40" E

Existing and current access to lands of Ebrahimi

LEGEND

- Set 1/2" pipe LS 8307
- ⊗ Found monument as noted



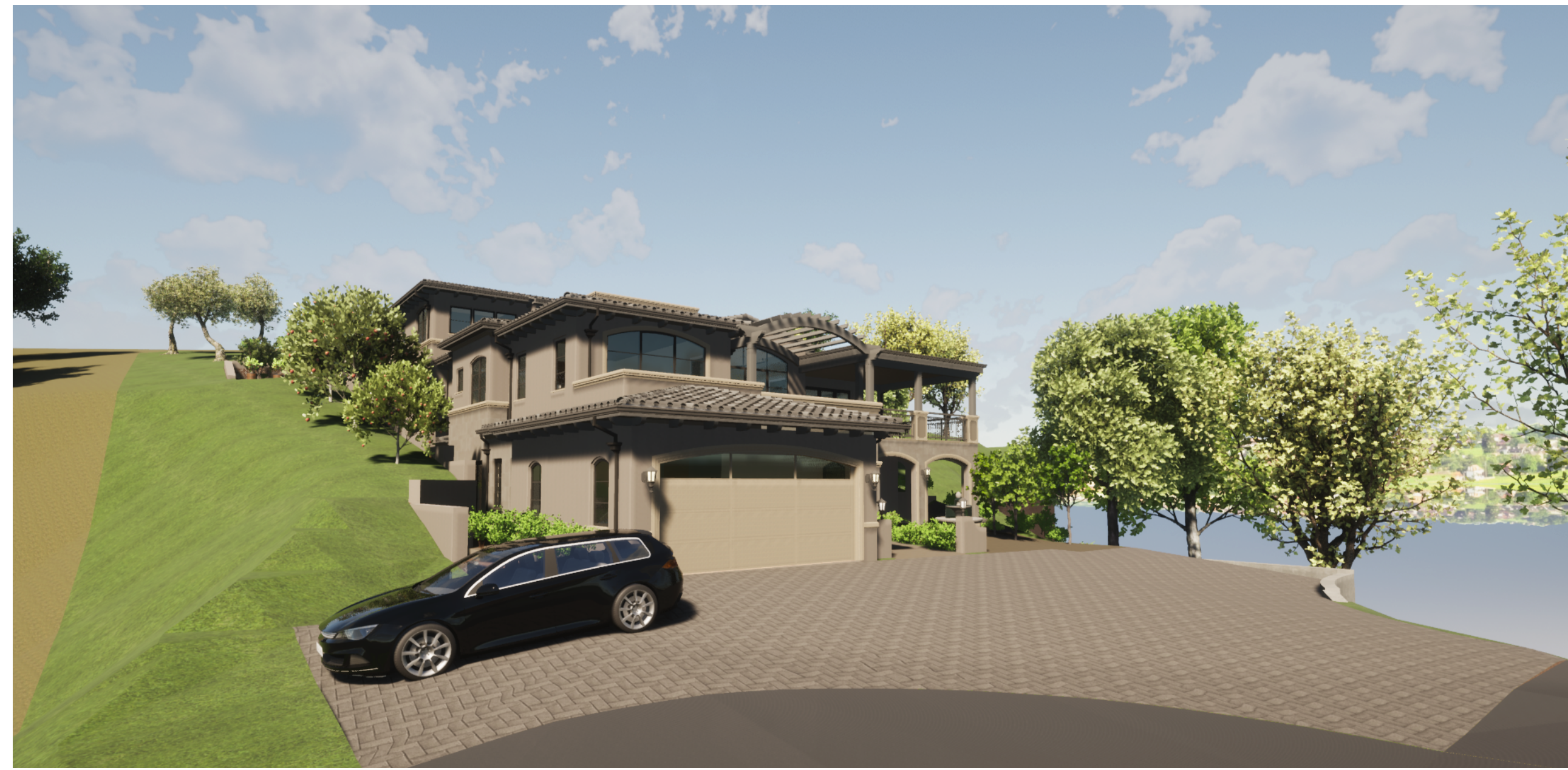
EDMUNDSON & ASSOCIATES
 LAND SURVEYING
 1512 SEABRIGHT AVENUE
 SANTA CRUZ, CA 95062
 PHONE (831) 425-1796
 FAX (831) 425-1795

VNM mark-up 6/12/19

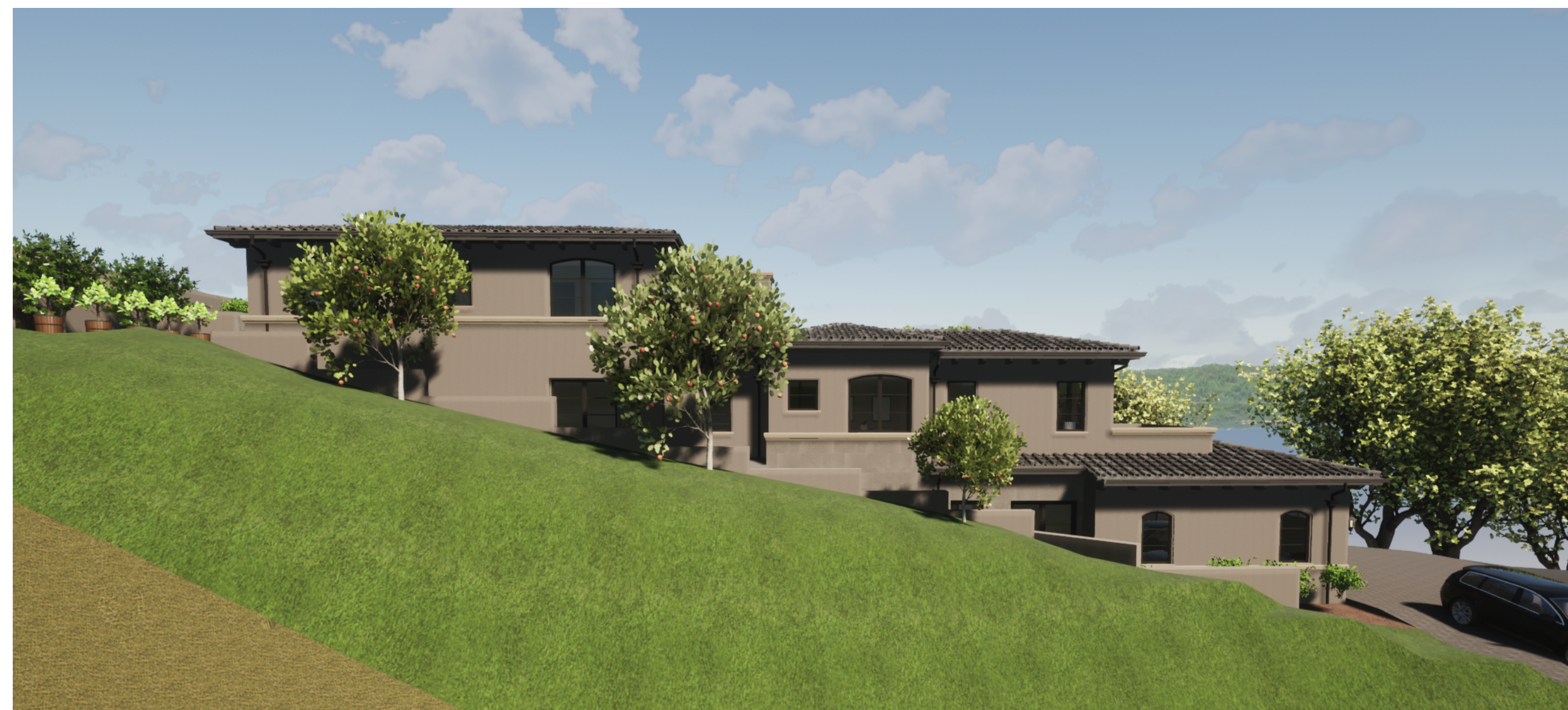


Olin S. Edmundson
 10/11/16

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VIEW FROM DRIVEWAY



VIEW FROM WOOD ROAD



BUILDING FRONT VIEW FROM DRIVEWAY

ARCHITECTURE AND SITE APPLICATION FOR THE BOUKNIGHT RESIDENCE

145 WOOD ROAD*
LOS GATOS, CA 95030

*ADDRESS NUMBER PENDING APPROVAL

REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE., U • LOS GATOS, CA • 95030 • (408) 396-2555

ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

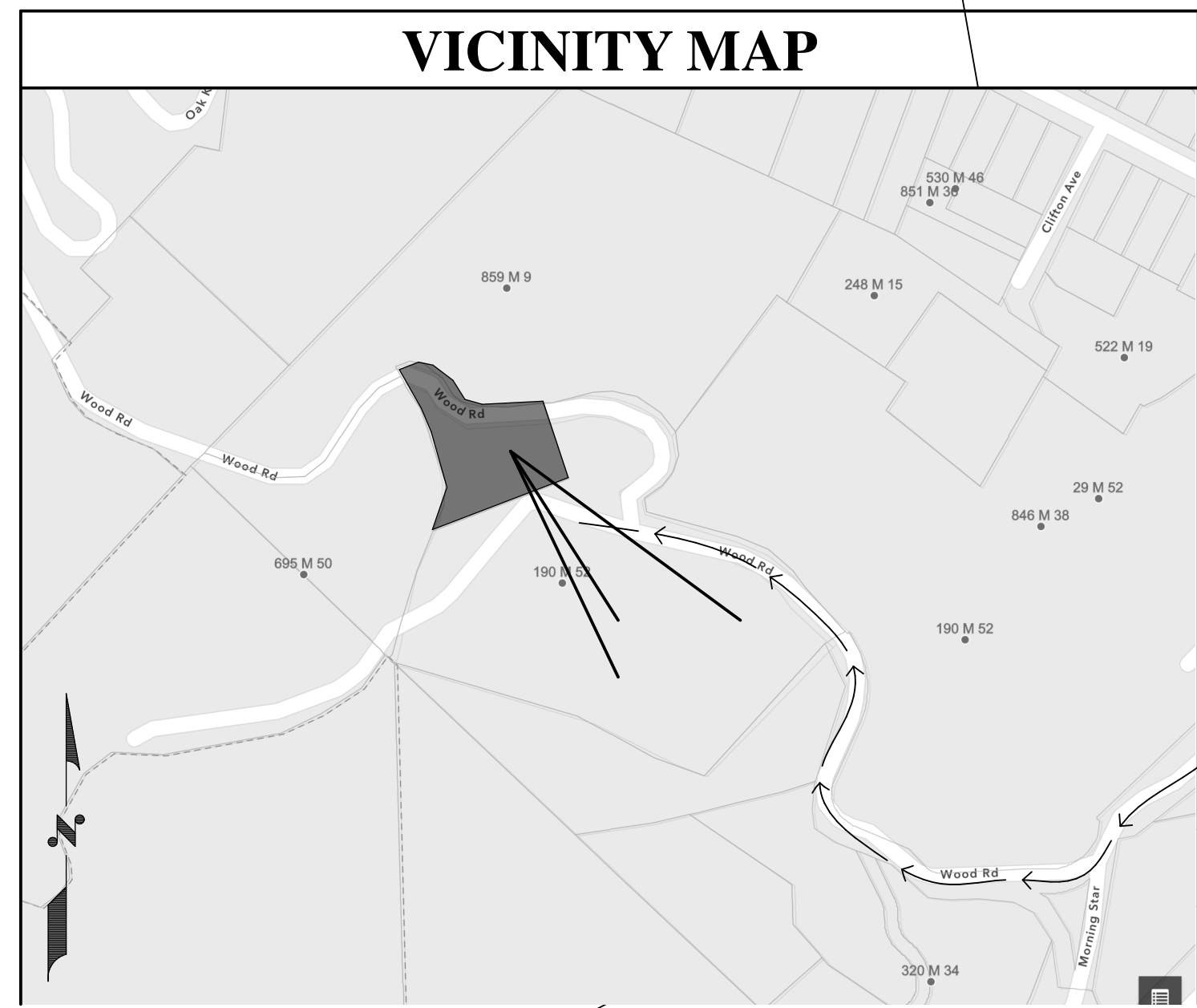
VICINITY MAP	PROJECT DIRECTORY	FIRE/ BUILDING NOTES	PROJECT DATA	SHEET INDEX																										
	<p>OWNERS: KAVITA AND OVARİ BOUKNIGHT 16711 SHANNON ROAD LOS GATOS, CA 95032</p> <p>GEOLOGIC & GEOTECHNICAL ENGINEERING: G2EARTH 750 CAMPDEN AVE, SUITE A CAMPBELL, CA 95028 TEL: (408) 866-8486</p> <p>CIVIL ENGINEERING AND SURVEYOR: HANNA-SILVETTI 1651 EGGLEBERRY STREET GILROY, CA 95020 TEL: (408) 842-2178</p> <p>ARCHITECT: KOHLSAAT & ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 396-2555</p> <p>LANDSCAPE ARCHITECT: DAVID R. FOX & COMPANY 1188 KOTENBERG AVE SAN JOSE, CA 95128 TEL: (408) 761-0212</p>	<ul style="list-style-type: none"> FIRE SPRINKLERS: An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: in all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Note: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 91B.2 as adopted and amended by L97C. 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. 909.9.B and Health and Safety Code 18114.7 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 conform with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 909.11.] EMERGENCY GATE/ACCESS GATE REQUIREMENTS: Gate installations shall conform with Fire Department Standard Details and Specification 6- and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access device. Knox Key-switch is required for the automatic gate. 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 18 feet 6 inches, minimum circulating turning radius of 36 feet outside and 28 feet inside, and a maximum slope of 18%; installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503. CONSTRUCTION SITE FIRE SAFETY: All construction site must comply with applicable provisions of the CFC chapter 5B and County of Santa Clara Standard Detail and Specification 51-1. REACH CODE COMPLIANCE: This residence will comply with the town's electric appliance, electric vehicle and energy storage system requirements in accordance with town code section 6-10-050 and 6-10-050. 	<p>PROJECT ADDRESS: 145 WOOD ROAD, LOS GATOS (ADDRESS PENDING)</p> <p>APFN: 510-47-045</p> <p>ZONING: HR-5</p> <p>OCCUPANCY GROUP: R-3, U</p> <p>CONSTRUCTION TYPE: V-B</p> <p>GROSS & NET SITE AREA: 24,682 SF</p> <p>AVERAGE LOT SLOPE: 35.1%</p> <p>NET LOT AREA: 1182.26SF (AFTER 60% DEDUCTION)</p> <p>PARKING: 2 SPACES IN GARAGE, 4 SPACES ON DRIVEWAY</p> <p>FIRE SPRINKLER: WILL PROVIDE</p> <p>MAX. ALLOWABLE FLOOR AREA = 9,900SF</p> <table border="1"> <thead> <tr> <th>FLOOR AREA (A)</th> <th>EXCLUSIONS (B)¹</th> <th>(A) - (B)</th> </tr> </thead> <tbody> <tr> <td>MAIN FLOOR 1,794 SF</td> <td>1,065 SF (1)</td> <td>2,804 SF</td> </tr> <tr> <td>LOWER FLOOR 2,111 SF</td> <td>1,640 SF (1)</td> <td>1,984 SF</td> </tr> <tr> <td>UPPER FLOOR 1,147 SF</td> <td>482 SF (1 & 2)</td> <td>1,147 SF</td> </tr> <tr> <td>GARAGE 44 SF</td> <td></td> <td>501 SF</td> </tr> <tr> <td>TOTAL 5,246 SF</td> <td></td> <td>6,411 SF</td> </tr> </tbody> </table> <p>* EXCLUSIONS: (1) BELOW GRADE SF (2) GARAGE UP TO 400SF</p> <p>STRUCTURE COVERAGE:</p> <table border="1"> <tbody> <tr> <td>RESIDENCE + GARAGE FOOTPRINT</td> <td>5,781 SF</td> </tr> <tr> <td>COVERED PATIOS, DECKS, BALCONIES</td> <td>1,156 SF</td> </tr> <tr> <td>POOL, SPA</td> <td>103 SF</td> </tr> <tr> <td>SUBTOTAL</td> <td>5,622 SF = 18.97%</td> </tr> </tbody> </table>	FLOOR AREA (A)	EXCLUSIONS (B)¹	(A) - (B)	MAIN FLOOR 1,794 SF	1,065 SF (1)	2,804 SF	LOWER FLOOR 2,111 SF	1,640 SF (1)	1,984 SF	UPPER FLOOR 1,147 SF	482 SF (1 & 2)	1,147 SF	GARAGE 44 SF		501 SF	TOTAL 5,246 SF		6,411 SF	RESIDENCE + GARAGE FOOTPRINT	5,781 SF	COVERED PATIOS, DECKS, BALCONIES	1,156 SF	POOL, SPA	103 SF	SUBTOTAL	5,622 SF = 18.97%	<p>A0 COVER SHEET</p> <p>A1 OVERALL SITE PLAN (A) AERIAL</p> <p>A1.1 ARCH SITE PLAN</p> <p>A1.2 GRADING EXCEPTION SITE PLAN</p> <p>1 TOWN NOTES, PROJECT DATA & ABBREVIATIONS</p> <p>2 BLUEPRINT FOR A CLEAN BAY SHEET</p> <p>3 EXISTING TOPOGRAPHIC SURVEY</p> <p>4 SITE & UTILITY PLAN AND LEGEND</p> <p>5 GRADING & DRAINAGE PLAN</p> <p>6 GRADING & DRAINAGE PLAN</p> <p>7 EROSION CONTROL PLAN</p> <p>L1.0 PRELIMINARY LANDSCAPE PLAN</p> <p>L1.1 FULL SITE LANDSCAPE</p> <p>L1.2 PROPOSED STRUCTURE</p> <p>L2.0 SECTIONS</p> <p>L3.0 TREE PLAN</p> <p>L4.0 PLANTING PLAN</p> <p>A3 LOWER FLOOR PLAN</p> <p>A4 MAIN FLOOR PLAN</p> <p>A5 UPPER FLOOR PLAN</p> <p>A6 ROOF PLAN</p> <p>A7 ELEVATIONS</p> <p>A8 ELEVATIONS</p> <p>A9 SECTIONS</p> <p>A10 SECTIONS</p>
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<p>SCOPE OF WORK</p> <p>SITE AND ARCHITECTURAL DEVELOPMENT ON AN EXISTING VACANT HR-5 ZONED LOT. WORK TO INCLUDE:</p> <p>STRUCTURES: CONSTRUCTION OF A NEW RESIDENCE WITH AN ATTACHED GARAGE AND BELOW GRADE FLOOR AREAS. 2. OPEN TRELLIS AND LOGGIA 3. EGRESS, VENTILATION WELL AND SITE STAIRS.</p> <p>SITE WORK (SEE CIVIL AND LANDSCAPE PLANS FOR DETAILS): 1. ACCESS DRIVEWAY INCLUDING FIRE TRUCK TURNAROUND 2. UTILITY CONNECTIONS 3. PLANNING FOR FUTURE POOL AND SECURITY FENCING 4. PAVED YARD AREAS 5. LANDSCAPE AND IRRIGATIONS</p> <p>ALSO SEE CIVIL PLANS FOR GRADING, DRAINAGE SCOPES. NO TREE IS PROPOSED TO BE REMOVED.</p>																														
<p>DEFERRAL SUBMITTALS</p> <ul style="list-style-type: none"> PRIVATE FIRE PROTECTION SYSTEM: RESIDENTIAL FIRE PROTECTION SYSTEMS SHALL COMPLY WITH FIRE DEPARTMENT STANDARDS A-1 AND MANUFACTURER'S REQUIREMENTS. FIRE PROTECTION WATER SYSTEMS SHALL BE PERMITTED, INSTALLED AND APPROVED BY THE FIRE PREVENTION OFFICE. THE 1/2" HYDRANT SHALL BE ACCESSIBLE AT ALL TIMES. TANK SYSTEMS PROVIDING BOTH THE DOMESTIC SUPPLY AND SUPPLY TO THE SPRINKLER SYSTEM AND/OR HYDRANT MAY REQUIRE CROSS CONTAMINATION PROTECTION. HYDRANT AND TANK OUTLETS SHALL BE INSTALLED SUCH THAT THE CENTER OF THE HOSE CONNECTION IS NOT LESS THAN EIGHTEEN (18") INCHES NOR MORE THAN THIRTY (30") INCHES ABOVE THE FINAL GRADE. TWO NEW 5000 GALLON WATER TANKS TO BE INSTALLED. FV SYSTEM - A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE FV SYSTEM AS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. 																														

NOTE: Please check that all dimensions, elevations and conditions, prior to starting any construction called by field conditions. If any conditions different from those shown on the drawings, please notify the Architect's attention prior to installation.

COVER SHEET

DATE: 1/25/21
SCALE: AS SHOWN

SHEET
A0
OF -



198 BROADWAY
HR-5:LHP

40 FAIRVIEW PLZ
HR-5

100 CLIFTON AVE
HR-5

SUBJECT PROPERTY
(WOOD ROAD -
PARCEL B)

PROPOSED SITE
HR-5
145 WOOD ROAD

50 CLIFTON AVE
R-ID

WOOD RD
HR-5

33 CLIFTON AVE
R-ID

WOOD RD
HR-5

WOOD ROAD (private)

138 WOOD RD
HR-5

150 WOOD RD

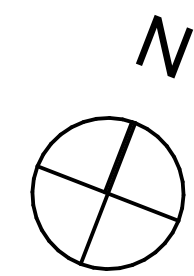
SANTA CRUZ HWY
HR-5

135 WOOD RD
HR-5

110 WOOD RD
R:PD

Neighborhood Site Plan

SCALE: 1" = 40'



130 WOOD RD
HR-5

140 WOOD RD
HR-5

123 WOOD RD
HR-5

121 WOOD RD
HR-5

WOOD ROAD

WOOD ROAD

MORNING STAR

REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21

**KOHLSAAT
& ASSOCIATES**
51 UNIVERSITY AVE., TULOS GATOS, CA 95030 • (408) 396.2555

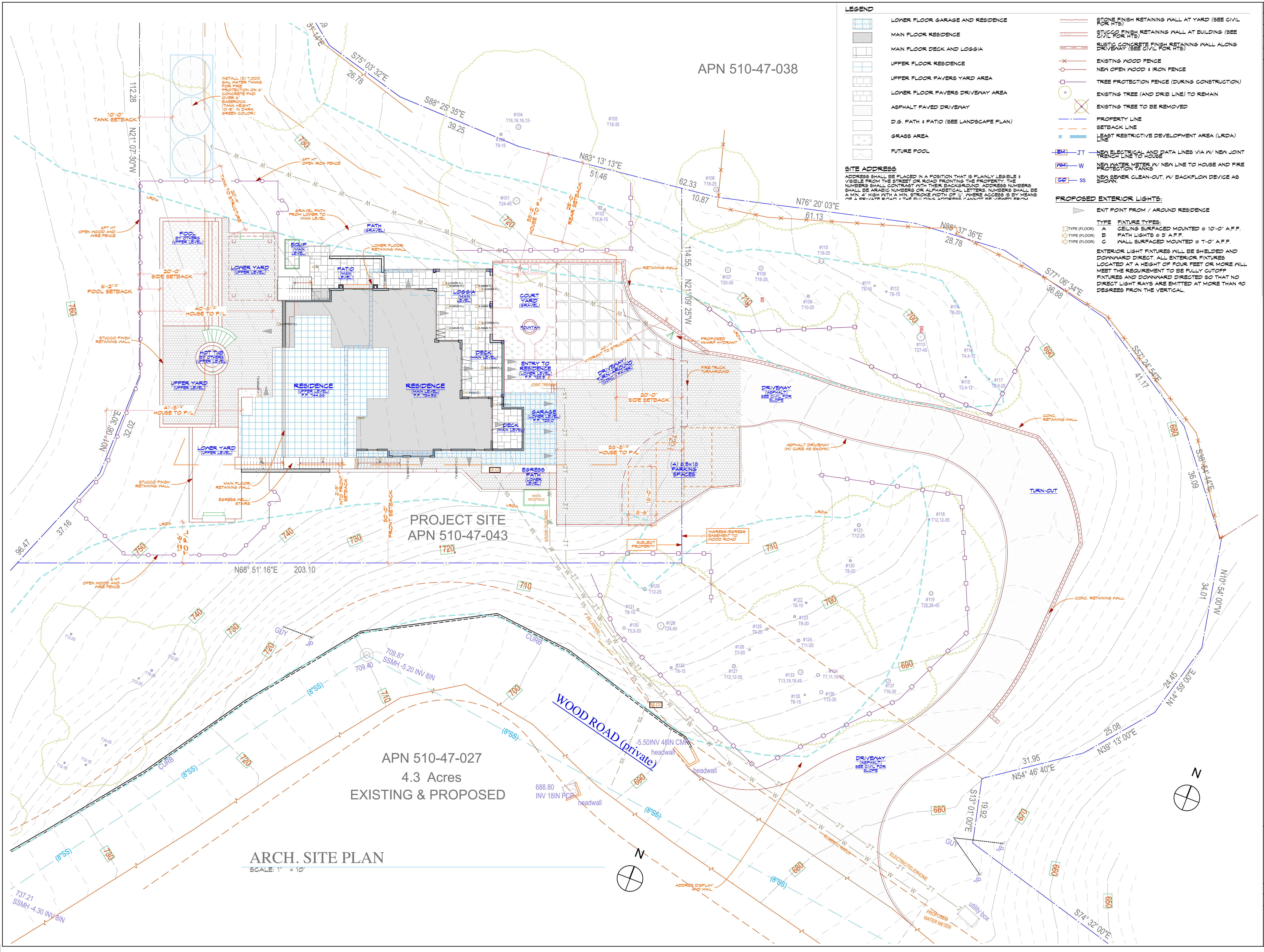
ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: These plans were prepared, designed, reviewed and approved by the architect under the supervision of the architect. The architect is not responsible for any conditions different from those shown on these plans or for any errors or omissions in these plans. The architect's attention is directed to the fact that the architect is not a surveyor and is not responsible for any errors or omissions in the field data or for any errors or omissions in the field data or for any errors or omissions in the field data or for any errors or omissions in the field data.

