

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

TOWN OF LOS GATOS PLANNING COMMISSION AGENDA JUNE 09, 2021 110 EAST MAIN STREET LOS GATOS, CA

PARTICIPATION IN THE PUBLIC PROCESS

<u>How to participate</u>: 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.

<u>Effective Proceedings</u>: 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
 - $\circ~$ 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: <u>https://www.kcat.org/government-meetings</u>

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/82773531769?pwd=Ums5b01sT2Y2c0xTVVNuM0daK1p0Zz09 Passcode: 115366.

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 <u>PlanningComment@losgatosca.gov</u> 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 JUNE 09, 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 May 12, 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.)

 Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Front and Side Setbacks on Nonconforming Property Zoned R-1:8. Located at **102 Alta Heights Court**. APN 532-29-045. Architectural and Site Application S-20-029. Property Owner: Bo Development, LLC. Applicant: Eric Beckstrom. Project Planner: Ryan Safty.

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.



TOWN OF LOS GATOS PLANNING COMMISSION REPORT

MEETING DATE: 06/09/2021

ITEM NO: 1

DRAFT MINUTES OF THE PLANNING COMMISSION MEETING MAY 12, 2021

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, May 12, 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 Reza Tavana Absent: Commissioner Emily Thomas

VERBAL COMMUNICATIONS

Giulianna Pendleton:

She is the environmental advocacy assistant for the Santa Clara Valley Audubon Society.
 She attended and engaged in recent General Plan Update Advisory Committee meetings, especially concerning bird safe design and dark sky. She advocated adding a policy statement and goal to address creating a bird safe design and dark sky ordinance in Los Gatos and is excited that the GPAC agreed to add those policies to the draft General Plan.

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

- 1. Approval of Minutes April 28, 2021
- MOTION:Motion by Commissioner Hanssen to approve adoption of the Consent
Calendar. Seconded by Commissioner Burch.

VOTE: Motion passed unanimously.

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PUBLIC HEARINGS

2. 140 Arroyo Grande Way

Architecture and Site Application S-20-013 APN 424-23-048 Property Owners/Applicant: Yogesh Jhamb and Hema Jhamb Project Planner: Sean Mullin

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:8.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Yogesh and Hema Jhamb, Applicant:

They have updated their plan based on Planning Commission feedback during their last hearing. They reduced the mass and bulk of the house, updated the design and pitch of the roof to lower the height by almost six feet, simplified the roof forms, replaced the gable garage roof with a hip roof, removed the roof dormer, lowered the eaves by one foot, and addressed privacy by lowering windows by one foot. The home is now lower in height than two homes (115 La Cienega Ct and 143 Arroyo Grande Way) in the immediate neighborhood. Although the home is taller than the current home the maximum height is only reached on a small portion of the site elevation. As soon as the suns comes over the trees it visible on top of the new home and would not block the sunlight. An eco-smart garden in the front yard would have drought-resistant plants and shrubs. They have done neighborhood outreach and most neighbors support the project.

Mark Hellmer, 147 Las Astas Drive:

They support the joint letter with the adjacent neighbors that has been submitted, including the recommended solutions. They can see the story poles from each bedroom in their three-bedroom home. The proposed home would block their views, as well as the views from their back yard. It appears the proposed windows would be higher than the height of the current windows and it would present a privacy concern for them. The applicant has stated his home is two feet higher than theirs, but upon measuring, it is only 13.5 inches higher. The applicants' plan for a nine-month construction phase is overly optimistic and he expects it to be at least a year. He offered to meet with the applicants but they never responded.

Ian and Charlene Land, 124 Arroyo Grande Way:

- They live next door to the subject site. While they support the applicant's desire for a more comfortable and larger home, it would be at a high cost for themselves and the adjacent neighbors and they continue to have concerns. Their two key requests are sky view and

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privacy. They only had a little bit of sky view to begin with and now they have a lot less, if any. The windows of the proposed home would be one foot, four inches above a sevenfoot fence, which is not trivial because the applicants would be able to look into their home. They are very concerned that the story poles are not clear because they show a 12foot roof that seems the same height as a 16-foot peak and they believe incorrect measurements on the previous drawings were used to measure the story poles; and their 14-foot Clerestory window seems way above the applicant's 16-foot story poles.

Ramya and Murali Rasipuram:

 They support the applicants' desires for their home, but their main concerns are privacy and sky views. They agreed with the comments presented in the common neighbors' letter. It would be good if the applicants and their architect could arrange a common talk with all the neighbors to explain the dimensions of the proposed home and to resolve the common concerns.

Joe Feng:

- The windows of the proposed home would look into his home. He asked the applicant to lower their eave line and the windows one foot, which would solve most of his concerns.

Yogesh and Hema Jhamb, Applicant

- The story poles were surveyed and certified, so he does not believe they are wrong. The angle from which a photo is taken can make it seem that they match the roof of the Feng's home next door. They have tried their best to select design elements that are consistent with the neighborhood or enhance the neighborhood in certain respects. While their initial design did have some elements that did not adhere to the Los Gatos design guidelines, they have addressed those inconsistencies by incorporating the Planning Commission and Town Architect's suggestions. They have made every effort to address their neighbors' concerns.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: Motion by Commissioner Burch to approve an Architecture and Site Application for 140 Arroyo Grande Way subject to additional conditions of approval that: all bathroom windows shall have opaque glass or film; dust shall be kept to a minimum by utilizing the required construction Best Management Practices; mature trees shall be planted to screen for privacy; and the applicant shall work with staff to review options for reducing the home by one foot, if possible, but if not possible it shall not be a condition of approval. Seconded by Commissioner Hanssen.

Chair Janoff requested the motion be amended to include a condition of approval that mature trees shall be planted in such a way as not to block the neighboring Japanese garden

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and the applicant shall work with the owners of the garden to ensure the trees are positioned appropriately.

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

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

VOTE: Motion passed unanimously.

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

• The Town has brought in a consultant to assist with its objective standards work and will be asking for a subcommittee of the Planning Commission to work with staff and the consultant as they prepare documents for public review.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

General Plan Advisory Committee

Commissioner Hanssen

 GPAC held its 35th and final meeting on May 6, 2021 and reviewed the entire draft General Plan document. The document will be updated to reflect recommended changes that can be implemented into the public review draft of the General Plan, which will go out in June 2021, and then will proceed through the rest of the process, which includes the Environmental Impact Report, review by the Planning Commission probably in autumn 2021, and then approval by the Town Council.

Historic Preservation Committee

Commissioner Suzuki

- HPC met April 28, 2021; considered four items:
 - 206 Glen Ridge Avenue
 - $\circ~~$ 9 and 11 Montebello Way
 - o 104 Wilder Avenue
 - o 202 University Avenue

Conceptual Development Advisory Committee

Commissioner Barnett

The CDAC May 12, 2021 meeting was cancelled.

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ADJOURNMENT

The meeting adjourned at 8:30 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 12, 2021 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



DATE: June 4, 2021
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Front and Side Setbacks on Nonconforming Property Zoned R-1:8. Located at 102 Alta Heights Court. APN 532-29-045. Architectural and Site Application S-20-029. Property Owner: Bo Development, LLC. Applicant: Eric Beckstrom. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider approval of a request for demolition of an existing single-family residence and construction of a new single-family residence with reduced front and side setbacks on nonconforming property zoned R-1:8, located at 102 Alta Heights Court.

PROJECT DATA:

General Plan Designation:Low Density ResidentialZoning Designation:R-1:8Applicable Plans & Standards:General Plan and Residential Design GuidelinesParcel Size:0.121 acres (5,250 square feet)Surrounding Area:Surrounding Area:

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

PREPARED BY: RYAN SAFTY Associate Planner

Reviewed by: Planning Manager and Community Development Director

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<u>CEQA</u>:

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
 - 1. The Town's housing stock will be maintained as the single-family residence will be replaced.
 - 2. The existing structure has no architectural or historical significance.
 - 3. The property owner does not desire to maintain the structures as they exist; and
 - 4. The economic utility of the structures was considered.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations), with the exception for front and side setbacks, as described below.
- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
 - 1. The subject property is nonconforming with regard to lot size and width.
 - 2. The proposed reduced setbacks are compatible with the neighborhood.
- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.
- The project design is in compliance with the Residential Design Guidelines in that the architect has responded to all recommendations from the Town's Consulting Architect by recessing windows and doors, adjusting the size of the windows on the front elevation and adding clad siding to the front projecting bay to contrast with the stucco wall on the front façade, modifying the scale and detail of the garage trellis brackets, refining the spacing and detail of the rear elevation French doors and windows on the second floor, and simplifying the roof forms. The project is not the largest for floor area or FAR in the neighborhood, and meets the objective standards of the zoning code, except the front and side setbacks as described below.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The subject property is located on the northwest side of Alta Heights Court, along a small culde-sac off of Loma Alta Avenue (Exhibit 1). The lot is 5,250 square feet with an existing 1,037square foot single-story residence with a 308-square foot attached garage. The immediate low density residential neighborhood contains one- and two-story residences.

On September 21, 2020, the applicant submitted an Architecture and Site application for the demolition of an existing single-family residence, and construction of a new two-story residence and attached garage with reduced front and side setbacks.

The proposed project meets all technical requirements of the Town Code including parking, height, floor area, and building coverage, with the exception for front and side setbacks, as described below.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the northwest side of Alta Heights Court, along a small cul-de-sac off Loma Alta Avenue (Exhibit 1). The surrounding properties in the low-density residential neighborhood are one- and two-story single-family residences.

B. Project Summary

The applicant is proposing to construct a new 1,825-square foot two-story single-family residence with an attached 454-square foot garage (Exhibit 11) with reduced front and side setbacks.

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PROJECT DESCRIPTION (continued):

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The existing property is 5,250 square feet with 50 feet of frontage on a cul-de-sac bulb and a lot width of 50 feet. The minimum lot size is 8,000 square feet and the minimum frontage for a property on a cul-de-sac bulb is 30 feet with a 60-foot minimum lot width, and therefore it is considered a nonconforming lot due to size and width.

The proposed residence is in compliance with the allowable floor area, height, and on-site parking requirements for the property, and includes a request for an exception for the front and side setbacks for the proposed residence and garage, as allowed by the zoning regulations for nonconforming lots as discussed below.

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing demolition of the existing residence and construction of a twostory single-family residence with 1,825 square feet of living space, and a 454-square foot attached garage. The maximum height of the proposed residence is 28.5 feet, where a maximum of 30 feet is allowed.

The proposed project materials include an asphalt shingled roof, a mix of stucco and wood siding, and metal window trim and railings (Exhibit 10). The applicant has provided a Project Description and Letter of Justification detailing the project (Exhibit 4). The project plans show a future Accessory Dwelling Unit above the proposed garage. The Accessory Dwelling Unit is not being reviewed as a part of this Architecture and Site Application per State law.

The subject property is nonconforming with a lot size of 5,250 square feet where 8,000 square feet is required, and a lot width of 50 feet where 60 feet is required for properties fronting on a cul-de-sac bulb. Section 29.10.265 of the Town Code allows for modification of any rule of the zone for nonconforming lots, including setback requirements, if the modifications are found to be compatible with the neighborhood.

As detailed in the applicant's Project Description and Letter of Justification (Exhibit 4), the applicant requests exceptions to the front and side setback requirements due to the nonconforming lot size and compatibility with the neighborhood.

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DISCUSSION (continued):

As described below in the Neighborhood Compatibility section of this report, the majority of the lots in the immediate neighborhood are non-conforming as it pertains to the minimum lot size of 8,000 square feet for the zone. The average lot size in the immediate neighborhood is 6,903 square feet. The subject property is 5,250 square feet and is the smallest in the immediate neighborhood.

The existing single-story residence on the subject property does not meet setback requirements, with a 24-foot, six-inch front yard setback when 25 feet is required, and a five-foot, six-inch side yard setback when eight feet is required. The applicant is requesting to maintain the existing side yard setbacks and encroach further into the front yard setback with an 18-foot proposed front setback to the attached garage.

In evaluating the request for reduced setbacks, the setbacks of the residences in the immediate and surrounding neighborhood are reviewed to determine if the request is compatible with the neighborhood. There are residences in the immediate neighborhood, along Alta Heights Court, that do not meet side or street-side setback requirements, and residences fronting along Loma Alta Avenue in the surrounding neighborhood that do not meet front setback requirements.

The adjacent neighbor to the south, a corner property at 175 Loma Alta Avenue, encroaches into the required street side setback along Alta Heights Court. The two-story residence has a 10-foot street-side setback, adjacent to the proposed 18-foot front yard setback for 102 Alta Heights Court, when 15 feet is required. The attached single-story garage encroaches further into the required street-side setback, with a setback of under five feet when 15 feet is required for attached garages. Per the applicant's Project Description and Letter of Justification (Exhibit 4), the two-story wall of 175 Loma Alta Avenue shields the view of the proposed residence from Loma Alta Avenue. Additionally, per Town permit records, 175 Loma Alta has a reduced 17-foot, six-inch front setback along Loma Alta Avenue when 25 feet is required.

Across the street from 175 Loma Alta, 116 Alta Heights Court also does not meet the required street side setback along Alta Heights Court. 116 Alta Heights Court has an 11-foot setback from Alta Heights Court when 15 feet is required. The residence at 116 Alta Heights Court is also two-story, but the second-story steps inward.

106 Alta Heights Court, two properties to the northeast of the subject property, is a singlestory residence with a five-foot side yard setback to the attached garage when eight feet is required. PAGE **6** OF **10** SUBJECT: 102 Alta Heights Court/S-20-029 DATE: June 4, 2021

DISCUSSION (continued):

If the immediate neighborhood is expanded to include properties fronting along Loma Alta Avenue, with five properties on the south side of Loma Alta Avenue (154, 156, 162, 172, and 176 Loma Alta Avenue) and two additional properties on the north side of Loma Alta Avenue (161 and 177 Loma Alta Avenue), there are examples of additional properties along Loma Alta Avenue that do not meet front setback requirements. Per Town permit records, four of these seven properties do not meet front setback requirements, with three of the four having 20 feet or less (156, 161, and 162 Loma Alta Avenue).

The request is being considered by the Planning Commission because there are no residences with reduced front yard setbacks in the immediate neighborhood and fronting along Alta Heights Court. However, if the immediate neighborhood is expanded to properties fronting along Loma Alta Avenue, there are five properties that do not meet front setback requirements. If the Planning Commission determines that the reduced front and side yard setbacks are compatible with the neighborhood, the request can be approved as allowed by Section 29.10.265 (3) of the Town Code.

B. Building Design

The Town's Consulting Architect reviewed the design of the proposed project within the neighborhood context to provide recommendations regarding the building design. The site is located on a narrow but deep lot on a cul-de-sac with both one- and two-story homes in a wide variety of traditional architectural styles.

In the Issues and Concerns background section of the Consulting Architect's report (Exhibit 6), the Consulting Architect noted that the proposed house is very well designed with an identifiable architectural style and details, but identified issues with certain aspects of the design and made recommendations to address each issue. The Consulting Architect made six recommendations to address consistency of the project with the Residential Design Guidelines, as follows:

- 1. Recess the windows and French doors without trim, or add wood trim and projecting sills around all windows to address the issue of the narrow window frames.
- 2. Group the double windows on the front elevation or reduce the sizes to remedy the crowding of the windows.
- 3. Refine the scale and detail of the garage trellis brackets.
- 4. Recess the garage doors.
- 5. Refine the spacing and detail of the rear elevation French doors and the adjacent window on the second floor.
- 6. Remedy the awkward roof transitions on the left side elevation.

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DISCUSSION (continued):

The applicant revised the plans (Exhibit 11) per the Consulting Architect's recommendations, addressing each issue, and has provided a written response to each issue and recommendation (Exhibit 7).

C. Neighborhood Compatibility

The immediate low-density residential neighborhood is made up of one- and two-story single-family residences. Based on Town and County records, the residences in the immediate area range in size from 1,152-square feet to 2,652-square feet. The floor area ratios range from 0.17 to 0.42. The proposed residence would be 1,825-square feet with a floor area ratio of 0.35. Pursuant to Town Code, the maximum allowable square footage for the 5,250-square foot lot is 1,827 square feet with a maximum floor area ratio of 0.35. The table below reflects the current conditions of the immediate neighborhood:

				Total	Lot		No. of
Address	Zoning	House	Garage	FAR	Size	FAR	Stories
102 Alta Heights Ct (Ex.)	R-1:8	1,037	308	1,345	5,250	0.20	1
102 Alta Heights Ct (Prop.)	R-1:8	1,825	454	2,279	5,250	0.35	2
161 Loma Alta Ave	R-1:8	2,652	462	3,114	9,000	0.29	2
175 Loma Alta Ave	R-1:8	2,580	324	2,904	6,100	0.42	2
104 Alta Heights Ct	R-1:8	2,213	364	2,577	7,119	0.31	2
106 Alta Heights Ct	R-1:8	1,742	418	2,160	6,270	0.28	1
108 Alta Heights Ct	R-1:8	1,152	437	1,589	6,930	0.17	1
110 Alta Heights Ct	R-1:8	2,316	462	2,778	8,362	0.28	1
112 Alta Heights Ct	R-1:8	2,140	430	2,570	6,500	0.33	2
116 Altha Heights Ct	R-1:8	1,933	441	2,374	6,600	0.29	2

The proposed residence would not be the first two-story home, not the largest home in the immediate neighborhood in terms of square footage or FAR, and not the tallest. All but two of the lots in the immediate neighborhood are nonconforming as they do not meet the minimum lot size requirement of 8,000 square feet in the R-1:8 zone.

D. Tree Impacts

The Town's Consulting Arborist prepared a report for the site and made recommendations for the project (Exhibit 5). The project site contains four protected trees. The applicant is proposing to remove two non-flowing Pear trees within or adjacent to the proposed footprint. Both trees proposed for removal have an Overall Heath Rating of below 50 percent. The applicant is proposing to preserve the two remaining trees on-site, per the Consulting Arborist's recommendations, and plant four new 15-gallon Crepe Myrtle trees along the front yard and rear yard to meet the tree replacement requirement.

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DISCUSSION (continued):

E. Neighbor Outreach

The applicant provided a summary of their efforts to communicate with their neighbors (Exhibit 8).

F. Environmental Review

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

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, June 4, 2021 are included as Exhibit 9.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on a nonconforming property, consistent with the neighborhood. With the modification for reduced side and front yard setbacks, the project would be in compliance with the Town Code if the exceptions for the front and side yard setbacks is granted, and Residential Design Guidelines.

B. <u>Recommendation</u>

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

- 1. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
- 2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
- 3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception for setbacks (Exhibit 2);

PAGE **9** OF **10** SUBJECT: 102 Alta Heights Court/S-20-029 DATE: June 4, 2021

CONCLUSION (continued):

- 4. Make the finding required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots (Exhibit 2);
- 5. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
- 6. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
- 7. Approve Architecture and Site application S-20-029 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.

C. <u>Alternatives</u>

Alternatively, the Commission can:

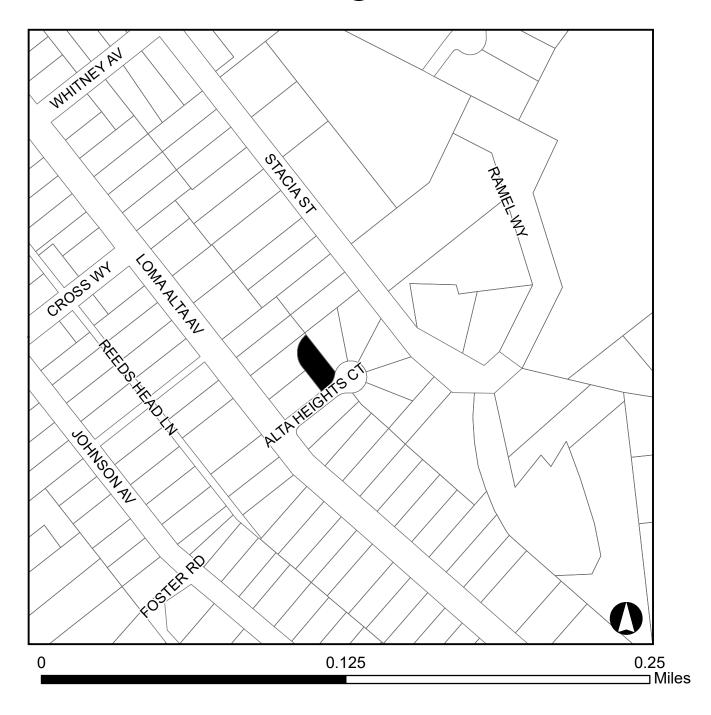
- 1. Continue the matter to a date certain with specific direction;
- 2. Approve the application with additional and/or modified conditions; or
- 3. Deny the application.

EXHIBITS:

- 1. Location Map
- 2. Required Findings and Considerations
- 3. Recommended Conditions of Approval
- 4. Project Description and Letter of Justification
- 5. Consulting Arborist's Report, dated November 3, 2020
- 6. Consulting Architect's Report, dated October 6, 2020
- 7. Applicant's response to the Consulting Architect's Report, received February 11, 2021
- 8. Applicant's neighborhood outreach efforts
- 9. Public Comments received prior to 11:00 a.m., Friday, June 4, 2021
- 10. Color and Materials Board, received December 16, 2020
- 11. Development Plans, received May 9, 2021

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102 Alta Heights Court



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PLANNING COMMISSION – June 9, 2021 **REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

<u>102 Alta Heights Court</u> Architecture and Site Application S-20-029

Requesting Approval for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Front and Side Setbacks on Nonconforming Property Zoned R-1:8. APN 532-29-045.

PROPERTY OWNER: Bo Development, LLC. APPLICANT: Eric Beckstrom. PROJECT PLANNER: Ryan Safty.

FINDINGS

Required finding for CEQA:

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

Required finding for the demolition of a single-family residence:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
 - 1. The Town's housing stock will be maintained as the single-family residence will be replaced.
 - 2. The existing structure has no architectural or historical significance and is in poor condition.
 - 3. The property owner does not desire to maintain the structures as they exist; and
 - 4. The economic utility of the structures was considered.

Required compliance with the Zoning Regulations:

 The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations), with the exception for setbacks, as described below.

Required findings for reduced setbacks on a nonconforming lot:

- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
 - 1. The subject property is nonconforming with regard to lot size and width.
 - 2. The proposed reduced setbacks are compatible with the neighborhood.

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.
- The project design is in compliance with the Residential Design Guidelines in that the architects have responded to all recommendations from the Town's Consulting Architect by recessing all windows and doors, adjusting the size of the windows on the front elevation and adding clad siding to the front projecting bay for a gentle contrast to the main stucco wall on the front façade, modifying the scale and detail of the garage trellis brackets, refining the spacing and detail of the rear elevation French doors and windows on the second floor, and simplifying the roof forms. The project is not the largest for floor area or FAR in the neighborhood, and meets the objective standards of the zoning code, except for setbacks.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

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

PLANNING COMMISSION – June 9, 2021 **CONDITIONS OF APPROVAL**

<u>102 Alta Heights Court</u> Architecture and Site Application S-20-029

Requesting Approval for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Front and Side Setbacks on Nonconforming Property Zoned R-1:8. APN 532-29-045.

PROPERTY OWNER: Bo Development, LLC. APPLICANT: Eric Beckstrom. PROJECT PLANNER: Ryan Safty.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

- 1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
- 2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
- 3. OUTDOOR LIGHTING: Prior to final occupancy all exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. All exterior lighting shall utilize shields so that no bulb is visible and to ensure that the light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
- 4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any protected trees to be removed, prior to the issuance of a building or grading permit.
- 5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
- 6. TREE FENCING: Protective tree fencing, and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
- 7. TREE REPLACEMENT: Prior to issuance of final occupancy replacement trees must be planted.
- 8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
- 9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.

- 10. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed.
- 11. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.
- 12. SALVAGE OF BUILDING MATERIALS: Prior to the issuance of a demolition permit, the developer shall provide the Community Development Director with written notice of the company that will be recycling the building materials. All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting the type and weight of materials, shall be submitted to the Town prior to the Town's demolition inspection.
- 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 Demolition Permit is required for the demolition of the existing single-family residence and attached garage. A separate Building Permit is required for the construction of the new single-family residence and attached garage, and an additional permit is required for the attached ADU. An additional Building Permit will be required for the PV System if the system is required by the California Energy Code.
- 17. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
- 18. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and

submitted with the building permit application detailing how the Conditions of Approval will be addressed.

- 19. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
- 20. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
- 21. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
- 22. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
- 23. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
- 24. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
 - a. Building pad elevation
 - b. Finish floor elevation
 - c. Foundation corner locations
 - d. Retaining wall(s) locations and elevations
- 25. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
- 26. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
 - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
 - b. All passage doors shall be at least 32-inch wide doors on the accessible floor level.
 - c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
 - d. A door buzzer, bell or chime shall be hard wired at primary entrance.

- 27. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
- 28. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
- 29. 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.
- 30. 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.
- 31. 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.
- 32. 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.
- 33. 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.
- 34. 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

35. 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.

- 36. 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.
- 37. 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.
- 38. PRIOR APPROVALS: All conditions per prior approvals shall be deemed in full force and affect for this approval.
- 39. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner/Applicant/Developer to obtain any necessary encroachments permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
- 40. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
- 41. 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.
- 42. 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.
- 43. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner and/or Developer or their

representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

- 44. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
- 45. STREET/SIDEWALK 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.
- 46. 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.
- 47. 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.
- 48. PUBLIC WORKS INSPECTOR: The Owner shall fund a full time public works inspector, selected by the Town of Los Gatos, for the duration of the demolition and grading operations. The Owner will be charged on a time and materials basis. A deposit for the full amount, to be estimated by the Town based on the Contractor's approved schedule, shall be paid prior to issuance of the demolition permit.
- 49. 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.
- 50. 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.
- 51. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner/Applicant/Developer for review and approval by the Development Review Committee prior to applying for a grading permit.

- 52. 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.
- 53. DRIVEWAY: The driveway conform to existing pavement on Alta Heights Ct. shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
- 54. 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.
- 55. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
- 56. WEST VALLEY SANITATION DISTRICT: All sewer connection and treatment plant capacity fees shall be paid either immediately prior to the recordation of any subdivision or tract maps with respect to the subject property or properties or immediately prior to the issuance of a sewer connection permit, which ever event occurs first. Written confirmation of payment of these fees shall be provided prior to map recordation.
- 57. DEMOLITION: Within 60-days of the approval action being final (i.e. after the 10-day appeal period and no requested appeals being submitted to the Town), the Property Owner shall record a Deed Restriction on each of the parcels in question which prohibits the recording of a Certificate of Compliance until one of the two (2) prerequisite actions occurs prior to the proposed recordation: 1) removal of any structures which cross lot/property lines or 2) the Property Owner successfully obtaining an Architecture & Site approval from the Town of Los Gatos for the demolition of the existing house and construction of a replacement house.
- 58. DRIVEWAY APPROACH: The Owner and/or Developer shall install a Town standard residential driveway approach. The new driveway approach shall be constructed per Town Standard Plans and must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
- 59. FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
- 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.
- 61. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
- 62. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-ofway will only be allowed if it does not cause access or safety problems as determined by the Town.

- 63. 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.
- 64. 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.
- 65. CONSTRUCTION HOURS: All subdivision improvements and site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
- 66. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
- 67. 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 <u>Construction Management Plan Guidelines</u> document for additional information.
- 68. BEST MANAGEMENT PRACTICES (BMPs): The Owner and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
- 69. 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.

- 70. 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.
- 71. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
- 72. 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.
- 73. 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.
- 74. 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.
- 75. 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.
- 76. 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 facilities may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way lines 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.

- 77. 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.
- 78. 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.
- 79. NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN: Immediately upon approval of an encroachment permit, the Owner and/or Developer 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.
- 80. PERMIT ISSUANCE: Permits for each phase shall be issued simultaneously.
- 81. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

- 82. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
- 83. FIRE SPRINKLERS REQUIRED: (As noted on Sheet A0.0) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to an existing one- and two-family dwelling that have an existing fire sprinkler system. Exceptions: 1) One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code.

- 84. WATER SUPPLY REQUIREMENTS: (As noted on Sheet A0.0) 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
- 85. ADDRESS IDENTIFICATION: (As noted on Sheet A0.0) 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. CFC Sec. 505.1.
- 86. CONSTRUCTION SITE FIRE SAFETY: (As noted on Sheet A0.0) All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
- 87. 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]

\\tlg-file\data\DEV\CONDITIONS\2021\Alta Heights, 102 - A&S PC COA - 06-09-21 - DRAFT.docx

Beckstrom Architecture + Interiors

PO Box 1317, Los Gatos, CA 94030 650 847-8351

E: Eric@BeckstromArchitecture.com

May 9, 2020

TO:

Los Gatos Planning/Building Dept

Project: 102 Alta Heights Court, Los Gatos, 95030 APN: 532-29-045 Zoning: R:1-8

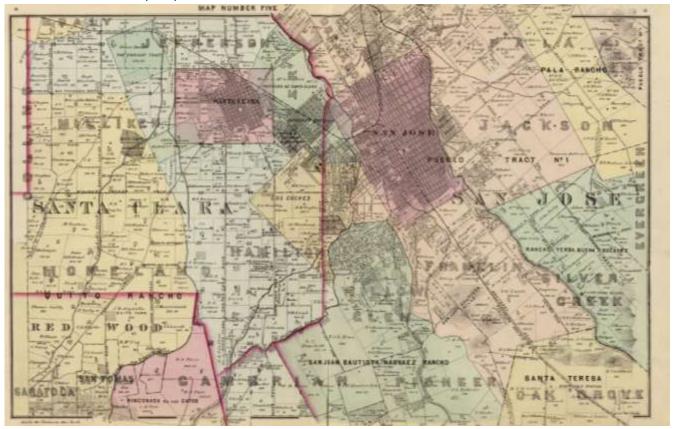
Construct New 2-story Residence in R:1-8 Zone

Urban History Overview

In 1840 Mexico made a 6,331 acre land grant called 'Rancho Rinconda De Los Gatos' see the map on the left with Los Gatos creek in the middle. The subject site would be located to the right of the creek.

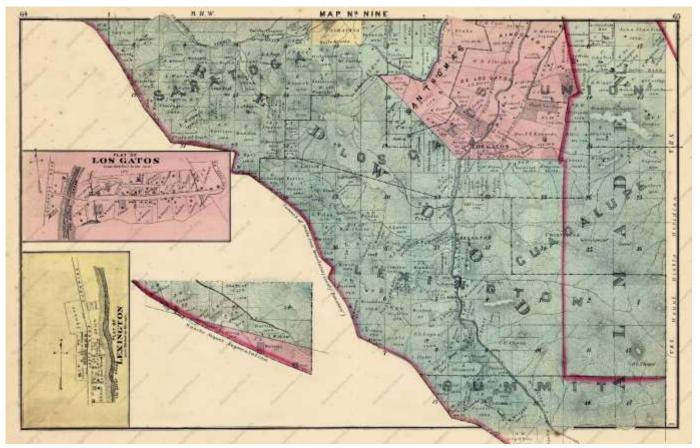


1876 Santa Clara County Map



1876 Santa Clara County Map & details

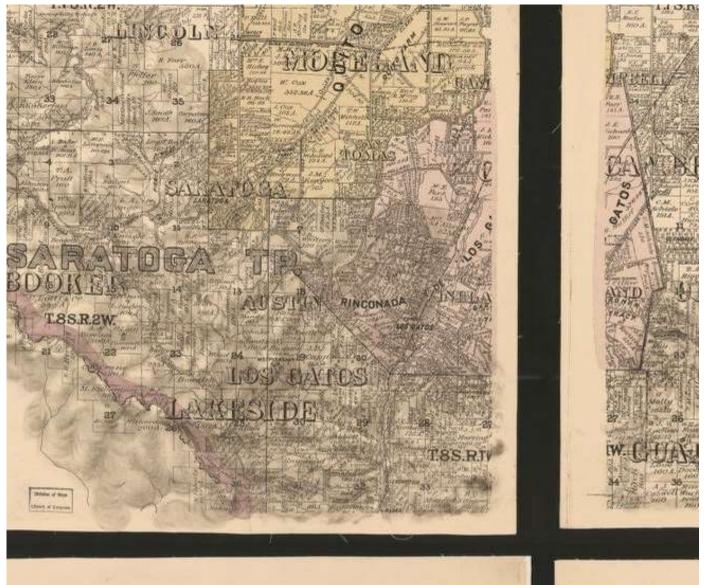




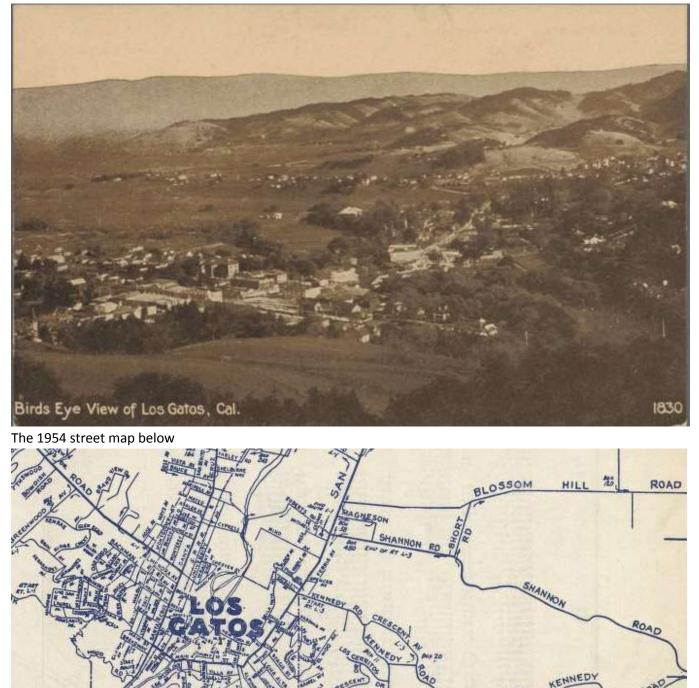
1876 Santa Clara County Map & details, the 'P. Johnson' area at the bottom, center of the pink area is the Loma Alta/Johnson Addition neighborhood

che 5.J.W.C. Score ffra Reservoir Scho H. D. Albr 10 23, 36 a 11.9.60 den LOS DE M. Milla 18 a. A. Kin J.E. Da 16 W. ferre Y. collie 212.0 174 oma 94 a 80a. lobert Gapt Gardner E W 160a W. Pier illiams 0.9 a 50 ff 143a .8 :44.60a \mathcal{D} Idisn Mrs. J.F. Kennedy shan Eltis J.W. 160 9 2 162 Trudon 356.90 a. GAT 130 0 Tell Gat 3 +04 Kall Contar

Los Gatos was incorporated in 1887. Below is a map of 1890. The subject site is 2/3 down to the left of the vertical black line.



Below is a view of Downtown Los Gatos in 1910, the subject neighborhood is off to the right where there are buildings. It is the area below the grassed field. What is to become Los Gatos Blvd is the string of structures moving from right to left in the middle of the view. This clearly shows that Loma Alta was actually an integral part of historic Los Gatos.



