

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
SEPTEMBER 11, 2019
110 EAST MAIN STREET
LOS GATOS, CA**

*Matthew Hudes, Chair
Melanie Hanssen, Vice Chair
Mary Badame, Commissioner
Kendra Burch, Commissioner
Kathryn Janoff, Commissioner
Tom O'Donnell, Commissioner
Reza Tavana, Commissioner*

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please complete a “speaker’s card” and return it to the Staff Liaison. If you wish to speak to an item NOT on the agenda, you may do so during the “verbal communications” period. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

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

Deadlines for Public Comment and Presentations are as follows:

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

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

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

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
SEPTEMBER 11, 2019
7:00 PM**

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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. Minutes of August 14, 2019

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of ten 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 five minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Town Code Amendment Application A-19-007. Project Location: **Town Wide**. Applicant: Town of Los Gatos.
Consider Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding demolition regulations.
3. Architecture and Site Application S-19-032. Project Location: **400 Carlton Avenue**. Applicant: Gary Kohlsaar. Property Owner: T&M Properties.
Requesting approval of a modification to an approved Architecture and Site application for demolition of two existing medical office buildings and construction of a new medical office building on property zoned O. APN 424-12-098.

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

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: 09/11/2019

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 14, 2019**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, August 14, 2019, at 7:00 p.m.

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

ROLL CALL

Present: Chair Matthew Hudes, Commissioner Mary Badame, Commissioner Kendra Burch, Commissioner Kathryn Janoff, Commissioner Reza Tavana, and Commissioner Tom O'Donnell
Absent: Vice Chair Melanie Hansen

PLEDGE OF ALLEGIANCE

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

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes – July 10, 2019**

MOTION: **Motion by Commissioner Badame** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner O'Donnell**.

VOTE: **Motion passed unanimously**

PUBLIC HEARINGS

2. **Hillside Development Standards and Guidelines Modifications**

Project Location: Town Wide

Applicant: Town of Los Gatos

Consider modifications to Chapter III (Site Planning), Chapter IV (Development Intensity), Chapter V (Architectural Design), Chapter VI (Site Elements), Chapter VIII (Subdivision and Planned Development Projects), Chapter IX (Project Review and

Approval Process), and Chapter X (Glossary) of the Hillside Design Standards and Guidelines.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Chair Hudes** to forward a recommendation to approve the changes in Item 2, modifications to Chapters III, IV, V, VI, VIII, IX, and X as written with two exceptions: 1) Strike Item 8, page 30; in Chapter IV with respect to below grade square footage and 2) Leave in place current language in Chapter IX with respect to the approval process for Hillside Development applications over 5,000 square feet in floor area. **Seconded by Commissioner O'Donnell.**

Commissioners discussed the matter.

VOTE: **Motion passed unanimously.**

3. Town Code Amendment Application A-19-004

Project Location: Town Wide

Applicant: Town of Los Gatos

Consider amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding parking lot improvement regulations.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Badame** to forward a recommendation of approval to the Town Council. **Seconded by Commissioner Burch.**

VOTE: **Motion passed unanimously.**

4. Town Code Amendment Application A-19-006

Project Location: Town Wide

Applicant: Town of Los Gatos

Consider amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding Parking Assessment District regulations.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner O'Donnell** to forward a recommendation of approval to Town Council. **Seconded** by **Commissioner Badame**.

VOTE: **Motion passed unanimously.**

5. Town Code Amendment Application A-19-005

Project Location: Town Wide

Applicant: Town of Los Gatos

Consider amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding valet parking regulations.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Badame** to forward a recommendation of approval to Town Council. **Seconded** by **Commissioner Tavana**.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

6. Report from the Director of Community Development

Joel Paulson, Director of Community Development

- Town Council met August 6, 2019; adopted Fence Ordinance Amendments for the hillside areas, which will go into effect 30 days from that date; heard 16212 Los Gatos Boulevard Planned Development application and approved the project with modifications.
- The General Plan Advisory Committee will meet on August 15, 2019.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee

Commissioner O'Donnell

- CDAC met August 14, 2019; considered a proposal for the current Los Gatos Lodge property.

ADJOURNMENT

The meeting adjourned at 8:01 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 14, 2019 meeting as approved by the Planning Commission.

Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/11/2019

ITEM NO: 2

DATE: September 6, 2019
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Town Code Amendment Application A-19-007. Project Location: **Town Wide**.
Applicant: Town of Los Gatos.
Consider Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding demolition regulations.

RECOMMENDATION:

Forward a recommendation to the Town Council for approval of the amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding demolition regulations.

CEQA:

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that this project will have a significant effect on the environment.

FINDINGS:

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Exempt, Section 15061(b)(3); and
- The amendments to Chapter 29 of the Town Code are consistent with the General Plan.

BACKGROUND:

On February 26, 2019, the Policy Committee reviewed an outline of possible streamlining opportunities that relate to the land use process and costs for businesses and residences. Following a brief discussion, the Policy Committee provided direction to bring back demolition regulations for further discussion.

PREPARED BY: Jennifer Armer, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

BACKGROUND (continued):

On June 4, 2019, Town Council considered recommendation from the Policy Committee, the Historic Preservation Committee, and the Planning Commission and introduced an Ordinance effecting amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding demolition regulations. These changes included removing the contiguity requirement from the demolition definition, and allowing an exception to the demolition requirements for repair of nonhistoric homes. These changes went into effect on July 18, 2019.

In addition to these specific recommended changes, the Planning Commission also expressed support for a reconsideration of larger concepts within the demolition definition, specifically whether structural elements (framing) alone might be considered in place of framing and wall covering when determining the retention of existing exterior walls for nonhistoric structures, as was mentioned during the public comment period of the hearing. On June 4, 2019, Town Council referred this topic to the Policy Committee for further discussion.

DISCUSSION:

On June 25, 2019, the Policy Committee discussed and agreed to forward a recommendation to the Planning Commission that structural elements (framing) alone should be considered in place of framing and wall covering when determining the retention of existing exterior walls for nonhistoric structures.

A. Public Outreach

Public input has been requested through the following media and social media resources:

- An eighth-page public notice in the newspaper;
- A poster at the Planning counter at Town Hall;
- The Town's website home page, What's New;
- The Town's Facebook page;
- The Town's Twitter account;
- The Town's Instagram account; and
- The Town's NextDoor page.

In addition, the following organizations have been contacted regarding the amendments:

- American Institute of Architects (AIA) Silicon Valley;
- Santa Clara County Association of Realtors (SCCAR); and
- Silicon Valley Association of Realtors (SILVAR).

DISCUSSION (continued):

B. Existing Town Code

Existing Town Code Section 29.10.020 defines demolition for nonhistoric structures as:

Demolition (nonhistoric structures) means removal of more than fifty (50) percent of the exterior walls. The remaining exterior walls must retain either the existing interior or existing exterior wall covering. The following is exempt from this definition:

- a. Repair. The removal and replacement of in kind non-repairable exterior and/or interior wall covering resulting in no change to its exterior appearance or character if approved by the Community Development Director.

C. Proposed Town Code Amendments

Based on the concerns raised at the meetings mentioned above, as recommended by the Policy Committee, staff has a prepared potential Town Code amendments, (Exhibit 4) for Planning Commission's consideration. The potential amendments, shown in strike through, would make the following changes:

- Delete "The remaining exterior walls must retain either the existing interior or existing exterior wall covering"; and
- Revise the repair exception to remove reference to wall coverings.

It should be noted that these changes are not applicable to historic structures.

PUBLIC COMMENTS:

No written public comments have been received.

CONCLUSION:

A. Recommendation

Based on the direction of the Town Council Policy Committee, staff recommends that the Planning Commission review the information included in the staff report and forward a recommendation to the Town Council for approval. The Commission should also include any comments or recommended changes to the draft Ordinance in taking the following actions:

CONCLUSION (continued):

1. Make the finding that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act [Section 15061 (b) (3)] (Exhibit 1);
2. Make the required finding that the amendments to the Town Code (Zoning Regulations) are consistent with the General Plan (Exhibit 1); and
3. Forward a recommendation to the Town Council for approval of the proposed amendments to Chapter 29 of the Town Code (Exhibit 4).

B. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the amendments to Chapter 29 of the Town Code with modifications; or
2. Forward a recommendation to the Town Council for denial of the proposed amendments to Chapter 29 of the Town Code; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Required Findings (one page)
2. Town Council Policy Committee Minutes, June 25, 2019 (three pages)
3. Town Council Policy Committee Report, June 25, 2019 (two pages)
4. Draft Amendments to Chapter 29 of the Town Code (one page)

PLANNING COMMISSION – September 11, 2019
REQUIRED FINDINGS FOR:

Town Code Amendment Application A-19-007

Consider amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding demolition regulations.

FINDINGS

Required Findings for CEQA:

- It has been determined that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3).

Required Findings for General Plan:

- The proposed amendments to Chapter 29 of the Town Code regarding demolition regulations are consistent with the General Plan.

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**MINUTES OF THE TOWN COUNCIL REGULAR POLICY COMMITTEE MEETING
JUNE 25, 2019**

The Town Council Policy Committee of the Town of Los Gatos conducted a regular meeting on Tuesday, June 25, 2019, at 5:00 p.m.

MEETING CALLED TO ORDER AT 5:01 P.M.

ROLL CALL

Members Present: Marcia Jensen, Barbara Spector.

Staff Present: Robert Schultz, Town Attorney; Joel Paulson, Community Development Director; Sally Zarnowitz, Planning Manager; Holly Zappala, Management Analyst.

VERBAL COMMUNICATIONS

None.

OTHER BUSINESS

1. Approval of the May 28, 2019 Council Policy Committee Minutes.

Approved.

Vice Mayor Jensen requested Item 3 be reviewed next, as it was the only item that had public comment.

3. Discuss and provide direction on demolition regulations.

Joel Paulson, Community Development Director, presented the staff report.

Tom Sloan, Architect

-Commented in favor of changing the existing demolition regulations. He said that the integrity of a building still exists without outside and inside wall coverings as long as the studs remain. He said that putting a new "skin" on the studs allows the building to be more structurally sound and last longer.

Jennifer Kretschmer, Architect

-Commented that the existing demolition policy creates a health and life safety issue because there may be cases when people allow mold to remain on their sheetrock in order to save the substantial cost and time delay of the Architecture and Site process required for a technical demolition. She also said that a time delay of a couple months with an open structure can lead to materials being destroyed by inclement weather and stated that removing interior/exterior finishes should not be considered a demolition.

Gary Kohlsaas, Architect

-Commented that it is difficult to match the siding on all sides of a house or cover up existing siding material without it being considered a technical demolition under the current regulations. He mentioned that technical demolitions require large additional expenses for homeowners, including putting in curbs and gutters and undergrounding utilities. He said that the building process is meant to go in a certain order for safety reasons and trying to avoid a technical demolition requires builders to go out of sequence.

Bess Wiersema, Architect

-Commented that the demolition policy should protect the mass of an existing house and the framing is what holds a house together as opposed to the inside and outside coverings. She said that removing the interior/exterior coverings allows construction to be done properly, better materials to be used, and the building to look better and last longer.

After discussion, the Committee agreed to forward a recommendation to the Planning Commission that interior wall structure (framing) should be considered in place of wall surface material when retaining existing walls. The Committee also requested that staff return to the Policy Committee with a review of the requirements for installing sidewalks/gutters and undergrounding utilities with the goal that both items should be considered together as a package by Town Council.

2. Discuss and provide direction on the land use appeal process.

Joel Paulson, Community Development Director, presented the staff report.

After discussion, the Committee agreed that the duty to make a finding should fall on the land use appellant and not the Town Council. The Policy Committee asked staff to return to the Committee with language reflecting two options for the land use appeal process:

- The Town Council may consider additional findings/information as part of the land use decision appeal; and
- Any new information would go back to the Planning Commission and the Town Council would not consider it as part of the land use decision appeal.

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SUBJECT: MINUTES OF THE REGULAR TOWN COUNCIL POLICY COMMITTEE MEETING OF
JUNE 25, 2019

DATE: JULY 23, 2019

4. Review proposed amendments and legal analysis to the Town Agenda Format and Rules Policy regarding time limits for applicant and appellant presentations and rebuttals.

Robert Schultz, Town Attorney, presented the staff report.

After discussion, the Committee agreed to forward a recommendation to the Town Council to modify the time limits in the Town Agenda Format and Rules Policy regarding time limits for applicant and appellant presentations and rebuttals to five minutes for each of the presentations and three minutes for each of the rebuttals.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 25, 2019 meeting as approved by the Town Council Policy Committee.

/s/ Holly Zappala, Management Analyst

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**TOWN OF LOS GATOS
POLICY COMMITTEE REPORT**

MEETING DATE: 6/25/2019

ITEM NO: 3

DATE: JUNE 17, 2019

TO: POLICY COMMITTEE

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: DISCUSS AND PROVIDE DIRECTION ON DEMOLITION REGULATIONS.

RECOMMENDATION:

Discuss and provide direction on demolition regulations.

BACKGROUND:

The Policy Committee last considered this matter on April 9, 2019. After discussion, the Committee's direction was to forward a recommendation to the Planning Commission to approve the following proposed modifications to the demolition regulations:

- Removal of the contiguity requirement; and
- To allow the repair exception for non-historic homes.

Their discussion also included support for one of the additional topics for consideration, which was to add existing chimneys as an exclusion from the existing wall area. Additionally, the Committee requested that the Historic Preservation Committee (HPC) be provided an opportunity to review the proposed modifications relating to historic structures.

On April 24, 2019, the HPC considered the potential changes as they would apply to historic structures. After discussing the matter, the HPC recommended approval of the changes as recommended by the Policy Committee.

PREPARED BY: JOEL PAULSON
Community Development Director

Reviewed by: Town Manager

BACKGROUND (continued):

On May 22, 2019, the Planning Commission reviewed the proposed Town Code amendments from the Policy Committee. The Planning Commission recommended approval of the amendments with modifications to the Policy Committee's draft ordinance language based on public comments and discussion at the hearing.

In addition to these specific recommended changes, the Planning Commission also expressed support for a reconsideration of larger concepts within the demolition definition, specifically whether interior wall structure (framing) might be considered in place of wall surface material when retaining existing walls, as was mentioned during the public comment period of the hearing.

DISCUSSION:

On June 4, 2019, the Town Council considered the Planning Commission recommendation and introduced an Ordinance effecting amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding demolition regulations. At that meeting, the Town Council also referred discussion of additional amendments to the Policy Committee for further discussion. The specific larger concept for the Policy Committee's consideration is:

- Whether interior wall structure (framing) might be considered in place of wall surface material when retaining existing walls.

Staff looks forward to the discussion and direction of the Policy Committee for next steps.

COORDINATION:

The preparation of this report was coordinated with the Town Manager's and Town Attorney's Offices.

Excerpts from Los Gatos Town Code
Chapter 29
Section 29.10.020

...

Demolition (non historic structures) means removal of more than fifty (50) percent of the exterior walls. ~~The remaining exterior walls must retain either the existing interior or existing exterior wall covering.~~ The following is exempt from this definition:

- a. Repair. The removal and replacement of in kind non-repairable ~~exterior and/or interior wall covering~~ resulting in no change to its exterior appearance or character if approved by the Community Development Director.

...

Wall, exterior means one of the sides of a building connecting foundation and roof. An exterior wall encompasses the total height and width of the side of the building, ~~the exterior or interior wall covering~~ and the studs/structural elements used in the framing of the wall.

Wall covering, exterior means the finished surface of an exterior or interior wall.

Wall covering, interior means the finished surface of an interior wall.

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 09/11/2019

ITEM NO: 3

DATE: September 5, 2019
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Architecture and Site Application S-19-032. Project Location: **400 Carlton Avenue**. Applicant: Gary Kohlsaat. Property Owner: T&M Properties. Requesting approval of a modification to an approved Architecture and Site application for demolition of two existing medical office buildings and construction of a new medical office building on property zoned O. APN 424-12-098.

RECOMMENDATION:

Approval, subject to the recommended conditions of approval.

PROJECT DATA:

General Plan Designation: Office Professional
Zoning: O, Office
Applicable Plans & Standards: Commercial Design Guidelines
Parcel Size: 19,466 square feet (0.45 acres)
Surrounding Area:

	Existing Land Use	General Plan Land Use Designation	Zoning
North	Residential and Office	Low Density Residential and Office Professional	R-1:8 and O
South	Office	Office Professional	O
East	Office	Office Professional	O
West	Residential	Medium Density Residential and Low Density Residential	RD and R-1:8

PREPARED BY: Sean Mullin, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

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

FINDINGS:

- 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.
- As required by Section 29.10.09030(e) of the Town Code for demolition of existing structures.
- That the proposed project is consistent with the Commercial Design Guidelines.

CONSIDERATIONS:

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

ACTION:

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

BACKGROUND:

The project site is approximately 19,466 square feet (0.45 acres) currently developed with two medical office buildings totaling 3,160 square feet.

On January 10, 2018, the Planning Commission approved Architecture and Site application S-17-002 for demolition of the two existing medical office buildings and construction of a new two-story medical office building with below-grade and at-grade parking. On June 4, 2019, the applicant submitted Architecture and Site application S-19-032 for modification to the approved application, eliminating the below-grade parking and reducing the size of the two-story medical office building by approximately 1,500 square feet.

As noted in the table above, the surrounding area contains a mix of uses that are consistent with either the General Plan land use designation or Zone, or both. Single-family residential, and office uses are located to the north of the project site across Carlton Avenue. Office uses are located south and east of the project site; and single-family and two-family residential uses are located to the west, across Jo Drive.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The project site is located on the southeast corner of Carlton Avenue and Jo Drive. Access to the project site is provided on Carlton Avenue and Jo Drive.

B. Project Summary

The applicant is requesting approval of a modification to an Architecture and Site application for demolition of the two existing office buildings and construction of a new two-story medical office building.

C. Zoning Compliance

A medical office use is a permitted use in the O zone.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes demolition of the two existing medical office buildings and construction of a new two-story medical office building. Specifically, the project would consist of a 6,500 square foot, two-story Spanish Mediterranean style building. The ground floor would include 866 square feet of medical office space; two stairways and an elevator totaling 612 square feet; and a trash enclosure. The second floor would include 5,022 square feet of medical office space. Eight covered surface parking spaces would be adjacent to the ground floor lobby of the building, and 18 surface parking spaces would be located in the rear and south side uncovered parking lots, for a total of 26 parking spaces.

The proposed 6,500-square foot, Spanish-style medical office building would have a maximum height of 31 feet, seven inches. Materials would consist of smooth stucco siding painted white and beige, terra cotta tile roof, wood trellises, tile accents, and metal railings. A color and materials board will be available at the public hearing.

B. Zoning

The existing and proposed medical office use on the property is an allowed use in the O zone. Permitted uses in the O zone include offices, professional, medical, dental, and optical laboratories associated with a professional use, real estate, insurance, stocks and bonds; and other similar offices characterized by absence of retail sales. The proposed

DISCUSSION (continued):

project would meet the required setbacks, lot coverage, and height requirements for the O zone.

The proposed building coverage would be 30 percent of the site and the maximum height would be 31 feet, seven inches, both of which are consistent with the zoning designation for the site that allows up to 40 percent building coverage and has a 35-foot height limit.

The required and proposed setbacks in the O zone are described in the following table:

Setback	Required	Proposed
Front	25 feet	25 feet
Side	10 feet	30 feet
Street Side	15 feet	15 feet
Rear	20 feet	31 feet

C. Design and Compatibility

The Town’s Architectural Consultant reviewed the project and provided recommendations regarding the architecture and neighborhood compatibility (Exhibit 5) listed in *italics* below with analysis following. The Consultant acknowledged that the revised project presents a more cohesive design than the original. The Consultant recommended several areas requiring refinement:

1. *Ground floor plan organization of lobby courtyard and trash.*

The project includes a ground-floor trash enclosure with a minimal passageway for service access. The trash bins are fenced and gated, screening them from view. The main power transformer and electrical panels are located adjacent to the trash enclosure. This area is not intended for the general public and does not include a pathway from the parking lot or the sidewalk along Jo Drive. The applicant has incorporated additional landscape screening to reduce the visual impact of the utility boxes along Jo Drive.

2. *Better ground floor visual separation of the under-structure parking area from the lobby courtyard and the pedestrian entries from the street and rear parking lot including more screening at the arched opening into the parking area.*

The covered parking area is adjacent to the lobby courtyard. The covered parking area includes accessible parking and the required path-of-travel into the lobby courtyard area, which constrains the use of visual separations between these areas. Additionally, introducing walls between the two areas would decrease natural light into the lobby

DISCUSSION (continued):

courtyard area. To better visually separate the pedestrian entries from the street and rear parking lot, the applicant has incorporated additional landscape screening in the arched openings that do not provide pedestrian access into the lobby courtyard, further delineating the access paths.

3. *Adding additional landscaping, if possible, along the rear parking lot facade. Possibilities include trees in the interface between parking spaces and climbing vine planting against the rear of the structure.*

Given the constraints of the site, introducing additional landscaping along the rear façade of the building is challenging. The applicant has incorporated landscaping, including new trees, on all sides of the proposed building. The configuration of the rear parking lot is consistent with Town Code parking lot requirements for dimensions and landscaping.

4. *Adding additional medical office windows at the building corner facing the Carlton Avenue/Jo Drive intersection.*

The walls in this location enclose two bathrooms in the ground floor office; therefore, introducing windows in this location may create other issues. The applicant responded to this recommendation by increasing the visual interest at the building corner facing Carlton Avenue by introducing a decorative niche with metal rail accents, in addition to the previously proposed wood trellis (Exhibit 7, Sheet A-6).

5. *Improved delineation of the building's sense of entry at the entry arches on the front and rear facades.*

Three arched openings are included on the front façade, with one providing pedestrian access to the covered parking and lobby courtyard (Exhibit 7, Sheet A-6). The applicant has included additional landscape screening at the eastern arched openings, clearly delineating the pedestrian access point from the other arched openings leading to the parking area. Similarly, additional landscaping has been added to the two arched openings on the rear elevation. Additionally, the applicant shifted some parking spaces to create a wider space between spaces #7 and #8 to ease pedestrian passage through the parked cars toward the entry arch.

Story poles have been placed on the site to aid in the review of the project. The poles and netting have been in place since August 28, 2019.

DISCUSSION (continued):

D. Tree Impacts

The revised project would be sited in the same footprint as the previously approved project and the tree impacts would be similar. The Town's Consulting Arborist reviewed the previous project and provided recommendations in a report dated February 10, 2017 (Exhibit 6).

The previously approved project included the removal of seven protected Olive trees to accommodate the proposed office building. The revised design reduces the number of trees proposed for removal to five. The trees range in size from 10 inches to 32 inches and have condition ratings from fair to poor. The applicant is required by Town Code to replace the protected trees proposed for removal at a rate determined by the canopy size of the tree to be removed. In this case, each of the five trees requires that three 24-inch box trees be planted to mitigate their removal for a total of 15 trees. Due to site constraints, 15 trees cannot be planted on site to offset the proposed tree removal. The applicant proposes to plant eight 24-inch box trees on site and pay in-lieu fees to offset the removal of the trees, as indicated in Condition 10 of Exhibit 3.

The Arborist Report provides recommendations for protecting the trees that are to remain. The recommendations are contained in Exhibit 6, and Condition 7 of Exhibit 3 has been added requiring implementation of these recommendations.

E. Parking and Traffic

The parking standards for medical offices in the Town Code require one parking space for each 250 square feet of office space, or six parking spaces for each doctor; whichever is more restrictive. Based on the square footage parking requirement, the proposed 6,500-square foot medical office building requires 26 parking spaces on site to meet the Town Code parking regulations. The applicant proposes 26 at-grade parking spaces, meeting Town Code requirements. Given the 26 parking spaces required for the 6,500-square foot building, the parking would allow for a maximum of four doctors on site at any given time. Staff has included this limitation as Condition 3 of Exhibit 3.

The site would take access from two driveways located on Carlton Avenue and Jo Drive, consistent with the current access to the site. Both driveways would provide access to the parking areas.

The Town's Traffic Engineer reviewed the proposed project and determined that the new office building would generate 116 additional average daily trips over the traffic generated by the existing buildings. This increase in average daily trips will require payment of traffic

DISCUSSION (continued):

mitigation fees pursuant to the Traffic Impact Policy, as indicated in Condition 13 of Exhibit 3. A Traffic Study is not required.

F. General Plan

The 2020 General Plan land use designation for the site is Office Professional. The proposed project meets the Office Professional requirements for building coverage and height. This designation provides for professional and general business offices, including medical offices. This designation applies to various locations concentrated along the Town's commercial corridors, often in close proximity to neighborhood- or community-oriented commercial facilities, or as a buffer between commercial and residential uses. The intent of this designation is to satisfy the community's need for general business and professional services and local employment.

The proposed building is adjacent to residential and office uses. The proposed building design includes massing and materials consistent with the Spanish Mediterranean style. The single-family residential uses fronting the project site consist of one- and two-story homes, consistent with the proposed two-story office building. Additionally, the project meets or exceeds all required setbacks, shares no property lines with residential uses, and is located across Carlton Avenue and Jo Drive from the homes which allows for a larger buffer between the project and the adjacent residential uses.

In addition to maintaining neighborhood quality, the 2020 General Plan Land Use Element focuses on maintaining a "full-service" Town that provides a range of goods and services that support economic vitality, while limiting adverse impacts on the quality of life of all the residents.

Applicable goals and policies of the 2020 General Plan include, but are not limited to the following:

- Goal LU-4: To provide for well-planned, careful growth that reflects the Town's existing character and infrastructure.
- Policy: LU-6.3: Protect existing residential areas from adjacent non-residential uses by assuring that buffers are developed and maintained.
- Goal CD-1: Preserve and enhance Los Gatos's character through exceptional community design.
- Policy CD-1.4: Development on all elevations shall be of high-quality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

DISCUSSION (continued):

- Goal CD-2: To limit the intensity of new development to a level that is consistent with surrounding development and with the Town at large.
- Policy CD-3.9: Parking structures and facilities shall have a low profile, be screened from view and be aesthetically pleasing.

G. CEQA Determination

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

PUBLIC COMMENTS:

Written comments received before 11:00 A.M. on Friday, September 6, 2019, are included as Exhibit 8.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of two existing medical office buildings and construction of a new two-story medical office building. The project is well designed and sympathetic to the properties in the immediate area. The project is also consistent with the Zoning, General Plan, and applicable Commercial Design Guidelines.

B. Recommendation

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

1. Find that the proposed project is Categorical Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
2. Make the required findings as required by Section 29.10.09030 of the Town Code for granting approval for demolition of the existing structures (Exhibit 2);
3. Make the required finding that the project complies with the Commercial Design Guidelines (Exhibit 2);
4. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and

CONCLUSION (continued):

5. Approve Architecture and Site Application S-19-032 with the conditions contained in Exhibit 3 and the development plans in Exhibit 7.

C. Alternatives

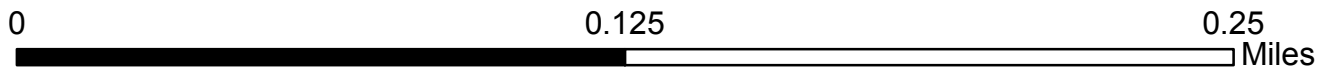
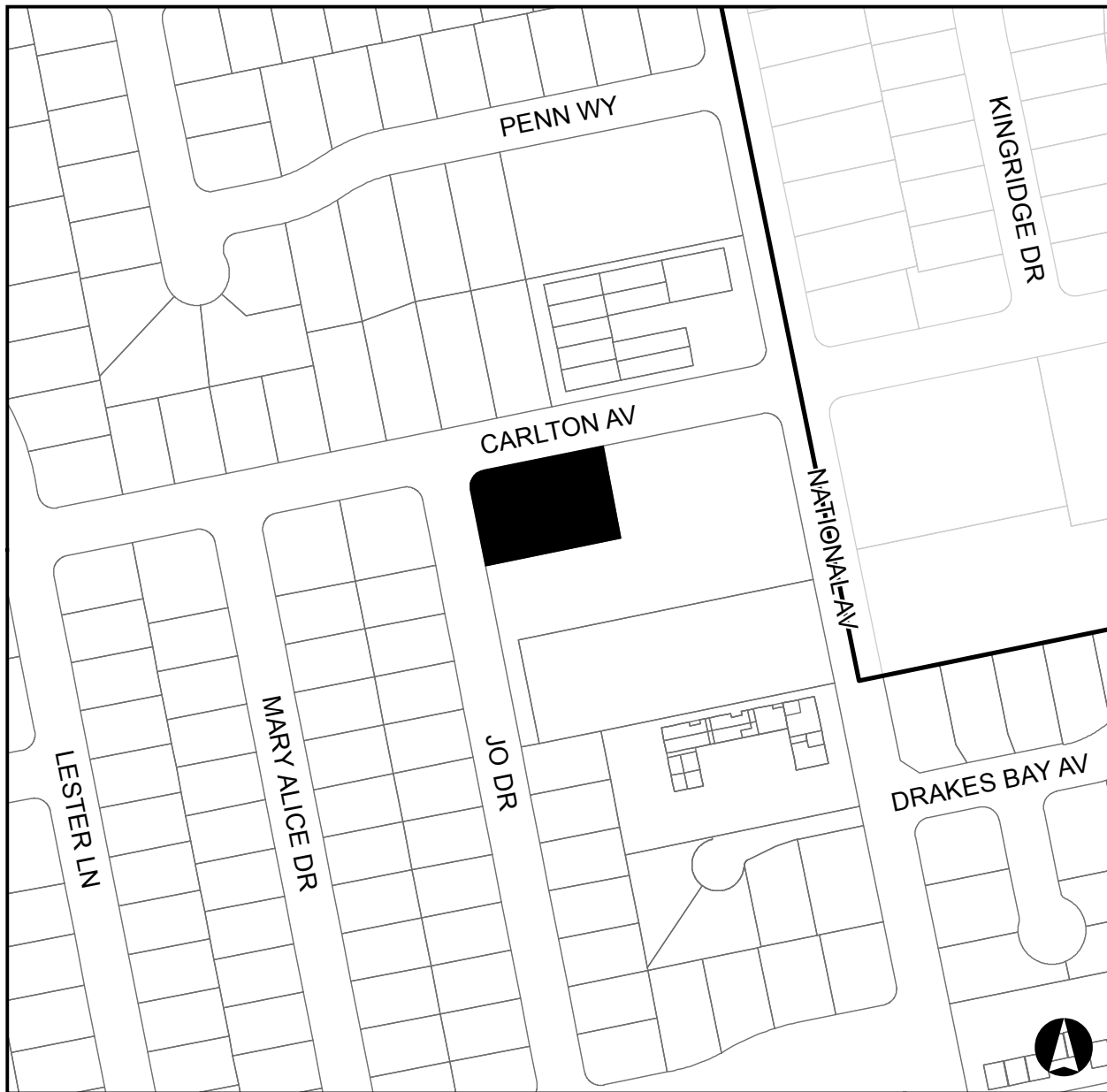
Alternatively, the Commission can:

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

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Letter of Justification/Project Description, received May 30, 2019
5. Consulting Architect's Report, received June 17, 2019
6. Consulting Arborist Report, dated February 28, 2017
7. Development Plans
8. Public comments received by 11:00 a.m., Friday, September 6, 2019

400 Carlton Avenue



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**PLANNING COMMISSION – September 11, 2019
REQUIRED FINDINGS AND CONSIDERATIONS:**

**400 Carlton Avenue
Architecture and Site Application S-19-032**

Requesting approval of a modification to an approved Architecture and Site application for demolition of two existing medical office buildings and construction of a new medical office building on property zoned O. APN 424-12-098.

**APPLICANT: Gary Kohlsaat.
PROPERTY OWNER: T&M Properties.**

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 Findings for demolition of existing structures:

- As required by Section 29.10.09030 of the Town Code for the demolition of existing structures:
 1. The existing structures have no architectural or historical significance;
 2. The property owner does not desire to maintain the structures as they exist; and
 3. The economic utility of the structures was not considered.

Commercial Design Guidelines:

- The proposed building is consistent with applicable provisions of the Commercial Design Guidelines.

CONSIDERATIONS

Required considerations in review of Architecture & Site applications:

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

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PLANNING COMMISSION – September 11, 2019
CONDITIONS OF APPROVAL

400 Carlton Avenue
Architecture and Site Application S-19-032

Requesting approval of a modification to an approved Architecture and Site application for demolition of two existing medical office buildings and construction of a new medical office building on property zoned O. APN 424-12-098.

PROPERTY OWNER: T&M Properties
APPLICANT: Gary Kohlsaat

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all 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. MEDICAL OFFICE USE: Given the 26 parking spaces required for the 6,500-square foot building, a maximum of four (4) doctors are allowed on site at any given time for the building.
4. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
5. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
6. 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.
7. 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.
8. TREE FENCING: Protective tree fencing, and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
9. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.