**OVERALL
SITE PLAN
W/AERIAL**

DATE: 1/25/21
SCALE: AS SHOWN

SHEET
A1
OF -



- LEGEND**
- [Symbol] LOWER FLOOR GARAGE AND RESIDENCE
 - [Symbol] MAIN FLOOR RESIDENCE
 - [Symbol] MAIN FLOOR DECK AND LOGGIA
 - [Symbol] UPPER FLOOR RESIDENCE
 - [Symbol] UPPER FLOOR PAVERS YARD AREA
 - [Symbol] LOWER FLOOR PAVERS DRIVEWAY AREA
 - [Symbol] ASPHALT PAVED DRIVEWAY
 - [Symbol] D.G. PATH & PATIO (SEE LANDSCAPE PLAN)
 - [Symbol] GRASS AREA
 - [Symbol] FUTURE POOL
- [Symbol] STUCCO FINISH RETAINING WALL AT BUILDING (SEE CIVIL FOR HTS)
 - [Symbol] STUCCO FINISH RETAINING WALL ALONG DRIVEWAY (SEE CIVIL FOR HTS)
 - [Symbol] EXISTING WOOD FENCE
 - [Symbol] NEW OPEN WOOD & IRON FENCE
 - [Symbol] TREE PROTECTION FENCE (DURING CONSTRUCTION)
 - [Symbol] EXISTING TREE (AND DRIB LINE) TO REMAIN
 - [Symbol] EXISTING TREE TO BE REMOVED
 - [Symbol] PROPERTY LINE
 - [Symbol] SETBACK LINE
 - [Symbol] LEAST RESTRICTIVE DEVELOPMENT AREA (LRDA)
 - [Symbol] NEW ELECTRICAL AND DATA LINES VIA NEW JOINT TRENCH LINE TO HOUSE
 - [Symbol] NEW WATER METER, NEW LINE TO HOUSE AND FIRE PROTECTION TANKS
 - [Symbol] NEW SEWER CLEAN-OUT, NEW BACKFLOW DEVICE AS SHOWN
- PROPOSED EXTERIOR LIGHTS:**
- [Symbol] EXIT POINT FROM / AROUND RESIDENCE
 - [Symbol] TYPE FIXTURE TYPES:
 - A CEILING SURFACED MOUNTED @ 10'-0" A.F.F.
 - B PATH LIGHTS @ 2' A.F.F.
 - C WALL SURFACED MOUNTED @ 7'-0" A.F.F.
- EXTERIOR LIGHT FIXTURES WILL BE SHIELDED AND DOWNWARD DIRECT. ALL EXTERIOR FIXTURES LOCATED AT A HEIGHT OF FOUR FEET OR MORE WILL MEET THE REQUIREMENT TO BE FULLY CUTOFF FIXTURES AND DOWNWARD DIRECTED SO THAT NO DIRECT LIGHT RAYS ARE EMITTED AT MORE THAN 40 DEGREES FROM THE VERTICAL.**

SITE ADDRESS
 ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. 4" HIGH WITH A MIN. STROKE WIDTH OF 3/16". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD, THE SIGNING ADDRESS NUMBER SHALL BE VIEWED FROM

REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21

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ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
 145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: Designer shall verify all dimensions, elevations and conditions, prior to starting any construction. Any revisions called by field conditions, or any conditions different from those shown on the drawings, shall be brought to the Architect's attention prior to installation.

ARCH SITE PLAN
DATE: 1/25/21
SCALE: AS SHOWN
SHEET
A1.1
OF -



LEGEND

CUT EXCEPTION

FILL EXCEPTION

SEE CIVIL PLANS FOR GRADING QUANTITIES AND RETAINING WALL HEIGHTS

PROPOSED SITE GRADING EXCEPTIONS
SCALE: 1" = 10'

REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21



ARCHITECTURAL AND SITE DEVELOPMENT FOR:
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NOTE: Designer shall verify all dimensions, elevations and conditions, prior to starting any construction called by field conditions. If any conditions different from those shown on this plan, the contractor shall notify the Architect's attention prior to installation.

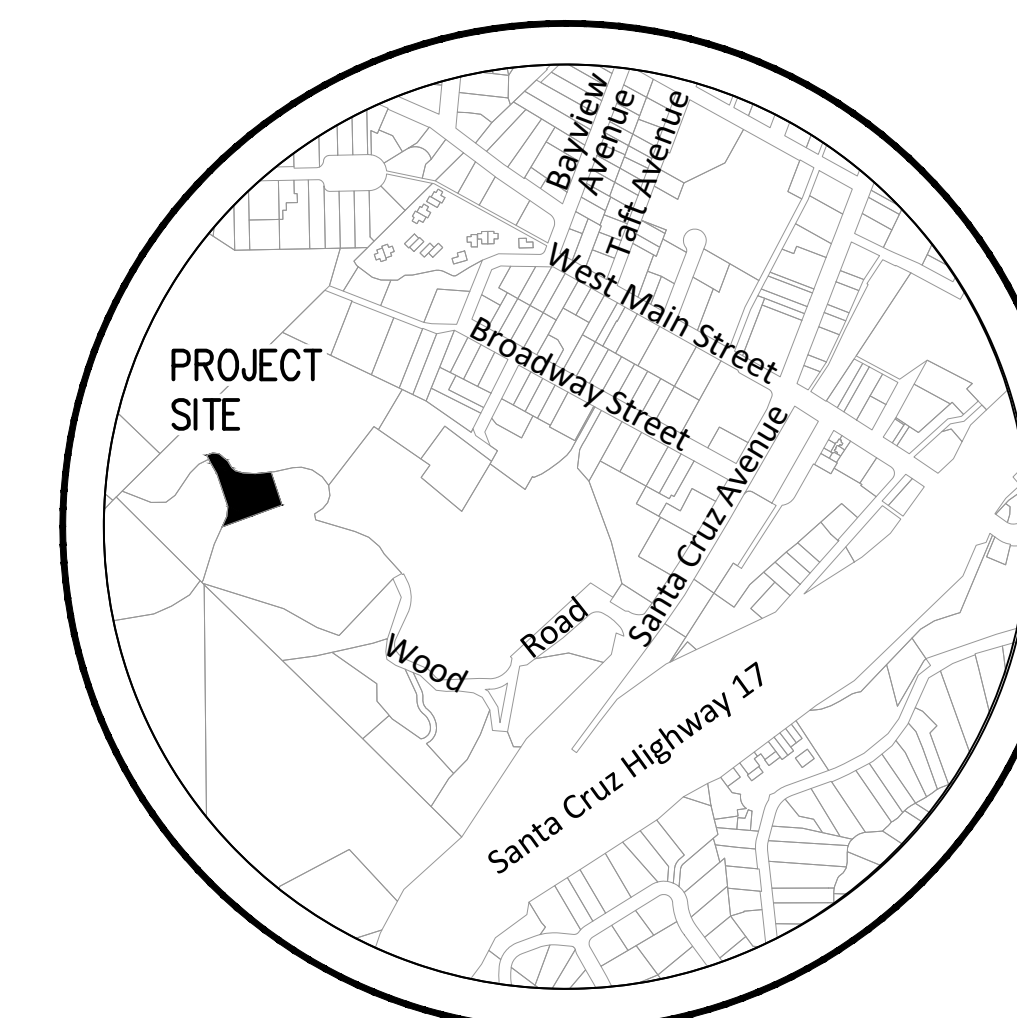
GRADING EXCEPTION SITE PLAN

DATE: 1/25/21
SCALE: AS SHOWN
SHEET
A1.2
OF -

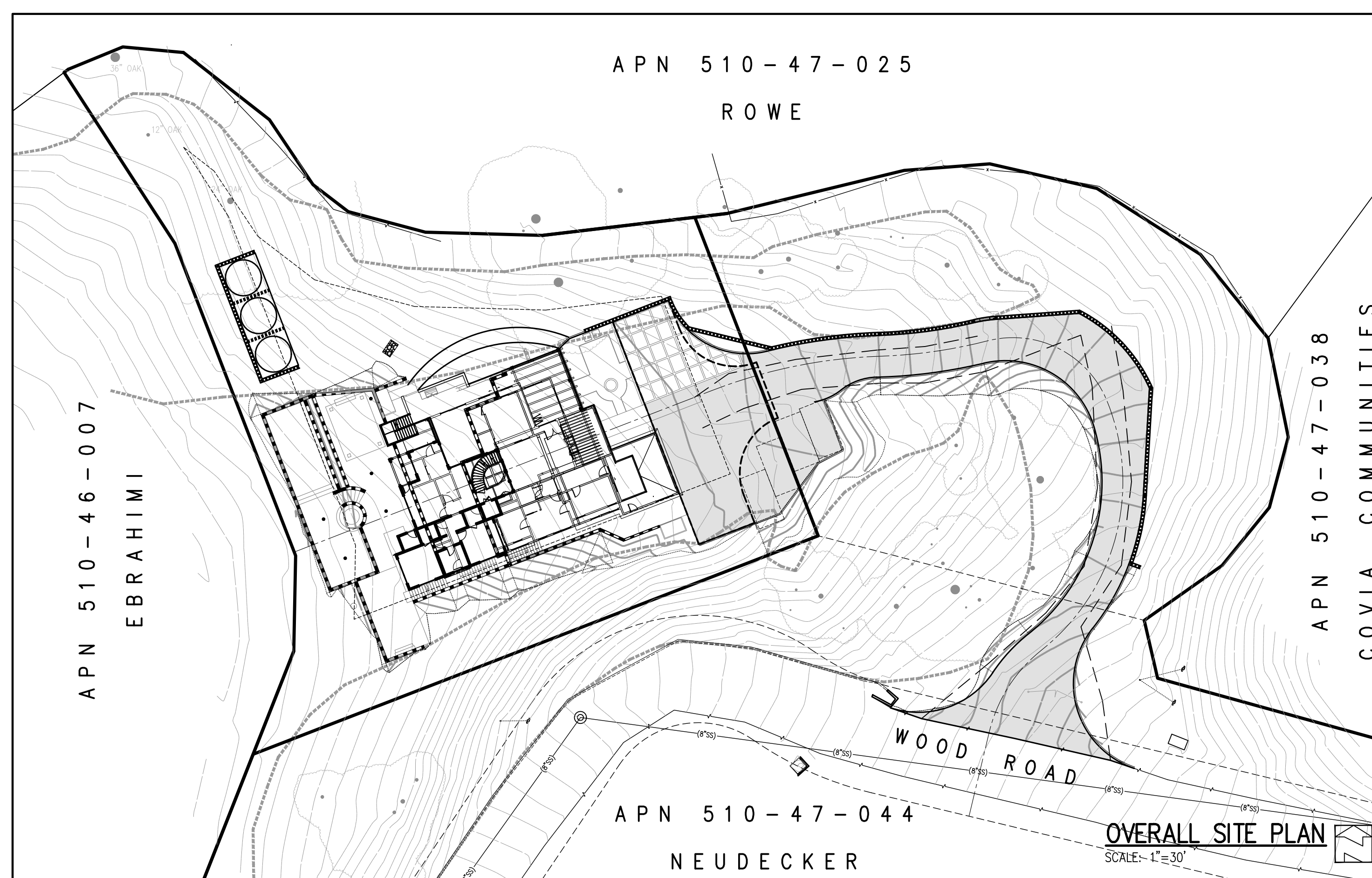
PLAN FOR THE IMPROVEMENT OF GRADING & DRAINAGE PLANS

145 WOOD ROAD - APN 510-47-045
TOWN OF LOS GATOS

ARCHITECTURE AND SITE APPLICATION NO. S-21-003



VICINITY MAP



OVERALL SITE PLAN
SCALE: 1" = 30'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TOWN OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
 - TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS).
 - ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT. THESE PLANS AND DETAILS.
 - RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION SOILS ENGINEER.
 - REFERENCE REPORT NO. _____ DATED _____, DATED _____, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THESE PLANS.
- 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.
- 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 (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
 - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
 - 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.
- 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.
- 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.
- 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.
- ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- 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.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
- DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.
- THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- 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 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.
- 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.
- OWNER/APPLICANT: _____ PHONE: _____
- GENERAL CONTRACTOR: _____ PHONE: _____
- 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 FOR COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
- 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.

TOWN OF LOS GATOS NPDES NOTES

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- 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.
- APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDUES 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.
- 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.
- 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.
- 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.
- 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 FLUIDS; BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DREGREASING; 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.
- 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.

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.

BASIS OF BEARINGS

THE BEARINGS ON THESE PLANS ARE BASED ON THE FOUND MONUMENTS ALONG THE WESTERLY PROPERTY LINE WITH A BEARING OF NORTH 21° 31' 04" EAST PER RECORDED DOCUMENT NUMBER 23477967.

BENCHMARK

BENCHMARK ID: BM1003
ORGANIZATION: SANTA CLARA VALLEY WATER DISTRICT
ELEVATION: 412.80 FEET (NAVD98)

DESCRIPTION:
BRASS DISK ON TOP OF CONCRETE SIDEWALK; AT THE SOUTH CORNER OF INTERSECTION FOR S SANTA CRUZ AVENUE AND W MAIN STREET; ABOUT 100 FEET SOUTHWEST FROM CENTERLINE FOR W MAIN STREET; NEAR A PUBLIC BUS STOP; RESET IN 2007. TOWN OF LOS GATOS.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 0608500376H
MAP REVISED: MAY 18, 2009

PROJECT IS LOCATED IN ZONE X

ZONE X
AN AREA INUNDED BY 500-YEAR FLOODING; AN AREA INUNDED BY 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 100-YEAR FLOODING.

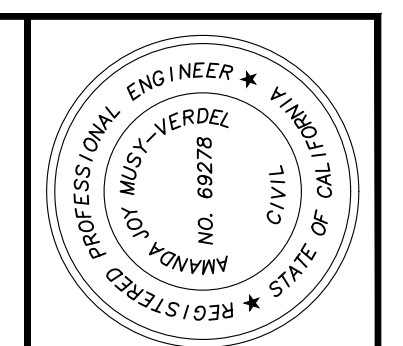
SHEET INDEX

- TOWN NOTES, PROJECT DATA & ABBREVIATIONS
- BLUEPRINT FOR A CLEAN BAY SHEET
- EXISTING TOPOGRAPHIC SURVEY
- SITE & UTILITY PLAN AND LEGEND
- GRADING & DRAINAGE PLAN - 20 SCALE DRIVEWAY PROFILE
- GRADING & DRAINAGE PLAN - 10 SCALE
- EROSION CONTROL PLAN

TOTAL SITE AREA: 29,632 SF	TOTAL SITE AREA DISTURBED: 14,637 SF (INCLUDING CLEARING, GRADING OR EXCAVATING)			TOTAL AREA POST-PROJECT (SF)
	EXISTING AREA (SF)	PROPOSED AREA (SF)	NEW	
IMPERVIOUS AREA	0	0	8,227 SF	8,227 SF
TOTAL NEW & REPLACED IMPERVIOUS AREA			8,227 SF	
PERVIOUS AREA	29,632 SF	21,405 SF	0	21,405 SF

ABBREVIATIONS

GA GAUGE	R/W RIGHT-OF-WAY
GB GRADE BREAK	(S) SOUTH
ON GAS METER	S SLOPE
GS GAS SERVICE	SCC SANTA CLARA COUNTY
HDPE HIGH-DENSITY POLYETHYLENE	SCFD SANTA CLARA COUNTY FIRE DEPARTMENT
HP HIGH POINT	SD STORM DRAIN
IE INGRESS/EGRESS EASEMENT	SDCO STORM DRAIN CLEANOUT
IN INCH	SDE STORM DRAIN EASEMENT
INV INVERT ELEVATION	SDMH STORM DRAIN MANHOLE
LAT LATERAL	SDR STANDARD DIMENSION RATIO
LG LP OF GUTTER	SF SQUARE FEET
LP LOW POINT	SIWC SAN JOSE WATER COMPANY
MAX MAXIMUM	SS SANITARY SEWER
MH MANHOLE	SSCO SANITARY SEWER CLEANOUT
MIN MINIMUM	SSE SANITARY SEWER EASEMENT
MPH MILES PER HOUR	SSMH SANITARY SEWER MANHOLE
N NORTH	STD STANDARD
N.T.S. NOT TO SCALE	S/W SIDEWALK
O.C. ON CENTER	TC TOP OF CURB
O.D. OUTSIDE DIAMETER	TELE TELEPHONE
PAD PAD ELEVATION	TLG TOWN OF LOS GATOS
PCC PORTLAND CEMENT CONCRETE	TW TOP OF WALL
PERF PERFORATED	TYP TYPICAL
PG&E PACIFIC GAS & ELECTRIC COMPANY	VCP VITRIFIED CLAY PIPE
PIEE PRIVATE INGRESS/EGRESS EASEMENT	(W) WEST
PL PROPERTY LINE	W WATER
PR PROPOSED	WM WATER METER
PSDE PRIVATE STORM DRAIN EASEMENT	WS WATER SERVICE
PSE PUBLIC SERVICE EASEMENT	WV WATER VALVE
PSSE PRIVATE SANITARY SEWER EASEMENT	WVSD WEST VALLEY SANITATION DISTRICT
PLIE PUBLIC UTILITY EASEMENT	XING CROSSING
PVC POLYVINYL CHLORIDE	
R RADIUS	
RCP REINFORCED CONCRETE PIPE	
RIM RIM ELEVATION	



DATE:	MAY 21, 2021
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PLAN FOR THE IMPROVEMENT OF
LANDS OF BOUKNIGHT - 145 WOOD ROAD
APN 510-47-045
TOWN NOTES, PROJECT DATA & ABBREVIATIONS
ARCHITECTURE AND SITE APPLICATION NO. S-21-003
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

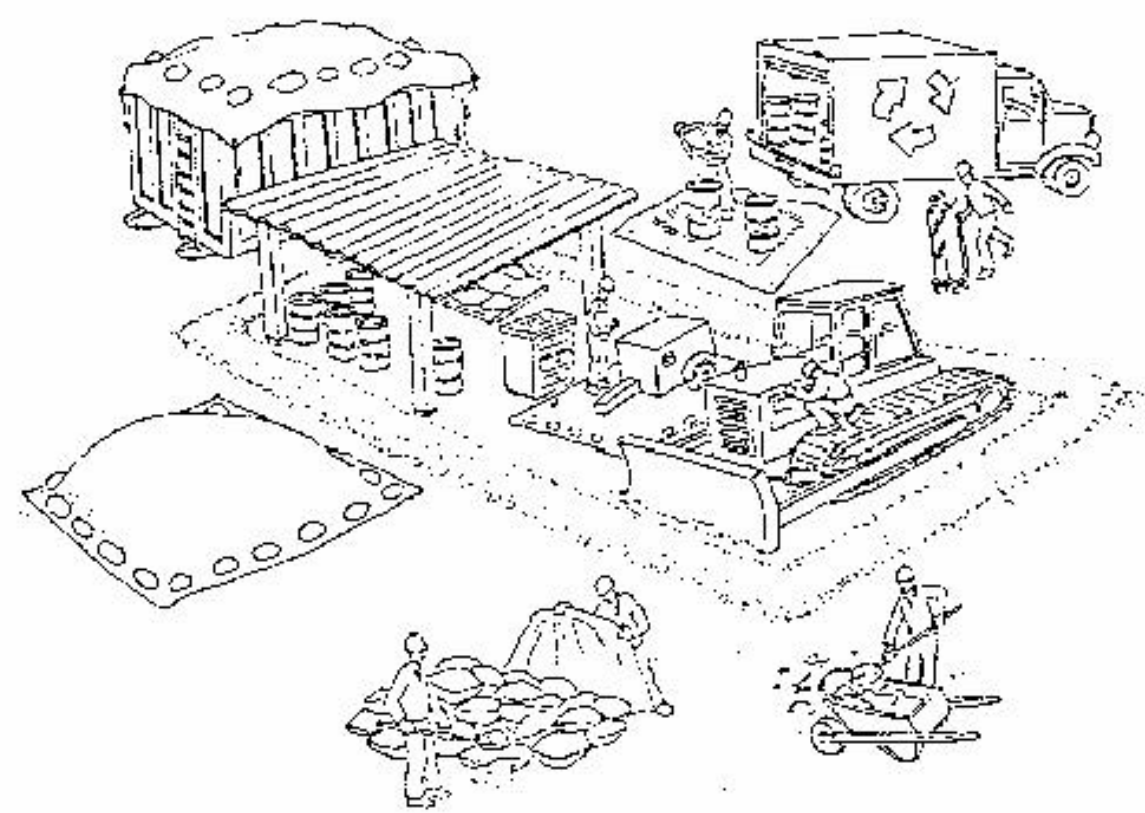
HANNA-BRUNETTI
CIVIL ENGINEER & ARCHITECTS
CONSTRUCTION MANAGERS
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OFFICE (408) 842-2173 • FAX (408) 842-2862
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DATE	
BY	
REVISIONS	
SHEET	1 OF 7

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.



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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.

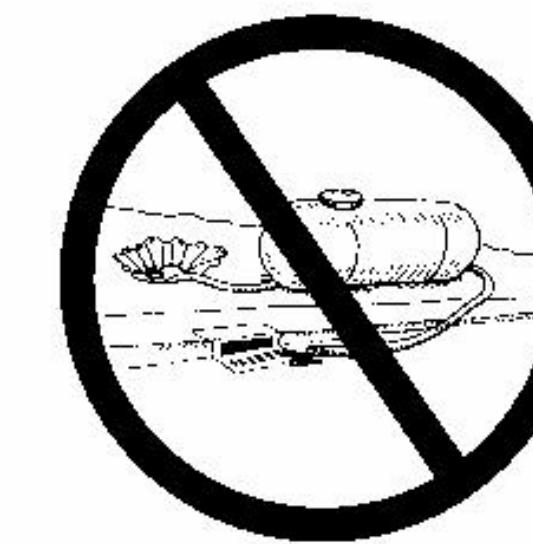
Vehicle and equipment maintenance & cleaning

- ✓ 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.



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 offsite 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.

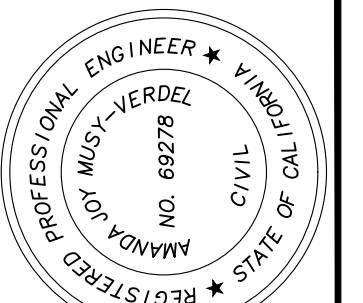


Earthwork & contaminated soils

- ✓ 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.