TO SANTA CRUZ 13 1 14 1 15 1 16 0 BY GEO. C. THOMAS

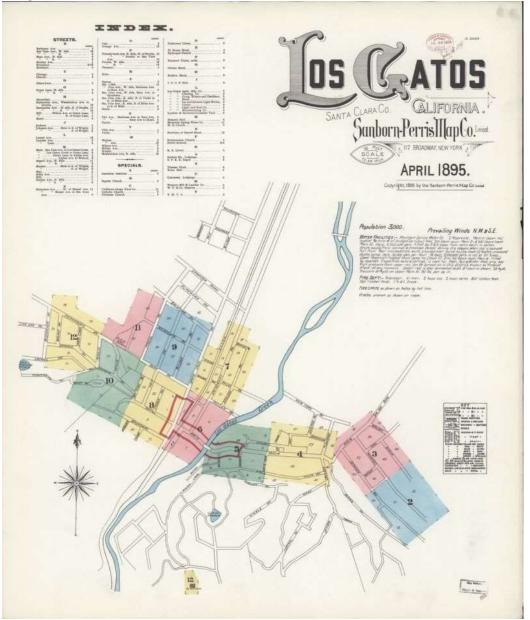
HISTORY OF JOHNSON ADDITION/LOMA ALTA AVE. NEIGHBOOD LOTS

Platting (making house lots) started in the late 19th century. Downtown Los Gatos and the Loma Alta Ave. neighborhood were developed at the same time as can be seen in the colored 1895 Sanborn map below and the historic photo and on sheet A1.7. The lots were the same general size as the downtown lots which today are zoned:

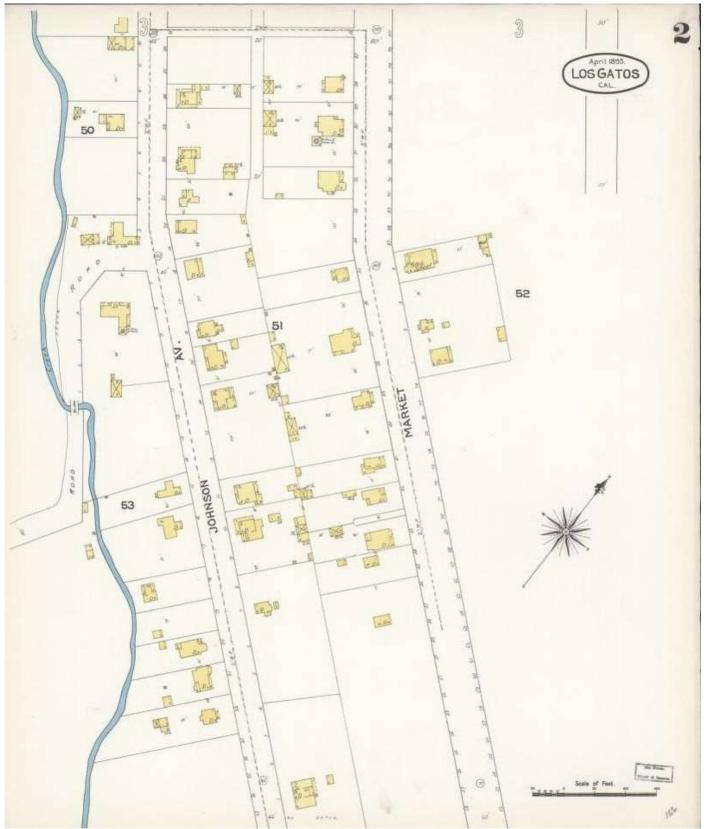
R-1D, Medium Density Residential with setbacks: **15' Front, 5' Side and 20' rear**. These setbacks would be more appropriate for this entire neighborhood given its history and urban fabric and especially for 102 AHC which was literally carved out of the backyards of 2 earlier, historic lots application in this historic neighborhood.

When this neighborhood was made there was no General Plan and **no setbacks** for +65 years. There were no setbacks when the house at 102 AHC was built on its **5,250** sf lot.

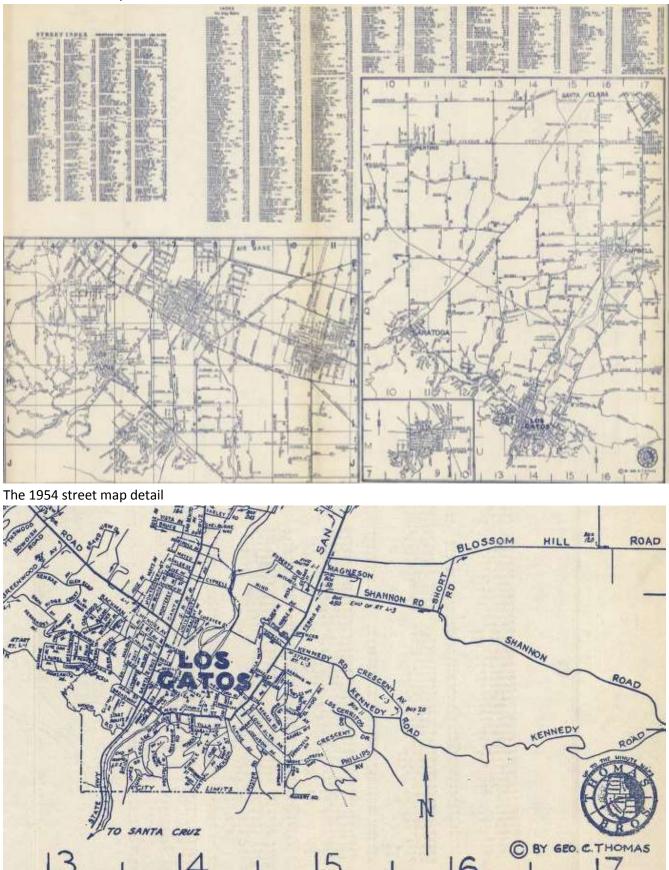
As stated above, originally 102 AHC was NOT A LOT, but was part of the backyards of 161 and 175 Loma Alta Avenue. Alta Heights Court was split from the backyard and was re-platted twice in the mid, 20th century. First 102 AHC was not a lot but was made as an access road, then it was re-platted to be the smallest lot in the Alta Heights Court cul de sac. Furthermore 102 AHC is an odd shaped lot which narrows in both the front and rear. Loma Alta Neighborhood are sections 2 & 3 below.



The 1895 Sanborn map below shows the typical rectangular lots on the bottom left; Market St. is now Loma Alta Avenue. The Alta Height Court is up and right from the number '**52**' on the map below (also shown on sheet A1.7). This neighborhood was built at the same time as downtown Los Gatos.

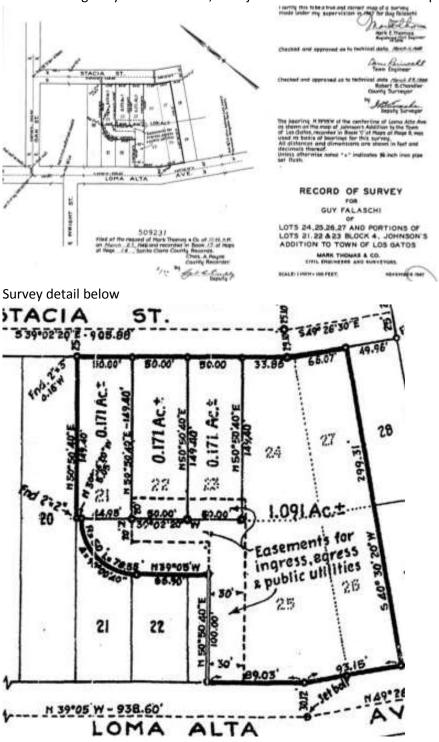


The 1954 street map below

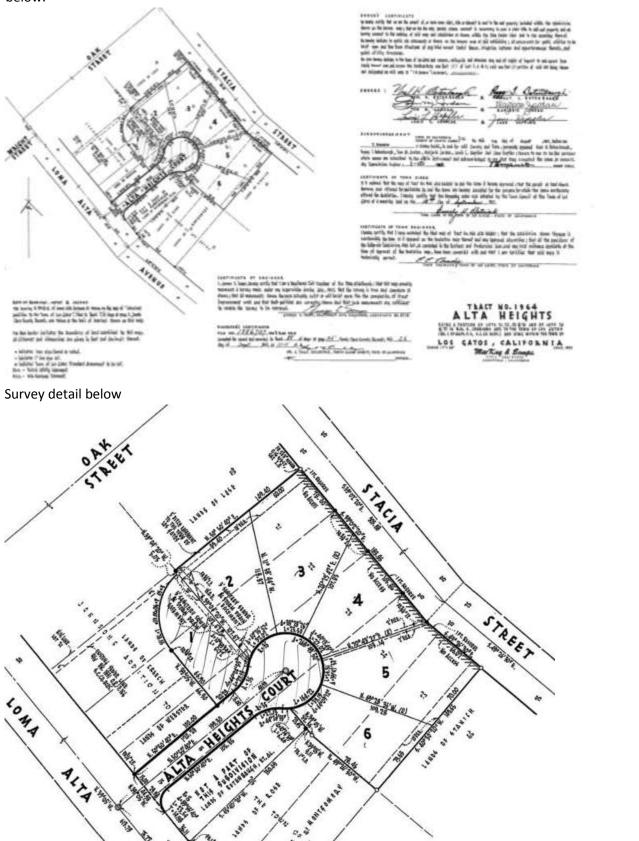


The Loma Alta Avenue/Johnson Addition neighborhood lots range from 5,500-7,500 sf. A few lots are larger while some are as small as 240 sf. In 1963 the general plan (zoning) was adopted and the 'suburban' R:1-8 zoning was imposed on this neighborhood requiring setbacks: 25' front, 8' side and 20' rear yard. Much of the urban fabric (houses/garages) was already built.

For comparison, R-1:D zoning has setbacks of 15' front, 5' side and 20' rear yard; and lot sizes of 5,000 – 8,000 sf. In 1947 there was a lot adjustment in the Alta Heights Court Area. An interior access road was built between what is now 175 Loma Alta Avenue (22) and 116 Alta Heights Court and(25-which was later split again). This road was used for lower access to 3 rectangular lots to the South of 215 Stacia(lot 20), these lots do not exist today. This was done because the access from Stacia above these lots was impossible due to the steep grade. Ironically, 102 Alta Heights Court was originally an access road, seen just above lots 21 & 22. This explains the curious shape and size of 102 AHC.



In 1964 this area was re-platted again to form the Alta Heights Court cul-de-sac. 102 Alta Heights Court is lot 1, see below.



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Urban Planning Overview

Alta Heights Court (AHC) sits next to Loma Alta Avenue, and is .25 mile from the main thoroughfare of Los Gatos Boulevard. The neighborhood nestles in a raised, flat valley between wooded hillsides. The neighborhood urban fabric has a wide range of architectural styles and street wall patterns. Most houses are very close to the street and sidewalk, as they predate zoning, which is what creates a friendly, gracious charm. The styles range from Victorian, Spanish, Tudor, Arts and Crafts, mid-century, and later to 70's and 80's, and finally to ultra-modern and transitional styles. Some lots have outbuildings, some are on small, tight alleys, others are tight and constrained by the hillside, while some have +3-story street frontage with garages below. The high density and street trees/sidewalks weave the neighborhood together. It is obvious residents chose to live in this neighborhood due to the high density and proximity to downtown which fosters supportive connections and a close community. People do not move to urban neighborhoods for 'privacy', quite the opposite. The attraction is the old American tradition of truly knowing your neighbor which only close proximity affords whether one is on the front porch or handing garden produce over a backyard fence (which a neighbor has done).

Planning/Zoning Overview

102 AHC has R-1:8 zoning, this is meant for lot sizes of **8,000 sf to 10,000 sf**. However, as stated above the typical lot is **5,500 to 7,500**. The majority of the lots are 'non-conforming'. Many of the houses are built beyond the R-1:8 setbacks and are larger than R-1:8 massing suggestions, see A3.0 for the dashed setback lines.

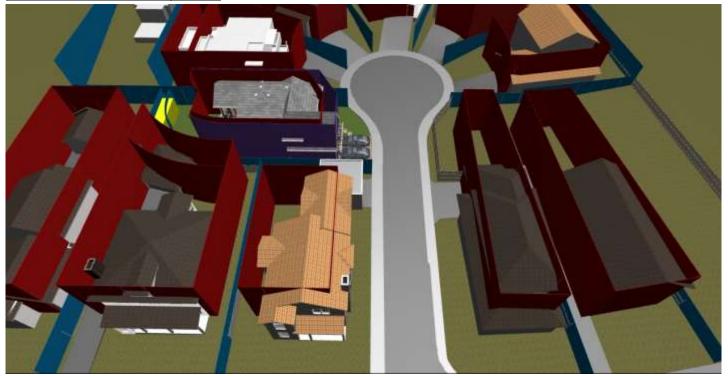
							No. of	Year
Address	Zoning	House	Garage	Total FAR	Lot Size	FAR	Stories	Built
102 Alta Heights Ct (Existing)	R-1:8	1,037	308	1,345	5,250	0.20	1	1958
102 Alta Heights Ct (Proposed)	R-1:8	1,825	454	2,279	5,250	0.35	2	n/a
161 Loma Alta Ave	R-1:8	2,652	462	3,114	9,000	0.29	2	1999
175 Loma Alta Ave	R-1:8	2,580	324	2,904	6,100	0.42	2	1922
104 Alta Heights Ct	R-1:8	2,213	364	2,577	7,119	0.31	2	2017
106 Alta Heights Ct	R-1:8	1,742	418	2,160	6,270	0.28	1	1958
108 Alta Heights Ct	R-1:8	1,152	437	1,589	6,930	0.17	1	1958
110 Alta Heights Ct	R-1:8	2,316	462	2,778	8,362	0.28	1	1958
112 Alta Heights Ct	R-1:8	2,140	430	2,570	6,500	0.33	2	1958
116 Altha Heights Ct	R-1:8	1,933	441	2,374	6,600	0.29	2	1957

The lots around 102 AHC vary in size, see City chart below. Most are well below the minimum 8,000 sf lot size.

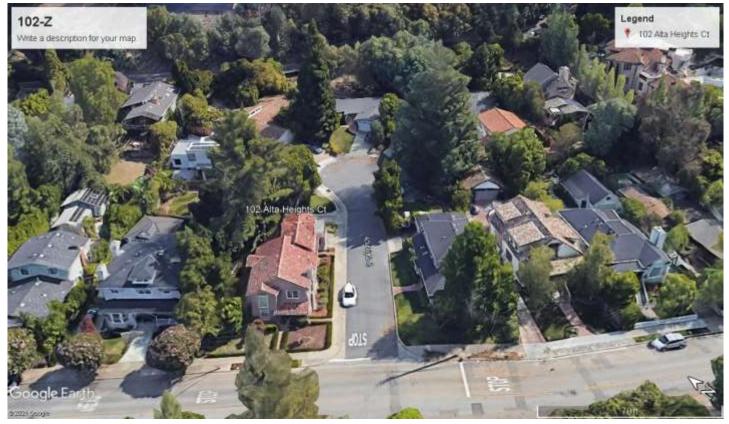
Loma Alta (Johnson Addition) neighborhood below, Most of the houses are large and it shows the diminutive size of the 102 AHC lot and that it is tucked away. It also shows the high, 2-story density which predominates.



102 Alta Height Court at **5,250 sf is nearly ½ the size of the 10,000 sf max. lot size**. The **'norm'** for the housing fabric in this neighborhood appears to be non-conformance with the current zoning designation. <u>Below Loma Alta and AHC is shown; Property lines-Blue, Setbacks-Red, Proposed 102 AHC setbacks-Purple, non-conforming structures at 161 LA-Yellow; please also note that 102 AHC proposed purple setback is still behind the 'urban streetwall' created by 175 LA</u>



Google Earth view below, 102 AHC is completely blocked by the 175 LA Redwood tree and the shared Oak tree. It is clear to see the many large 2-story houses surrounding the area, most of which are also built over the setbacks.



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102 Alta Heights Court

To the West, neighboring, 2-story 175 Loma Alta Ave has a 5,660 sf lot and the house/garage extends over the setbacks on three sides. As can be seen from the photos and 3D views, the massing of the 175 house is large with a '2-story street wall'. The effect is that 102 AHC is virtually blocked when driving down AHC. The 102 AHC street frontage is diminutive in scale in comparison to 175. 175 Loma Alta seems twice as big and has a higher 2-story wall on 2 street sides. The garage which is entirely in the 20' rear yard setback does not allow for parking on the driveway. 175 Loma Ave would not be allowed to be built today unless the zoning code had flexibility built in. It is Stucco with tile roof in a modified Spanish style. Previously it was ones-story and then a second floor added straight up.

Privacy: 175 has a second-floor deck/sliding glass doors 47' from the property line. The door is shielded by a large Redwood tree and the Oak tree. 102 AHC has 2 windows in the ADU (separate permit) which face towards 175 LA. Due to the 52' distance through the tree limbs, the 175 sliding doors and 102 windows appear to have adequate privacy for both house houses. The point of the 102 AHC windows is not 'viewing' a neighbor but to allow natural daylighting/ventilation and balance the space for comfort. Most historic homes have large windows on first and second floors in a village setting as can be seen when walking through the neighborhood.

Below 175 Loma Alta to the left, 102 on the right; <u>Property lines-Blue, Setbacks-Red, Proposed 102 AHC setbacks-</u> <u>Purple, non-conforming structures at 161 LA-Yellow; please also note that 102 AHC proposed purple setback is still</u> <u>behind the 'urban streetwall' created by 175 LA</u>



175 on the left and 102 AHC on the right below, the new house will project a few feet beyond the roofline of the existing house into the backyard. 104 AHC will still have second floor windows which will look right into 102 AHC rear yard. The new house will basically wrap around the large Oak which is to the left of the 102 AHC roof. The Oak will be the dominant vertical mass on the 102 AHC as it is today.



Backyard view looking South, 102 AHC on the left and 175 sliding door and deck on the right



To the SouthWest, neighboring, 2-story 161 Loma Alta Ave has a 9,000 sf lot and yet the house extends over the front yard setback. The garage was recently built and was illegally built over the 5' rear garage setbacks and also sits on the property line. The garage eaves extend approximately 1'-8" over the property line onto the 102 AHC lot. 161 LA also built another non-conforming accessory building over the setbacks and approximately 40% of it sits on the 102 AHC property (see yellow building below). 102 AHC owners have initiated several polite discussion and requests about shifting or moving the accessory building since Sept 2019 but to date there has been no interest by the 161 owners. As can be seen from the photos and 3D views, the massing of the 161 house is large with a square 2 house with a hip roof and it also has windows in the third floor facing the street. 161 is a traditional, transitional house with wood siding, double hung windows on all sides.

Privacy: The second floor has large, second floor windows, approximately 50' from the property line which look into the 102 AHC back yard which could create privacy issues for 102 AHC.

Below 175 LA on the left, 161 Loma Alta in the middle, 102 on the bottom; <u>Property lines-Blue, Setbacks-Red,</u> <u>Proposed 102 AHC setbacks-Purple, non-conforming structures at 161 LA-Yellow</u>



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102 Alta Heights Court

To the East, neighboring, 2-story 104 AHC lot is +/- 6,300 sf lot is a new, ultra-modern design with large windows, flat roofs, no wall/window definition, etc. with bright white stucco and some wood siding.

Privacy: The 2-story walls of 102 and 104 overlap for 15-17 lineal feet. 102 has three small, second-floor windows in this area, with 6'-4" and 5' sills which prevents 'privacy' issues. 104 has large format windows on the second floor which could pose privacy concerns for the backyard of 102 AHC. 104 also has a large stair landing window which will look right down onto102 Dining Rm window which could pose privacy issues, but 102 AHC are not concerned. 102 also has a stair landing window which is shifted towards the front yard from the 104 stair and which looks over the one-story blank walls of 104. 102 has two second-floor front yard window which overlook the front yard and street. *Below 104 on top, 102 on the bottom; Property lines-Blue, Setbacks-Red, Proposed 102 AHC setbacks-Purple, non-conforming structures at 161 LA-Yellow*



The grade of 104 AHC is approximately 4-5' higher than 102 Alta Heights Court. The other houses on Alta Heights Court also have grades from 5' - 14' higher. The result is that 102 has the lowest grade house on the cul de sac. The low grade and the existence of a very large oak and redwood on the west side property line cause the proposed 102 house design to look relatively small in scale.



As is typical in California and the USA, zoning codes were developed to be flexible to allow modifications due to the prevalence of pre-existing, non-conforming lots and structures. Above a comparison was made to the R-1D zoning which has setbacks which might be more appropriate for this area and small lots.

As an exercise: if proportional zoning adjustments were made to 102 AHC compared to the maximum 10,000 sf lot max. size then the side setbacks would be 4' instead of 8' (5' is the min. allowed in Los Gatos for residential) and the front setback would be 12'-6" instead of 25'-0", etc. The same logic could be applied to massing and FAR. In a way the R-1:8 zoning is best loosely applied to this area of Los Gatos due to pre-existing lot sizes and the peculiarities of the cul de sac lots themselves. Perhaps R-1 D zoning might be more appropriate in the future for the smaller lots?

Zoning/Setback Request

The proposal for a new single-family home with attached ADU (under a separate permit by code) and attached Garage entails deconstructing a dilapidated, 1950's 2 Bedroom/1 Bath single story home. The minimum lot size for R:1-8 zoning is **8,000** square feet and max. is **10,000** sf. 102 AHC is a substandard lot of **5,250** square feet, which is 35%-47.5% under the min. and max. sizes. The current house and lot existed before zoning as described above. The Alta Heights Court and Loma Alta neighborhood houses all have varying setbacks due to the irregular lots, and most do not meet current zoning setbacks. It would be more appropriate to **have R-1D zoning setbacks of 15' front, 5' side and 20' rear** given the history of this lot and neighborhood.

The proposed home will be **1,825** sf and attached garage, **454** sf which is consistent with the neighborhood. The house will blend into the neighborhood underneath the existing Oak tree and the house would not be the tallest in the neighborhood. As can be seen by the Google Earth views, the lot is both tucked behind the access road to Alta Heights Court and the house will literally be tucked under the existing Oak and Redwood trees which is how it was designed. The layout of the house on the lot was done to minimize the rear yard projection and to 'wrap' around the existing tree canopy to both protect the tree and have the trees shield the house in the backyard for all concerned.

We request to maintain the existing 39' house footprint width and the resultant, existing 5'-6" side setbacks on the East and West which conforms to the existing, dense neighborhood fabric. The front setback will be 18'-0".

Background: Before purchasing the house in August, we provided existing conditions, site plans and 3D CAD views of the neighborhood to garner input from Los Gatos Planning regarding the setbacks. It was communicated that this would be possible through the A&S public hearing process due to the non-conforming lot. The Los Gatos Planning Department helped us to understand the possibilities with this lot and we sincerely appreciate their assistance.

We have attempted to create a handsome, classic, **transitional** 1920's 'Tudor inspired' design which is common in all 1920's urban cottage neighborhoods across the USA. The design of the house is meant to bring a 'friendly' face to the neighborhood. We have met the neighbors and given them copies of the renderings and site plan of the proposed house. We feel grateful that the response has been so supportive. We have raised 5 of our 6 children in the Saratoga/Los Gatos school system and feel grateful to be members of this community.

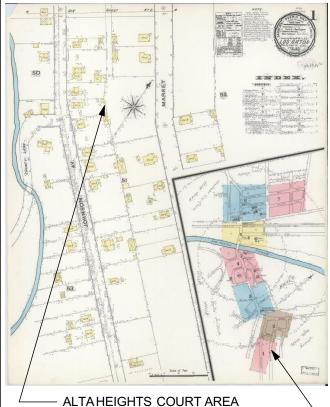
Please call or email with any follow up questions. Thank you for your consideration.

Sincerely,

Eric A. Beckstrom Architect

SANBORN FIRE MAPS

1891



MAP #1-ALTA HEIGHTS COURT AREA IN KEY MAP -

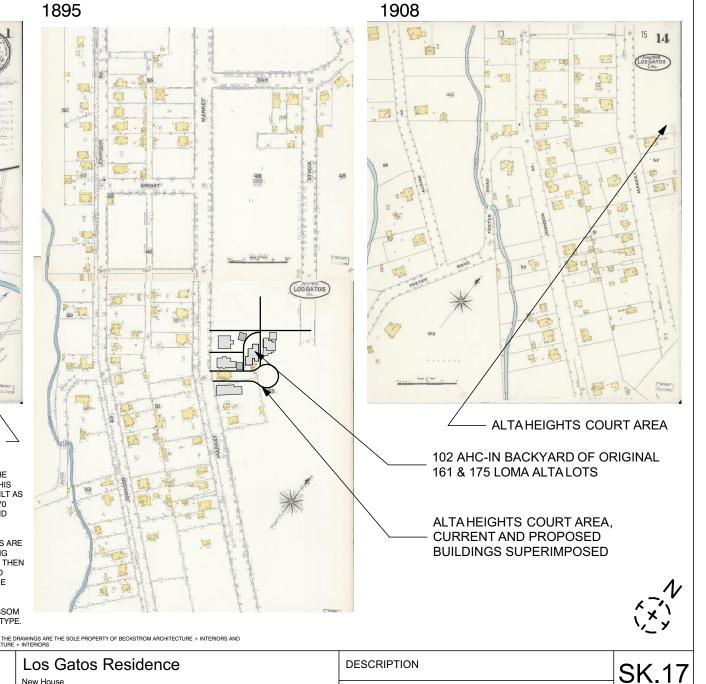
NOTE:

THIS SEQUENCE OF MAPS CLEARLY SHOW THE HISTORICAL QUALITY OF THE LOMA ALTA/JOHNSON ADDITION - THESE MAPS WOULD NOT BE MADE AT THIS TIME IF THIS WAS NOT AN INTEGRAL PART OF LOS GATOS DOWNTOWN, BUILT AS A DENSE URBAN VILLAGE. THIS URBAN NEIGHBORHOOD HAD ITS ORIGINS 70 YEARS BEFORE THE 1960 ZONING. THIS NEIGHBORHOOD WAS LAID OUT AND BUILT +130 AGO.

IT IS ALSO CLEAR THAT THE MAJORITY OF THE HOUSES AND OUTBUILDINGS ARE CLOSER TO THE STREET AND PROPERTY LINES THAN THE 1960 R:1-8 ZONING OVERLAY. THERE WAS NO ZONING AT THE TIME. THE HISTORICAL PATTERN THEN AND TODAY IN THIS NEIGHBORHOOD IS A PREDOMINANCE OF HOUSES AND OUTBUILDINGS CONSTRUCTED IN THE SAME DENSITY AND MASSING AS THE DOWNTOWN AREA.

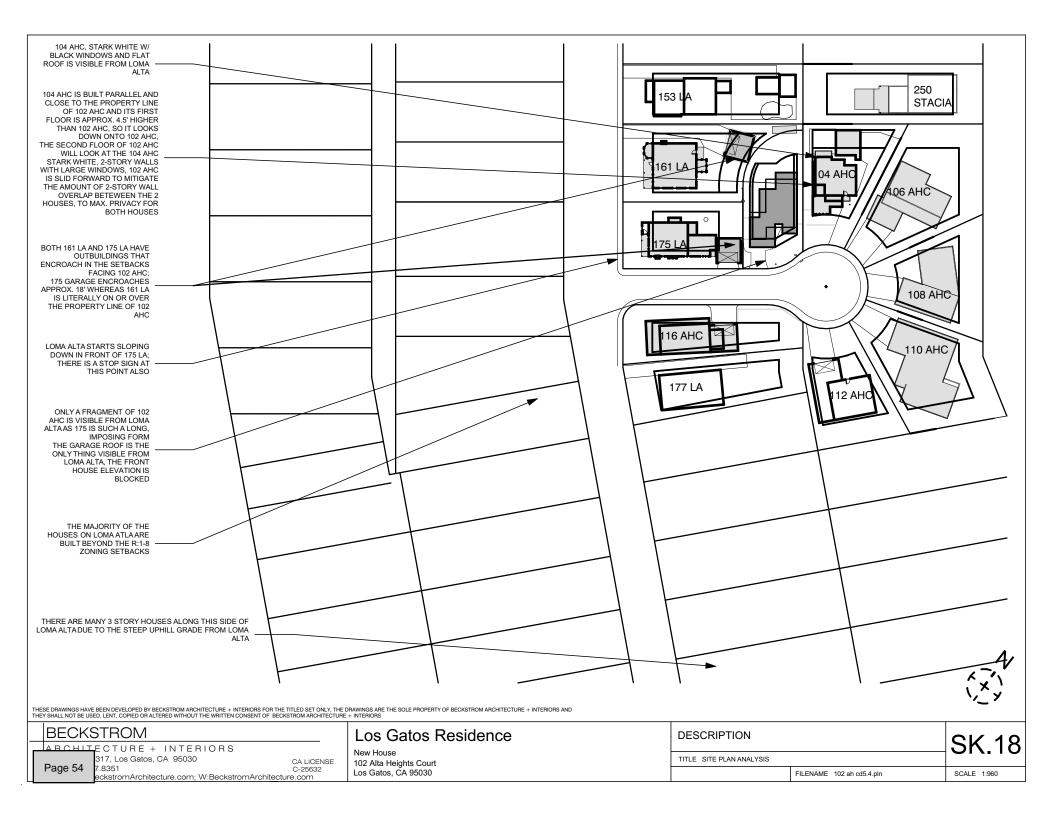
THE 1960'S R:1-8 ZONIING OVERLAY IS MORE RELEVANT IN THE 1950'S BLOSSOM HILL SUBURBAN NEIGHBORHOODS WHICH WERE A NEW AMERICAN ARCHETYPE.

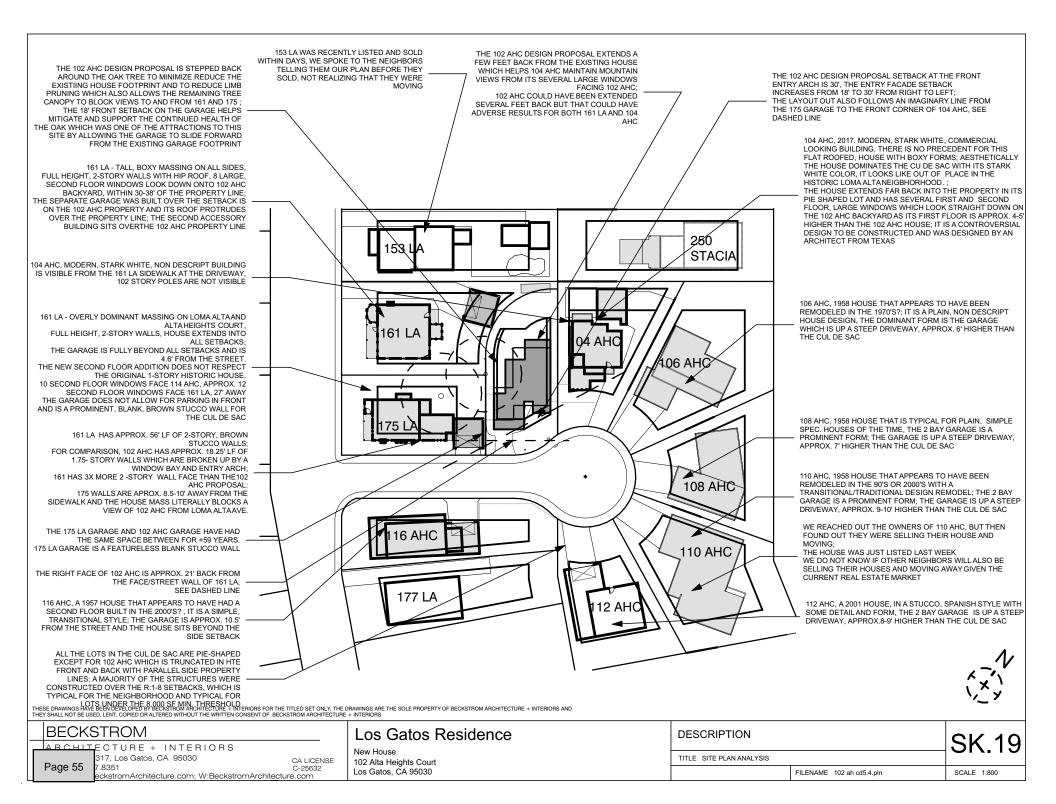
THESE DRAWINGS HAVE BEEN DEVELOPED BY BECKSTROM ARCHITECTURE + INTERIORS FOR THE TITLED SET ONLY, THE DRAWINGS ARE THE SOLE PROPERTY OF BECKSTROM ARCHITECTURE + INTERIORS AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF BECKSTROM ARCHITECTURE + INTERIORS



SCALE 1:3428.57

	BECK	STROM		Los Gatos Residence	DESCRIPTION	
ſ	A R C HITE C T U R E + IN T E R I O R S 317, Los Gatos, CA 95030 CA LICENSE 7.8351 C-25632 eckstromArchitecture.com; W:BeckstromArchitecture.com	New House 102 Alta Heights Court	TITLE FIRST FLOOR HISTORY			
				Los Gatos, CA 95030		FILENAME 102 ah cd5.4.pln





Beckstrom Architecture + Interiors

PO Box 1317, Los Gatos, CA 94030, 650 847-8351, E: Eric@BeckstromArchitecture.com

May 25, 2020

TO: Los Gatos Planning/Building Dept

Project: 102 Alta Heights Court, Los Gatos, 95030; APN: 532-29-045, Zoning: R:1-8 Construct New 2-story Residence in R:1-8 Zone – Pictures from lot to adjoining Neighbors



From 102 Alta Heights Court - View looking West from at 175 Loma Alta, car and scooter are both parked in front of proposed garage. Please note the 175 Loma Lata house sits nearly completely in front of the line of the 102 AHC proposed garage front and it also shows the minimal 4.75' driveway in front of the 175 LA garage.



From 102 Alta Heights Court - View looking West -NorthWest from at 175 Loma Alta, car and scooter are both parked in front of proposed garage. This clearly shows the exceptionally tall 2-story wall of 175 LA which is approx. 10' from the sidewalk, the bays are closer.



From 102 Alta Heights Court - View looking East at 104 AHC, the rear story pole of the proposed house is on the right. Please note that the first floor window overlooks the backyard due to the raised floor level next door. 104 AHC 2-story flat wall extends over the majority of the 102 AHC backyard.



From 102 Alta Heights Court - View looking East-SouthEast at 104 AHC, the rear story pole of the proposed house is on the right. Please note that the 102 AHC is slid forward in order to preserve the mountain views for 104 AHC over the backyard of 102 AHC.



From 102 Alta Heights Court roof - View looking East at 104 AHC



From 102 Alta Heights Court roof - View looking East-NorthEast at 104 AHC



From 102 Alta Heights Court - View looking West at 161 Loma Alta house and garage in the foreground, please note the large second floor windows which look over the backyard of 102 AHC.



From 102 Alta Heights Court roof - View looking West at 161 Loma Alta house and garage on bottom right.



From 102 Alta Heights Court roof - View looking West-SouthWest at 175 Loma Alta house and garage on bottom left.

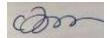


From 102 Alta Heights Court roof - View looking West-SouthWest at 175 Loma Alta house and garage on bottom left.

Sincerely,

E.a.Re-

Eric A. Beckstrom Architect/Owner



Catherine DuBridge Designer/Owner





Assessment of Four (4) Protected-Size Trees at 102 Alta Heights Court Los Gatos, California

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

Field Visit: Walter Levison, Contract Town Arborist (CTA) 10/25/2020

> Report by CTA 11/3/2020

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1.0Summary

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

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

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





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

1 Tree Tag Number / Overall Condition Rating/ Disposition	2 Impacts Expected if Site were Built as Currently Proposed on Applicant Sheet A1.0.	3 Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	4 Appraised Value ¹	5 Critical Root Zone (CRZ) (6 X Dia.) as an Offset Radius	6 Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good", if Tree is to be Preserved and Protected. Suggested Root Protection Zone (RPZ) Chain Link Fence Offset Radius.	7 Replacement Rate Per Canopy Lost	8 Replacement Size Tree
71 POOR REMOVE	Tree will be severely impacted by proposed new foundation footing and airspace conflicts.	No. Poor	<mark>\$2,050.</mark>	6.5 feet offset.	Assume tree is to be removed.	4 X \$250 = \$1,000.	15 gallon or 24" box
72 POOR REMOVE	Tree will be severely impacted by proposed new foundation footing, airspace conflicts, and assumed gas pipe trenching during gas pipe diameter upgrade.	No. Poor	<mark>\$5,000.</mark>	8.7 feet offset.	Assume tree is to be removed.	4 X \$250 = \$1,000.	15 gallon or 24" box
73 GOOD RETAIN	Minor.	No Moderate	<mark>\$800.</mark>	2.1 feet	No applicant plan changes required. Maintain chain link RPZ fencing per the CTA's tree map markup embedded in this report, and 5 feet to 8 feet RADIUS offset from trunk edge, and use hand-watering or timer type irrigation to maintain soil moisture during the project buildout.	2 X \$250 = \$500.	15 gallon or 24" box

¹ Calculated per the newest edition (10^{th} edition, 2^{nd} Printing) of *Guide for Plant Appraisal*, 2019. The Trunk Formula Technique (TFT) was the specific technique noted in the Guide used to determine the dollar valuations noted in Table 1.0(a). Palm appraisals are performed differently, using a calculation of replacement cost, and then multiplying that cost by a condition rating factor and a functional limitations factor.





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1 Tree Tag Number / Overall Condition Rating/ Disposition	2 Impacts Expected if Site were Built as Currently Proposed on Applicant Sheet A1.0.	3 Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	4 Appraised Value ¹	5 Critical Root Zone (CRZ) (6 X Dia.) as an Offset Radius	6 Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good", if Tree is to be Preserved and Protected. Suggested Root Protection Zone (RPZ) Chain Link Fence Offset Radius.	7 Replacement Rate Per Canopy Lost	8 Replacement Size Tree
74 GOOD RETAIN	Moderate to Severe. Root loss will occur during foundation footing work west of the trunk, where new foundation will be poured closer to the trunk edge than the original existing residence foundation edge. New roof peak is roughly 28.5 feet elevation above grade at centerline of garage, which is +/- 20 horizontal feet east of the trunk. Canopy extends 75 feet diameter (mainly southwestward over the adjoining neighbor property), and appears to be mainly clear of proposed new residence roof peak elevations.	Yes Moderate	\$23,900.	CRZ 18 feet offset radius, which is not going to be able to be achieved except along the west side of the rear yard, where fencing can be erected out to roughly 50 feet from trunk.	The proposed new plan shows new foundation work along much of the existing residence foundation footing edge, with a new bumpout of 5.5 lateral feet west of the existing foundation in the area directly east of trunk. Given the proposed configuration as shown on the October 2020 site plan iteration, the expected impacts to the oak #74 root system will be moderate, assuming that protective chain link fencing will be erected as shown on the CTA's tree protection map markup embedded in this arborist report. In a perfect world, the "ideal" new foundation work would match the existing older edge of foundation exactly, to minimize or eliminate all new work west of the existing older residence foundation footprint.	10 X \$250 = \$2,500.	15 gallon or 24" box

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

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2.0 Assignment & Background

Walter Levison, Contract Town Arborist (CTA) was directed to tag and assess all Protected-Size (4-inch diameter and greater) trees at and adjacent to the Lora Drive property.