10. TOWN TREE REPLACEMENT FUND PAYMENT: The Developer shall pay in-lieu fees to mitigate the removal of five trees that will not be replaced on site. This fee is based on the Town Council resolution in effect at the time the tree removal permit is issued. The final in-lieu fees for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
11. LANDSCAPING: Prior to issuance of a Certificate of Occupancy the property must be landscaped per the approved plans.
12. 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. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
13. TRAFFIC IMPACT MITIGATION FEE: The Developer shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of a building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
14. 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.
15. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
16. 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.
17. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

18. PERMITS REQUIRED: A Demolition Permit is required for the demolition of each existing commercial building. A Building permit will be required for the construction of a new two-story medical office building.

19. **APPLICABLE CODES:** The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.
20. **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.
21. **BUILDING & SUITE NUMBERS:** Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
22. **SIZE OF PLANS:** Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
23. **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.
24. **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. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall at a minimum meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112.
 - c. Developer shall designate an on-site field supervisor to provide written notification of construction schedule to adjacent residential property owners and tenants at least one week prior to commencement of demolition and one week prior to commencement of grading with a request that all windows remain closed during demolition, site grading, excavation, and building construction activities in order to minimize exposure to NOx and PM10. The on-site field supervisor shall monitor construction emission levels within five feet of the property line of the adjacent residences for NOx and PM10 using the appropriate air quality and/or particulate monitor.
25. **SOILS REPORT:** A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted

with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.

26. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall conform to the Cal/OSHA regulations.
27. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
 - a. Building pad elevation
 - b. Finish floor elevation
 - c. Foundation corner locations
 - d. Retaining wall(s) locations and elevations
28. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
29. SITE ACCESSIBILITY: At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect all accessible buildings, facilities, elements and spaces that are on the same site.
30. ACCESSIBLE PARKING: The parking lots, as well as the parking structure, where parking is provided for the public as clients, guests or employees, shall provide handicap accessible parking. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
31. 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.
32. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
33. 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.

34. BLUE PRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of \$2 or at ARC Blue Print for a fee or online at www.losgatosca.gov/building.
35. 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

36. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.
37. 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.
38. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner/Applicant/Developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.

39. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
40. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
41. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
42. 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.
43. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits.
44. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner, Applicant and/or Developer's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
45. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
46. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the

Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant/Developer's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.

47. DRIVEWAY: The driveway conforms to existing pavement shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
48. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit.
49. PRECONSTRUCTION MEETING: Prior to issuance of any building permits or the commencement of any site work, the general contractor shall:
50. Along with the Owner, Applicant and/or Developer, attend a pre-construction meeting with the Town Engineer, or their representative, to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
51. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
52. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Applicant's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Applicant.
53. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner, Applicant and/or Developer's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner, Applicant and/or Developer's soils engineer and submitted to the Town before a certificate of occupancy is granted.
54. IMPROVEMENT AGREEMENT: The Owner, Applicant and/or Developer shall enter into an agreement to construct public improvements in accordance with Town Code Section 24.40.020. The Owner, Applicant and/or Developer shall supply suitable securities for all public improvements that are part of the development in a form acceptable to the Town in the amount of 100% performance and 100% labor and materials prior to the issuance of any encroachment, grading or building permit. The Owner, Applicant and/or Developer shall provide two (2) copies of documents verifying the cost of the public improvements

to the satisfaction of the Engineering Division of the Parks and Public Works Department. A copy of the executed agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any encroachment, grading or building permit.

55. WATER METER: The existing water meter, currently located within the Carlton Avenue right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
56. SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, if one does not already exist in this location, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
57. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
58. ADA COMPLIANCE: The Owner, Applicant and/or Developer shall be required to meet all ADA standards, which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. This may require additional construction measures as directed by the Town.
59. PARKING LOTS: Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and adhering to the Town's Parking Development Standards. The use of permeable paving for parking surfaces is encouraged to reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.
60. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
61. UTILITY SETBACKS: Building foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the building foundation.

The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.

62. TRENCHING MORATORIUM: Trenching within a newly paved street will be allowed subject to the following requirements:
- a. The Town standard "T" trench detail shall be used.
 - b. A Town-approved colored controlled density backfill shall be used.
 - c. All necessary utility trenches and related pavement cuts shall be consolidated to minimize the impacted area of the roadway.
 - d. The total asphalt thickness shall be a minimum of three (3) inches, meet Town standards, or shall match the existing thickness, whichever is greater. The final lift shall be 1.5-inches of one-half (½) inch medium asphalt. The initial lift(s) shall be of three-quarter (¾) inch medium asphalt.
 - e. The Contractor shall schedule a pre-paving meeting with the Town Engineering Construction Inspector the day the paving is to take place.
 - f. A slurry seal topping may be required by the construction inspector depending their assessment of the quality of the trench paving. If required, the slurry seal shall extend the full width of the street and shall extend five (5) feet beyond the longitudinal limits of trenching. Slurry seal materials shall be approved by the Town Engineering Construction Inspector prior to placement. Black sand may be required in the slurry mix. All existing striping and pavement markings shall be replaced upon completion of slurry seal operations. All pavement restorations shall be completed and approved by the Inspector before occupancy.
63. SIDEWALK REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
64. CURB AND GUTTER REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

65. DRIVEWAY APPROACH: The Owner, Applicant and/or Developer shall install two (2) Town standard commercial driveway approaches. The new driveway approaches 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.
66. CURB RAMP: The Owner, Applicant and/or Developer shall construct one (1) curb ramp in compliance with ADA Standards which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore.
67. 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.
68. TRAFFIC IMPACT MITIGATION FEE: The Developer shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of a building permit. The final traffic impact mitigation fee for this project shall be calculated from the final plans using the current fee schedule and rate schedule in effect at the time the building permit is issued, using a comparison between the existing and proposed uses.
69. CONSTRUCTION VEHICLE PARKING: No construction vehicles, trucks, equipment and worker vehicles shall be allowed to park on the portion of any public (Town) streets without written approval from the Town Engineer.
70. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
71. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer 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 Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
72. CONSTRUCTION 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.

73. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.
74. COMMON PRIVATE DRIVEWAY: The common private driveway accessing the Project Site shall be kept open and in a safe, drive-able condition throughout construction and in perpetuity after construction has been completed. If temporary closure is needed, then formal written notice shall be provided at least one (1) week in advance of closure.
75. WVSD (West Valley Sanitation District): Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used. A Sanitary Sewer Clean-out is required at the property line, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town.
76. SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.
77. BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
78. 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.
79. **UNLAWFUL DISCHARGES:** It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.
80. **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.
81. **DUST CONTROL:** Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.
82. **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.
83. **STORMWATER DISCHARGE:** New buildings shall provide a covered or enclosed area for dumpsters and recycling containers. The area shall be designed to prevent water run-on

to the area and runoff from the area. Areas around trash enclosures and/or recycling areas shall not discharge directly to the storm drain system. Any drains installed in or beneath dumpsters shall be connected to the sanitary sewer. The Owner, Applicant and/or Developer shall contact the local permitting authority and/or sanitary district with jurisdiction for specific connection and discharge requirements.

84. **OUTDOOR TRASH ENCLOSURES:** Outdoor trash enclosures shall be covered and provided with area drains connected to the sanitary sewer per current NPDES requirements before a Certificate of Occupancy for any new building can be issued. Temporary trash enclosures are exempt from this condition. Connecting said drainage system to the storm drain system is not permitted.
85. **SITE DRAINAGE:** Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
86. **SILT AND MUD IN PUBLIC RIGHT-OF-WAY:** It is the responsibility of Contractor 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.
87. **GOOD HOUSEKEEPING:** Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.
88. **COVERED TRUCKS:** All trucks transporting materials to and from the site shall be covered.
89. **TRANSPORTATION MANAGEMENT PLAN (TDM):** The developer shall prepare a Transportation Demand Management Plan for Town of Los Gatos approval prior to the issuance of a building permit. The TDM shall include the measures such as bicycle facility provisions, shower facilities, transit passes and subsidies, carpool incentive, designated car share parking, and other measures that may be required by Town Engineer. The TDM shall also include a TDM coordinator and identify the requirement for an annual TDM effectiveness report to Town of Los Gatos.

90. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner, Applicant and/or Developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of a building permit or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
- a. The existing streetlight along Carlton Avenue located near the corner with Jo Drive shall be removed from its current location next to a large tree and reinstalled closer to the curb ramp.
 - b. The existing sidewalk between the two driveways has been uplifted at multiple locations and needs to be removed and replaced.
 - c. The existing curb ramp is not in compliance with ADA Standards. A new curb ramp shall be installed which must be completed in its place.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

91. EMERGENCY RADIO RESPONDER COVERAGE: Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. Refer to CFC Sec. 510 for further requirements.
92. FIRE SPRINKLER REQUIRED. Approved automatic sprinkler systems in new buildings and existing buildings and structures shall be provided in the locations described in this Section or Section 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this Section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. Note: The owner(s), occupant(s), and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modifications or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application, and appropriate fees to this department for review and approval prior to beginning their work. CFC Section 903.2 as adopted and amended by CBLMC.
93. WATER SUPPLY REQUIREMENTS. Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by the Santa Clara County Fire Department until

compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

94. PUBLIC FIRE HYDRANT(S) REQUIRED: Provide public fire hydrant(s) at location(s) to be determined jointly by the Santa Clara County Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with minimum single hydrant flow of 500 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix C
95. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and Santa Clara County Fire Department Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Ch. 33.
96. FIRE APPARATUS (ENGINE) ACCESS ROADS REQUIRED: Provide access roadways with a paved all-weather surface; a minimum unobstructed width of 20 feet; vertical clearance of 13 feet, 6 inches; minimum circulating turning radius of 36 feet outside and 23 feet inside; and a maximum slope of 15%. For installation guidelines, refer to Fire Department Standard Details and Specifications Sheet A-1. CFC Section 503. Include all above required dimensions on the plans including the turn radius.
97. TIMING OF INSTALLATION: When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 CFC Section 501.4.
98. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by 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 (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
99. TWO-WAY COMMUNICATION SYSTEM: Two-way communication systems shall be designed and installed in accordance with NFPA 72 (2016 edition), the California Electrical Code (2013 edition), the California Fire Code (2016 edition), the California Building Code (2016 edition) and the Town Ordinances where two-way system is being installed, policies, and standards. Other standards also contain design/installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72.

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

May 30, 2019

Re: The Carlton Office Building, 400 Carlton Ave
Project Description/ Letter of Justification

RECEIVED

JUN 04 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Mr. Sean Mullin:

On January 10, 2018, the Planning Commission voted unanimously to approve this new project. Unfortunately, due to major cost overruns (primarily for the subterranean parking structure) the project was deemed financially unfeasible to build. The new application is for a new two-story medical office building redesigned to have on-grade parking only. This letter accompanies the submitted building plans and additional exhibits for the above referenced project.

ORIGINAL PROJECT DESCRIPTION

The originally approved building was 7,996 square feet, with a 7,141 square foot below grade parking structure that provided for 16 spaces accessed in and out from the Carlton Ave driveway. Fourteen additional on grade parking spaces were provided (nine covered, five open) in the same general location of the existing parking and two more spaces were on the east side. A total of 32 parking spaces were provided, which allowed for 8,000 square feet of medical office space, based on the Town's parking formula.

REVISED DESIGN

The proposed two story building is 6,500 square feet and has eliminated the below grade parking structure completely. The new design provides 26 total parking spaces, for a net reduction of 6 spaces. The majority of the spaces are located in the same area (behind the building) with the main difference being these new ones will not be covered by the second floor. Five spaces are situated on the Carlton Ave access drive, and eight more will be covered by the second floor and accessed from the rear drive.

The exterior look and feel of the proposed building is very similar to the original both in architectural style and massing. The signature Spanish style is expressed with stucco walls, arched openings and clay barrel tile roofing. The main facade has a pair of two story gable forms that bookend three center arches that lead into the center courtyard. Traditional Spanish detailing is found throughout the exterior, with dark bronze windows and railings, ceramic tile details, "scalloped" corbel details at cantilever, wood trellis elements and shaped corbels.

The building shape is now longer and narrower when compared to the original. However, the height of the structure is identical to what was approved. There will be less floor area on the ground floor as that is where the majority of the area reductions were made. As previously mentioned, the second floor will no longer span over the rear parking spaces, making for a more traditional looking Spanish style building. A concerted effort has been made with the front and side elevations to conceal the covered parking area from street views without making the building appear bulky.

One main selling point to the neighborhood is that by eliminating the underground parking garage, the disruption caused by construction will be significantly reduced. There will be only minimum excavation and off-haul for the slab on grade construction. The duration of construction will be reduced by 3-4 months, which alone should ease their concerns.

LANDSCAPING AND SITE WORK

Preliminary landscape plans prepared by David Fox, Landscape Architect are included with the application. The plan has been updated to reflect the new footprint and parking layouts while reflecting the original theme of drought tolerant landscape areas along with pathways leading to the public ways. Five of the thirteen existing olive trees are to be removed, as two more will be saved with this new design.

Updated Preliminary Grading and Drainage plans prepared by the engineering firm Hanna Brunetti are included in the package. It should be noted that this new design provides 650 sq. ft of additional permeable landscape area over the original.

...

The following questions and answers were from the original planning application process and have been updated to reflect the current design:

How is the project compatible to the adjacent commercial and residential properties in terms of mass and scale?

- Proposed building is two stories high with on grade parking in order to keep the proposed building around the same height as other adjacent 2-story buildings. Both medical buildings nearby are two stories tall, as are the single family residences located across the street on Carlton.
- One story roof over arched walkway on Carlton breaks down two story facade of primary elevation
- Reduction in width of the façade facing Jo Drive, as well as addition of scalloped corbels in order to reduce the overall massing facing that side in an attempt to relate to the one story duplexes on Jo.
- Building façade is segmented to avoid a large boxy looking façade, with different architectural features added to blend in with the residential homes.
- Gable and/or hip roof shapes are used to reduce building massing and create a more residential look, as opposed to more typical flat-roofed commercial designs.
- Covered open parking and walkways are incorporated into the design to reduce the overall building massing.
- Exterior wall heights have been set for the bare minimum standard for offices: Ten foot ceiling heights at both First and Second floors. Higher ceilings are preferred but these have been lowered to blend with the neighbors.

How is the project in compliance with the Commercial Design Guidelines?

- There is a long standing tradition in Los Gatos for medical office buildings to be designed in the Spanish style, so this continues the trend.
- Building facades and massing are segmented with various architectural elements to minimize the overall scale and blend in with the residential neighborhood.

- Quality design and materials implemented (e.g. lighter building colors, variety of architectural elements, etc) to articulate the building elevations to maintain the town's standard architectural style. All elevations are addressed, including the building side facing the rear open lot.
- Covered walkway, easy access to covered parking and direct walkways to public sidewalk to encourage a pedestrian-friendly access approach.
- Preserving trees- both existing street trees and on-site olive trees so they can continue to provide screening to the proposed building.
- New, smaller scale plants and landscape species are introduced on site along the pedestrians/ visitors' paths, as well as to break up continuous parking spaces to provide visual enhancement.
- Carefully planned roof and parapet placement to disguise roof top equipment from public's view of sight.
- Parking is easily accessible, situated on the side and rear of the building, to avoid creating 'a strip mall look' in front of the building.
- Newly proposed utility lines are placed underground. Trash enclosure integrated into the design.

CONCLUSION

This proposed redesign maintains several of the elements of the originally approved project, including the architecture, massing and relationship to the neighborhood, while eliminating the underground parking and any cons associated with that. Vehicular circulation (ingress/egress) follows the historical routes and the majority of the parking is hidden by the building. In the end, this project still replaces a poorly maintained and under utilized older building on a site in the medical/ hospital core of Los Gatos with a handsome, high end office building.

Sincerely,



Gary Kohisaat
Architect C19245

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June 17, 2019

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

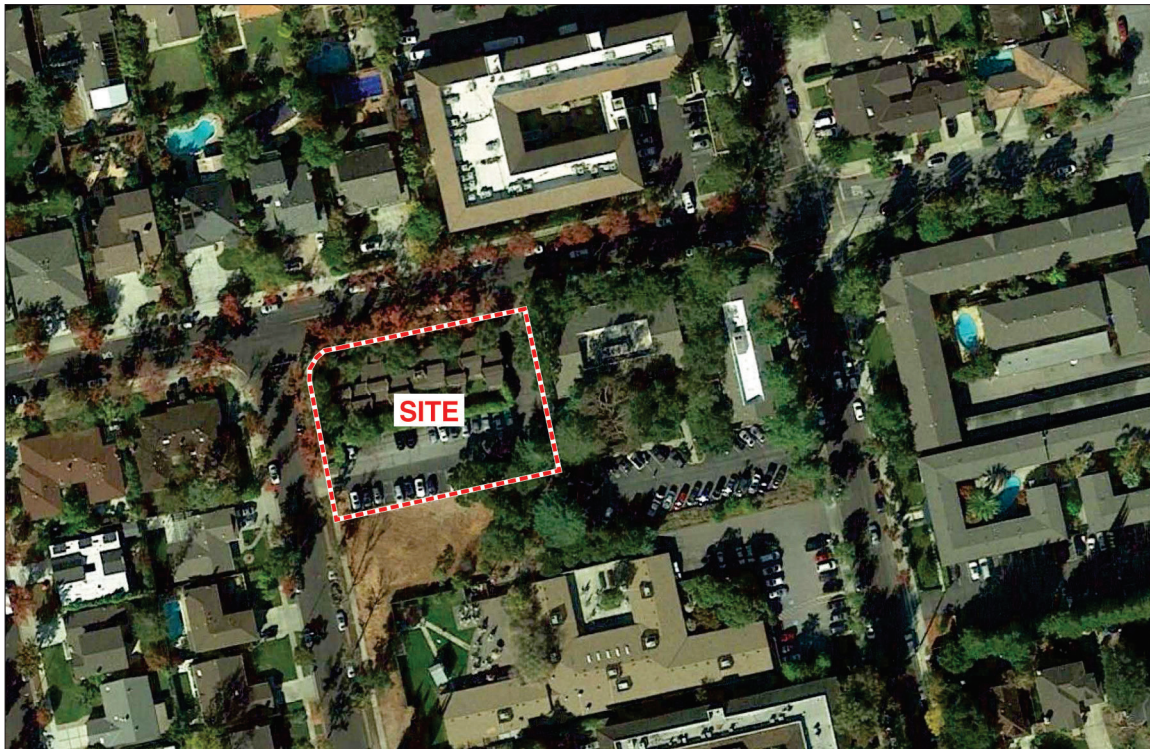
RE: 400 Carlton Avenue

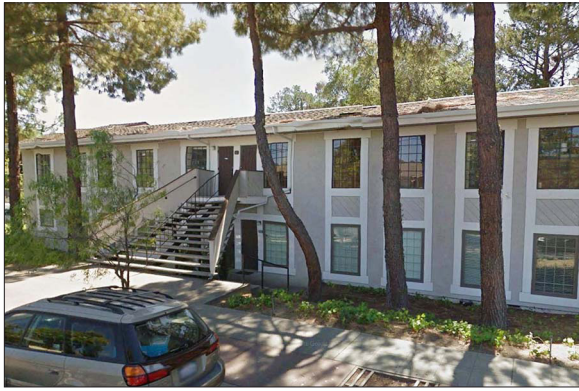
Dear Sean:

I reviewed the drawings, evaluated the site context, and prepared a review letter for a similar project design in 2017. My comments and recommendations are as follows:

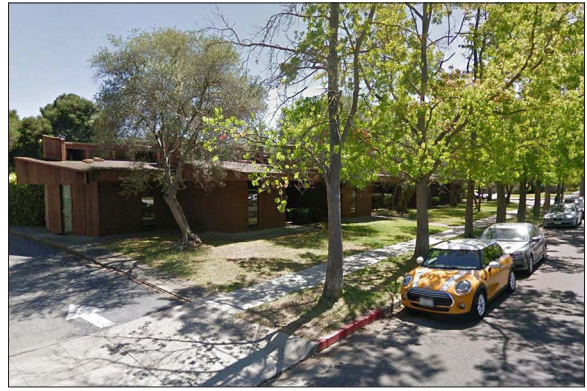
Neighborhood Context

The site is located at the corner of Carlton Avenue and Jo Drive. It currently is occupied by a one-story structure. The adjacent context is eclectic with larger office structures to the east and one and two-story homes immediately across both Carlton Avenue and Jo Drive. Photographs of the neighborhood are shown on the following page.





Office structure to immediate left on Carlton Avenue



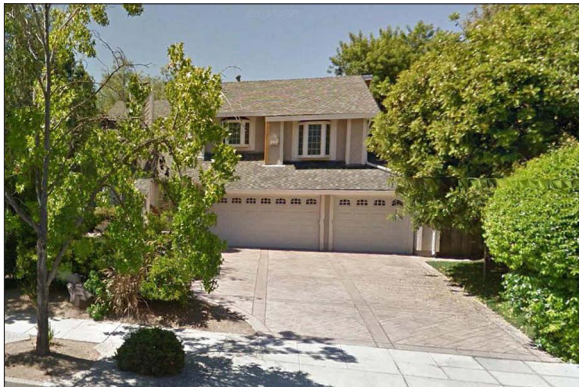
The Site and existing building



Homes immediately across Jo Drive



Home immediately across Jo Drive



Home immediately across Carlton Drive



Home immediately across Carlton Drive



Nearby office complex across Carlton Drive

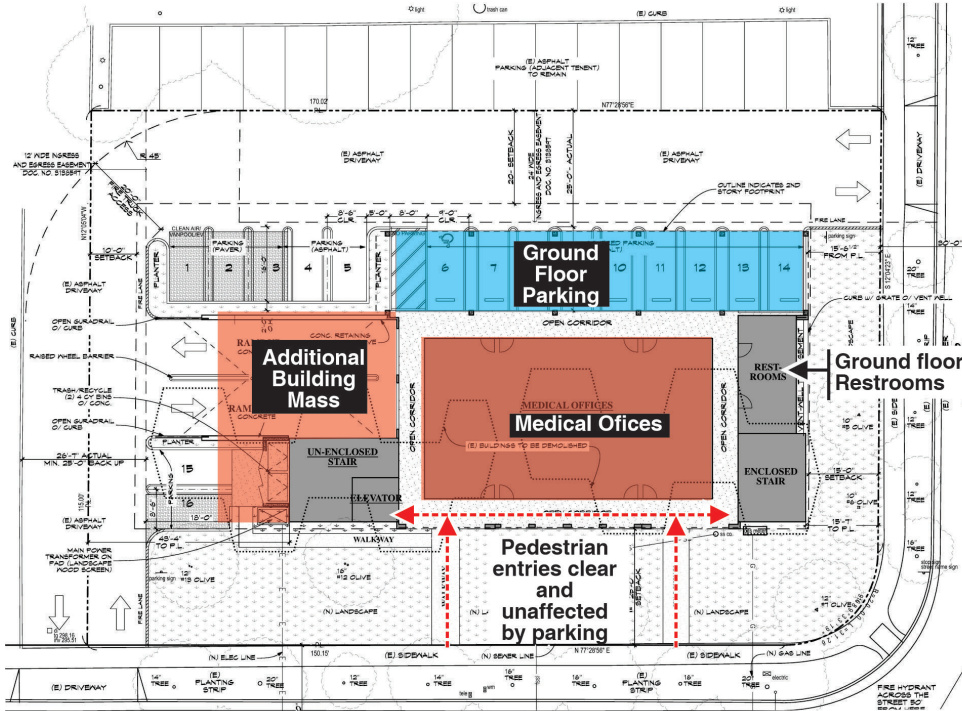


Nearby multifamily complex on National Avenue

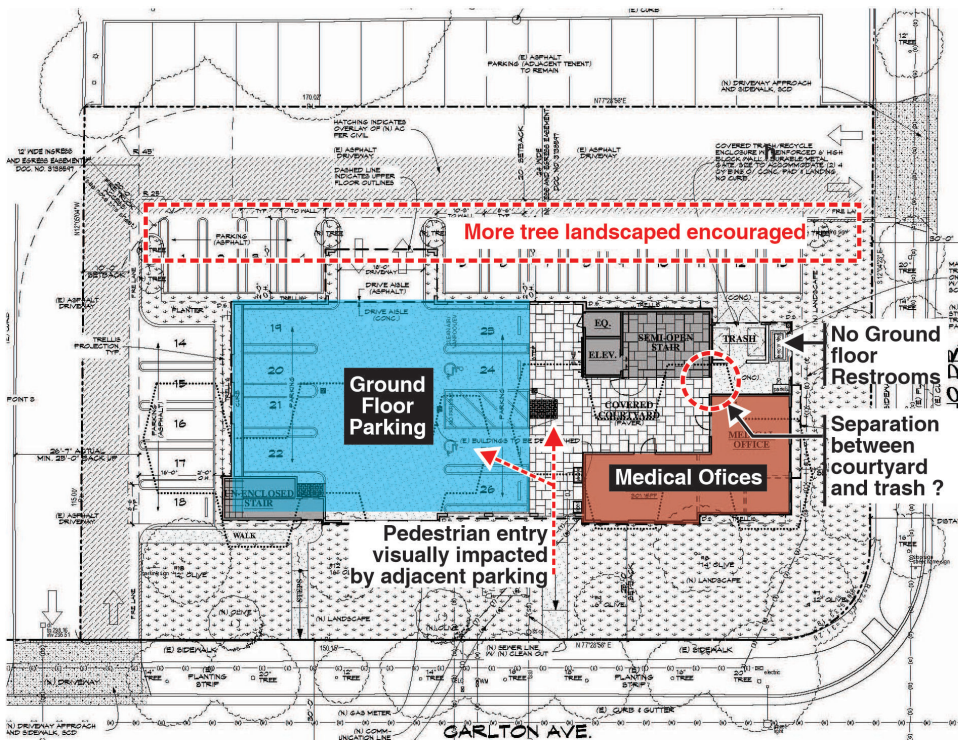
Issues and Concerns

The project has been redesigned to eliminate the underground parking and to move it within the framework of the building's first floor envelope- see site plan and first floor comparison diagrams below. Notable features of this change include the following:

- Ground floor medical office space has been substantially reduced in area.
- Additional building mass has been added to the interior side parking lot side of the structure and removed from the rear.
- The pedestrian entry experience has been changed.



PREVIOUSLY APPROVED SITE PLAN



CURRENTLY PROPOSED SITE PLAN

While the length of the structure facing Carlton Avenue has increased, the overall height of the building would remain the same as the approved design - see streetscape illustration below.



Streetscape: Same Side



Streetscape: Opposite Side



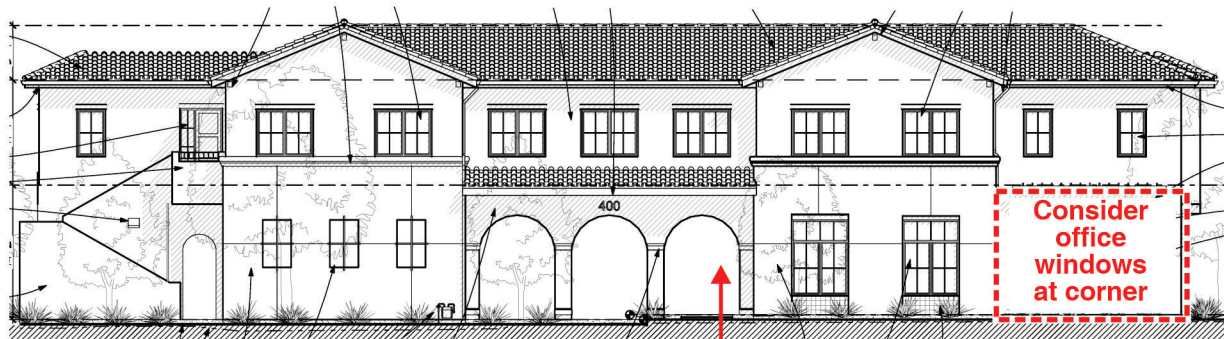
Streetscape: Opposite Side Street

All building elevations have been changed slightly. Elevation and sketch perspective sketch comparisons are shown below.



PREVIOUSLY APPROVED FRONT ELEVATION

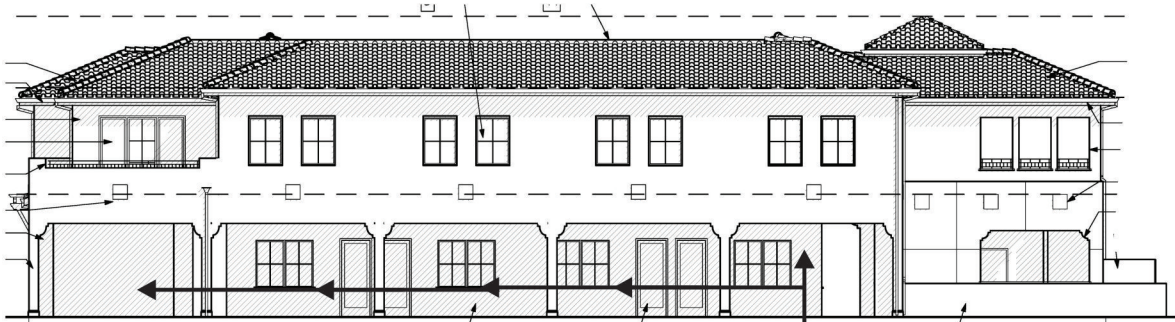
Covered ground floor walkway created substantial facade depth
Enclosed stairway and elevator to left is rather blank



CURRENTLY PROPOSED FRONT ELEVATION

Entry is not very well articulated

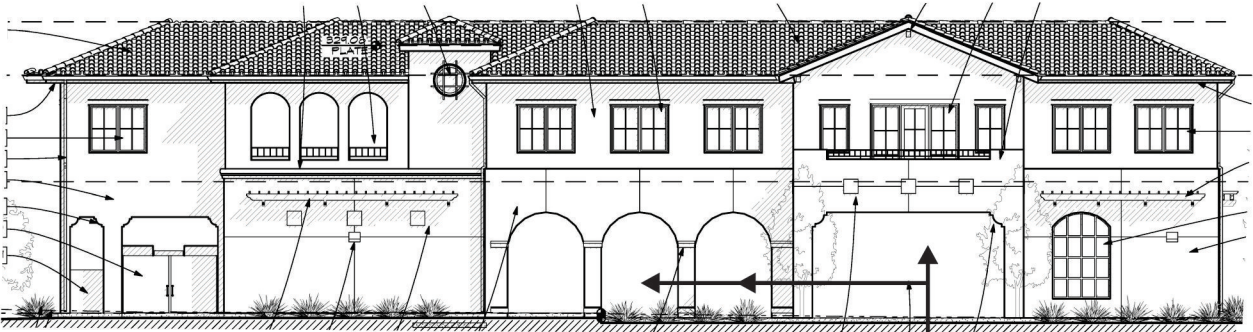
Covered ground floor walkway creates substantial facade depth but view is to parking
Street-facing gable forms are similar, but scale is bigger
Articulated exterior stair to left is more visually interesting
Smaller scale second floor windows



PREVIOUSLY APPROVED REAR ELEVATION

Under structure parking
Fairly uniform and repetitious facade

Views into parking



CURRENTLY PROPOSED REAR ELEVATION

Under structure parking not as visually intrusive
Varied facade: roof forms and eaves / window spacing / ground floor articulation

Views into parking



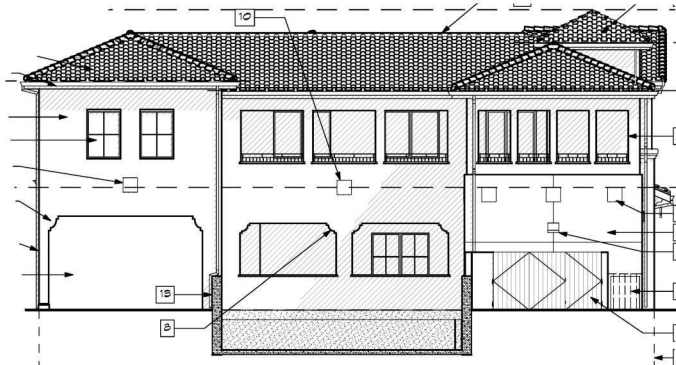
PREVIOUSLY APPROVED JO DRIVE SIDE ELEVATION

No ground floor windows
Large second floor deck



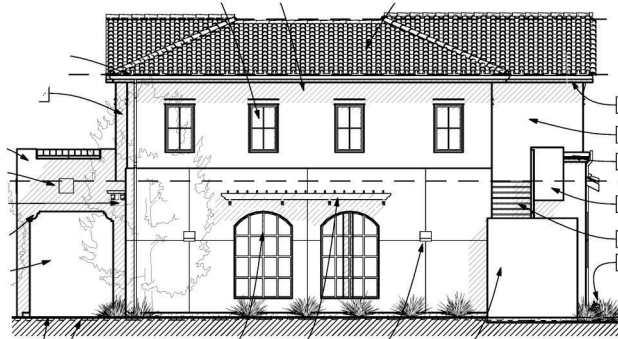
CURRENTLY PROPOSED JO DRIVE SIDE ELEVATION

Ground floor windows added
Smaller second floor deck



PREVIOUSLY APPROVED PARKING LOT SIDE ELEVATION

**Ground floor largely auto and trash-oriented
Second floor windows express corridor**



CURRENTLY PROPOSED PARKING LOT SIDE ELEVATION

**Ground floor openings with decorative grills in lieu of windows
Exterior stair adds articulation and visual interest
Second floor windows express offices**



PREVIOUSLY APPROVED SKETCH: FRONT



CURRENTLY PROPOSED SKETCH: FRONT



PREVIOUSLY APPROVED SKETCH: REAR



CURRENTLY PROPOSED SKETCH: REAR



PREVIOUSLY APPROVED SKETCH: SIDE JO DRIVE



CURRENTLY PROPOSED SKETCH: SIDE JO DRIVE



PREVIOUSLY APPROVED SKETCH: SIDE PARKING LOT



CURRENTLY PROPOSED SKETCH: SIDE PARKING LOT

Evaluation and Recommendations

I would in almost all cases discourage office buildings of this size and scale with parking embedded within the first floor envelope rather than underground as a bad precedent. However, in evaluating the visual appearance of the revised design to the approved design, I believe that the change could be a beneficial change over the approved design in this case. Overall, the elevations seem to have a more cohesive design, and while some parking is still provided within the first floor building footprint, its visual intrusion appears to be less.