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

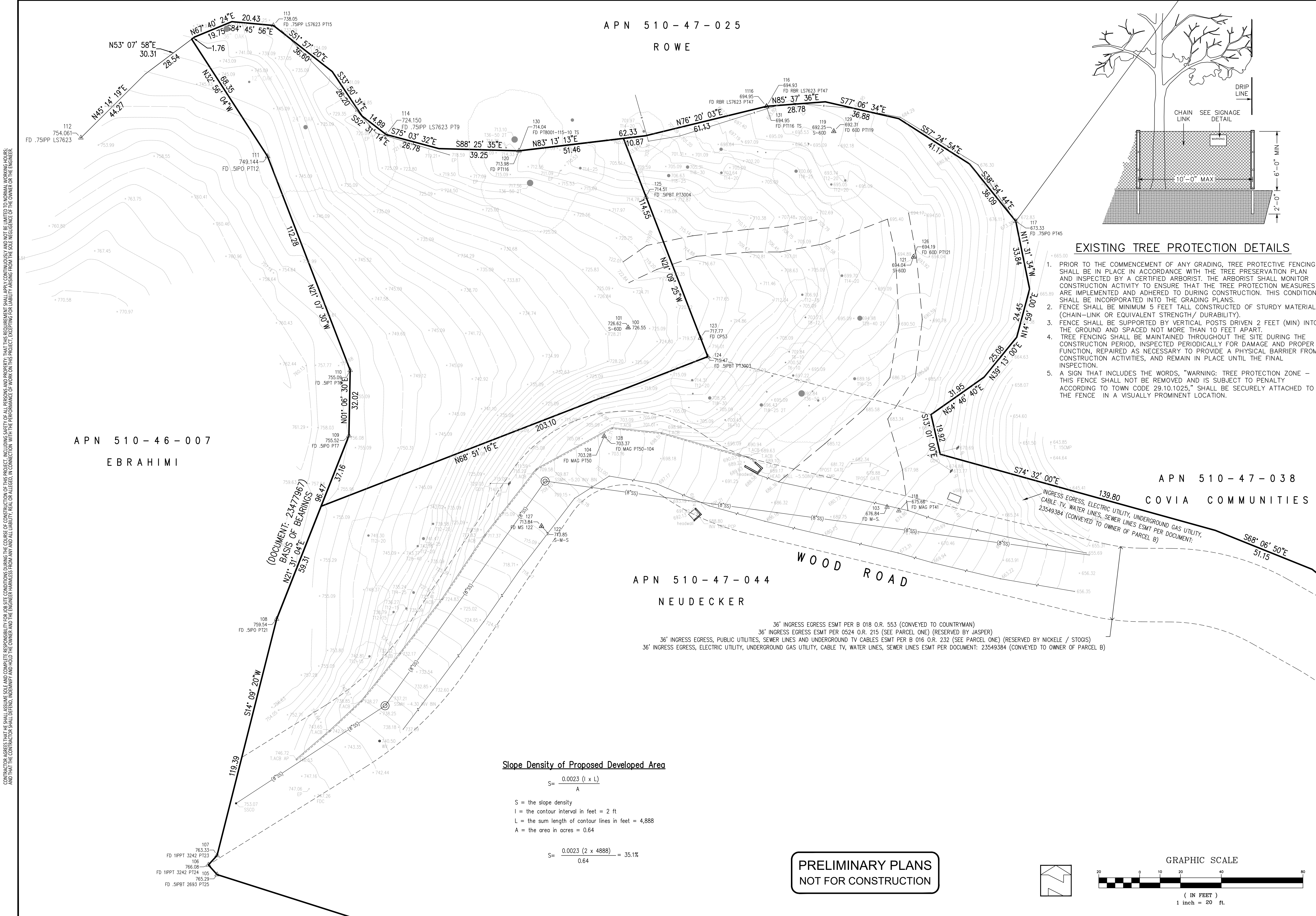


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GRADING & DRAINAGE PLANS
LANDS OF BOUKNIGHT - 145 WOOD ROAD
APN 510-47-045
BLUEPRINT FOR A CLEAN BAY
ARCHITECTURE AND SITE APPLICATION NO. 5-21-003

HANNA BRUNETTI
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EMAIL: ENGINEERING@HANNABRUNETTI.COM

REVISIONS	DATE	BY



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

LANDS OF BOUKNIGHT - 145 WOOD ROAD
APN 510-47-045
EXISTING TOPOGRAPHIC SURVEY

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TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

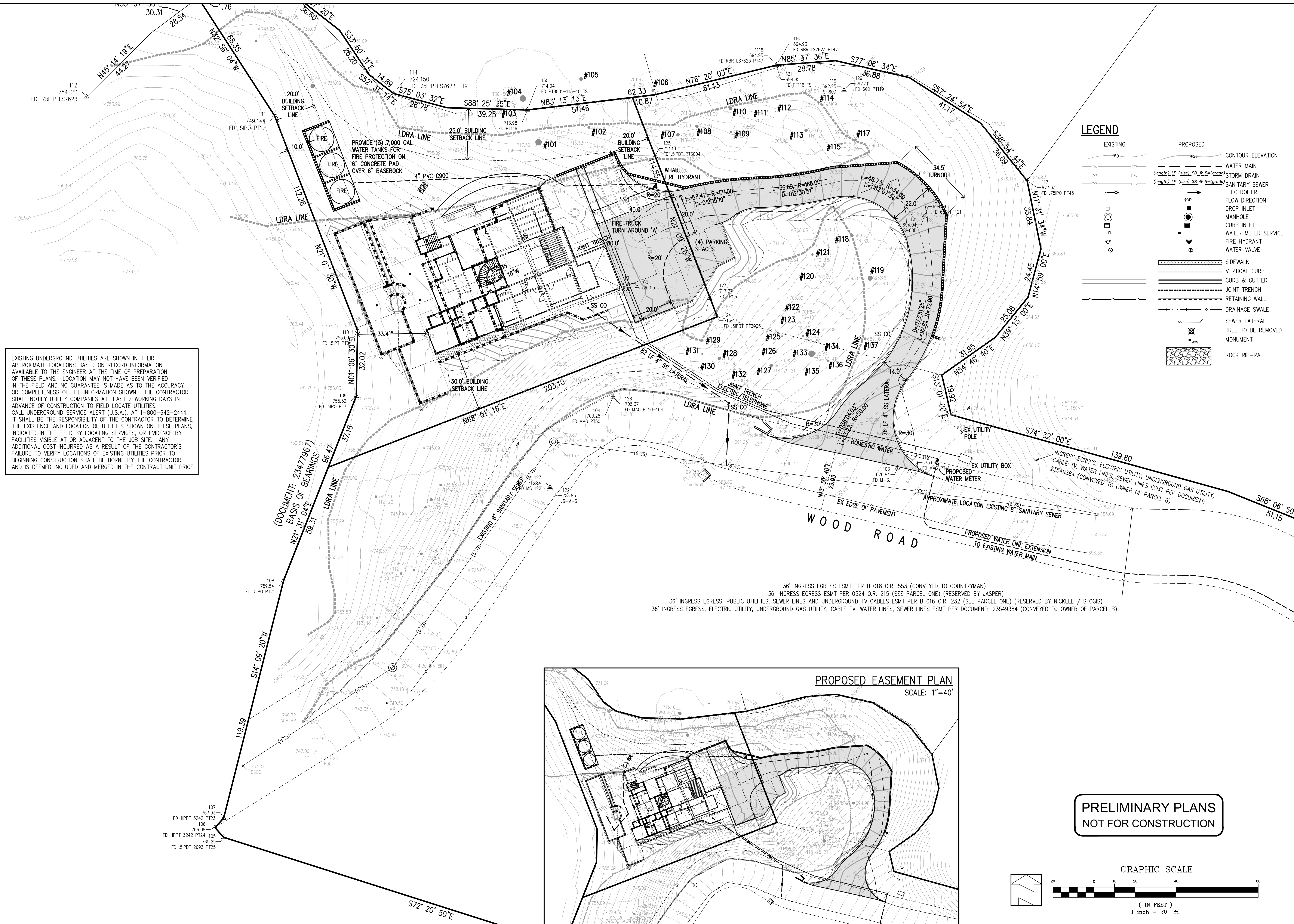
HANNA-BRUNETTI
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING MANAGERS
7851 ENLEBERY STREET • GILBOY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-2662
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SHEET 3 OF 7

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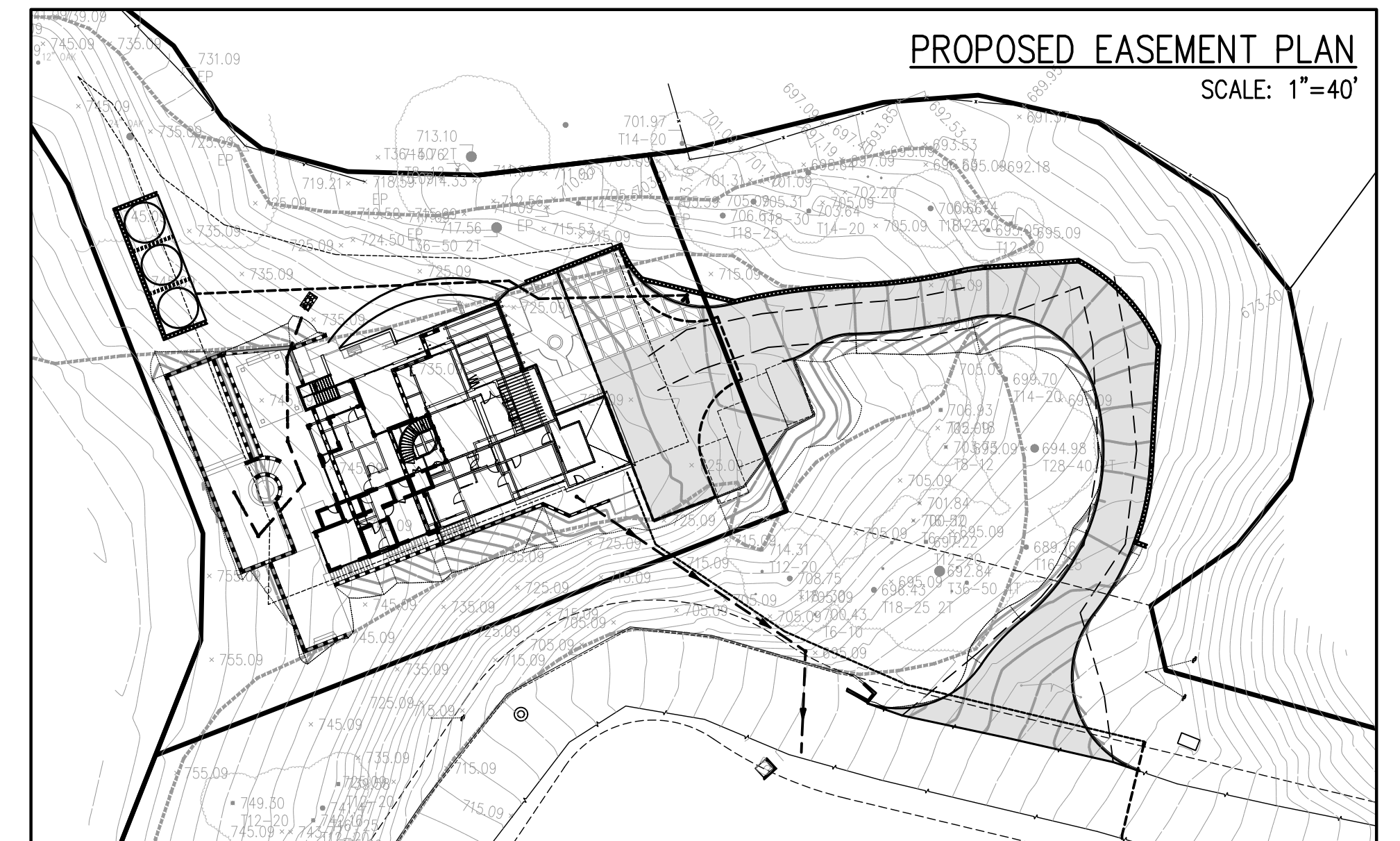


EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. 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 1-800-642-2444. 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.

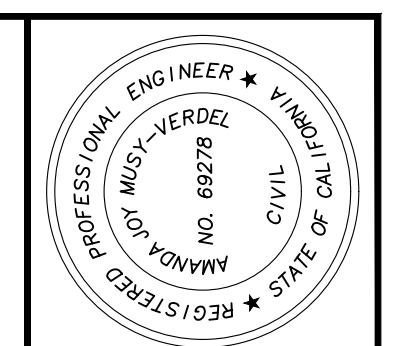
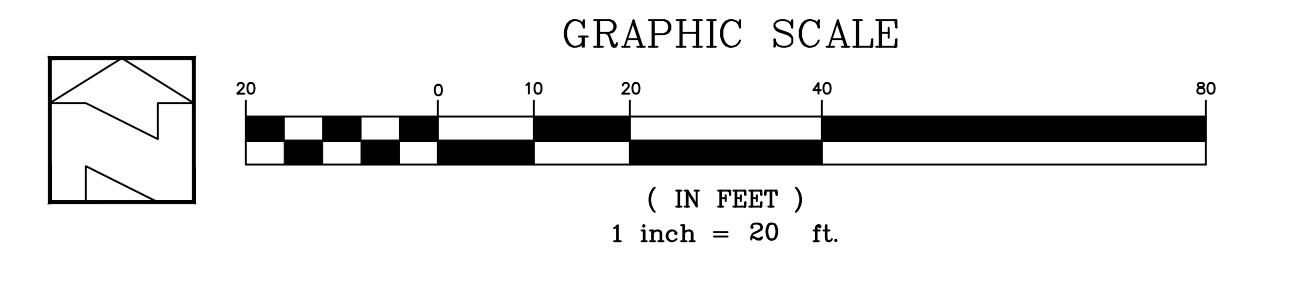
LEGEND

- | | | | | |
|--|----------|--|----------|-------------------------------------|
| | EXISTING | | PROPOSED | CONTOUR ELEVATION |
| | | | | WATER MAIN
STORM DRAIN |
| | | | | SANITARY SEWER
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 |

36" INGRESS EGRESS ESMT PER B 018 O.R. 553 (CONVEYED TO COUNTRYMAN)
 36" INGRESS EGRESS ESMT PER 0524 O.R. 215 (SEE PARCEL ONE) (RESERVED BY JASPER)
 36" INGRESS EGRESS, PUBLIC UTILITIES, SEWER LINES AND UNDERGROUND TV CABLES ESMT PER B 016 O.R. 232 (SEE PARCEL ONE) (RESERVED BY NICKELE / STOIGS)
 36" INGRESS EGRESS, ELECTRIC UTILITY, UNDERGROUND GAS UTILITY, CABLE TV, WATER LINES, SEWER LINES ESMT PER DOCUMENT: 23549384 (CONVEYED TO OWNER OF PARCEL B)



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



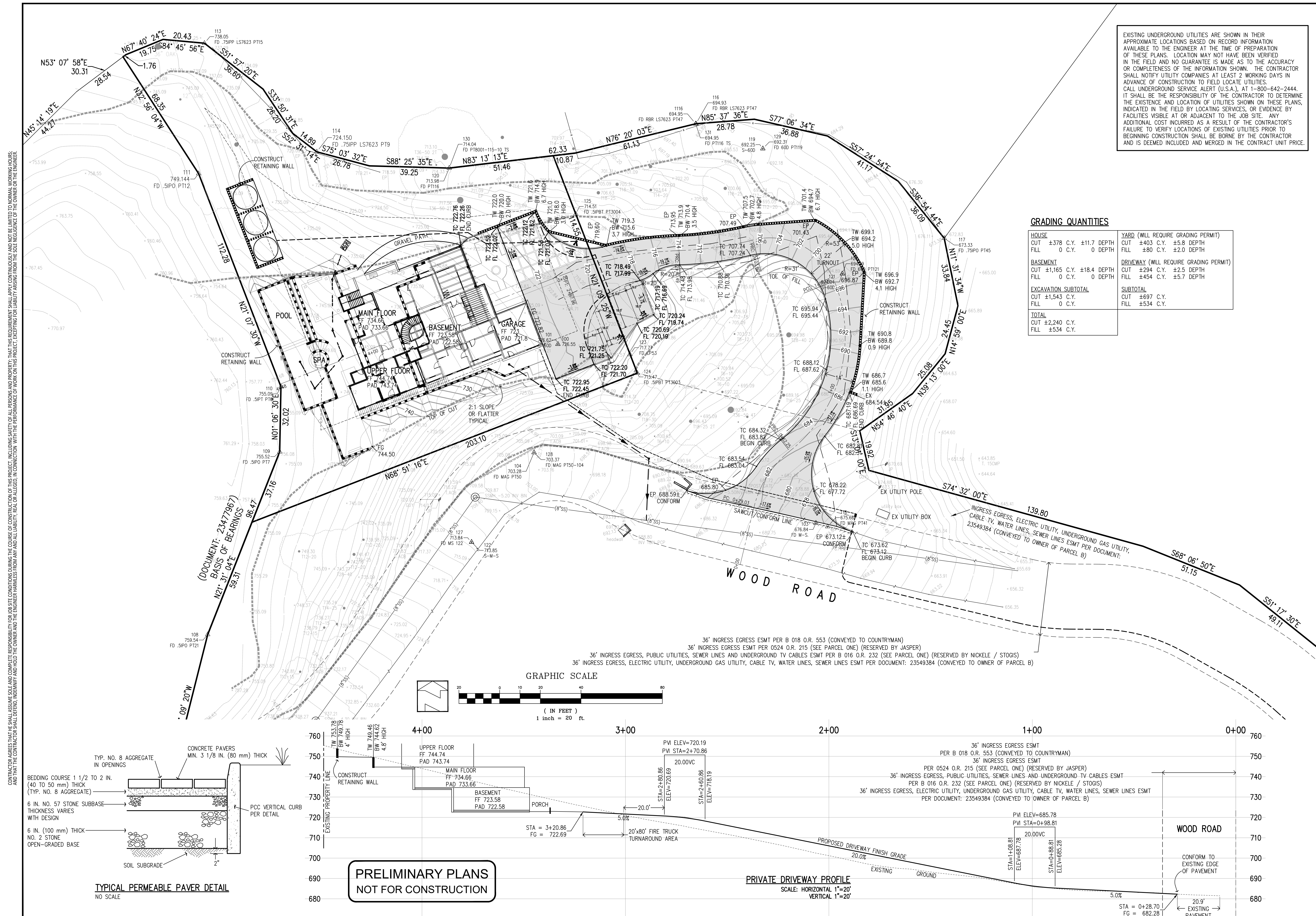
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PLAN FOR THE IMPROVEMENT OF
LANDS OF BOUKNIGHT - 145 WOOD ROAD
 APN 510-47-045
SITE & UTILITY PLAN AND LEGEND
 ARCHITECTURE AND SITE APPLICATION NO. 5-11-003
 TOWN OF LOS GATOS
 PARKS AND PUBLIC WORKS DEPARTMENT

HANNA BRUNETTI
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 7841 ENGLEBERY STREET - CAROLY - 95020 - CALIFORNIA
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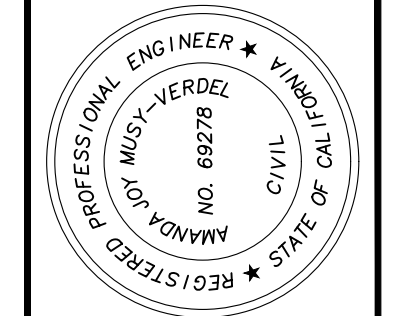
REVISIONS	DATE	BY

SHEET 4 OF 7



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HOUSE		YARD (WILL REQUIRE GRADING PERMIT)	
CUT	±378 C.Y.	±11.7 DEPTH	CUT ±403 C.Y.
FILL	0 C.Y.	0 DEPTH	FILL ±80 C.Y.
BASEMENT		DRIVEWAY (WILL REQUIRE GRADING PERMIT)	
CUT	±1,165 C.Y.	±18.4 DEPTH	CUT ±294 C.Y.
FILL	0 C.Y.	0 DEPTH	FILL ±454 C.Y.
EXCAVATION SUBTOTAL		SUBTOTAL	
CUT	±1,543 C.Y.		CUT ±697 C.Y.
FILL	0 C.Y.		FILL ±534 C.Y.
TOTAL			
CUT	±2,240 C.Y.		
FILL	±534 C.Y.		



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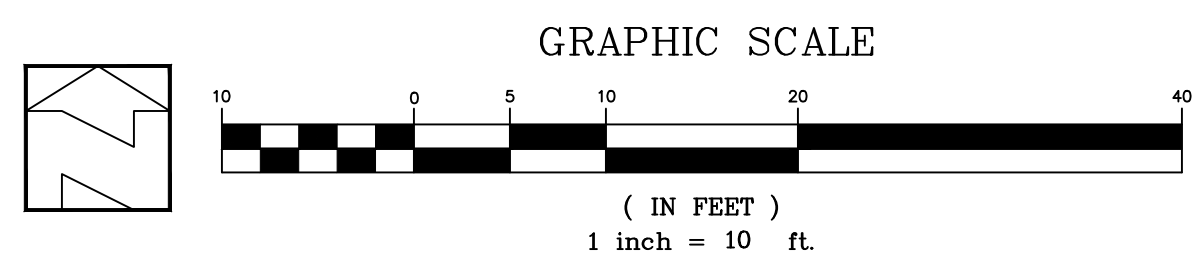
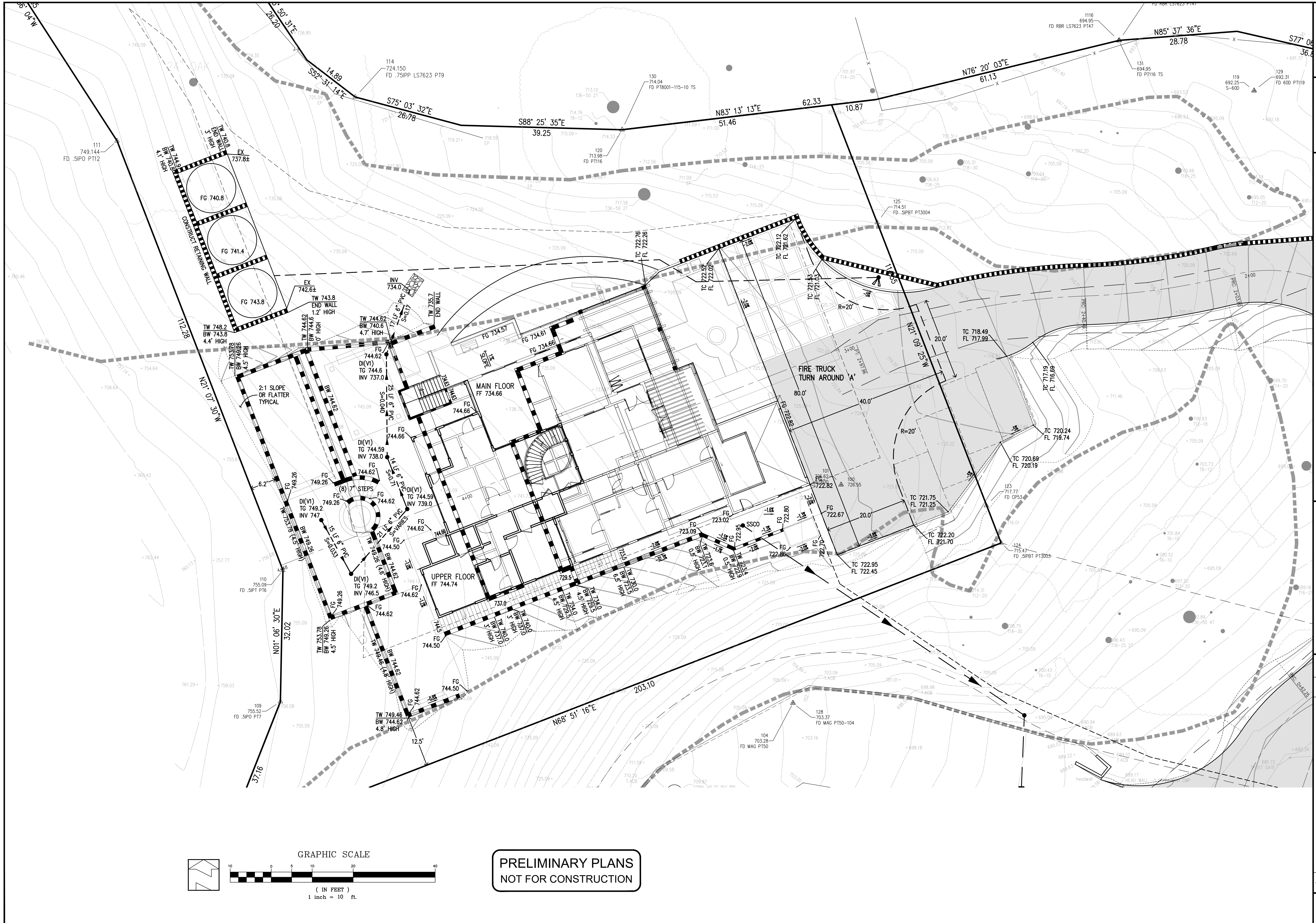
HANNA BRUNETTI
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 EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE	BY	REVISIONS

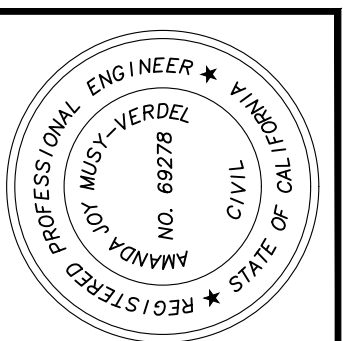
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REV.: DEC 2015