The CTA assessed the set of site plans dated September, 2020, and a single sheet A1.0 updated 10/13/2020 which was used as the CTA's tree map markup embedded in this report.

Tree data were collected and assembled by the CTA in section 11.0 of this report.

Tree tags were affixed by the CTA to the mainstems of the on-site trees. The CTA's tags are professional grade racetrack shaped aluminum tags numbering "71" through "74".

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

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

The CTA utilized a forester's D-tape to determine tree mainstem (trunk) diameters at 4.5 feet above grade. The D-tape is a circumferential tape that converts actual trunk circumference to an averaged diameter in inches and tenths of inches.

Tree heights were determined using a digital Nikon Forestry Pro 550 hypsometer. Tree canopy spread diameters were estimated visually or paced off. The tree canopy driplines shown as black clouding on the tree map markup are approximate only.

3.0 Town of Los Gatos – What Trees are Protected?

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

- 1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered "**Protected Trees**" when removal relates to any development review.
- 2. 12 inch diameter (18 inch multistem total) trees on developed residential property not currently subject to development review.
- 3. 8 inch diameter (8 inch multistem total) blue oak (Quercus douglasii), black oak (Quercus kellogii), California buckeye (Aesculus californica), and Pacific madrone (Arbutus menziesii) on developed residential lots not currently subject to development review.
- 4. 8 inch diameter (8 inch multistem total) trees on developed residential property not currently subject to development review, on lots in the designated Hillside Area per the official Town map.

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- 5. All trees with a single mainstem or sum of multiple mainstems totaling 48 inches diameter or greater at 4.5 feet above grade are considered "Large Protected Trees" (LPT).
- 6. All oak species (Quercus spp.), California buckeye (Aesculus californica), and Pacific madrone (Arbutus menziesii) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered "Large Protected Trees" (LPT).
- 7. Section 29.10.0965. Prohibitions: A permit is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a threeyear period, affecting 25% or more of any Protected Tree (including below ground root system).
- 8. Section 29.10.0965. Prohibitions: A permit is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a Large Protected Tree.
- 9. Section 29.10.0965. Prohibitions: A permit is required to conduct severe pruning on any protected tree. Severe pruning is defined in section 29.10.0955 as "topping or removal of foliage or significant scaffold limbs or large diameter branches so as to cause permanent damage and/or disfigurement of a tree, and/or which does not meet specific pruning goals and objectives as set forth in the current version of the International Society of Arboriculture Best Management Practices-Tree Pruning and ANSI A300-Part 1 Tree, Shrub, and Other Woody Plant Management-Standard Practices, (Pruning)."
- 10. Exceptions:

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

Protected Tree Exceptions:

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

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

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4.0 Recommendations

1. Project Arborist ("PA"):

Initial Signoff

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

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

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

2a. Tree Protection Fencing and Trunk Buffer Wraps:

Fence off **trees #73 and #74** using chain link fencing per the distances indicated as red dashed lines shown to scale on the CTA's tree map markup below in this arborist report. The fencing for tree #74 will range from 8 feet radius offset from trunk in the area directly east of trunk, to 50 feet offset radius in the area north of trunk (along the west side of the rear yard).

Install trunk buffer wrap around tree #74 per the specifications listed below in this recommendations section of the arborist report.

2b. Ground Protection:

Install ground protection along the west side yard area west of the proposed garage footprint, to prevent soil rutting and soil compaction during proposed demolition of existing residence, and proposed new residential build work. Specifications are indicated below in this section of the arborist report.

2c. Pruning:

Perform minor (10% to 15% of total biomass) limb length reduction pruning (aka "limb endweight reduction pruning") at the outermost ends of the southwest section of the canopy of **tree #74**. All pruning will need to conform to the most current iterations of ANSI A300 pruning standards and the Best Management Practices Pruning booklet that accompanies the ANSI A300 standards. Details are indicated below in this section of the arborist report.

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3. Trunk Buffer Wrap Type III Protection:

Prior to demolition commencement, install trunk buffer around tree #74 being retained on-site.

Wrap **one (1) entire roll of orange plastic snow fencing around the trunk of tree #74**, between grade and up to 6 or 8 feet above grade to create a padding of at least 1 to 2 inches thickness around each tree trunk. Stand 2x4 wood boards upright, side by side, around the entire circumference of the orange plastic wraps. Affix using duct tape (do not use wires or ropes). See spec image at right showing the wooden boards correctly mounted against one entire roll of orange snow fencing, such that the wood does not actually touch the trunk at all.

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

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

Fence routes: Per the red dashed lines indicated on the CTA's tree map markup, drawn to scale, below in this

arborist report.

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

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

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





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

TREE PROTECTION ZONE FENCE ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO--LLAME EL ARBOLISTA-

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

PROJECT ARBORIST: TELEFONO CELL:

EMAIL:

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



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Project team contractors shall install ground protection "soil buffer" prior to start of demolition of the existing residence, in order to avoid soil compaction and soil rutting caused by machinery use, foot traffic, and other high ground pressure type activities.

Location:

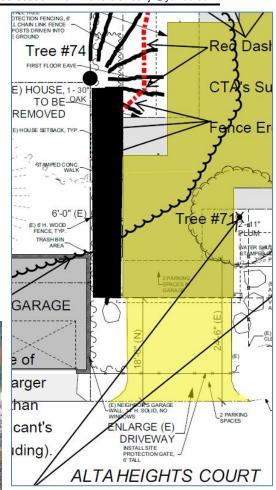
The ground protection shall be set up over the entire west side yard of the site, between tree #74 trunk, and southward to the proposed driveway (see black rectangle area on the markup at right).

Construction of:

The ground protection soil buffer shall consist of:

- Geotextile fabric laid down over the ground.
- 6 inches thickness wood chip mulch laid over the geotextile.
- 1 inch thick exterior grade plywood boards (full sheets), set side by side over the wood chips.
- Steel screw plates to affix the plywood sheets together, side by side.
- (See photo at right for example of correctlyinstalled soil buffer on a site where trees were protected using chain link fence panels, trunk buffers, and the complete soil buffer system as described on this page.





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7. Tree Removals:

It is suggested that Town Staff allow the applicant to remove **trees #71 and #72** due to their locations in close proximity to proposed new work, which will cause both root loss below ground and canopy loss above ground, resulting in premature decline or death of the trees.

Mitigation Options

The canopy replacement mitigation standard for loss of these two regulated size trees, per the CTA's summary table in section 1.0 of this report, is \$2,000, or on-site installation of eight (8) 15 gallon size or 24" box size tree plantings with high flow type flood bubbler irrigation (two bubblers emitting 2 gallons per minute each, per each tree).

Given the limited available land at this project site that has full sun access appropriate for installation of new landscape trees, the maximum number of new plantings will likely need to be limited to between two (2) and four (4) new tree plantings.

The mitigation requirement can be either \$2,000, or a combination of both on-site tree plantings and a fee payment.

On-site plantings need to be minimum 15 gallon size (24" box size is optional), of a species or multiple species approved by Town Staff.

8. Pruning / Oak #74:

Retain a tree care company to perform limb endweight reduction pruning (aka "branch length reduction pruning"), consisting of removal of selected branches only from the outermost section of the southwest portion of the tree #74 canopy, not to exceed 10% or 15% of total live biomass.

Do NOT thin or otherwise remove any material from the lower or inner areas of the canopy.

The goal is to shorten the southwest section of canopy by removing only certain end sections of branches from that southwestmost section of the canopy, which reduces endweight of the limb systems extended in that direction, resulting in a reduction of load forces acting on the limb attachment points, and reducing risk of limb splitout.

All work will have to be performed directly by or under direct full-time site supervision by an ISA Certified Arborist, and will need to conform to all of the most current iterations of ANSI A300 standards for tree care operations "Pruning", and the most current Best Management Practices Pruning booklet that accompanies the ANSI A300 pruning standards.

The most current ANSI A300 pruning standard is (Part 1) Pruning 2017. The most current *Best Management Practices Pruning* booklet by International Society of Arboriculture is the 3rd edition (2019). Some excerpts from the BMP booklet:

- Page 26: (Reduction Cuts): "When possible, avoid large (greater than 4 inches diameter) reductions cuts.....". The CTA recommends only removing branches that are up to 2 or 3 inches diameter at the most, during the limb length reduction pruning in the southwest end of the canopy.
- Page 31: (Making Pruning Cuts): "Large or heavy branches should be precut using three cuts to avoid splitting the wood or tearing the bark".

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9. New Plantings / Tree Installation Specs (if applicable):

Ideally, two (2) high flow type adjustable bubblers each emitting 1/2 to 2 gallons per minute (2GPM), depending on percolation rate of planting pit, are set over the rootball of each single tree planting, and each tree is installed with two (2) or three (3) 2-inch diameter wooden planting stakes (not the shipping stake), with a set of figure-8 Cinch Ties [™] affixed per the standard spec image at right.

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

A watering berm consisting of site soil is formed around the edge of the rootball to force irrigation water to pool up directly over the rootball, as seen in the image below in this arborist report.

Above Right: Spec planting at a site on which the CTA consults, June, 2020. Note that the shipping stake was removed from the mainstem, and a narrow diameter bamboo pole was tied to the mainstem using biodegradable masking tape. This is considered a Best Management Practice at this particular site, because the mainstem was leaning off-vertical. Do <u>not</u> allow the large diameter wooden shipping stake to remain tied to the mainstem, as this will cause permanent irreversible problems with tree stability over time.

Below Right: Proper installation of a new 24" box size tree with two (2) high flow type ½ GPM to 2.0 GPM (gallon-per-minute) flood bubblers seen inside a steeply sloped watering berm built using site soil. The watering berm is built up directly over the rootball edge, which forces irrigation water directly downward into the rootball via gravity. Total volume of water flow typically needs to be at least +/-1 gallon per minute, in order to physically flood the watering berm and force water downward into the rootball via gravity flow.

Next Page: Walter Levison and Dave Muffly Planting Spec Sheet, indicating correct irrigation and watering berm building procedures for first 4 years (sandy soils may require significantly greater irrigation volume than indicated).

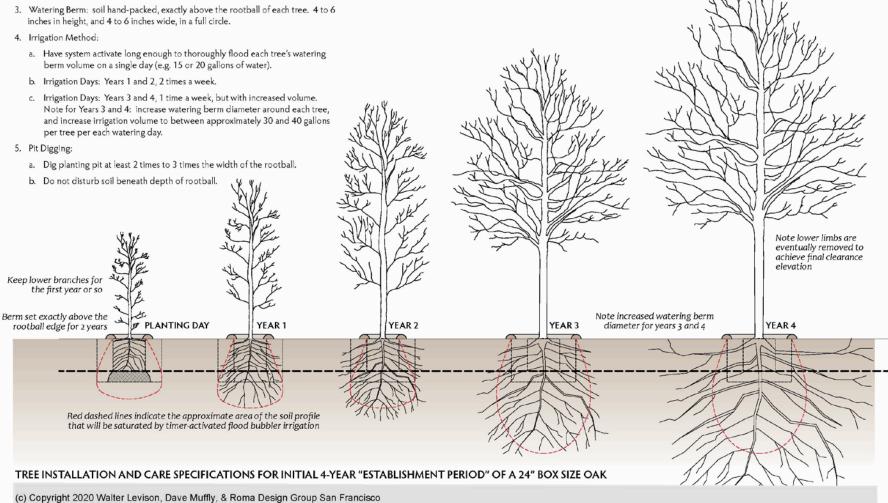








- 1. Irrigation Feed: 1/2" diameter flex tubing with two flood bubblers per each tree, set inside the watering berm. Each flood bubbler 1GPM or 2GPM flow rate.
- 2. Height of top of the topmost buttress root: 1 to 2 inches above surrounding grade.
- 3. Watering Berm: soil hand-packed, exactly above the rootball of each tree. 4 to 6



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10. <u>Temporary Irrigation During Construction</u>:

It is suggested that the applicant's project arborist monitor soil moisture using a soil moisture probe and/or a soil recovery device, to ensure that root zones are being kept irrigated to field capacity soil moisture per the following irrigation regime:

- a. Crape myrtle #73 at right side of rear yard: 50 to 100 gallons per week, applied 1x/week.
- b. Coast live oak #74 at left side yard west of garage: (To be determined by project arborist. Tree may or may not require irrigation to boost soil moisture. Coast live oaks can in some cases decline in condition if irrigation water is applied within 25 feet of the trunk. Therefore, any irrigation of the tree would need to occur in the area north of trunk in the west portion of the rear yard only).
- Apply indicated water volume all on a single day during a single application, such as by garden hose running at high volume, or a soaker hose running on a timer system attached to an active hose bib at standard residential water pressure (e.g. 60psi to 70psi).
- If runoff of water will be a problem, then build a 6 inch tall watering berm along the chain link fence perimeters to contain the irrigation water and force it downward via gravity.
- Alternatively, a straw wattle can be pinned down over the ground using wooden dowels, as a quick watering berm that may be far more easily maintained than a soil watering berm that is subject to damage by construction personnel foot traffic, etc. See sample image below as an example of how this is done.



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5.0 Tree Protection and Maintenance Directions per Town Code

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

Sec. 29.10.1000. New property development.

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

- (1) Location of all existing trees on the property as described in section 29.10.0995;
- (2) Identify all trees that could potentially be affected by the project (directly or indirectly- immediately or in long term), such as upslope grading or compaction outside of the dripline;
- (3) Notation of all trees classified as protected trees;
- (4) In addition, for trees four (4) inches in diameter or larger, the plan shall specify the precise location of the trunk and crown spread, and the species, size (diameter, height, crown spread) and condition of the tree.

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

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

- (1) The final approved tree preservation report shall be included in the building permit set of development plans and printed on a sheet titled: Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;
- (2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in section 29.10.0990;

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

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

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

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

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

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

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

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

(Ord. No. 2114, §§ I, II, 8-4-03)

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Sec. 29.10.1005. Protection of trees during construction.

- (a) Protective tree fencing shall specify the following:
 - (1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
 - (2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
 - (3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
 - (4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
- (b) All persons, shall comply with the following precautions:
 - (1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
 - (2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
 - (3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
 - (4) Prohibit the attachment of wires, signs or ropes to any protected tree.
 - (5) Design utility services and irrigation lines to be located outside of the dripline when feasible.
 - (6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
 - (7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

(Ord. No. 2114, §§ I, II, 8-4-03)

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Sec. 29.10.1010. Pruning and maintenance.

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

- (1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).
- (2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.
- (3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (*Morus alba*) or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.
- (4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (12.5" in circumference) without first obtaining a permit pursuant to this division.

(Ord. No. 2114, §§ I, II, 8-4-03)

6.0 Tree Replacement Standards – Los Gatos Town Code

(Excerpted from Town Code 29.10.0985 and 29.10.0987)

- (1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private property. Table 3-1 The Tree Canopy—Replacement Standard shall be used as a basis for this requirement. The person requesting the permit shall pay the cost of purchasing and planting the replacement trees.
- (2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:
 - a. Add or replace trees on public property in the vicinity of the subject property; or
 - b. Add or replace trees or landscaping on other Town property; or
 - c. Support the Town's urban forestry management program. (Ord. No. 2114, §§ I, II, 8-4-03)

Table 3-1 - Tree Canopy - Replacement Standard





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Canopy Size of Removed Tree ¹	(Staff is using 24" box size as the Replacement Standard for SFR Projects as of 2016) ^{2,4}	
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees; or Two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or Three 36 inch box	Not Available
Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available

Notes

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

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

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

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

Sec. 29.10.0987. Special Provisions—Hillsides

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

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

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

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

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

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

- (3) Replacement requirements shall comply with the requirements in Table 3-1 Tree Canopy Replacement Standard of this Code.
- (4) Property owners should be encouraged to retain dead or declining trees where they do not pose a safety or fire hazard, in order to foster wildlife habitat and the natural renewal of the hillside environment.



7.0 Author's Qualifications

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.
- Contract Town Arborist, Town of Los Gatos, California Community Development Department / Planning Division 2015-present
- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)
- Millbrae Community Preservation Commission (Tree Board) 2001-2006
- ASCA Registered Consulting Arborist #401
- ASCA Arboriculture Consulting Academy graduate, class of 2000
- Associate Consulting Arborist Barrie D. Coate and Associates 4/99-8/99
- Contract City Arborist, City of Belmont, California Planning and Community Development Department 5/99-5/20 (21 Years)
- ISA Certified Arborist #WE-3172A
- Peace Corps Soil and Water Conservation Extension Agent Chiangmai Province, Thailand 1991-1993
- B.A. Environmental Studies/Soil and Water Resources UC Santa Cruz, Santa Cruz, California 1990

UCSC Chancellor's Award, 1990

(My full curriculum vitae is available upon request)

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8.0 Assumptions and Limiting Conditions

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

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

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

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

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

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

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

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

Unless expressed otherwise:

a. information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and

b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

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

Arborist Disclosure Statement.

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

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

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

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



9.0 Certification

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

Signature of Consultant

Walter Levison, Consulting Arborist

DIGITAL BADGES:

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

ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ):

https://certificates.isa-arbor.com/d180515f-ab75-440b-9c66-106005e3cf10?record_view=true#gs.hpb30w





10.0 Digital Images

Below: Digital Images by the CTA archived 11/3/2020:

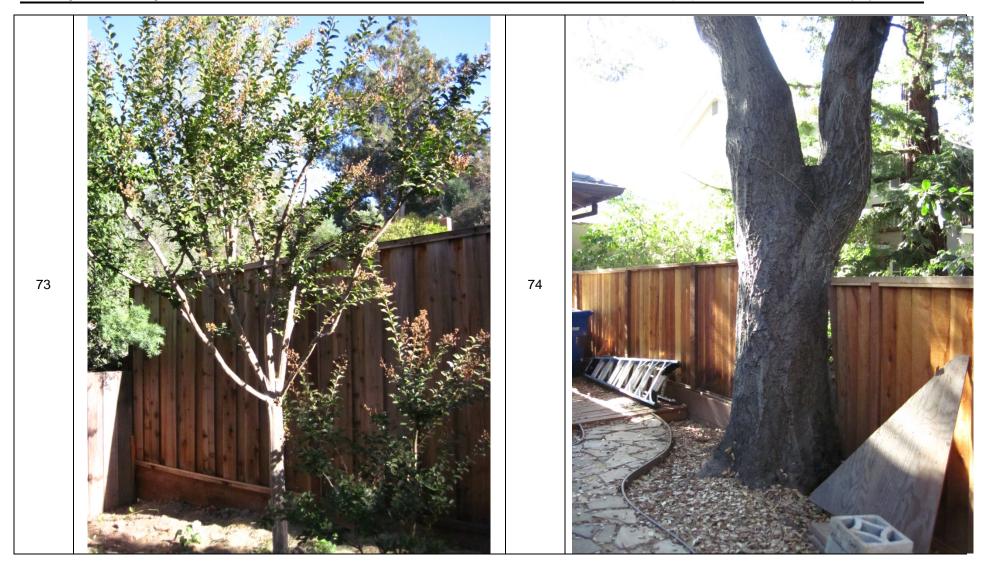
Tag #	Image	Tag #	Image
71	<image/>	72	<image/>

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11.0 Tree Data Table

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

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	<mark>Sum of All Trunk</mark> Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(TCS) Tree Conservation Suitability Rating	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (FL)	MAINTENANCE AND PROTECTION
71	Pyrus kawakamii	Evergreen pear	12.9	-		12.9	30/30	40/35	38% Poor	×		Poor	South	South	Tree located 1 foot or less from the proposed new residence foundation footing edge, and is assumed to be proposed for removal due to direct impact from this work. Some evidence of fireblight bacteria infection noted. Tree has been severely pruned over the years, which has permanently damaged the branch architecture assemblages. Also note that the canopy conflicts with the proposed new residence and garage footprints.	(Tree assumed to be removed)	Not applicable.





Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(TCS) Tree Conservation Suitability Rating	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION
72	Pyrus kawakamii	Evergreen pear 2 Alta Heights Court, Los	17.4 Gatos, CA			17.4	30/30	50/40	45% Fair 30 of 38			Poor	South		Tree located 3 feet or less from the proposed new residence foundation footing edge, and is assumed to be proposed for removal due to direct impact from this work. Also note the existence of a gas line that is almost directly in line with this tree trunk location. Typically, most or all existing gas lines are required to be upgraded (removed and replaced) during residential rebuilds. Therefore, it is assumed that this gas line will be dug out and replaced as part of the proposed residence rebuild, which will require removal of the tree if it is performed in- line with the trunk as currently shown. The canopy conflicts with the proposed new residence footprint. Some evidence of fireblight bacteria infection noted. Tree has been severaly pruped	(Tree assumed to be removed)	Not applicable.
	Page 90 stered Memb	2 Alta Heights Court, Los er, American Society of C 2020 All Rights Reserved	onsulting Arbo	rists and N	lember of t	he Internationa	Society of A	iboriculture							severely pruned over the years, which has	version: 11/3/2020	J
															permanently		





Tree Tag Number	Genus & Species	Common Name Diameter		Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	<mark>(S)ave Tree</mark>	(TCS) Tree Conservation Suitability Rating	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (FL.)	MAINTENANCE AND PROTECTION
73	Lagerstroemia indica (Cult.)	Crape myrtle cultivar	4.2			<u>4.2</u>	15/7	80/60	70% Good		×	Mod			Irrigated turf lawn is 2 feet from trunk edge. Tree is feeding off the incidental soil moisture provided to this turf lawn. Tree is assumed to be protected and retained during construction, given its position offset from the proposed new residence and patio areas. The CTA suggested an ideal RPZ (root protection zone) fence line route as red dashed lines on the tree map markup embedded in this report.	5 to 8 feet radius offset from trunk edge.	RPZ fence, and maintain heavy irrigation at least 2x/week.





Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	<mark>(R)emove Tree</mark>	<mark>(S)ave Tree</mark>	(TCS) Tree Conservation Suitability Rating	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (FL)	MAINTENANCE AND PROTECTION
74	Quercus agrifolia Large Protected Tree ("LPT")	Coast live oak	Est. 36	_		<mark>Est. 36</mark>	45/75	70/60	63% Good		×	Mod	South west	South west	Moderate live twig density and extension, with some patchy dieback visible in canopy. Buttress root flares normal. Wide saddle shaped fork normal at 10 feet. Splitout stem noted at 35 feet elevation above grade: an 8 inch diameter stem at the southwest end of the canopy. Tree may require some limb length reduction pruning (aka "endweight reduction pruning") to remove the endmost portions of some extended stems in the southwest portion of the canopy.	See the CTA's tree map markup embedded in this report for the suggested route shown as red dashed lines.	Trunk Buffer (TB), Protective Fencing (RPZ), Ground Protection (GP), and perform some minor limb endweight reduction pruning under direct guidance of an ISA Certified Arborist to reduce lengths of over- extended limbs in southwest portion of canopy (not to exceed 10% - 15% reduction of total tree live biomass).





Overall Tree Condition Ratings / Breakdown of Numeric Ranges (New, Per *Guide for Plant Appraisal, 10th Edition*): 00 - 05% = Dead

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





Tree Conservation Suitability (TCS) Ratings²

A tree's suitability for conservation is determined based on its health, structure, age, species and disturbance tolerances, proximity to proposed cutting and filling, proximity to proposed construction or demolition, and potential longevity, using a scale of good, fair, or poor (Fite, K, and Smiley, E. T., 2016). The following list defines the rating scale.

Note that if the applicant's proposed site work can be offset to relatively far linear offset distances from a tree's trunk edge, a tree's Tree Conservation Suitability (TCS) rating may be elevated by one rating tier, given that there would be a corresponding reduction in expected future root zone impacts. Thus, specific adjustments to the applicant's proposed plans (if and when itemized by the CTA in Summary Table 1.0(a) above in this report) could boost the TCS ratings from "Poor" to 'Moderate' or 'Good'.

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

TCS Ratings Worksheet Factors (Total Possible: 100 Points)

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

Species desirability (1-10)

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



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Tree Maintenance and Protection Codes Used in Data Table:

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

GP: Ground protection soil buffer, consisting of a geotextile laid over grade, with 6 inches of wood chip mulch placed over the geotextile, overlain with 1 inch or greater plywood strapped together with steel screw plates. This ground protection soil buffer should be placed over the entire width of the construction corridor between tree trunks and new construction.

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

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

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

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

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

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

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

P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist, and shall conform to all current ANSI-A300 standards for tree care (Pruning) (2017 iteration), and the accompanying ISA *Best Management Practices Pruning* booklet (3rd Printing, 2019).

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



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

The CTA marked up the applicant's new residence plan sheet A1.0 dated 10/13/2020, as the background for the tree map markup.

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

- a. Tree tag numbers are noted in black numeric oversized type. Important Note: The numbers on the CTA's map refer to new racetrack shaped professional grade aluminum tags affixed to the trees or on the fencing in front of each tree, by the CTA. They are affixed to the mainstem of each tree at between 4 and 6 feet above grade.
- b. Tree plot dots are in some cases added as new, or blackened, for clarity. Most of the CTA's survey trees were not plotted by the applicant's civil surveyor.
- c. Canopy dripline of oak #74 was drawn out by the CTA to approximate scale, using black clouding.

The canopies of trees #71 and #72 as indicated on the applicant's sheet A1.0 is not accurate. The canopy spread of each of those trees is actually 30 feet diameter. The applicant's sheet A1 indicates canopy spreads of only 18 feet diameter for each of these trees.

Note that the extent of oak #74 canopy spread diameter is roughly 65 to 75 feet, which is approximately 200% of the diameter indicated on the applicant's architectural rendering of the canopy where it was shown incorrectly as a 36 foot diameter black cloud.

- d. Red dashing indicates suggested chain link root protection zone (RPZ) fencing routes, drawn to approximate true scale to indicate optimal placement in terms of root protection and preservation for trees #73 and #74.
- e. Yellow highlight indicates the applicant's proposed new construction.
- f. Magenta highlight indicates the applicant's existing gas line (assumed to be existing), which is likely required by Los Gatos public works to be removed and replaced with a larger diameter pipe (not verified).
- g. Black lines indicate the CTA's rough representation of likely extent of **coast live oak #74** lateral woody root extension on the 102 Alta Heights Court property that will be preserved to some degree, assuming that chain link fencing is erected and maintained along the red dashed lines indicated on the CTA's map markup below.

Page 96



Cell: (415) 203-0990 / Email: walterslevisonjr@yahoo.com

Note that the canopy dripline of oak #74 is far greater in dimensions than shown on the applicant's original proposed sheet A1.0.

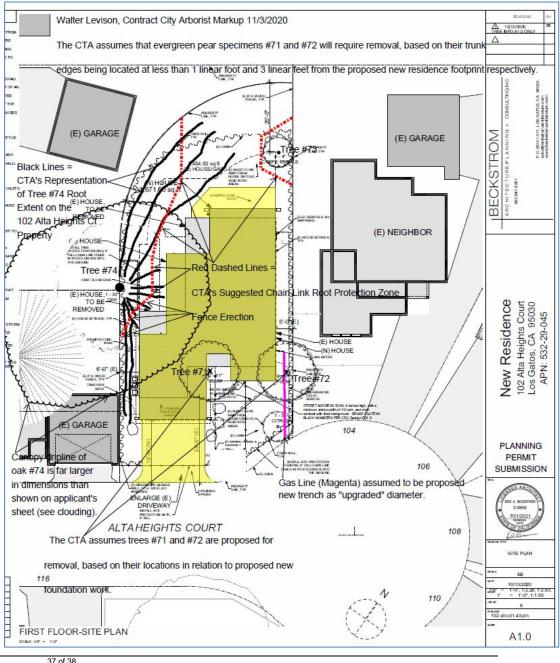
The black clouding indicating on the CTA's markup at right is roughly to scale, and is a more accurate albeit crude representation of the extent of this very large tree specimen.

The tree protection fencing will need to be erected at roughly 7 to 8 feet east of trunk of oak #74, but will extend 50 feet northward per the markup at right, in order to protect as much square footage of the tree's lateral woody root system extending along the 102 Alta Heights Ct. property.

The fencing routes shown will allow for staging/storage/work in the center of the rear yard, but will protect the tree's root system along the west side of the rear yard.

The side vard along the proposed garage area is too narrow to allow for any protective fence erection, and that root zone area will need to be sacrificed and cannot be preserved. The roots below grade may however still survive the construction period, if ground protection such as plywood boards are laid down on the ground to prevent rutting and compaction.

Note: As indicated above in this report, the applicant's original sheet A1.0 shows the canopy driplines of trees #71, 72, and #74 at dimensions far smaller than actual. The CTA enlarged the tree #74 canopy in the marked up image at right to rough- scale dimensions.



ered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture © Walter Levison 2020 All Rights Reserved

Page 97





13.0 Attached: Appraisal Worksheet by the CTA

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





Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition*, 2nd Printing (2019) "Functional Replacement Method / Trunk Formula Technique"

11/3/2020

102 Alta Heights Ct., Los Gatos, CA

		u i loigin		, =••	04												
								Depreciati	ion Factors				Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxlxJ	Rounded-off Appraised Values
71	Pk	30	0.4	0.35	0.4	37%	12.9	40%	90%	1	2.09	\$250.00	\$119.62	130.63	\$ 15,626	\$ 2,053	\$2,050
72	Pk	30	0.5	0.4	0.55	44%	17.4	45%	90%	1	2.09	\$250.00	\$119.62	237.67	\$ 28,429	\$ 5,037	\$5,000
73	Li	19	0.8	0.6	0.85	67%	4.2	80%	90%	1	2.09	\$250.00	\$119.62	13.85	\$ 1,656	\$ 796	\$800
74	Qa	30	0.7	0.6	0.75	64%	Est. 36 (cannot access around circumference of lower trunk). Use Adjusted Trunk Area (ATA) since >30" diameter.	65%	90%	3	3.8	\$250.00	\$65.79	974.00	\$ 64,079	\$ 23,897	\$23,900



Walter Levison

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition*, 2nd Printing (2019) "Functional Replacement Method / Trunk Formula Technique"

11/3/2020

102 Alta Heights Ct., Los Gatos, CA

								Depreciati	on Factors				Line 9		Line 10	Line 11	
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	Basic Functional Replacement Cost (BFRC) = (OxN)	Depreciated Functional Replacement Cost (DFRC) = PxGxlxJ	Rounded-off Appraised Values
Excelle Good: Fair: 4 Poor: 2 Very P Dead: 2. MUL 3. LAR Plant A 4. NEIO 5. CON the corr embed	nt: 81 61-80% -60% 1-40% por: 6-)-5% TI STE GE TR opraisa HBOR DITIOI dition r ded), m	-100% 6 20% IM TREES: For trees w al. The ATA value R TREES: For ne N RATINGS / AP ratings calculated hay in some case	rees with I vith mainst e is smalle ighbor-ow PPRAISAL d in the "O es be sligh	multiple m tems larger than the med trees TABLE \ verall Cou	nainstems er than 30 e actual tr that were /S. DATA ndition Ra ent from d	s, the total of all n D inches diameter unk diameter, an e not accessible l N TABLE: Becaus ating / Weighted l lata in the CTA's	r each, an "adjust d brings the tree's by the CTA, the tr se of the new appr Method" column, a	ectional area ed trunk area appraised unk diamete aisal metho and the data e data table	as was used ea" or "ATA' dollar value er was estin ods outlined a noted in th	d as the "tr " value is u down to a nated from in the 201 ne health a	unk area" calculation. sed, from a table of va a more "reasonable" lev a distance to the best 9 edition of the Guide f nd structure columns o to keep overall conditio	vel. of the CTA's al for Plant Appra of this spreadsh	bility. sal, 10th edition eet (with calcula	he <i>Guide for</i> 1 2nd printing, 11tions		Total Appraised Value of All Study Trees	\$31,750

ARCHITECTURE PLANNING URBAN DESIGN



October 6, 2020

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

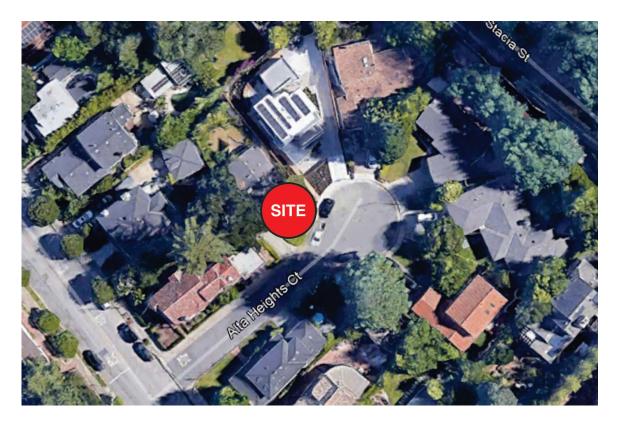
RE: 102 Alta Heights Court

Dear Ryan:

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

NEIGHBORHOOD CONTEXT

The site is located on a narrow but deep lot on a cul-de-sac with both one and two-story homes in a wide variety of traditional architectural styles. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.



102 Alta Heights Court Design Review Comments October 6, 2020 Page 2



THE SITE



House immediately across Alta Heights Court



House to the immediate left



House to the immediate right



Nearby house on Alta Heights Court



Page 102

Nearby house on Alta Heights Court



Nearby house on Alta Heights Court



Nearby house at entry to Alta Heights Court

CANNON DESIGN GROUP

ISSUES AND CONCERNS

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



PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION



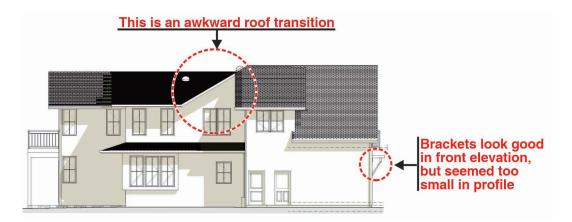
PROPOSED REAR ELEVATION

I reviewed the architects' portfolio of work on their website, and found that they have substantial successful experience in designing contemporary homes in a convincing range of traditional styles. I have only a limited number of issues to bring to staff's attention.

1. The window frames, as drawn, seem too small compared to typical Tudor Style homes.



- 2. There is a rather awkward roof transition on the left side elevation which is complex and inconsistent with the traditional simplicity of the Tudor Style.
- 3. The trellis brackets over the garage door look good as drawn on the front elevation, but seem too small in profile.
- 4. The relationship between the French doors and adjacent window at the second floor rear deck is awkward.





RECOMMENDATIONS

- 1. There are multiple ways to address the issue of the narrow window frames to better relate the windows to the traditional detailing of Tudor Style homes. Given the architects' past demonstrated skills in detailing traditional style homes, I would only suggest that staff work with the applicant to find a suitable solution. Two typical window treatments consistent with the style would be:
 - substantially recessing the windows and French doors without trim.
 - Adding wood trim and projecting sills around all windows. •

Illustrative examples of each are shown on the front elevations below.

Whatever solution is selected, it should be carried consistently around all facades of the house.



WINDOW TRIM APPROACH



Page 105

RECESSED WINDOWS APPROACH



WINDOW TRIM APPROACH

CANNON DESIGN GROUP

- 2. I would also suggest that the double windows on the front elevation be grouped as is consistent with the architectural style. If the are kept as independent windows, my recommendation would be to reduce them a bit in size. They are currently rather crowded into the projecting facade bay.
- 3. Refine the scale and detail of the garage trellis brackets.
- 4. Recess the garage doors see photo example below. Note that garages placed in front of the main living space is not consistent with Residential Design Guideline 3.4.1, but the integration of living space above the garage is sufficient mitigation to make the garage placement acceptable.



- 5. Refine the spacing and detail of the rear elevation French doors and the adjacent window on the second floor.
- 6. With regard to the awkward roof transitions on the left side elevation, I looked at the issue, but was unable to find a satisfactory solution. My recommendation would be for staff to work with the applicant to find a more refined solution consistent with the proposed Tudor Style. Some floor plan changes might be required to bring the design into consistency with Residential Design Guideline 3.1.1

3.3.1 Develop the house plans and elevations together

- Avoid complex floor plans that require complicated building mass and roof forms.
- Work within the traditional forms of the architectural style selected. Unless the architectural style selected clearly supports substantial complexity, generally keep building massing and roof forms simple as is the norm for traditional architecture.
- Avoid complex second floor plans and roof forms if that is not the norm for the neighborhood.

Ryan, I have no further recommendations for changes.

Sincerely, CANNON DESIGN GROUP

Canno

Larry L. Cannon

Beckstrom Architecture/Planning + Consulting Inc.