The areas which appear to need further refinement include the following:

1. Ground floor plan organization of lobby and parking.
2. Better ground floor visual separation of the under structure parking area from the lobby courtyard and the pedestrian entries from the street and rear parking lot including more screening at the arched opening into the parking area.
3. Adding additional landscaping, if possible along the rear parking lot facade. Possibilities include trees in the interface between parking spaces and climbing vine planting against the rear of the structure.
4. Adding additional medical office windows at the building corner facing the Carlton Avenue/Jo Drive intersection.
5. Improved delineation of the building's sense of entry at the entry arches on the front and rear facades.

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

Sincerely,
CANNON DESIGN GROUP

**Assessment of Nineteen (19) Protected and Non-Protected Size Trees
at and adjacent to**

**400 Carlton Avenue
Los Gatos, California**

Prepared for:
Mr. Sean Mullin, 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)
2/10/2017

Report by CTA
Version: 2/23/2017

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1.0 Summary

- a. Matrix style overview of protected-size trees (non-exempt species, 4-inches diameter at 4.5 feet above grade). Below, the CTA 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. Removal trees, if any, are noted as such in the matrix.

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

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

Note: Only trees within relatively close proximity of proposed work as outlined in the applicant's set of plan sheets (e.g. trunks located between zero and 20 linear feet of proposed work) are included in this initial tree study.

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

Line Number	Tree Tag Number	Common Name	Large Protected Tree (LPT)?	Appraised Value	Site plan changes or restrictions required to reduce impacts to "less than significant"	Replacement Rate Per Canopy Lost	Replacement Size Tree
1	1	European olive		(non-protected size tree)	n/a	n/a	n/a
2	2	European olive		\$1,230.	(To be removed per plan).	3	24" box
3	3	(non-protected size tree)		n/a	n/a	(non-protected size tree)	n/a
4	4	(non-protected size tree)		n/a	n/a	(non-protected size tree)	n/a
5	5	European olive		\$2,830.	Keep chain link RPZ fencing erected as far as possible Eastward offset from trunk. Irrigate weekly.	3	24" box

Line Number	Tree Tag Number	Common Name	Large Protected Tree (LPT)?	Appraised Value	Site plan changes or restrictions required to reduce impacts to "less than significant"	Replacement Rate Per Canopy Lost	Replacement Size Tree
6	6	European olive		\$3,010.	Keep chain link RPZ fencing erected as far as possible Eastward offset from trunk. Irrigate weekly.	3	24" box
7	7	European olive		\$1,270.	Fence per CTA's tree map in report. Irrigate weekly.	3	24" box
8	8	(non-protected size tree)		n/a	n/a	(non-protected size tree)	n/a
9	9	(non-protected size tree)		n/a	n/a	(non-protected size tree)	n/a
10	10	(non-protected size tree)		n/a	n/a	(non-protected size tree)	n/a
11	11	European olive		\$800.	(To be removed per plan).	3	24" box
12	12	European olive		\$1,990.	Limit depth of cut for new walkway base section excavation to max. 4 to 6 inches below existing soil grade. Maintain irrigation weekly.	3	24" box
13	13	(non-protected size tree)		n/a	n/a	(non-protected size tree)	n/a
14	14	Sweetgum (Street Tree)		\$2,130.	Limit depth of cut for new sidewalk surfacing to depth of existing older baserock. Work with a project arborist to avoid severing roots measuring 1-inch diameter or larger, within 10 feet of this tree, when replacing baserock and sidewalk surfacing.	3	24" box

Line Number	Tree Tag Number	Common Name	Large Protected Tree (LPT)?	Appraised Value	Site plan changes or restrictions required to reduce impacts to "less than significant"	Replacement Rate Per Canopy Lost	Replacement Size Tree
15	15	Sweetgum (Street Tree) (Possible removal tree based on current condition rating of 'very poor')		\$770.	Limit depth of cut for new sidewalk surfacing to depth of existing older baserock. Work with a project arborist to avoid severing roots measuring 1-inch diameter or larger, within 10 feet of this tree, when replacing baserock and sidewalk surfacing.	3	24" box
16	16	Sweetgum (Street Tree)		\$1,160.	Limit depth of cut for new sidewalk surfacing to depth of existing older baserock. Work with a project arborist to avoid severing roots measuring 1-inch diameter or larger, within 10 feet of this tree, when replacing baserock and sidewalk surfacing.	3	24" box
17	17	Sweetgum (Street Tree)		\$1,320.	Limit depth of cut for proposed new driveway apron to depth of existing older baserock and/or existing surfacing materials. Work with a project arborist to avoid severing roots measuring 1-inch diameter or larger, within 10 feet of this tree, when replacing baserock and sidewalk surfacing.	3	24" box
18	18	Sweetgum (Street Tree)		\$3,360.	Limit depth of cut for new sidewalk surfacing to depth of existing older baserock. Work with a project arborist to avoid severing roots measuring 1-inch diameter or larger, within 10 feet of this tree, when replacing baserock and sidewalk surfacing.	3	24" box
19	19	Deodar cedar		\$5,700.	Limit depth of scarification of existing asphalt parking lot to depth of surface asphalt only. Work with a project arborist if woody roots measuring 1 inch diameter or greater are encountered and require severing during scarification work within approximately 30 to 40 feet of this tree.	4	24" box

2017 Town of Los Gatos In-lieu fee equivalent = \$250 per each required 24" box mitigation tree planting not installed on the site.

Summary of tree disposition and tree issues, based on the grading and drainage plan sheet dated 1/17/2017 by Hanna-Brunetti Civil of Gilroy, California:

- REMOVALS (APPLICANT): Applicant proposes removal of **trees #1, 2, 3, 4, 8, 10, and 11**.
Only removal trees #2 and #11 are considered protected trees. The other five (5) removal trees are of non-protected size.
- REMOVALS (CTA): The CTA suggests removing **street tree #15** due to very poor overall condition rating.
- IMPACTED TREES: The CTA expects the following protected-size survey trees to be impacted by proposed work:
 - West Side of Building: **Olive specimens #5, 6, and 7** need to be fenced off as far as possible from trunks, and irrigated regularly, to avoid loss of vigor during proposed new building footprint work.
 - North Walkway: **Olive #12** may be damaged by proposed new walkway cuts running in an East-West orientation, unless base rock excavation depth is restricted to only a few inches beneath existing soil surface grade in the area just South of the trunk of this tree.
 - Sidewalk Carleton Avenue: Proposed sidewalk work along Carleton Avenue may cause significant root loss and damage to **sweetgum street trees #14, 15, and 16**. It is suggested that this demolition and renovation work be restricted to only surface material replacement, with no adulteration of the older baserock beneath the surface materials, within 10 feet of these trees.
 - Driveway Aprons: New driveway apron work at the Carlton entrance and the Jo Drive entrance may cause significant root loss to **sweetgum street trees #17 and #18** if depth of cut is not restricted. It is suggested that new apron work cut depths be restricted to the depth of existing base rock and/or existing surface materials.
 - Sidewalk Jo Drive: Although not shown on the proposed plans, sidewalk heave near **sweetgum #18** on Jo Drive may require removal and replacement of slabs in that vicinity. This work would necessarily have a severe negative impact on the tree, unless work is limited to replacement of the slab only. Use of rubber pavers may be a solution to this problem, as rubber can deform as roots continue to expand upward. See recommendations section for images of rubber slabs used as sidewalk surfacing near mature trees.
 - Parking Lot Scarification: The plans call for scarification and replacement of the existing asphalt parking lot area North of **cedar #19**. The CTA measured woody root extension damage to the asphalt running radially North of the tree as far as 40 to 50 feet radius. This means that the proposed scarification area may contain relatively large diameter woody roots connected to cedar #19. If scarification is limited to removal of the surface materials only, this is fine. If the scarification will include removal of base rock, then there is a high possibility that woody roots will be damaged or destroyed, which could result in loss of water uptake ability by cedar #19, and loss of vigor (decline in overall condition). The project team will need to work with a project arborist to determine a feasible course of action which allows for parking lot renovation to occur, without causing significant damage to tree #19.
 - Irrigation Laterals to Sidewalk Plantings: Any irrigation pipe laterals proposed to cut through the sidewalks along Jo Drive and Carleton Avenue to connect water supply to the proposed new sidewalk planting areas will need to be routed to at least **10 feet offset** from the trunks

of all street trees being retained. For pipe installations within 10 feet of a street tree, a compromise will need to be reached between the contractors and the project arborist whereby piping is routed just under grade, etc. to avoid severe root damage or root loss to the trees.

- **LANDSCAPE REPLACEMENT PLANTINGS VS. REMOVALS:** The current proposed plan shows replacement tree installations totaling six (6) trees. Per the Town's canopy replacement standards as shown above in Table 1.0(a), removal of the two (2) protected-size olives at this site will require at least six (6) replacement trees of minimum 24" box size. The CTA suggests that the proposed landscape plans be verified as meeting this requirement. Note also that applicants can provide payment of \$250 per each required new replacement tree that is not actually installed on site.

- **LANDSCAPE & IRRIGATION PLANS:**

The proposed irrigation pipe trenching plan was not available for review at the time of writing. However, a preliminary landscape plan sheet L-2.0 dated 1/17/2017 by David Fox, Landscape Architect, of Los Gatos, California, was available for the CTA's review.

Per above on page 6, in the item titled "irrigation laterals to sidewalk plantings", the CTA suggests that the laterals be kept to at least 10 feet offset from the trunk of any existing tree being retained, and that any piping required to be installed within 10 feet of a tree being retained will need to be specified as minimal burial to avoid causing severe tree root loss (**depths of burial and piping types to be determined at a later date**).

b. Security Bonding:

The new 2015 iteration of the Town tree ordinance section 29.10.1000 (c)3 includes wordage that requires that all trees being retained on a development site need to be appraised for dollar value at the applicant's expense prior to building or grading permits being issued by the Town. Part 'f' of this same tree ordinance section states that the Town may condition a security bond prior to issuance of a permit, in the sum of \$5,000 per each tree being preserved, or \$25,000, whichever is less. The ordinance does not contain wordage as to whether this includes neighbor-owned trees adjacent to construction. Therefore, the CTA will assume that neighbor-owned trees are included as trees "required to be preserved" (if applicable).

Note that the total appraised value of trees being retained at this site per the CTA's determination above in table 1.0(a) is approximately \$19,000. Therefore, if applicable, it would be reasonable, based on the actual appraised values of the ten (10) protected-size trees being retained at and adjacent to this site, for the Town to condition the project approval upon posting of a security bond in the amount of approximately 50% X \$19,000 = \$9,500. This would represent a reasonable fraction of the total value of protected-size trees being retained on site.

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 both on the property proposed for site plan work and (in some cases) adjacent to the site plan area within 10 linear feet of property lines, when proposed work is to occur within approximately 20 to 25 feet of the tree(s).

Note that "exception" trees not protected under the current Town tree ordinance (e.g. fruit and nut trees <18 inches diameter, and Tasmanian blue gum, red gum, blackwood acacia, tulip tree, tree of heaven, palms (except *Phoenix canariensis*), and privet <24 inches diameter, etc.) were not tagged or assessed by the CTA.

At this site, the CTA included all trees that were within 10 to 15 feet of proposed work, which included street trees along Jo Drive and Carleton Avenue, and one parking lot cedar near proposed scarification work South of the proposed new building footprint. On “Hillside” properties (see Hillside map, next page), all eucalyptus species are considered exception trees, and are not protected by Town ordinance provisions. The Gum Tree Lane project is within the “Hillside Area”.

“Large protected tree” (LPT) as noted in the tree table below in this report means any oak (*Quercus*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24 inch or greater diameter (75 inch circumference); or any other species of tree with a 48 inch or greater diameter (150 inch circumference). Trunk measurement in the case of a multiple stem tree is the sum of all mainstem diameters.

The author tagged all trees in this study at 5 to 6 feet above grade using large racetrack shaped tags numbering “1” through “38” as noted on the tree map below in this report.

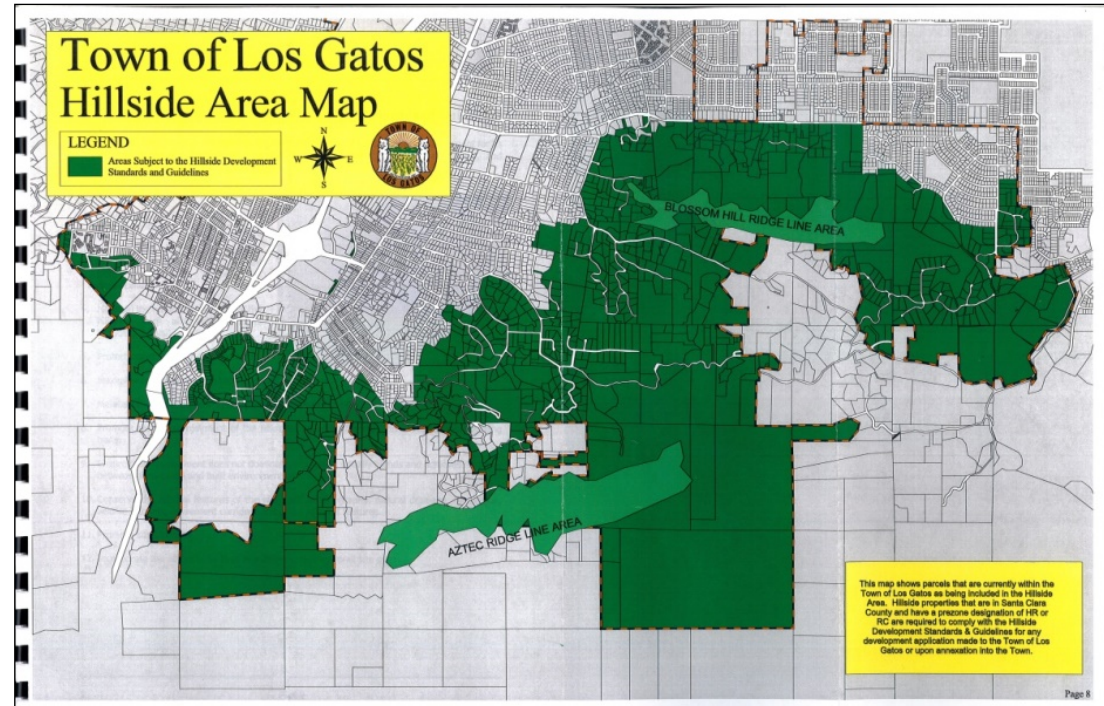
3.0 Tree Location & Protection Fence Map

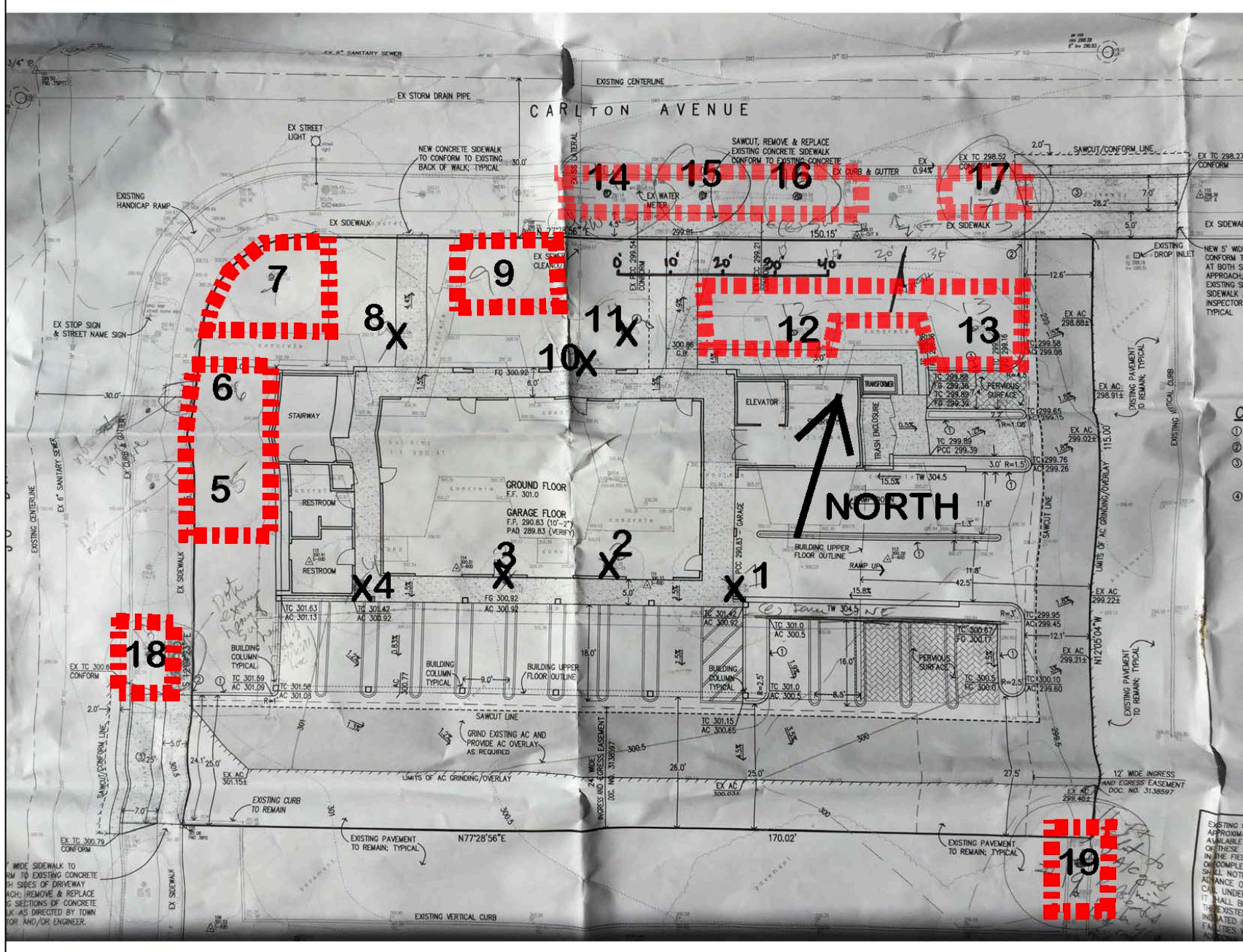
The CTA marked up the applicant’s grading and drainage plan sheet dated 1/17/2017 by Hanna-Brunetti of Gilroy, California.

The **red dashed lines** indicate the CTA’s suggested chain link root protection fence alignment (initial rough), based on available remnant root zone areas that are protectable (assuming the scope of site plan work will occur as currently proposed).

Note that the red dashed lines are shown as root zone protection fence routing around both non-protected size trees and protected size trees being retained.

The project team can choose to ignore protection for non-protected size olives #9 & #13 at their discretion.





4.0 Town of Los Gatos – What Trees are Protected?

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

1. All trees with at least a single mainstem measuring four (4) inches diameter or greater at 4.5 feet above grade are considered “**Protected Trees**” when removal relates to any development review.
2. 12 inch diameter (18 inch multistem total) trees on developed residential property not currently subject to development review.
3. 8 inch diameter (8 inch multistem total) blue oak (*Quercus douglasii*), black oak (*Quercus kellogii*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) on developed residential lots not currently subject to development review.
4. 8 inch diameter (8 inch multistem total) trees on developed residential property not currently subject to development review, on lots in the designated **Hillside Area** per the official Town map.
5. All trees with a single mainstem or sum of multiple mainstems totaling 48 inches diameter or greater at 4.5 feet above grade are considered “**Large Protected Trees**” (LPT).
6. All oak species (*Quercus spp.*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*) with one or more mainstems totaling 24 inches diameter or more at 4.5 feet above grade are considered “**Large Protected Trees**” (LPT).
7. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting 25% or more of any **Protected Tree** (including below ground root system).
8. Section 29.10.0965. Prohibitions: A **permit** is required to prune, trim, or cut any branch or root greater than four (4) inches in diameter of a **Large Protected Tree**.
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)
- b. *Acacia melanoxylon* (blackwood acacia) less than 24 inches (multistem total or single stem)
- c. *Liriodendron tulipifera* (tulip tree) less than 24 inches (multistem total or single stem)
- d. *Ailanthus altissima* (tree of heaven) less than 24 inches (multistem total or single stem)
- e. *Eucalyptus globulus* (Tasmanian blue gum) less than 24 inches (multistem total or single stem)
- f. *Eucalyptus camaldulensis* (River red gum) less than 24 inches (multistem total or single stem)
- g. *Other eucalyptus species* (E. spp.) not noted above, less than 24 inches (multistem total or single stem)
(REMOVAL O.K. ONLY AT HILLSIDE AREA LOCATIONS PER OFFICIAL TOWN MAP):
www.losgatosca.gov/documentcenter/view/176
- h. All palm species (except *Phoenix canariensis*) less than 24 inches (multistem total or single stem)
- i. *Ligustrum lucidum* (glossy privet) less than 24 inches (multistem total or single stem)

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

5.0 Recommendations

1. Project Arborist (“PA”):

Initial Signoff

It is suggested 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. Sean Mullin, Associate Planner, at smullin@losgatosca.gov

Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition:

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

The PA should work with the project team on critical areas where tree roots may be damaged or destroyed as a result of new driveway, walkway, sidewalk, and parking lot work near trees #12, 14, (15 if retained), 16, 17, 18, and #19.

2. Project Team Actions or Clarifications Requested:

i. Tree Removal In-Lieu Fees: (Per the Town *tree canopy replacement standard* matrix).

The CTA suggests that the project team install a total of at least six (6) on-site 24" box size tree plantings as required by the Town canopy replacement guidelines.

The current proposed olive plantings and redbud plantings are acceptable as replacement species, as long as the plantings are all of 24" box size. However, the CTA suggests that species larger than redbud be used as replacements, to replace lost large tree canopy value at parity.

ii. Tree Removal Permitting:

Removal of protected-size trees #2 and #11 per the site plan shall not occur until the applicant is granted an official Town tree removal permit.

iii. Security Bond:

It is suggested that Town Staff condition this project on receiving security bond monetary funds from the applicant in the minimum amount of 50% of the value of protected-size trees being retained on site, which is approximately **\$9,500**, as a hedge against potential decline or death of one or more of the survey trees to remain in close proximity to the proposed site plan project. Staff may choose to increase the fee to an amount above and beyond this minimum recommended fee.

iv. Plan Adjustments:

- a. **Street Tree Removal:** It is suggested that street **tree #15** be removed due to very poor overall condition. It is further suggested that the Town waive the removal fee for this tree.
- b. **Sidewalk Displacement at Jo Drive:** It is suggested that the team retain a project arborist to work with the team in replacing the sidewalk just East of **tree #18** where the root system of this sweetgum is causing vertical displacement of the slabs.

One solution may be to use a vertically-deformable



type of slab, such as rubber slab designed for sidewalks, as the new surfacing for this area. See the sample image above right showing a recent project on which the CTA worked in Palo Alto where rubber paver material was cut to retrofit a buckled walkway near mature large trees. This material is considered more appropriate than concrete for areas over existing lateral tree root growth, as the rubber can deflect upward to account for future tree root expansion. Also, the rubber can be reset as necessary to relevel, without having to demolish the material.

Work with the project arborist to design a solution that minimizes root loss to tree #18.

- c. Walkway near **olive #12**: Restrict all new walkway base section excavation cut depths to a maximum 4 inches below existing soil surface grade. Raise the new walkway finish elevation as necessary in order to comply with this restriction. Feather out the raised walkway edges as necessary to reduce trip hazard. See recommendation #9 below for a spec image of a tree-friendly type walkway that requires only minimal base section excavation.
- d. Sidewalk Work at Carleton Avenue: Do not cut below the bottom elevation of the existing older sidewalk slabs on Carleton Avenue, when working within 10 linear feet of **street trees #14, (15 if retained), 16, 17**.

Work with the project arborist to find solutions to minimize root loss and root damages to the trees.

- e. Apron Work: Limit apron replacement cut depths to the bottom elevations of existing slabs when working within 10 linear feet of **street trees #17 and #18**.
- f. Parking Lot Scarification: Limit scarification cut depths to surface asphalt removal only, when working within 30 or 40 feet of **cedar #19**.

If base rock needs to be removed or otherwise modified, then contact the project arborist to work with the project team to minimize root loss and root damage.

- g. Irrigation Laterals Vs. Street Trees: Keep all proposed irrigation pipe laterals to at least 10 linear feet from the trunk edges of street trees being retained.

For installation of irrigation piping to feed proposed new sidewalk planting areas within 10 feet of trees, use a “no dig” solution such as hiding black UV resistant poly tubing in groove cuts between sidewalk slabs, etc., as a tree root friendly alternative to standard trenching and burial.

- v. Temporary Construction Period Irrigation: All tree specimens being retained shall be heavily irrigated on a once-weekly basis. Use any means available to provide irrigation water to trees (see below in this section for details).

3. Trunk Buffer Wrap Type III Protection:

Prior to demolition commencement, install a trunk buffer around the lowermost 8 to 10 feet of the trunks of **all protected trees being retained (trees #5, 6, 7, 12, 14, (15 if retained), 16, 17, 18, 19).**

Wrap approximately 10 to 15 wraps of orange plastic snow fencing around the trunk between grade and 8 feet above grade to create a padding at least 1 to 2 inches thickness.

Stand 2x4 wood boards upright, side by side, around the entire circumference of the trunk. Affix using duct tape (do not use wires or ropes). See spec image above right.

4. Chain Link Fencing Type I and/or Type II Protection with Silt Fencing Addition:

Erect five-foot tall chain link fence on seven-foot long, two-inch diameter iron tube posts pounded 24 inches into the ground (see sample image at right).

Pre-demolition fence: Per the red dashed lines on the tree map mark-up in the CTA's arborist report (routes may be subject to change, depending on the finalized alignments of work items).

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.

Optional for fencing material: Use chain link fencing panels set on moveable concrete block footings. Wire the fence panels to iron layout stakes pounded into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees.

5. Signage: The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 20-linear feet of fencing, minimum 8"X11" size each, plastic laminated, 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:

6. Irrigation Temporary During Construction:

Apply temporary irrigation to certain specified trees being retained, at a frequency and duration or total output to be specified by the project arborist (PA).

Method of water delivery can be soaker hose, emitter line, garden hose trickle, water truck, tow-behind water tank with spray apparatus, etc.

Initial suggestion by the CTA is 1x/week heavy irrigation of **all trees being retained, at a rate of 50 gallons per week per each tree (or "to be determined")**, applied throughout the entire fenced-off root protection zone areas.



7. Demolition of Existing Walkways and Parking Lot Surfaces / Special Notes:

- a. If woody tree roots measuring 1 inch diameter or larger are found to be coursing through the older base rock beneath the existing older concrete sidewalks to be demolished at this site, then work with the project arborist (PA) to determine a solution which allows for demolition to occur while also minimizing olive tree root loss and root damage (i.e. near **protected-size olive trees #6, 7, 12, etc.**).

If possible, all base rock base course beneath the demolished surfacing should be allowed to remain in-situ, to avoid damaging or destroying existing woody lateral roots.

Immediately move the chain link RPZ fence panels or chain link mesh fence runs over the demolition areas after surface materials are demolished, to protect base rock areas that may contain woody roots.

Irrigate immediately (same day) to thoroughly saturate the uppermost 24 inches of the soil profile, to prevent root desiccation.

8. Root Pruning:

All root pruning shall be performed only by, or under direct supervision of an ISA-Certified Arborist

If woody roots measuring greater than 1-inch in diameter are encountered **within 10-feet of any tree being retained during site work (30 to 40 feet from cedar #19)**, contractors shall alert the project arborist, and shall proceed to sever roots at right angles to the direction of root growth using sharp hand tools such as professional grade loppers, hand shears, chain saw, A/C sawzall, or other tools only under his/her direct supervision. See spec images at right. Note that a Sawzall blade indicating use for “bimetal” or “demolition” is typically not a good choice for this work. Instead, opt for a relatively large-toothed blade that indicates use for “pruning” or “wood” (see images at right).

Sever each root at a right angle to the root growth direction.

Woody roots shall not be shattered or broken in any way as a result of site activities. Shattered or broken areas shall be hand dug back into clear healthy root tissue and re-severed at right angles to root growth direction under the direct supervision of the project arborist (PA). Immediately (same day) backfill over roots and heavily irrigate (same day) after backfill to saturate the uppermost 24 inches of the soil profile.



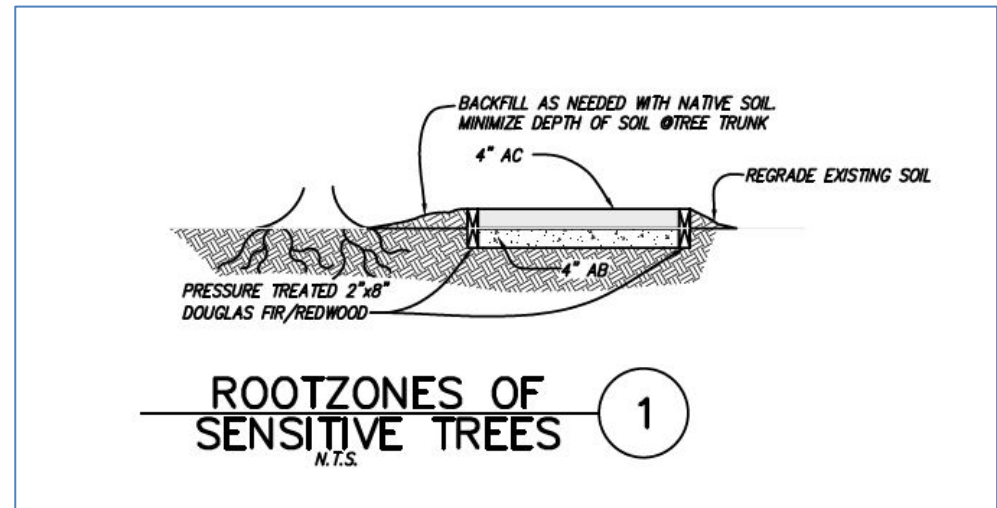
9. Walkway Sample Spec / "Minimal Dig":

At right is a sample image of a minimal-dig type tree root-friendly walkway which uses only a 4 inch depth of cut for both the baserock base section and the header board burial. A similar spec could be utilized for the proposed new walkways near trees #9 and #12 at this site.

10. Water Spray:

Spray off foliage of all trees within 30 feet of construction activity using a very high power garden hose or a pressure washer system set on low pressure to wash both the upper and lower surfaces of foliage. This helps keep the gas portals (stomata) unclogged for better gas exchange which is crucial for normal tree function (see image at right in which a fire hose system was used to wash approximately 50 redwood tree specimens in Sunnyvale during a one-year demolition period).

Spray should be applied approximately twice yearly, or when ambient airborne dust concentration is unusually high.