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PRELIMINARY PLANS
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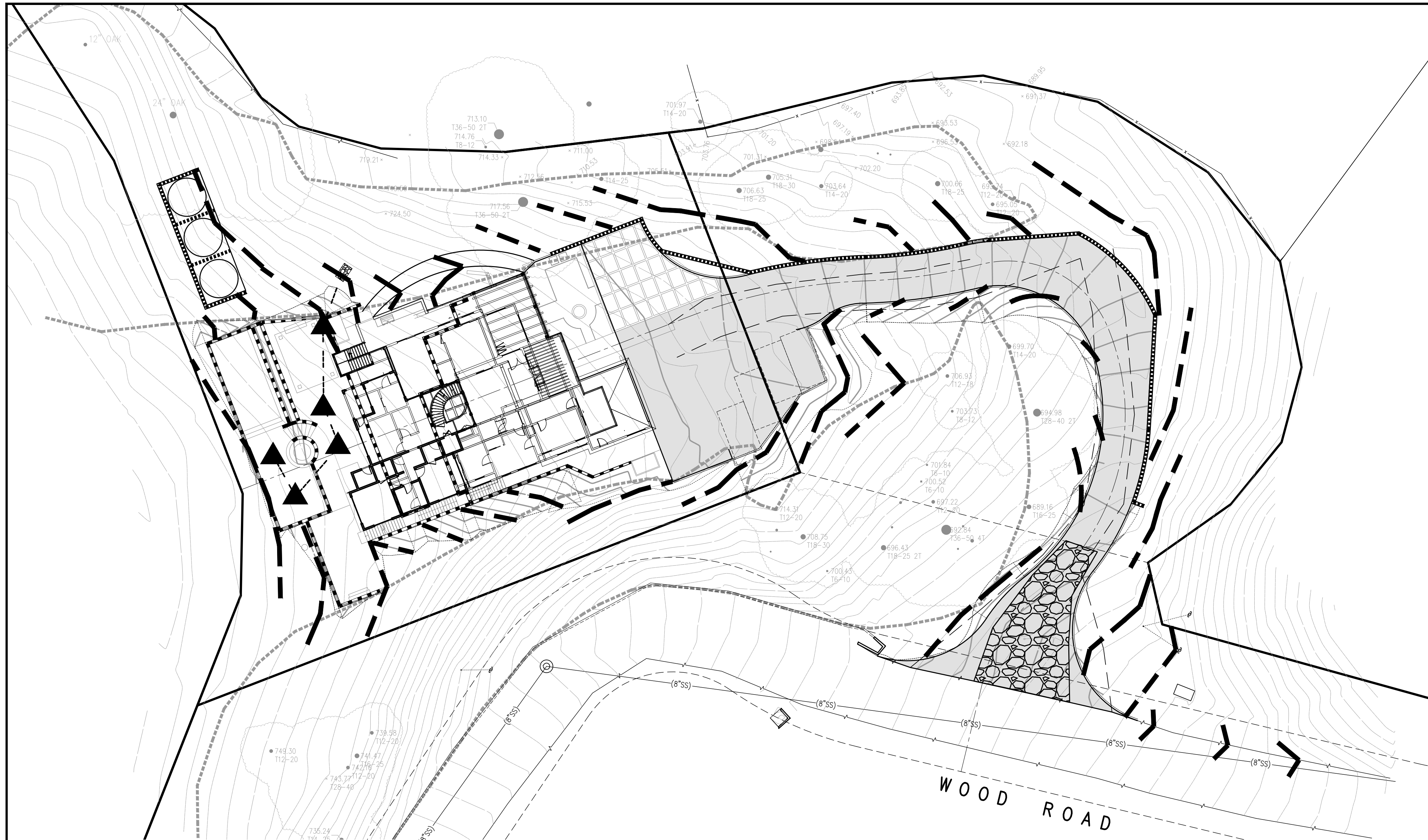
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GRADING & DRAINAGE PLAN
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 PARKS AND PUBLIC WORKS DEPARTMENT
 TOWN OF LOS GATOS

HANNA BRUNETTI
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 EMAIL: ENGINEERING@HANNABRUNETTI.COM

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EROSION CONTROL NOTES

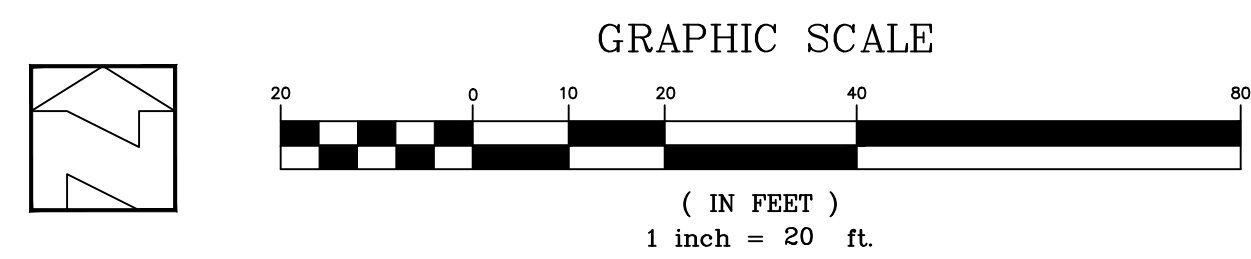
1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR AND FREE OF SILTS.
3. A FIBER ROLL PER "FIBER ROLL DETAIL SE-5" SHALL BE INSTALLED 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 OR NON-VEGETATIVE STABILIZATION PER EC-16, PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERMETER 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 USD. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL CITY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO CITY ENGINEER'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. 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 EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE 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. CONTRACTOR SHALL MAINTAIN 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 CITY ENGINEER.
13. IF THESE EROSION CONTROL MEASURES PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

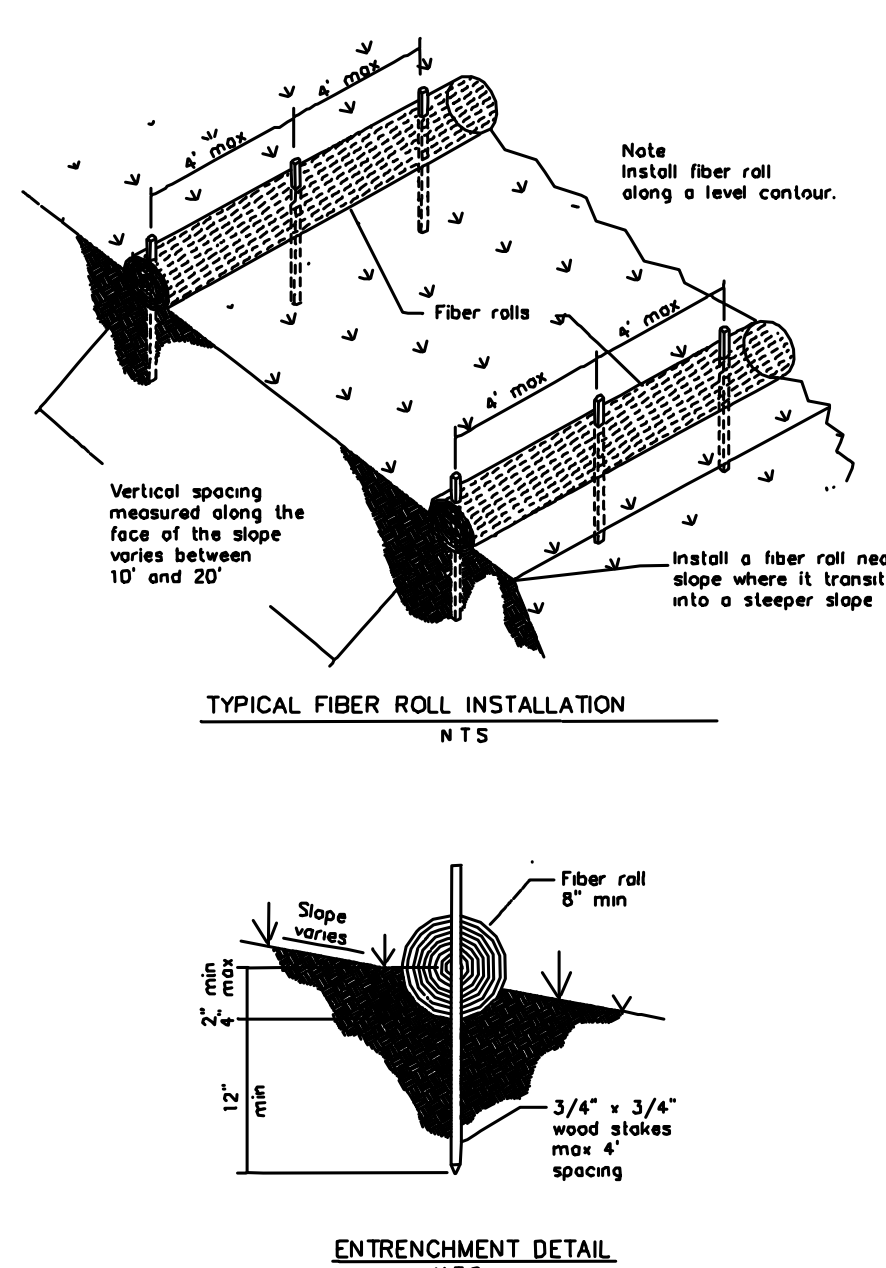
ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

LEGEND

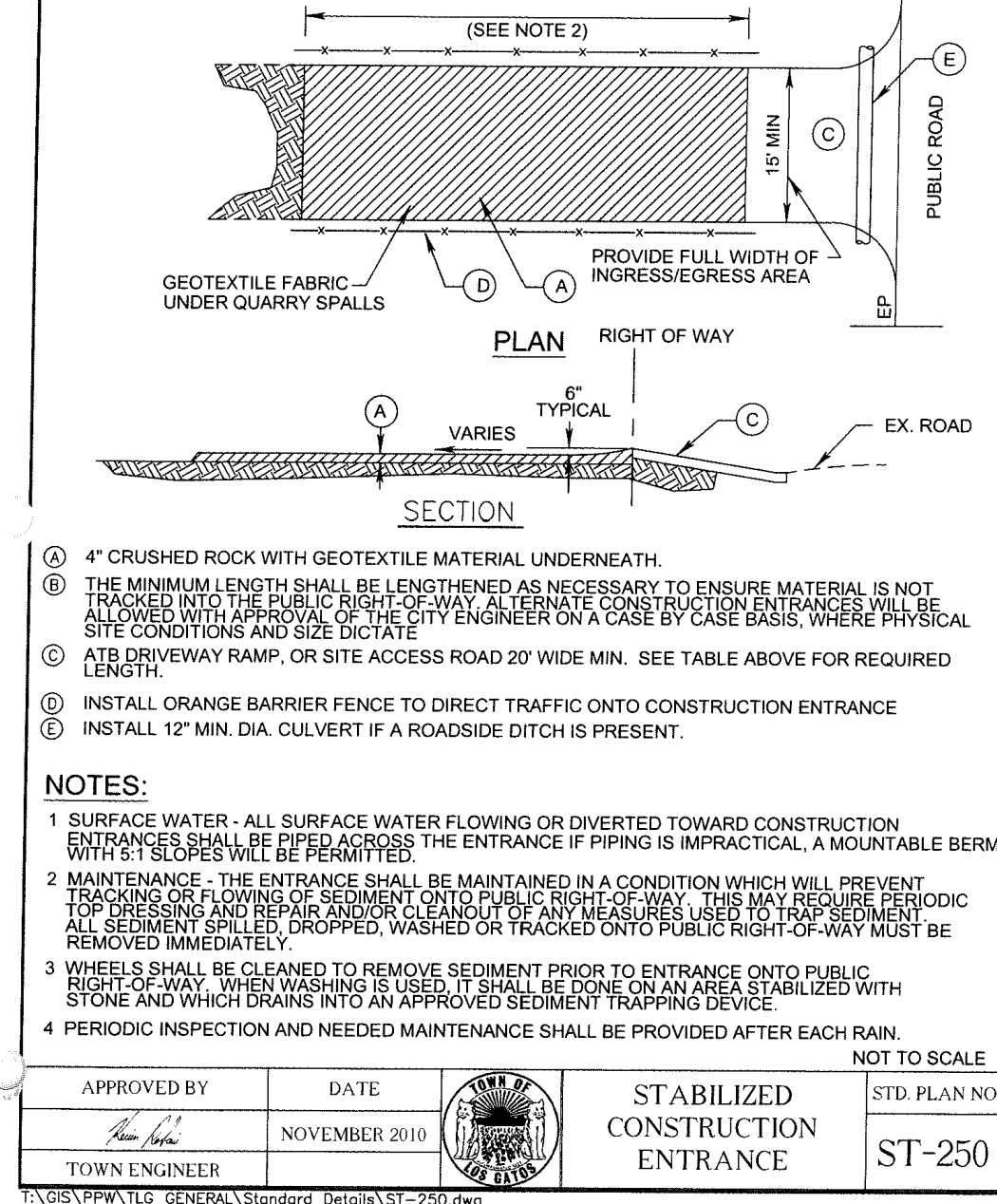
- CONSTRUCTION ENTRANCE/EXIT PER DETAIL ST-250
- FIBER ROLL BARRIER PER DETAIL SE-5
- STORM DRAIN INLET PROTECTION PER DETAIL SE-10
- SILT FENCE BARRIER PER DETAIL SE-1 AROUND PERIMETER OF PROJECT SITE



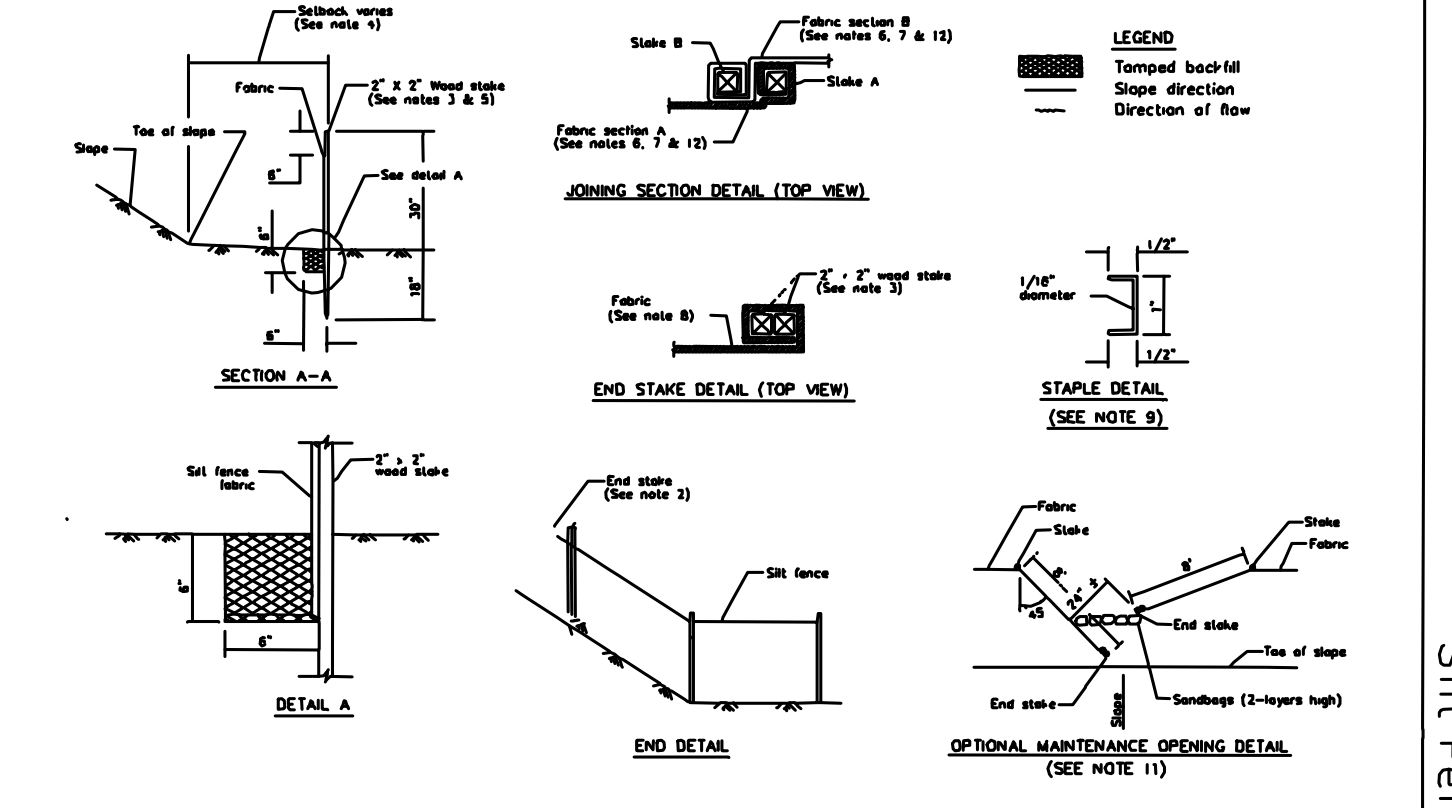
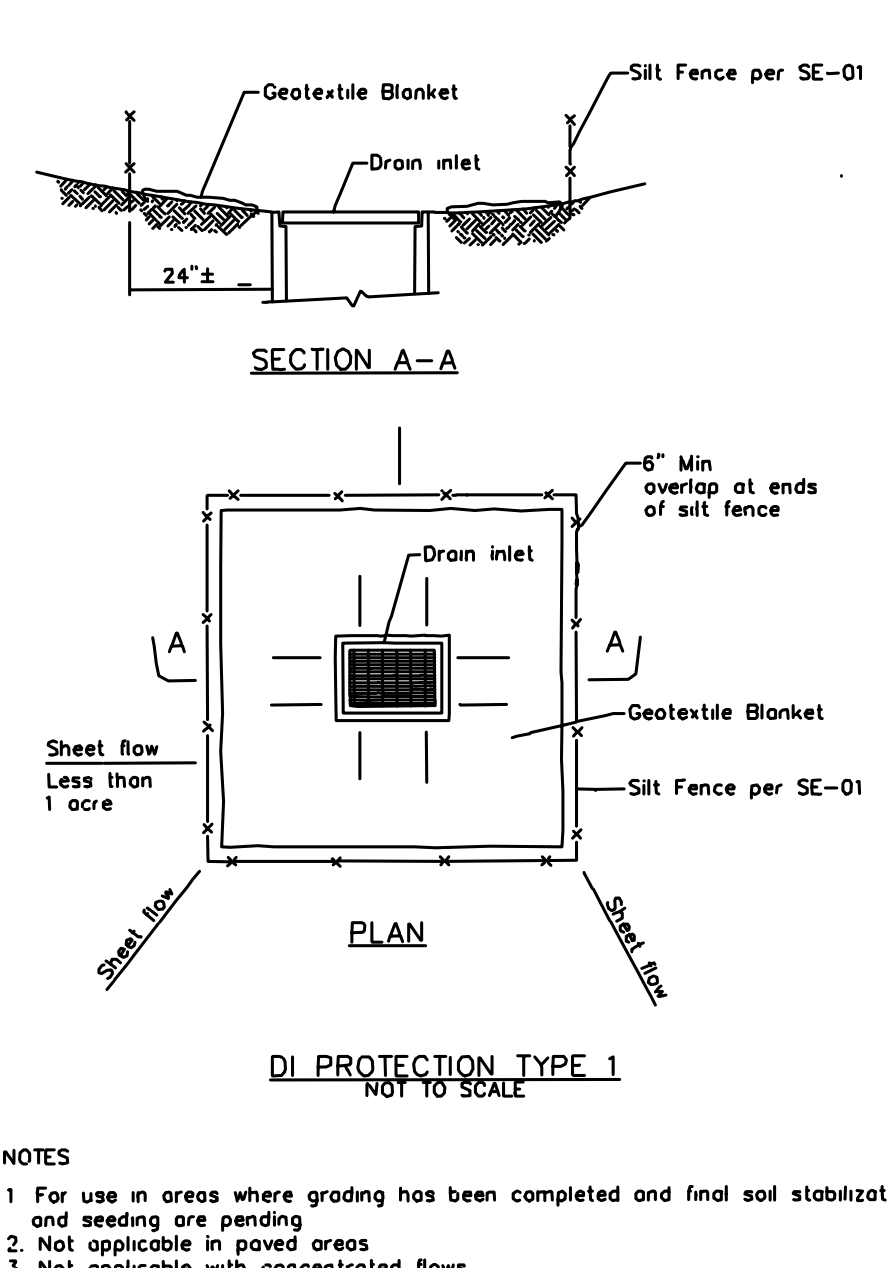
SE-5 Fiber Rolls



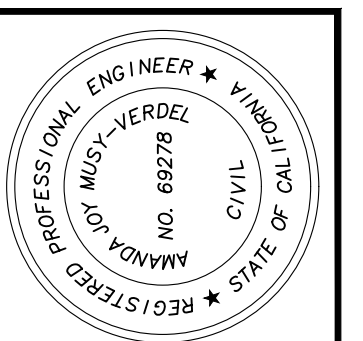
PROJECT SIZE	LENGTH OF CRUSHED ROCK	ATB
< 1/4 ACRE	30	0
< 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



SE-10 Storm Drain Inlet Protection



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

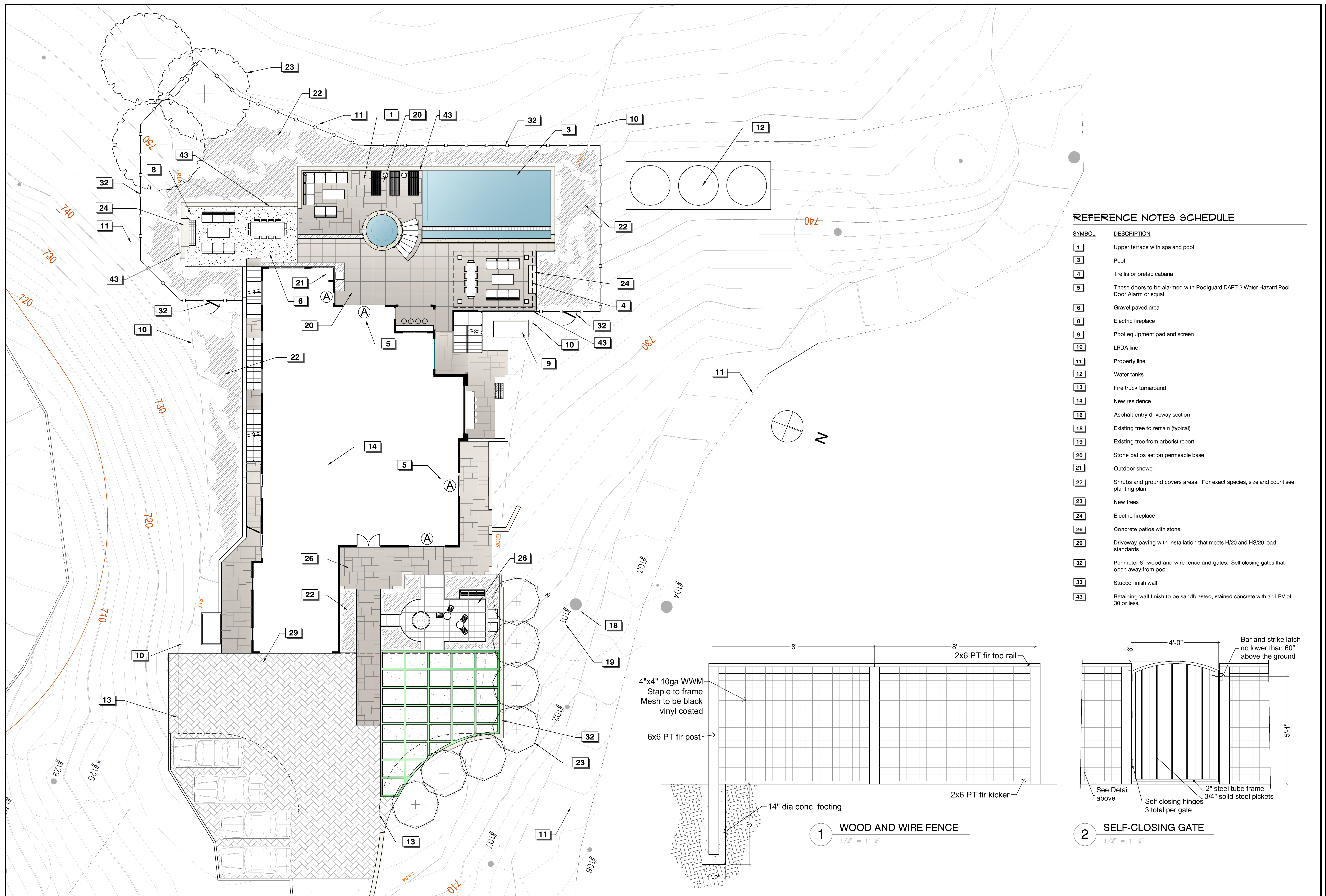


DATE:	MAY 21, 2021
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	20053

LANDS OF BOUKNIGHT - 145 WOOD ROAD
APN 510-47-045
EROSION CONTROL PLAN
 ARCHITECTURE AND SITE APPLICATION NO. S-21-003
 TOWN OF LOS GATOS
 PARKS AND PUBLIC WORKS DEPARTMENT

HANNA BRUNETTI
 CIVIL ENGINEER
 7871 ELLIEMERE STREET - COLTON, CA 95020 - CALIFORNIA
 OFFICE (408) 842-2713 • FAX (408) 842-2869
 EMAIL: HANNA@HANNABRUNETTI.COM

REVISIONS	DATE	BY



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Upper terrace with spa and pool
3	Pool
4	Trellis or prefab cabana
5	These doors to be alarmed with Poolguard DAPT-2 Water Hazard Pool Door Alarm or equal
6	Gravel paved area
8	Electric fireplace
9	Pool equipment pad and screen
10	LRDA line
11	Property line
12	Water tanks
13	Fire truck turnaround
14	New residence
16	Asphalt entry driveway section
18	Existing tree to remain (typical)
19	Existing tree from arborist report
20	Stone patios set on permeable base
21	Outdoor shower
22	Shrubs and ground covers areas. For exact species, size and count see planting plan
23	New trees
24	Electric fireplace
26	Concrete patios with stone
29	Driveway paving with installation that meets H/20 and HS/20 load standards
32	Perimeter 6" wood and wire fence and gates. Self-closing gates that open away from pool.
33	Stucco finish wall
43	Retaining wall finish to be sandblasted, stained concrete with an LRV of 30 or less.