PO Box 1317, Los Gatos, CA 94030 650 847-8351 E: Eric@BeckstromArchitecture.com

February 11, 2020

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

RE: 102 Alta Heights Court

ISSUES AND CONCERNS

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

I reviewed the architects' portfolio of work on their website, and found that they have substantial successful experience in designing contemporary homes in a convincing range of traditional styles. I have only a limited number of issues to bring to staff's attention.

1. The window frames, as drawn, seem too small compared to typical Tudor Style homes. Response: See A3.0-A3.4, all the windows and doors are now recessed 2" x 2", typical



2. There is a rather awkward roof transition on the left side elevation which is complex and inconsistent with the traditional simplicity of the Tudor Style.

Response: See A3.4, the roof was redesigned to be more uniform and the dormer roof at the ADU was lowered to be a smaller feature which then allowed the main, upper ADU/Garage roof to turn the corner in a very small, hip roof at the back which is cleaner.

3. The trellis brackets over the garage door look good as drawn on the front elevation, but seem too small in profile.

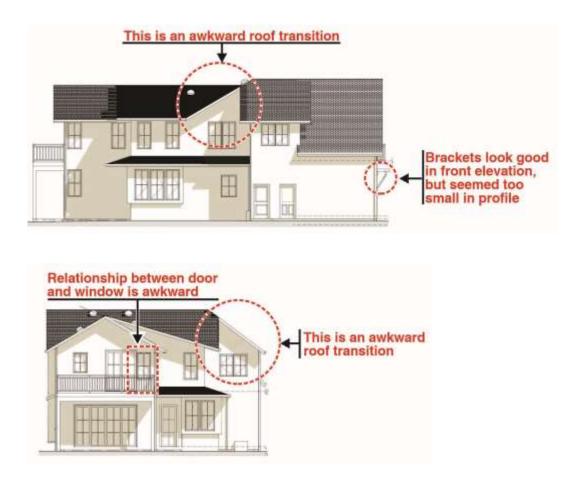
<u>S-20-</u>029, Architecture Response

102 Alta Heights Court

Response: See A3.3, brackets size increased width

4. The relationship between the French doors and adjacent window at the second floor rear deck is awkward.

Response: See A3.4, the plans and rear elevations were thoroughly reworked for more simplicity and balance.



RECOMMENDATIONS

- 1. There are multiple ways to address the issue of the narrow window frames to better relate the windows to the traditional detailing of Tudor Style homes. Given the architects' past demonstrated skills in detailing traditional style homes, I would only suggest that staff work with the applicant to find a suitable solution. Two typical window treatments consistent with the style would be:
 - substantially recessing the windows and French doors without trim.

Response: See A3.0 - A3.4 all the windows and doors are now recessed 2" x 2", typical

• Adding wood trim and projecting sills around all windows.

Response: See A3.0 - A3.4 all the windows and doors are now recessed 2" x 2", typical

Illustrative examples of each are shown on the front elevations below.

Whatever solution is selected, it should be carried consistently around all facades of the house.



- 2. I would also suggest that the double windows on the front elevation be grouped as is consistent with the architectural style. If they are kept as independent windows, my recommendation would be to reduce them a bit in size. They are currently rather crowded into the projecting facade bay. Response: See A3.3, the window sizes were adjusted, the bay is clad with vertical, gray stained cedar for a gentle contrast to the main stucco wall of the front facade
- 3. Refine the scale and detail of the garage trellis brackets. Response: See A3.3, the scale and detail of the trellis brackets was modified
- 4. Recess the garage doors see photo example below. Note that garages placed in front of the main living space is not consistent with Residential Design Guideline 3.4.1, but the integration of living space above the garage is sufficient mitigation to make the garage placement acceptable. Response: See A3.3, all the windows and doors are now recessed 2" x 2", typical
- Refine the spacing and detail of the rear elevation French doors and the adjacent window on the second floor.
 Response: See A3.0 - A3.4 the rear and side elevations have been modified to be more harmonious
- 6. With regard to the awkward roof transitions on the left side elevation, I looked at the issue, but was unable to find a satisfactory solution. My recommendation would be for staff to work with the

<u>S-20-</u>029, Architecture Response 102 Alta Heights Court

applicant to find a more refined solution consistent with the proposed Tudor Style. Some floor plan changes might be required to bring the design into consistency with Residential Design Guideline 3.1.1

3.3.1 Develop the house plans and elevations together

- Avoid complex floor plans that require complicated building mass and roof forms.
- Work within the traditional forms of the architectural style selected. Unless the architectural style selected clearly supports substantial complexity, generally keep building massing and roof forms simple as is the norm for traditional architecture.
- Avoid complex second floor plans and roof forms if that is not the norm for the neighborhood.

Response: See A3.3, A3.4, we simplified the plan and window layouts with more simple massing and roof forms.

Please call or email with any follow up questions. Thanks.

Sincerely,

Eric A. Beckstrom President/Architect

Beckstrom Architecture + Interiors

PO Box 1317, Los Gatos, CA 94030, 650 847-8351, E: Eric@BeckstromArchitecture.com

May 23, 2020

TO: Los Gatos Planning/Building Dept

Project: 102 Alta Heights Court, Los Gatos, 95030; APN: 532-29-045, Zoning: R:1-8 Construct New 2-story Residence in R:1-8 Zone – Neighbor Communication Timeline

Background:

Our goal in designing this new Los Gatos home is to have open communication with the City and the neighborhood. Before we purchased the lot, we reached out to the City to ascertain the flexibility in zoning for this nonconforming lot, which is 35-50% smaller than the standard lot in this zone. We bought the property after learning the zoning conditions are flexible for a non-conforming lot. We reached out to the neighborhood to bring awareness to our plans to build a handsome, 2-story house within the legally allowed square footage. We had sensitivity to the existing large trees and close proximity to the neighbors.

8/29/2020

We went door to door to 8 neighbors to introduce ourselves and show them the house plans, which included an accurate 3D rendering of a BIM model, floorplans and a 3D model view of the street (see attached). Of the 8 neighbors, 6 were home and met with us. All 6 gave very positive feedback on the design and welcomed us to the neighborhood. All 6, including Ms. Shah and Mr. Eng, signed letters of support (see attached), which were sent to the City Planning Department. The only request we received at this time was from the Engs, who asked that we not have a second story window facing their upstairs bedroom 56' away.

Of the other 2 neighbors, 1 was not home and they currently have their house up for sale. The remaining 1 was very positive about the plans, but wanted to take time before signing a support letter.

Additionally, we gave our contact information and encouraged each neighbor to contact us with questions or concerns.

9/14/2020

We submitted the project to the Planning Department, essentially identical to what had been presented to the neighbors on 8/29. Very minor changes were made, which reduced the overall size of the house. The revised design has a lower roof by 1'-3", the garage moved back 3' for an 18' setback, the rear projection of the house was shortened, and the garage roof eave line was lowered by 3'. To satisfy the Eng's request, we redesigned the garage dormer - it was moved back and the dormer and windows were made smaller, so that the Redwood and Oak tree canopies would partially block the view to the Eng's home next door. This was a sacrifice for us, as the view from this room looks out to the lovely trees.

9/30/2020

Mr. Eng sent us a letter (see attached.) We addressed his concerns in the design (see above), and tried to connect with him via voicemail with no response.

11/9/2020

Ryan Safty forwarded a letter sent to the city by Mr. Eng (see attached.) We tried again to contact Mr. Eng, and left a voicemail and email, asking for a meeting to discuss his concerns. We had hoped to show him that we listened to his request and adjusted our plans to alleviate his concern for privacy. Mr. Eng never responded.

October 2020 - present

Eric moved his Architecture office into 102 Alta Heights and has worked there every day, communicating with neighbors regularly. Ms. Shah has been exceptionally friendly and interested in the project. At one point she even expressed interest in buying the house when completed. She and her husband had just built their house a couple years ago, so she had a lot of advice about the neighborhood and the permitting and building process. Ms. Shah indicated that their house approval had been controversial due to the unusually modern design. All indicators suggested she was very supportive of our project.

4/1/2021

The project story poles were installed.

4/2/2021

Ms. Shah approached Eric and asked for a copy of the house rendering, which Eric gave her. Ms. Shah also asked for the 3D CAD files. Eric offered to meet with her to show her on his computer at her convenience, which she declined.

4/8/2021

Mr. Eng wrote a very negative letter to us (see attached.)

4/12/2021

Ryan Safty forwarded a letter written to the city from Mr. Eng (see attached.)

4/20/2021

The story poles were certified.

Ryan Safty communicated to Eric that Ms. Shah had called numerous times with inquiries about the project.

Subsequently to these letters from both Ms. Shah and Mr. Eng, we reached out and scheduled meetings with them for 5/10 and 5/11 respectively.

5/11/2021-5/21/2021

We approached a few neighbors after the story poles were installed. 112 & 114 Alta Heights Ct verbally indicated they were supportive of the design.

5/10/2021

We met with Ms. Shah and Mr. Parihar at 102 Alta Heights for ~90 minutes. Their concerns as we understood were 1) They wanted us to lower the house height, and indicated they thought the ridge line of our house would be lower based on proposed plans, 2) They didn't want to look at our roof from any of their windows, and 3) They wanted us to push the entire house back on the lot. *Our responses were 1) The proposed house design is within the legal height limit, the story poles certify that the ridge is 1'-3" below the allowed height limit as shown on the plans. 2) Moving the house back on the lot would block Ms. Shah and Mr. Parihar's view of the mountains, as well moving the house back puts the large oak tree at risk, and 3) It is impossible to build a 2-story house on this lot without them seeing the roof from their windows.*

We walked our lot with them, and showed them the imposing view of their house from inside our house and backyard. We discussed our intention of trying to build an attractive house on a very small, irregular lot that would preserve the large oak tree and the neighbor's views. The house fits almost perfectly onto the existing house footprint. They did not seem to grasp any of the points, and seemed unwilling to compromise.

5/11/2021

We met with Mr and Mrs. Eng at 102 Ala Heights for over an hour. Their concerns were 1) They didn't want any garage dormer windows to face their house 2) They wanted us to move the house back on the lot to make our driveway longer, and 3) They wanted more distance between their garage and ours. *Our responses were 1) We made the 2nd story windows smaller and moved them so the redwood and oak trees would partially block the view, but we did not intend to entirely give up our view of the lovely trees from the 2nd story. Their window of concern is approx. 56' away from our proposed dormer. 2) Moving the house back on the lot would threaten the health of the large oak tree and actually push the house more in the view of both 161 Loma Alta and 104 Alta Heights Ct. The proposed driveway is 18' long, and we are doubling the parking for this lot, from 2 spaces to 4.*

3) Their garage extends over 18' from his rear yard setback, which is what causes the proximity to our proposed garage. Our lot is narrow, and it is extremely challenging to design a narrow house with the required 2 car garage. The new garage is in the same location as the current garage. They also did not seem to grasp any of the points, and seemed unwilling to compromise.

5/21/2021

Ryan Safty forwarded letters submitted to the city from both Mr. Eng and Ms. Shah (see attached.) These letters continue to bring up the same issues we discussed with them at our meetings. We are frustrated, as there appears to be no way to appease these people, short of scrapping the project altogether.

Conclusion:

Both neighbors, at 104 Alta Heights Ct and 175 Loma Alta seemed to demand that we redesign our house exactly as they wished without compromise. We tried to explain that their requests were in fact, impossible to achieve. We were quite taken aback as we had made ourselves available for discussion for months, and neither neighbor seemed willing to talk until now, in the 11th hour. We are simply desiring to build a handsome house within our legal limits, with sensitivity to the neighbors and existing trees - a house design which will aesthetically fit in with the Loma Alta neighborhood, sits on the footprint of the existing house and will improve property values for all.

It is absurd that Mr. Parihar and Ms. Shah, who have the most radical, modern, boxy house in the neighborhood, say that our design is not compatible with the neighborhood. In addition to dominating the cul de sac aesthetically, their house also has a very imposing 2-story blank façade overlooking our house and backyard.

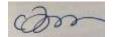
It is also bewildering that Mr. and Mrs Eng have a house which grossly defies 3 setbacks and dominates the cul de sac with a 56' long, 2-story tall, brown stucco wall (3x longer than our entry wall). It is also the house with the smallest 4.75' driveway, providing no room for parked cars.

Both neighbors seem entitled to have houses which flagrantly overstep setbacks and neighborhood aesthetics, yet they seem to refuse to support a new neighbor in building a house that is compatible with the neighborhood and is within the legal parameters of the substandard lot. The Loma Alta neighborhood is a historic village setting, with small lots, many tall 2-story houses built before setbacks and a density 2.25 times more than other R:1-8 zones.

Sincerely,

E.a.Re

Eric A. Beckstrom Architect/Owner



Catherine DuBridge Designer/Owner City of Los Gatos Planning Office 110 East Main Street Los Gatos, CA 95030

Dear Planning,

We are writing on behalf of plans for every home to be built at 102 Alta Heights Court. We are neighbors, living at c+

We have reviewed the proposed design of the new home and support the plans. It fits in well with the surrounding homes in its character and scale, and we feel it will help improve the quality of the overall neighborhood.

Sincerely,

City of Los Gatos **Planning Office** 110 East Main Street Los Gatos, CA 95030

Dear Planning,

We are writing on behalf of plans for a new home to be built at 102 Alta Heights Court. We are neighbors, living at 16 Alta Heights CT .

We have reviewed the proposed design of the new home and support the plans. It fits in well with the surrounding homes in its character and scale, and we feel it will help improve the quality of the overall neighborhood.

Ful W. Hels - Ebilin Gerbero

Sincerely,

Eric Beckstrom

From:	Ron E <175.ron@gmail.com>
Sent:	Sunday, August 30, 2020 8:50 PM
То:	Catherine DuBridge; Eric beckstrom
Subject:	102 Alta Heights Ct - Eng letter
Attachments:	Eng Planning Letter.doc; 2020.09.01_letter to beckstrom.doc

Hello Catherine and Eric

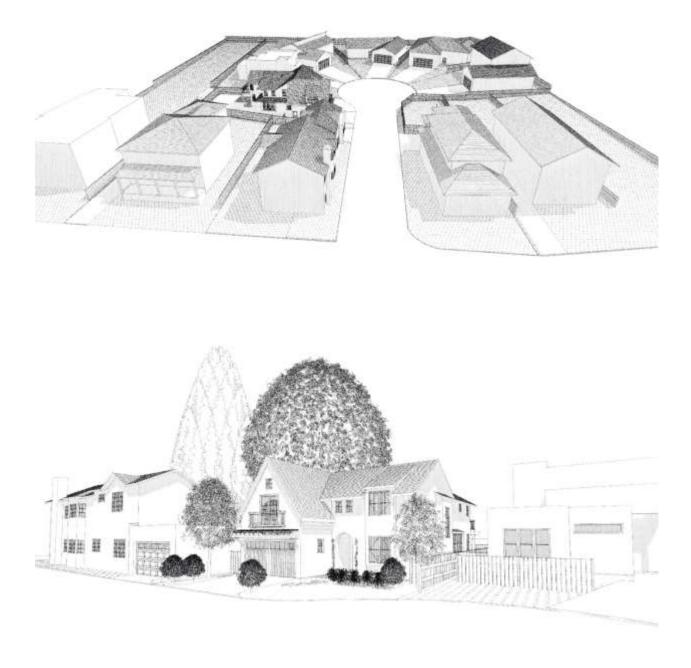
Attached are letters we prepared in response to our meeting over the weekend.

One letter is for the Town Planning Department and the other letter reflects comments we have about the renderings you shared with us.

Feel free to contact us if you have any questions.

Regards

Ron Eng



Eric Beckstrom

From:	Ron E <175.ron@gmail.com>
Sent:	Thursday, April 8, 2021 3:24 PM
То:	Catherine DuBridge
Cc:	eric@beckstromarchitecture.com
Subject:	Re:

At our initial meeting we expressed concerns about having windows facing our bedroom and deck. Your plans show total disregard for our early apprehensions about our privacy concerns . Unfortunately I imprudently wrote a hasty letter approving the renderings without seeing actual floor plans.

Given your initial duplicitous behavior, I am skeptical that you people are serious about willing to negotiate aspects of your plans.

If you are serious about compromise, you can show a sign of good faith by removing the side window or changing the side window to a clear story window.

Otherwise I will continue to direct my concerns through the Town Planning Department.

Regards Ron

On Thu, Apr 8, 2021 at 11:32 AM Catherine DuBridge <<u>catherinedubridge@gmail.com</u>> wrote:

Hi Ron

We see that a second letter was written to the city regarding our proposed home. We are very interested in discussing any questions and concerns. We are available this evening or tomorrow evening to get together. Let us know if either time works for you.

Respectfully,

Catherine and Eric

Beckstrom Architecture + Interiors

650-847-8351

www.BeckstromArchitecture.com

Ron and Linda Eng 175 Loma Alta Avenue Los Gatos, CA 95030

September 30, 2020

Re 102 Alta Heights Court

Hello Eric and Catherine

Thank you for sharing your architectural renderings with the neighborhood. We've all been looking forward to meeting our new neighbor and anxious to get a glimpse of the new house you are proposing in the cul-de-sac.

Since we are an adjoining neighbor we will be directly impacted by the new house, so we have some concerns and comments we want to share with you. As mentioned in our letter to the Town Planning Department, we have no objection the architectural style of the house, but here is a list of our comments for your review and consideration.

- 1. We ask that any windows in the bonus room that face us be designed as a clerestory window wherein the glazing be installed above the line of sight so as not to compromise the privacy of our second level room and deck. Or install a skylight in-lieu of windows.
- 2. I understand that the side setback is 5 feet but from our backyard, the 30 feet height will be massive and create a canyon affect in our backyard. Designing the southerly face to step back would temper the massiveness of the side of the new house and allow more sunlight into our yard.
- 3. The 30 feet height will block our northerly view and sunlight. Trimming back the oak tree branches that overhang into our property will permit more sunlight and lessen impact of the height of the new house. Reducing the pitch of the roof, will also lower the 30 feet height.
- 4. There are couple items to consider along the side of our garage.
 - a. Note that the property line between us lies 3 feet north of the side of garage. We are agreeable to leaving this area open to "light landscaping" without any fencing.
 - b. The rendering exhibiting the front of the proposed house indicates a tree along the side of the garage. We are opposed to any trees along the side of garage. It has been our experience that trees planted is this narrow space will grow roots that will compromise the integrity of the garage foundation and will undermine the adjacent driveway.

Please give our comments some consideration as you move forward with your project and contact us any time to clarify or discuss any of the above matters.

Thank you for this opportunity to dialogue with you about your future plans as you move forward.

Regards, Ron Eng

November 9, 2020

Town of Los Gatos Planning Department Attn: Planner Ryan Safty, (408) 354-6802; rsafty@losgatos.ca.gov 110 East Main Street Los Gatos, CA 95030

Re: Site Application S-20-029; APN 532-29-045 102 Alta Heights Court, by Beckstrom Architecture

To Whom It May Concern:

I am recanting my previous letter approving the construction of a new "single-family" residence for the above-mentioned site at 102 Alta Heights Court because I am opposed to the architect's design plans that include an Alternative Dwelling Unit.

It appears that the architect did not act in good faith by showing the neighbors a conceptual drawing of what looks to be a single family house and now changing the concept to include a nADU rental unit without notifying the neighbors. Once most of the neighbors consented to the tudor style house, Beckstrom Architect proceeded deviously by submitting plans to the Planning Department for a two family residence without notifying the neighbors of the revised design concept.

Although we have no objection to the general appearance of the tudor style house, the idea of squeezing 2 residences onto a 5,250 square foot lot is inappropriate for this cul-de-sac neighborhood. Adding 2 more houses implies that 4 or more cars, 2 for each house, will be added to this cul-de-sac, which is already impacted by parked cars and traffic, when Los Gatos High School is in session.

Beckstrom Architecture's letter dated September 25, 2020 is requesting a reduction of the front setback from 25' to 18'. Beckstom's request for a front setback exemption erroneously equates the front setback for the proposed house with the side setback of the adjoining garage and house. The adjoining house, at 175 Loma Alta is complying with a side setback of 5 feet. The request for an 18' front setback should not be granted because the 25' front setback is needed to accommodate any future parking in front of the garage. The 25' setback is also necessary to lessen the impact of the height of the house relative to the narrow street.

Beckstrom's letter indicates that "the design is meant to bring a friendly face to the neighborhood" when in fact it could be a "Trojan Horse" if the wrong plans are approved.

I implore you to deliberate carefully about how 2 residences on 5,250 square feet will have a negative impact on the parking and traffic to this cul-de-sac neighborhood.

Sincerely

Ron Eng

175 Loma Alta Avenue Los Gatos, Ca 95030

April 6, 2021

Town of Los Gatos Planning Department Attn: Planner Ryan Safty, Associate Planner Cc: Sally Zarnowitz, Planning Manager 110 East Main Street Los Gatos. CA 95030

Re: Site Application S-20-029; APN 532-29-045 102 Alta Heights Court, by Beckstrom Architecture

Hello Ryan

Your email response dated (11/9/20) did not address the proposed reduction in front setback from 25' to 17'-6". The architect's letter dated (9/25/2020), inappropriately compares an adjoining garage side setback with his proposed front setback and validates his design by citing Town Code 29.40.055. But this Code is referring to the <u>front setbacks</u> of two adjoining lots, "the front yard requirement on such lot may be the average of the <u>front yards</u> of the existing buildings."

The 17'-6" foot setback shown on the plans is not consistent with the front setbacks of other houses facing the cul de sac. A two story house 17'-6" from the street would appear too massive for a cul de sac street that is only 24'-6" wide.

When vehicles are parked in front of the house, occupants will have constricted access between the garage and cars parked in the driveway. This would prompt cars parked in the driveway to protrude into the sidewalk. Reducing the front setback will compromise pedestrian access along the sidewalk in front of the house. Note that a standard pickup truck is 17 feet long. A GMC truck with a standard cab and long bed is more than 18.5 feet long. Town code requires 20 feet between parked cars to accommodate access between the front and back of parallel-parked cars. The "story poles" are installed at the site and they give onlookers a sense how intrusive and massive the proposed house can be if the current plans are approved with this reduced front setback.

If the architect were asking the Town Planning for mitigation of standards for this sub standard lot, a reduction of the rear setback would be more appropriate and less intrusive to the cul de sac neighborhood.

I understand the need for additional housing but I am appealing to the Town Planning Department to be prudent and sensible while reviewing the Alternative Dwelling Unit on a lot that is only 5,250 SF. Square footage on the architectural plans indicates: Main house, 1817.50 SF; ADU, 797.74 SF; garage, 433.26, for a total of 3,102 SF of building including garage. A 3,102 SF house is disproportionate for lot that is only 5,250SF.

Please weigh in my concerns as you review the architectural plans for this development.

Sincerely,

Ron Eng

175 Loma Alta Avenue Los Gatos, CA 95030

Ryan Safty

From:	Ron E <175.ron@gmail.com>
Sent:	Thursday, April 8, 2021 1:36 PM
To:	Ryan Safty; Sally Zarnowitz
Subject:	102 Alta Hts Cts building separation
Attachments:	IMG_0051.jpg; IMG_0052.jpg
Follow Up Flag:	Flag for follow up
Flag Status:	Flagged

RE: 102 Alta Heights Court S-20-029

Hello Ryan

I forgot to mention side setback reduction in my last letter.

The architect is proposing to reduce the Side Setback from 8' to 5'-6". The ramification is that the proposed house would only have 7 feet of separation between my garage and the proposed house.

What is the Building Code that addresses minimum separation between structures?

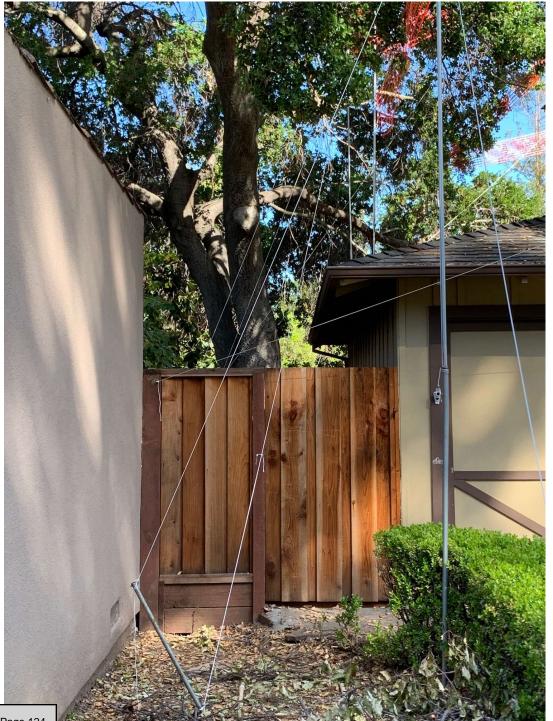
I tried calling the Building Dept but they are not answering phone calls nor did they call me back

Please ask your contemporaries to help answer my question about building separation

Thank you in advance

Regards

Ron Eng



Page 124



Ryan Safty

From:	Ron E <175.ron@gmail.com>
Sent:	Thursday, April 8, 2021 2:54 PM
То:	Ryan Safty
Cc:	Sally Zarnowitz
Subject:	Re: 102 Alta Hts Cts building separation
Follow Up Flag:	Flag for follow up
Flag Status:	Flagged

Thank you for your quick response.

If I understand your response correctly, setbacks for a non-conforming lot are left to the discretion of the plan review committee. The Town has an 8' side setback requirement, which would in essence require houses to have 16' of separation. Allowing a house to be constructed 7 feet adjacent to a garage sounds perversely counterintuitive.

Given the density of trees adjacent to the property and recent fires in densely populated cities, we hope that the plan reviewers can appreciate our concern for having houses built too close to each other.

Please share this message with your colleagues and the plan review committee.

Regards

Ron Eng

On Thu, Apr 8, 2021 at 1:59 PM Ryan Safty <<u>RSafty@losgatosca.gov</u>> wrote: Hi Ron,

Thank you for your email. Your email will be added to the public record and forwarded to the applicant and deciding body.

Please note that per your last letter, you are correct in that Town Code Section 29.40.055 regarding front yard setback reductions would not apply in this case. The applicant is requesting a front yard and side yard setback reduction per Town Code Section 29.10.265 (copied below).

Respectfully, Ryan

Sec. 29.10.265. - Nonconforming lots. The following provisions apply to nonconforming lots:

(1)If the lot is in a residential zone and recognized by the Town as a lawful, separate nonmerged lot pursuant to section 29.10.070, a single-family dwelling may be erected if architecture and site approval is obtained.
(2)If the lot is in other than a residential zone, it may be used for any purpose allowed in the zone.
(3)Any rule of the zone including front, side and rear yard requirements may be modified by the terms of the architecture and site approval so that the building and its use will be compatible with the neighborhood.
(Ord. No. 1316, § 3.50.140, 6-7-76; Ord. No. 1344, 1-17-77; Ord. No. 1756, 8-1-88; Ord. No. 2024, § II, 12-2-96)

Ryan Safty
 Associate Planner

Ryan Safty

From: Sent: To: Cc: Subject: Eric Beckstrom <eric@beckstromarchitecture.com> Wednesday, April 14, 2021 9:54 AM Ryan Safty 'Catherine DuBridge' RE: Staff Tech Review - 102 Alta Heights Ct - S-20-029

Hi Ryan Thanks for the meeting today.

Below is the email from Ron We will meet with Ron the week of April 26th

Eric

Having lived here for 40 years I have seen many changes to our cul de sac neighborhood. Every house has undergone major reconstruction or renovations, which has enhanced our area and undoubtedly increased the value of the surrounding properties. Generally speaking, the entire community can benefit from gentrification and the transformation can be especially gratifying if improvements can be carried out in a mutually agreeable manner.

It is inherent that property development and changes to our environment will trigger repercussions and have consequences for all parties involved. After during our 40 years of tenancy we have endured many inconveniences with noise, dust, and traffic congestion. Although we are not inherently against your development, privacy and security remain our primary concerns.

I know you have committed time and resources to purchase the property and develop the plans as they stand today. It would be impractical for us to wish for solitude in the area we live but I wish to find a common ground wherein we can preserve our privacy and ensure safety for our cozy cul de sac.

I believe the Town staff prefers that we work out our differences and come to some amicable terms so they don't have to be an intermediary between developer and neighbors.

To avoid any future acrimonious feelings, I would be remiss if I did not provide an opportunity for us to discuss our individual issues.

That said, provide me with a date and time that you are available to meet at your office.

Regards

Ron Eng

Eric Beckstrom Architect Beckstrom Architecture + Interiors 650-847-8351 www.BeckstromArchitecture.com



Town of Los Gatos Planning Department Attn: Planner Ryan Safty, Associate Planner Cc: Sally Zarnowitz, Planning Manager 110 East Main Street Los Gatos, CA 95030

Re: Site Application S-20-029; APN 532-29-045 102 Alta Heights Court, by Beckstrom Architecture

Hello Ryan

I wanted to provide some context and inform the Planning Staff on the latest development in our dealings with the architect on this project.

Eric Beckstrom and Catherine DuBridge never notified the neighbors of their intent to construct two residences (including an ADU) and reduce the setbacks before they submitted plans to the Town. It is unfortunate that the neighborhood was blindsided to discover these pertinent details after the plans were submitted.

As suggested by the Planning Department Staff, we had a meeting with Eric Beckstrom and Catherine DuBridge on May 11, 2021 to discuss our issues with the proposed plans. The meeting opened with Beckstrom and DuBridge expressing resentment and discontent towards us because I transmitted our concerns to the Town Planning Staff. Beckstrom and DuBridge were not receptive to our suggestions and the meeting concluded with Beckstrom and DuBridge essentially saying they **will not capitulate** on any aspects of their plans.

To reiterate our main concerns:

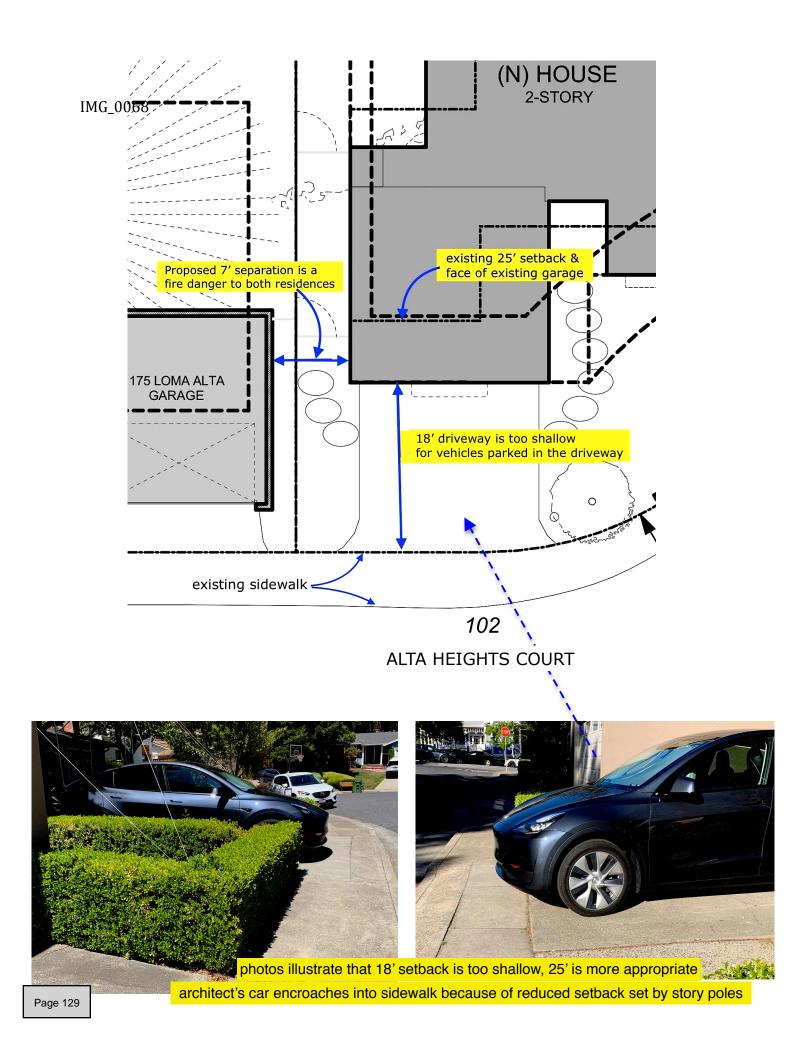
- Constructing a house 7 feet from an adjacent garage is not consistent with separation of houses in the neighborhood and creates an unsafe condition in the event of earthquake or fire. We are fearful that emergency first responders will have difficulty with access between the two structures.
- 2. Constructing the garage 18' from the existing sidewalk will not accommodate vehicles parked in the driveway and parked vehicles will encroach into the sidewalk creating unsafe pedestrian and ADA access problem along the sidewalk
- 3. Size and massiveness of the project. Project Area Calculations on sheet A0.0 of the plans indicates constructing a 3077sf house on a 5250sf lot, which equates to a 0.586 FAR. This FAR ratio and the reduced setbacks are not consistent with fabric of the neighborhood.

In consideration of the issues outlined above, the concerns raised are public-spirited and intended to benefit the entire neighborhood.

Regards,

Ron Ena

175 Loma Alta Avenue



5/12/2021

Mr. Ryan Safty Associate Planner Town of Los Gatos CC: Ms. Jennifer Armer, Los Gatos Planning RE: proposed project at 102 Alta Heights Court, Los Gatos

Dear Mr. Ryan Safty,

This letter is regarding the proposed project at 102 Alta Heights Court by Beckstrom Architecture And Interiors. For reference, this is "Architecture and Site Application S-20-029".

We are the owners and residents of the neighboring house at 104 Alta Heights Court, Los Gatos.

We have reviewed both the current plans available online at the Town of Los Gatos Pending Planning Projects page, and have also reviewed the story pole installation.

We have strong objections to several aspects of the project which we enumerate below:

1) This design comes across as too big a house on too small a lot with too little setback at the front, and especially on the sides.

- a. The small size of the applicant's lot (at 5250 sq ft, this is the smallest lot on the culde-sac), combined with the large size of the house exacerbates this effect
- b. When one examines the story poles, the applicant's house does NOT "*look relatively small in scale*"
 - 1. From applicant's Project Description. April 21, 2020; p. 16: "The low grade and the existence of a very large oak and redwood on the west side property line cause the proposed 102 house design to *look relatively small in scale*."
- c. The current proposal requests exceptions for both the side setbacks and the front setback rules. These proposed exceptions to the setback requirements significantly impact the presentation of the proposed house to the cul-de-sac and the proposed 5'6" side setbacks result raise significant safety, natural light and privacy concerns. In addition, the applicant's proposed design contains a projection of 1'9" for the dining room and stairwell on the already reduced East setback side. On the West side, the two garage structures are too close together. On the side shared with 104 Alta Heights Court, the requested 5'6 setback is simply insufficient.
- d. Given the size and scale of the proposed construction on what is a small lot, we ask that the applicant's request for a 5'6" setback on the East & West side be denied and it be maintained at 8'.

2) The massing of the house is out of scale/character with the other houses on the cul-de-sac.

- a. The steep, visually dominant Tudor-inspired roofline with such a small setback from the front of the lot is simply not in keeping with the other houses on the cul-de-sac. It visually presents as an overwhelming view of roof and wall to the neighboring houses in the cul-de-sac and is not visually consistent with other houses on the culde-sac.
- b. The west facing views of the upper floor of 104 Alta Heights Ct now are presented with a mass of roofline and wall by the proximity and height of the proposed 102 Alta Heights Ct. plans (See Picture Attachments #1, #2, #3) to the west side of 104 Alta Heights Ct.
- c. In addition, the current plans (Picture attachment #5) indicate that the roof ridge line for the proposed construction is to be about the same height as that of 104 Alta Heights Ct. roof line. But from pictures taken of the peak story-pole roofline, from the roof of 104 Alta Heights (Picture Attachment #4), the peak ridge height of the roof at 102 appears to be higher than that of 104 Alta Heights Ct. We request that the height of the roof ridge be checked given the contradictory appearance as seen from the roof of 104 Alta Heights Ct.
- d. In the interest of both adequate light and privacy for 104 Alta Heights Court, we request that roof ridge line of the proposed house be lowered and that the front setback be increased to be similar to the other houses on the cul-de-sac.

3) The impact to existing mature tree's on the applicants property is substantial.

a. Tree #74, the Coast Live Oak, is a prominent visual feature of the Cul-De-Sac and home to many bird species. The Arborist's report indicates that the Coast Live Oak should have no more than 10-15% of its canopy live biomass reduced. We are concerned that the impact to the Coast Live Oak's canopy may be more substantive and request that measures be taken to ensure that it is not.

S<u>ummary</u>

Last year, Beckstrom Architecture and Interiors (BAI) visited us and showed a 3D render of the proposed construction. Based on that early information, we had provided BA with a letter of approval.