6.0 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;
- (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)

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)

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)

7.0 Tree Replacement Standards – Los Gatos Town Code

(Excerpted from Town Code 29.10.0985 and 29.10.0987)

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

Table 3-1 - Tree Canopy - Replacement Standard

Canopy Size of Removed Tree ¹	(Staff is using 24” box size as the Replacement Standard for SFR Projects as of 2016) ^{2,4}	Single Family Residential Replacement ^{3,4}
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees; or Two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or Three 36 inch box trees	Not Available

Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available
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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 Hillside shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions--Hillsides.

Sec. 29.10.0987. Special Provisions—Hillsides

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

- (1) All protected trees located 30 or more feet from the primary residence that are removed shall be replaced with native trees listed in *Appendix A Recommended Native Trees for Hillside Areas of the Town of Los Gatos Hillside Development Standards and Guidelines* (HDS&G).
- (2) All protected trees located within 30 feet of the primary residence that are removed shall be replaced as follows:
 - (a) If the removed tree is a native tree listed in Appendix A of the HDS&G, it shall only be replaced with a native tree listed in Appendix A of the HDS&G.
 - (b) If the removed tree is not listed in Appendix A, it may be replaced with a tree listed in Appendix A, or replaced with another species of tree as approved by the Director.
 - (c) Replacement trees listed in Appendix A may be planted anywhere on the property.
 - (d) Replacement trees not listed in Appendix A may only be planted within 30 feet of the primary residence.
- (3) Replacement requirements shall comply with the requirements in Table 3-1 Tree Canopy Replacement Standard of this Code.

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

8.0 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-present
- ISA Certified Arborist #WC-3172
- 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

(My full curriculum vitae is available upon request)

9.0 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. Trees 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.

10.0 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

11.0 Digital Images

WLCA archived images of survey trees on 2/10/2017. The following is a set of images that covers all of the survey tree specimens discussed in this CTA report.

Tree #	Image	Tree #	Image
<p>Looking West at #1, 2, 3, 4</p>		<p>Looking North at #5, 6</p>	

Tree #	Image	Tree #	Image
7		Looking East at #8, 9, 10, 11, 12, 13	
Looking East at #14, 15, 16, 17		North view of #18. Note that this sidewalk area is not currently proposed by the applicant to be renovated. However, the apron in the foreground is.	

Tree #	Image	Tree #	Image
19		<p>19 Close-up of asphalt cracking, assumably due to root expansion from this tree which radiates Northward into the proposed scarification area of the existing parking lot.</p>	

12.0 Tree Data Table

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	(D)isposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
1	<i>Olea europaea</i> <i>(Less than 18 total inches diameter. Tree may be considered "non-protected fruit tree")</i>	European olive	13.7			13.7	18/22	55/45	50% Fair	X			(To be removed)					Previously topped. Decay noted at 6 to 15 feet.	n/a	To be removed
2	<i>Olea europaea</i>	European olive	8	7	6	21	18/21	55/45	50% Fair	X			(To be removed)					Extensive decay noted. Previously topped.	n/a	To be removed
3	<i>Olea europaea</i> <i>(Less than 18 total inches diameter. Tree may be considered "non-protected fruit tree")</i>	European olive	12.1			12.1	20/17	60/50	55% Fair	X			(To be removed)					Previously topped. Decay noted at 5 feet.	n/a	To be removed
4	<i>Olea europaea</i> <i>(Less than 18 total inches diameter. Tree may be considered "non-protected fruit tree")</i>	European olive	16.5			16.5	22/20	70/40	50% Fair	X			(To be removed)					Previously topped.	n/a	To be removed

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)Remove Tree	(S)Save Tree	(D)Disposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
5	<i>Olea europaea</i>	European olive	12	9	8	29	25/22	70/50	60% Fair		X		Proposed new restroom area will encroach to within 8 to 10 feet of the trunk edge, limiting root zone fencing offset from trunk to 4 feet east radius at most, which is less than standard.					Previously topped.	5 to 15 feet offset from trunk, in an elongated rectangular shape per tree map in this report.	RPZ, TB, IRRIGATION WEEKLY Keep all new irrigation pipe trenching to a max. of 6 inches depth of cover to minimize tree root loss during installation.
6	<i>Olea europaea</i>	European olive	10	10	8	35	28/21	65/50	59% Fair		X		Proposed new restroom area will encroach to within 8 to 10 feet of the trunk edge, limiting root zone fencing offset from trunk to 4 feet east radius at most, which is less than standard.					Previously topped. Four total mainstems.	5 to 15 feet offset from trunk, in an elongated rectangular shape per tree map in this report.	RPZ, TB, IRRIGATION WEEKLY Keep all new irrigation pipe trenching to a max. of 6 inches depth of cover to minimize tree root loss during installation.
7	<i>Olea europaea</i>	European olive	9	8	7	24	20/18	40/40	40% Poor		X		The only impacts to this tree will be from new irrigation pipe installation during landscape renovation.	North				Previously topped. Extensive decay noted in lower trunk regions. Canopy is lopsided North.	5 to 10 feet offset from trunk per the map in this report.	RPZ, TB, IRRIGATION WEEKLY Keep all new irrigation pipe trenching to a max. of 6 inches depth of cover to minimize tree root loss during installation.

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)remove Tree	(S)lave Tree	(D)isposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
8	<i>Olea europaea</i> <i>(Less than 18 total inches diameter. Tree may be considered "non-protected fruit tree")</i>	European olive	10.6	6.0		16.6	23/18	55/40	48% Poor	X			(Tree to be removed)					Decay noted at 8 feet. Tree previously topped.	n/a	To be removed
9	<i>Olea europaea</i>	European olive	7	5	5	17	20/20	60/40	50% Fair		X		Impacts to the root zone will be from new irrigation pipe trenching, and from the new north-south oriented walkway to the west of the trunk of this tree.					Decay noted in lower trunk. Previously topped.	5 to 10 feet offset from trunk per the map in this report.	RPZ, TB, IRRIGATION WEEKLY Keep all new irrigation pipe trenching to a max. of 6 inches depth of cover to minimize tree root loss during installation
10	<i>Olea europaea</i> <i>(at less than 18 inches diameter, this is not a protected size fruit tree per strict definition)</i>	European olive	9.0	7.3		16.3	20/18	40/30	30% Poor	X			(To be removed)	North	North			Extensive decay through lower elevation areas. Previously topped. Leans North. Lopsided North.	n/a	To be removed
11	<i>Olea europaea</i>	European olive	8	6	6	26	24/21	40/25	30% Poor	X			(To be removed)	North	North			Extensive decay from 0 to 15 feet elevation. Previously topped. Leans North. Lopsided North.	n/a	To be removed

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)Remove Tree	(S)Save Tree	(D)Disposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
12	<i>Olea europaea</i>	European olive	11.5	8.3		19.8	20/24	65/50	60% Fair		X		<p>Demolition of concrete will occur along the South side of the tree.</p> <p>Deep excavation for new footings will occur South of the tree.</p> <p>New walkway construction will occur 2 to 4 feet South of tree (approx) which will sever roots at that location unless limited to shallow cut depth.</p> <p>Irrigation pipe trenching for new landscape.</p>		North			Previously topped. Leans North.	Per CTA's tree map in this report. Approx. 5 to 15 feet offset radius	RPZ, TB, IRRIGATION WEEKLY Limit irrigation pipe trench depth to 6 inches approx. total cut. Limit new walkway excavation depth to 4 inches total cut depth for base rock installation.
13	<i>Olea europaea</i> Note total diameter is slightly less than 18 inches. Therefore, the tree is technically a non-protected fruit tree.	European olive	9.0	8.7		17.7	22/20	60/40	50% Fair		X		<p>Proposed new "pervious surface" down-driveway to garage will sever the tree's South quadrant root system if baserock excavation is not limited to 6 inches of total depth of cut.</p> <p>Irrigation pipe trenching will occur as well.</p> <p>Demolition of concrete will occur along the West side of the tree.</p>		East		Previously topped. Leans East. Two (2) bacterial galls noted (assumed to be <i>Agrobacterium tumefaciens</i>)	Per CTA's tree map in this report. Approx. 5 to 15 feet offset radius	RPZ, TB, IRRIGATION WEEKLY Limit irrigation pipe trench depth to 6 inches approx. total cut. Limit new driveway excavation depth to 6 inches total cut depth for base rock installation.	

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)remove Tree	(S)ave Tree	(D)isposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
14	<i>Liquidambar styraciflua</i>	Sweetgum	16.0			16.0	50/22	60/60	60% Fair		X		New deep sidewalk cuts will occur to within approximately 6 feet Southeast of the trunk edge.					Tree needs permanent irrigation if possible, without causing root loss from pipe trenching.	Per the CTA's map in this report.	TB, RPZ, IRRIGATION Limit new excavation cuts to existing bottom edge of base rock.
15	<i>Liquidambar styraciflua</i>	Sweetgum	14.5			14.5	30/25	40/25	28% Very Poor	X			New deep sidewalk cuts will occur to within approximately 2 to 3 feet South of the trunk edge.					Tree needs permanent irrigation if possible, without causing root loss from pipe trenching. Apical meristem is split out, possibly as a result of soil moisture deficit. Tear wound noted 5 to 7 feet above grade (auto collision?)	Per the CTA's map in this report.	TB, RPZ, IRRIGATION Limit new excavation cuts to existing bottom edge of base rock.
16	<i>Liquidambar styraciflua</i>	Sweetgum	12.7			12.7	50/21	55/50	50% Fair		X		New deep sidewalk cuts will occur to within approximately 7 feet Southwest of the trunk edge.					Tree needs permanent irrigation if possible, without causing root loss from pipe trenching. Note scaffold limb splitout at 14 feet elevation over street.	Per the CTA's map in this report.	TB, RPZ, IRRIGATION Limit new excavation cuts to elevation of existing bottom edge of base rock.
17	<i>Liquidambar styraciflua</i>	Sweetgum	13.6			13.6	45/20	60/55	57% Fair		X		New deep driveway apron cuts will occur to within approximately 4 feet East of the trunk edge.					Tree needs permanent irrigation if possible, without causing root loss from pipe trenching.	Per the CTA's map in this report.	TB, RPZ, IRRIGATION Limit new apron excavation to elevation of existing bottom edge of base rock.

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)remove Tree	(S)ave Tree	(D)isposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
18	<i>Liquidambar styraciflua</i>	Sweetgum	19.9			19.9	45/20	55/55	55% Fair		X		<p>New deep driveway apron cut will encroach to within approximately 5.5 feet South of the trunk edge of this tree.</p> <p>New landscaping irrigation pipe trenching will sever the root system of this tree as well.</p>					<p>Tree needs permanent irrigation if possible, without causing root loss from pipe trenching.</p> <p>Root system expansion causing heave of existing sidewalk, estimated to be greater than 4 inches total displacement of the slabs. However, for some reason the current proposed scope of project does not include replacement of concrete in this area. Replacement may cause severe root loss, and death or decline of the tree.</p>	Per the CTA's map in this report.	<p>TB, RPZ, IRRIGATION</p> <p>Limit new apron excavation to elevation of existing bottom edge of base rock.</p> <p>Limit new irrigation pipe trenching to 6 inch total cut below grade.</p> <p>Consider replacement of the existing sidewalk slabs using rubber slabs or other technology that can be placed over older baserock and allow for continued vertical displacement over time due to root expansion.</p>
19	<i>Cedrus deodara</i>	Deodar cedar	16.8			16.8	50/30	90/84	88% Good		X		<p>Proposed A/C grinding in parking lot will encroach to within approx. 15 feet of the trunk edge. This may result in severe root loss of woody roots are removed between 15 and 25 or more feet from trunk. Roots appear to be present out to 40 to 50 feet radius from trunk (not verified).</p>					<p>Note bark inclusion at zero to 2 feet elevation. Suggest remove the downhill (northmost) mainstem. Also needs load reduction pruning by removing endweights from ends of limbs.</p>	Per CTA's tree map in this report.	RPZ, TB, IRRIGATE.

Tree Maintenance and Protection Codes Used in Data Table:

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

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

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

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

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

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

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

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

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

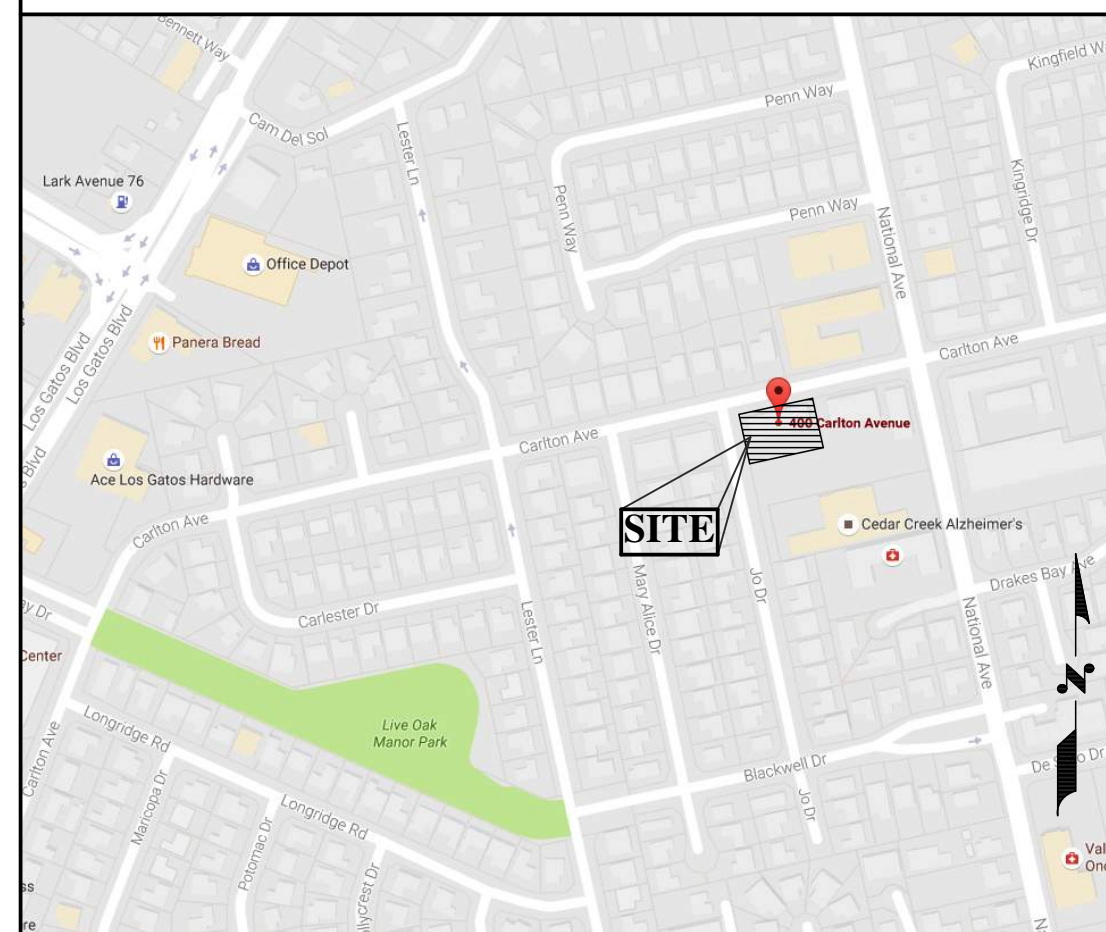
P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist, and shall conform to all current ANSI A300 standards.

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

THE CARLTON BUILDING

400 CARLTON AVENUE
LOS GATOS, CA 95032

VICINITY MAP



DIRECTORY

OWNER:
T & M PROPERTIES LLC
6904 MAIDEN LANE
SAN JOSE, CA 95120
TEL: (408) 497-5906

ARCHITECT:
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 345-2555

CIVIL ENGINEER & SURVEYOR:
HANNA & BRUNETTI, CIVIL ENG.
1651 EIGLEBERRY STREET
GILROY, CA 95020
TEL: (408) 842-2118
FAX: (408) 842-8662

LANDSCAPE ARCHITECT:
DAVID FOX
50 UNIVERSITY AVENUE,
SUITE B142
LOS GATOS, CA 95030
TEL: (408) 354-4577

PROJECT DATA

PROJECT ADDRESS: 400 CARLTON AVENUE
LOS GATOS, CA 95032

APN: 424-12-09B

ZONING: O - OFFICE

OCCUPANCY GROUP: B (MEDICAL OFFICE), WITH ACCESSORY
USES S1 (STORAGE) & S2 (PARKING)

CONSTRUCTION TYPE: V-B, SPRINKLERED

GROSS & NET SITE AREA: 19,466 SF

PARKING SPACES: 26 SPACES, INCLUDING 2 ACCESSIBLE
(THIS MEDICAL OFFICE BUILDING WILL
NOT CONTAIN ANY TENANT SPACES THAT
ARE: 1) A HOSPITAL OUTPATIENT
FACILITY/FREE-STANDING BUILDING
PROVIDING OUTPATIENT CLINICAL
SERVICES OF A HOSPITAL. 2) A
REHABILITATION FACILITY/OUTPATIENT
PHYSICAL THERAPY FACILITY.
CBC AAB-208.2.1 AND 11B-502)

FIRE SPRINKLERS: WILL BE PROVIDED, SEE FIRE NOTES

EXISTING BUILDING BUILT: 1967

ALLOWED FLOOR AREAS (FOR PLANNING USE):

PER PARKING RATIO FOR MEDICAL OFFICE: 1 SPACE / 250SF OR 6
PARKING SPACES PER DOCTOR, WHICHEVER IS MORE RESTRICTIVE.
PROVIDED PARKING SPACES: 26
ALLOWED BUILDING AREA: 26 x 250 = 6,500SF
NO MORE THAN 4 DOCTORS WOULD BE PERMITTED ON SITE AT ANY
GIVEN TIME.

	PROPOSED
MAIN FLOOR	5,022 SF
TENANT SUITE	566 SF
STAIRS + ELEVATOR (COUNTED ONCE)	612 SF
SECOND FLOOR	5,022 SF
TENANT SUITE	5,022 SF
TOTAL	6,500 SF
EXISTING / DEMOLISHED BUILDING	5,160 SF
1 STORY MEDICAL OFFICE BUILDING	5,160 SF

LOT AREA (BUILDING) COVERAGE

	EXISTING	PROPOSED
FIRST FLOOR	5,160 SF	5,022 SF
TENANT SUITE	566 SF	612 SF
STAIRS AND ELEVATOR	- SF	210 SF
BALCONY OVERHANG	- SF	1244 SF
COVERED COURT YARD	- SF	2,849 SF
COVERED PARKING	- SF	- SF
TOTAL	5,069 SF	5,834 SF
LOT COVERAGE	26 %	30% (LIMIT 40%)

IMPERVIOUS AREAS CALCULATIONS:

	EXISTING	PROPOSED
BUILDING COVERAGE	5,069 SF	5,834 SF
(SEE LOT COVERAGE ABOVE)		
UNCOVERED PARKING	2,484 SF	5,569 SF
DRIVEWAY	5,021 SF	5,569 SF
WALKWAYS	408 SF	398 SF
TOTAL	12,982 SF	14,170 SF

INTERIOR LANDSCAPED AREA CALCULATIONS

PROPOSED AREA	5,291 SF (21%)
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SCOPE OF WORK

SCOPE TO INCLUDE CONSTRUCTION OF A NEW COMMERCIAL
MEDICAL OFFICE BUILDING, INCLUDING:
- TWO STORIES MEDICAL OFFICES
- COVERED/UNCOVERED PARKING ON GROUND FLOOR
- NEW LANDSCAPE, GRADING AND DRAINAGE WORK
- UPGRADE AND (N) UTILITIES MODIFICATIONS (SEE CIVIL)

SIGNAGE WILL BE UNDER A SEPARATE PERMIT AND IS NOT PART OF
THIS APPLICATION.

REVISION: TO REMOVE BASEMENT FROM ORIGINAL APPROVED
DESIGN. REDUCE/RE-CONFIGURE PARKING SPACES ON GROUND
LEVEL AND ADJUST ALLOWABLE OFFICE SPACE ACCORDINGLY.

SHEET INDEX

- A-1 COVER SHEET, PROJECT DATA & EXTERIOR PERSPECTIVES
- A-2 EXISTING/DEMO SITE PLAN & EXISTING BUILDING PHOTOS
- A-3 NEW SITE PLAN
- C 1 TOWN NOTES, PROJECT DATA, LEGEND AND ABBREVIATIONS
- C 2 BLUEPRINT FOR A CLEAN BAY
- C 3 EXISTING TOPOGRAPHY AND DEMOLITION PLAN
- C 4 GRADING AND DRAINAGE PLAN
- C 5 EROSION CONTROL PLAN
- L 1 TREE PLAN, TREE PROTECTION
- L 2 PRELIMINARY LANDSCAPE PLAN
- L 3 ARBORIST REPORT AND TREE PROTECTION
- A-4 FIRST & SECOND FLOOR PLANS
- A-5 ROOF PLAN & BUILDING SECTIONS
- A-6 BUILDING ELEVATIONS
- A-7 NEIGHBORHOOD PLOT MAP AND STREETSCAPES
- A-8 SHADOW DIAGRAMS

REVISIONS

1 7/17/19
TECH REVIEW

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE., L • LOS GATOS, CA • 95030 • (408) 345-2555

CARLTON MEDICAL BUILDING
400 CARLTON AVENUE
LOS GATOS, CA 95032

NOTE: THE ARCHITECT SHALL VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS, PER TO SURETY, ANY FIELD WORK. ONLY DIMENSIONS CALLED BY FIELD CONDITIONS. INDICATED ON THE PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO INSTALLATION.

**COVER,
PROJECT DATA
AND
EXTERIOR
PERSPECTIVES**

DATE: 7/18/19

SCALE: AS SHOWN

SHEET

A-1

1 OF - 16



REAR VIEW - FACING PARKING LOT



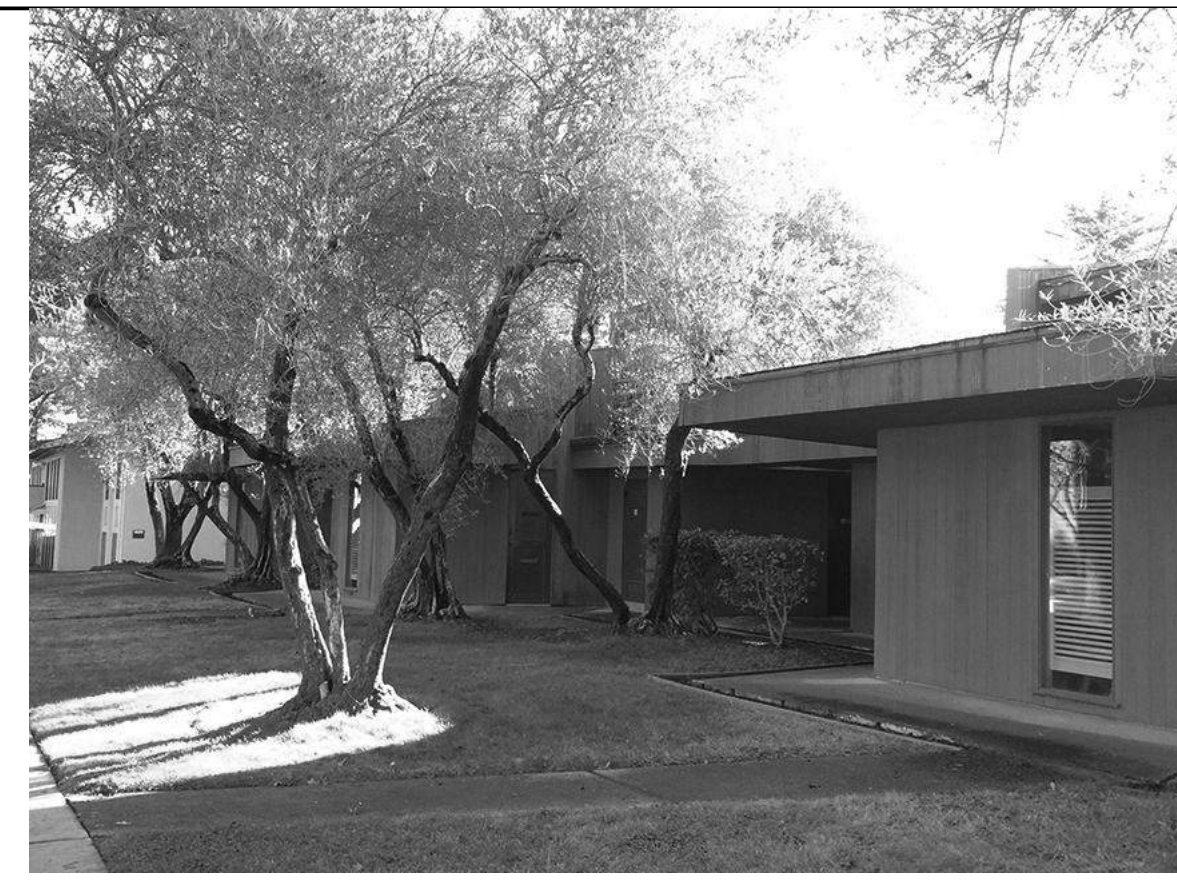
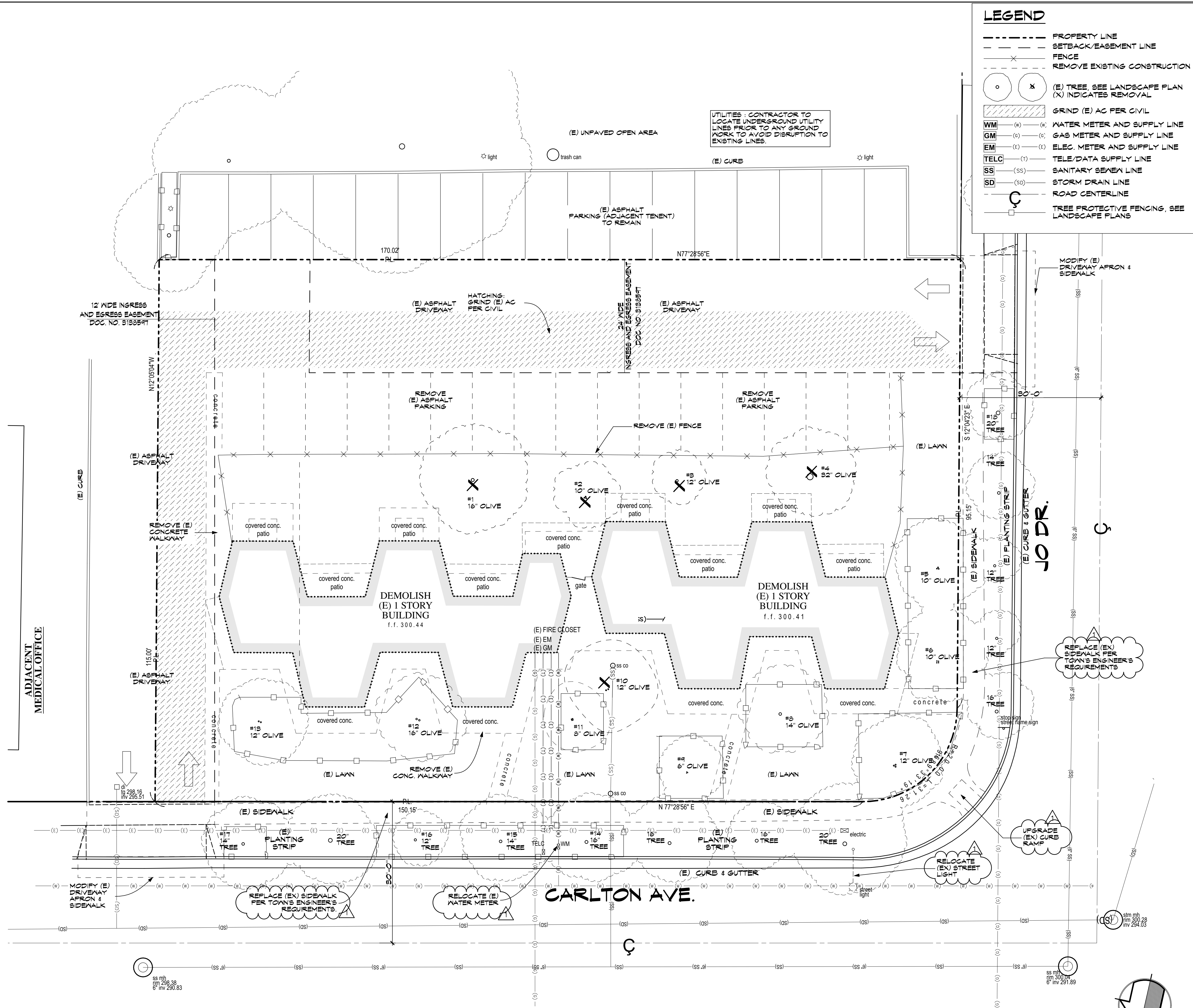
FRONT VIEW - FACING CARLTON AVE.



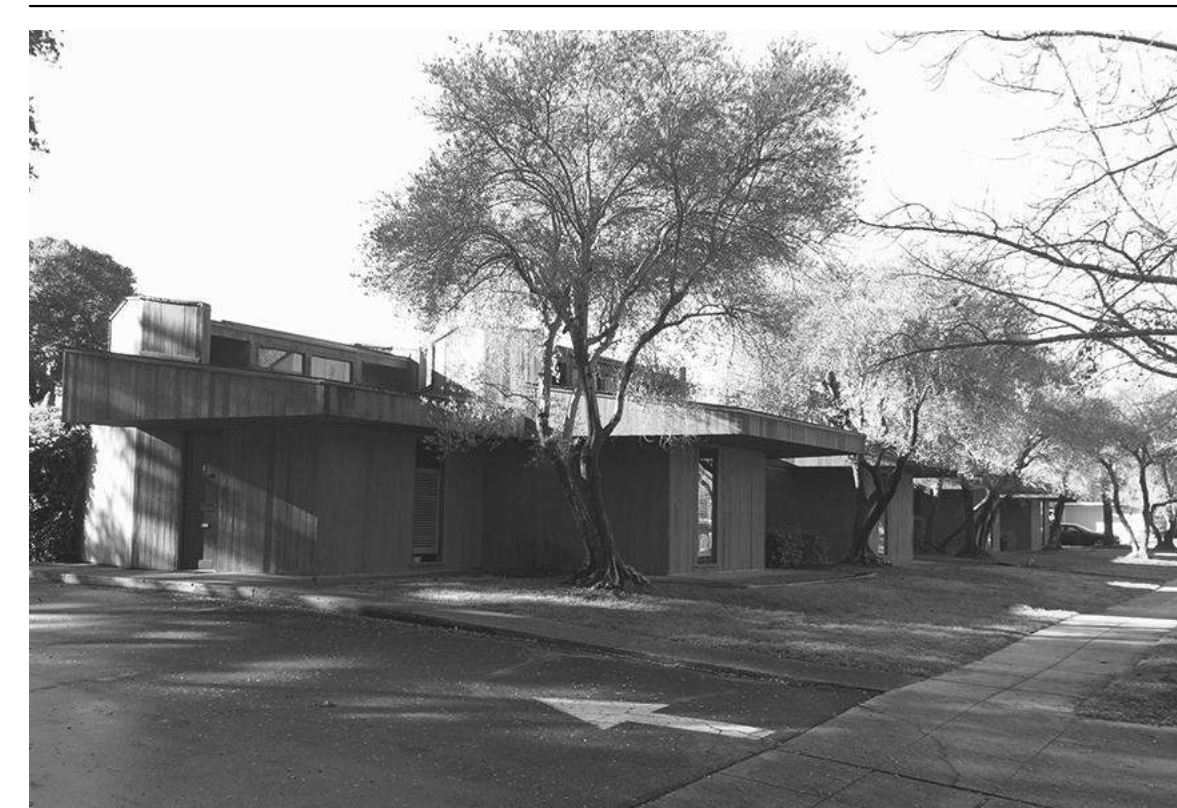
SIDE VIEW - FACING PARKING LOT



SIDE VIEW - FACING JO DRIVE



VIEW FROM CARLTON AVE 1



VIEW FROM CARLTON AVE 2



VIEW FROM CARLTON AVE 3



VIEW FROM JO DRIVE 1



VIEW FROM JO DRIVE 2

REVISIONS

1	7/17/19	TECH REVIEW
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KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 395-2555

CARLTON MEDICAL BUILDING
400 CARLTON AVENUE
LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. Any deviation called by field conditions indicated on the plans shall be brought to the Architect's attention prior to installation.