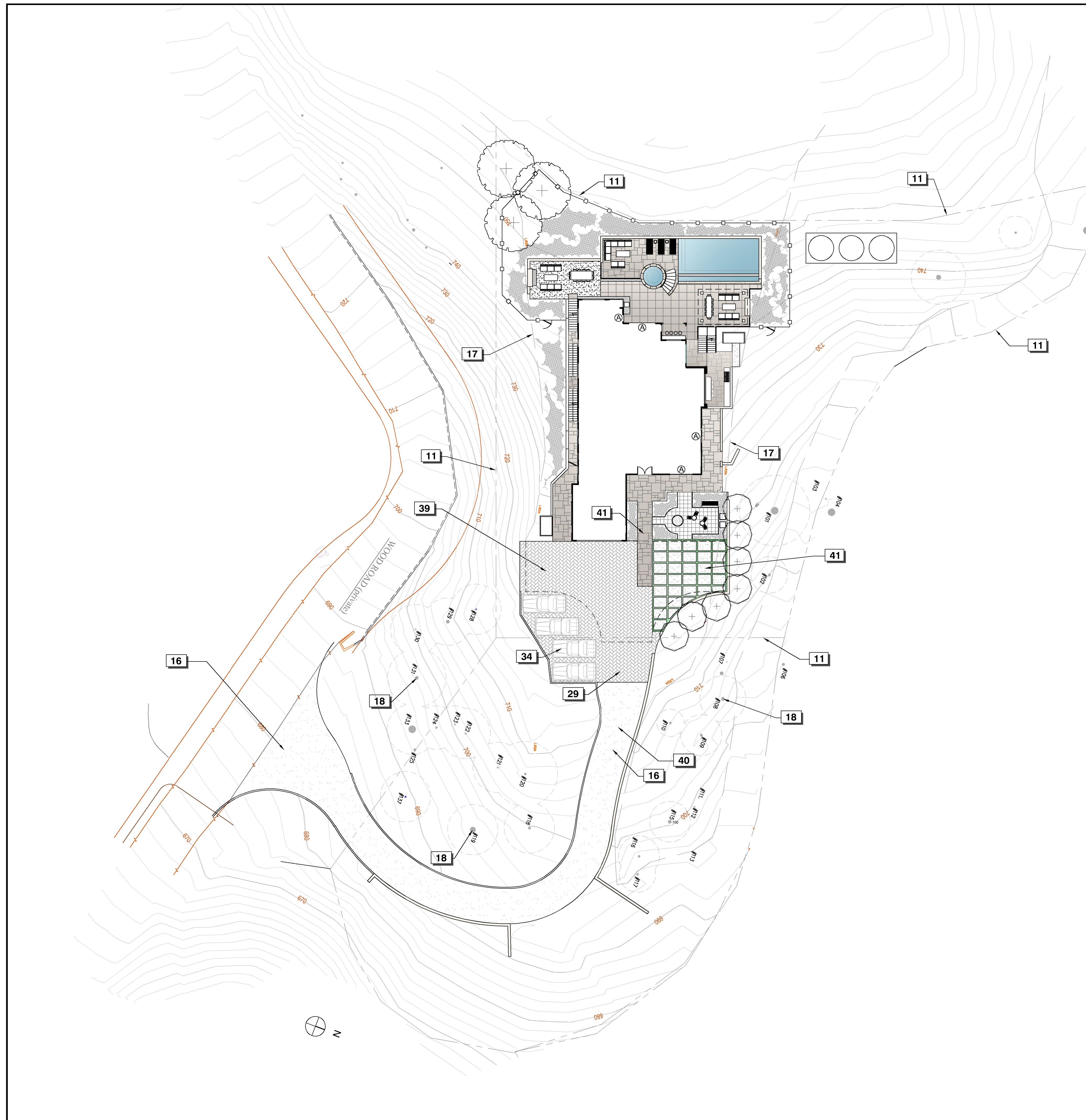
REVISIONS	BY

David R. Fox & Company Landscape Architecture
 1189 Kolbenberg Avenue San Jose, CA 95128
 408-761-0212 phone david@foxla.net

Preliminary Landscape Plan

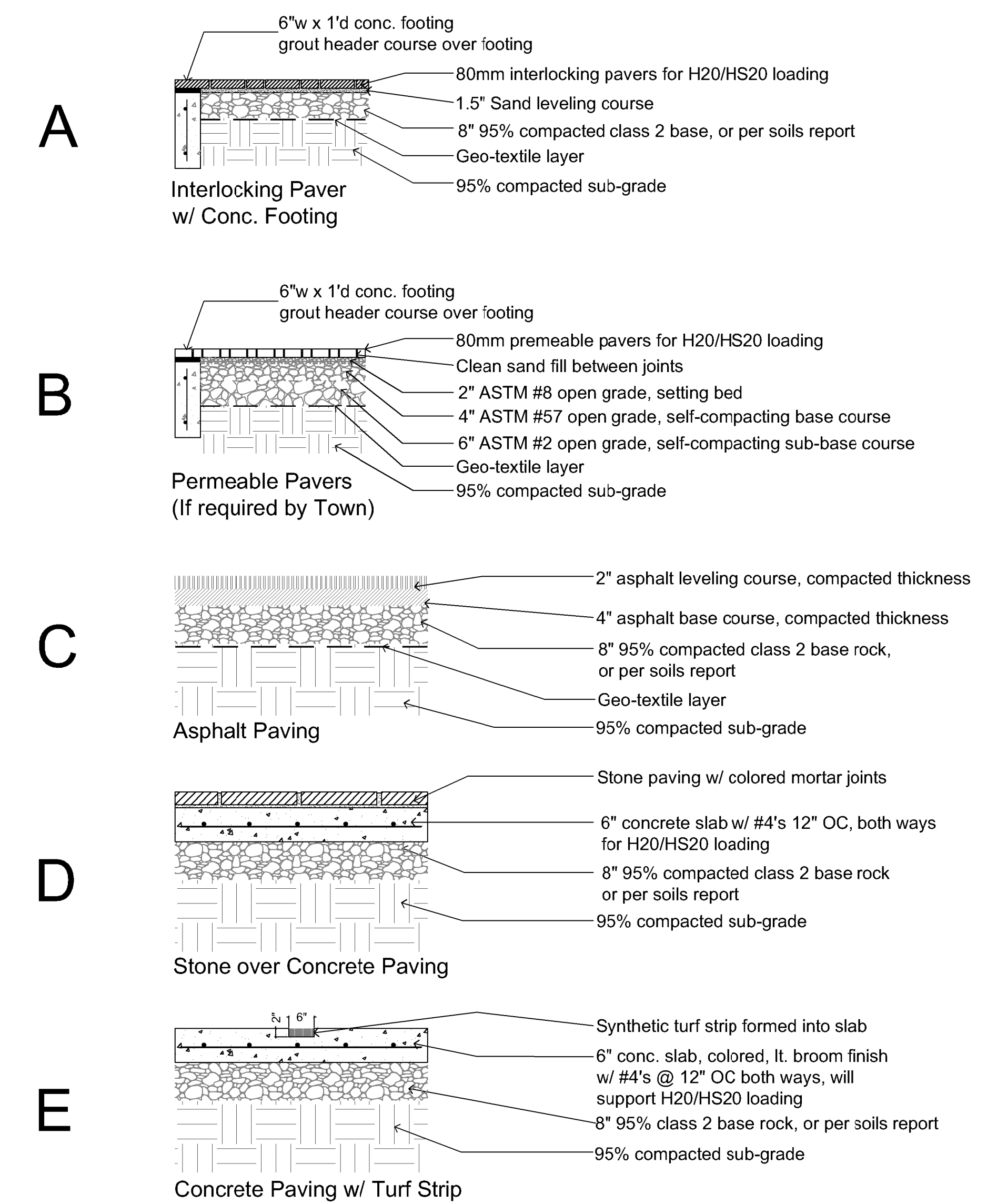
The Bouknight Residence
 145 Wood Road
 Los Gatos, California

Date 4-12-21
 Scale 1"=10'-0"
 Drawn DRF/MCF
 Job Booknight
 Sheet
L1.0
 Of Sheets



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
11	Property line
16	Asphalt entry driveway section
17	LRDA line
18	Existing tree to remain (typical)
29	Driveway paving with installation that meets H20 and H S/20 load standards
34	4 Parking spaces outside of fire truck turnaround
39	Paving A
40	Paving C
41	Paving D

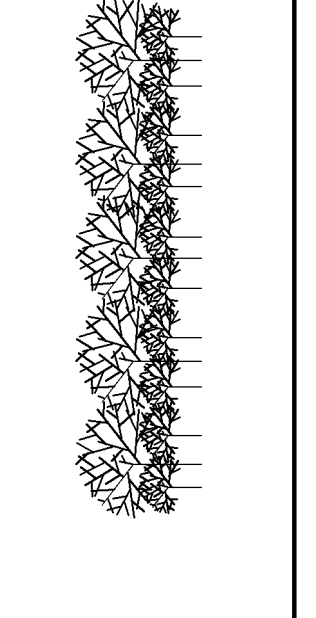


1 Paving Sections
L1.1

REVISIONS BY

NO.	DESCRIPTION	BY

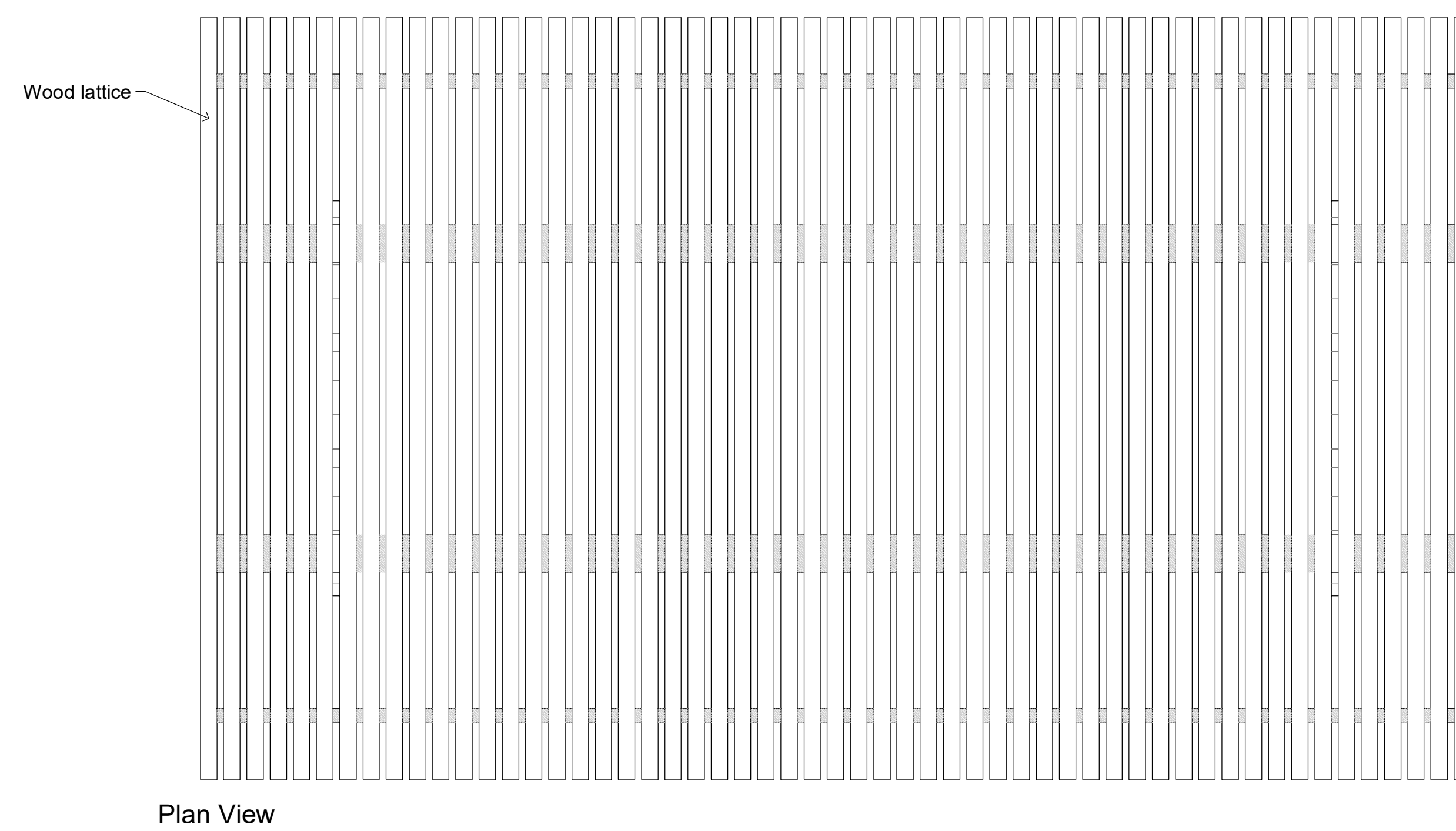
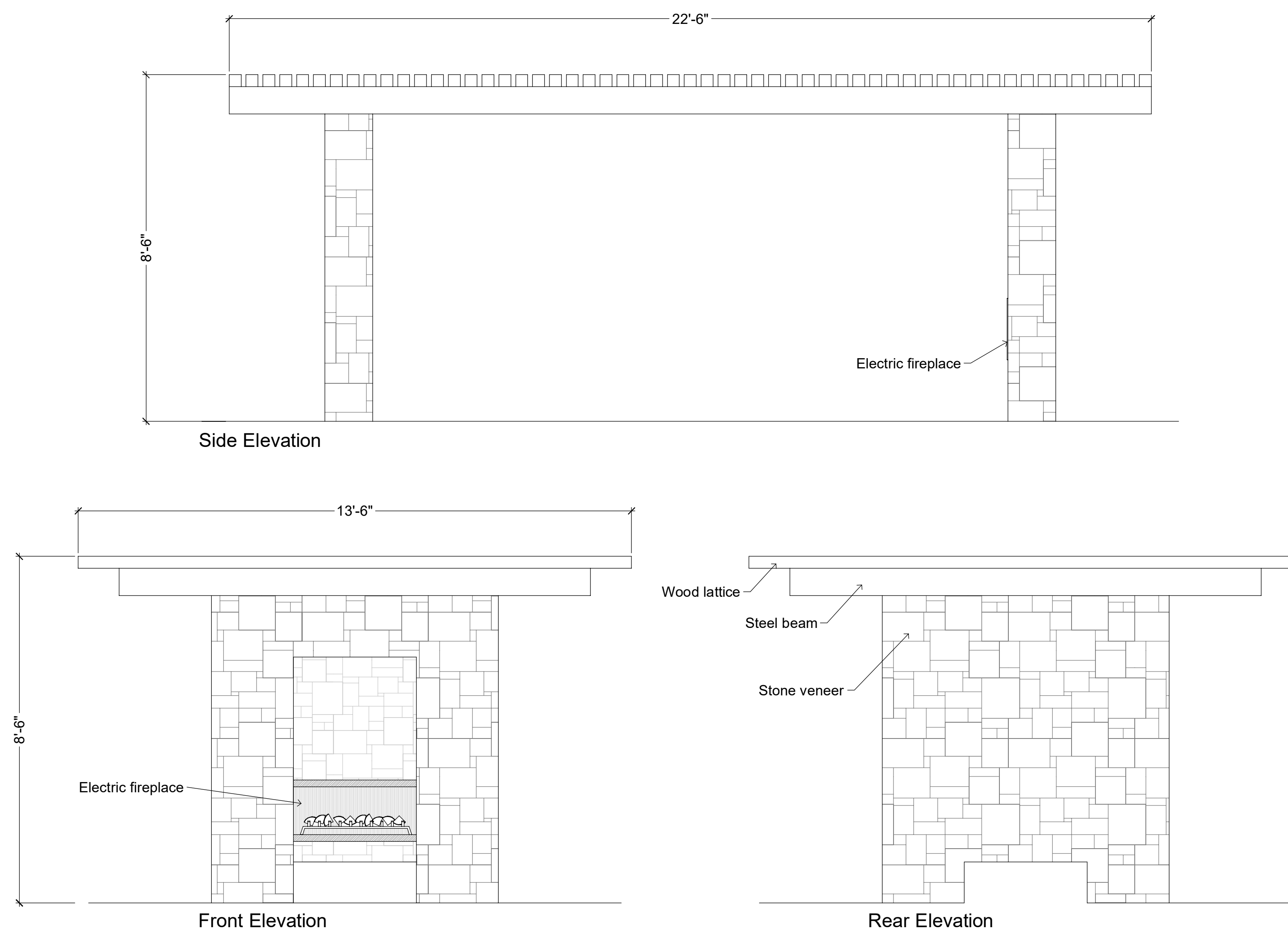
David R. Fox & Company - Landscape Architecture
1189 Kohlenberg Avenue San Jose, CA 95128
408-951-1021, phone david@foxandco.net



Preliminary Landscape Plan
Full Site

The Bouknight Residence
145 Wood Road
Los Gatos
California

Date 4-12-21
Scale 1"=20'-0"
Drawn DRF/MCF
Job Booknight
Sheet
1 L1.1
Of Sheets



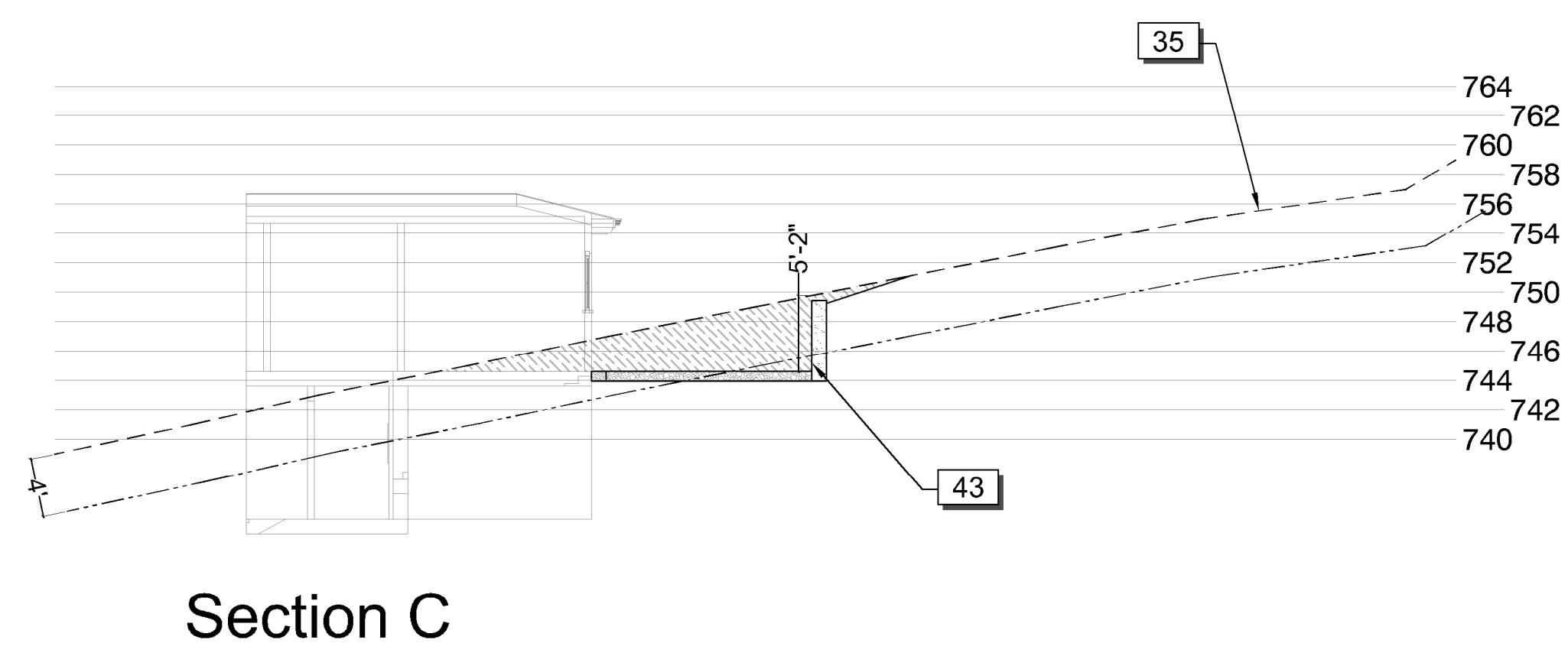
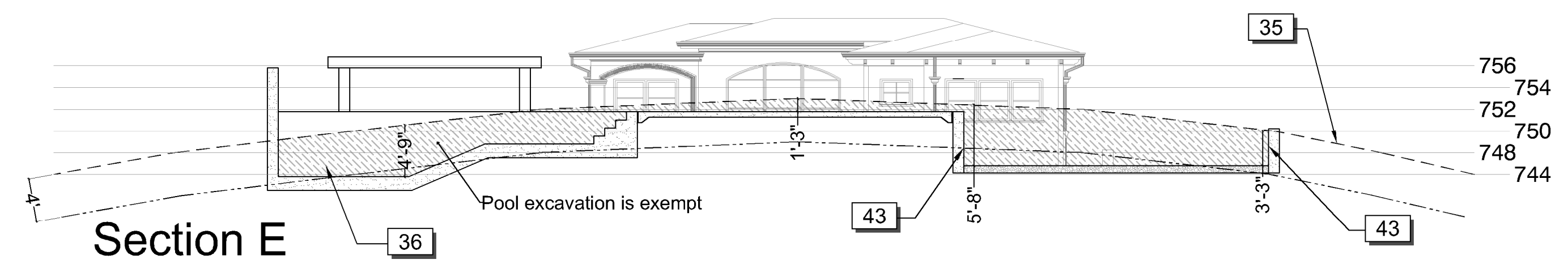
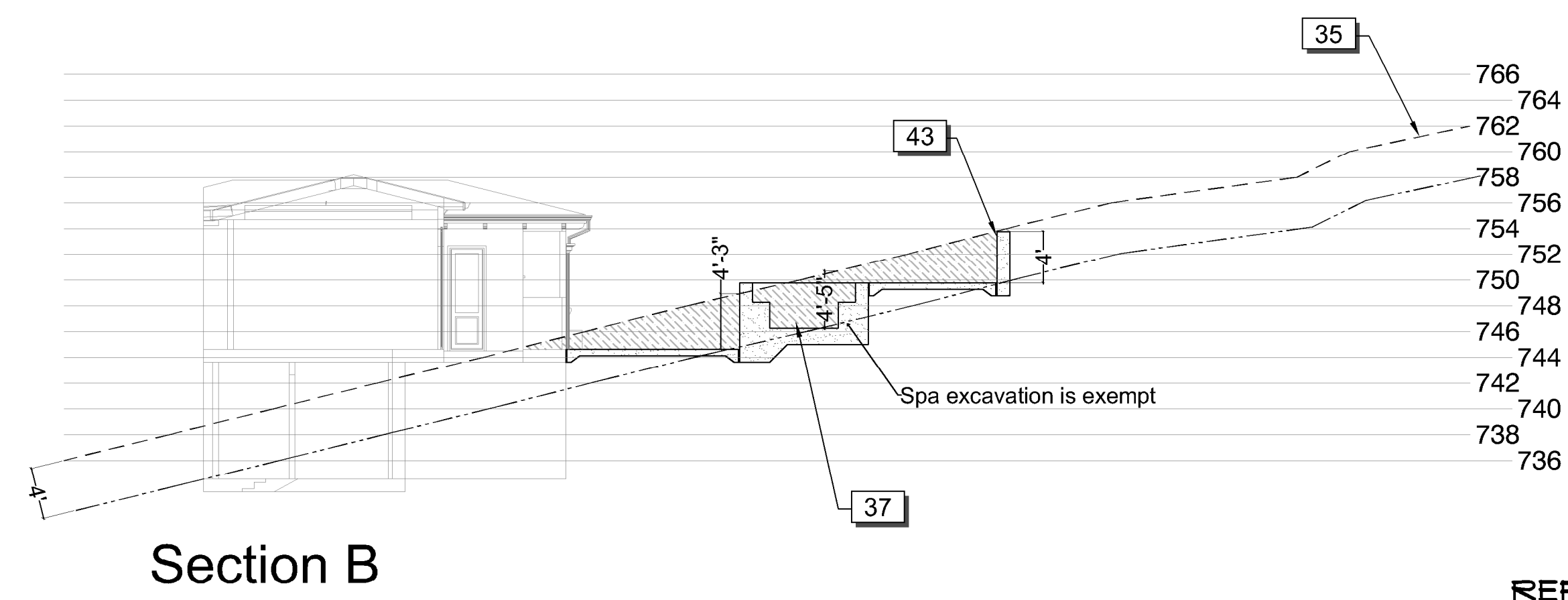
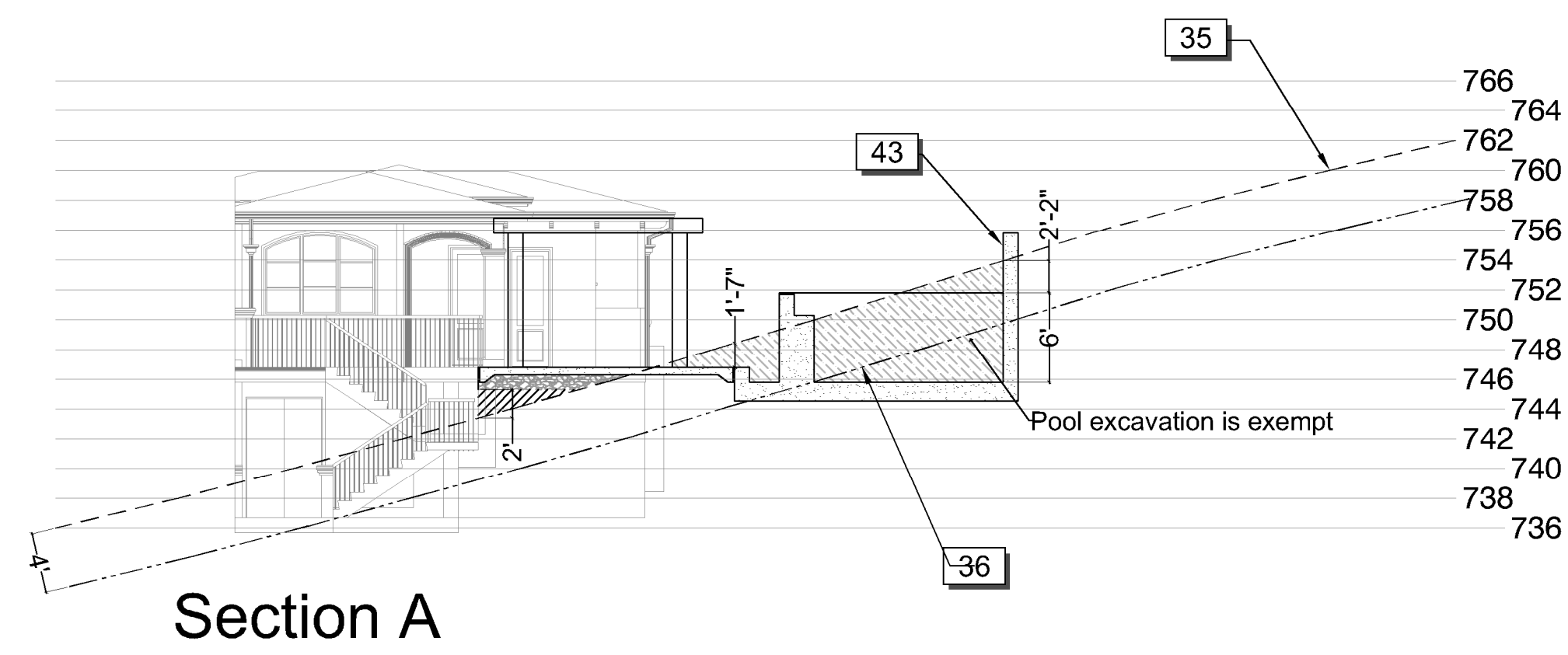
REVISIONS	BY