Unfortunately, the current plans appear to be substantively different in scope and in detail from what was initially presented. The current story pole installation and detailed plans suggest a huge mass placed forward on a small lot, very close to the neighboring properties.

We understand that some of the changes were done at the request of the consulting architect, yet we were not presented with any new renderings or plans.

The story-poles communicate a design with an oversized house on an undersized lot, with inadequate setbacks, and substantive impact to mature and appealing trees which might have served to soften the presentation to the cul-de-sac.

We feel that the proposed project does not present well to the cul-de-sac as currently designed and negatively impacts light, safety and privacy on our property. We feel that it will degrade not only our quality of life, but also decrease our property value.

Given these serious concerns, we withdraw our earlier approval of the design and strongly request that the current proposal be modified to accommodate these concerns, per aforementioned requests.

Sincerely,

Raj Parihar & Swati Shah, 104 Alta Heights, Owners and Residents

Story Pole Pictures for 102 Alta Heights Ct.

1. Front Balcony View facing west (from 104 Alta Heights Ct)



2. Stairwell Windows View facing west (from 104 Alta Heights Ct)



3. Upstairs Family Room View facing west (from 104 Alta Heights Ct)



4. Rooftop View facing west (from 104 Alta Heights Ct)



5. 102 Proposed Height vs 104 Height Plan



6. View of 102 Alta Heights back from backyard of 104 Alta Heights Ct



Ryan Safty

From:	raghuvir@gmail.com
Sent:	Thursday, June 3, 2021 10:10 AM
To:	Ryan Safty
Cc:	Veeru
Subject:	Concerns regarding 102 Alta Heights Ct Demolition (Application S-20-029)
Follow Up Flag:	Flag for follow up
Flag Status:	Flagged

Dear Mr. Safty

My name is Raghuvir Ramachandran and I am the owner of 108 Alta Heights, Los Gatos, CA 95030. There is a proposal to demolish one of the houses in our small cul-de-sac: 102 Alta Heights Ct (Applicant: Eric Beckstrom) and a public hearing is planned for June 9, 2021.

I will be traveling during this time. Hence, please use this email as a proxy of my attendance and my concerns regarding the proposed construction.

Here are some of the key points:

- They are proposing building 3078 sq ft on a 5250 sq ft lot. The house will be too big for the lot.
- Their front setback is too small and too close to the street. This is out of character with other houses in the cul-de-sac. It could also make car parking more difficult. The street is already crowded with a lot of cars, given it is a small cul-de-sac.
- They have inadequate setbacks on the side of the house. The standard setback is 8ft and they are asking for a 5'6" setback. This is too close and raises safety and privacy concerns.

For these reasons, I would like to rescind our approval of this project till some modifications are made. Please email me if you would like any further information.

Sincerely, Raghuvir Ramachandran Hamsa Subramanian

Ryan Safty

From:	Harvey Grasty <harveygrasty@yahoo.com></harveygrasty@yahoo.com>
Sent:	Friday, June 4, 2021 10:18 AM
To:	Ryan Safty
Subject:	102 Alta Heights Ct
Follow Up Flag:	Flag for follow up
Flag Status:	Flagged

Ryan,

I live at 106 Alta Heights Ct, in the same cul-de-sac, two houses from the proposed new construction at 102 Alta Heights Ct.

From my perspective, it seems that the proposed new structure protrudes closer to the street than one would proportionately expect based on the two houses on either side. It seems the front should be constructed slightly back from the street as proposed. Not only will this make the cul-de-sac more visually consistent, additionally, this will allow larger cars, like a minivan for instance, to be parked in the driveway without blocking the sidewalk.

Additionally, the height of the proposed house also seems slightly taller than both houses on either side. While I do not know the exact measurements, please consider a slight reduction to be consistent with the other houses that are adjacent.

Thank you for your consideration,

Harvey Grasty 106 Alta Heights Ct

Harvey Grasty

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Beckstrom Architecture/Planning + Consulting Inc.

PO Box 1317, Los Gatos, CA 94030 650 847-8351 E: <u>Eric@BeckstromArchitecture.com</u> Project: 102 Alta Heights Court, Los Gatos, 95030; APN: 532-29-045





Gray Architectural Asphalt Shingles



Off White/Lt Gray Integral Color Stucco



Gray, Stained Wood Siding

Marvin, Gun Metal Gray Window



Gray Metal Balcony



Gray Paver Stone Driveway and Walk

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ABBREVIATIONS

ARCH.	ARCHITECTURAL	INT.
BTWN.	BETWEEN	MAX.
BLDG.	BUILDING	MIN.
BLK.	BLOCK	MECH.
BM.	BEAM	MFGR.
CSMT.	CASEMENT	MICRO.
CLR.	CLEAR	MTL.
CL'G.	CEILING	NAT.
C.J.	CEILING JOIST	(N)
COL.	COLUMN	NO.
CONC.	CONCRETE	0.C.
CONT.	CONTINUOUS	PLYWD.
DRY.	DRYER	RIS.
DIA.	DIAMETER	R.O.
DIM.	DIMENSION(S)	R.R.
D.W.	DISHWASHER	REV.
DWGS.	DRAWINGS	REFR.
ELEV.	ELEVATION	REQD.
EQ.	EQUAL	SHT.
(E)	EXISTING	SL.
EXT.	EXTERIOR	SIM.
F.A.U.	FORCED AIR UNIT	STL.
FIN.	FINISH, FINISHED	STRUCT.
FLR.	FLOOR	TEMP.
F.J.	FLOOR JOIST	TR.
FTG.	FOOTING	T&G.
FRZ.	FREEZER	Т.О.
GA.	GAUGE	TYP.
GALV.	GALVANIZED	U.N.O
G.D.	GARBAGE DISPOSAL	V.I.F.
GRD.	GRADE	WASH.
GYP. BD.	GYPSUM BOARD	W.H.
HDR.	HEADER	WD.
HGT.	HEIGHT	

INTERIOR MAXIMUM MINIMUM MECHANICAL MANUFACTURER MICROWAVE METAL NATURAL NEW NUMBER ON CENTER PLYWOOD RISERS **ROUGH OPENING** ROOF RAFTERS REVISION REFRIDGERATOR REQUIRED SHEET SLIDER SIMILAR STEEL STRUCTURAL TEMPE RED TREADS TOUNGE & GROOVE TOP OF TYPICAL UNLESS NOTED OTHERWISE VERIFY IN FIELD WASHER WATER HEATER WOOD

APPLICABLE CODES

2019 California Building Code - CCR Title 24 Part 2 2019 California Residential Code - CCR Title 24 Part 2.5 2019 California Electrical Code - CCR Title 24 Part 3 2019 California Mechanical Code - CCR Title 24 Part 4 2019 California Plumbing Code - CCR Title 24 Part 5 2019 California Building Energy Efficiency Standards - CCR Title 24 Part 6 2019 California Historical Building Code - CCR Title 24 Part 8 2019 California Existing Building Code - CCR Title 24 Part 10 2019 California Green Building Standards Code - CCR Title 24 Part 11 2019 International Existing Building Code, Appendix Chapters A2 and A5



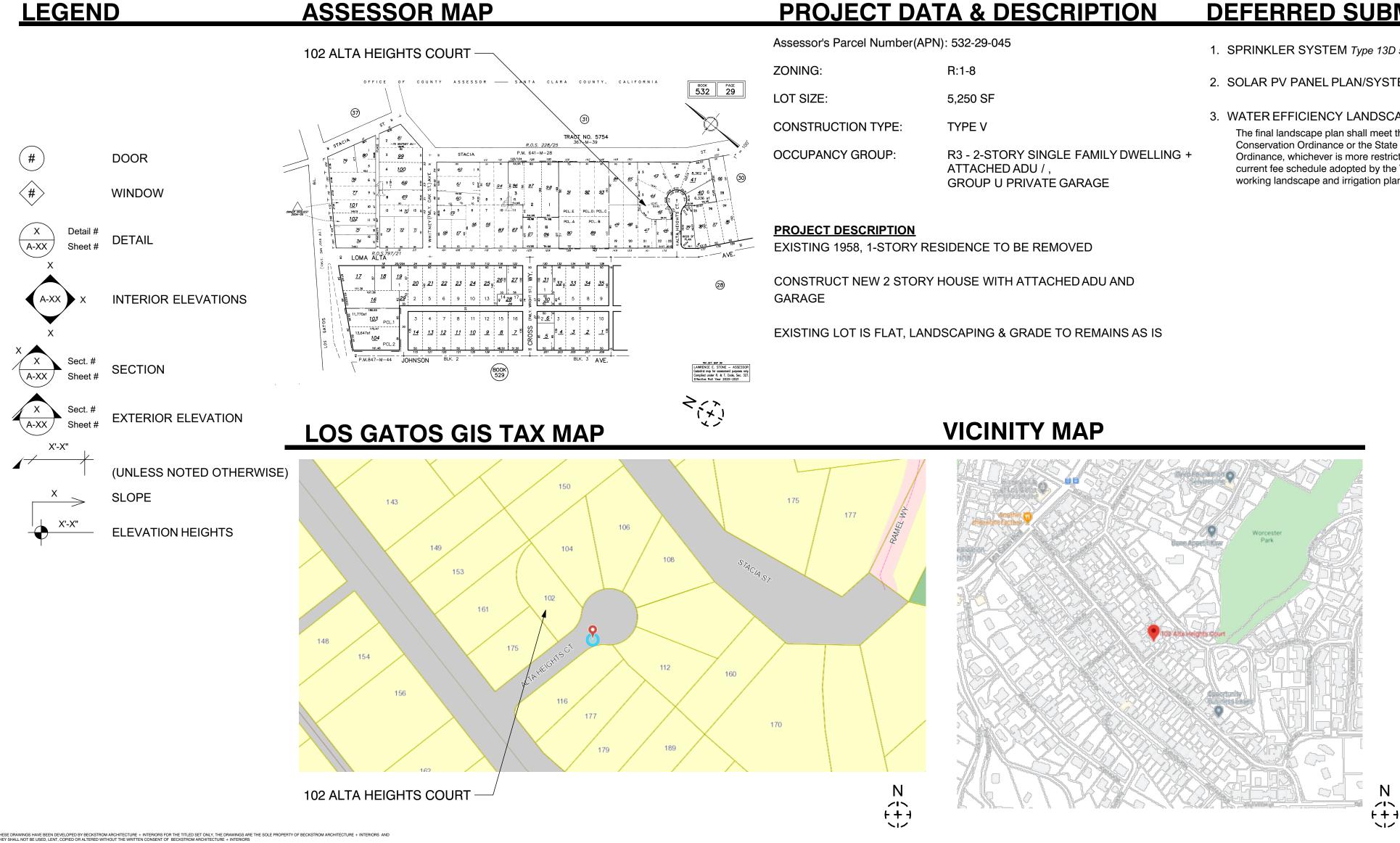
175 LOMA ALTA

102 ALTA HEIGHTS COURT

VIEW 'B' LOOKING NORTHWEST



RENDERING



Los Gatos Residence

104 ALTA HEIGHTS COURT -

NOTES

FIRE SPRINKLERS ARE REQUIRED

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one dwellings as follows: 1.In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building a three thousand six hundred (3,600) square feet.

Fire Sprinkler Systems: Where automatic fire sprinkler systems are required to be installed in new buildings, the system shall be placed in service as soon possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, tex

and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior alarm bell can be installed and connected to the sprinkler waterflow device prior to

installation of the monitoring system 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 subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. S shall be incorporated into the design of any water-based fire protection systems, and / or fire suppression water supply systems or storage of be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of received and the potable water supply of the the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record ar that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7 CONSTRUCTION FIRE SAFETY

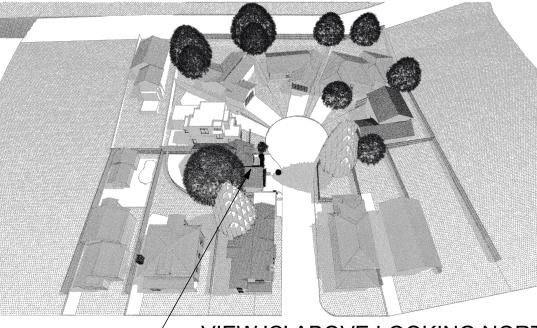
Section A33-47 of the Santa Clara County Code and Section 101 of the California Fire Code give the County Fire Marshal the authority to m such rules and regulations for the prevention and control of fire and fire hazards as may be necessary to carry out the intent of the Code. Co County Fire Marshal Standards and the County Fire Code Amendments can be found on this website. [REF: SCC §A33-47 & CFC §101.4] Co with Chapter 33 Std Detail and Specification S1-7. The Fire Marshal's Office also has the responsibility for enforcing Title 19 of the California Code of Regulations, and portions of the Californ

adopted by the County of Santa Clara. A copy of the County Fire Code is kept at the County Clerk of the Board's Office. PREMISES/ADDRESS IDENTIFICATION The address numbers of the property or project location shall be plainly visible and legible from the street or road fronting

the property at the fire apparatus access point or as otherwise approved per code: These numbers shall contrast with their background. Wh fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers sh 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 by means of a private road and the building cannot be viewedfrom the public way, a monument, pole or other sign or means shall be used to structure. Address numbers shall be maintained. CFC Sec. 505.1

ADDITIONAL NOTE: Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in one- and tw as follows: 1) In all new one- and twofamily dwellings and in existing one- and two-family dwellings when additions are made that in

area to more than 3,600 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to a and two-family dwelling that have an existing fire sprinkler system. Exceptions: 1) One or more additions made to a building after Jan does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Ap the 2019 California Fire Code.



102 ALTA HEIGHTS COURT

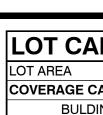
VIEW 'C' ABOVE LOOKING NORTH

Assessor's Parcel Number(APN)): 532-29-045
ZONING:	R:1-8
LOT SIZE:	5,250 SF
CONSTRUCTION TYPE:	TYPE V
OCCUPANCY GROUP:	R3 - 2-STORY SINGLE FAMILY DWELLING + ATTACHED ADU / , GROUP U PRIVATE GARAGE

DEFERRED SUBMITTALS

- 1. SPRINKLER SYSTEM Type 13D system required per SCCFD
- 2. SOLAR PV PANEL PLAN/SYSTEM separate permit
- 3. WATER EFFICIENCY LANDSCAPE ORDINANCE/PLAN: 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.

~~



ALLOWED COV **EXISTING COV** HOUSE GARAGE DRIVEWAY/WAI

SIDE PATIO EXIS

PROPOSED CO HOUSE GARAGE ADU STAIR (UN TOTAL COVERAGE AM COVERAGE AM

102 ALTA FAR CALCULA

GARAGE FAR

FLOOR AREAS

ADU ALLO

PER LID SITE DESIGN MEASURES:

AREAS

	COI	NTACT	S			REVISION	S	ΒY
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			Los Gatos, CA 9503 650 847-8351 eric@beckstromarch		4	4/1/2021		ЕВ
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two-family dwellings t increase the building	A1.0	SITE PLAN			$\boldsymbol{\cap}$	Ш Ш П		
elling Unit. 2) In all to an existing one-	A1.0 A1.1	GRADING PLAN	IS/INFO		/	· -		
January 1, 2011 that d Appendix B and C of	A1.2	SITE PLAN-LAR	GE		<u> </u>	835°		
d Appendix B and C of	A1.3		E DIAGRAM/INFO)	T E 847.		
	A1.4	ARBORIST REP			ノ			
	A1.5 A1.6	ARBORIST REP	IES & FLOOR AREA DIAG	RAMS		С Н (65(
	A1.0 A1.7		GHBORHOOD HISTORY		$\overline{\mathbf{\Sigma}}$	с С		
	A2.0	FLOOR PLAN-E			Ш	I 4		
	A2.1	SLAB PLAN				`		
	A2.2	FLOOR PLANS						
	A2.3	ROOF PLAN						
	A3.0		NS/PLAN-NEIGHBORHOO					
	A3.1		, NEIGHBORHOOD ELEV	ATIONS/VIEWS				
	A3.2		D ELEVATIONS/VIEWS					
	A3.3 A3.4	ELEVATIONS ELEVATIONS						

A4.0 BUILDING SECTIONS BUILDING SECTIONS A4.1

PROJECT AREA CALCULATIONS

LCULATIONS												1
	5,250.00	SF										
ALCULATIONS	0,200100	•										
ING COVERAGE ALLOWED	40%											
VERAGE	2,100.00	SF	IMPER\		3							
VERAGE												
	1,037.00	SF	EXISTIN	EXISTING HEIGHT: APPROX. 20-3"								
	308.00	SF	EXISTI	NG HI	EIGHT	: APP	ROX. 16'-	7"				
ALK	468.00	SF										
	75.00	SF										
STING COVERAGE TOTAL	1,888.00	SF	IMPER\	IMPERVIOUS								
OVERAGE			Note: d	rivew	ay, pa	tio & v	walks to b	be pav	ers on sa	and		
	1,082.77	SF										
	454.06											
NDER SEPARATE PERMIT)	57.63											
L PROPOSED COVERAGE	1,594.46											
MOUNT UNDER ALLOWED			IMPER\									
MOUNT UNDER EXISTING	293.54	SF	IMPER\	/IOUS	S						-	ļ
HEIGHTS	LOT SIZE		5,250	SF								
ATIONS	AREA								FAR		HOUSE	
	5.25	5	0.25	25	0.01	0.2	0.002	0.35	0.348	5,250	1,827.0	SF
	AREA								FAR		GARAGE	
	5.25	5	0.25	25	0.01	0.1	0.0007	0.1	0.099	5,250	521.3	SF
S		-										
FIRST FLOOR	1,082.77											
SECOND FLOOR	742.40											
HOUSE TOTAL	1,825.17											
HOUSE ALLOWED	1,827.00											
AMOUNT UNDER	1.83	SF										
GARAGE	454.06	<u>с</u> г										
	454.06 521.33											
	67.27											
AMOUNT UNDER	07.27	Sr										
ADU (SEPARATE PERMIT)	798.58	QE										
OWED (SEPARATE PERMIT)	801.63											
AMOUNT UNDER	3.05											
HOUSE TOTAL	3,077.81											
HOUSE IOTAL	0,077.01											

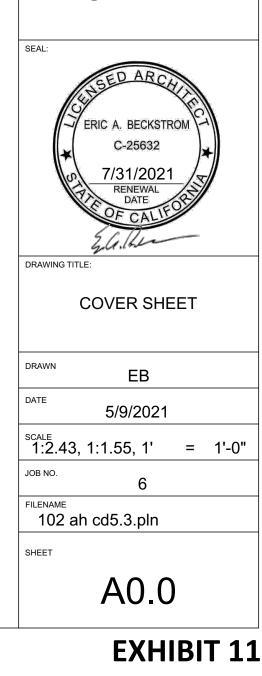
DRAINAGE NOTES

EXISTING SITE DRAINS ONTO THE EXISTING FLAT VEGETATED LAWN WHICH SURROUNDS THE EXISTING HOUSE. ENTIRE LOT HAS MAX. VERTICAL CHANGE OF LESS THAN 1'. SLOPE IS APPROXIMATELY 1.5%

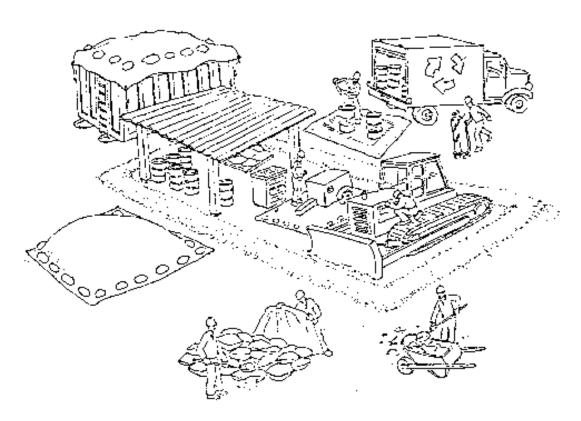
EXISTING ROOF DRAINAGE TO DISCHARGE ACROSS SPLASH BLOCKS AND INTO EXISTING LANDSCAPED AND VEGETATED

NOTE: THE ADU IS UNDER A SEPARATE PERMIT, TYPICAL

Court 95030 045 Residence 0 2 Alta Heights (s Gatos, CA 9 APN: 532-29-0 σ New 102 Los PLANNING PERMIT **SUBMISSION** UPDATE



Pollution Prevention — It's Part of the Plan



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.

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

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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.

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



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

Make sure your crews and subs do the job right!

✓ 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.

- ✓ 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 fastgrowing grasses as soon as possible. Place hay bales down-slope until soil is secure.

✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.

✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

✓ Be sure to call your city's storm drain



- inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

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

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.

✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.

✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- appropriate disposal off site.
- If a suitable dirt area is not available, collect the wash water and remove it for

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.

	NOTES		DEMOLI		OTES	;					GATC	
1. 2.	ALL DIMENSIONS FROM FACE OF STRUCTURE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO	1.	ALL DEMOLITION WORK SHAL IMMEDIATE SUPERVISION OF EXPERIENCE, TRAINING, AND	A PERSON	WITH THE P					BE [SKY	DOWN TYPE	WAR AND
3. 4.	CONSTRUCTION, TYP. SEE STRUCTURAL DRAWINGS FOR EXTENT OF BRACED AND SHEAR WALLS. EXTERIOR WALLS TO BE 2X4 STUD, U.O.N.	2.	ALL REMOVED BUILDING MAT MAY BE SALVAGED AT THE OV OWNER PRIOR TO DEMOLITIC	WNER'S DIS	CRETION. VE	ERIF DVE	TY WITH			NEI	GHBOI	R'S F
5. 6.	INTERIOR WALLS TO BE 2X4 STUD, U.O.N. PROVIDE MIN. 1-HR FIRE SEPARATION CONSTRUCTION BETWEEN R-3 AND U OCCUPANCIES AND MECH. RMS, TYP. 5/8" TYPE X GYP. BD. TO BE APPLIED TO THE GARAGE SIDE	3.	CARE, SALVAGED, AND STOR OWNER. DEMOLITION CONTRACTOR T EXISTING UTILITY, DRAINAGE	O REDIREC	T / RECONN	ECT	- ANY AC	CTIVE	Ē			
7.	WALLS. SHOWER WALLS TO HAVE A SMOOTH, HARD, NON- ABSORBANT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT OT A HEIGHT OF 72" ABOVE THE DRAIN	4.	DISTURBED BY DEMOLITION.	CAP ALL AB	ANDONED L		S. D FIELD					
8.	INLET, PER CRC R307.2. 3/8" (MIN.) THICK TEMPERED GLASS DOOR AT ALL BATH/ SHOWER ENCLOSURES, TYP.	5.	VERIFY ALL DEMOLITION PRIC DISCREPANCIES TO ARCHITE CONTRACTOR SHALL BE RES	CT.				ANY				
9. 10.	PROVIDE 36" MIN. DEEP LANDING (7.75" MAX. BELOW THRESHOLD FOR IN-SWING/ SLIDER DOORS, 11/2" MAX. AT OUT-SWING DOORS) AT ALL EXTERIOR DOORS. THERMAL INSULATION:		DEMOLITION AS REQUIRED FOR RENOVATIONS, AND ALTERAT RESIDENCE.									
	R-15 FACTOR THERMAL INSULATION TYPICAL IN EXTERIOR 2X4 WALLS R-19 or R-30 FACTOR THERMAL (FOAM) INSULATION TYPICAL AT ROOFS.		OWNER AND ARCHITECT TO N TO COMMENCEMENT OF DEM RECYCLE AND/OR SALVAGE F	IOLITION.								
11.	R-13 FACTOR THERMAL INSULATION AT INTERIOR FOR NOISE REDUCTION. EGRESS WINDOW MIN. NET CLEAR OPENING 5.7 SQ. FT. MIN. NET CLEAR WIDTH 20" MIN. NET CLEAR HT. 24".		WEIGHT) OF THE NONHAZARI DEMOLITION WASTE IN ACCO	DOUS CONS RDANCE W	STRUCTION /	AND EN)					
12.	FINISHED SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR. 1/2" THK. GYP. BD, LEVEL 4 FOR ALL INTERIOR WALLS, U.O.N.	0.	A) IDENTIFYING THE CONST MATERIALS TO BE DIVERT REUSE ON THE PROJECT	RUCTION AI	ND DEMOLIT DISPOSAL BY	'ION / RE	CYCLIN	IG,				
13.	ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE NOTCHED TO A DEPTH OF 25% MAX. OF ITS WIDTH. ANY NONBEARING PARTITION MAY BE NOTCHED TO A DEPTH OF 40%, PER CRC 602.6.1.		 SALE B) SPECIFYING IF CONSTRU MATERIALS WILL BE SOR⁻ C) IDENTIFYING DIVERSION CONSTRUCTION AND DEN 	TED ON-SITI FACILITIES	E OR BULK N WHERE THE	/IXE	Ð	DE				
14.	ANY STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIA. OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH AND THE EDGE OF THE HOLE IS NO MORE THAN 5/8" FROM THE EDGE OF THE STUD, AND THE		CONSTRUCTION AND DEN TAKEN D) IDENTIFYING CONSTRUC THE AMOUNT OF CONSTF GENERATED	TION METH	ODS EMPLO	YED	TO REI		Ē			
	HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH OR USE OF AN APPROVED STUD SHOE IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, PER	0 *	E) SPECIFYING THAT THE AN DEMOLITION WASTE MAT CALCULATED BY WEIGHT DOCUMENTATION WILL BE PR	ERIALS DIVI OR VOLUM	ERETED SHA E BUT NOT E	ALL I BY B	BE SOTH					
15.*	CRC 602.6.2. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH	10.	WHICH DEMONSTRATES COM *A PLAN MUST BE DEVELOPED STORM WATER DRAINAGE DU ALGREEN RESIDENTIAL MANDA	IPLIANCE W AND IMPLE JRING CONS	ITH CALGRE MENTED TO STRUCTION.	EEN MA	4.408.2.					
16.*	CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS. AT THE TIME OF FINAL INSPECTION, A MANUAL, CD, WEB-	0,	LOT CALCULAT		5,250.00	QE						
17.*	BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COMPLIES WITH THE SPECIFICATIONS IN CALGREEN 4.410.1. ADHESIVES, SEALANTS, AND CAULKS USED ON THE		COVERAGE CALCULATIONS BULDING COVERAGE		40%							
	PROJECT SHALL MEET THE REQUIREMENTS OF SCAQMD RULE 1168 VOC LIMITS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY		ALLOWED COVERAGE EXISTING COVERAGE		2,100.00							
18.*	MANAGEMENT DISTRICT RULES APPLY. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITHY VOC LIMITS IN TABLE 1 OF THE AIR RESOURCES BOARD ARCHITECTURAL SUGGESTED CONTROL		HOUSE GARAGE DRIVEWAY/WALK		1,037.00 308.00 468.00	SF	EXISTI				ROX. 20- ROX. 16 ¹	
19.*	MEASURE, AS SHOWN IN CALGREEN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION		SIDE PATIO EXISTING COVERA	GE TOTAL	75.00 1,888.00			/IOU:	S			
	94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBTIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522 (c)(2) AND (d)(2) OF THE CA CODE OF REGULATIONS, TITLE		PROPOSED COVERAGE HOUSE GARAGE		1,082.77 454.06	SF		rivew	ay, pa	tio & v	walks to b	be pave
	17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAAQMD SHALL ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PODUCT LIMITS OF REGULATION 8, RULE 49.		ADU STAIR (UNDER SEPARAT TOTAL PROPOSED C COVERAGE AMOUNT UNDER	OVERAGE	57.63 1,594.46 505.54	SF	IMPER					
20.*	HARDWOOD PLYWOOD, PARTICLEBOARD AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE		COVERAGE AMOUNT UNDER	EXISTING		SF	IMPER		S			
	REQUIREMENTS OF OF FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD CA CODE OF REGULATIONS, TITLE 17, SECTION 93120.1(a).		102 ALTA HEIGHTS FAR CALCULATIONS		LOT SIZE AREA 5.25	5	5,250 0.25		0.01	0.2	0.002	0.35
21.*	WHERE CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER, A CAPILLARY BREAK SHALL BE		GARAGE FAR CALCULATION	IS	AREA 5.25	5	0.25	25	0.01	0.1	0.0007	0.1
	INSTALLED IN COMPLIANCE WITH ONE OF THE FOLLOWING: A) A 4-INCH THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR			RST FLOOR	1,082.77 742.40							
	RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED B) OTHER EQUIVALENT METHODS APPROVED BY THE		HOUSE	USE TOTAL ALLOWED	1,825.17 1,827.00 <i>1.83</i>	SF						
22.*	 ENFORCING AGENCY C) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER 		GARAGE	GARAGE ALLOWED	454.06 521.33	SF						
	DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.			UNT UNDER	67.27	SF						
23.*	INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUF. DRYING RECOMMENDATIONS		ADU ALLOWED (SEPARAT	,	801.63 3.05 3,077.81	SF SF						
24.*	SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE. WHEN REQUIRED BY THE ENFORCING AGENCY, SPECIAL INSPECTORS SHALL PROVIDE INSPECTIONS OR OTHER		FLOOR	AREA-				AM	1S (A1.6	5 5
	DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH APPLICABLE CODES. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH		FLOOR AREA SECTION A	HOUSE		/IDT 11.8	7 13.	25	AI	REA (SI 157.2	.8	N U
25.*	THEY ARE INSPECTING. DOCUMENTATION OF COMLIANCE SHALL INCLUDE, BUT IS		B C D			6.3 11.0 19.9	8 3.	.45 .33 .50		34.7 36.9 467.8	0	SI P
	NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY.		D F	F		11.0 17.5	8 13. 0 13. IL	.12 .75	1	145.3 240.6 ,082.7	7 3 7	۲I
			G H			9.1 9.8 6.0	7 20.	16		116.6 198.9 60.7	8	

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742.40

1,825.17 SF

14.22

161.28

315.02

35.19

150.00

122.87

798.58 SF

433.05

21.01

454.06 SF

10.87

17.50

5.95

12.00

19.00

6.12

20.00

7 16

5 54

GARAGE TOTAL

16.

HOUSE TOTAL

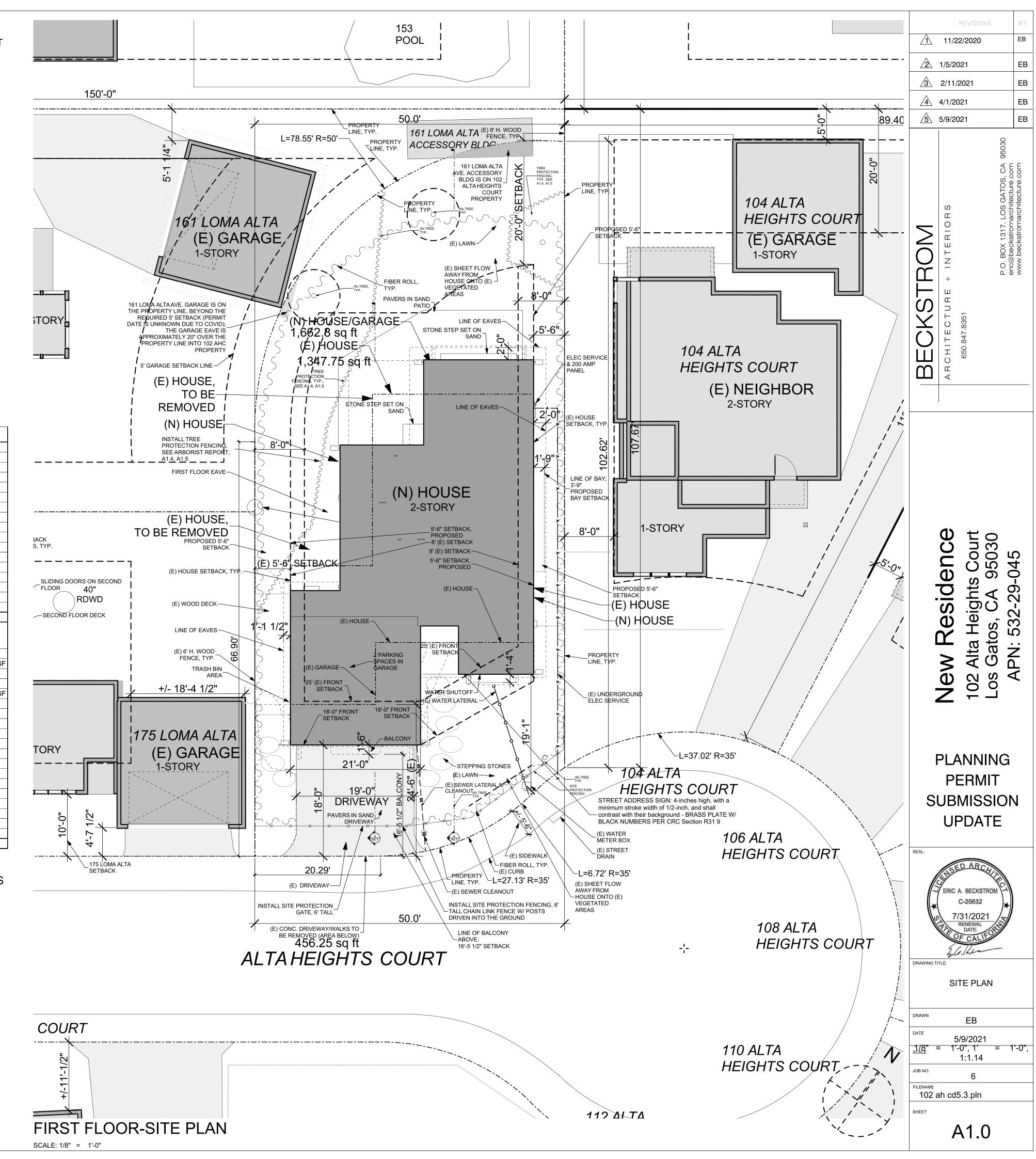
SECOND FLR SUBTOTAL

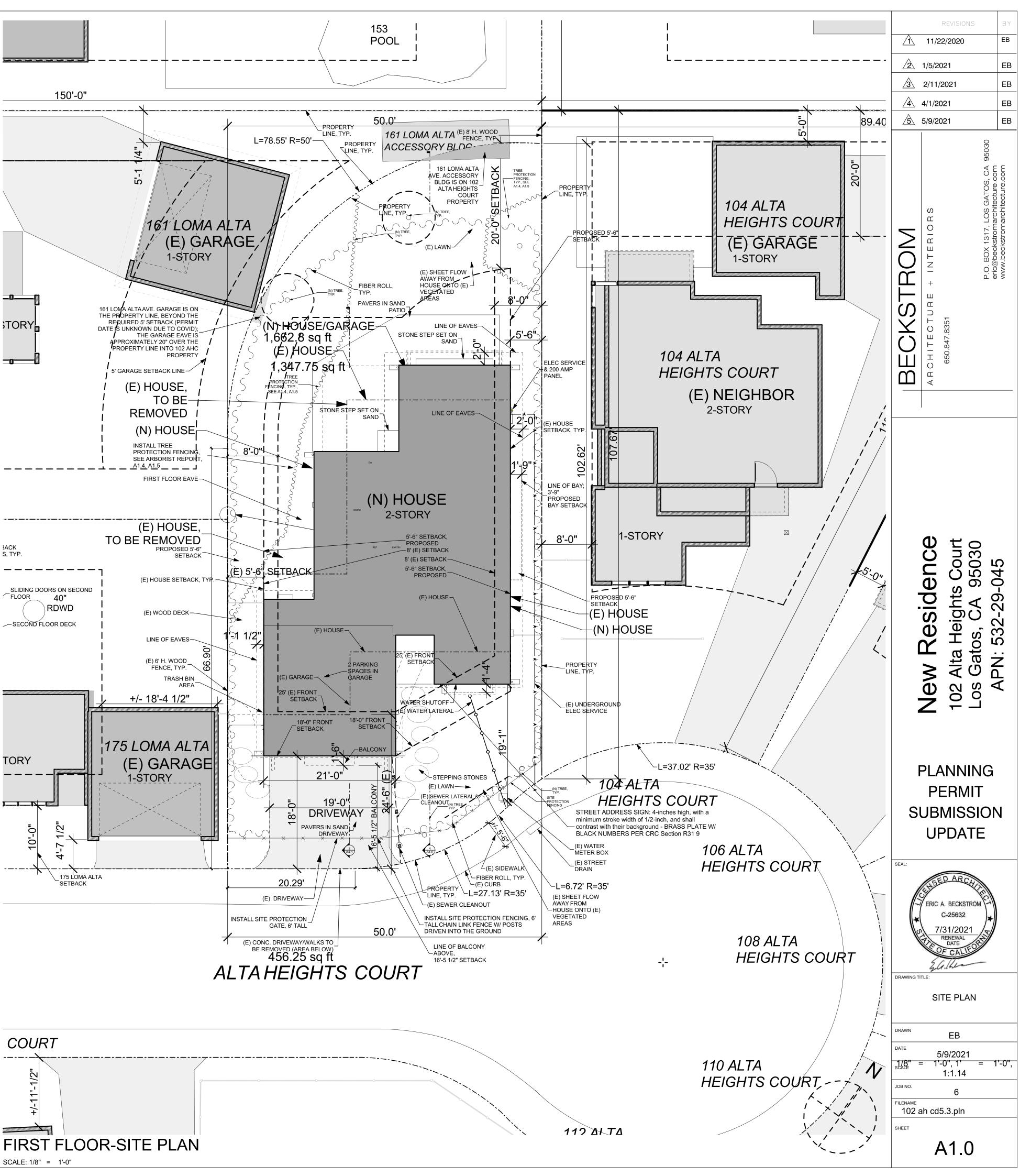
ADU (SEPARATE PERMIT)

ADU TOTAL (SEPARATE PERMIT)

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PLANNING NOTES: RIOR LIGHTING WILL ARD DIRECTED/NIGHT ND SHIELDED FROM PER TOWN CODE





avers on sand FAR HOUSE 0.348 5,250 1,827.0 SF FAR GARAGE 0.099 5,250 521.3 S

NOTE: THE ADU IS UNDER A SEPARATE PERMIT, TYPICAL

DRAINAGE NOTES

1. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5% FOR A MINIMUM DISTANCE OF 10'. (CBC 1804.3) EXCEPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN 2%. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF BACKFILL.

2. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT THE REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS OF THE SITE. (CBC 1808.7.4)

3. ALL RUN OFF FROM ROOFS SHALL BE COLLECTED BY ROOF GUTTERS. ALL ROOF GUTTER DOWNSPOUTS SHALL BE EQUIPPED WITH SCREENS TO PREVENT THE INTRUSION OF LEAVES, TWIGS & DEBRIS .

4. ROOF GUTTER DOWN SPOUTS SHALL BE EQUIPPED WITH SPLASH BLOCKS LOCATED IMMEDIATELY BELOW POINT OF DOWNSPOUT DISCHARGE. SPLASH BLOCKS SHALLL DIRECT ROOF GUTTER FLOW AWAY FROM BUILDING FOUNDATION AS REQUIRED TO PREVENT PONDING OF WATER ADJACENT TO BUILDING FOUNDATION.

5. ALL STORM DRAINAGE PIPING, FITTINGS, AREA DRAINS, DROP INLETS ETC SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECS.

6. ALL PIPES FROM THE ROOF GUTTER DOWN SPOUTS AND/OR YARD PIPING SHALL BE IN 4" SDR-35, UNO. SLOPE MIN. 1% MIN TO APPROVED RELEASE LOCATION.

7. SIDE YARD DRAINAGE SWALES SHALL BE CONSTRUCTED TO FACILITATE RUNOFF AWAY FROM BUILDING FOUNDATIONS AT THE MAX RATE PRACTICABLE. RUNOFF TO ADJACENT PARCELS IS PROHIBITED.

8. UNO, ALL DRAINAGE SWALES AND OTHER LANDSCAPED FINISH SURFACES SHALL BE CONSTRUCTED TO PROMOTE RUNOFF CONTACT WITH LANDSCAPE VEGETATION AND SOIL MEDIA EN ROUTE TO APPROVED DISCHARGE LOCATION. RUN OFF SHALL BE DIRECTED TOWARD FRONT YARD AND BACKYARD AS SHOWN. PROVIDE 1% MINIMUM SLOPE TOWARD DISCHARGE LOCATION IN LANDSCAPED AREAS, EXCEPT TOWARD BUILDING FOUNDATION.

9. BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURE THAT HAVE FLOOD LEVEL RIMS LESS THAN 12-INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. CPC 710.0.

10. ONE OR MORE OF THE FOLLOWING MEASURES TO PREVENT FLOODING OF ADJACENT PROPERTY IN ACCORDANCE WITH CGBSC SECTION 4.106.2:

A. PROVIDE RETENTION BASINS OF SUFFICIENT SIZE TO RETAIN STORM WATER ON SITE.

B. WHERE STORM WATER IS CONVEYED TO THE PUBLIC DRAINAGE SYSTEM, SHOW METHOD OF FILTRATION

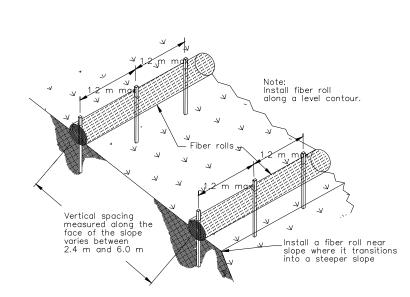
CONSISTING OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. C. SHOW COMPLIANCE TO LOCAL STORM WATER ORDINANCE.

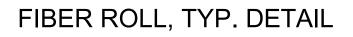
11. MATERIAL COLLECTION: THE TOWN EXCLUSIVE PROVIDER OF THIS SERVICE IS WEST VALLEY COLLECTION & RECYCLING (408) 283-9250.

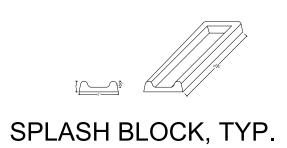
EXISTING SITE DRAINS ONTO THE EXISTING FLAT VEGETATED LAWN WHICH SURROUNDS THE EXISTING HOUSE. ENTIRE LOT HAS MAX. VERTICAL CHANGE OF LESS THAN 1'. SLOPE IS APPROXIMATELY 1.5%

PER LID SITE DESIGN MEASURES:

EXISTING ROOF DRAINAGE TO DISCHARGE ACROSS SPLASH BLOCKS AND INTO EXISTING LANDSCAPED AND VEGETATED AREAS







-____0'-0" ------EXISTING HOUSE, SHOWN DASHED -00' PROPOSED HOUSE-STRUCTURAL —SLAB ON GRADE THROUGOUT HOUSE SLAB EXISTING HOUSE, SHOWN DASHED ▖▖▃▖▖▃▖▖▃▔▖▛▗ੁ=▖▖▃▔▖ _**_-**-0'-7 1/2" _**___**=1'-3" GARAGE SLAB STRUCTURAL -SLAB ON GRADE THROUGOUT _---_-- PROPOSED HOUSE

FIRST FLOOR-SLAB PLAN

SCALE: 1/8" = 1'-0"

GRADING NOTES

HOUSE FOOTPRINT TO REDUCE SITE IMPACT EFFECTS

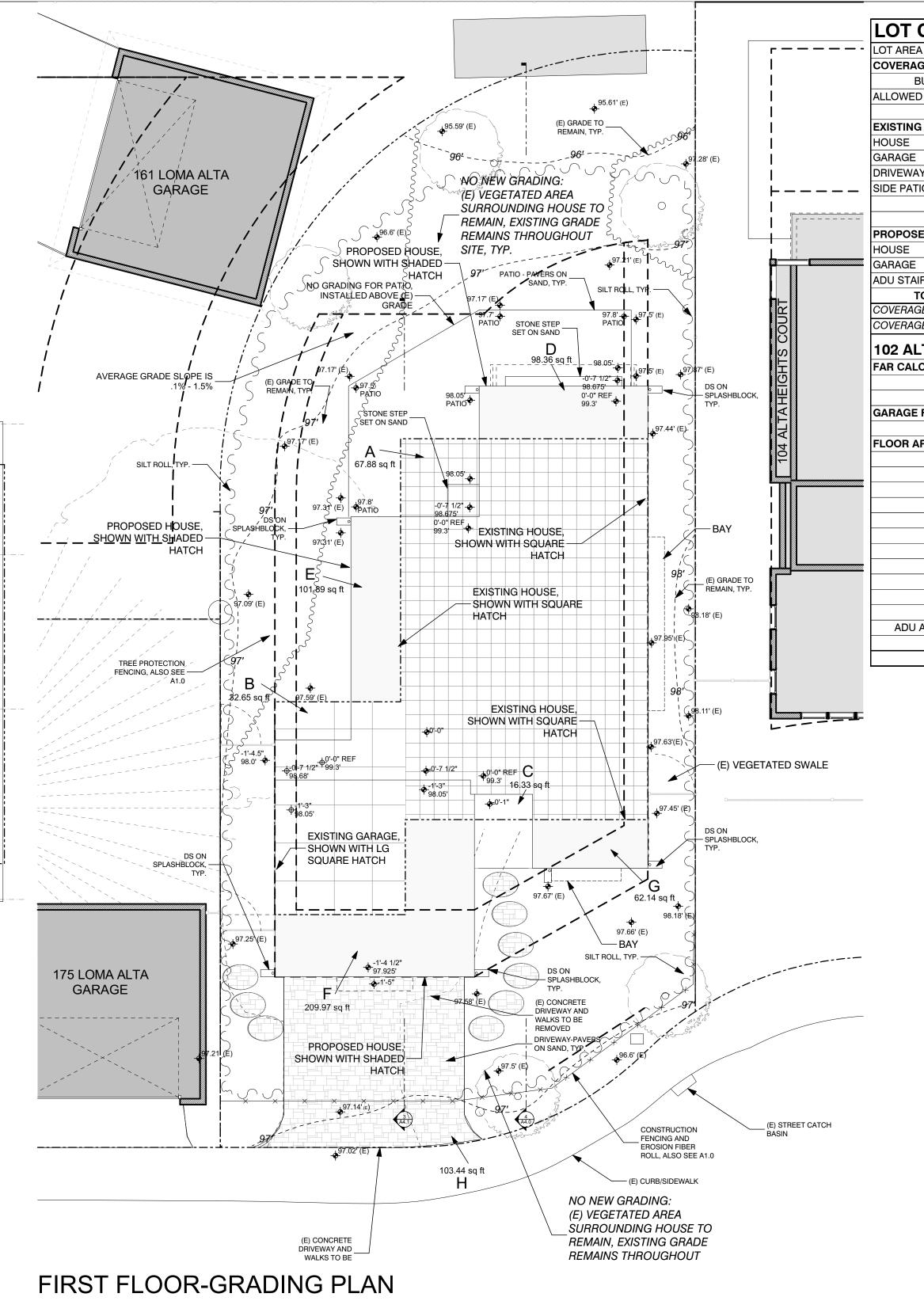
A. HOUSE/GARAGE GRADING QUANTITY: 26.19 CUBIC YARD TOTAL CUT/FILL IMPERVIOUS SURFACES, THE DRIVEWAY WILL INCREASE SLIGHTLY IN WIDTH WHICH WILL REQUIRE MINIMAL GRADING

A. DRIVEWAY QUANTITY: 1.72 CUBIC YARD TOTAL CUT/FILL 3. BACK PATIO - NO GRADING REQUIRED, PAVER PATIO WILL BE BUILT OVER THE EXISTING GRADE

A. NO GRADING REQUIRED

HOUSE - GRADING QUANTITIES (ap	oprox. cu. yds)
--------------------------------	-----------------

2.4 m and 6.0 m						TIES (approx.		1.55	1 -1 - 1							
y	ARE	A CUT sq				MAX. DEPTH yd	TOTAL (cu. yds)	AREA		9 sq. f/sq. yd			MAX. DEPTH yd	TOTAL (cu. yds)	GRAND TOTAL (cu. yds)	
	A	67.88		7.54		0.40	3.02	D	98.36	9.00	10.93	Х	0.40	4.37		
	В	32.65		3.63	х	0.40	1.45	E	101.89	9.00	11.32	х	0.40	4.53		
	С	16.33	9.00	1.81	х	0.40	0.73	F	209.97	9.00	23.33	х	0.40	9.33		
								G	62.14	9.00	6.90	х	0.40	2.76		
ER ROLL, TYP. DETAIL			SubTota	12.98	3 sq. yd	SUBTOTAL	5.19			SubTotal	52.48	sq. yd	SUBTOTAL	20.99	26.19	Э си. у
														MAX. ALLOWED	50.00	00 cu. yo
														AMOUNT UNDER	-23.81	1 cu. y
						NTITIES (ap	,									
	ARE		. ft 9 sq. f/sq. yd				TOTAL (cu. yds)	AREA	FILL sq. ft	9 sq. f/sq. yd	sq. yd		MAX. DEPTH yd	TOTAL (cu. yds)	GRAND TOTAL (cu. yds)	
	Н	103.4	9.00	11.49) x	0.15	1.72									
			SubTota	11.49	9 sq. yd	SUBTOTAL	1.72									
															1.72	2 cu. y
															50.00	-
PLASH BLOCK, TYP.														MAX. ALLOWED	50.00	00 cu. yo



SCALE: 1/8" = 1'-0"

1. HOUSE/GARAGE - NO NEW GRADING ON THE SITE BEYOND THE HOUSE FOOTPRINT, IE. ALL EXISTING GRADES TO BE MAINTAINED. HOUSE IS UTILIZING A STRUCTURAL SLAB OVER THE EXISTING

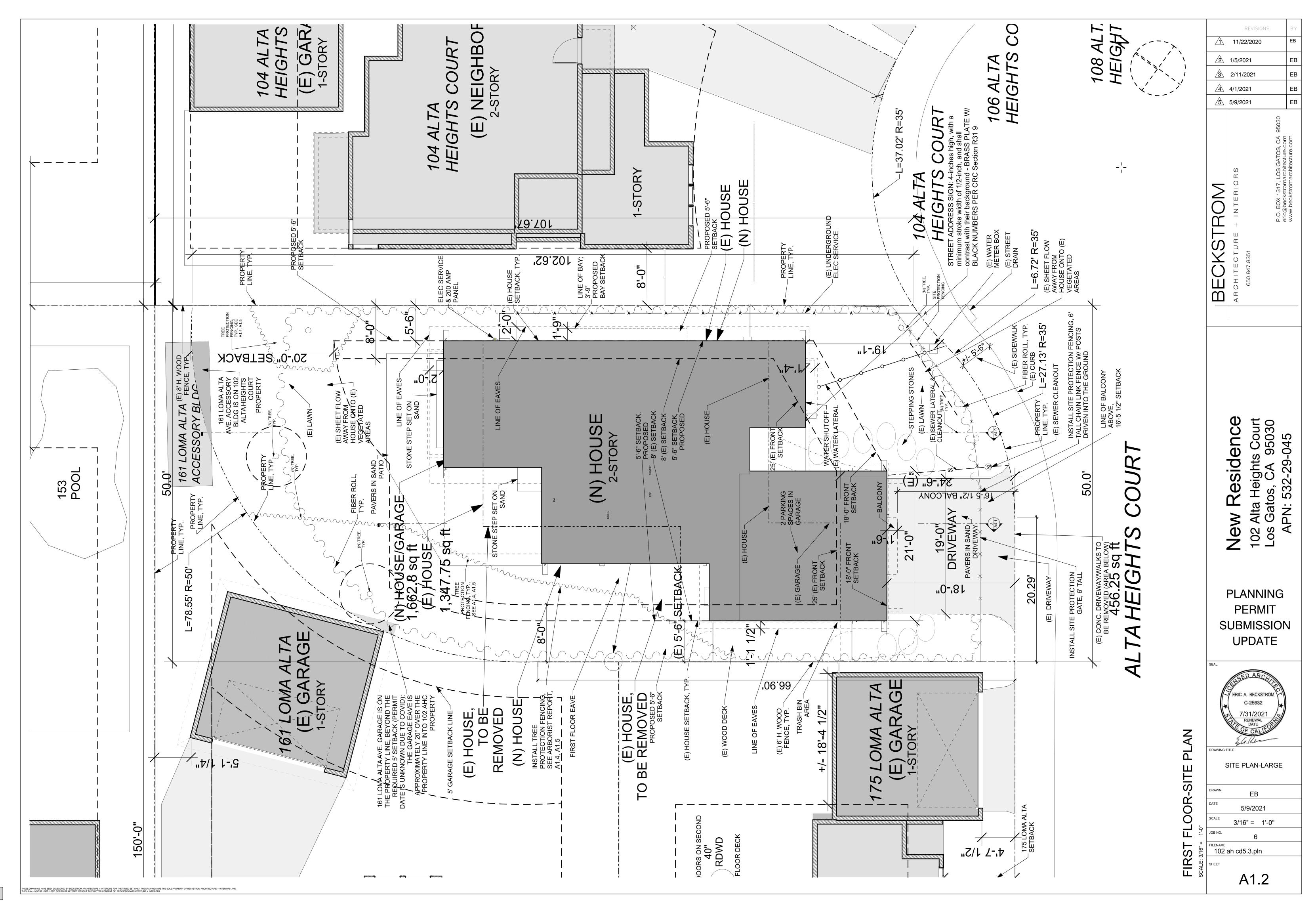
2. DRIVEWAY - EXISTING CONCRETE DRIVEWAY WILL BE USED DURING CONSTRUCTION AND REMOVED AT THE END OF CONSTRUCTION FOR A NEW PAVER OVER SAND DRIVEWAY TO REDUCE

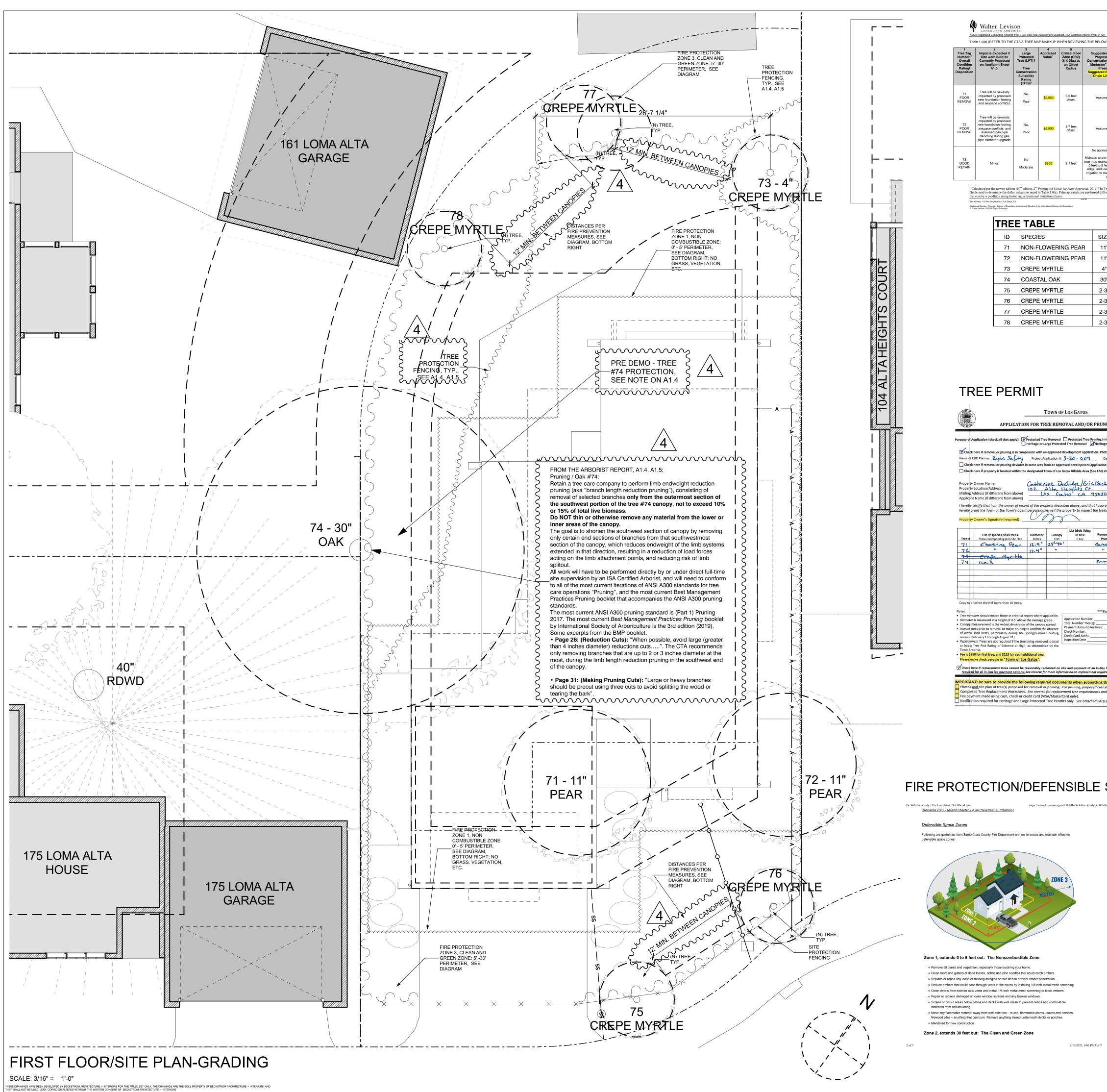
CALCULATIONS												
A	5,250.00	SF										
GE CALCULATIONS												
BULDING COVERAGE ALLOWED	40%											
D COVERAGE	2,100.00	SF	IMPER\	/1008	S							
G COVERAGE												
	1,037.00	SF	EXISTIN	IG HI	EIGHT	APP	ROX. 20-	3"				
	308.00	SF	EXISTIN	IG HI	EIGHT	APP	ROX. 16'-	7"				
AY/WALK	468.00	SF										
ПО	75.00	SF										
EXISTING COVERAGE TOTAL	1,888.00	SF	IMPER\	/IOU	5							
ED COVERAGE			Note: d	rivew	ay, pat	io & v	walks to b	be pav	ers on sa	Ind		
	1,082.77	SF										
	454.06											
IR (UNDER SEPARATE PERMIT)	57.63											
TOTAL PROPOSED COVERAGE	1,594.46											
GE AMOUNT UNDER ALLOWED	505.54		IMPER\									
GE AMOUNT UNDER EXISTING	293.54	SF	IMPER\	/IOU	3						-	
LTA HEIGHTS	LOT SIZE		5,250	SF								
CULATIONS	AREA								FAR		HOUSE	
	5.25	5	0.25	25	0.01	0.2	0.002	0.35	0.348	5,250	1,827.0	SF
FAR CALCULATIONS	AREA								FAR		GARAGE	
	5.25	5	0.25	25	0.01	0.1	0.0007	0.1	0.099	5,250	521.3	SF
AREAS												
FIRST FLOOR	1,082.77											
SECOND FLOOR	742.40											
HOUSE TOTAL	1,825.17											
HOUSE ALLOWED	1,827.00											
AMOUNT UNDER	1.83	SF										
GARAGE	454.06											
GARAGE ALLOWED	521.33											
AMOUNT UNDER	67.27	SF										
ADU (SEPARATE PERMIT)	798.58											
ALLOWED (SEPARATE PERMIT)	801.63											
AMOUNT UNDER	3.05											
HOUSE TOTAL	3,077.81	SF										

1			REVISION	S	ΒY
	Image: Ample of the second	11/2 1/5/20 2/11/ 4/1/20 5/9/20	2021)21		EB EB EB EB EB
SF SF	BECKSTROM	ARCHITECTURE + INTERIORS	650.847.8351	P.O. BOX 1317, LOS GATOS, CA 95030 eric@beckstromarchitecture.com	www.beckstromarchitecture.com
		New Residence	02 Alta Heights Court	Los Gatos, CA 95030	N. 332-23-043
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	F	PL# PI UB	ANNI ERM MISS PDA	ng It Siop	
	F SI SEAL:		ANNI ERM MISS		N

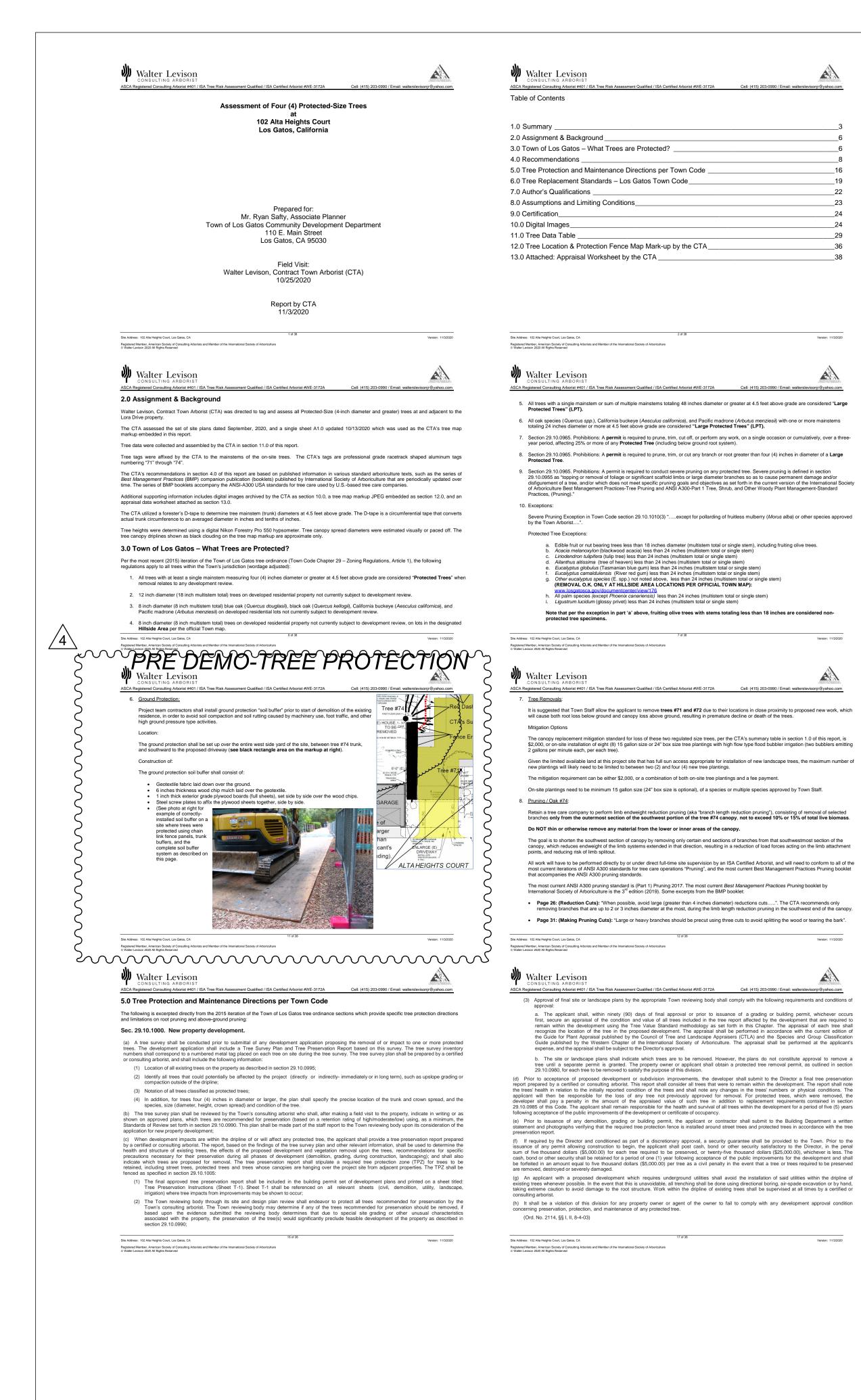
A1.1

NOTE: THE ADU IS UNDER A SEPARATE PERMIT, TYPICAL





LOW MAT	Cell: (415) 203-0990 / Em	ail: walterslevisonjr@yahoo.cc	in .	CONSU	er Levison	ISA Tree Risk Assess	ment Qualified / ISA Certit	ied Arborist #WE-3172A	Cell: (415) 203-0990 / E	mail: walterslevisonjr@yał	DO.COM		11/22/2020		B \ EB
posed Pla ation Suit	6 anges to Applicant's ans to Boost Tree tability Rating (TCS) to		1 Tree 8 Numi eplacement Ove Size Tree Cond Rati Diane	Tag Impacts ber / Site we rall Currentl ition on Appl ng/ A	ere Built as Pr ly Proposed Tre licant Sheet A1.0.	Large Approtected Va ee (LPT)?	4 5 raised Critical Ro Iue ¹ Zone (CR (6 X Dia.) an Offse Radius	Z) Proposed as Conservation S t "Moderate" or Preserv	6 hanges to Applicant's Plans to Boost Tree uitability Rating (TCS) to "Good", if Tree is to be d and Protected.	7 Replacement Rate Per Canopy Lost	8 Replacement Size Tree		11/22/2020	J	EE
Preserved ted Root I	Good", if Tree is to be and Protected. Protection Zone (RPZ) ince Offset Radius.		Dispos		Su	iservation uitability Rating (TCS)?		Suggested Ro Chain Link	t Protection Zone (RPZ) Fence Offset Radius.				2/11/2021		EE
sume tree	is to be removed.	4 X \$250 = 1 \$1,000.	5 gallon or 24" box	during footing wo trunk, v founda	ss will occur foundation ork west of the where new ttion will be				l new plan shows new			4	4/1/2021		E
				trunk ed origina residence	closer to the dge than the al existing the foundation edge.		CRZ 18 fe offset radiu which is n going to b able to be	residence foundat s, bumpout of 5.5 lat foundation in the Given the proposi- on the October 3	along much of the existing on footing edge, with a nev eral feet west of the existin- area directly east of trunk. ed configuration as shown 020 site plan iteration, the	g		<u></u>	5/9/2021		E
sume tree	is to be removed.		5 gallon or 24" box 74 GO(RET,	* roughly DD elevation AIN at centerli which	n is +/- 20	Yes \$2: loderate	3,900. achieved except alou the west si of the rea yard, when fencing ca	expected impacts will be moderate chain link fencing the CTA's tree	020 site plan iteration, the to the oak #74 root system assuming that protective will be erected as shown or protection map markup n this arborist report.	10 X \$250 =	15 gallon or 24" box			95030	
hain link R narkup em o 8 feet RA	an changes required. RPZ fencing per the CTA's bedded in this report, and ADIUS offset from trunk	2 X \$250 = 1 \$500.	5 gallon or 24" box	horizonta the Canopy ex diamet	al feet east of e trunk. xtends 75 feet ter (mainly tward over the		be erecte out to roug 50 feet fro trunk.	In a perfect world work would matc foundation exactly new work west of	the "ideal" new foundation the existing older edge of to minimize or eliminate a he existing older residence ation footprint.	11				CA	.com
d use han o maintair	d-watering or timer type n soil moisture during the ct buildout.	4000		adjoinin property), to be ma propo	ng neighbor , and appears ainly clear of osed new ce roof peak			loun	ation rootprint.					· · · ·	cture.c
	Formula Technique (TFT) was using a calculation of replace		olying	2020-21 Town	of Los Gatos In-lieu			uired 24" box mitigatio	n tree planting not instal		11/3/2020		ы С	LOS G/	eric@peckstromarchitecture. www.beckstromarchitecture.
				Registered Member, Ame © Walter Levison 2020 All	erican Society of Consulting Arboris II Rights Reserved	its and Member of the Interna	itional Society of Arbonculture					5	0 8	1317, L	beckstromarchite
SIZE	CONDITION			ATUS	NOTES					_		\leq	Ш Н	BOX 1	becks
11" 11"	OVERMATURE,			MOVE				, DEAD BRANC , DEAD BRANC		_		M		Р.О. .0.	eric@ www.
4" 30"	AVERAGE HEAL				ON 3 PROF	ERTIES, NE		ANT IT TRIMME	D FOR HEALTH	_		Ē	+ ш		
2-3"	NEW		NE	W	15 GALLON	, STAKED F	PER CODE			-		S			
2-3" 2-3"	NEW NEW		NE NE		15 GALLON	•				_			Е С Т 7.8351		
2-3"	NEW		NE	W	15 GALLON	I, STAKED F	PER CODE					O	650.847		
	4	& Public Works Service center 1 Miles Avenue taos, CA 95030							Revised Octo	per 27, 2020					
		408) 399-5771	_		TOWN	REPLAC	PARKS AND PUB EMENT CANOPY N Replacement Requ		MENT						
tage or La Photos an	arge Protected Tree Pruning d site plan required. Approval:	I		Canopy Siz	ze of Removed Tree		Replaceme Requiremen	ent	Single Family Residenti Replacement Option ^{3,}						
tion (desc	or additional provisions)	eeded)	N	0 feet or less Iore than 10 feet Iore than 25 feet		Three	24 inch box trees e 24 inch box trees 24 inch box trees; c	Thre	15 gallon trees e 15 gallon trees 15 gallon trees						
cksha 30	Phone: 408.307 Email:	bridge		lore than 40 feet		box t Six 24			Available						
prove of	Phone: f the action(s) requested I at are covered by this app		G	reater than 55 fe	et	Ten 2	24 inch box trees; o 36 inch box trees	r Not	Available				Φt	0	
	Date: <u> - 9-</u>]	2020			rement shall be use Town Arborist, in-l				64.00	0.00			Dou Cou	03(Q
move or Prune MovL	DESCRIBE REASON FO AND/OR PRU Foundation of	NING	30		de tiel De de serve	36"	Box Tree Box Tree	(4) 15-gallon C \$500						95	04
une	New home car it has not be	struction -	ti	hat are not subje pproved in-lieu fe	ct to the Town's Hil ee for single family	llside Developme residential shall	ent Standards and G be based on the 24	Guidelines. All 15 gallo "Box Tree fee above.	dential lots under 10,000 n trees must be planted available planting location	on-site. Any		-	SIDE ights	\triangleleft	2
	dead branche	2.	t. n	o structures, over ative species sha	rhead clearances, s all be strongly enco	oil type, compat uraged. See atta	ibility with surroun ached FAQs for rep	ding canopy and othe	relevant factors. Repla s in designated Hillside	cement with		-	BSI eid		- Z
			_		nopy Feet - קטי ק	Required Rep 15 9211		Proposed S Species of Rep 4 15 galle		eu Fee			$\overset{\mathbb{W}}{\sim}$ $\overset{\mathbb{H}}{\prec}$	OS,	53
*For Offi	ice Use Only***		-	72 "		**			i itz	,000 -			/ F Ita	Gatos	Z
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ieu fee is		approval is	L		*** <mark>Town arbor</mark>	ist approval is	s required for al	l in lieu fee payme							
	be indicated on photo.														
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Site Address: 102 Alta Heights Court, Los Gatos, CA

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1.0Summary

ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172/

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

(if applicable) that will optimize tree survival over the long term.

a. Below is a matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade on site, and adjacent to the site).

The CTA calculated the appraised value of each tree, which can be used as a tool for determining the proper security bond amount to have the applicant

post with the Town as a hedge against site plan-telated tree damages (if applicable). Appraised values can also be used to determine damage fees if trees are determined during or after construction to have been damaged such that mitigation is required.

In the table, the CTA (Contract Town Arborist) has outlined expected impacts to each tree, along with suggestions for adjustments to the plan set

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ASC	A Registered Consulting Arborist	#401 / ISA Tree Risk	Assessment Qual	ified / ISA Certified A	rborist #WE-3172A Cell: (415) 203-0990 / Ema
Tab	e 1.0(a) (REFER TO THE	CTA'S TREE MA	P MARKUP W	HEN REVIEWI	NG THE BELOW MATRIX)
1 Tree Tag Number / Overall Condition Rating/ Disposition	2 Impacts Expected if Site were Built as Currently Proposed on Applicant Sheet A1.0.	3 Large Protected Tree (LPT)? Tree Conservation Suitability Rating (TCS)?	4 Appraised Value ¹	5 Critical Root Zone (CRZ) (6 X Dia.) as an Offset Radius	6 Suggested Changes to Applicant's Proposed Plans to Boost Tree Conservation Suitability Rating (TCS) to "Moderate" or "Good", if Tree is to be Preserved and Protected. Suggested Root Protection Zone (RPZ) Chain Link Fence Offset Radius.
71 POOR REMOVE	Tree will be severely impacted by proposed new foundation footing and airspace conflicts.	No. Poor	<mark>\$2,050.</mark>	6.5 feet offset.	Assume tree is to be removed.
72 POOR REMOVE	Tree will be severely impacted by proposed new foundation footing, airspace conflicts, and assumed gas pipe trenching during gas pipe diameter upgrade.	No. Poor	\$5,000.	8.7 feet offset.	Assume tree is to be removed.
73 GOOD RETAIN	Minor.	No Moderate	<mark>\$800.</mark>	2.1 feet	No applicant plan changes required. Maintain chain link RPZ fencing per the CTA's tree map markup embedded in this report, and 5 feet to 8 feet RADIUS offset from trunk edge, and use hand-watering or timer type irrigation to maintain soil moisture during the project buildout.