EXISTING/ DEMO SITE PLAN

DATE: 7/18/19
SCALE: AS SHOWN
SHEET
A-2
2 OF 16

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

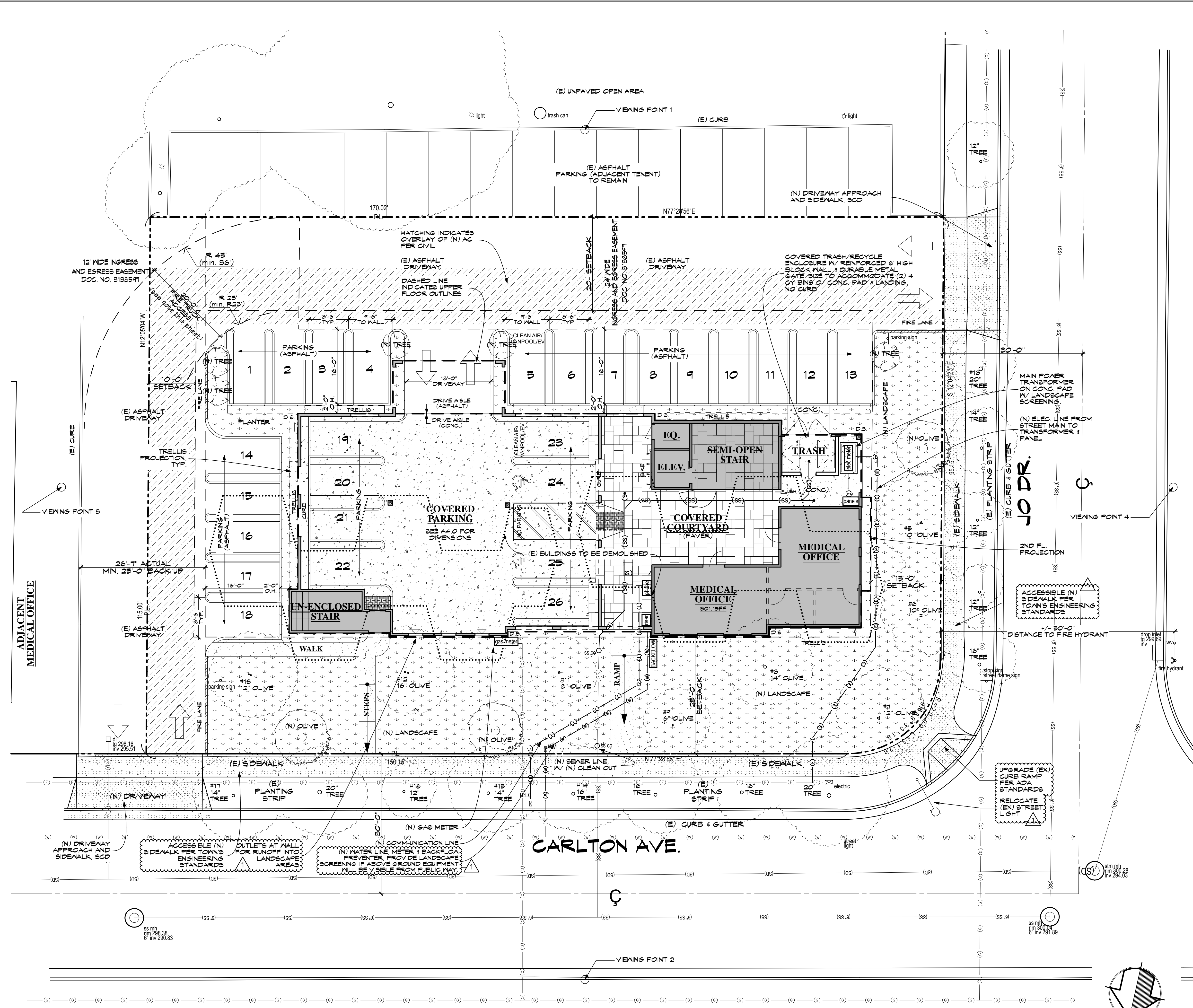
SITE PLAN

DATE: 7/18/19

SCALE: AS SHOWN

SHEET

A-3



LEGEND

- PROPERTY LINE
- - - SETBACK/EASEMENT LINE
- [Solid Grey] BUILDING AREAS
- [Dotted Grey] LANDSCAPE AREAS
- OUTLINE FOR DEMOLISHED BUILDING
- [Square with X] STRUCTURAL COLUMN
- [Grid Pattern] STAMPED CONCRETE, COVERED WALKWAY
- [Cross-hatch] BRUSHED CONCRETE, COVERED WALKWAY & COVERED PARKING
- [Diagonal Lines] CONCRETE, NON-COVERED WALKWAY
- [Hatched] DRIVEWAY, FAVERS FINISH
- [Diagonal Lines] (N) AC OVERLAY
- [Striped] STRIPED PARKING STALL, CURB AT LANDSCAPE AREA NEXT TO PARKING

- (EXISTING) (NEW)
- WM (w) WM (w) (w) WATER METER & LINE
 - GM (g) GM (g) (g) GAS METER & LINE
 - EM (e) EM (e) (e) ELEC. METER & LINE
 - TEL (t) TEL (t) (t) TELE/DATA LINE
 - SS (ss) SS (ss) (ss) SANITARY SEWER LINE
 - SD (sd) SD (sd) (sd) STORM DRAIN LINE
 - ROAD CENTERLINE
 - (N) & (E) TREE, SEE LANDSCAPE PLAN

GENERAL NOTES

1. SEE LANDSCAPE PLAN FOR TREE STATUS TABLE
2. SEE AS UNDERGROUND PARKING PLAN FOR ADDITIONAL PARKING
3. SEE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFO, INCLUDING TREE INVENTORY LIST AND PROTECTION PLAN
4. SEE CIVIL PLANS FOR SITE AVERAGE SLOPE CALCULATIONS
5. SEE CIVIL PLANS FOR EARTHWORK QUANTITY CUT AND FILL CALCULATIONS
6. PARKING SIGNS SHOWN ON PLAN ARE FORMATTED PER CALIFORNIA BUILDING CODES. ADDITIONAL SIGNS NOT REGULATED BY CODES ARE RESTRICTED TO A MAX. OF 2 SQUARE FEET PER TOWN OF LOS GATOS MUNICIPAL CODE 24.10.110(11).

FIRE NOTES

1. FIRE APPARATUS (ENGINE) ACCESS ROAD: PROVIDE ACCESS ROADWAYS WITH A PAVED ALL WEATHER SURFACE, VERTICAL CLEARANCE OF 13'-6", DIMENSIONS AS SHOWN ON SITE PLAN, WITH A MAX. SLOPE OF 15%.
2. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEAR BUILDING SHALL BE PROVIDED IN THE LOCATIONS PER SECTIONS 909.2.1 THROUGH 909.2.15 WHICHEVER IS THE MORE RESTRICTIVE.

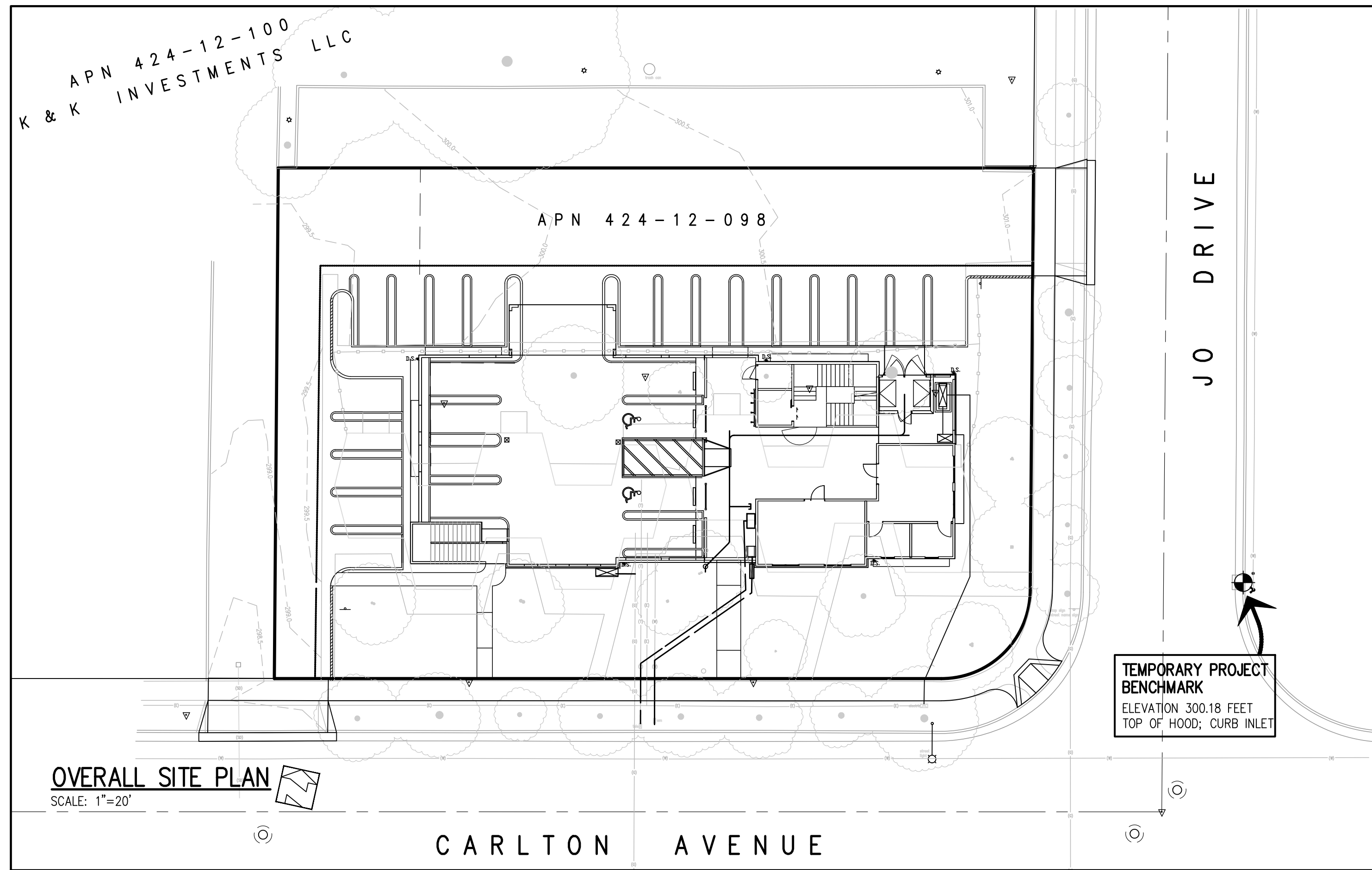
NEW SITE PLAN

SCALE: 1" = 10'

PLAN FOR THE IMPROVEMENT OF GRADING & DRAINAGE PLANS TOWN OF LOS GATOS APPLICATION NO. [S-19-032]



VICINITY MAP



OVERALL SITE PLAN
SCALE: 1"=20'

CARLTON AVENUE

TEMPORARY PROJECT
BENCHMARK
ELEVATION 300.18 FEET
TOP OF HOOD; CURB INLET

SHEET INDEX

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

GRADING QUANTITIES

	CUT	FILL
STRUCTURES	±45 C.Y.	±0 C.Y.
SIDEWALK, PARKING AREA	±33 C.Y.	±6 C.Y.
LANDSCAPE	±2 C.Y.	±9 C.Y.
TOTAL	±80 C.Y.	±15 C.Y.

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

	TOTAL SITE AREA DISTURBED: 12,090 SF			TOTAL AREA POST-PROJECT (SF)
	EXISTING AREA (SF)	PROPOSED AREA (SF)		
IMPERVIOUS AREA	7,538 SF	6,521 SF	2,928 SF	12,090 SF
TOTAL NEW & REPLACED IMPERVIOUS AREA		9,449 SF		
PERVIOUS AREA	4,552 SF	1,624 SF	1,017 SF	

ABBREVIATIONS

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

NOTE:

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

NOTE TO CONTRACTOR

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

NOTE:

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

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 060343-060850377H

MAP REVISED: MAY 18, 2009

PROJECT IS LOCATED IN ZONE X

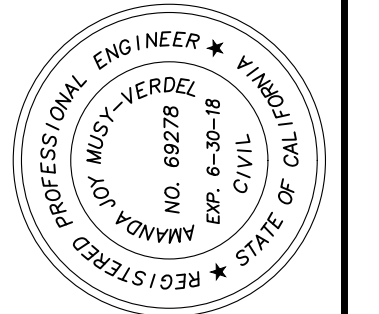
ZONE X
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

TOWN OF LOS GATOS NPDES NOTES

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

TOWN OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
 - a. TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS).
 - b. ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT, THESE PLANS AND DETAILS.
 - c. RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION SOILS ENGINEER.
 - d. REFERENCE REPORT NO. _____ DATED _____
 - e. LETTER NO. _____ DATED _____ SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THESE PLANS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
 - a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
 - b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
7. ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
9. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THEREOF.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
12. DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.
13. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL BE DOCUMENTED IN AN "AS BUILT" LETTER REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
14. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN ADVANCE OF CLOSURE, AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND PROTECTION TO THE PUBLIC AT ALL TIMES.
16. OWNER/APPLICANT: _____ PHONE: _____
17. GENERAL CONTRACTOR: _____ PHONE: _____
18. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
19. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.



DATE:	JULY 12, 2019
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENGR:	AM

PLAN FOR THE IMPROVEMENT OF
T&M PROPERTIES - 400 CARLTON AVENUE
COVER SHEET
(APPLICATION TYPE) APPLICATION NO. [S-19-032]

TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT
PROJECT NO.: 16082



HANNA-BRUNETTI
EST. 1986
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS

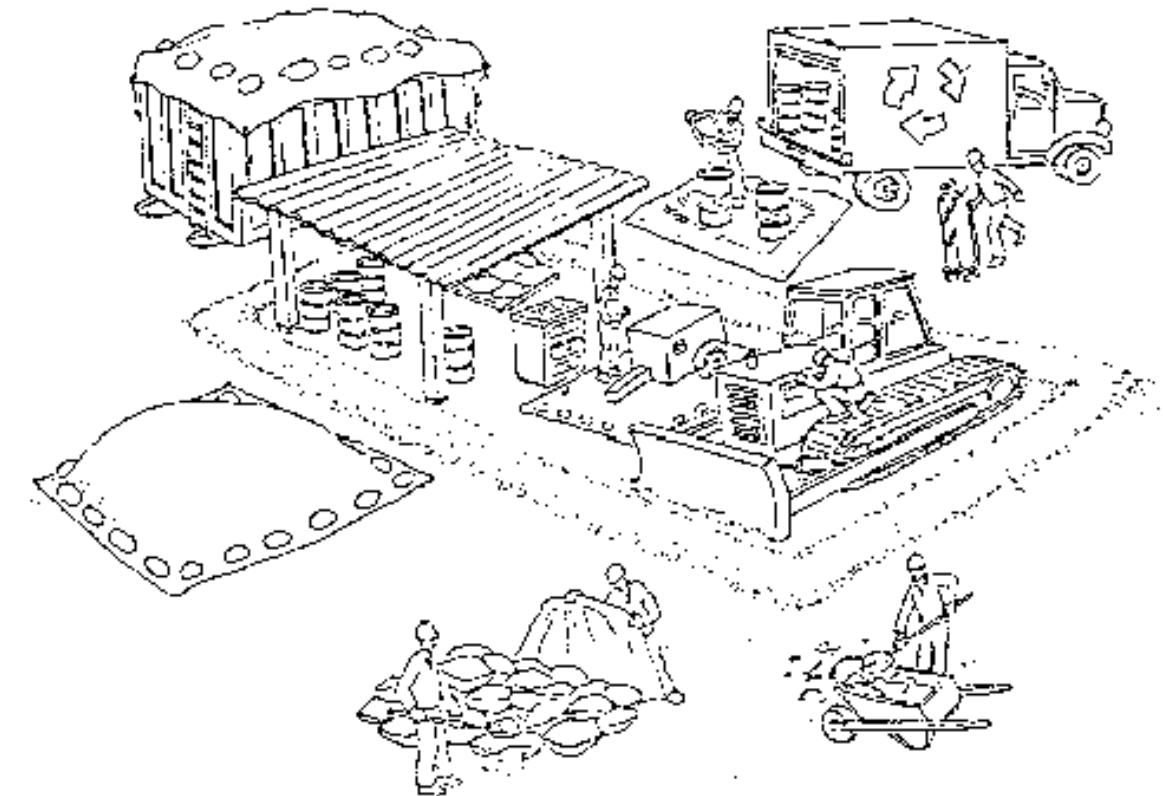


REVISIONS	DATE	BY

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

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



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

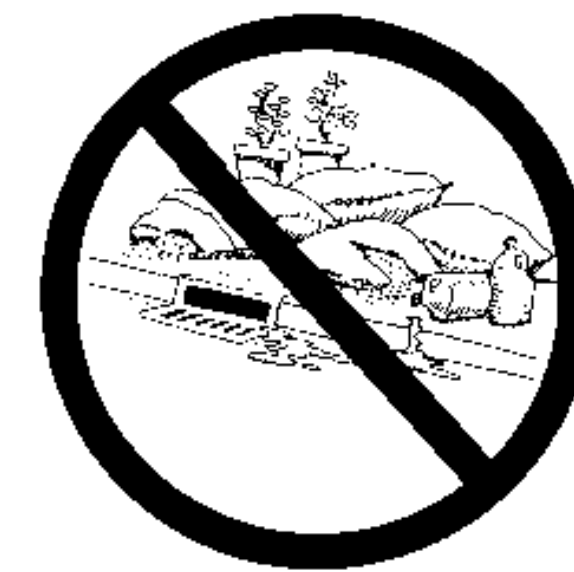
Vehicle and equipment maintenance & cleaning

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



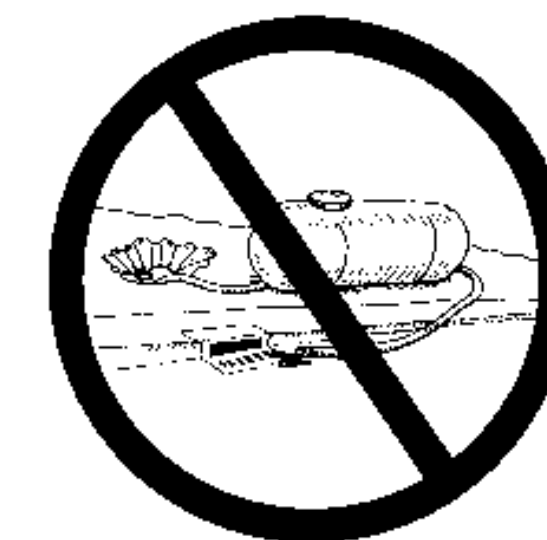
Earthwork & contaminated soils

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



Dewatering operations

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



Saw cutting

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

Concrete, grout, and mortar storage & waste disposal

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



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

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.

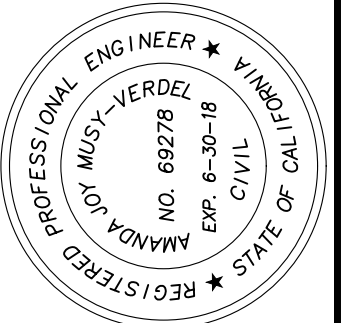


Painting

- ✓ 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.

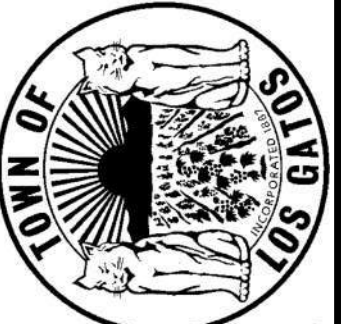


CONTRACTOR AGREES TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THIS REQUIREMENT DOES NOT LIMIT THE CONTRACTOR'S LIABILITY TO THE OWNER OR THE CONTRACTOR'S LIABILITY TO THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THIS REQUIREMENT DOES NOT LIMIT THE CONTRACTOR'S LIABILITY TO THE OWNER OR THE CONTRACTOR'S LIABILITY TO THE PUBLIC.



DATE:	JULY 12, 2019
SCALE:	NONE
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	16082

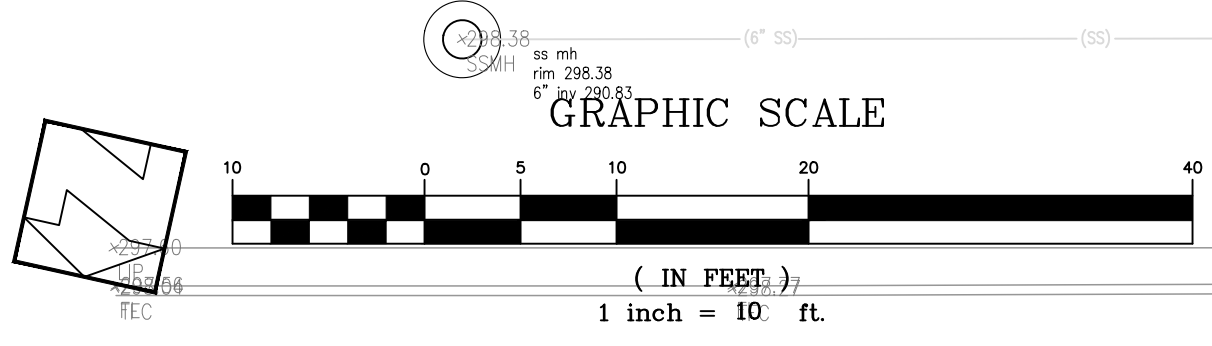
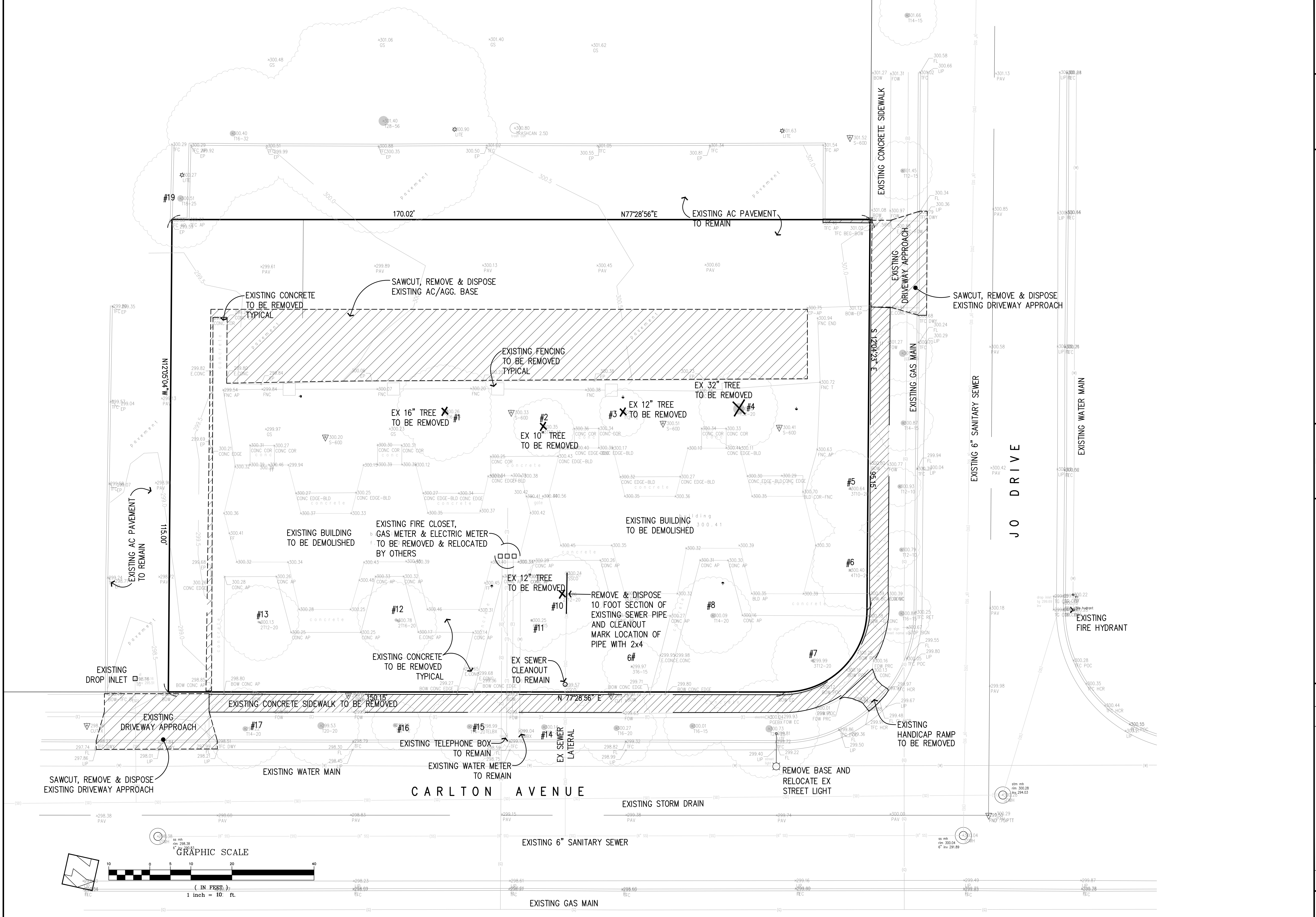
GRADING & DRAINAGE PLANS
T&M PROPERTIES - 400 CARLTON AVENUE
BLUEPRINT FOR A CLEAN BAY
(APPLICATION TYPE) APPLICATION NO. S-19-032
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT



CONSULTANT'S INFORMATION

REVISIONS	DATE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT, INCLUDING THE TOWN OF LOS GATOS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT, INCLUDING THE TOWN OF LOS GATOS.

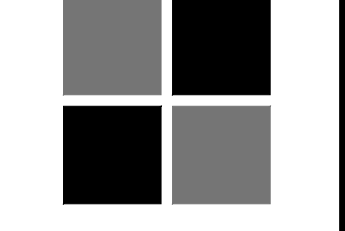


DATE: JULY 12, 2019
SCALE: 1"=10'
DESIGN: AM
DRAWN: SW
CHECK: XX
ENGR: AM
PROJECT NO.: 16062

PLAN FOR THE IMPROVEMENT OF
T&M PROPERTIES - 400 CARLTON AVENUE
EXISTING TOPOGRAPHY AND DEMOLITION PLAN
(APPLICATION TYPE) APPLICATION NO. IS-19-021
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT



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





NOTES:

- AT DOWNSPOUT LOCATIONS; PROVIDE SPLASH BLOCKS TO DIVERT RUNOFF ONTO VEGETATED AREAS
- CONSTRUCT CONCRETE VERTICAL CURB PER TOWN STD. ST-211
- PROVIDE CONCRETE CURB TAPER PER TOWN STD ST-213
- SAWCUT, REMOVE & REPLACE EXISTING DRIVEWAY APPROACH CONSTRUCT DRIVEWAY APPROACH PER TOWN STD ST-218 CONFORM TO EXISTING CONCRETE/AC
- EXISTING UNDERGROUND UTILITIES; DOMESTIC WATER; FIRE SERVICE; GAS AND ELECTRIC TO BE CONNECTED TO NEW POINT OF CONNECTION LOCATIONS SEE ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY LOCATION, ELEVATION & TYPE PRIOR TO CONSTRUCTION.
- INSTALL SAN SEWER BACKWATER VALVE PER LOS GATOS TOWN ORDINANCE 6.50.025. CONTRACTOR TO VERIFY LOCATION, ELEVATION & TYPE PRIOR TO CONSTRUCTION.

Slope Density of Proposed Developed Area

$$S = \frac{0.0023 (l \times L)}{A}$$

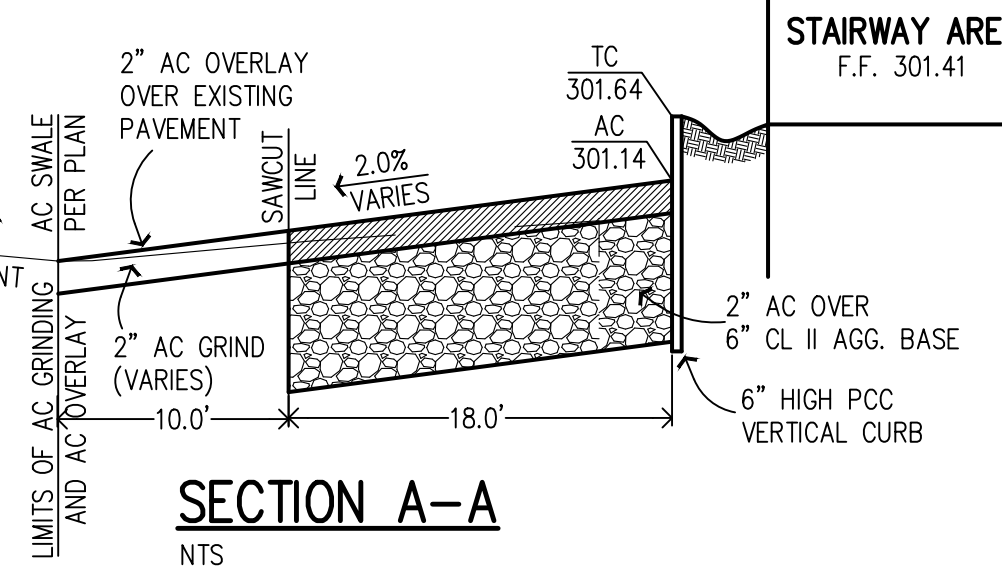
S = the slope density
 l = the contour interval in feet = 0.5 ft
 L = the sum length of contour lines in feet = 873
 A = the area in acres = 0.446

$$S = \frac{0.0023 (0.5 \times 873)}{0.446} = 2.25\%$$

LEGEND

- EXISTING CONTOUR / ELEVATION
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING ELECTROLINER
- EXISTING DROP INLET
- EXISTING MANHOLE
- EXISTING CURB INLET
- EXISTING WATER METER SERVICE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING VERTICAL CURB
- EXISTING CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED NEW AC PAVEMENT
- PROPOSED AC GRIND AND AC OVERLAY
- PROPOSED CONCRETE VERTICAL CURB
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED SUMP PUMP DRAIN LINE
- PROPOSED LIMITS OF GRADING
- PROPOSED CONFORM TO EXISTING
- PROPOSED CONTOUR
- PROPOSED DOWNSPOUT
- PROPOSED SEWER CLEANOUT

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

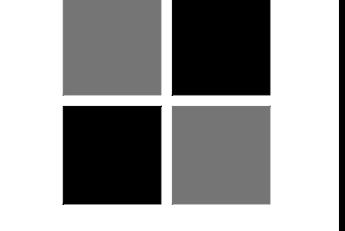


DATE:	JULY 12, 2019
SCALE:	1" = 10'
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENGR.:	AM
PROJECT NO.:	16002

PLAN FOR THE IMPROVEMENT OF
T&M PROPERTIES - 400 CARLTON AVENUE
GRADING & DRAINAGE PLAN
 (APPLICATION TYPE) APPLICATION NO. (S-19-052)