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Proposed Trellis Structure

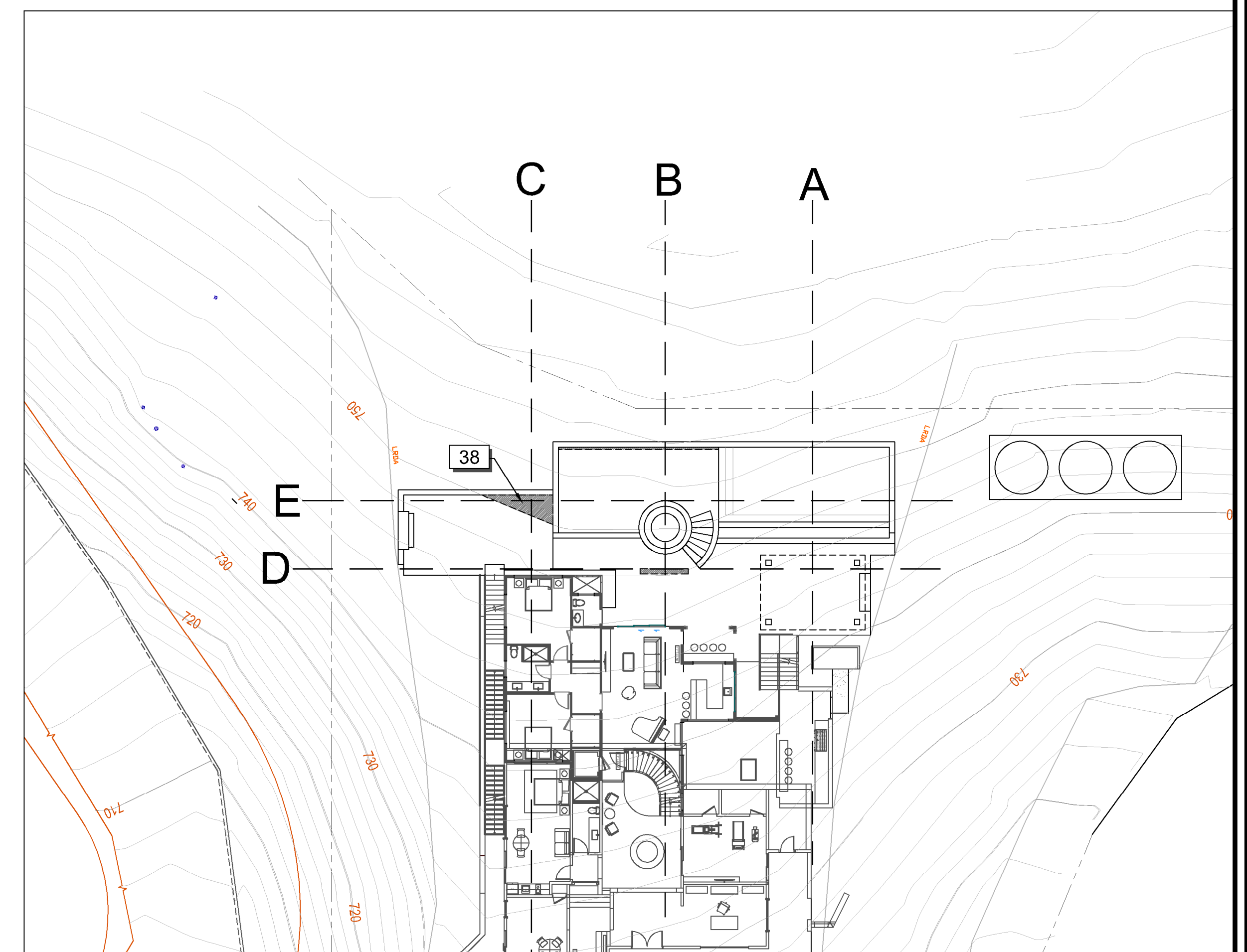
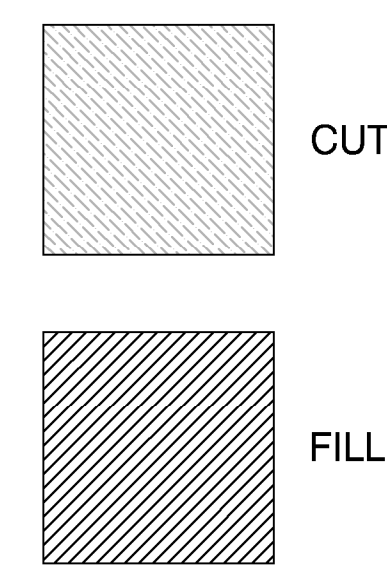
The Bouknight Residence
 145 Wood Road
 Los Gatos, California

Date 4-12-21
 Scale 1"=2'-0"
 Drawn DRF/MCF
 Job Bouknight
 Sheet
L1.2
 Of . . . Sheets



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
35	Existing grade line
36	Pool
37	Spa
38	Areas of cut greater than 4'
43	Retaining wall finish to be sandblasted, stained concrete with an LRV of 30 or less.



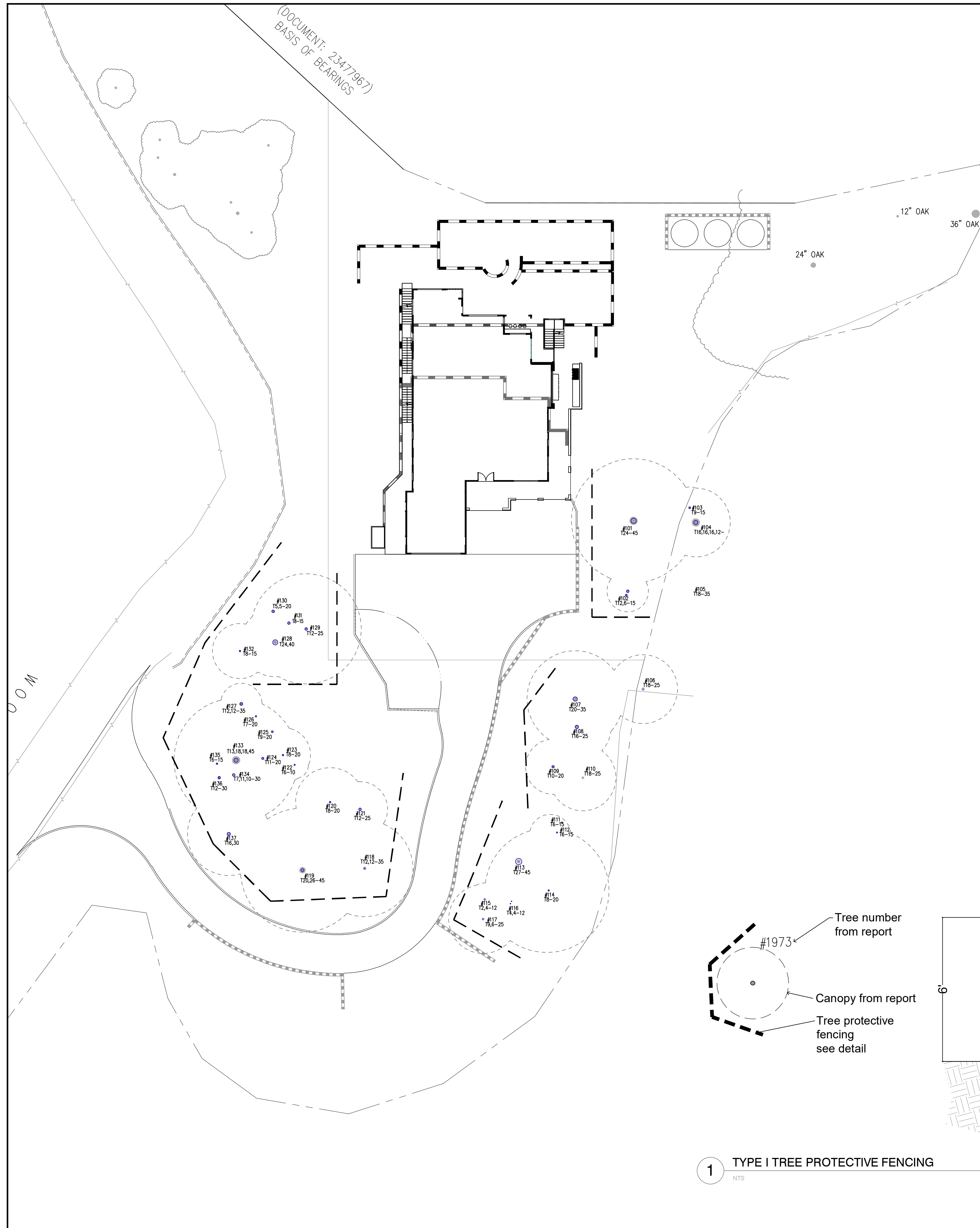
REVISIONS	BY

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 408-761-0212, phone david@foxla.net

Sections

The Bouknight Residence
 145 Wood Road
 Los Gatos, California

Date: 4-12-21
 Scale: 1"=10'-0"
 Drawn: DRF/MCF
 Job: Bouknight
 Sheet:
L2.0
 Of _____ Sheets



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
3	Existing tree to remain (typical)
4	Tree to be removed (typical)
5	Tree canopy from arborist report
8	Fire truck turnaround
10	New residence
11	Proposed pool and spa
12	Proposed play area
14	Stone patios set on permeable base
15	Proposed tree protection fencing Type 1
29	Driveway paving with installation that meets H/20 and HS/20 load standards
30	Driveway to garage
49	This section of path to be deferred until tree fencing can be removed

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.

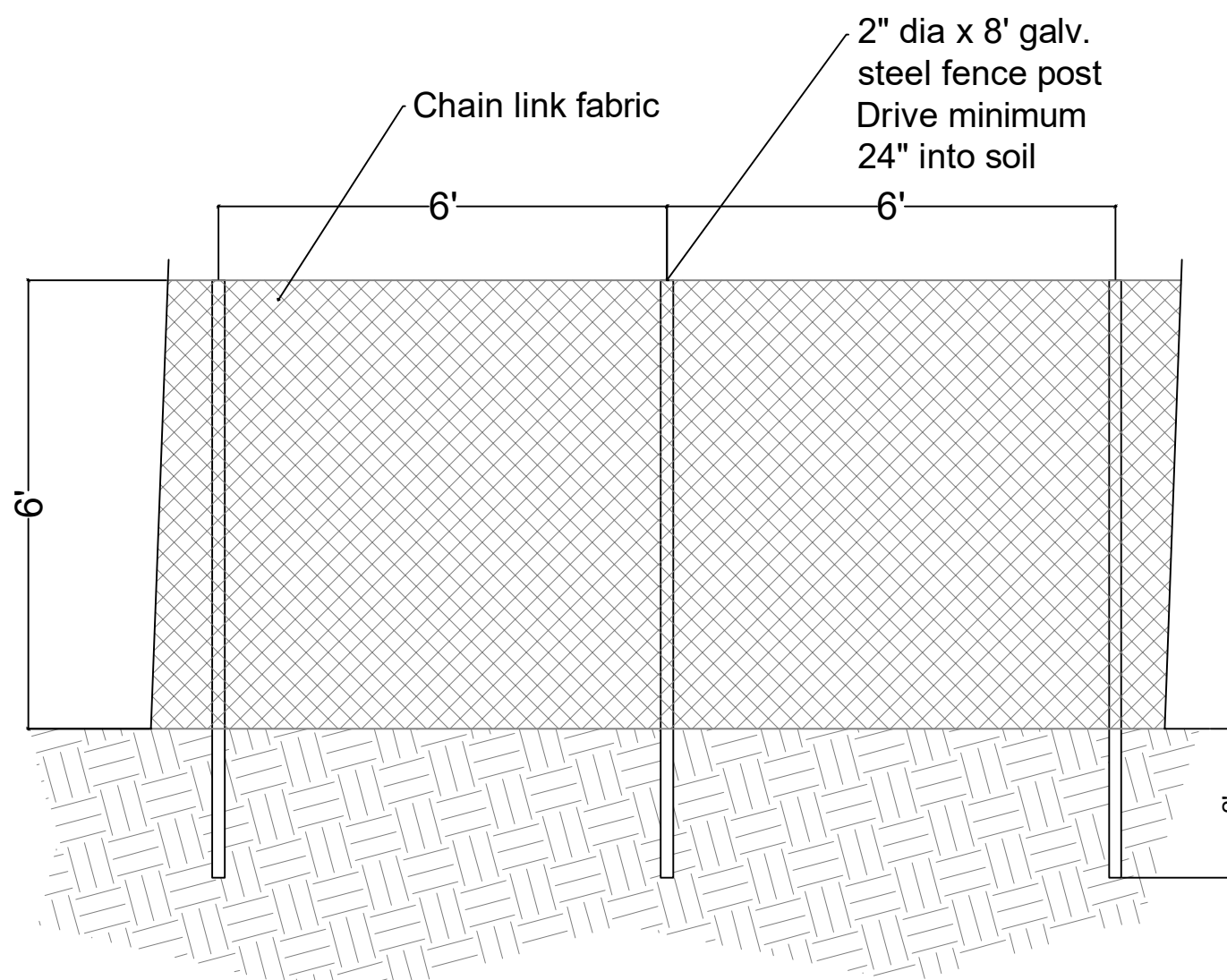
2. Area type to be fenced: Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip; chain link fence around the entire planter 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.



1 TYPE I TREE PROTECTIVE FENCING
NTS

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact
valley oak (<i>Quercus agrifolia</i>)	101	24	45	Fair/50%	Fair	Low
bay laurel (<i>Umbellularia californica</i>)	102	12, 6	15	Fair/50%	Fair	Low
bay laurel (<i>Umbellularia californica</i>)	103	9	15	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	104	16, 16, 16, 12		Fair/50%	Fair	Low
coast live oak (<i>Quercus agrifolia</i>)	105	18	35	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	106	18	25	Fair/50%	Fair	Low
coast live oak (<i>Quercus agrifolia</i>)	107	20	35	Fair/50%	Fair	Low
bay laurel (<i>Umbellularia californica</i>)	108	16	25	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	109	10	20	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	110	18	25	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	111	6	15	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	112	6	15	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	113	27	45	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	114	8	20	Good/70%	Good	Low
coast live oak (<i>Quercus agrifolia</i>)	115	2, 4	12	Fair/	Fair	Low
bay laurel (<i>Umbellularia californica</i>)	116	4, 4 multi	12	Fair/	Fair	Moderate-High
coast live oak (<i>Quercus agrifolia</i>)	117	9, 6	25	Fair/	Fair	Moderate-High
coast live oak (<i>Quercus agrifolia</i>)	118	12, 12	35	Fair/	Fair	Moderate-High
coast live oak (<i>Quercus agrifolia</i>)	119	20, 26	45	Fair/	Fair	Low
coast live oak (<i>Quercus agrifolia</i>)	120	8	20	Good/70%	Good	Moderate-High
coast live oak (<i>Quercus agrifolia</i>)	121	12	25	Good/70%	Good	Moderate-High
bay laurel (<i>Umbellularia californica</i>)	122	6	10	Good/70%	Good	Moderate-High
coast live oak (<i>Quercus agrifolia</i>)	123	8	20	Good/70%	Good	Moderate-High
bay laurel (<i>Umbellularia californica</i>)	124	11	20	Good/70%	Good	Moderate-High
bay laurel (<i>Umbellularia californica</i>)	125	9	20	Good/70%	Good	Moderate-High
coast live oak (<i>Quercus agrifolia</i>)	126	7	20	Fair/50%	Fair	Moderate-High
coast live oak (<i>Quercus agrifolia</i>)	127	12, 12	35	Fair/50%	Fair	Low
valley oak (<i>Quercus agrifolia</i>)	128	24	40	Fair/50%	Fair	Low
coast live oak (<i>Quercus agrifolia</i>)	129	12	25	Good/70%	Good	Low
bay laurel (<i>Umbellularia californica</i>)	130	5, 5	20	Fair/50%	Fair	Low
bay laurel (<i>Umbellularia californica</i>)	131	8	15	Good/70%	Good	Low
bay laurel (<i>Umbellularia californica</i>)	132	8	15	Poor/15	Poor	Low
coast live oak (<i>Quercus agrifolia</i>)	133	13, 18, 18	45	Fair/50%	Fair	Low
bay laurel (<i>Umbellularia californica</i>)	134	7, 11, 10	30	Fair/50%	Fair	Low
bay laurel (<i>Umbellularia californica</i>)	135	6	15	Good/70%	Good	Low
bay laurel (<i>Umbellularia californica</i>)	136	12	30	Fair/50%	Fair	Low
coast live oak (<i>Quercus agrifolia</i>)	137	16	30	Fair/50%	Fair	Low

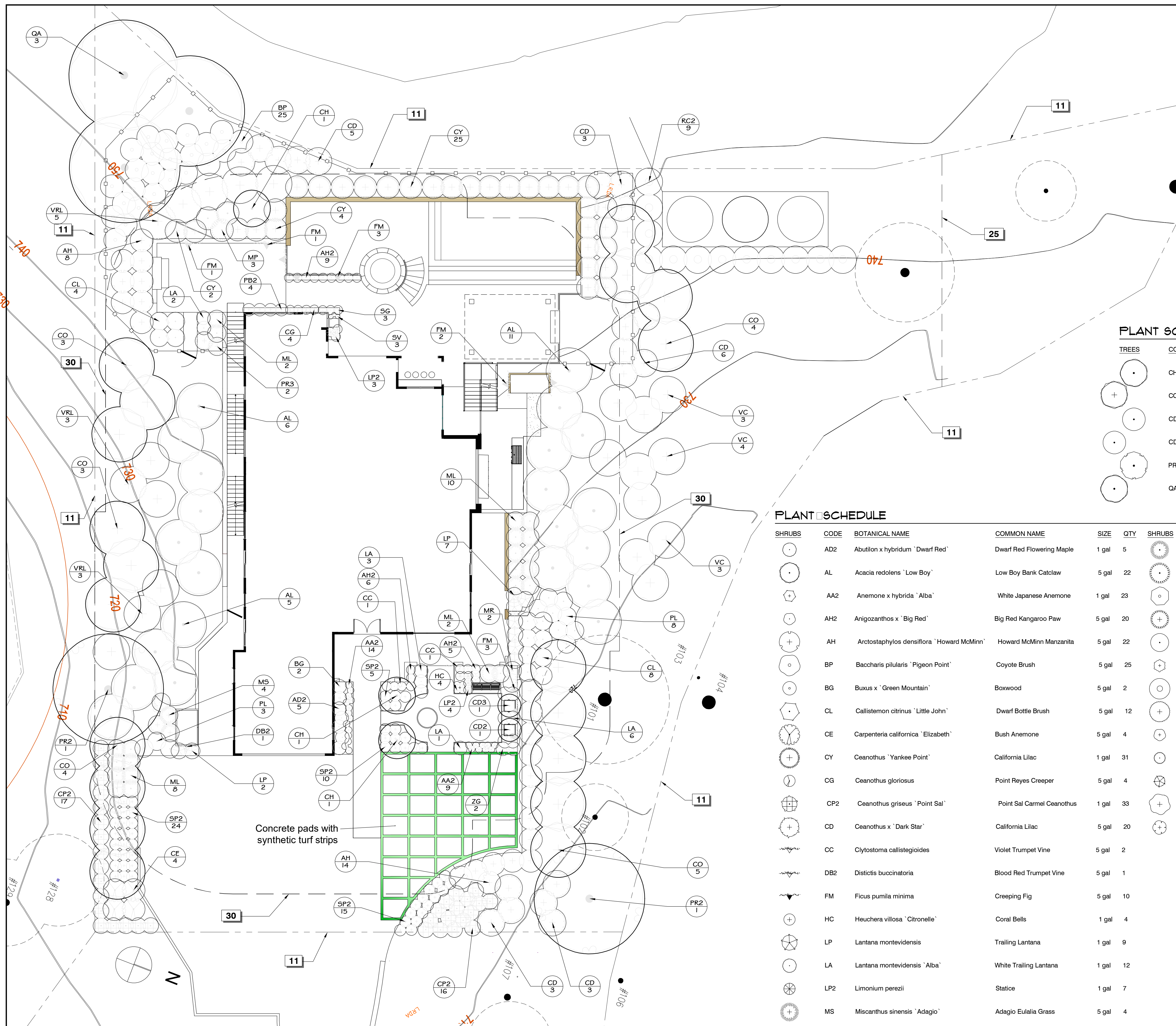
REVISIONS BY

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1188 Koenigsberg Avenue, San Jose, CA 95128
408-951-0272 phone
dfox@dcsl.com

Tree Plan

The Bouknight Residence
145 Wood Road
Los Gatos, California

Date: 11/26/20
Scale: 1"=20'-0"
Drawn: DRF/MCF
Job: Booknight
Sheet: L3.0
Of: Sheets



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
11	Property line
25	Line of Zone 3: 100' defensible zone
30	30' Ornamental planting line and line of Zone 2: 30' defensible zone

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CH	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac	24" Box	3
	CO	Cercis occidentalis	Western Redbud Multi-trunk	24" Box	19
	CD2	Citrus x aurantifolia 'Dwarf Bearss Seedless'	Dwarf Bearss Seedless Lime	15 gal	1
	CD3	Citrus x limon 'Dwarf Improved Meyer'	Dwarf Improved Meyer Lemon	15 gal	1
	PR2	Platanus racemosa	California Sycamore	24" box	2
	QA	Quercus agrifolia	Coast Live Oak	24" Box	3

PLANT SCHEDULE

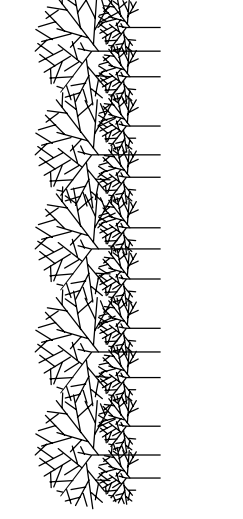
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AD2	Abutilon x hybridum 'Dwarf Red'	Dwarf Red Flowering Maple	1 gal	5		ML	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal	22
	AL	Acacia redolens 'Low Boy'	Low Boy Bank Catclaw	5 gal	22		MP	Miscanthus sinensis 'Purpureoscens'	Flame Eulalia Grass	5 gal	3
	AA2	Anemone x hybrida 'Alba'	White Japanese Anemone	1 gal	23		MR	Muhlenbergia rigens	Deer Grass	1 gal	2
	AH2	Anigozanthos x 'Big Red'	Big Red Kangaroo Paw	5 gal	20		PR3	Pennisetum rubrum	Red Fountain Grass	5 gal	2
	AH1	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	22		PL	Perovskia atriplicifolia 'Lacey Blue'	Russian Sage	5 gal	11
	BP	Baccharis pilularis 'Pigeon Point'	Coyote Brush	5 gal	25		PB2	Phormium tenax 'Bronze Baby'	Bronze Baby New Zealand Flax	1 gal	4
	BG	Buxus x 'Green Mountain'	Boxwood	5 gal	2		RC2	Rhamnus californica	California Coffee Berry	5 gal	9
	CL	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 gal	12		VRL	Rosa banksiae 'Lutea'	Banksia Rose	5 gal	11
	CE	Carpenteria californica 'Elizabeth'	Bush Anemone	5 gal	4		SP2	Salvia 'Celestial Blue'	Santa Rosa Island Sage	1 gal	54
	CY	Ceanothus 'Yankee Point'	California Lilac	1 gal	31		SG	Sempervivum x 'Green Giant'	Hen-and-Chicks	1 gal	3
	CG	Ceanothus gloriosus	Point Reyes Creeper	5 gal	4		SV	Senecio vitalis	Blue Chaik Fingers	1 gal	3
	CP2	Ceanothus griseus 'Point Sal'	Point Sal Carmel Ceanothus	1 gal	33		VC	Vitis californica 'Roger's Red'	California Wild Grape	1 gal	10
	CD	Ceanothus x 'Dark Star'	California Lilac	5 gal	20		ZG	Zantedeschia aethiopica 'White Giant'	White Giant Calla Lily	1 gal	2
	CC	Clytostoma callistegioides	Violet Trumpet Vine	5 gal	2						
	DB2	Distictis buccinatoria	Blood Red Trumpet Vine	5 gal	1						
	FM	Ficus pumila minima	Creeping Fig	5 gal	10						
	HC	Heuchera villosa 'Citronelle'	Coral Bells	1 gal	4						
	LP	Lantana montevidensis	Trailing Lantana	1 gal	9						
	LA	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	12						
	LP2	Limonium perezii	Statice	1 gal	7						
	MS	Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	5 gal	4						

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.