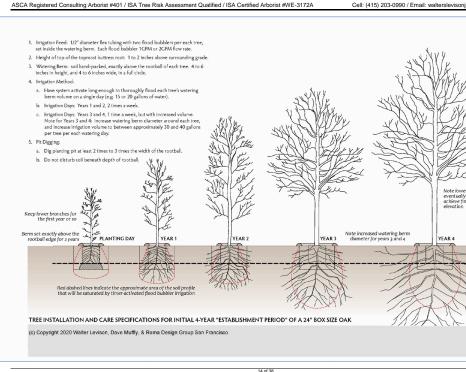
Calculated per the newest edition (10th edition, 2nd Printing) of Guide for Plant Appraisal, 2019. The Trunk Formula Technique (TFT) was the specific tech uide used to determine the dollar valuations noted in Table 1.0(a). Palm appraisals are performed differently, using a calculation of replacement cost, and that cost by a condition rating factor and a functional limitations factor. Site Address: 102 Alta Heights Court, Los Gatos, CA Registered Member, American Society of Consulting Arborists and Member of the International Society of Arboriculture © Walter Levison 2020 All Rights Reserved

Walter Levison TREE PROTECTION ASCA Registered Consulting Arborist #401 / ISA Tree Ris 3. Trunk Buffer Wrap Type III Protection: Prior to demolition commencement, install trunk buffer around tree #74 being retained on-site. Wrap one (1) entire roll of orange plastic snow fencing around the trunk of tree #74, between grade and up to 6 or 8 feet above grade to create a padding of at least 1 to 2 inches thickness around each tree trunk. Stand 2x4 wood boards upright, side by side, around the entire circumference of the orange plastic wraps. Afti using duct tape (do not use wires or rope). See spec image at right showing the wooden boards correctly mounted against one entire roll of orange snow fencing, such that the wood does not actually touch the trunk at all 4. (Required) Chain Link Fencing Type I and/or Type II Root Protection Zone (RPZ): Prior to demolition commencement, erect chain link fencing panels set on moveable concrete block footings (see sample image below right). Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do <u>not</u> wire the fence panels to the trunks of the trees. These panels are available commonly for rent or purchase. Fence routes: Per the red dashed lines indicated on the CTA's tree map markup, drawn to scale, below in this arborist report. This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site. The protective fencing must not be temporarily moved during construct No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "PD7" No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

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Sec. 29.10.1010. Pruning and maintenance.

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(Ord. No. 2114, §§ I, II, 8-4-03)

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

- (1) Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tre permission from the Director before performing any work, including pruning, which may cause injury to a protected tree. (e.g. cable trenching, gas, water, sewer trench, etc.).
- (2) Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of National Standards Institute (ANSI) A300 (Part 1)- Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, ex an experimental production of the section of t other alternative is available, is prohibited.
- (3) No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affect percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for polla mulberry trees (*Morus alba*) or other species approved by the Town Arborist. Applications for a pruning permit shall include photo
- (4) No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than for diameter (12.5" in circumference) without first obtaining a permit pursuant to this division

6.0 Tree Replacement Standards – Los Gatos Town Code

(Excerpted from Town Code 29.10.0985 and 29.10.0987)

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- (1) Two (2) or more replacement trees, of a species and size designated by the Director, shall be planted on the subject private proe Tree Canopy-Replacement Standard shall be used as a basis for this requirement. The person requesting the permit sh of purchasing and planting the replacement trees. (2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the To resolution shall be paid to the Town Tree Replacement Fund to
- a. Add or replace trees on public property in the vicinity of the subject property; or
- Add or replace trees or landscaping on other Town property; or c. Support the Town's urban forestry management program. (Ord. No. 2114, §§ I, II, 8-4-03)
- Table 3-1 Tree Canopy Replacement Standard

ASCA Registered Consulting Arborist # 4.0 Recommendations 1. Project Arborist ("PA"): Initial Signoff It is recommended that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during

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

TREE PROTECTION

- Town planner associated with this project (rsafty@losgatosca.gov) beginning with the initial tree protection verification approval letter". 2. Project Team Pre-Project Adjustments, Clarifications, and Limits Suggested or Required: 2a. Tree Protection Fencing and Trunk Buffer Wraps:
- Fence off trees #73 and #74 using chain link fencing per the distances indicated as red dashed lines shown to scale on the CTA's tree map markup below in this arborist report. The fencing for tree #74 will range from 8 feet radius offset from trunk in the area directly east of trunk, to 50 feet offset radius in the area north of trunk (along the west side of the rear yard). Install trunk buffer wrap around tree #74 per the specifications listed below in this recommendations section of the arborist report.
- 2b. Ground Protection: Install ground protection along the west side yard area west of the proposed garage footprint, to prevent soil rutting and soil compaction during proposed demolition of existing residence, and proposed new residential build work. Specifications are indicated below in this section of the arborist
- 2c. Pruning Perform minor (10% to 15% of total biomass) limb length reduction pruning (aka "limb endweight reduction pruning") at the outermost ends of the southwest section of the canopy of tree #74. All pruning will need to conform to the most current iterations of ANSI A300 pruning standards and the Best Management Practices Pruning booklet that accompanies the ANSI A300 standards. Details are indicated below in this section of the arborist
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9. New Plantings / Tree Installation Specs (if applicable): Ideally, two (2) high flow type adjustable bubblers each emitting 1/2 to 2 gallons per minute (2GPM), depending on percolation rate of planting pit, are set over the rootball of each single tree planting, and each tree is installed with two (2) or three (3) 2-inch diameter wooden planting stakes (not the shipping stake), with a set of figure-8 Cinch Ties [™] affixed per the standard spec Note how the tree stakes are cut to just above the elevation of the Cinch-Ties to avoid abrasion between the stakes and the limbs and trunk during wind movement

- A watering berm consisting of site soil is formed around the edge of the rootball to force irrigation water to pool up directly over the rootball, as seen in the image below in this arborist report. Above Right: Spec planting at a site on which the CTA consults June 2020. Note that the shippi
- Below Right: Proper installation of a new 24" box size tree with two (2) high flow type 1/2 GPM to 2.0 GPM (gallon-per-minute) flood bubblers seen inside a steeply sloped watering berm built using site soil. The watering berm is built up directly over the rootball edge, which forces irrigation water directly downward into the rootball via gravity. Total volume of water flow typically needs to be at
- Next Page: Walter Levison and Dave Muffly Planting Spec Sheet, indicating correct irrigation and watering berm building procedures for first 4 years (sandy soils may require significantly greater irrigation volume than indicated).



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- Sec. 29.10.1005. Protection of trees during construction. (a) Protective tree fencing shall specify the following:
- (1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the around to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulate
- (2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches. (3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in
- place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection (4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025". (b) All persons, shall comply with the following precautions:
- (1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction
- (2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of he tree unless approved by the Dire (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

(Ord. No. 2114, §§ I, II, 8-4-03)

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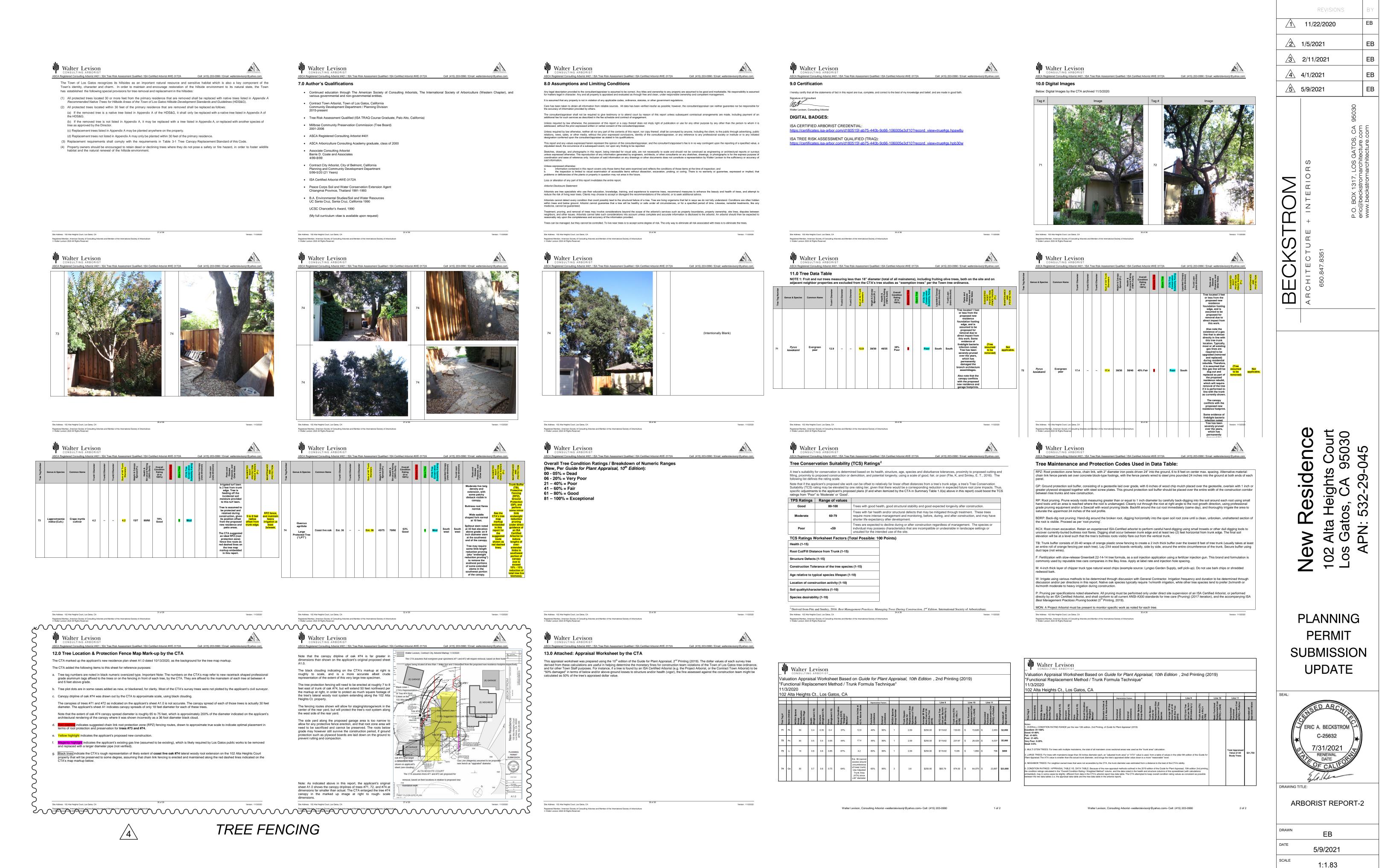
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SCA Registered Consulting Arborist #401 / ISA Tree Risk Ass

least +/-1 gallon per minute, in order to physically flood the watering berm and force water into the rootball via gravity flow.

Above Right: spec planting at a site on which the CIA consults, June, 2020. Note that the shipping stake was removed from the mainstem, and a narrow diameter bamboo pole was tied to the mainstem using biodegradable masking tape. This is considered a Best Management Practice at this particular site, because the mainstem was leaning off-vertical. Do <u>not</u> allow the large diameter wooden shipping stake to remain tied to the mainstem, as this will cause permanent irreversible problems with tree stability over time.

Â	Walter Levison	REVISIONS BY
/ Email: walterslevisonjr@yahoo.com	CONSULTING ARBORIST ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Cell: (415) 203-0990 / Email: walterslevion/@yahoo.com 1 2 3 4 5 6 7 8 1 Tree Tag Impacts Expected if Large Appraised Critical Root Suggested Changes to Applicant's Replacement	2 1/5/2021 EB
o Canopy Lost	Number / Overall Site were Built as Currently Proposed Protected Tree (LPT)? Value ¹ Zone (CRZ) (6 X Dia.) as an Offset Proposed Plans to Boost Tree Rate Per Size Tree Condition on Applicant Sheet Rating/ A1.0. Tree Conservation Tree Conservation Radius Proposed Plans to Boost Tree (6 X Dia.) as an Offset "Moderate" or "Good", if Tree is to be Preserved and Protected. Canopy Lost Suggested Root Protection Zone (RPZ)	<u>3</u> 2/11/2021 EB
	Suitability Rating (TCS)? Chain Link Fence Offset Radius. Moderate to Severe.	4/1/2021 EB
4 X \$250 = 15 gallon or \$1,000. 24" box	Root loss will occur during foundation footing work west of the trunk, where new foundation will be The proposed new plan shows new	<u>5</u> 5/9/2021 EB
	poured closer to the trunk edge than the original existing residence foundation edge. CRZ 18 feet offset radius, which is to be able to be foundation work along much of the existing residence foundation footing edge, with a new broundation in the area directly east of trunk. Given the proposed configuration as shown	82030
4 X \$250 = 15 gallon or \$1,000. 24" box	74 New roof peak is roughly 28.5 feet elevation above grade at centerline of garage, Yes Station of S23,900 Of the west side of the rest side	
N's 2 X \$250 = 15 gallon or	winch is 7-20 fencing can embedded in this arborist report. horizontal feet east of the trunk. be erefect world, the "ideal" new foundation out to roughly In a perfect world, the "ideal" new foundation work would match the existing older edge of foundation exactly, to minimize or eliminate all	ATOS, cture.c
\$500. 24" box	diameter (mainly southwestward over the adjoining neighbor property), and appears to be mainly clear of proceed own	R S LOS G archite
was the specific technique noted in the lacement cost, and then multiplying	proposed new residence roof peak elevations. elevations. 2020-21 Town of Los Gatos In-lieu fee equivalent = \$250 per each required 24" box mitigation tree planting not installed on the site.	Astrom Astrom
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Email: walterslevisorjr@yahoo.com	Walter Levison CONSULTING ARBORIST ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Cell: (415) 203-0990 / Email: walterslevisori;@yahoo.com	
	5. <u>Signage:</u> The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 15 linear feet of fencing, minimum 8"X11" size each, plastic laminated or printed with waterproof ink on waterproof paper, with wordage that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):	
	TREE PROTECTION ZONE FENCE ZONA DE PROTECCION PARA ARBOLES	
	-NO ENTRE SIN PERMISO- -LLAME EL ARBOLISTA-	
	REMOVAL OF THIS FENCE IS SUBJECT TO PENALTY ACCORDING TO LOS GATOS TOWN CODE 29.10.1025	
State Streeps	PROJECT ARBORIST: TELEFONO CELL: EMAIL:	
	Note: Walter Levison, Contract Town Arborist is an independent consultant retained under contract with Town of Los Gatos Planning Division Staff, and is not the "PROJECT ARBORIST".	
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zmail: walterslevisonjr@yahoo.com	CONSULTING ARBORIST CONSULTING ARBORIST CONSULTING ARBORIST CONSULTING ARBORIST AND CONSULTANCE AND CONSULTANCE ARBORIZATION CONSULTANCE ARBORIZATIONE ARBORIZATION CONSULTANCE A	
STIVE.	It is suggested that the applicant's project arborist monitor soil moisture using a soil moisture probe and/or a soil recovery device, to ensure that root zones are being kept irrigated to field capacity soil moisture per the following irrigation regime: a. Crape myrtle #73 at right side of rear yard: 50 to 100 gallons per week, applied 1x/week.	and CC
	 b. Coast live oak #74 at left side yard west of garage: (To be determined by project arborist. Tree may or may not require irrigation to boost soil moisture. Coast live oaks can in some cases decline in condition if irrigation water is applied within 25 feet of the trunk. Therefore, any irrigation of the tree would need to occur in the area north of trunk in the west portion of the rear yard only). Apply indicated water volume all on a single day during a single application, such as by garden hose running at high volume, or a soaker hose 	
	 running on a timer system attached to an active hose bib at standard residential water pressure (e.g. 60psi to 70psi). If runoff of water will be a problem, then build a 6 inch tall watering berm along the chain link fence perimeters to contain the irrigation water and force it downward via gravity. 	ts C 9504 9-04
Note lower limbs are eventually removed to achieve final clearance	 Alternatively, a straw wattle can be pinned down over the ground using wooden dowels, as a quick watering berm that may be far more easily maintained than a soil watering berm that is subject to damage by construction personnel foot traffic, 	CA CA CA CA
elevation YEAR 4	etc. See sample image below as an example of how this is done.	A DS, 532
		2 Alta s Ga APN
	15 of 38	A Los
Version: 11/3/2020	Site Address: 102 Alta Heights Court, Los Gatos, CA Version: 11/3/2020 Registered Member, American Society of Consulting Atborists and Member of the International Society of Atboriculture © Watter Levison 2020 All Rights Reserved	
mail: walterslevisori @yahoo.com	Walter Levison CONSULTING ARBORIST ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA Certified Arborist #WE-3172A Cell: (415) 203-0990 / Email: walterslevisori/@yahoo.com	
gement Practices—Tree Pruning conditions as determined by the	Canopy Size of Removed Tree ¹ (Staff is using 24" box size as the Replacement Standard for SFR Projects as of 2016) ^{2,4} Replacement ^{3,4}	PLANNING
o charge of all activities involving of a protected tree shall obtain d tree. (e.g. cable TV/fiber optic	10 feet or less Two 24 inch box trees Two 15 gallon trees More than 10 feet to 25 feet Three 24 inch box trees Three 15 gallon trees	PERMIT
urrent version of the American when pruning, except where no rear period, affecting twenty-five	More than 25 feet to 40 feet Four 24 inch box trees; or Two 36 inch box trees Four 15 gallon trees More than 40 feet to 55 feet Six 24 inch box trees; or Three Not Available	SUBMISSION
except for pollarding of fruitless all include photographs indicating d greater than four (4) inches in	36 inch box Greater than 55 feet Ten 24 inch box Greater than 55 feet trees; or Five 36 Not Available inch box trees	UPDATE
	Notes ¹ To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.	SEAL:
bject private property. Table 3-1 ng the permit shall pay the cost	 ²Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree ReplacementFund. ³Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not 	NSED ARCH
et forth by the Town Council by	subject to the Town's Hillside Development Standards and Guidelines. All 15-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council. ⁴ Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly	
	encouraged. Replacement requirements in the Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special ProvisionsHillsides. Sec. 29.10.0987. Special Provisions—Hillsides	
Version: 11/3/2020	Site Address: 102 Atta Heights Court, Los Gatos, CA 20 of 38 Version: 11/3/2020 Registered Member, American Society of Consuling Abtorists and Member of the International Society of Atboriculture © Watter Levienco 2020 Ritights Revend	DATE OF CALIFOR
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ite Address: 102 Alta Heights Court, Los Gatos, CA	33 of 38		Version: 11/3/202
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0 Walter Levison 2020 All Rights Reserved			
Walter Levison			AS
CONSULTING ARBORIST			AMERICAN BOOMETT OF
ASCA Registered Consulting Arborist #401 / ISA Tree Risk Assessment Qualified / ISA C	Certified Arborist #WE-3172A	Cell: (415) 203-0990 / Email: waltersl	evisonjr@yahoo.con
13.0 Attached: Appraisal Worksheet by the CTA	4		
This appraisal worksheet was prepared using the 10 th edition of the Gu	ide for Plant Appraisal 2 nd Printi	ing (2019) The dollar values of e	ach survey tree
derived from these calculations are useful in helping determine the mo	netary fines for construction tear	n violations of the Town of Los Ga	atos tree ordinar
and for other Town Staff purposes. For instance, if a tree is found by an 50% damaged" in terms of below and/or above-ground losses to struc			
calculated as 50% of the tree's appraised dollar value.	and analysi fisalar (figol), alo fin		ion tourn might i
	38 of 38		
	30 01 38		

9.0 Certification
I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.
Signature of Consultant
Wet
Walter Levison, Consulting Arborist
DIGITAL BADGES:
ISA CERTIFIED ARBORIST CREDENTIAL:
https://certificates.isa-arbor.com/d180515f-ab75-440b-9c66-106005e3cf10?record_view=true#gs.hpaw8u
ISA TREE RISK ASSESSMENT OUALIFIED (TRAO)

© Walter Levison 2020 All Rig	n Society of Consulting Arborists and Membe	r of the International Society of A	boriculture	
	ING ARBORIST sulting Arborist #401 / ISA Tree R	tisk Assessment Qualified	/ ISA Certified Arborist #WE-3172A	Cell: (415) 203-0990 / 8
Tree Conser	vation Suitability	(TCS) Ratings	²	
filling, proximity to			alth, structure, age, species and dis ntial longevity, using a scale of goo	
Suitability (TCS) r specific adjustment	ating may be elevated by o	ne rating tier, given	atively far linear offset distances fr that there would be a correspondin en itemized by the CTA in Summar	g reduction in expected f
TPS Ratings	Range of values			
Good	80-100	Trees with good he	alth, good structural stability and g	ood expected longevity a
Moderate	60-79	require more intens	th and/or structural defects that ma se management and monitoring, be ncy after development.	
Poor	<59	individual may pos	I to decline during or after construct sess characteristics that are income anded use of the site.	
TCS Ratings V	Norksheet Factors (T	otal Possible: 1	00 Points)	
Health (1-15)				
Root Cut/Fill Dist	tance from Trunk (1-15)			
Structure Defects	s (1-15)			
Construction Tol	erance of the tree specie	s (1-15)		
Age relative to ty	pical species lifespan (1-	10)		
Location of cons	truction activity (1-10)			
Soil quality/chara	acteristics (1-10)			
Species desirabi	lity (1-10)			
Site Address: 102 Alta Height			naging Trees During Construction, 2" 34 of 38	^d Edition. International Soci

"Fu 11/:	Valuation Appraisal Worksheet Based on <i>Guide for Plant Appraisal, 10th Edition</i> , 2nd Printing (2 Functional Replacement Method / Trunk Formula Technique" 11/3/2020 102 Alta Heights Ct., Los Gatos, CA														
<u> </u>													Line 9		
Tree Tag #	Name (Initials)	WCISA Speces Group Classification Booklet Page	Health (Weighted 0.15)	Structure (Weighted 0.70)	Form (Weighted 0.15)	Overall Condition Rating (OCR) "Weighted Method"	Diameter Inches at 4.5 ft. Above Grade	Functional Limitations	External Limitations	WCISA Species Group Number	Trunk Square Inches for Replacement-Size Specimen of This Species	Average SF Bay Area Cost of 24 Inch Box Tree (2019)	(UTC) Unit Tree Cost per Sq Inch (M Divided by L)	Trunk Area (TA) ((dia. x dia.) x 0.785)	
71	Pk	30	0.4	0.35	0.4	37%	12.9	40%	90%	1	2.09	\$250.00	\$119.62	130.63	
72	Pk	30	0.5	0.4	0.55	44%	17.4	45%	90%	1	2.09	\$250.00	\$119.62	237.67	
73	Li	19	0.8	0.6	0.85	67%	4.2	80%	90%	1	2.09	\$250.00	\$119.62	13.85	
74	Qa	30	0.7	0.6	0.75	64%	Est. 36 (cannot access around circumference of lower trunk). Use Adjusted Trunk Area (ATA) since >30* diameter.	65%	90%	3	3.8	\$250.00	\$65.79	974.00	

A1.5

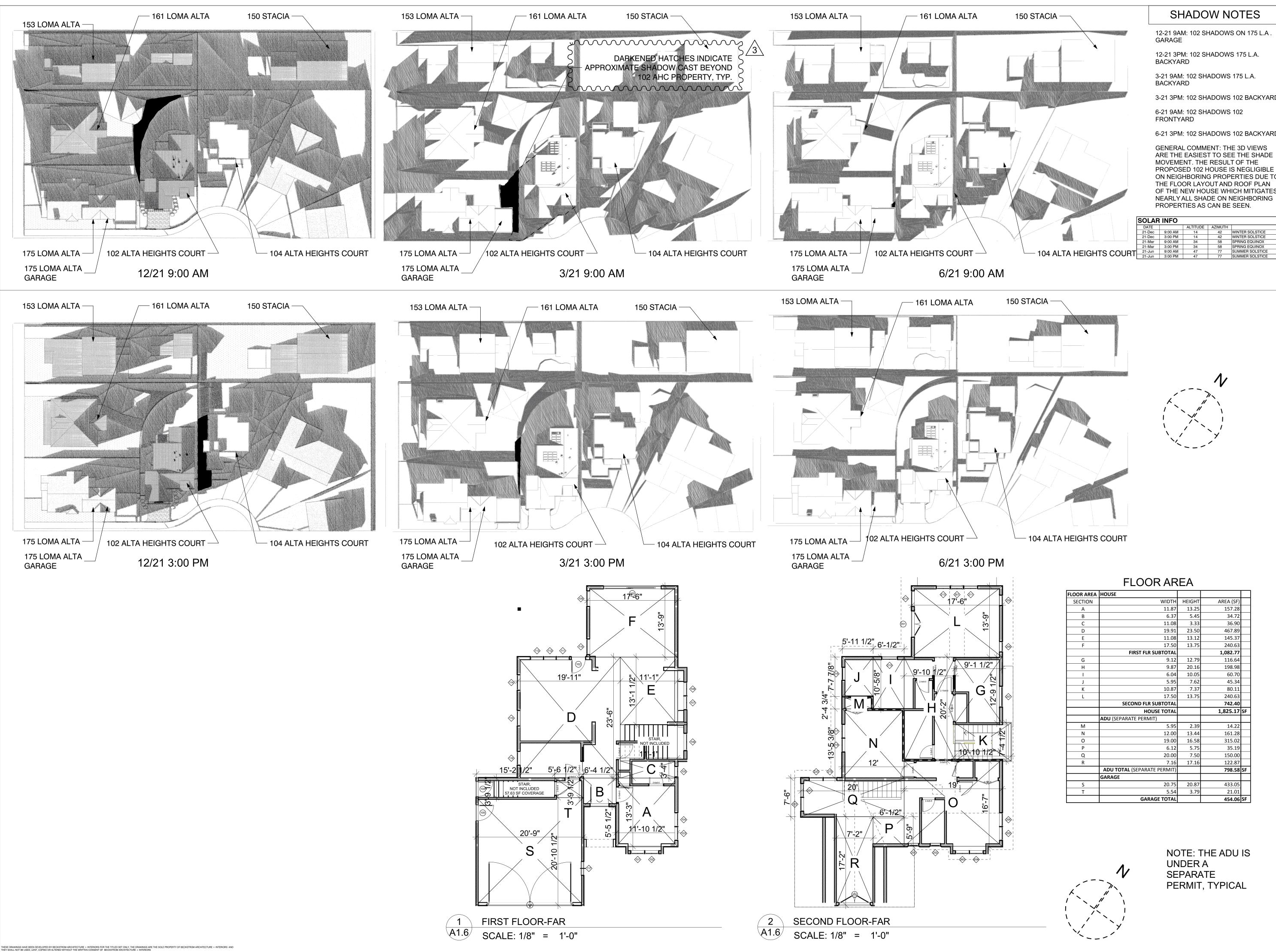
102 ah cd5.3.pln

6

JOB NO.

FILENAME

SHEET



SHADOW NOTES

12-21 9AM: 102 SHADOWS ON 175 L.A. GARAGE

12-21 3PM: 102 SHADOWS 175 L.A.

3-21 9AM: 102 SHADOWS 175 L.A.

BACKYARD

BACKYARD

3-21 3PM: 102 SHADOWS 102 BACKYARE

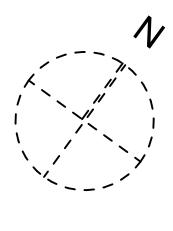
6-21 9AM: 102 SHADOWS 102 FRONTYARD

6-21 3PM: 102 SHADOWS 102 BACKYARD

GENERAL COMMENT: THE 3D VIEWS ARE THE EASIEST TO SEE THE SHADE MOVEMENT. THE RESULT OF THE PROPOSED 102 HOUSE IS NEGLIGIBLE ON NEIGHBORING PROPERTIES DUE T THE FLOOR LAYOUT AND ROOF PLAN OF THE NEW HOUSE WHICH MITIGATES NEARLY ALL SHADE ON NEIGHBORING PROPERTIES AS CAN BE SEEN.

SOLAR	INFO
DATE	

DATE		ALTITUDE	AZIMUTH	
21-Dec	9:00 AM	14	42	WINTER SOLSTICE
21-Dec	3:00 PM	14	42	WINTER SOLSTICE
 21-Mar	9:00 AM	34	58	SPRING EQUINOX
21-Mar	3:00 PM	34	58	SPRING EQUINOX
21-Jun	9:00 AM	47	77	SUMMER SOLSTICE
01 1.00	2:00 DM	47	77	SUMMED SOL STICE



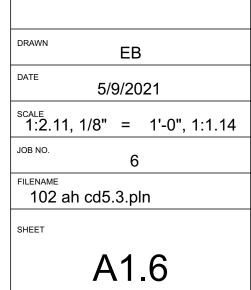
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	L	U	U	Γ	A			Η

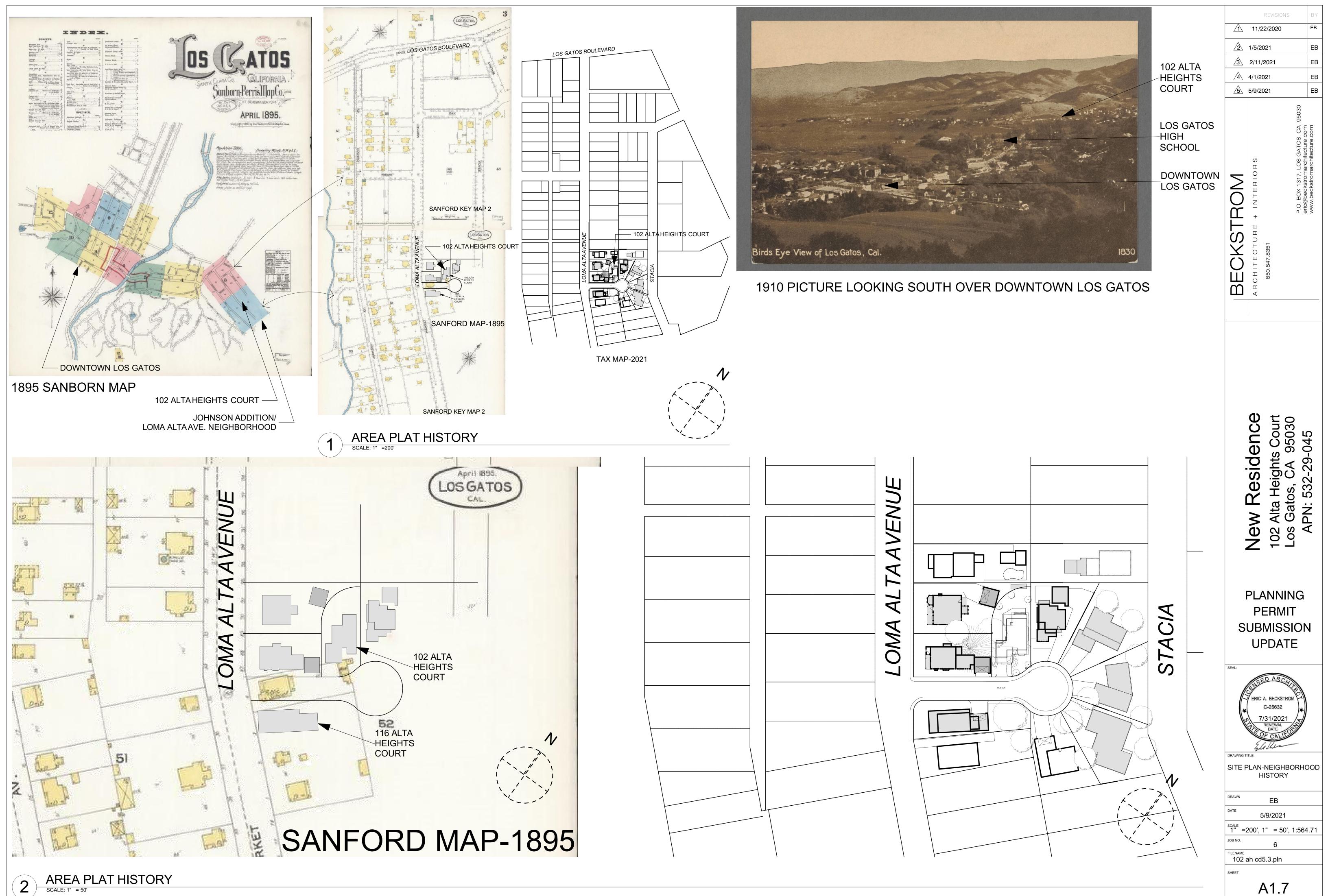
FLOOR AREA	HOUSE			
SECTION	WIDTH	HEIGHT	AREA (SF)	
А	11.87	13.25	157.28	
В	6.37	5.45	34.72	
С	11.08	3.33	36.90	
D	19.91	23.50	467.89	
E	11.08	13.12	145.37	
F	17.50	13.75	240.63	
	FIRST FLR SUBTOTAL		1,082.77	
G	9.12	12.79	116.64	
Н	9.87	20.16	198.98	
Ι	6.04	10.05	60.70	
J	5.95	7.62	45.34	
К	10.87	7.37	80.11	
L	17.50	13.75	240.63	
	SECOND FLR SUBTOTAL		742.40	
	HOUSE TOTAL		1,825.17	SF
	ADU (SEPARATE PERMIT)			
Μ	5.95	2.39	14.22	
N	12.00	13.44	161.28	
0	19.00	16.58	315.02	
Р	6.12	5.75	35.19	
Q	20.00	7.50	150.00	
R	7.16	17.16	122.87	
	ADU TOTAL (SEPARATE PERMIT)		798.58	SF
	GARAGE			
S	20.75	20.87	433.05	
Т	5.54	3.79	21.01	
	GARAGE TOTAL		454.06	SF

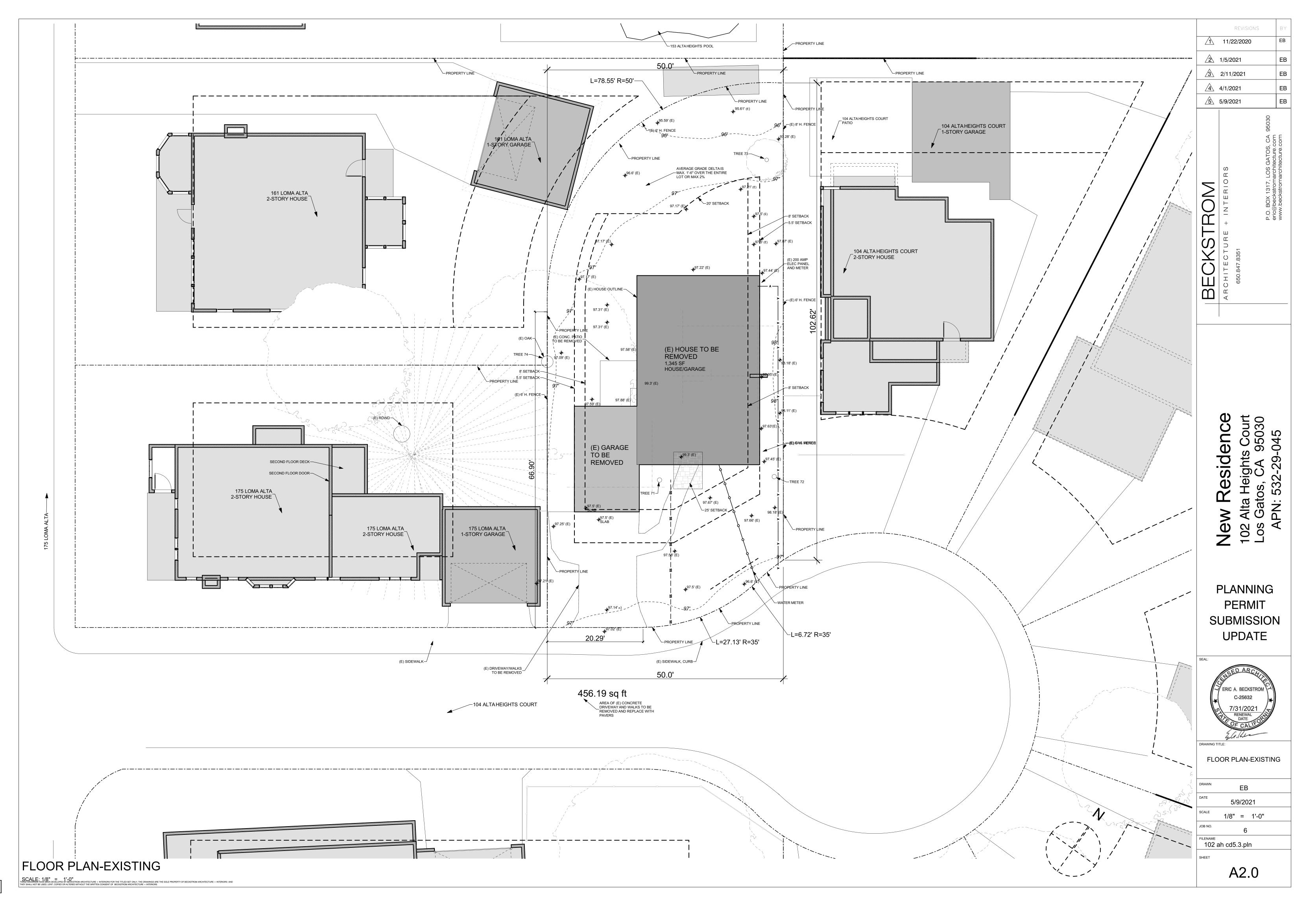
NOTE: THE ADU IS UNDER A SEPARATE PERMIT, TYPICAL