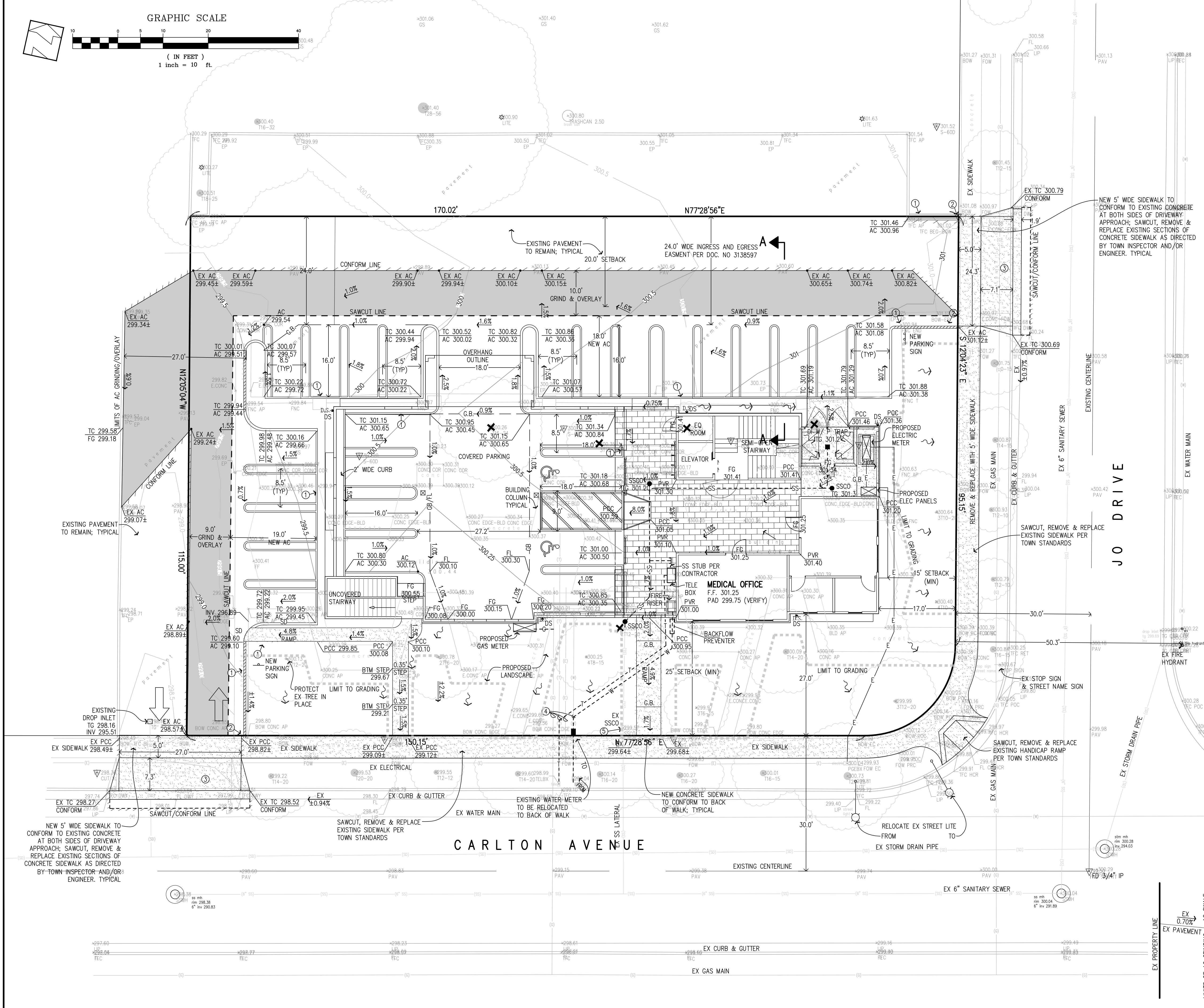


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 CONSTRUCTION MANAGERS

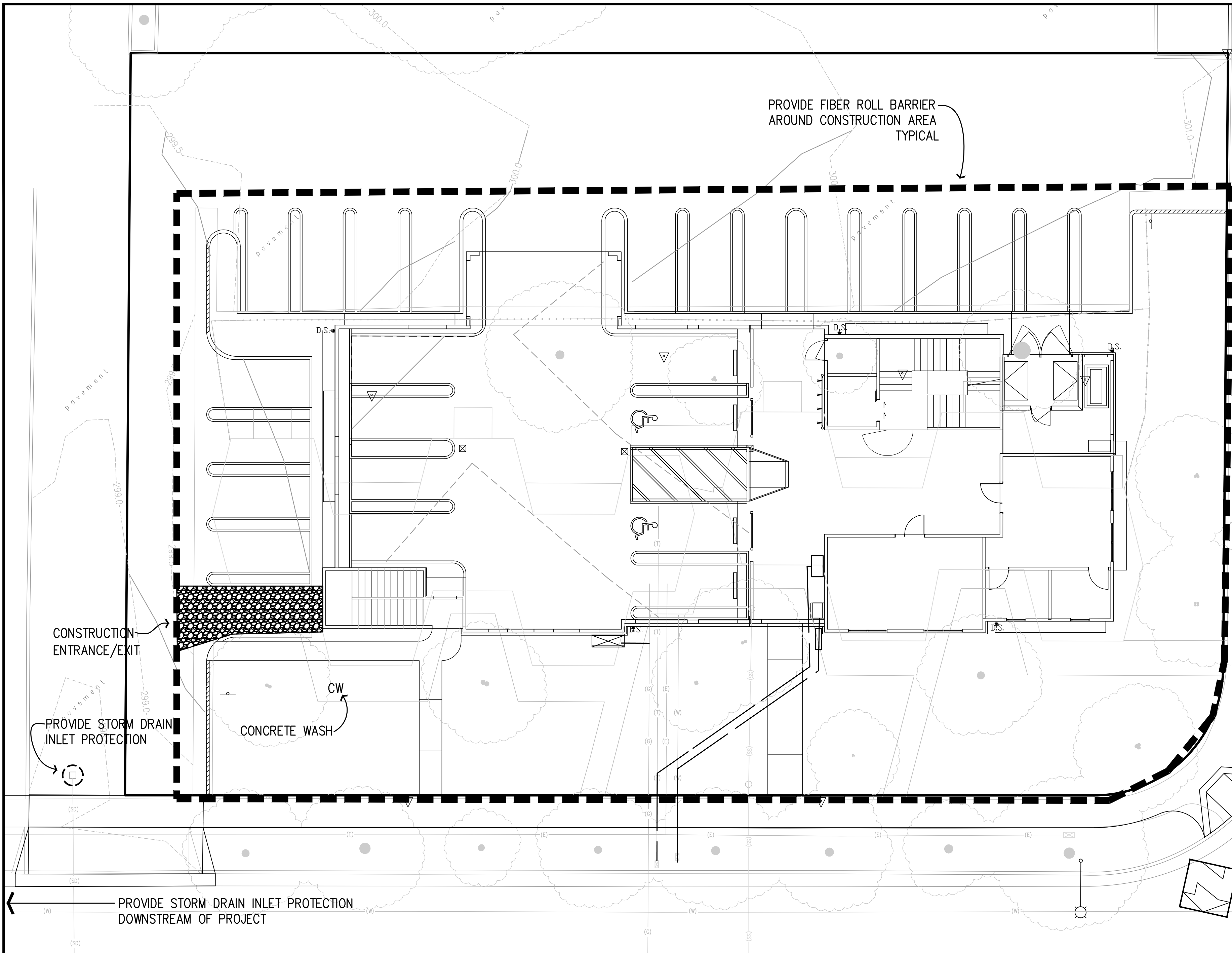


REVISIONS	DATE	BY

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING THE PERFORMANCE OF THE CONTRACTOR'S OBLIGATIONS UNDER THE CONTRACT.



CONTRACTOR AGREES TO THE DESIGN ASSUMPTIONS, SCOPE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE CONTINUOUS AND NOT LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND THE ENGINEERING OF ALL EROSION CONTROL MEASURES, INCLUDING THE PERFORMANCE OF INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
3. A FIBER ROLL PER "FIBER ROLL DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE TOWN OF LOS GATOS.
6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE TOWN OF LOS GATOS.
7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED OR NON-VEGETATIVE STABILIZATION PER EC-16, PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE QSD. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL CITY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO TOWN OF LOS GATOS ENGINEER'S APPROVAL.
8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SO INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRACTOR SHALL MAINTAIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESLTING METHODS, SUBJECT TO APPROVAL BY THE TOWN OF LOS GATOS ENGINEER.
13. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

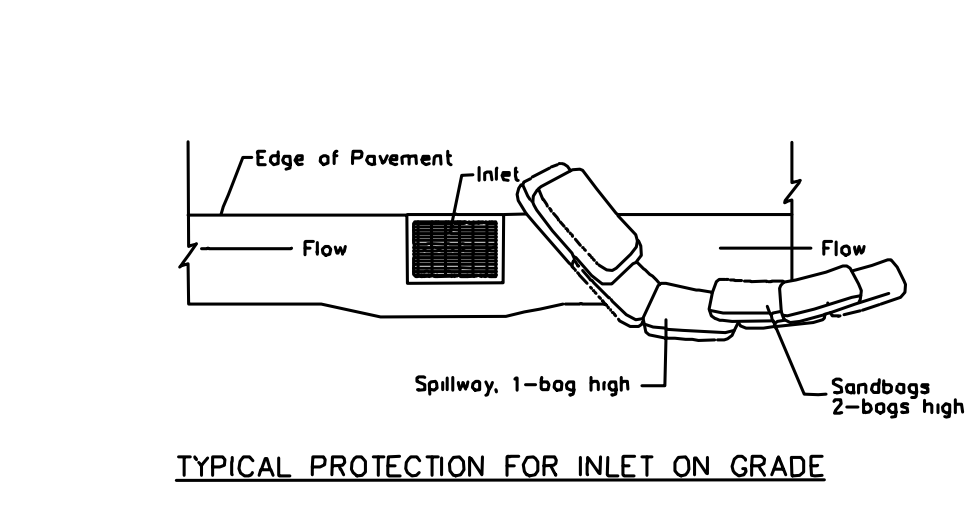
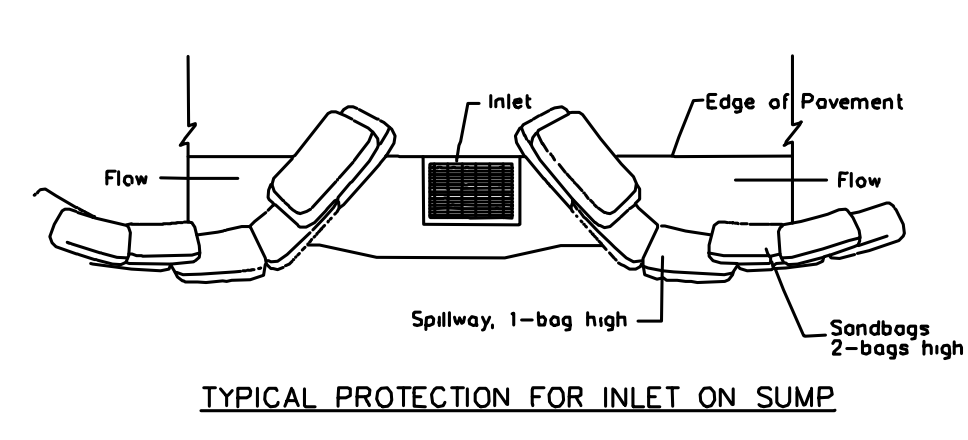
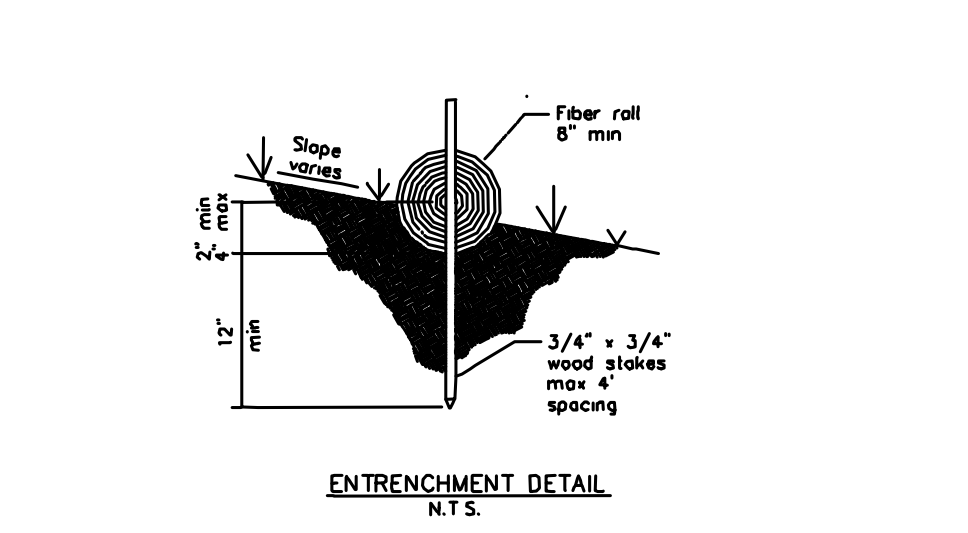
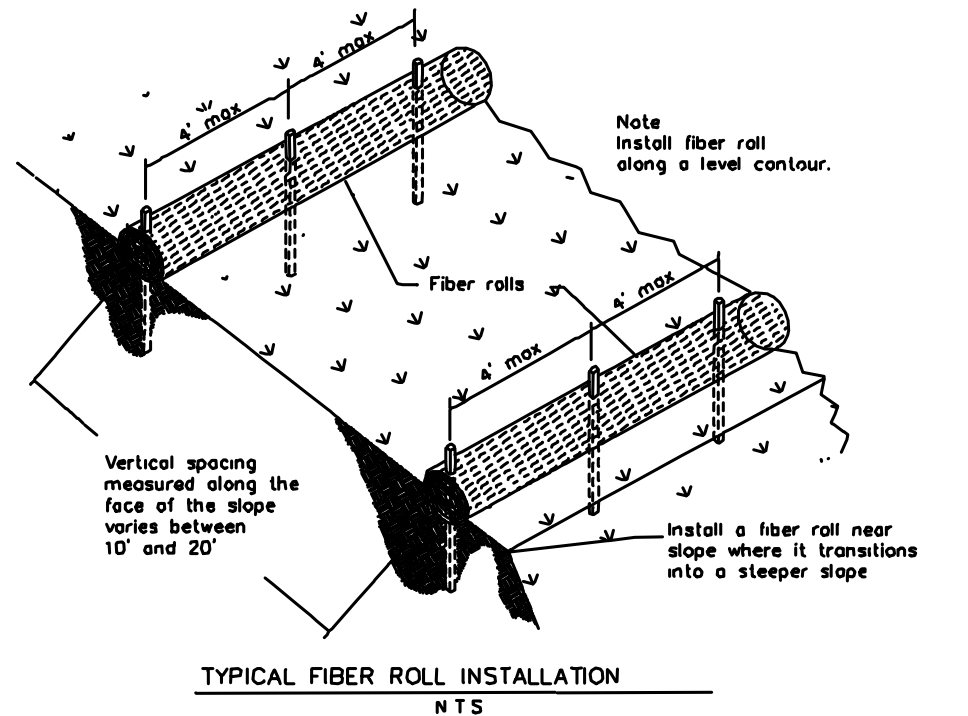
HYDROSEED TABLE

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

LEGEND

- FIBER ROLL BARRIER PER DETAIL SE-5
- STORM DRAIN INLET PROTECTION PER DETAIL SE-10
- CONCRETE WASHOUT AREA
- CONSTRUCTION ENTRANCE/EXIT

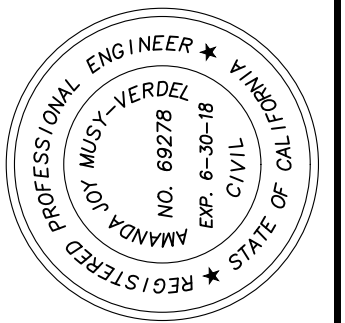
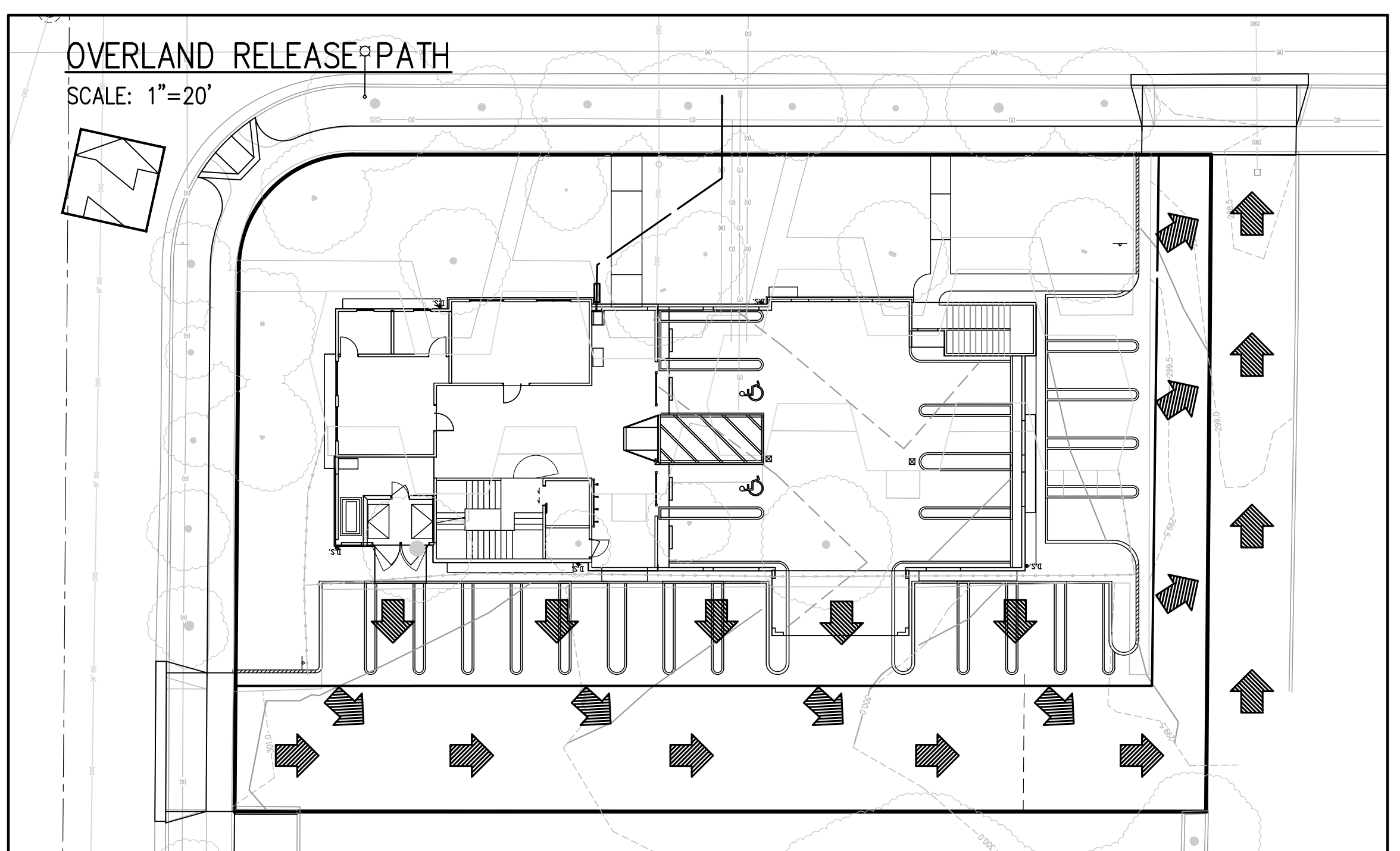
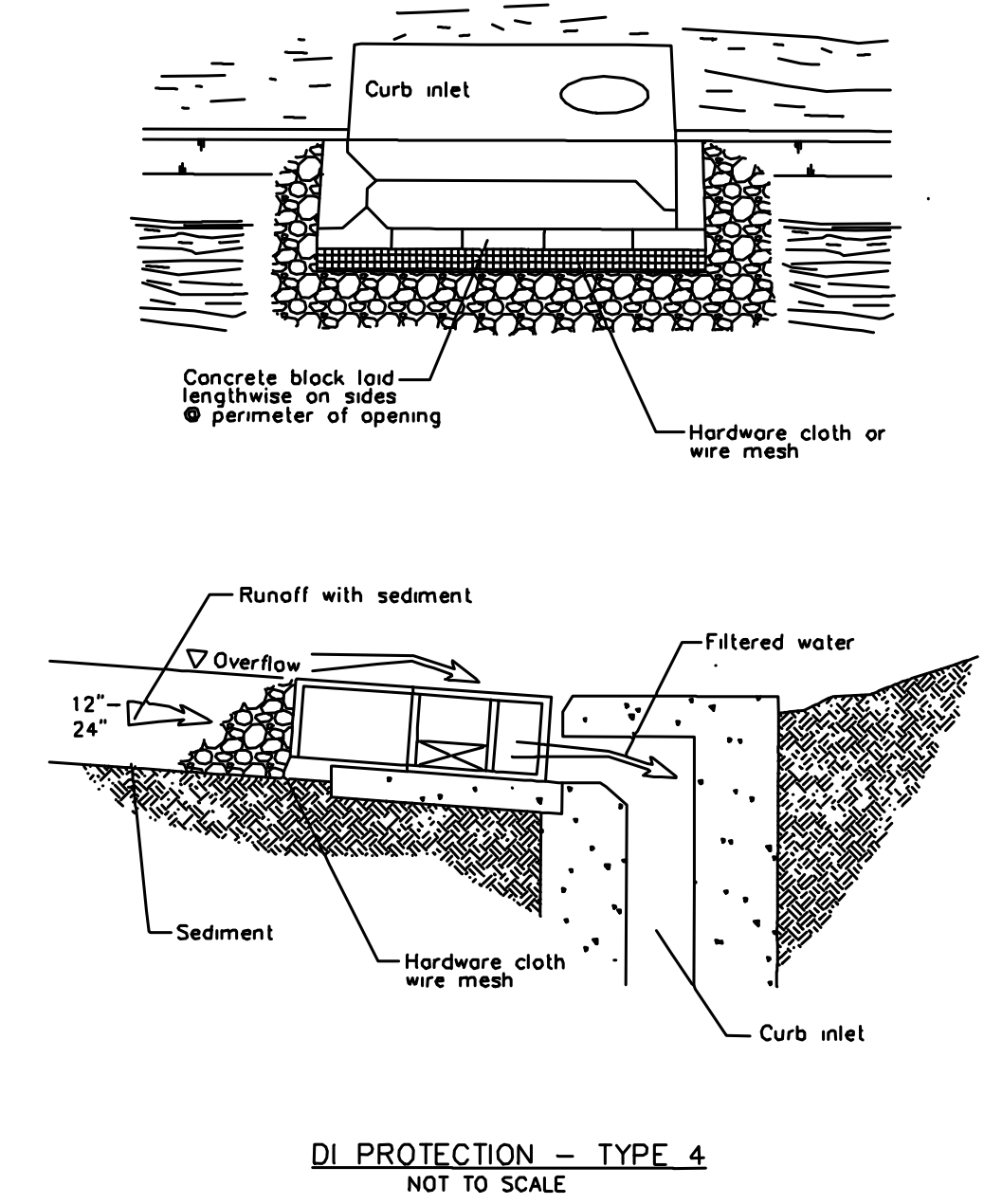
SE-5 Fiber Rolls SE-10 Storm Drain Inlet Protection Storm Drain Inlet Protection SE-10



NOTES:

1. Intended for short-term use
2. Use to inhibit non-storm water flow
3. Allow for proper maintenance and cleanup
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

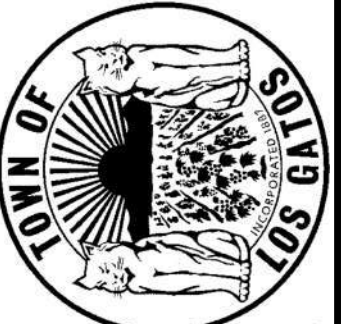
DI PROTECTION TYPE 3
NOT TO SCALE



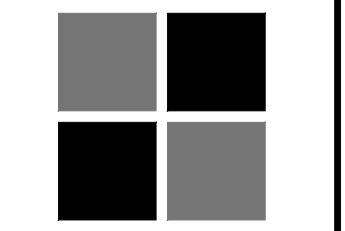
DATE:	JULY 12, 2019
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	SW
CHECK:	XX
ENCR:	AM

PLAN FOR THE IMPROVEMENT OF
T&M PROPERTIES - 400 CARLTON AVENUE
EROSION CONTROL PLAN
(APPLICATION TYPE) APPLICATION NO. IS-19-0321

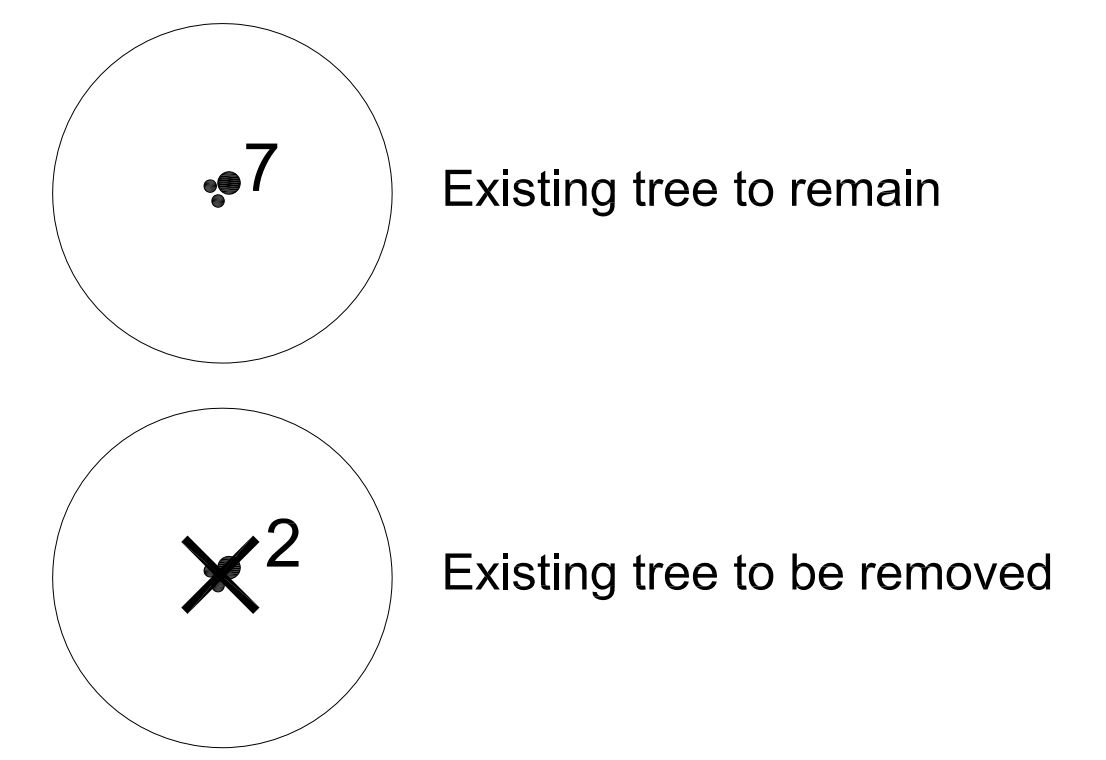
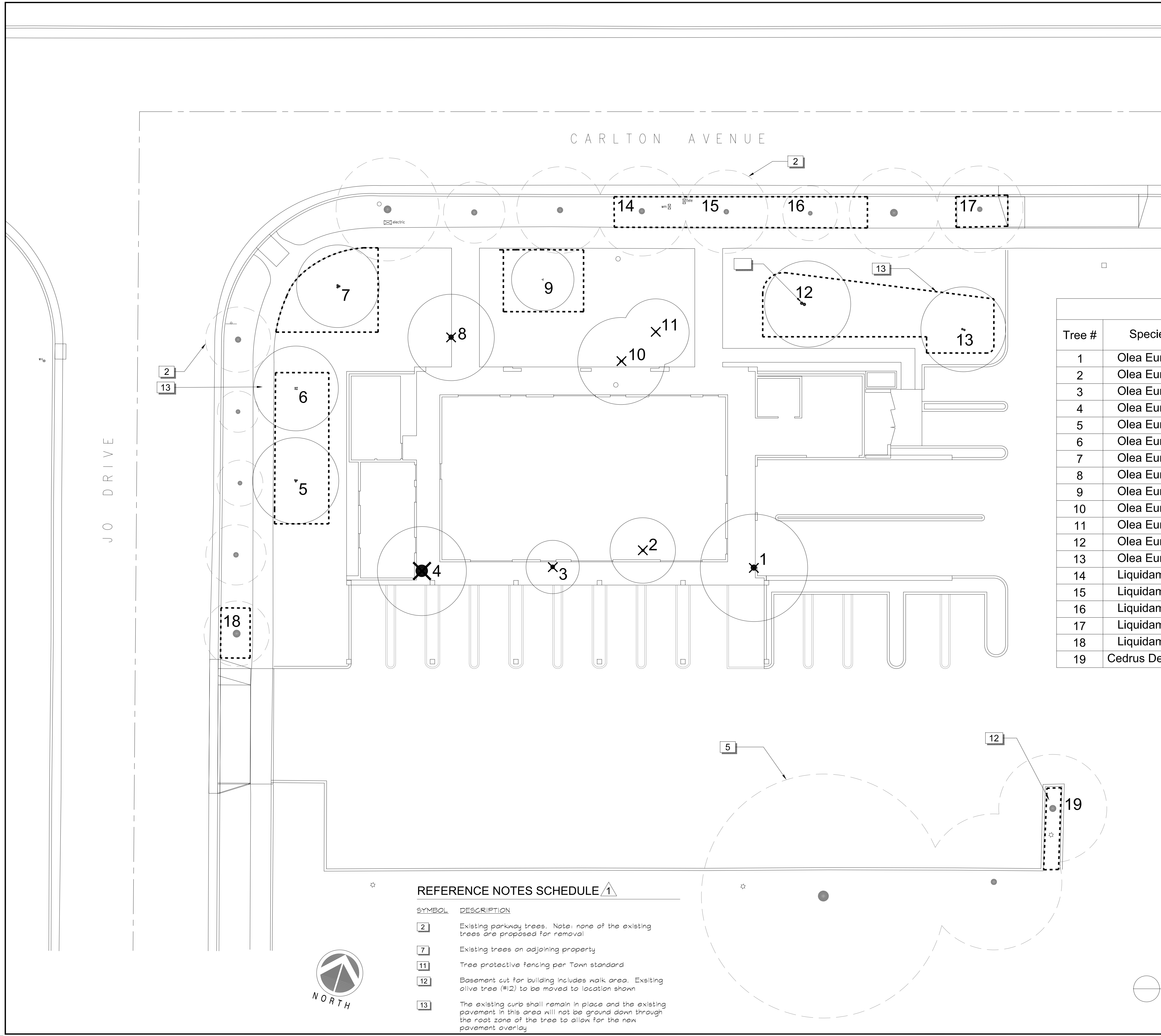
TOWN OF LOS GATOS
 PARKS AND PUBLIC WORKS DEPARTMENT
 PROJECT NO.: 16082



HANNA BRUNETTI
 EST. 1986
 CIVIL ENGINEERS • LAND SURVEYORS
 CONSTRUCTION MANAGERS



REVISIONS	DATE	BY

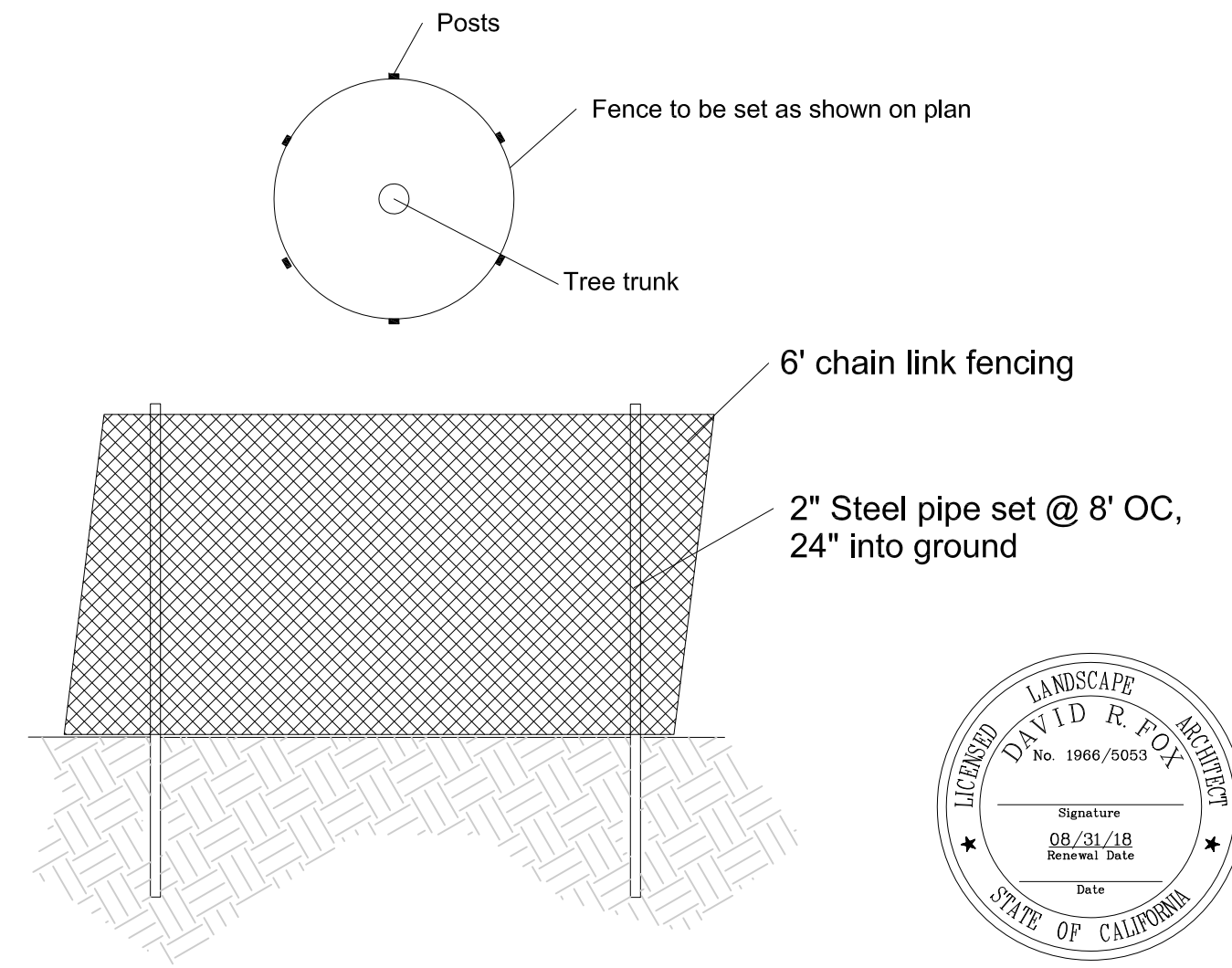


Tree Table ¹

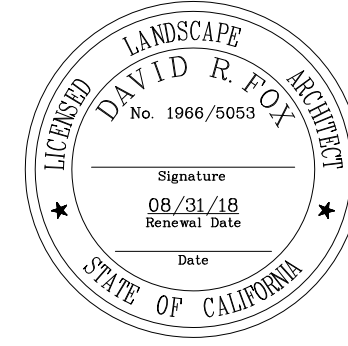
Tree #	Species	Condition	Trunk(in)	Canopy(ft)	Remove/Remain
1	Olea Europa	Fair	13.7	22	Remove
2	Olea Europa	Fair	21	21	Remove
3	Olea Europa	Fair	12	17	Remove
4	Olea Europa	Fair	16.5	20	Remove
5	Olea Europa	Fair	29	22	Remain
6	Olea Europa	Fair	35	21	Remain
7	Olea Europa	Poor	24	18	Remain
8	Olea Europa	Poor	16.6	18	Remove
9	Olea Europa	Fair	17	20	Remain
10	Olea Europa	Poor	16.3	18	Remove
11	Olea Europa	Poor	26	21	Remove
12	Olea Europa	Fair	19.8	24	Remain
13	Olea Europa	Fair	17.7	20	Remain
14	Liquidamber	Fair	16	22	Remain
15	Liquidamber	Very poor	14.5	25	Remain
16	Liquidamber	Fair	12.7	21	Remain
17	Liquidamber	Fair	13.6	20	Remain
18	Liquidamber	Fair	19.9	20	Remain
19	Cedrus Deodara	Good	16.8	30	Remain