Note: Trees to replace ordinance 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. Total replacement trees on this plan - 19, 24" box trees.

REVISIONS	BY

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 david@foxla.com



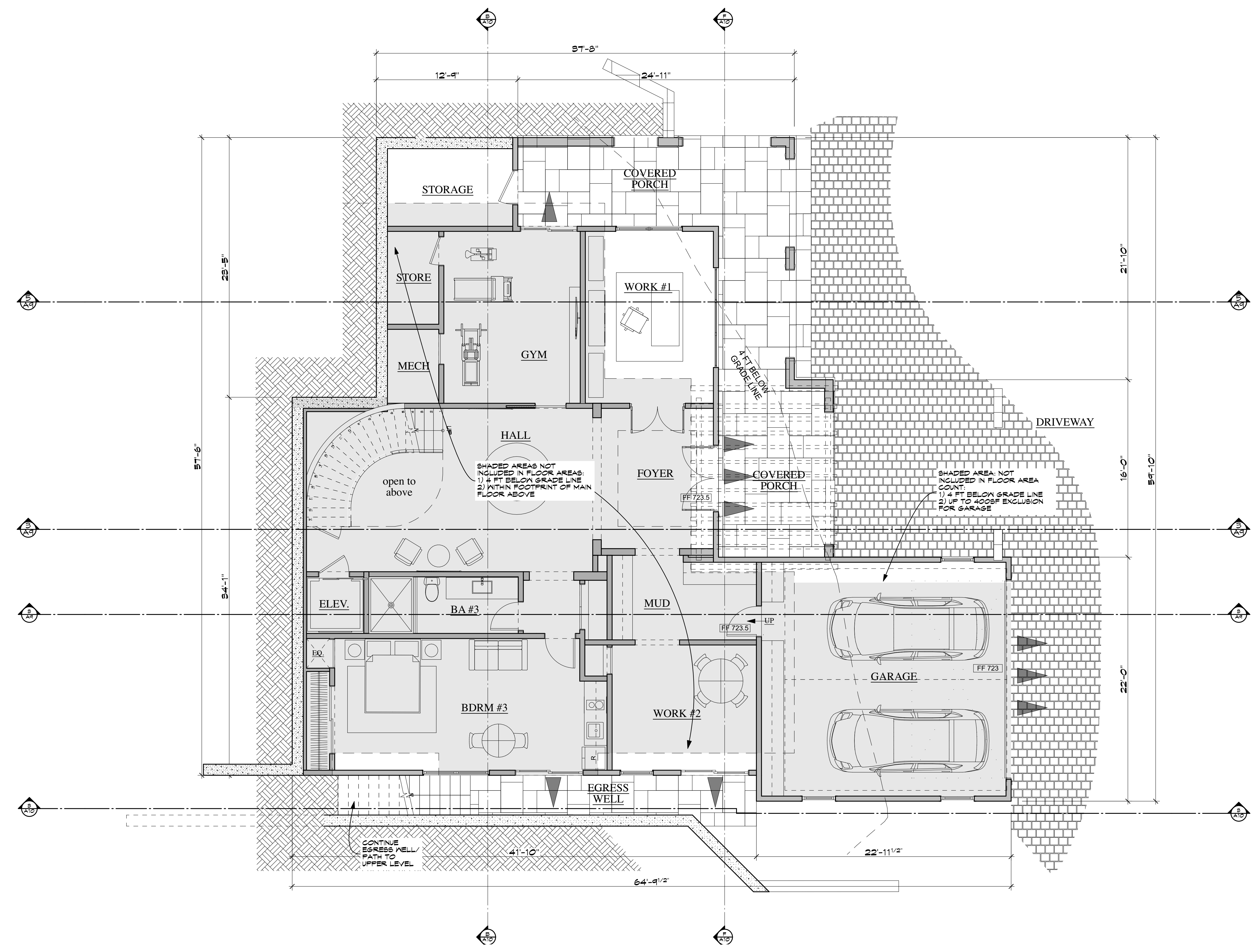
Planting Plan

The Bouknight Residence
 145 Wood Road
 Los Gatos, California

Date: 4-12-21
 Scale: 1"=10'-0"
 Drawn: DRF/MCF
 Job: Booknight
 Sheet: **L4.0**
 Of: 4 Sheets

LEGEND

	WOOD STUD WALL
	CONCRETE REC. WALL
	PAVED OUTDOOR DECK / PATIOS
	PAVED YARD AREAS
	ROOF COVERING



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: Reader shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in writing to the Architect's attention prior to installation.

LOWER FLOOR PLAN

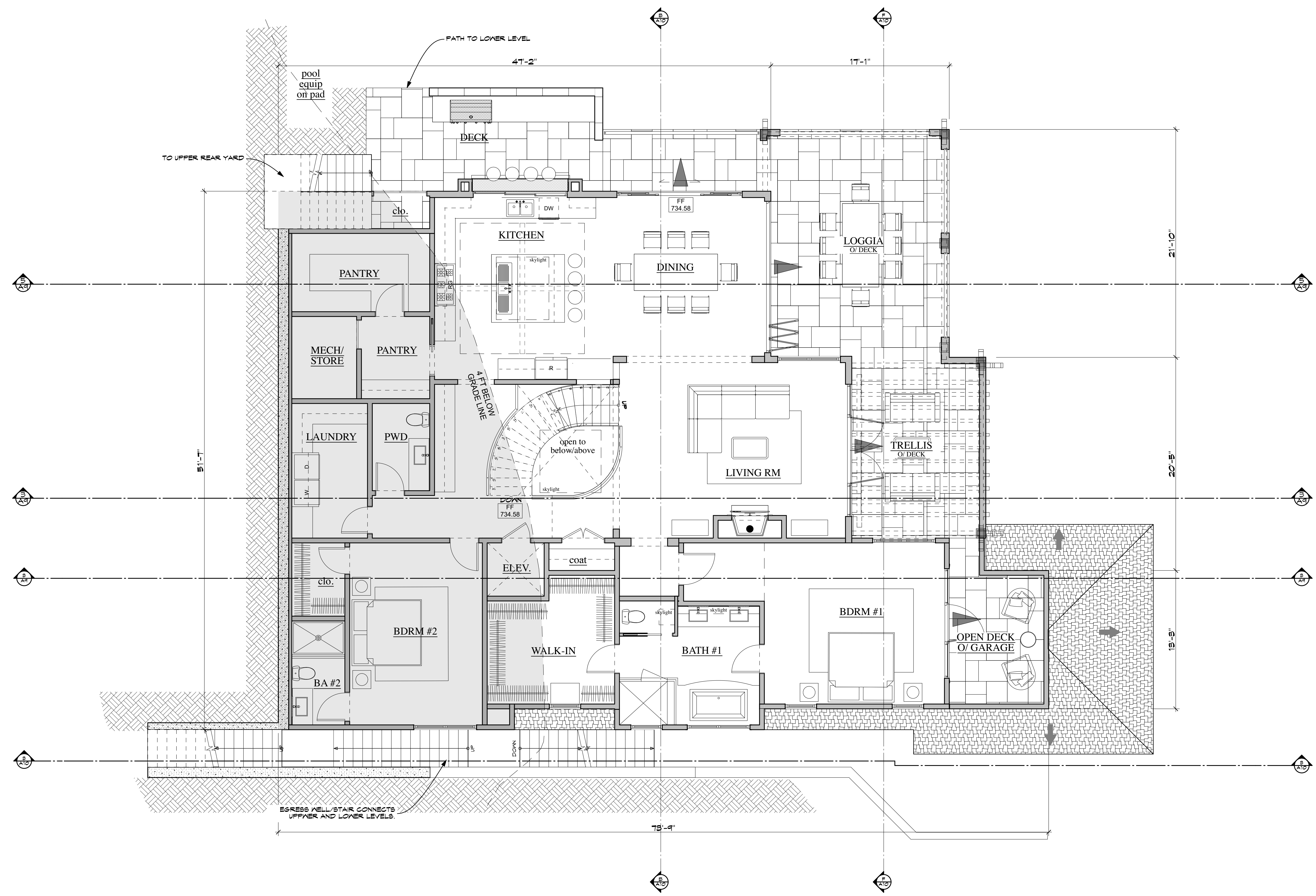
DATE: 1/25/21
SCALE: AS SHOWN
SHEET
A3
OF -

LEGEND	
	WOOD STUD WALL
	CONCRETE REC. WALL
	PAVED OUTDOOR DECK / PATIOS
	PAVED YARD AREAS
	ROOF COVERING

REVISIONS	
	Resubmit 4.17.21
	Resubmit 5.26.21

KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 396-2555

ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
 145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTE: Reader shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in writing to the Architect's attention prior to installation.

MAIN FLOOR PLAN

DATE: 1/25/21
 SCALE: AS SHOWN
 SHEET
A4
 OF -

REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21

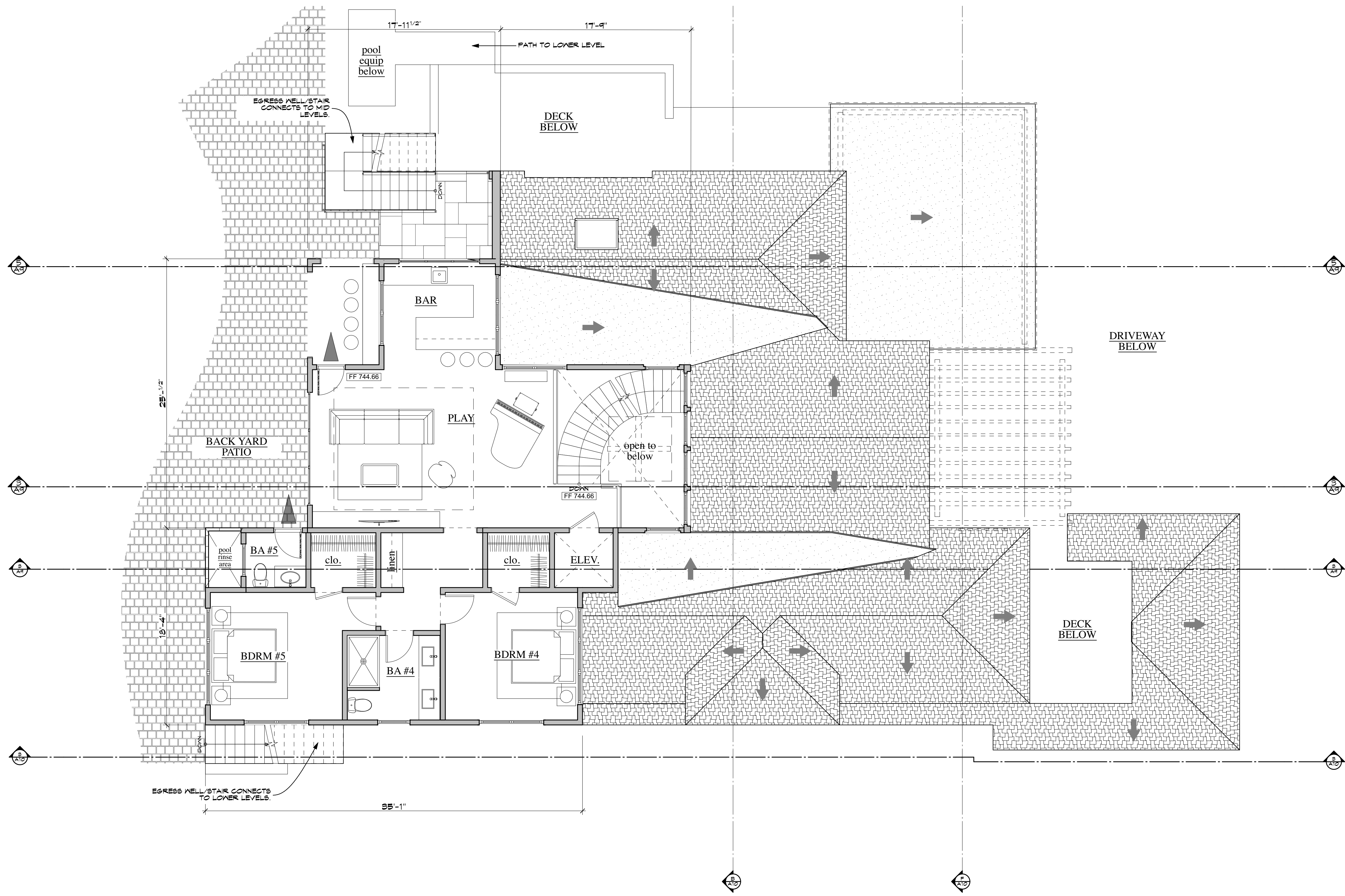
KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVE., TULOS GATOS, CA • 95030 • (408) 396-2555

ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
 145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

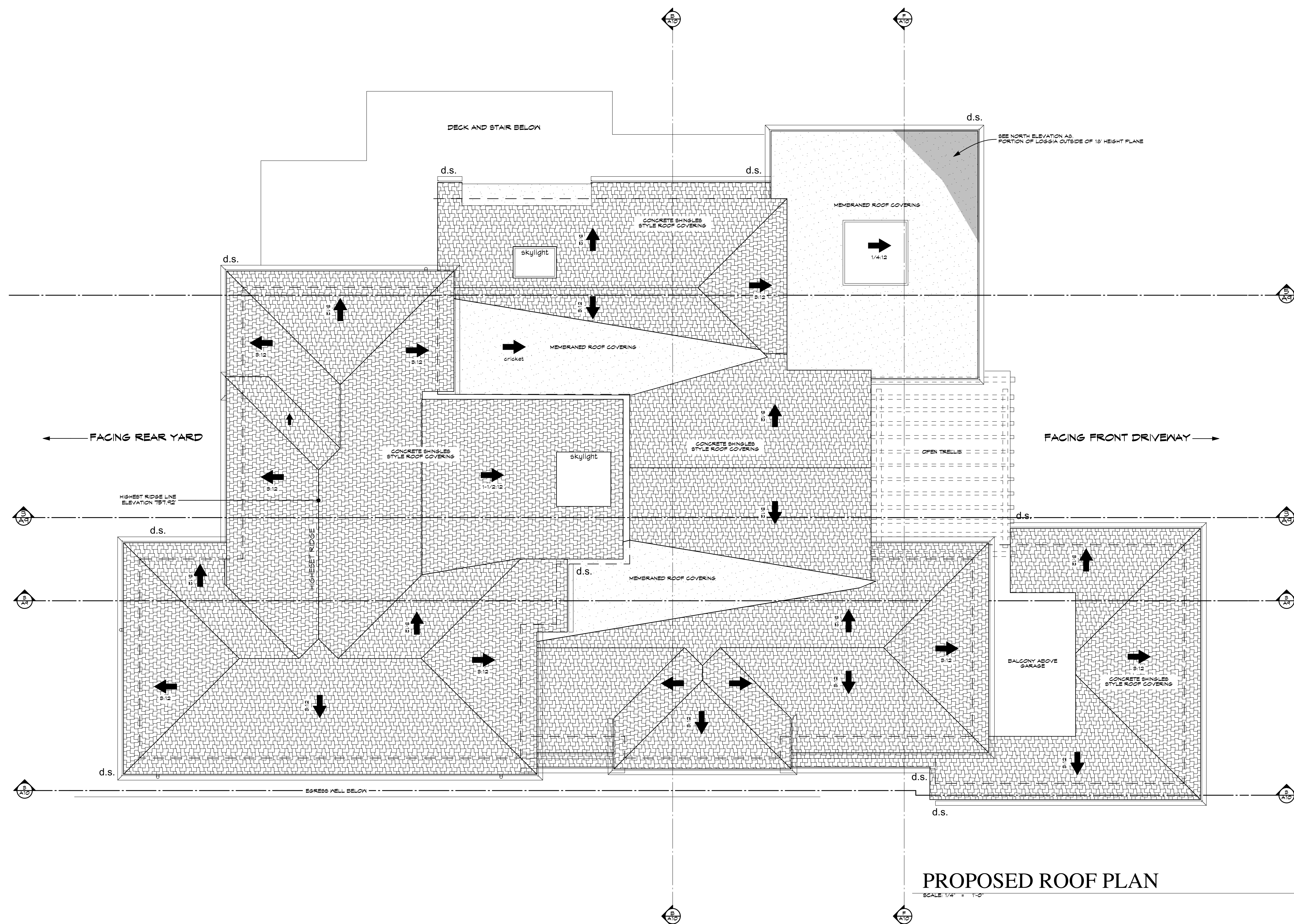
NOTE: Review shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in any conditions different from those shown on the drawings shall be brought to the Architect's attention prior to installation.

UPPER FLOOR PLAN
 DATE: 1/25/21
 SCALE: AS SHOWN
 SHEET
A5
 OF -

LEGEND	
	WOOD STUD WALL
	CONCRETE REG. WALL
	PAVED OUTDOOR DECK / PATIO
	PAVED YARD AREAS
	ROOF COVERING



UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

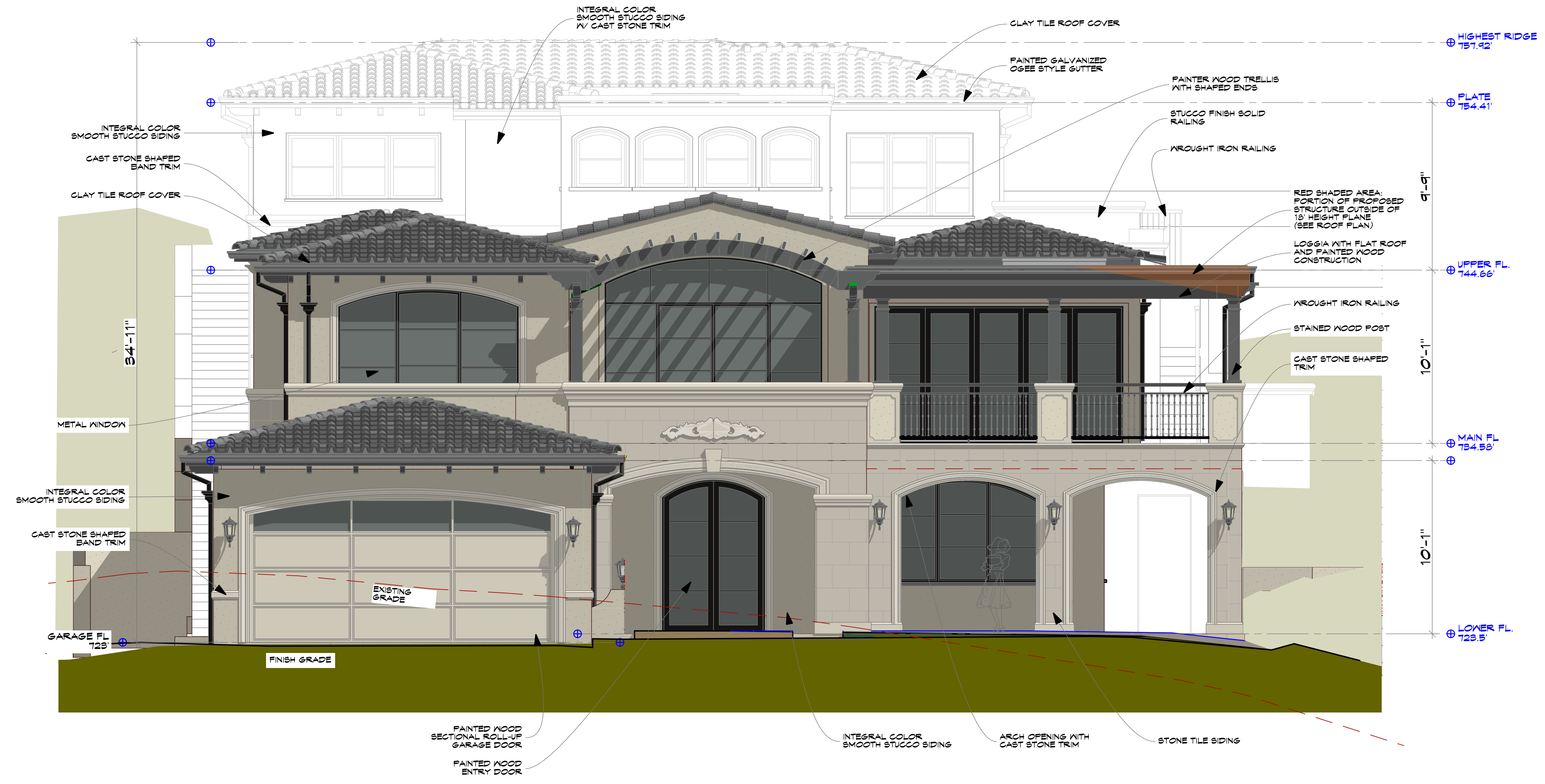
ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
 145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: Reader shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviation shall be noted in writing to any conditions different from those shown on this drawing. It is the responsibility of the Architect's attention prior to installation.