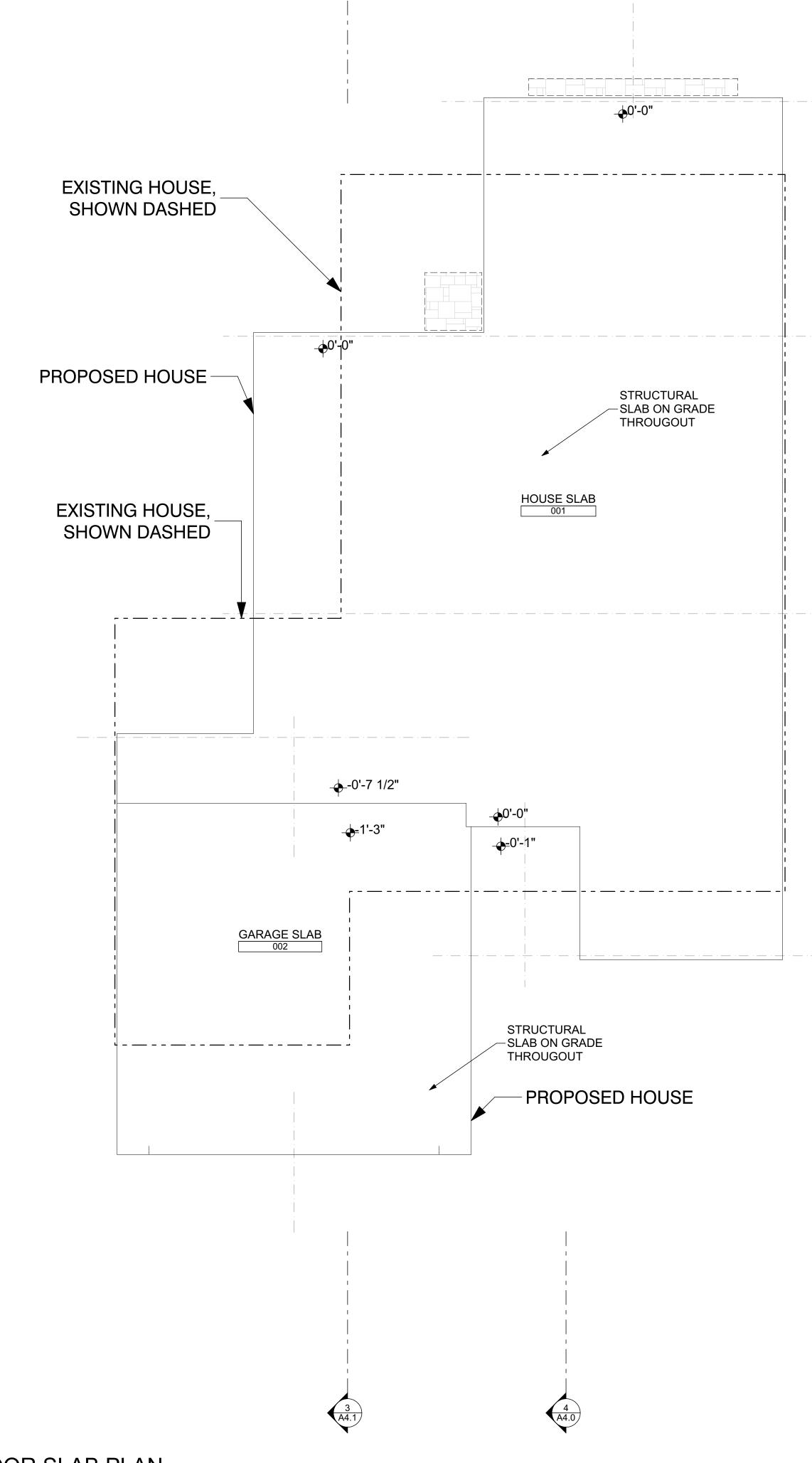
New Residence 102 Alta Heights Court Los Gatos, CA 95030 APN: 532-29-045	BECKSTROM	11/2 1/5/20 2/11/2 4/1/20 5/9/20	2021)21	P.O. BOX 1317, LOS GATOS, CA 95030 eric@heckstromarchitecture.com	www.beckstromarchitecture.com
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SHADOW STUDIES & FLOOR AREA DIAGRAMS

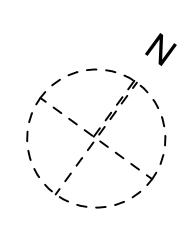




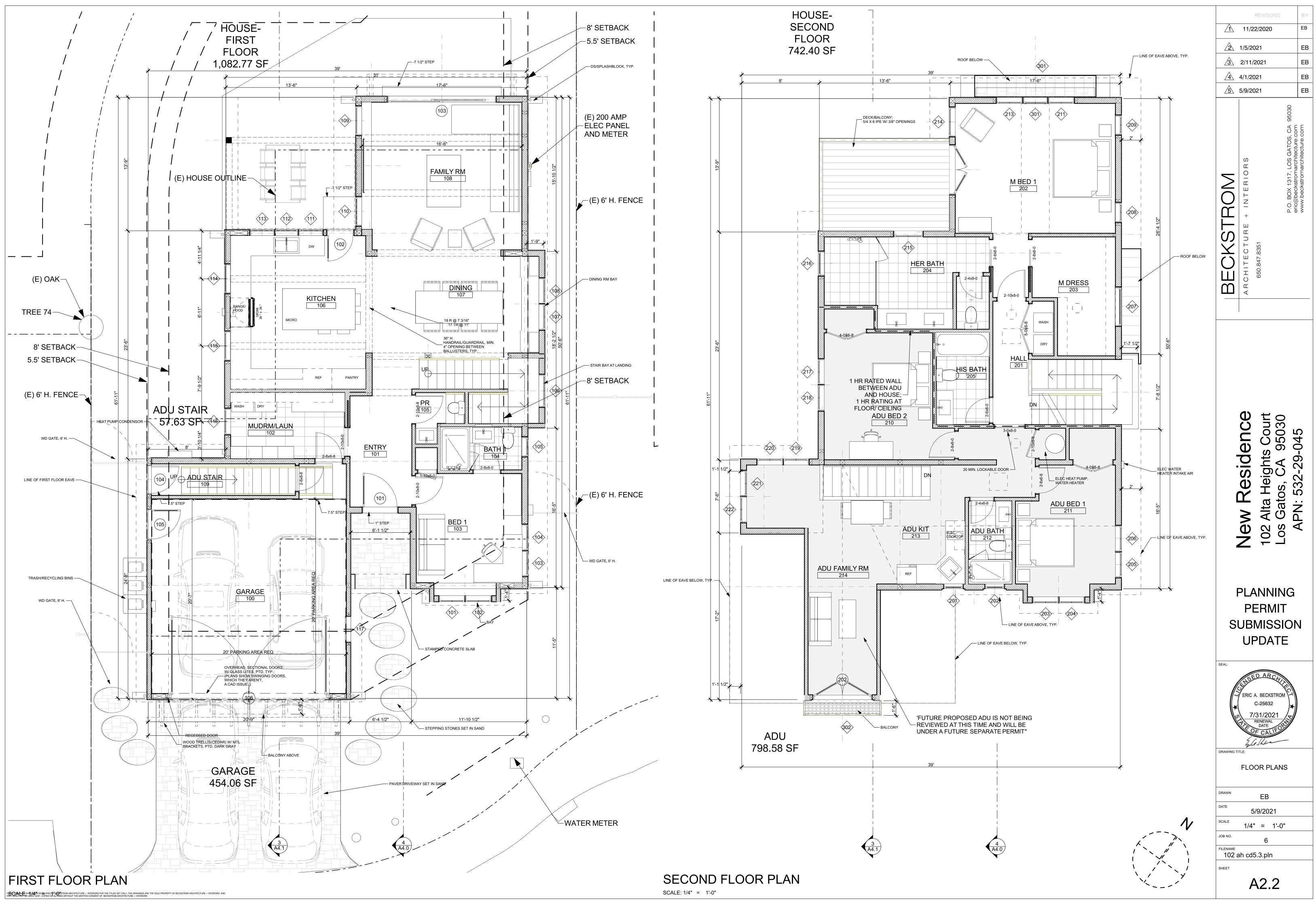


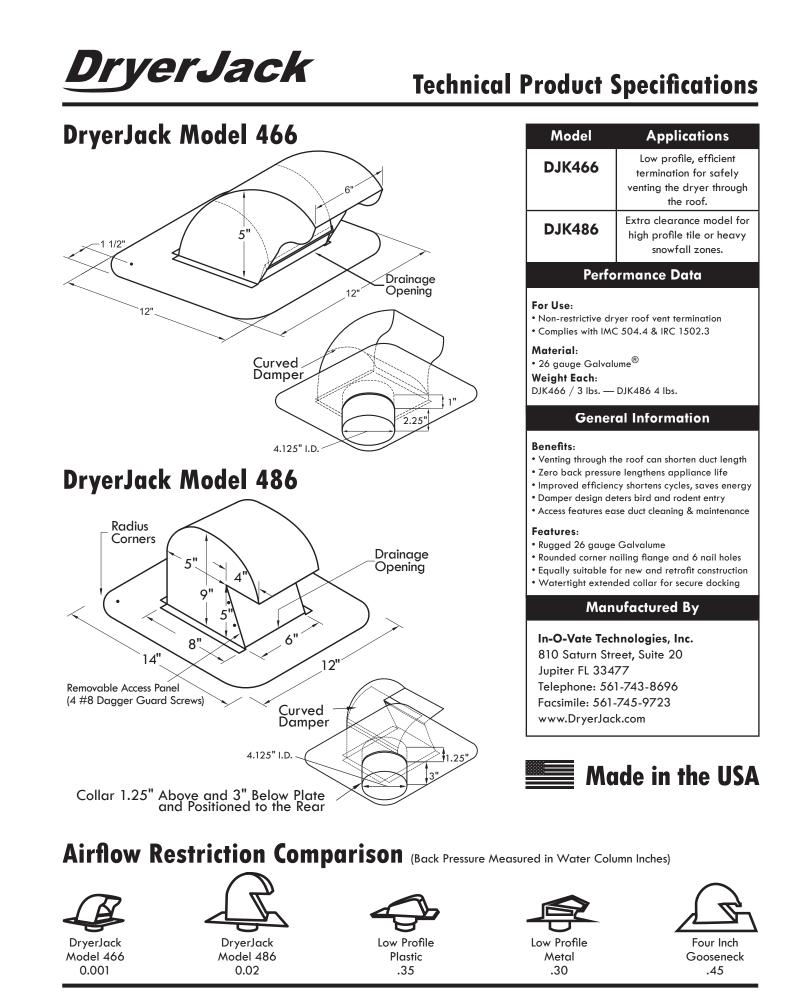


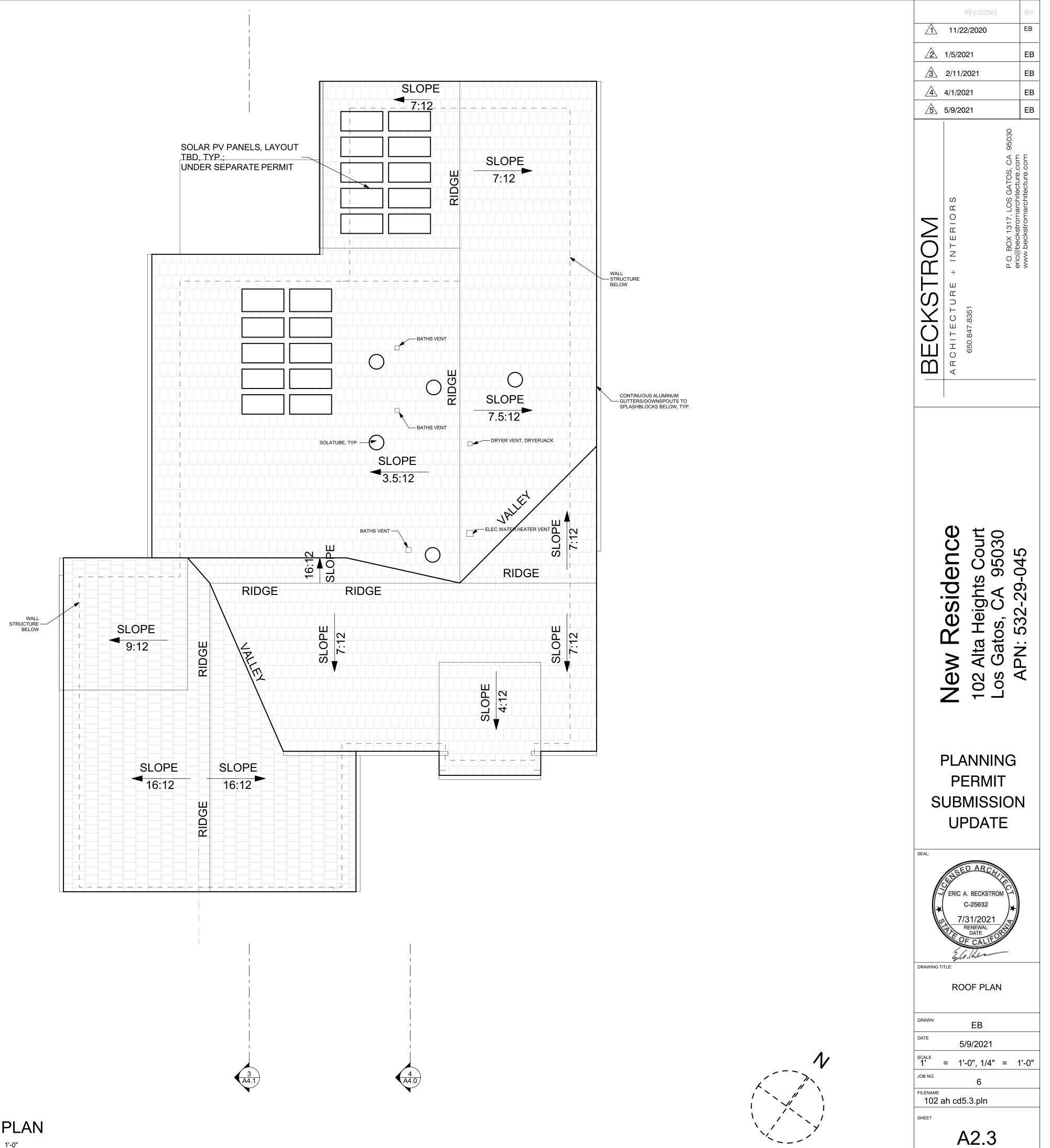
FIRST FLOOR SLAB PLAN SCALE: 1/4" = 1'-0"



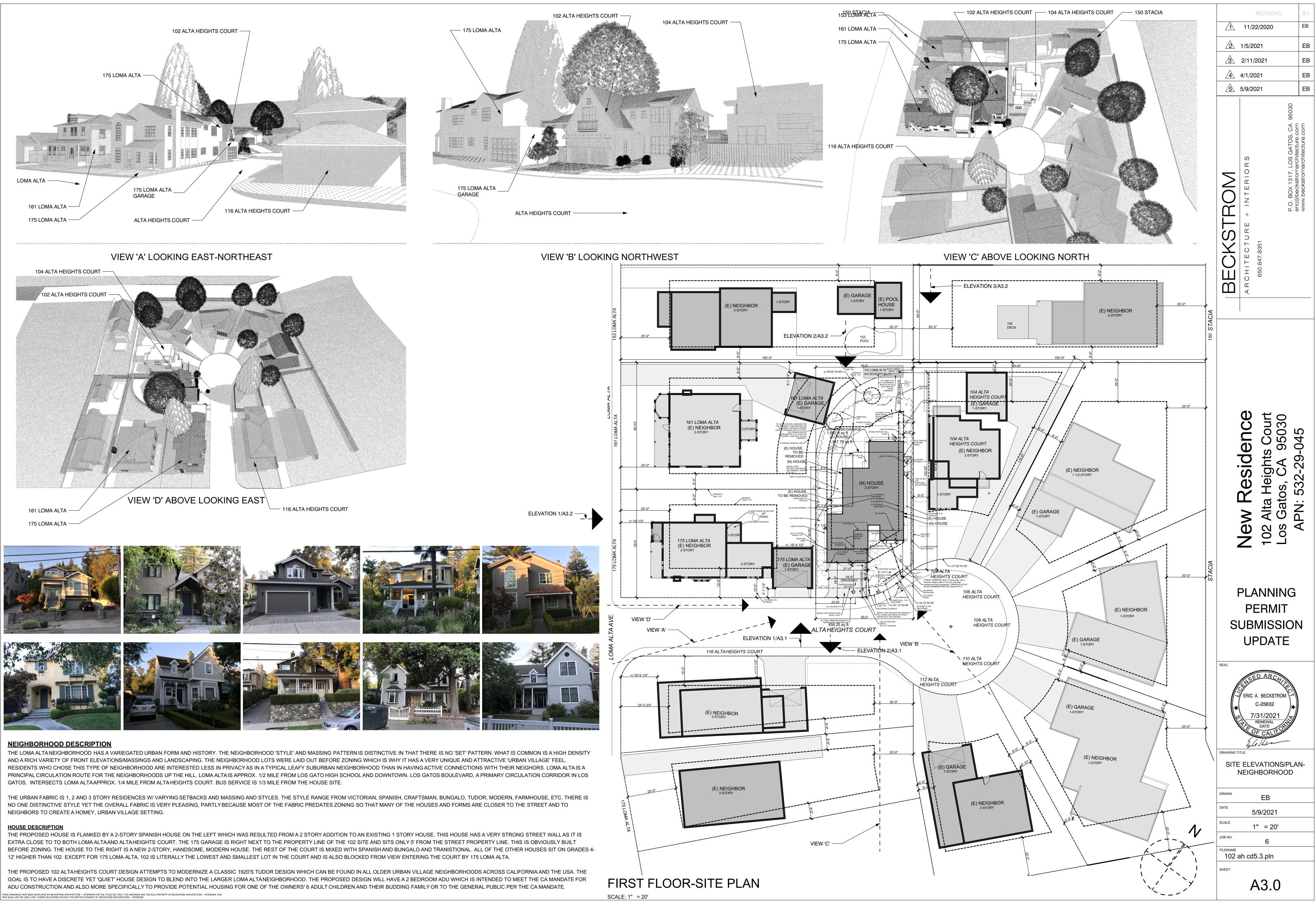
	REVISIONS BY			
		2/2020		EB
	1/5/20 2/11/2			EB EB
	4/1/20			EB
<u></u>	5/9/20	21		EB
BECKSTROM	ARCHITECTURE + INTERIORS	650.847.8351	P.O. BOX 1317, LOS GATOS, CA 95030 eric@beckstromarchitecture.com	www.beckstromarchitecture.com
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ROOF PLAN SCALE: 1/4" = 1'-0"

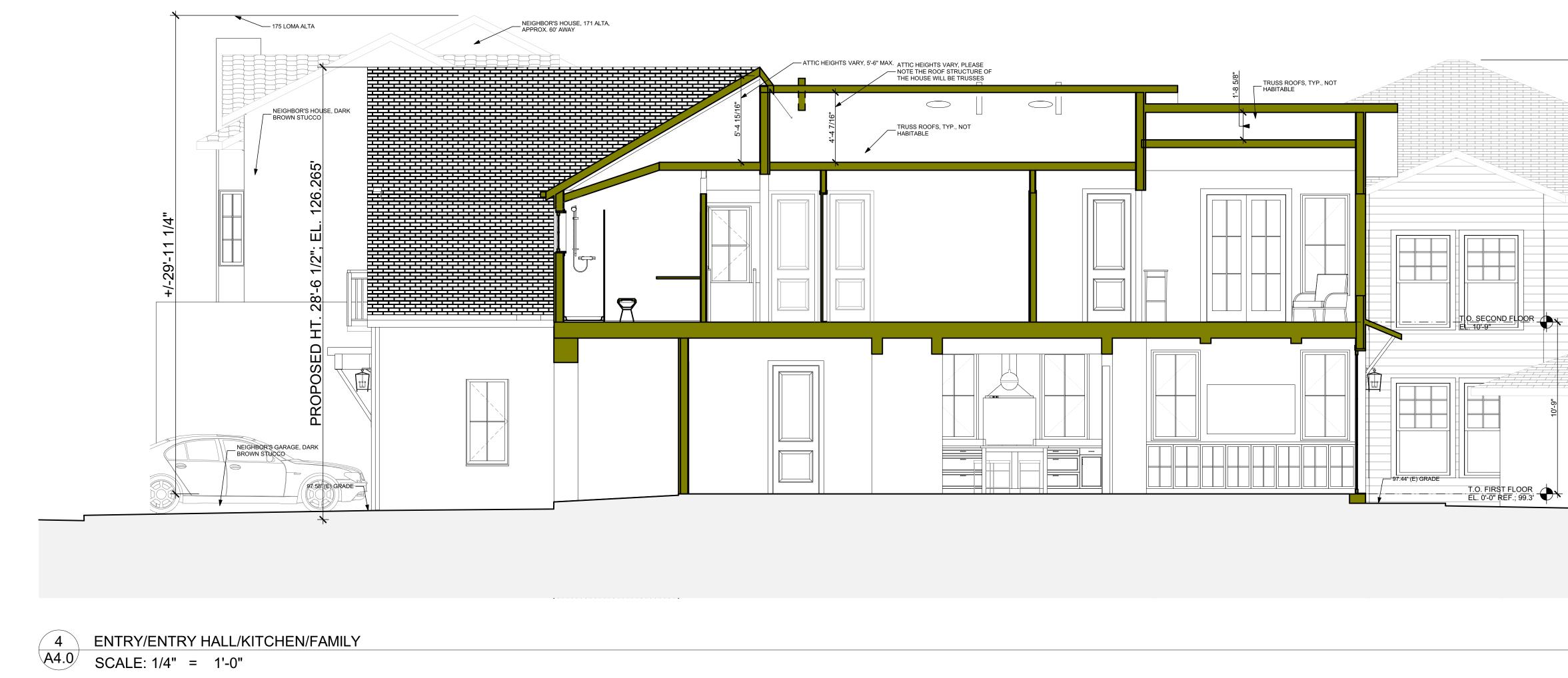


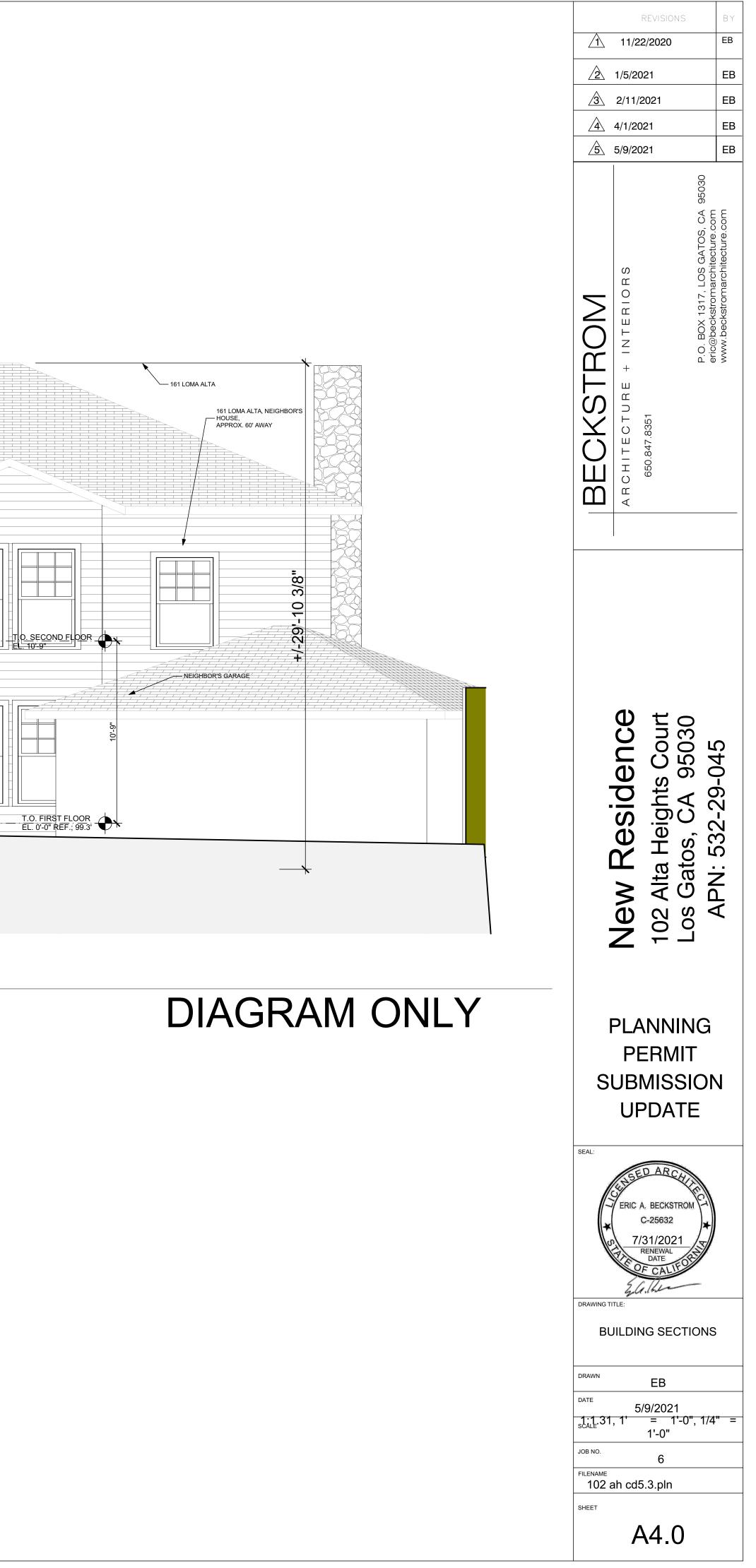


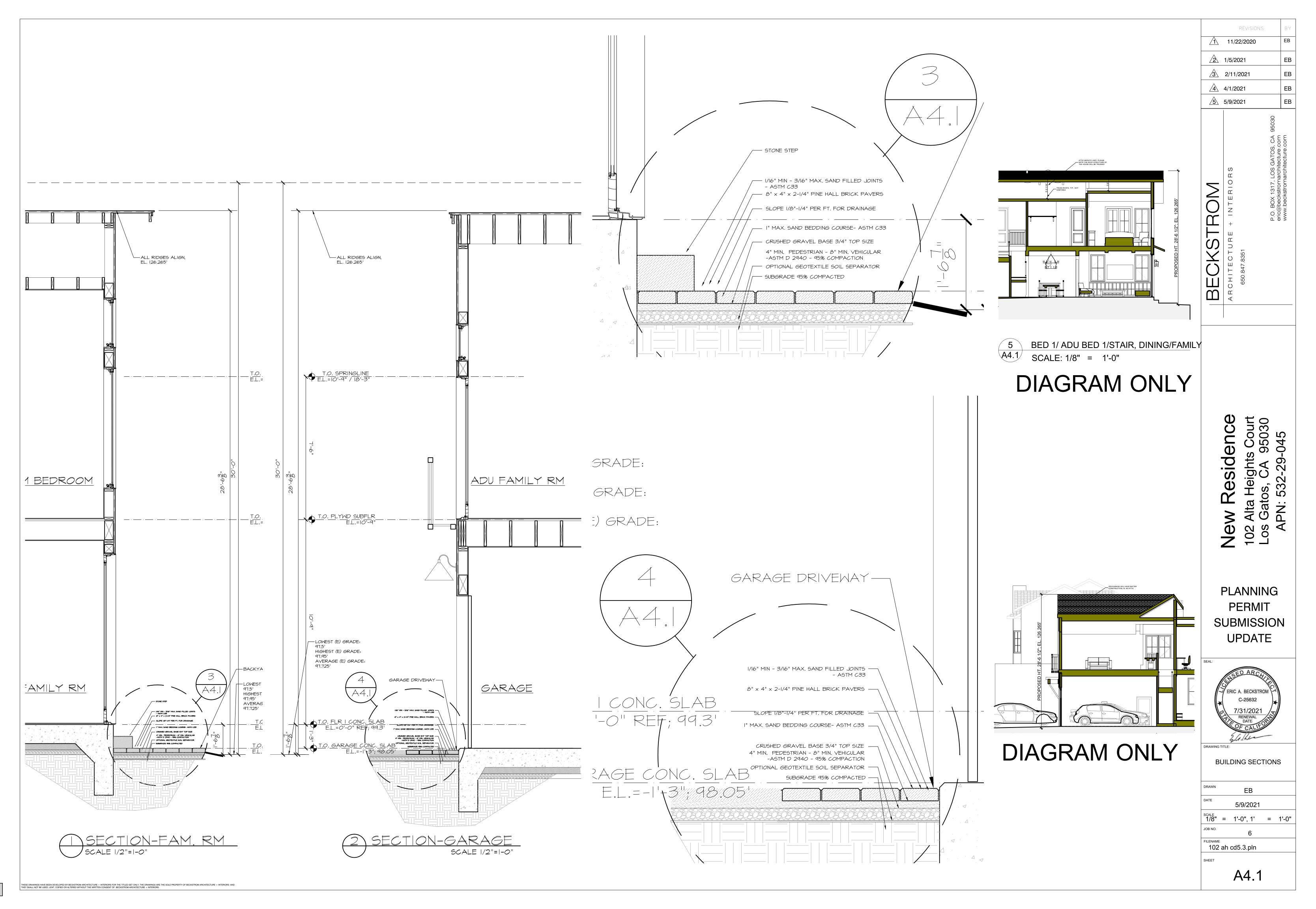












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DATE:	June 8, 2021
TO:	Planning Commission
FROM:	Joel Paulson, Community Development Director
SUBJECT:	Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Front and Side Setbacks on Nonconforming Property Zoned R-1:8. Located at 102 Alta Heights Court. APN 532-29-045. Architectural and Site Application S-20-029. Property Owner: Bo Development, LLC. Applicant: Eric Beckstrom. Project Planner: Ryan Safty.

REMARKS:

Exhibit 12 includes the applicant's response to parking and front setback concerns raised by neighbors. Exhibit 13 includes additional public comment received between 11:01 a.m., Friday, June 4, 2021 and 11:00 a.m., Tuesday, June 8, 2021.

EXHIBITS:

Previously received with the June 9, 2021 Staff Report:

- 1. Location Map
- 2. Required Findings and Considerations
- 3. Recommended Conditions of Approval
- 4. Project Description and Letter of Justification
- 5. Consulting Arborist's Report, dated November 3, 2020
- 6. Consulting Architect's Report, dated October 6, 2020
- 7. Applicant's response to the Consulting Architect's Report, received February 11, 2021
- 8. Applicant's neighborhood outreach efforts
- 9. Public Comments received prior to 11:00 a.m., Friday, June 4, 2021
- 10. Color and Materials Board, received December 16, 2020
- 11. Development Plans, received May 9, 2021

PREPARED BY: RYAN SAFTY Associate Planner

Reviewed by: Planning Manager and Community Development Director

PAGE **2** OF **2** SUBJECT: 102 Alta Heights Court/S-20-029 DATE: June 8, 2021

Received with this Addendum:

- 12. Applicant's response to parking and front setback concerns, received June 7, 2021
- 13. Public comments received between 11:01 a.m., Friday, June 4, 2021 and 11:00 a.m., Tuesday, June 8, 2021

Beckstrom Architecture + Interiors

PO Box 1317, Los Gatos, CA 94030, 650 847-8351, E: Eric@BeckstromArchitecture.com

June 7, 2021

TO: Los Gatos Planning/Building Dept

Project: 102 Alta Heights Court, Los Gatos, 95030; APN: 532-29-045, Zoning: R:1-8

Construct New 2-story Residence in R:1-8 Zone – Parking pictures and additional notes



From 102 Alta Heights Court - View looking North West, 175 Loma Alta in background.

A 9' x 18' parking area is the universal code across the USA. The driveway is 20' wide x 18' deep, behind the sidewalk/property line. Please note that 175 Loma Alta's roof appears to be approx. 1' higher than 102 AHC.



Looking straight at the proposed garage front (see orange netting). There is room for 2 cars and a Vespa.



View looking west at 175 Loma Alta. Note the +3' space between cars and garage front story poles.



View West showing that the proposed front elevation is nearly the same as the existing house front porch. The second story pole on the left is the cantilevered front bay.



View looking SouthEast at 175 Loma Alta. The parked cars at 102 AHC are just visible behind the 175 LA garage (4.75' driveway) which projects into the setback. Note the large canopy of the Oak over the roof and side of the 175 LA house which blocks the view of 102 Alta Heights Court.



View looking East at 175 Loma Alta on the left and 116 Alta Heights Court on the right. The parked cars at 102 AHC are just visible behind the 175 LA garage (4.75' driveway) which projects into the setback. Note the large canopy of the Oak over the roof and side of the 175 LA house which blocks the view of 102 Alta Heights Court. Please also note that 116 Loma Alta on the right projects approx. 12-14' into the front yard setback (11' driveway).

Additional Notes:

			% over
4 Houses around 102 Alta Heights Court			Setbacks
Alta Heights Court Street Setbacks			
175 Loma Alta Ave. (next door)	4.6	ft	42%
104 Alta Heights Court (next door)	25	ft	
116 Alta Heights Court	11	ft	20%
112 Alta Heights Court	25	ft	
Subtotal	65.6	ft	
Houses	4		
Average Setback from Alta Heights Court	16.4	ft	
102 Alta Heights Court Footprint change			
Proposed footprint	1,594	sf	
Existing footprint	1,345	sf	
Total footprint increase	249	sf	

Sincerely,

E.G.Re-

Eric A. Beckstrom Architect/Owner



Catherine DuBridge Designer/Owner

6/7/2021

Mr. Ryan Safty Associate Planner Town of Los Gatos CC: Ms. Jennifer Armer, Los Gatos Planning RE: proposed project at 102 Alta Heights Court, Los Gatos

Dear Mr. Ryan Safty,

We are the owners and residents of the neighboring house at 104 Alta Heights Court, Los Gatos.

We have reviewed the applicant's description of conversations with us in the "Neighbor Communication Timeline" portion packet prepared for Los Gatos Planning commission review and have found several inaccuracies, mischaracterizations and misunderstandings.

We wish to relate our understanding and recollection of those discussions on 5/11/21 herewith for the record.

- 1) **The applicant states** "We went door to door to 8 neighbors to introduce ourselves and show them the house plans, which included an accurate 3D rendering of a BIM model, floorplans and a 3D model view of the street (see attached)."
 - a. This is incorrect in our case. We were only shown one 3D rendering (which we don't see in this packet) and a letter of approval to be signed. We signed this letter as a gesture of good faith and were initially supportive of the design. However, upon reviewing the detailed plans (from the LG Planning website) and the storypoles, we have subsequently rescinded our approval of the design after gaining a clearer picture of the proposed setbacks and massing. These issues were not apparent from the initial materials supplied by the applicant but were obtained from the LG Pending Projects page.
- 2) The applicant states "Moving the house back on the lot would block Ms. Shah and Mr. Parihar's view of the mountains".
 - a. We note that most of the view of the mountains is impacted by the **current** proposed design and frankly moving the house back somewhat will not really make that significantly worse. This is apparent from the pictures out of our windows on the west side of our home, provided in our previous letter regarding our concerns about this project. The applicant is likely doing this not to preserve our views but in fact to maintain their backyard.
 - **b.** In passing we further note that several of our large windows facing the applicant's backyard are translucent precisely to provide privacy.
- **3)** The applicant states "They also did not seem to grasp any of the points, and seemed unwilling to compromise"
 - **a.** This is simply false. We simply made the applicants aware of our concerns and specifically asked them to make proposals for changes. The applicants were intransigent and refused to make any changes.

- **4)** The applicant states in the Conclusion: "We are frustrated, as there appears to be no way to appease these people, short of scrapping the project altogether."
 - a. We are surprised by this response given our request for proposals from the applicants given our concerns.
 - b. We specifically requested that the applicants consider doing the following:
 - i. Restore side setbacks to 8' given the size of the house.
 - ii. Remove cantilever projection of 1'9" on the east side of the house which reduces the 5'6" setback even further to 3'7"
 - iii. Reduce the height of roof

The applicants claimed it was impossible to do any of these things and flatly refused to consider any changes claiming that the design was too intricate and "like a piece of origami". **The unwillingness** of the applicants to even consider the requested changes was deeply disappointing.

- **5)** The applicant states in the Conclusion: "Both neighbors, at 104 Alta Heights Ct and 175 Loma Alta seemed to demand that we redesign our house exactly as they wished without compromise"
 - a. As explained above, this is simply incorrect. We stated our concerns and asked for proposals to address them. The applicants were intransigent and refused to make any concessions.
- 6) The applicant states in the Conclusion: "It is absurd that Mr. Parihar and Ms. Shah, who have the most radical, modern, boxy house in the neighborhood, say that our design is not compatible with the neighborhood."
 - a. Our concern about incompatibility centers around the size of the house for the size of the lot, reduced setbacks being requested, and the excessively tall roofline, not the aesthetics of the design.
 - b. We further point out that our house design, though modern, won the approval of every neighbor on the cul-de-sac and was approved by LG Planning at the DRC meeting. We adhered to all setback requirements and worked with our neighbors transparently to address their concerns.

In comparison, the applicant's proposed design does NOT have the support of several of the neighbors on the cul-de-sac.

Sincerely,

Raj Parihar & Swati Shah, 104 Alta Heights, Owners and Residents