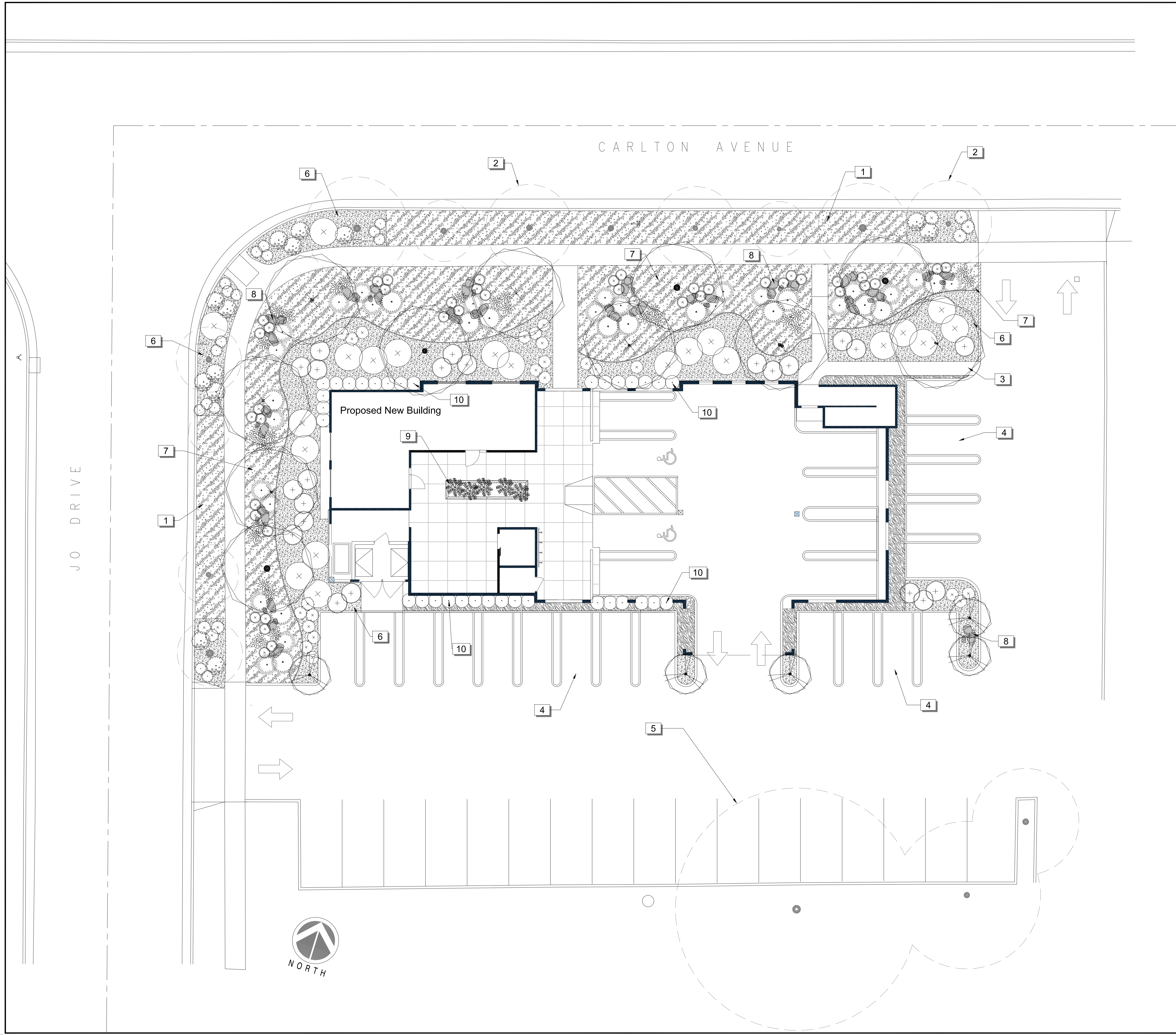
REFERENCE NOTES SCHEDULE ¹

SYMBOL	DESCRIPTION
2	Existing parkway trees. Note: none of the existing trees are proposed for removal
7	Existing trees on adjoining property
11	Tree protective fencing per Town standard
12	Basement cut for building includes walk area. Existing olive tree (#12) to be moved to location shown
13	The existing curb shall remain in place and the existing pavement in this area will not be ground down through the root zone of the tree to allow for the new pavement overlay



Tree Protection Fencing ¹ NTS
 Note: No equipment or materials are to be on site until the tree protection is in place including any demolition work. Tree protection is to remain in place at all times



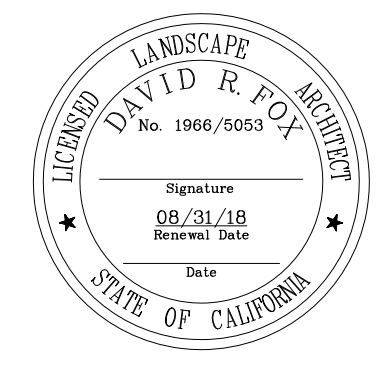


Concept Plant Schedule

- Existing Olive Trees to remain (8 total)
- New Olive Trees 24" box (3 total)
- Existing Parkway Trees
Note: None of the existing trees are proposed for removal
- Small Flowering Tree 24" box (5 total)
Cercis Canadensis
- Grasses
Miscanthus species / Eulalia
Pennisetum Rubrum / Fountain Grass
Helictotrichon Sempervirens / Blue Oat Grass
Festuca species / Fescue
- Boulder Group Shrubs
Agave attenuata / Agave
Anigozanthos / Kangaroo Paw
Lithodora diffusa / Lithodora
Echium canaliculatum / Pinde of Madeira
Phormium tenax / Flax
- Flowering Shrubs
Salvia clevelandii / Cleveland Sage
Perovskia atriplicifolia / Russian Sage
Lagerstroemia dwarf white / Dwarf Crape Myrtle
Jasminum Asiatica / Asian Jasmine
Callistemon citrinus / Dwarf Bottle Brush
Ceanothus 'Frosty Blue' / Mountain Lilac
Lagerstroemia dwarf white / Dwarf Crape Myrtle
- Gravel mulch
- Black wood mulch
- Low groundcover plantings
Dymondia Margaretea / Silver Carpet
Lithodora 'Grace Ward' / Lithodora
- Slate mulch

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Gravel mulch in parkway
2	Existing parkway trees. Note: none of the existing trees are proposed for removal
3	New walkway, see engineers plans
4	Surface parking, see engineers plans
5	Existing trees on adjoining property
6	Black wood mulch where gravel mulch is not used
7	Gravel mulch
8	Boulders
9	Planter with synthetic plantings
10	Screening shrubs - <i>Podocarpus Marcrophyllus 'Maki'</i>



REVISIONS	BY
Screening shrubs added per town comment	DRF

David R. Fox & Company Landscape Architecture
 400 Carlton Avenue, Suite 200
 Los Gatos, CA 95030
 408-761-4022 phone
 david@drfox.com

Preliminary Landscape Plan

T&M Properties
 400 Carlton Avenue
 Los Gatos, California

Date 5-26-19
 Scale 1"=10'-0"
 Drawn DRF
 Job Carlton
 Sheet
L2.0
 Of . . . Sheets

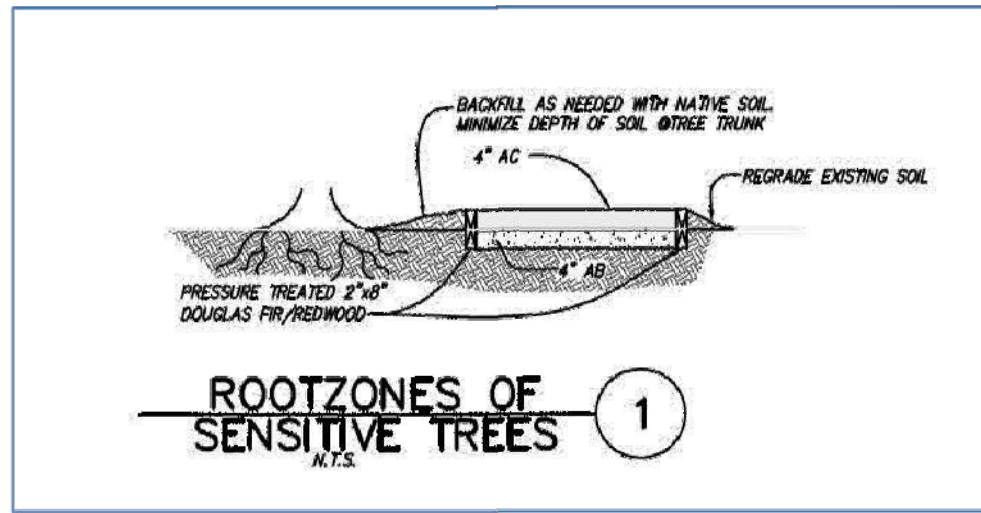
9. Walkway Sample Spec / "Minimal Dig":

At right is a sample image of a minimal-dig type tree root-friendly walkway which uses only a 4 inch depth of cut for both the baserock base section and the header board burial. A similar spec could be utilized for the proposed new walkways near trees #9 and #12 at this site.

10. Water Spray:

Spray off foliage of all trees within 30 feet of construction activity using a very high power garden hose or a pressure washer system set on low pressure to wash both the upper and lower surfaces of foliage. This helps keep the gas portals (stomata) unclogged for better gas exchange which is crucial for normal tree function (see image at right in which a fire hose system was used to wash approximately 50 redwood tree specimens in Sunnyvale during a one-year demolition period).

Spray should be applied approximately twice yearly, or when ambient airborne dust concentration is unusually high.



6.0 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.

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)

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:

(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 with improvements may be shown to occur;
- (2) The Town reviewing body through its site and design plan review shall endeavor to protect all trees recommended for preservation by the Town's consulting arborist. The Town reviewing body may determine if any of the trees recommended for preservation should be removed, if based upon the evidence submitted the reviewing body determines that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property as described in section 29.10.0990;
- (3) Approval of final site or landscape plans by the appropriate Town reviewing body shall comply with the following requirements and conditions of approval:
 - a. The applicant shall, within ninety (90) days of final approval or prior to issuance of a grading or building permit, whichever occurs first, secure an appraisal of the condition and value of all trees included in the tree report affected by the development that are required to remain within the development using the Tree Value Standard methodology as set forth in this Chapter. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers (CTLA) and the Species and Group Classification Guide published by the Western Chapter of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraisal shall be subject to the Director's approval.
 - b. The site or landscape plans shall indicate which trees are to be removed. However, the plans do not constitute approval to remove a tree until a separate permit is granted. The property owner or applicant shall obtain a protected tree removal permit, as outlined in section 29.10.0990, 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 29.10.0995 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

- (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)

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)

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 ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

(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.

REVISIONS	BY
Revs per town comments 9/12/17	DRF

David R. Fox & Company Landscape Architecture
 408-761-6022 phone
 dfox@foxandco.com

Arborist Report and Tree Protection

California

T&M Properties
 400 Carlton Avenue
 Los Gatos

Date	9-12-2017
Scale	
Drawn	DRF
Job	Carlton
Sheet	L3.0
Of	Sheets



1	7/17/19	TECH REVIEW
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KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVE. • L • LOS GATOS, CA • 95030 • (408) 395-2555

CARLTON MEDICAL BUILDING
 400 CARLTON AVENUE
 LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, materials, and construction conditions prior to starting any field work. Any deviation called by field conditions, only deviation called by field conditions, indicated on the plans shall be brought to the Architect's attention prior to installation.

FIRST & SECOND FLOOR PLANS

DATE: 7/18/19

SCALE: AS SHOWN

SHEET

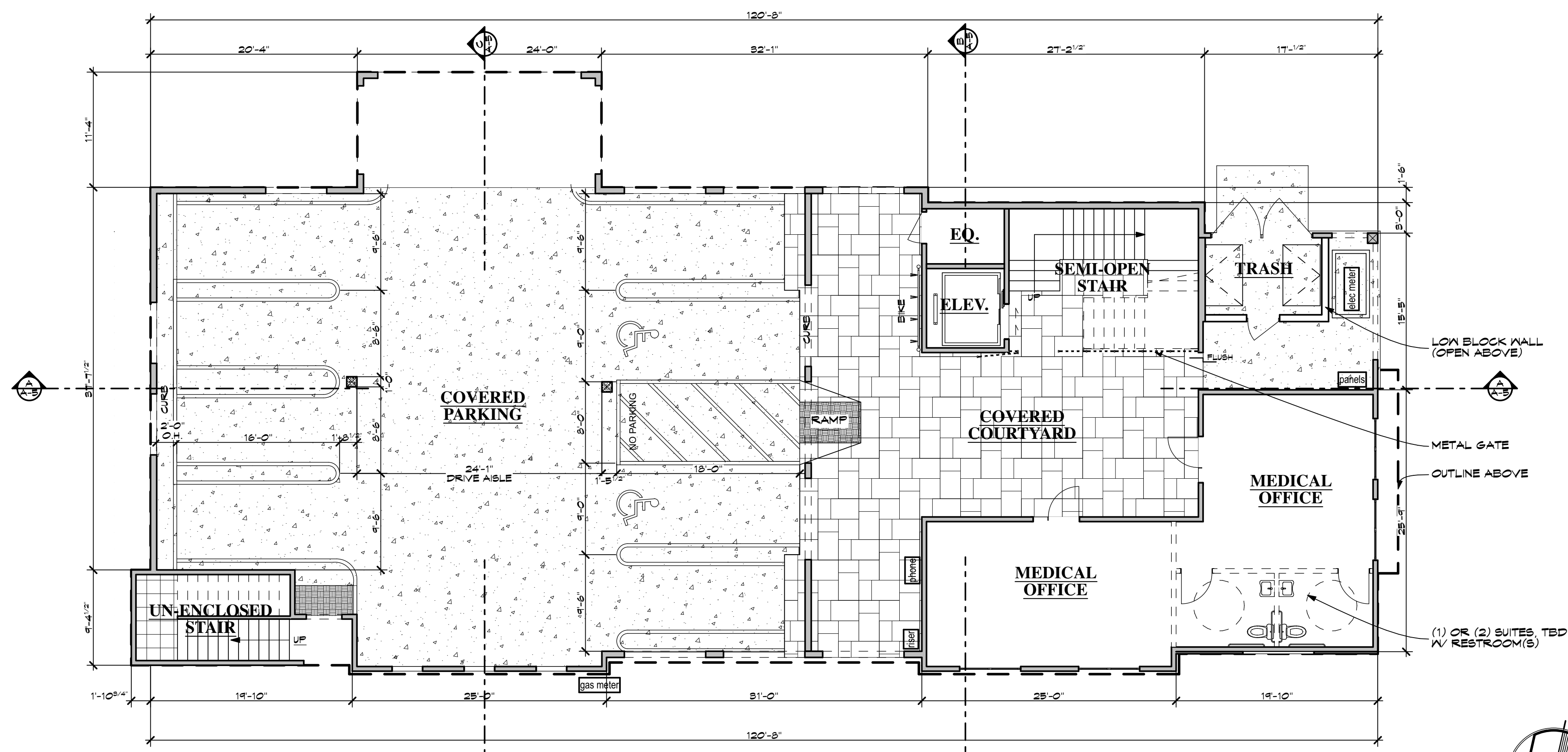
A-4

4 OF 16



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

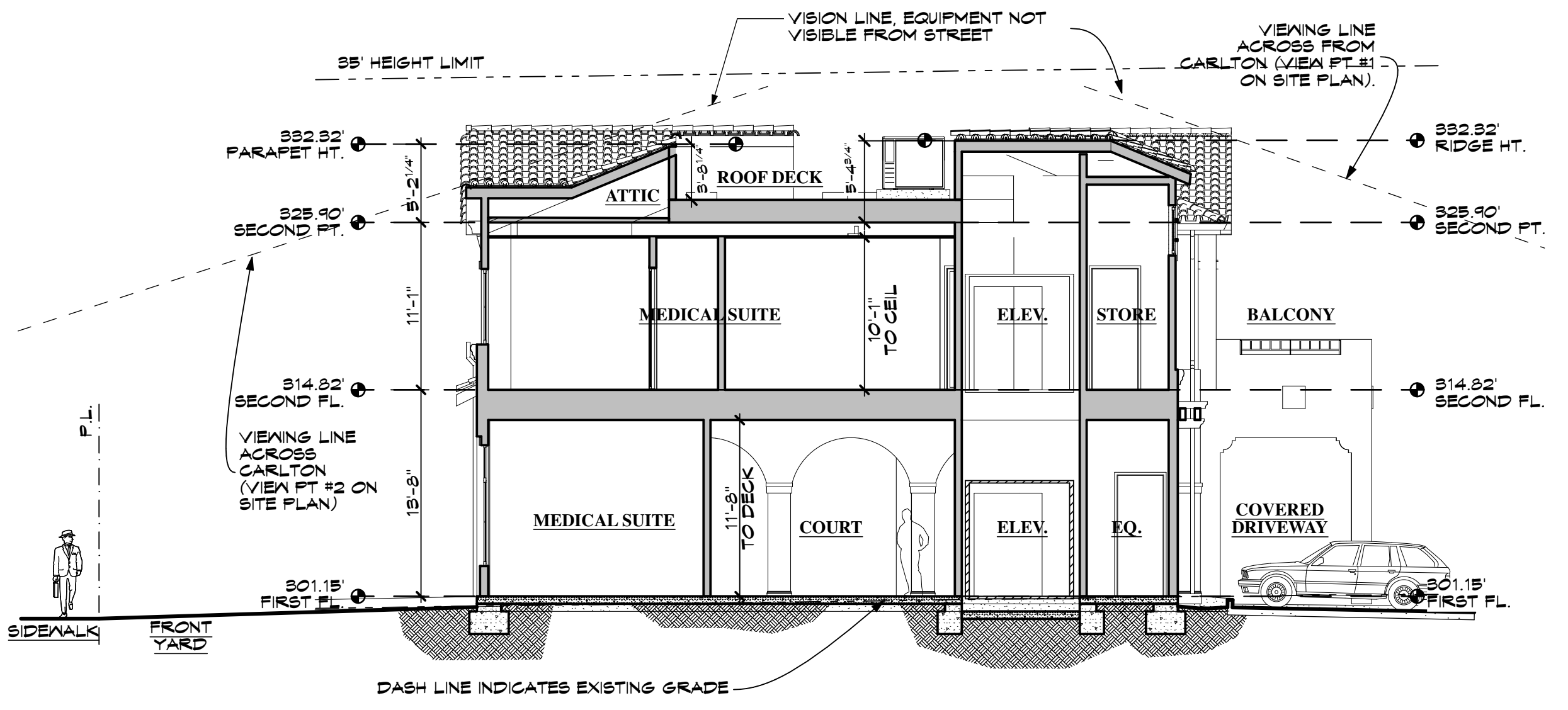
REVISIONS	
1	7/17/19 TECH REVIEW

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CARLTON MEDICAL BUILDING
400 CARLTON AVENUE
LOS GATOS, CA 95032

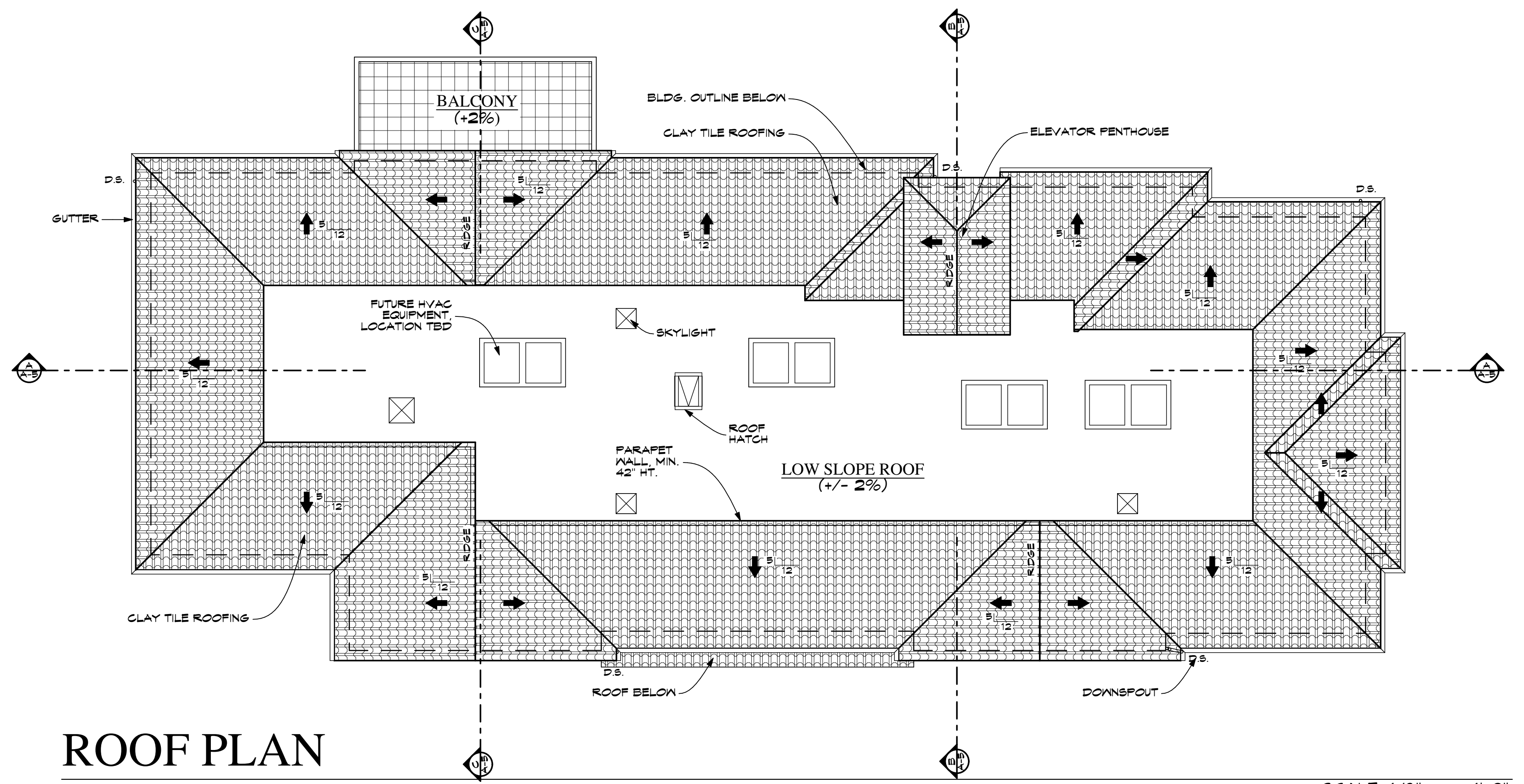
NOTE: The contractor shall verify all dimensions, materials and conditions, prior to starting any field work. Any deviation called by field conditions, other than those indicated on the plans shall be brought to the Architect's attention prior to installation.