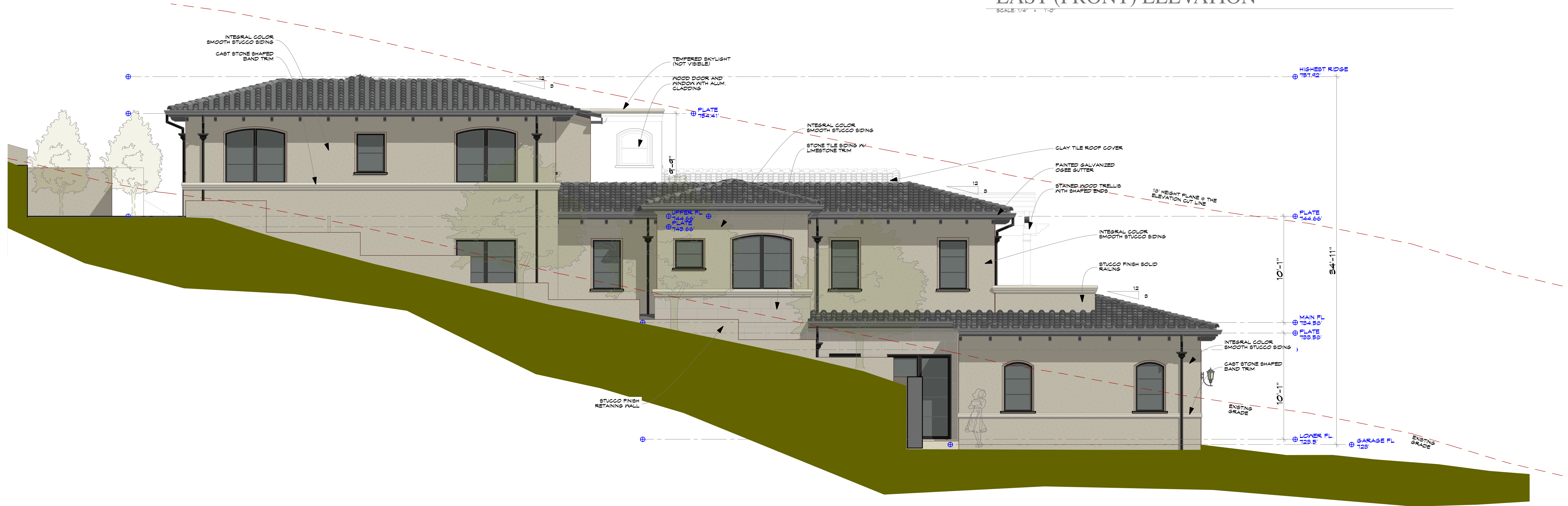
ROOF PLAN

DATE: 1/25/21
 SCALE: AS SHOWN

SHEET
A6
 OF -



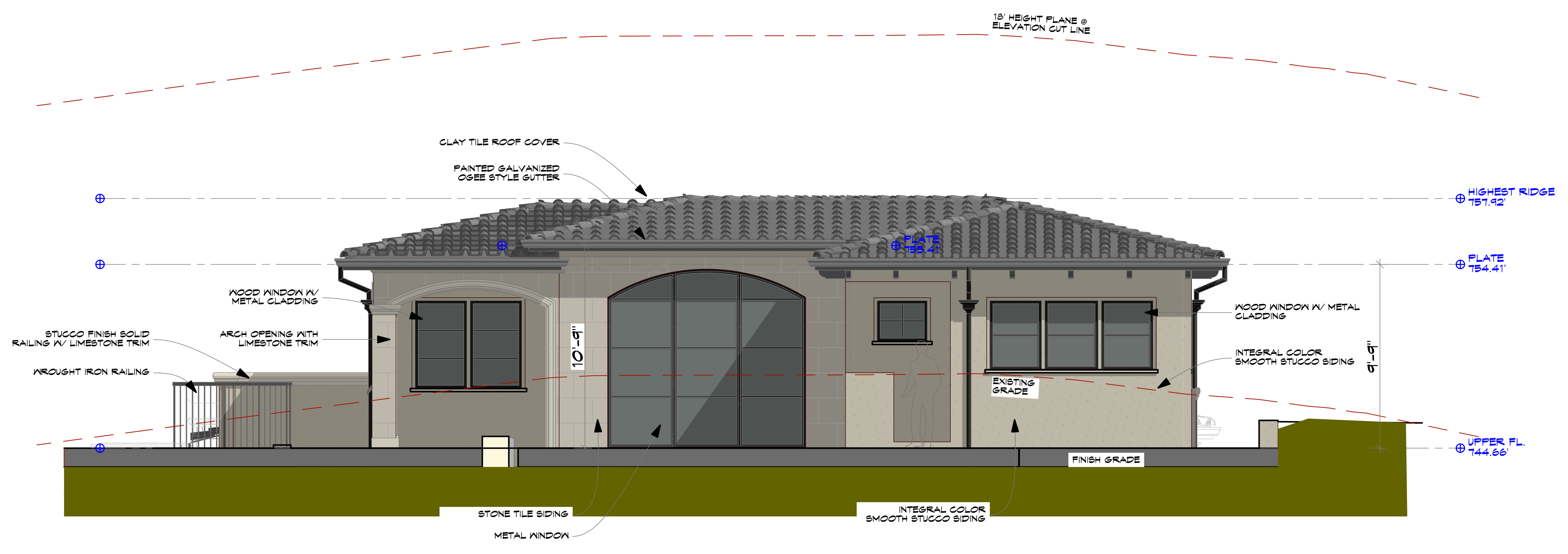
EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH (STREET SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: These shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in any conditions different from those shown on these drawings shall be brought to the Architect's attention prior to installation.



WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: Designer shall verify all dimensions, elevations and conditions, prior to starting any construction called by field conditions. No any conditions different from those shown on drawings shall be held against the Architect's attention prior to installation.

REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21

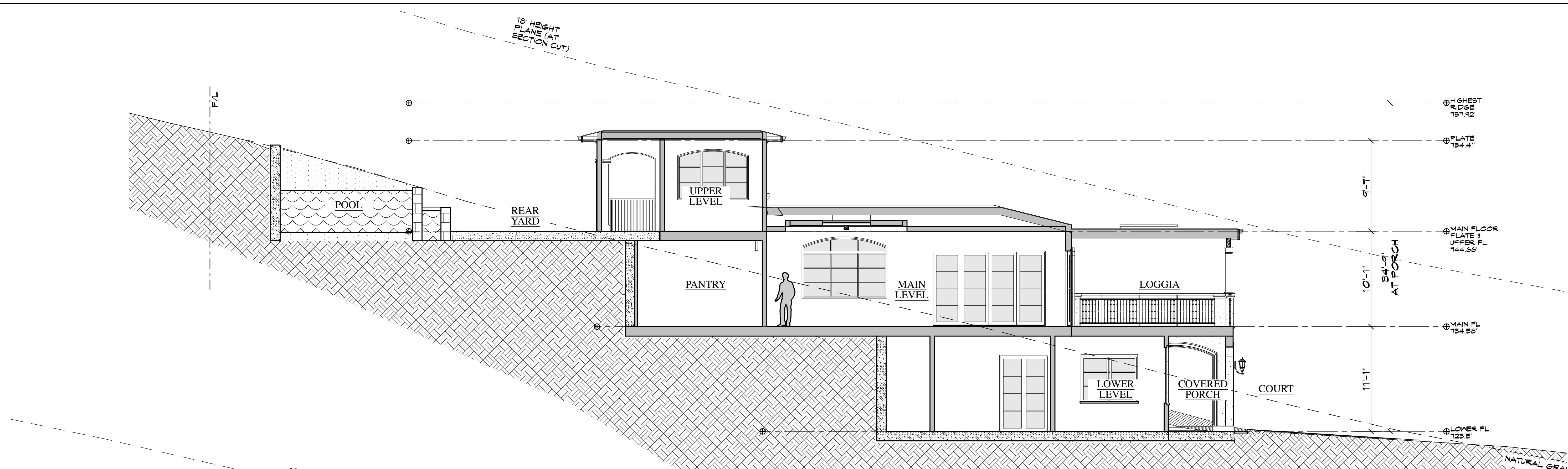
KOHLSAAT & ASSOCIATES
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ARCHITECTURAL AND SITE DEVELOPMENT FOR:
THE BOUKNIGHT FAMILY
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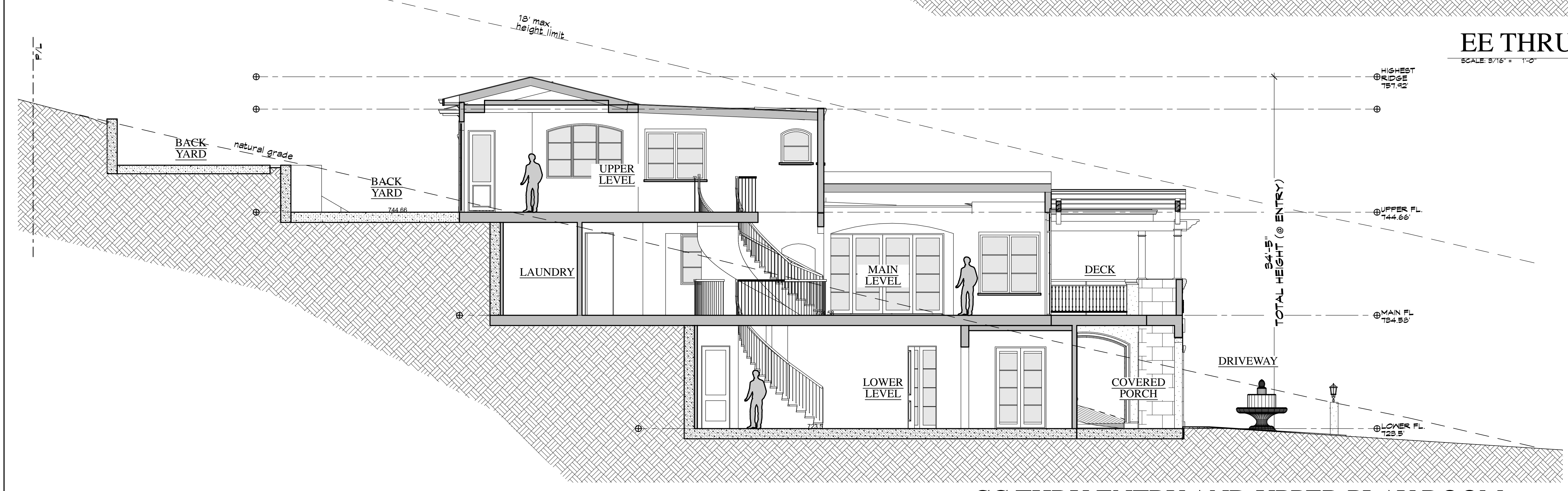
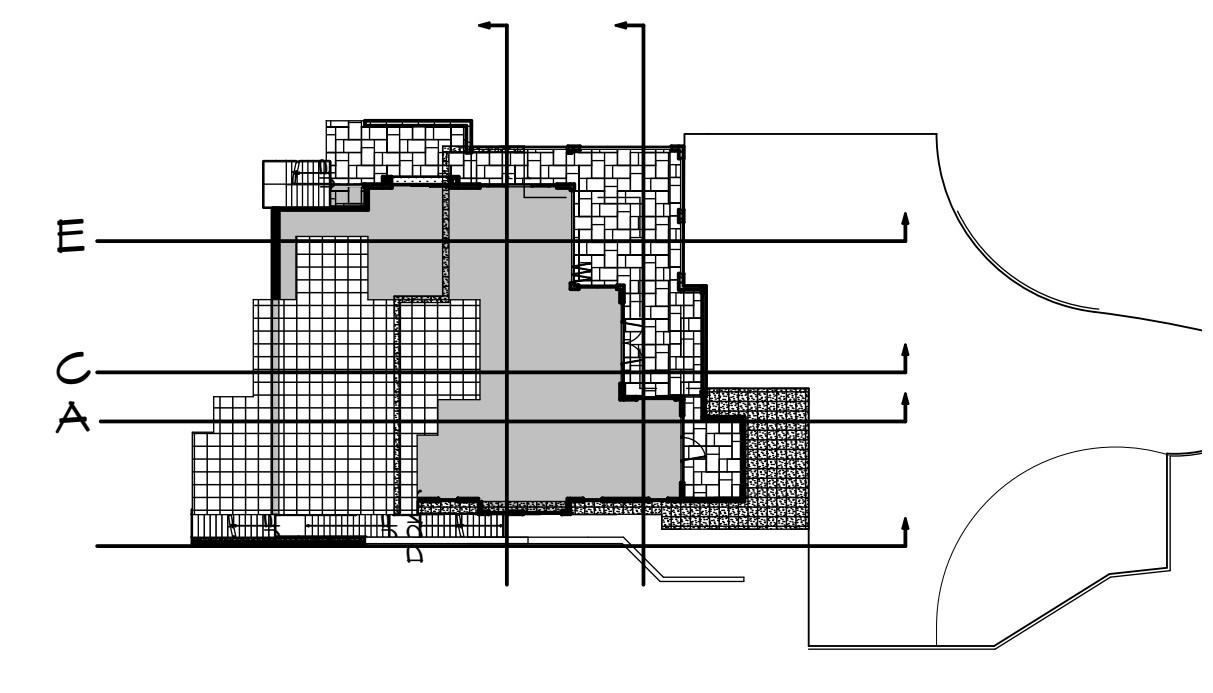
NOTE: These shall not be altered, modified, or changed in any way without the written consent of the Architect. Any such changes shall be the responsibility of the client and shall be noted on the drawings by the Architect's attention prior to installation.

SECTIONS

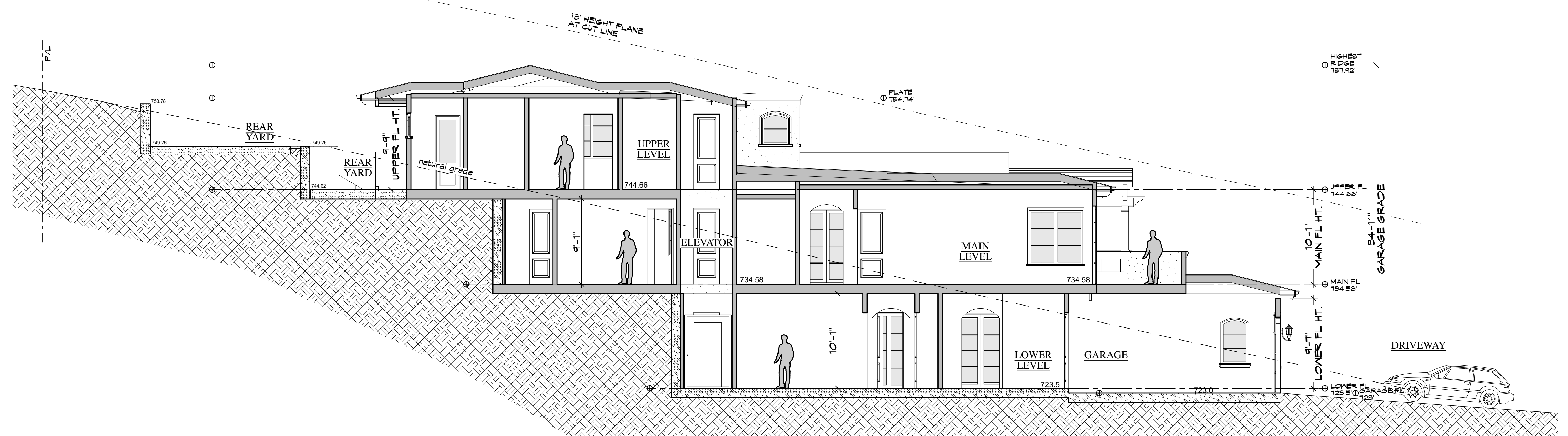
DATE: 1/25/21
 SCALE: AS SHOWN
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A9
 OF -



EE THRU LOGGIA & KITCHEN
 SCALE: 3/16" = 1'-0"

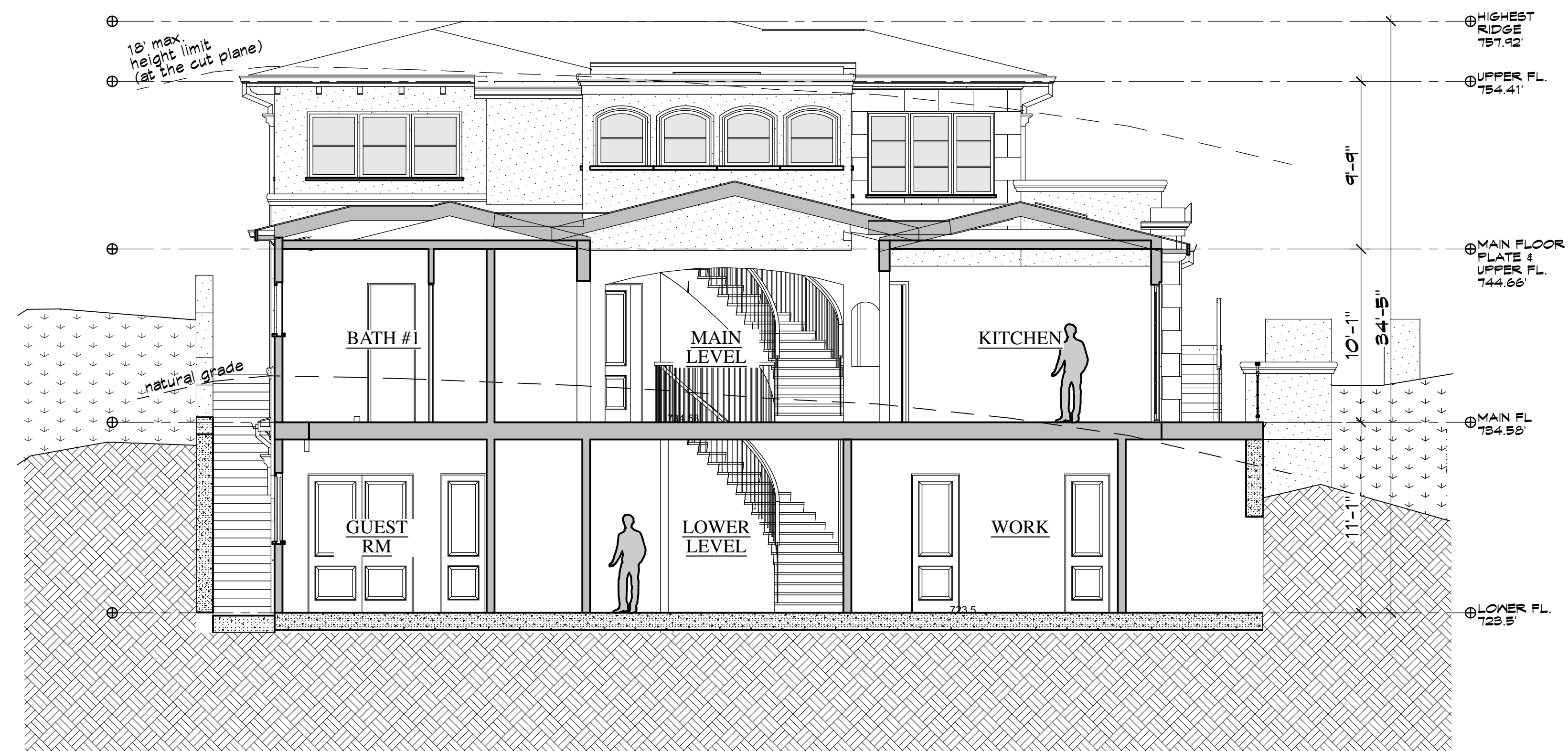


CC THRU ENTRY AND UPPER PLAY ROOM
 SCALE: 3/16" = 1'-0"



AA THRU GARAGE AND UPPER BEDROOMS
 SCALE: 3/16" = 1'-0"

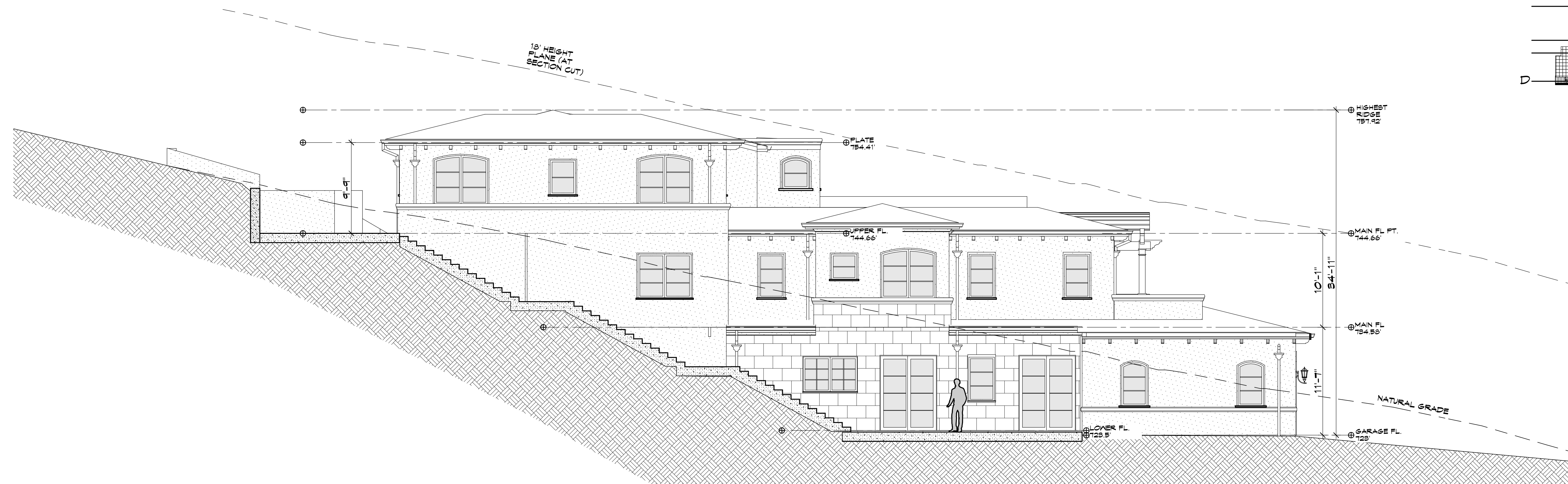
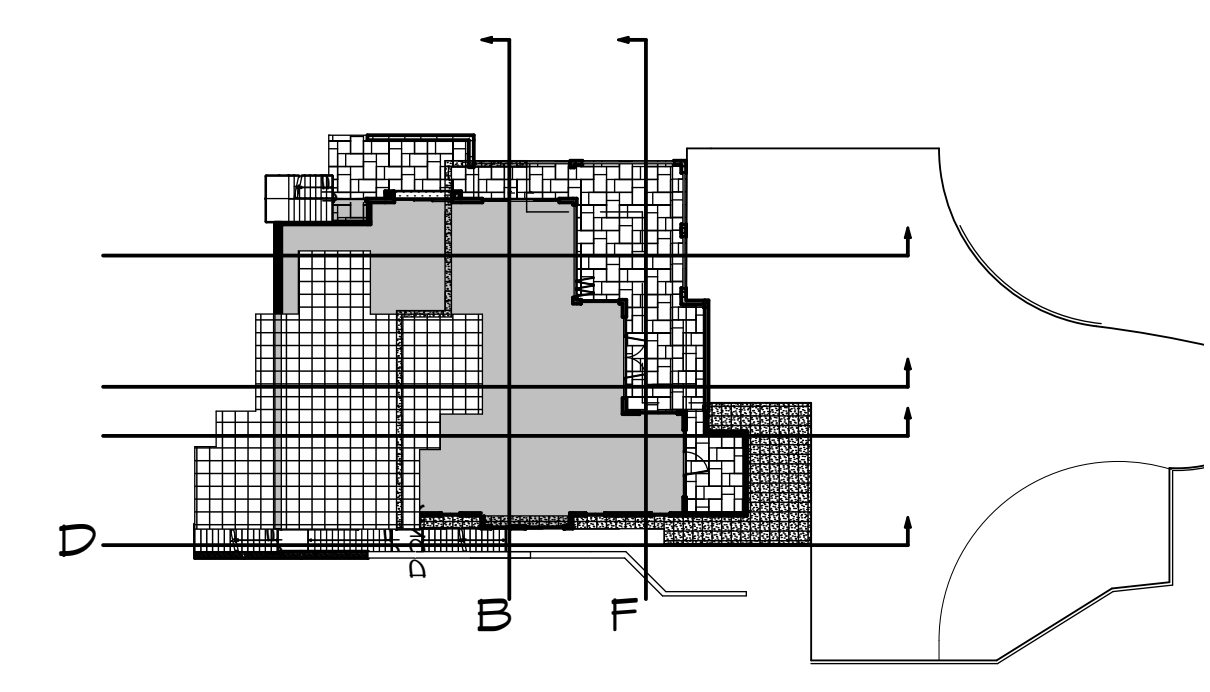
NOTE: Designer shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in any conditions different from those shown on the drawings shall be brought to the Architect's attention prior to installation.



BB THRU KITCHEN AND MASTER BEDROOM
SCALE: 3/16" = 1'-0"



FF THRU LOGGIA
SCALE: 3/16" = 1'-0"



D THRU EGRESS WELL/STAIR
SCALE: 3/16" = 1'-0"

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 07/28/2021

ITEM NO: 2

ADDENDUM

DATE: July 27, 2021
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider Approval for Construction of a New Single-family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-5 Located on Wood Road. APN 510-47-045. Architecture and Site Application S-21-003. Property Owners: Omari and Kavita Bouknight. Applicant: Gary Kohlsaas, Architect. Project Planner: Sean Mullin.

REMARKS:

Exhibit 12 includes additional public comments received between 11:01 a.m., Friday, July 23, 2021, and 11:00 a.m., Tuesday, July 27, 2021.

EXHIBITS:

Previously received with the July 28, 2021 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Visibility Analysis
5. Color and materials board
6. Project Description and Letter of Justification, dated July 21, 2021
7. Consulting Architect's Report, dated February 5, 2021
8. Consulting Arborist's Report, dated March 22, 2021
9. Applicant's neighbor outreach efforts
10. Public comments received by 11:00 a.m., Friday, July 23, 2021
11. Development Plans

Received with this Addendum Report:

12. Public comments received between 11:01 a.m., Friday, July 23, 2001 and 11:00 a.m., Tuesday, July 27, 2021

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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From: Julie Southern [REDACTED]
Sent: Saturday, July 24, 2021 1:35 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 145 Wood Road - new build

Hello Mr Mullin,

I live at 135 Wood Road and received the green notice about site application s-21-003. I met with the new neighbors several months ago when the story poles went up. I have no specific issues with their plan, just the usual: increased noise and road traffic from the build, keeping their build traffic from using my driveway to park or turn around, will it be restricted to 8-5pm, M-F like it was when I built 135 Wood?

In fear of sounding like a broken record, the concern of more traffic on Wood road is that the Meadows is proposing to close one alternative access point - the only access point, except from Wood Road. I lived thru the 1997 fire and access was KEY. Again, this is a general comment to anything going on at Wood Road.

And lastly, it would be nice if the town would repair the town retaining wall adjacent to my driveway - do let me know if I should submit this to someone else! See picture below. It will only get worse with the traffic on Wood.



Thank you
Julie Southern

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