ROOF PLAN & CROSS SECTIONS
DATE: 7/18/19
SCALE: AS SHOWN
SHEET
A-5
5 OF 16



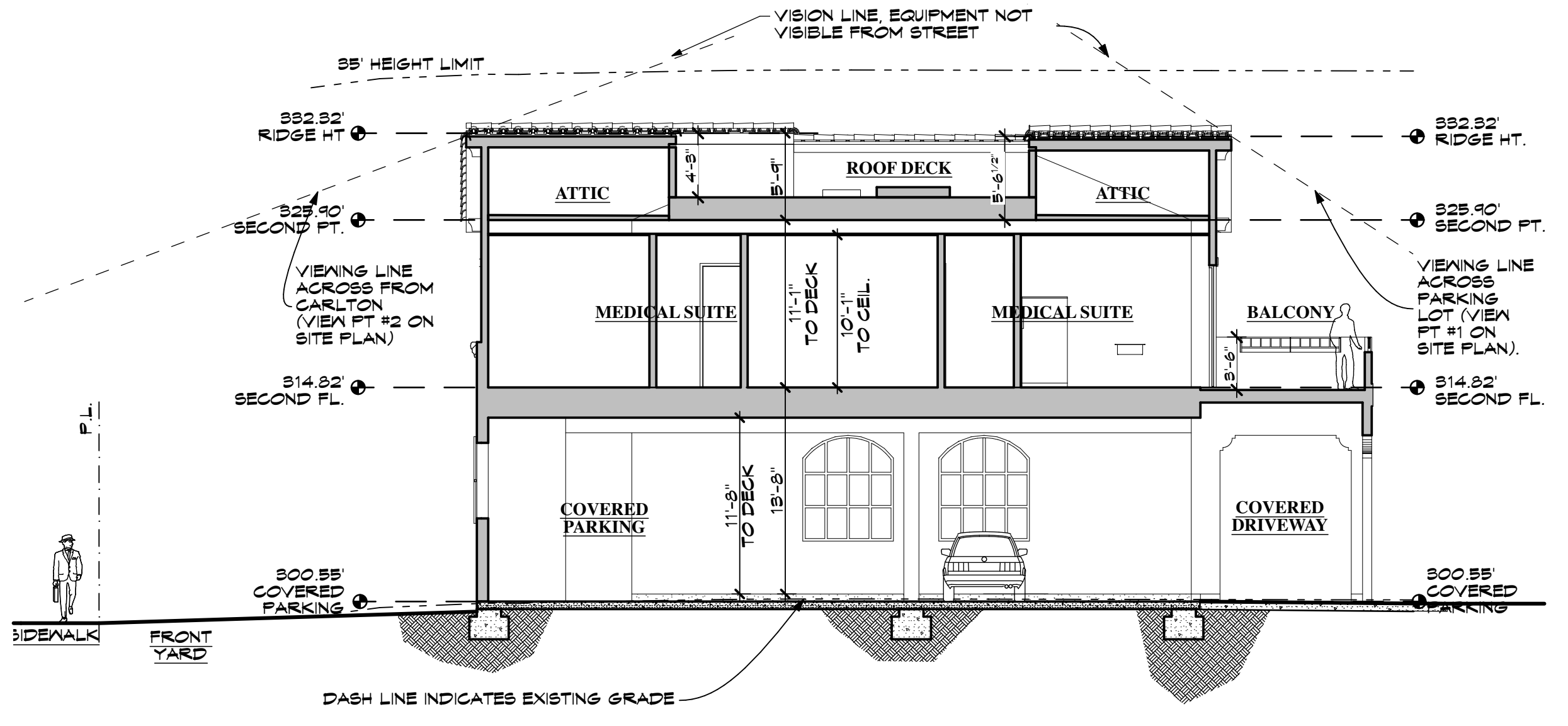
SECTION B-B

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



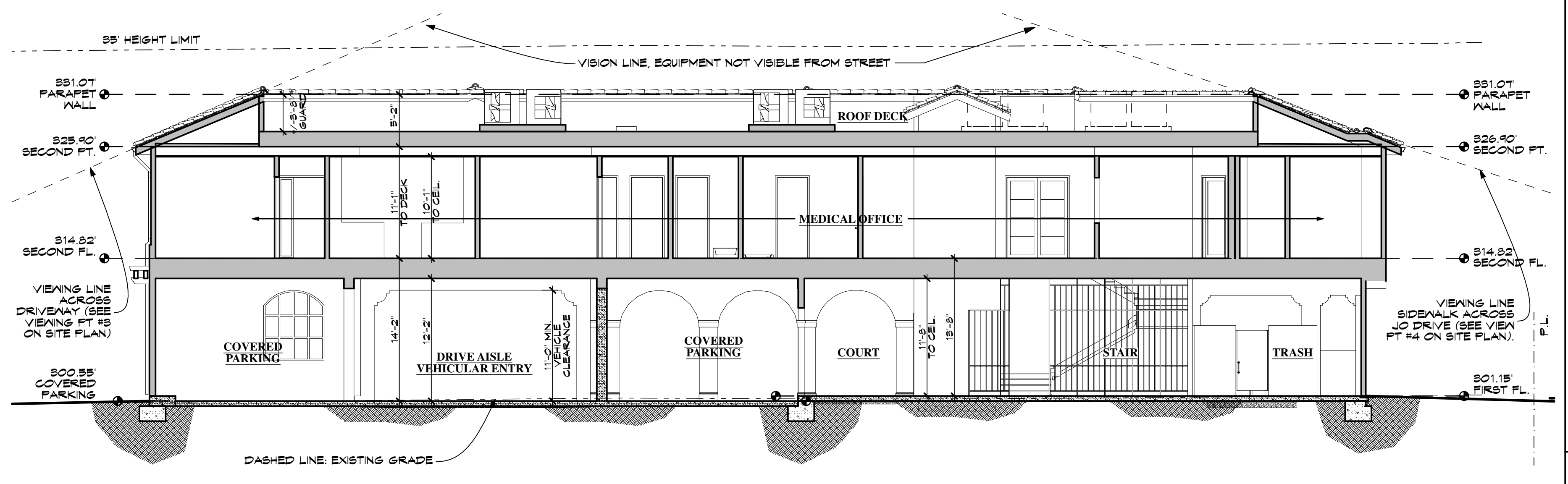
ROOF PLAN

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



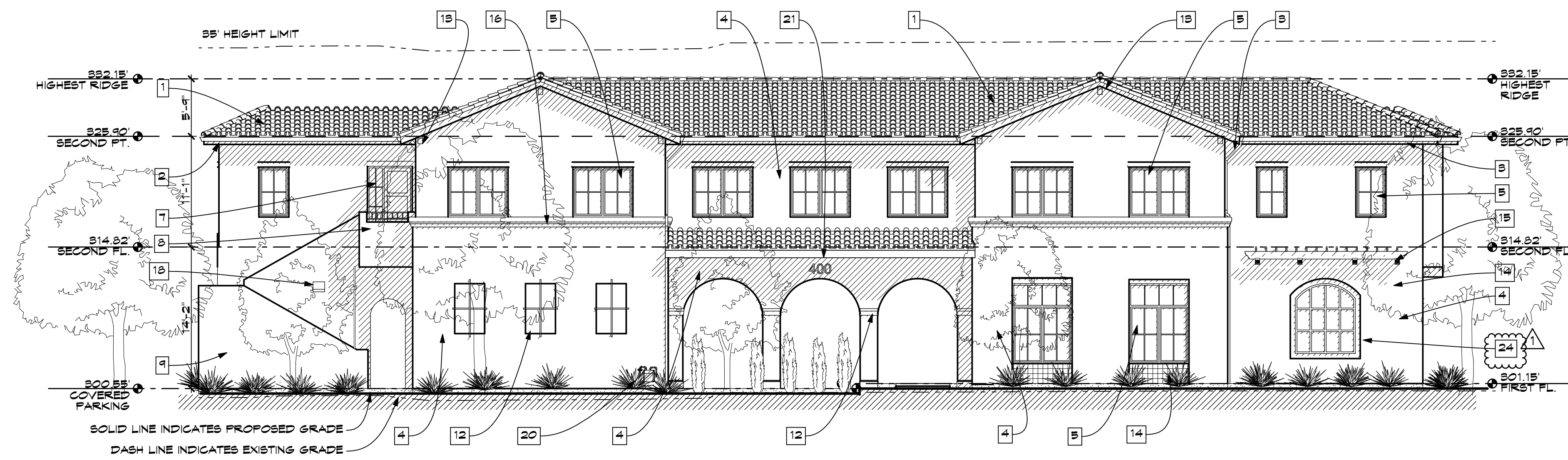
SECTION C-C

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



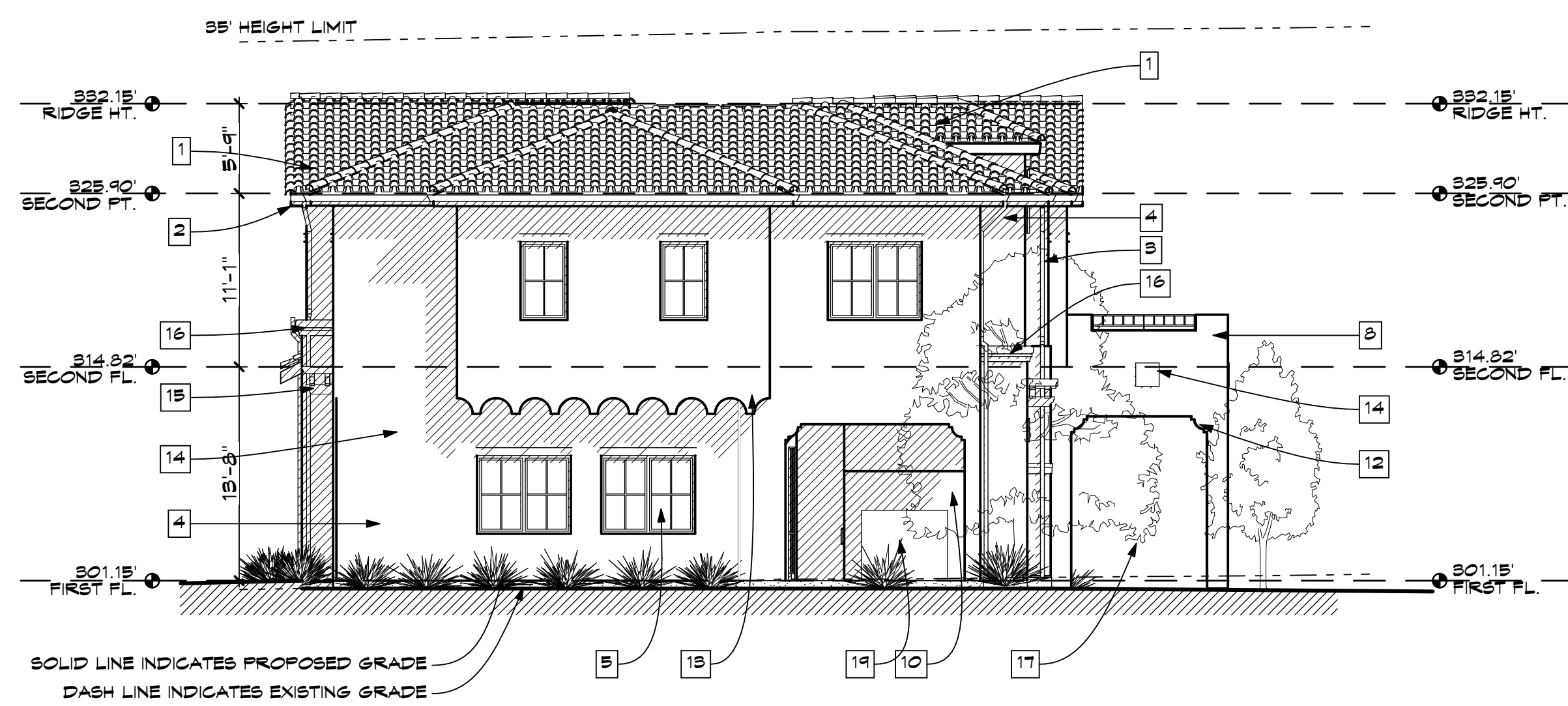
SECTION A-A

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



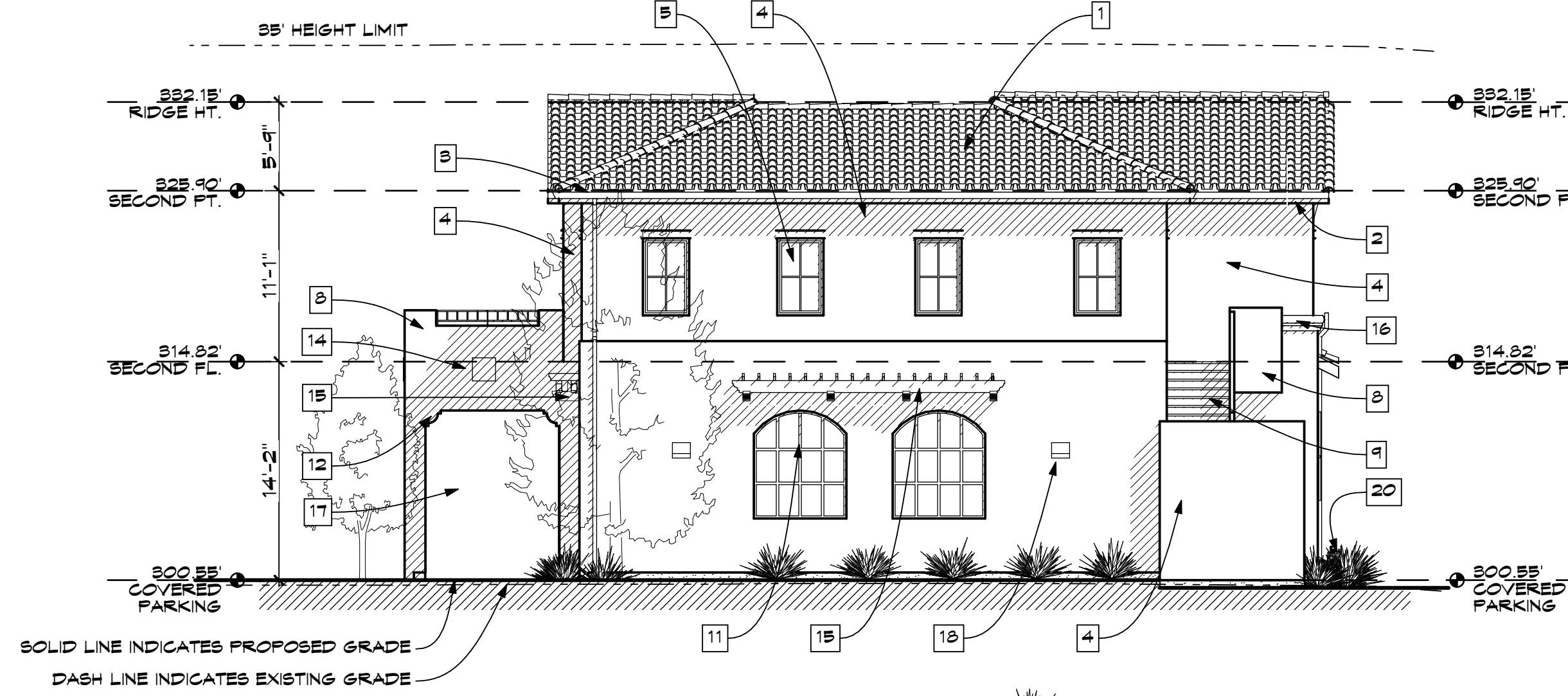
FRONT ELEVATION (FACING CARLTON AVENUE)

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



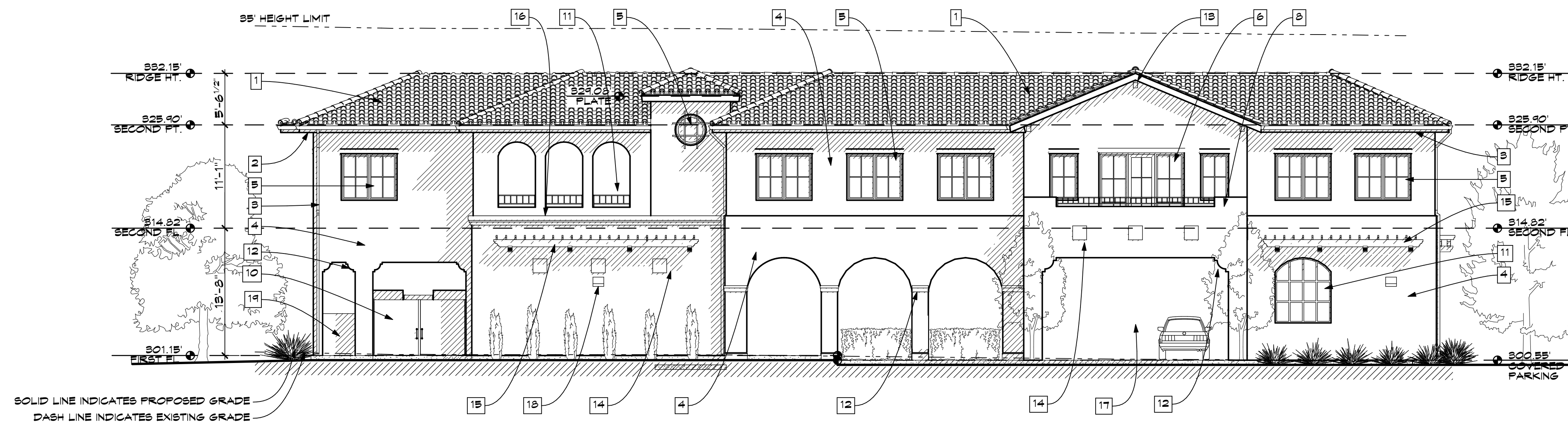
RIGHT ELEVATION (FACING JO DRIVE)

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



LEFT ELEVATION

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



REAR ELEVATION

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

ELEVATION KEYNOTES

- 1 TERRA COTTA BARREL S-SHAPE TILE ROOFING
- 2 DECORATIVE BARGE RAFTER
- 3 BOX PROFILE GUTTER W/ MATCHING DOWNSPOUTS
- 4 STUCCO SIDING W/ SMOOTH FINISH
- EXPANSION JOINT LINE AS SHOWN
- 5 ALUMINUM WINDOW WITH INTEGRAL GRILLE & PAINTED TRIM
- 6 ALUMINUM PATIO DOOR W/ INTEGRAL GRILLE & PAINTED TRIM
- 7 SOLID WOOD ENTRY DOOR W/ SIDELITE
- 8 BALCONY WALL W/ STUCCO FINISH AND METAL RAILING
- 3'-0" SOLID WALL WITH 4" OPEN METAL RAILING ABOVE. TOTAL HT. AT 3'-4"
- 9 EXTERIOR STAIR W/ PAVER FINISH
- INSTALL W/ GUARD WALL W/ SMOOTH STUCCO FINISH
- 10 TRASH ENCLOSURE WITH STUCCO FINISH AND METAL GATE
- 6'-0" HIGH BLOCK WALL ENCLOSURE W/ DURABLE GATE
- 11 STUCCO OPENING
- WITH DECORATIVE METAL RAILING/SCREENING AS SHOWN.
- 12 DECORATIVE TRIM DETAIL AT OPENING
- 13 DECORATIVE CORBEL
- 14 DECORATIVE TILE ACCENT
- 15 DECORATIVE WOOD TRELLIS
- 16 DECORATIVE BAND
- 17 COVERED PARKING ON GROUND LEVEL
- 18 EXTERIOR LIGHT FIXTURE
- WALL SCONES W/ SHIELDED LIGHT SOURCE
- 19 ELECTRICAL TRANSFORMER
- SCREEN W/ LANDSCAPE FENCE
- 20 (N) GAS METER
- 21 ADDRESS NUMBER MATERIAL AND STYLE TBD. POSITION TO BE VISIBLE FROM THE MAIN STREET. MIN 4" TALL W/ 1/2" WIDE STROKE FONT AND CONTRAST W/ BACKGROUND.
- 22 HEIGHT BUMPER TO GARAGE
BOTTOM OF BUMPER AT 7'-6"
- 23 EXTERIOR STAIR WITH STUCCO FINISH WALL AS GUARDS.
- 24 DECORATIVE NICHE WITH DECORATIVE METAL RAIL ACCENT

REVISIONS

1	7/17/19	TECH REVIEW
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NOTE: The contractor shall verify all dimensions, materials, and conditions prior to starting any field work. Any deviation called by field conditions, indicated on the plans shall be brought to the Architect's attention prior to installation.

EXTERIOR ELEVATIONS

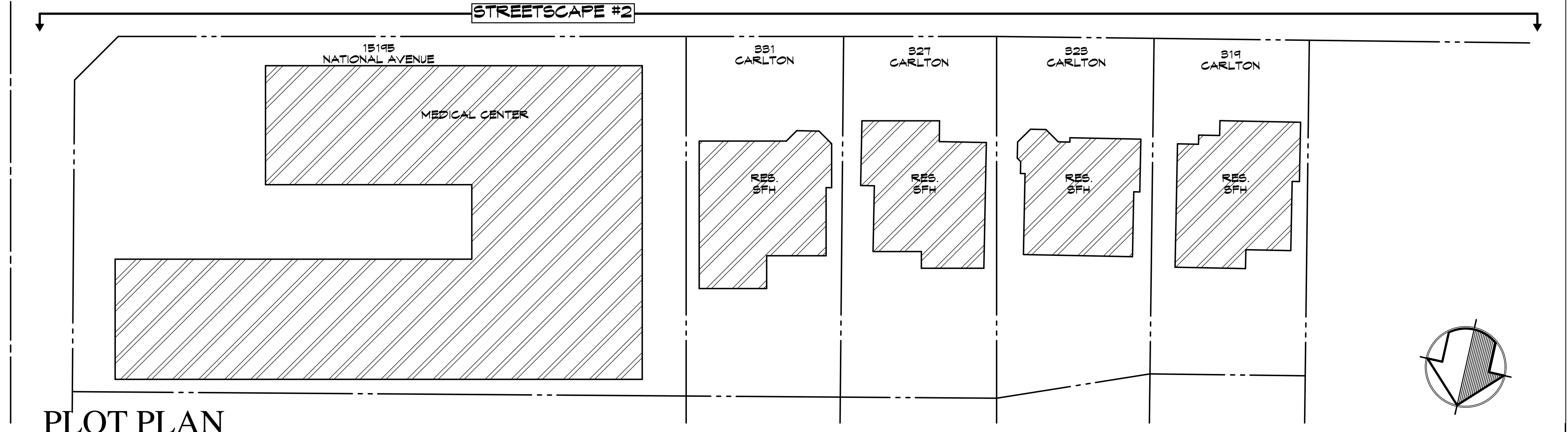
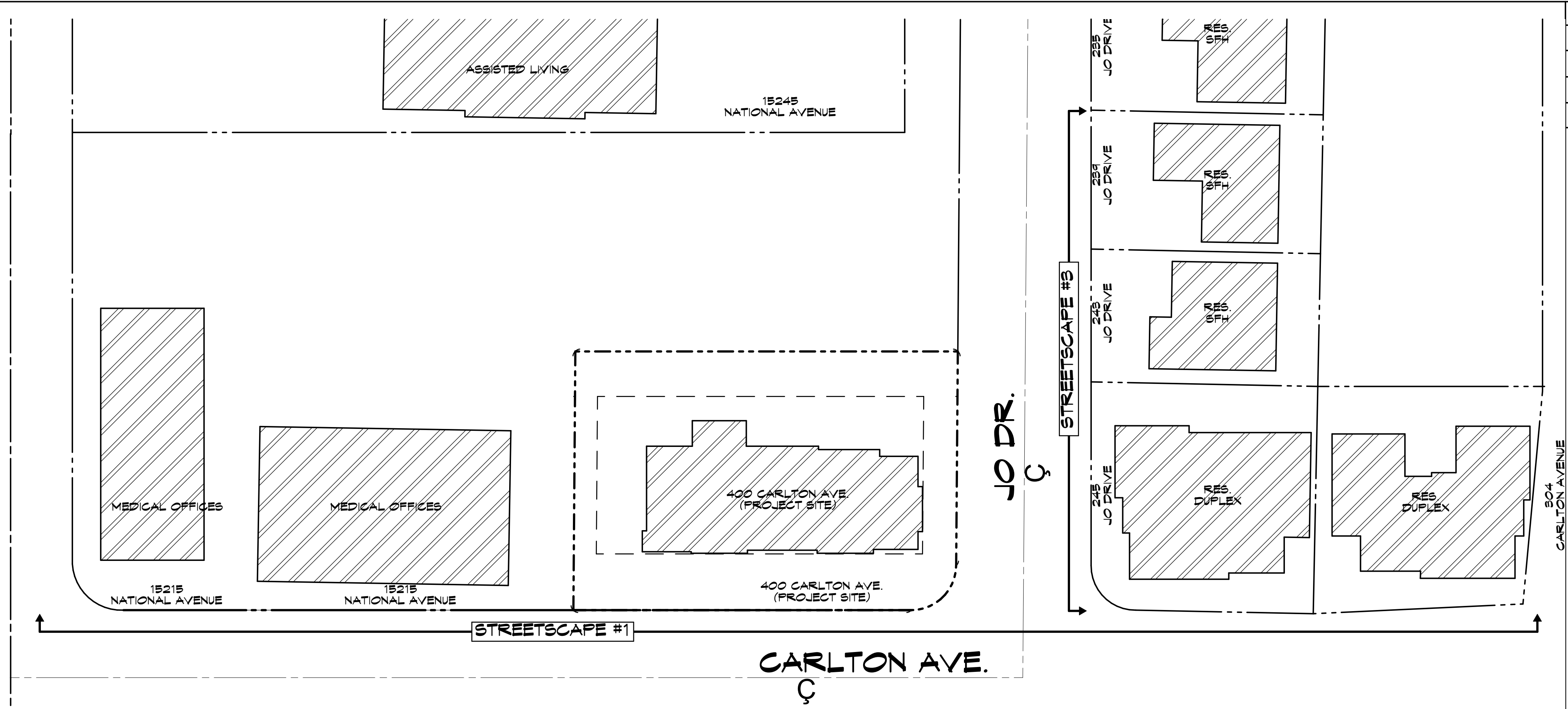
DATE: 7/18/19

SCALE: AS SHOWN

SHEET

A-6

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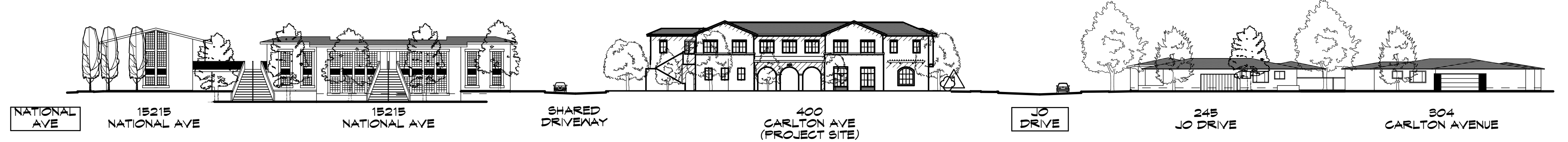
PLOT PLAN

SCALE: 1/32" = 1'-0"



3. STREETScape - ACROSS THE STREET

SCALE: 1/32" = 1'-0"



1. STREETScape - FACING PROJECT SITE

SCALE: 1/32" = 1'-0"



2. STREETScape - ACROSS THE STREET

SCALE: 1/32" = 1'-0"

CARLTON MEDICAL BUILDING
 400 CARLTON AVENUE
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NOTE: Architectural elevations shall be used for informational purposes only. They are not to be used for construction or any other purpose without the written consent of the architect. Any construction shall be in accordance with the conditions indicated on the plans and shall be brought to the Architect's attention prior to installation.

NEIGHBORHOOD PLOT PLAN, STREETScape

DATE: 7/18/19

SCALE: AS SHOWN

SHEET

A-7

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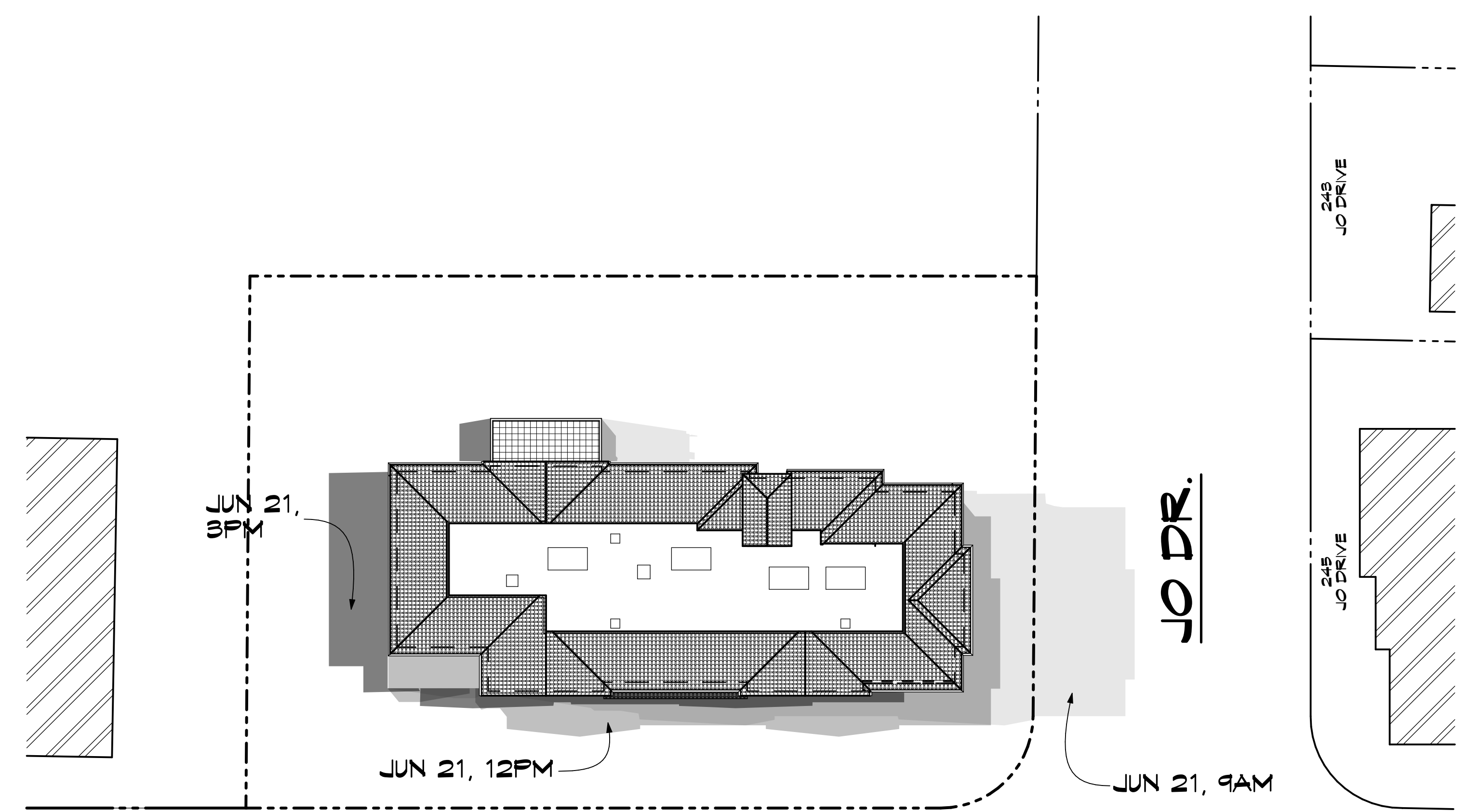
REVISIONS	
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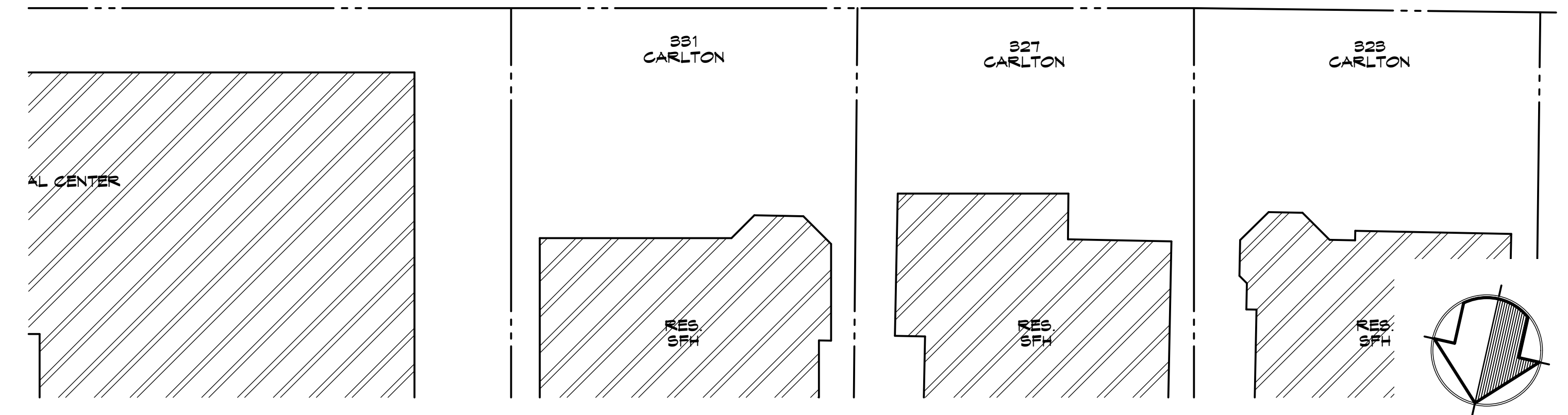
CARLTON MEDICAL BUILDING
400 CARLTON AVENUE
LOS GATOS, CA 95032

NOTE: Architectural shadows shall be shown in black. All dimensions, annotations and conditions, prior to starting any field work, shall be verified by the architect. Any deviation called by field conditions, shall be noted on the plans and brought to the Architect's attention prior to installation.

SHADOW DIAGRAMS
DATE: 7/18/19
SCALE: AS SHOWN
SHEET
A-8
2 OF 16

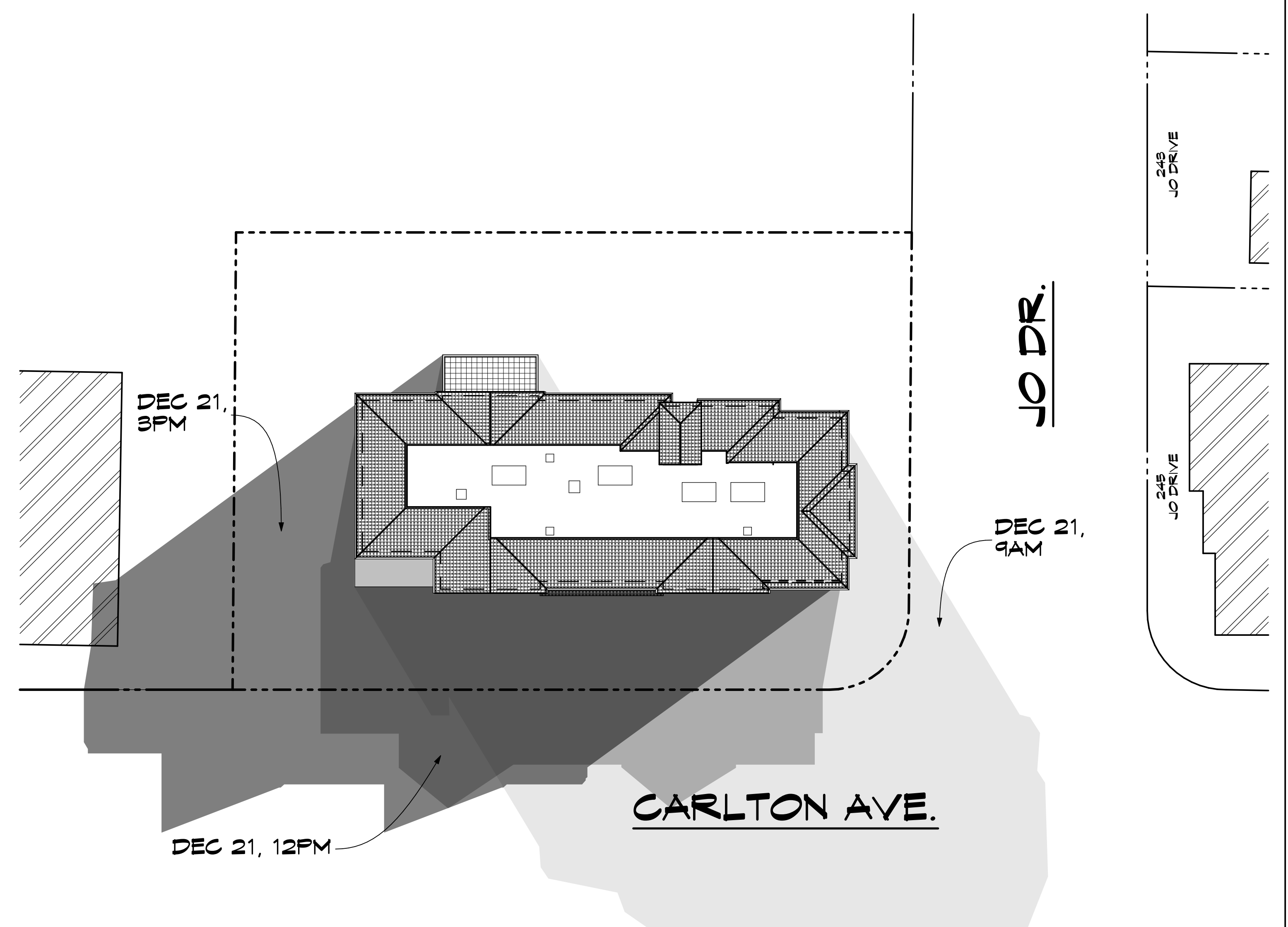


CARLTON AVE.

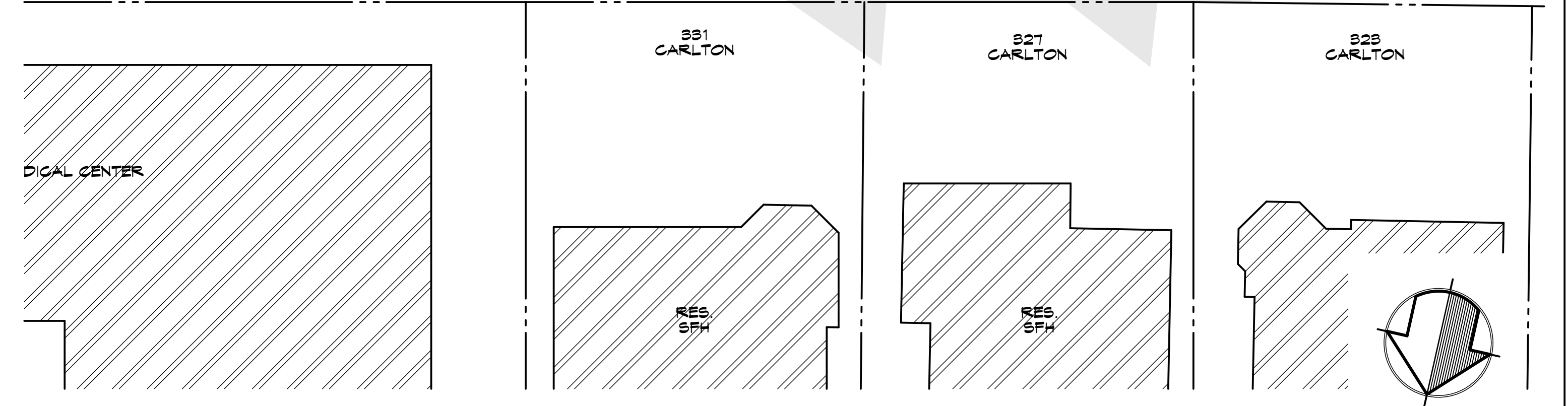


SHADOW DIAGRAM IN JUNE

SCALE: 1" = 20'



CARLTON AVE.



SHADOW DIAGRAM IN DECEMBER

SCALE: 1" = 20'

Sean Mullin

From: Joseph Gemignani <josephtheweatherman@gmail.com>
Sent: Monday, September 02, 2019 3:37 PM
To: Sean Mullin
Subject: Carlton Avenue

Hi Sean,
I like this project and I am hoping the planning commission approves it

Can you please let Joel Paulson know too.

I live nearby and I think this will look a lot nicer than what's there.

Joseph

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